

LORENTZ

spirit of science





SPIRIT OF SCIENCE

Lorentz Offices is a state-of-the-art office tower that accommodates companies and their employees with a dynamic, healthy and modern approach to work.

This includes a flexible layout, various functions such as hospitality, event space and various meeting rooms encourages meeting, connecting and sharing knowledge among employees, companies and visitors.



SUSTAIN- ABILITY

Lorentz Offices is a prominent part of Leiden's Sustainable Kilometre, healthy by design. In the design, construction and use of the building, the focus has been to conceive a building that gives as much energy as possible - and uses as little as possible. The roof generates energy from the sun - as well as potentially from the wind - and has the capacity to store water. The building is heated and cooled by a (WKO- system) heat recovery system and does not use any gas and also has a low energy consumption, so the energy costs are substantially lower than in existing buildings.

BREEAM very good (2020) and NZEB requirements will be kept as a lower limit in the further elaboration of the design. In practical terms, wide, accessible staircases invite interaction and movement; lifts are deliberately hidden from view. Climate control can be independently set for each floor.

ESG

With multiple sustainability features and social components, Lorentz Offices facilitates companies with their ESG strategy and simplifies the achievement of ESG goals.



THE NEW WAY OF WORKING

**SOCIAL INTERACTION AND FLEXIBILITY ARE THE PRINCIPLES OF THE NEW WAY
OF WORKING IN THE LORENTZ OFFICES.**

The plinth will be the lively meeting place of Lorentz Offices. A high-quality catering concept (café-lounge-restaurant) will welcome and stimulate interaction between the users, (business) relations and passers-by. The lower part of the plinth (three of the five floors) is expected to be used for co-working. This is the place for the modern flex worker, but the other tenants can also make use of the services offered. For example, renting meeting rooms that are incidentally needed or facilitating & catering events.

The upper floors spaces can be flexibly partitioned and are dedicated to permanent tenants. The trend had been around for a long time, but because of the pandemic, the home environment has been definitively discovered for productive, concentrated work. As a result, the office has become even more of a place for meetings and connection. The flexible arrangement provides space to create an ideal working environment within a dynamic and healthy office concept. People started to appreciate the office all the more to meet each other, make social contacts and for teamwork.



LORENTZ COMPLEX

The construction of Lorentz Offices completes a prominent part of the central complex in the redeveloped Leiden railway station area. A trinity of imposing towers, connected by a plinth in which the three towers seem to flow into one. A subtle distinction can be seen in the architecture of the slender towers above. Lorentz Offices are the tallest of the three and its ornamental facade bears a reference to physics and the Nobel Prize, that its namesake Hendrik Antoon Lorentz received in 1902. The Lorentz Complex was designed by Neutelings Riedijk Architects.

Neutelings Riedijk is specialised in designing complex projects in the public, commercial and cultural sector. In Leiden, they are known for their design of the Naturalis Museum in Leiden (Rijnlandse Architectuur Prijs 2019).

The Lorentz complex offers, in addition to office functions, space for housing, retail and hospitality.



FACILITIES

- Wide, inviting staircases-elevators hidden from view;

SOCIAL

- Lively & inviting plinth with catering facilities
- Flexible meeting facilities in the plinth
- Service concept in the plinth, especially for the modern flex worker
- Hospitality with combined lunch and work areas

SUSTAINABILITY

- Ultra-modern ventilation system
- Large, flexible floor spaces
- Spaces can be easily connected by internal staircases
- Sustainable WKO system pre-heating and cooling

PARKING

- 27 parking spaces in the adjoining garage of Lorentz 1
- Ample parking in nearby car parks
- Ample bicycle storage with around 400 spaces



FEATURES

- Healthy by design: focused on health in design, construction and use;
- Part of the Leiden's Most Sustainable Kilometre;
- Ambition is BREEAM Excellent (2020) 4 stars;
- Within a short distance from Leiden Centraal Station, the historic city center and the BioScience park;
- Appealing location for attracting and retaining top talent;
- Additional energy from ground-coupled heat exchanger;
- BENG (nearly energy neutral buildings) at least;
- Material use is limited and registered with a view to reuse;
- Segregated waste collection;
- Low service costs by energy efficient facilities;
- Durable and multifunctional roof.

LOCATION

Leiden is a beautiful fortified city that rightly presents itself as a centre of scientific knowledge and new technology. The presence of the oldest university in the Netherlands is witness to this. The historic centre consists of distinguished monumental buildings, surrounded by many canals.

Leiden Bio Science Park, which is developing into an Innovation District, attracts (international) companies and talent to Leiden. The exponential growth of the park is attracting new activity, which is also landing in the station area of Leiden. Recently, the commercial team of Heineken Nederland moved to the adjacent Lorentz I building.

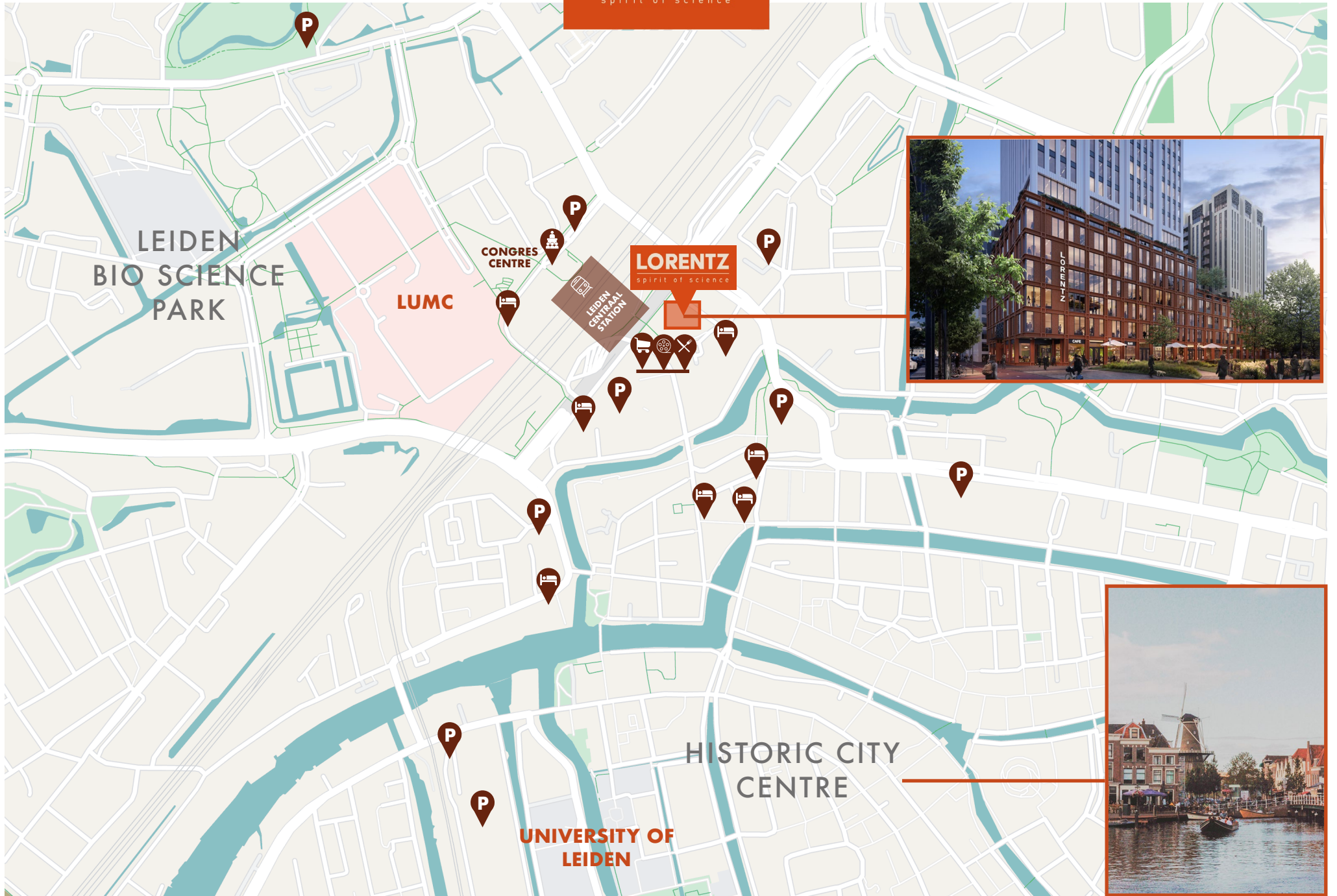


SURROUNDINGS

Lorentz is located directly on the main route to Leiden Central Station, where more than 100,000 people travel in and out of the city every day. This is in a unique and central location near the Leiden Bio Science Park and the old town. Because the Leiden station area is also very easily accessible from the entire Randstad, this is an ideal high-quality business location for companies. A location that will also appeal very much as a future workplace for young top talent, which is abundantly present in the area. The station area has a functional mix of living, working and relaxing.

The station area known the spoorzone, has developed strongly as a future-proof and attractive business district that is very popular and has hardly any available space. The charm of the old city center with its canals, restaurants and museums is a stone's throw away.

In its Station Area Vision, the Municipality of Leiden has laid down far-reaching plans to make the station area considerably greener and to give many streets, squares and parks a quality boost. This makes it a very pleasant area to stay and to meet in.



LEIDEN
BIO SCIENCE
PARK

LUMC

CONGRES
CENTRE

LEIDEN
CENTRAL
STATION

LORENTZ
spirit of science

HISTORIC CITY
CENTRE

UNIVERSITY OF
LEIDEN



ACCESSIBILITY



TREIN

Schiphol Airport
15 min

Amsterdam Zuid
23 min

Rotterdam Centraal
33 min

Den Haag NOI/CS
9-12 min

Utrecht Centraal
43 min

Lorentz offices is located directly at the main entrance of Leiden Central station.

An extensive bicycle facility will be realized for people who come to Lorentz Offices by bicycle.

There are 27 spaces available in Lorentz I for cars. Extension is possible in consultation. There is ample parking in nearby garages located within a short walk.



AUTO

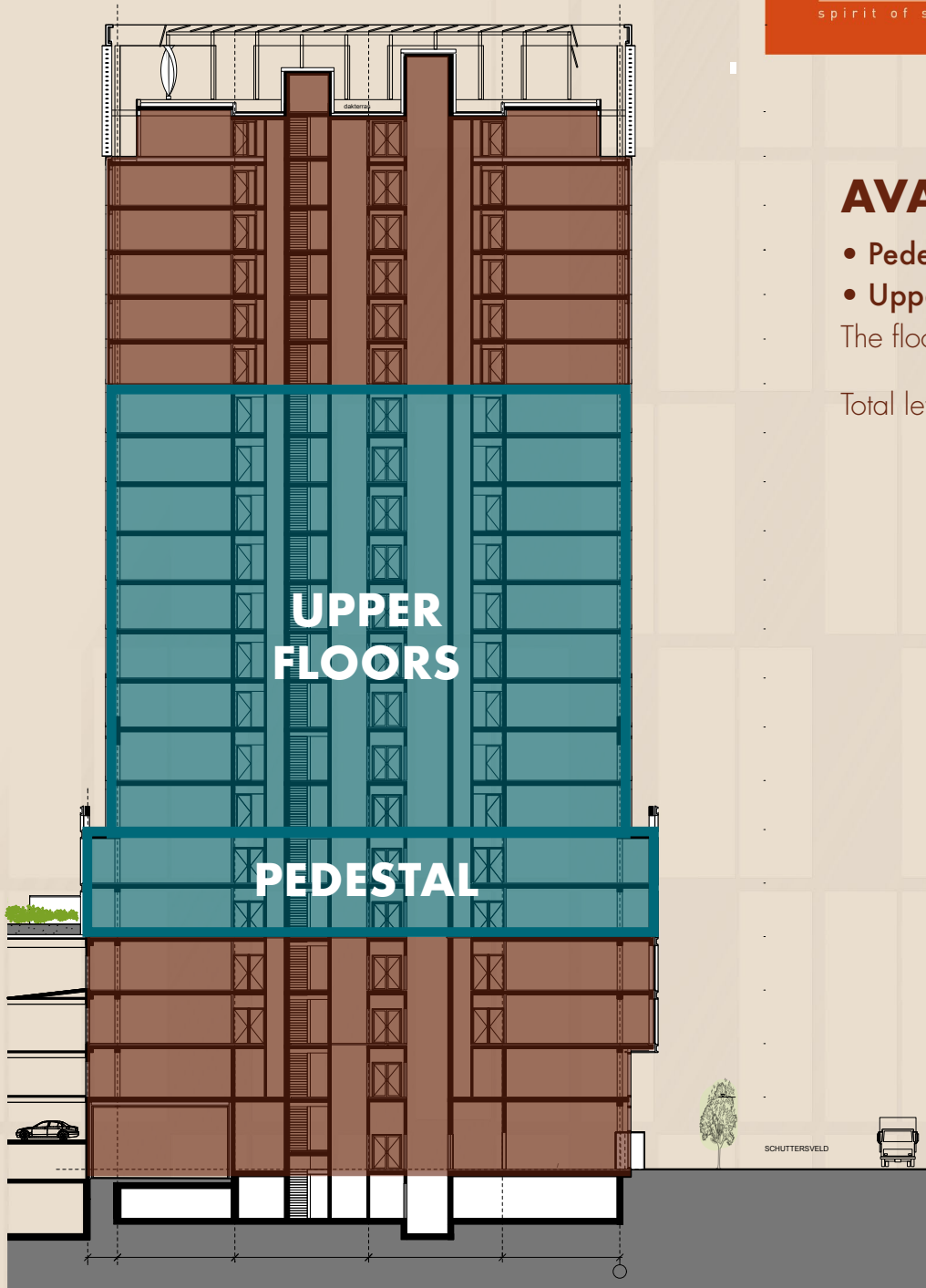
Schiphol Airport
25 min

Amsterdam Zuid
33 min

Rotterdam Centraal
45 min

Den Haag NOI/CS
25 min

Utrecht Centraal
53 min



AVAILABLE FLOOR SPACE

- **Pedestal:** 4th & 5th floor, per floor approx. 1,200 m² l.f.a.
- **Upper floors:** 6th till 14th floor, per floor approx. 800 m² lettable space

The floors can be interconnected and flexibly divided

Total lettable floor area: approx. 10,000 m² lettable floor area.

AVAILABLE

BOOKED

DELIVERY LEVEL *

Shell delivery, i.e. per floor:

- a wet group (toilets) in accordance with floor plans and PVE (including walls, finishing floor, floor tiles, sanitary, lowered ceiling). The remaining spaces consist of rough concrete floors, walls, columns, without ceiling;
- connection point for facilities for individual ventilation, centrally at the core/stairwell;
- standard connection points for thermal storage heating (Lorentz phase 1), water, electricity, telephone/internet & sewage (excl. energy meters).

* in consultation, a different delivery level is possible at a higher/lower cost.

RENTAL PRICE

Office space:

From € 210,- per m² per year (price level 1-1-2023), to be increased with the legally due sales tax and surcharges of collective spaces.

Parking spaces:

€ 2.000,- per parking space per year.

RENTAL TERM

10 years with an option to extend for a further 5 years.

FLEXIBILITY

The building can be flexibly partitioned to provide corporates, midsized and small-sized businesses alike with a suitable and pleasant workplace. The possibility of on-call use of the facilities present in the building can reduce the fixed rental area and the housing costs as the shared facilities are used more efficiently.

SERVICE COSTS

A more detailed estimate will follow; for now, it is estimated that the service costs will be around €25 per sqm per year (compared to the national benchmark well above €40 per sqm per year even before the energy crisis).

DELIVERY

Start of construction: Q1 2024

Delivery: End of 2025 (shell)



8TH FLOOR - 800 m² Rentable Floor Space

Testfit open



Testfit semi-open



- 42 work spaces
- 2 individual office spaces
- 3 meeting rooms with a total of 29 places
- 28 other seats
- Ample storage facilities

Our team of real estate agents is happy to inform you about the possibilities, including the possibility of testfits.

CONTACT

Our brokerage team will be happy to provide further information about the possibilities, including the arranging a test fitting.

CBRE

MICHEL SWART

T +31 70 750 89 00
M +31 643 36 93 72
michiel.swart@cbre.com



JESSE BLONK

T +31 71 305 02 00
M +31 610125163
jesse@barnhoornbedrijfsmakelaardij.nl

DEVELOPER



DESIGN

**NEUTELINGS
RIEDIJK**
ARCHITECTS

WWW.LORENTZLEIDEN.NL

Disclaimer

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