

# ANDES

AT THE PARK - RIJSWIJK

OFFICE AND  
LABORATORY

[www.at-the-park.com](http://www.at-the-park.com)



wonen . werken . ondernemen . innoveren





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Welcome  
to your  
workspace.

At the Park Rijswijk, we combine offices, laboratories, homes and facilities – at an innovative campus in a green oasis.



# A green oasis in an urban setting.

A bit of nature makes the workday a breeze! So, we're ecstatic about our location: an oasis in the heart of the city. With sufficient scale, plenty of green spaces, an immense courtyard garden and a surrounding park with plenty of light, fresh air and space. At the Park offers tenants a wide range of possibilities in a green setting. Specific preferences in terms of layout, furnishings or equipment? As far as we're concerned, the sky's the limit when it comes to crafting a custom solution for your needs. In fact, we have enough space to keep pace with the growth of your business.



**‘We found this green oasis in the heart of the city. Easily accessible by train and car. It is here we engage in business activities in a green and distinctive setting. And here where we watch our business flourish.’**



# Facts & figures



650

COVERED BICYCLE  
PARKING SPOTS



3

MINUTE WALK  
TO RIJSWIJK  
STATION



>8000

COVERED  
PARKING SPOTS



20,000

SQUARE METRES OF GREENERY



>3,200

SQUARE METRES  
OF LABORATORY SPACE



35

MINUTES  
BY TRAIN TO  
SCHIPHOL AIRPORT



20

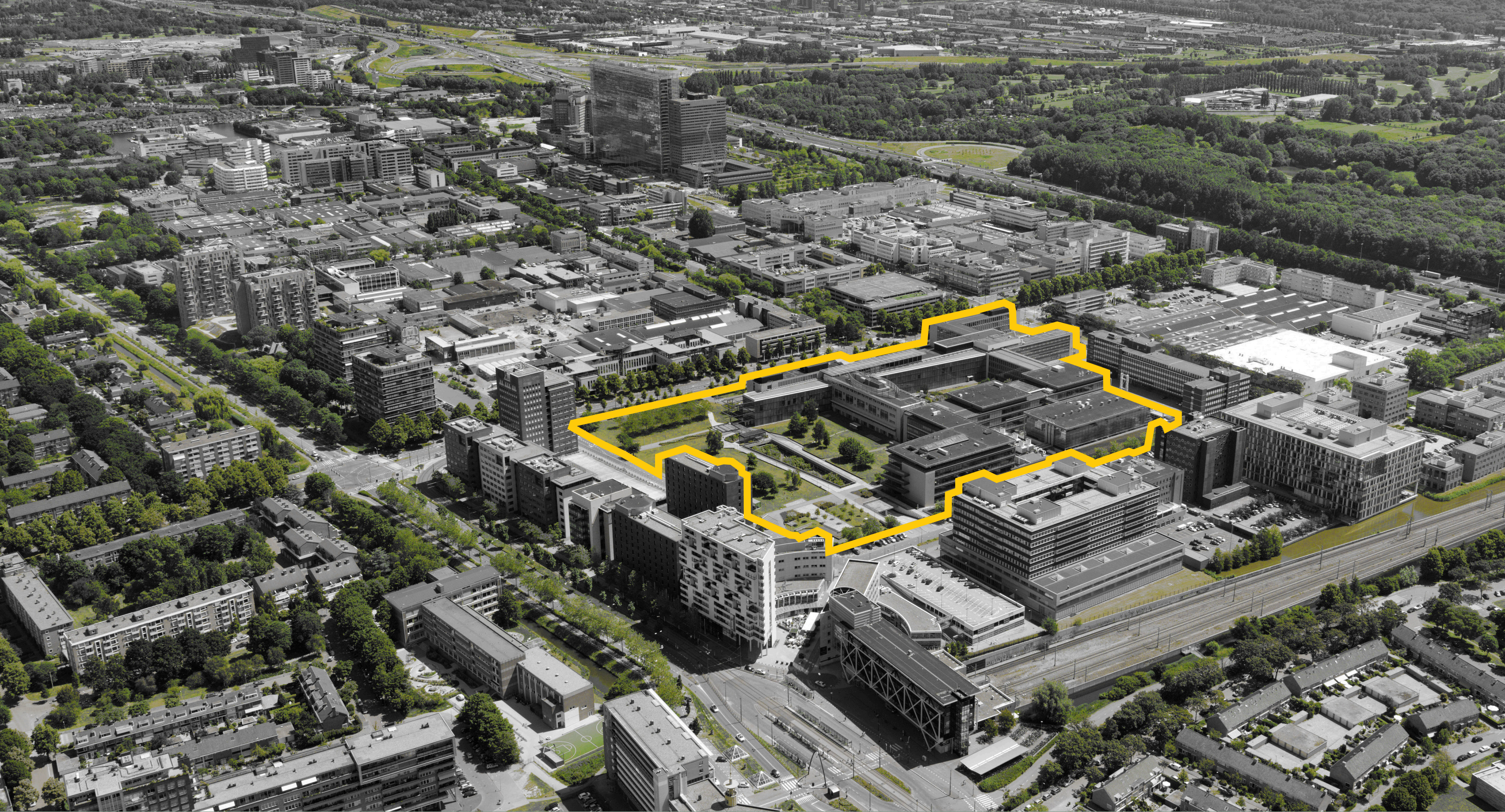
MINUTE BIKE  
RIDE TO  
TU DELFT



15

MINUTES BY CAR TO  
ROTTERDAM THE  
HAGUE AIRPORT





In the future, At the Park will be offering a unique campus environment in the heart of Rijswijk. Our plan? To create a diverse range of office and laboratory facilities in different sizes with a huge shared courtyard garden. And around it? More than 20,000 square metres of greenery and attractive shared facilities. The perfect combination of nature and urban flair.



# Regional Accessibility.

car, train and metro



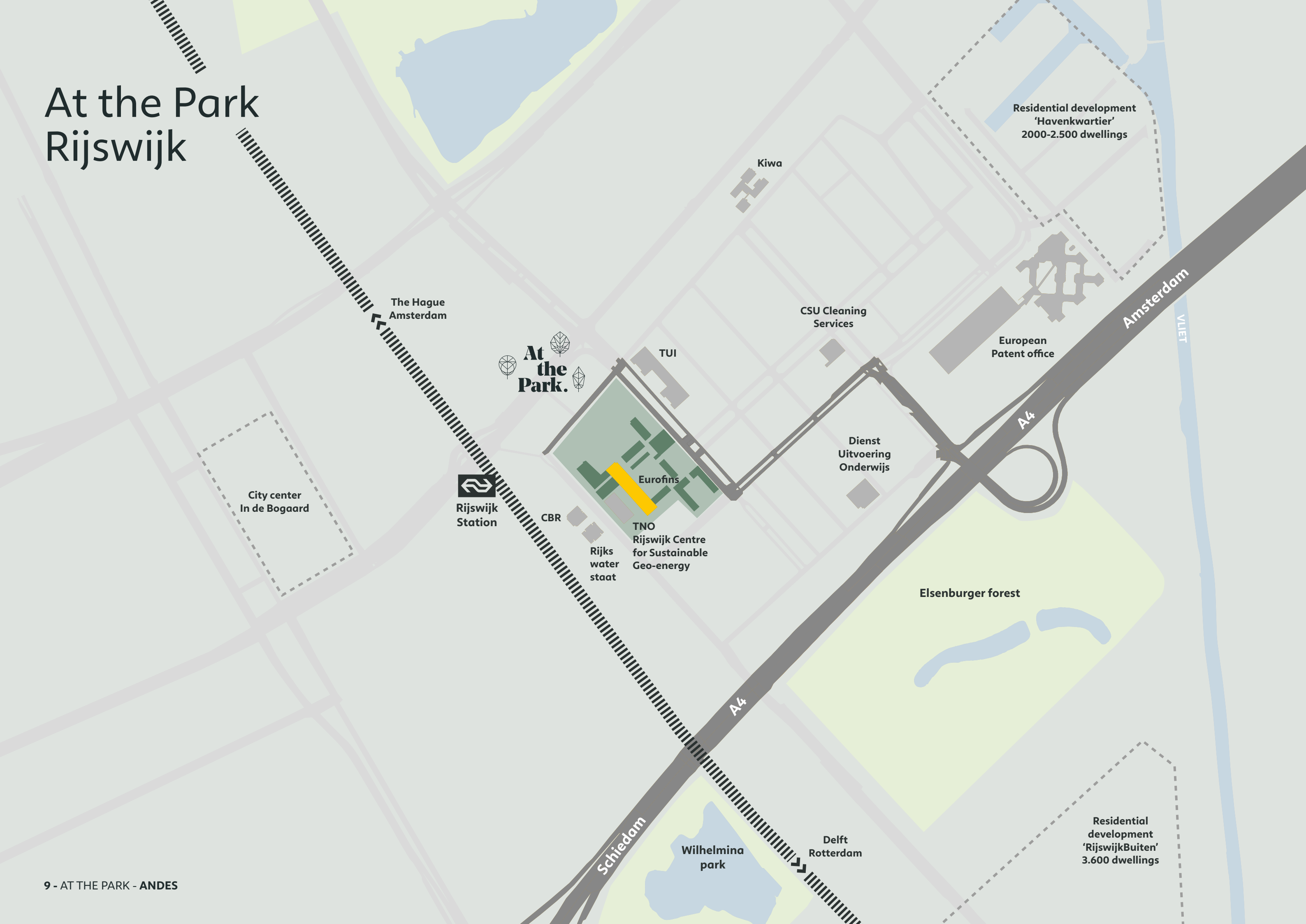


# Local public transportation.

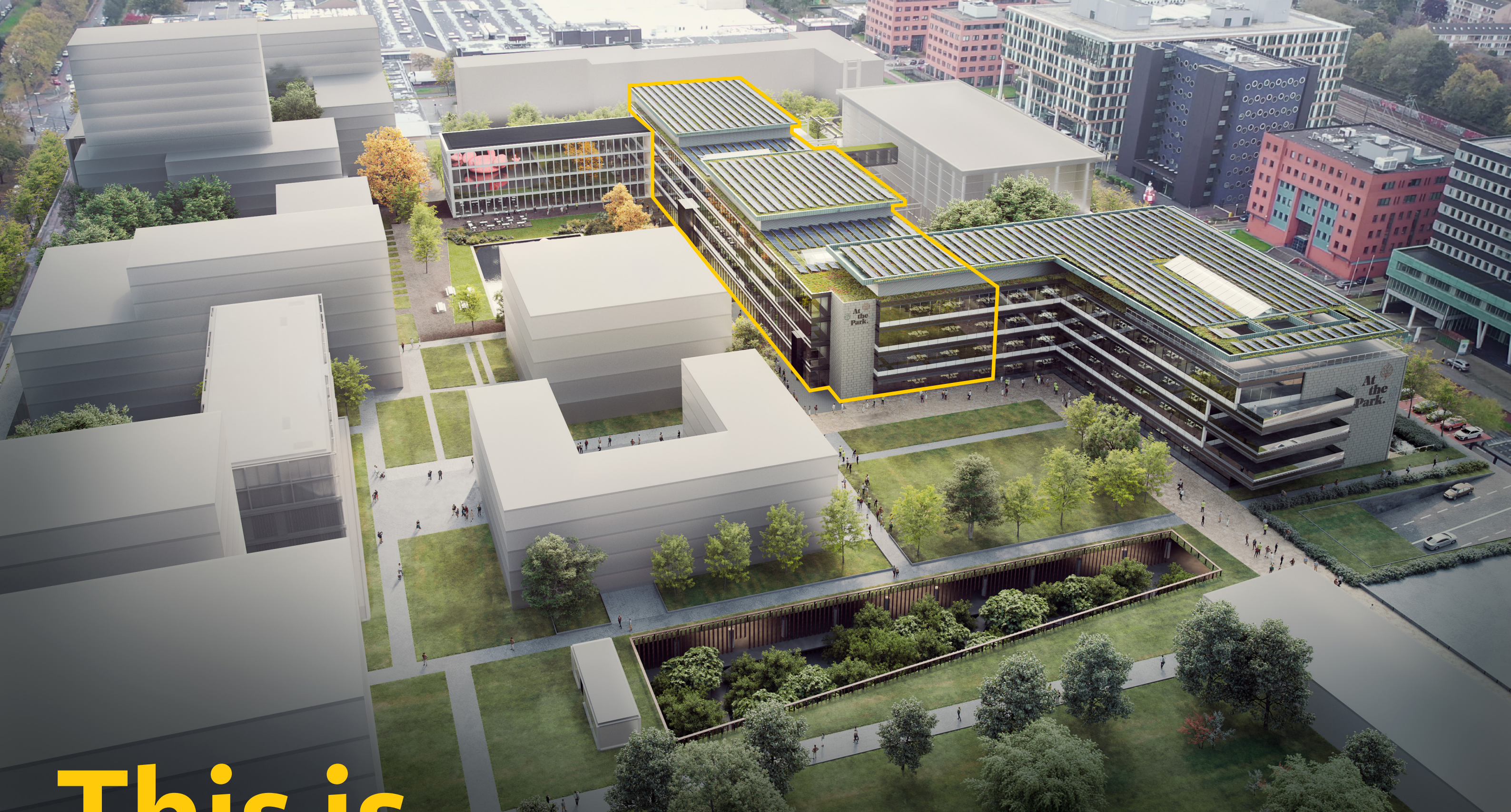




# At the Park Rijswijk







# This is Andes.



Our philosophy  
and values.

# Go green.

We just love greenery. So, it's no coincidence that we're called At the Park. A contemporary urban oasis.

A pleasant place to live, a great place to work, the perfect business climate and the ultimate meeting place. In a nutshell, a sustainably built environment with lots of light, fresh air, space and plenty of green.

# Connect.

We believe in connecting. At the Park is a delightful place to be or visit. Perfectly accessible and easily travelable. The facts speak for themselves. Adjacent to the train station, close to a motorway junction and with affordable and easy parking.





# Innovate.

Innovation is our middle name. At the Park is an urban campus with high-quality facilities: labs, auditoriums, learning centres, restaurants, coffee bars and bicycle parking. You name it. We'll have it. Plenty of room to move, yet everything within easy reach.

# Enjoy space.

We offer all the room you need – to work, to conduct business, to live and to innovate. More specifically, At the Park offers custom floor space, immediately available with a flexible layout and always competitively priced.



# Kadans Community.



At the Park takes a four-pillar approach: go green, enjoy space, innovate and connect. With concrete and tangible content, these are anything but empty promises! After all, as a tenant of Andes At the Park, you have access to the entire Kadans Community, an extensive network of:

- Innovative companies
- Renowned universities
- Other knowledge and research institutions
- Network organisations and service providers at 14 campuses throughout Europe

## In touch with other top campuses in the Netherlands and across Europe.

Equally as important, Kadans also puts your organisation in contact with communities at other campuses that excel in the areas of Life Sciences, High Tech and Agri & Food, including:

- Eindhoven University of Technology
- Utrecht Science Park
- Wageningen Campus
- West of Scotland Science Park in Glasgow
- Babraham Research Campus in Cambridge.





# Kadans Community.



# Be part of the Kadans' community.

**Get better acquainted with innovative companies and knowledge institutions in the region.**

As a tenant of Andes At the Park, not only do you have the opportunity to interact directly with other innovative labs at the campus, but also with renowned universities, start-ups and corporates in the region, including organisations at the Delft University of Technology campus and Leiden Bio Science Park.



# Ecosystem.

### Participation in countless network & community events

As a tenant of Andes At the Park, you get access to a wide range of network and community events, whether organised by Kadans or by our partners. These events offer you the perfect opportunity to interact with fellow entrepreneurs and scientists and to network. Apart from on-campus events, you will also be invited to our online events and both national and international events.

### Exclusive advantages with network organisations

Thanks to Kadans, your organisation enjoys accelerated access to numerous leading network organisations like High Tech NL, Health Valley and HollandBIO. As a tenant of Andes At the Park, you also benefit from the diverse and exclusive advantages offered by these network organisations.

### Shared laboratory facilities

As a tenant, you have the opportunity to join the Clustermarket online platform for shared lab facilities. For example, suppose your start-up not yet have all equipment you need for your research work. This online platform is the perfect solution! How does it work? You use the platform to reserve time, space and equipment at a local organisation. And, of course, you can also offer time and equipment to others

through the platform. In a nutshell, the perfect way to come into contact with other innovative companies, facilities and maybe even share knowledge!

### Meeting facilities throughout Europe

As a member of the Kadans Community, it goes without saying that you can use any and all of our meeting facilities, such as conference rooms and event spaces. Not only that, but you can also use the facilities at all of our other locations throughout Europe! Yet another fantastic advantage of the Kadans Ecosystem Services.

### Market



Access to science and research institutions



Access to organisations active in the same/related sectors



Access to network organisations



Access to international companies



Networking meetings (business events)

### Talent



Community meetings (social events)



Career events



Sports events



Visibility of tenants

### Facilities



Lab instruments & shared lab facilities



Meeting facilities



Business services (including legal services)



Incubator and accelerator programmes



Access to capital



Subsidy/grant application services



Support in office and laboratory design and development



Property management services



**‘The courtyard garden is where we discuss, align and simply enjoy a breath of fresh air during our lunch break. While enjoying a warm cup of joe, of course!’**







# You're welcome.

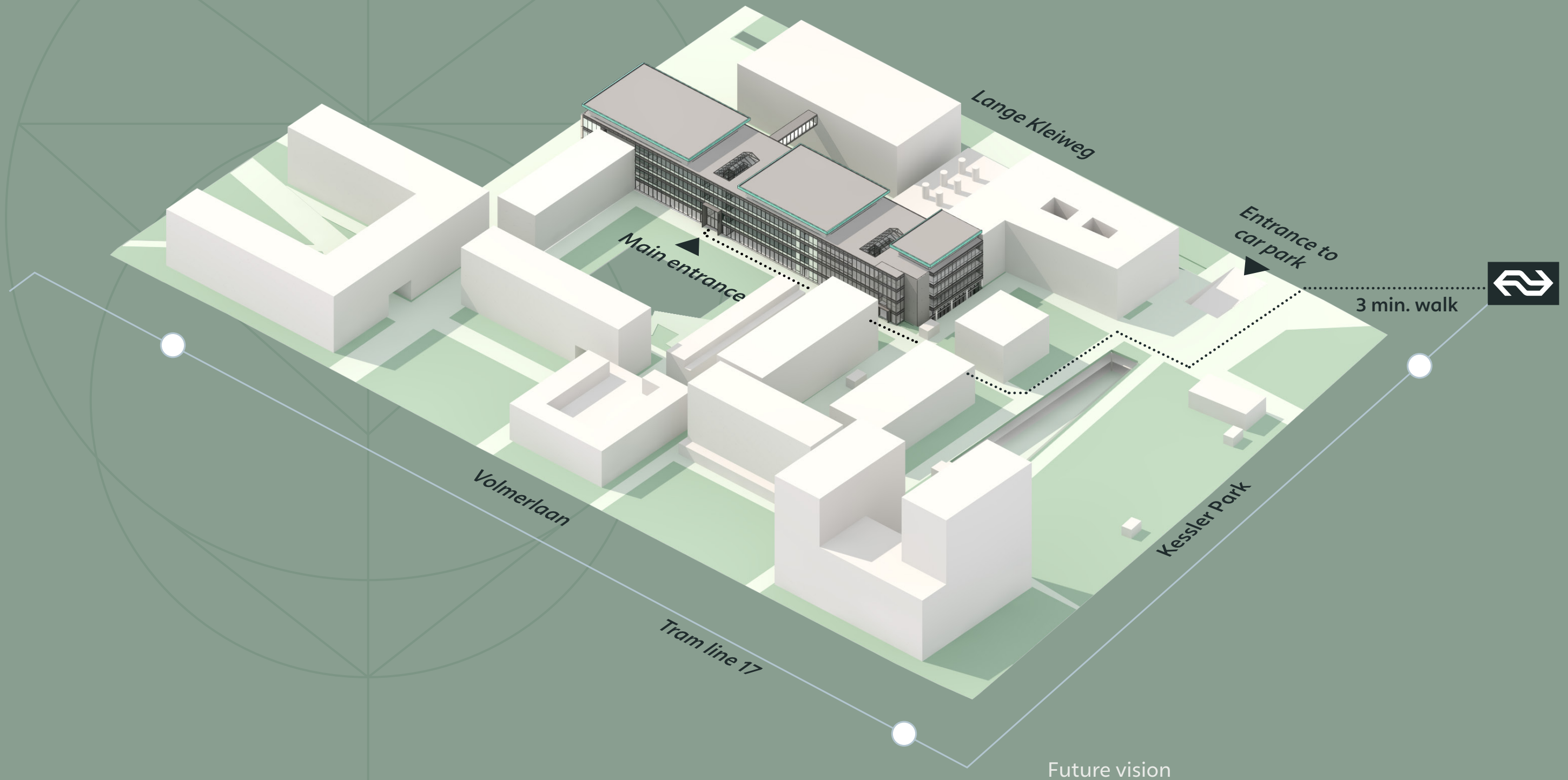
## ENTRANCE THROUGH THE MAIN LOBBY.

The entrance hall on the ground floor is both the lobby and reception area for visitors and users alike. It offers a direct connection to all companies and shared facilities.



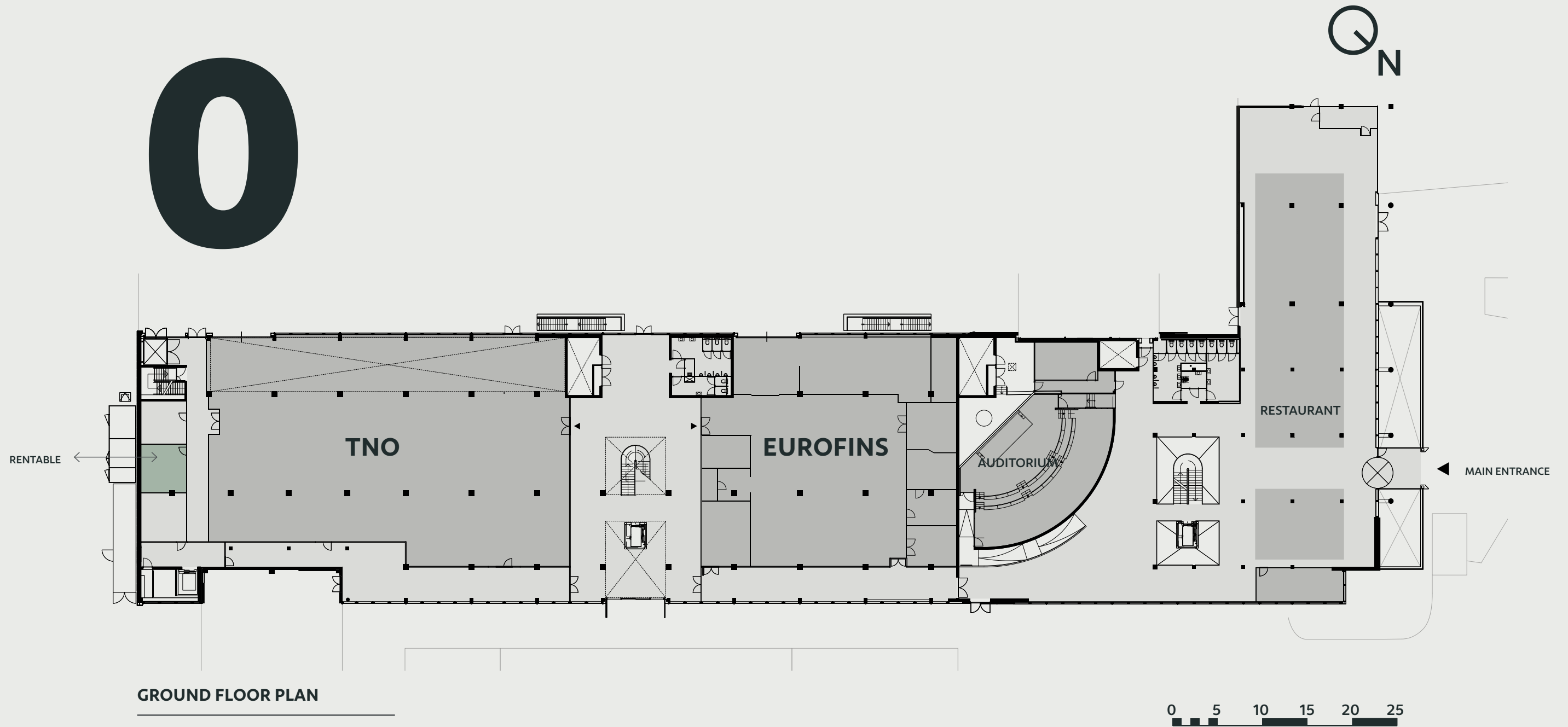
# Floor plans

‘At the Park is a campus, a place where interaction promotes innovation. All buildings have a unique function and facilities and open up to the park.’



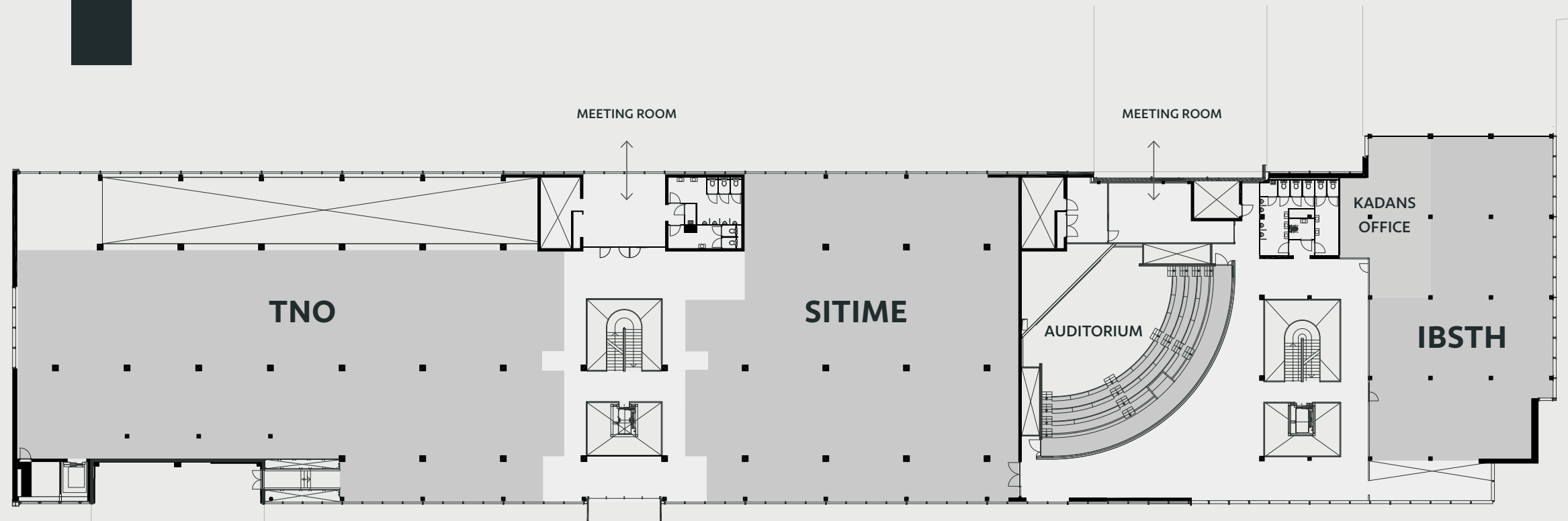


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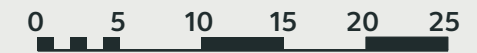




1

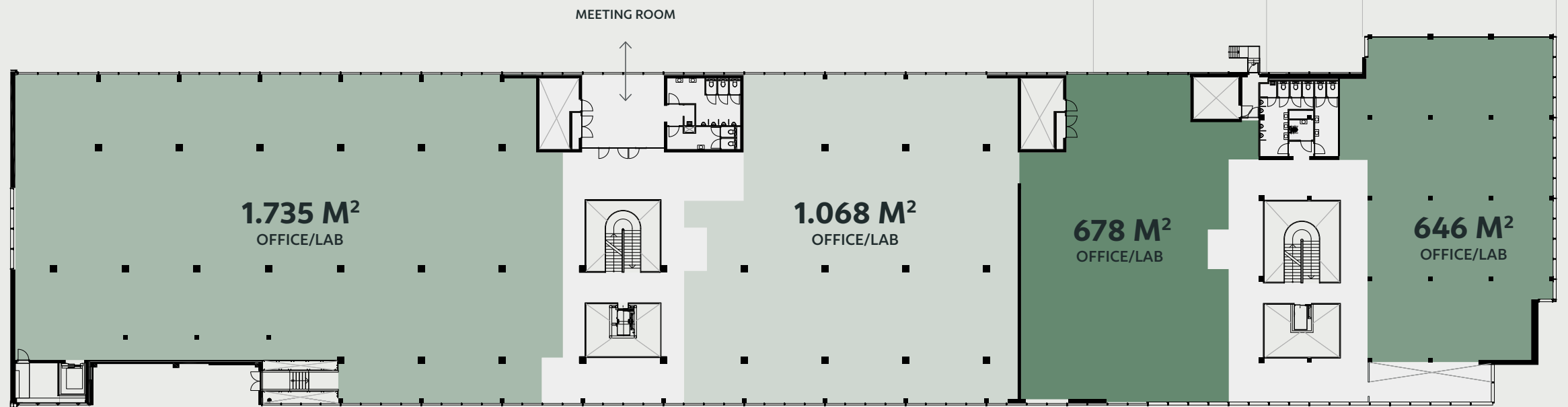


1ST FLOOR PLAN

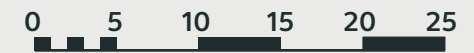




2



2ND FLOOR PLAN

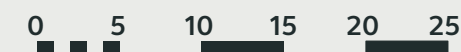




# 3

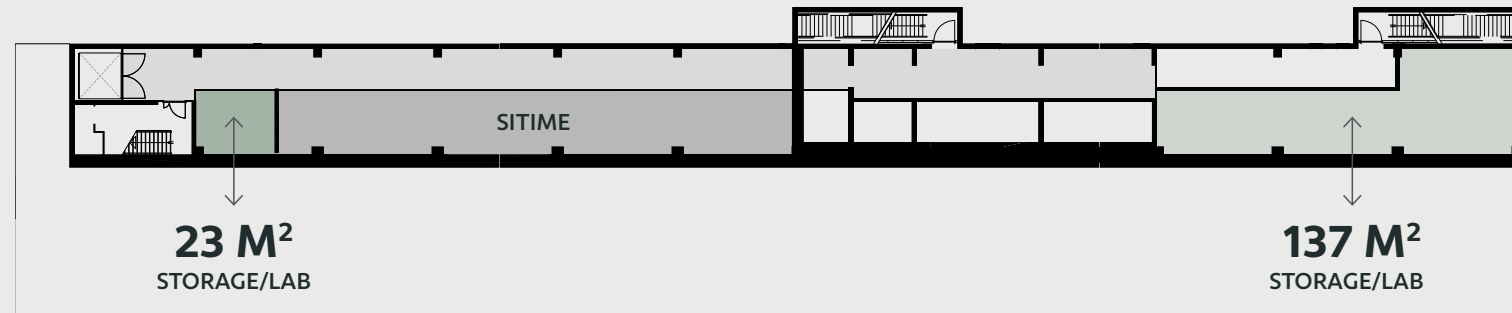


3RD FLOOR PLAN

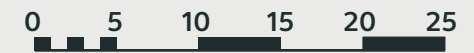
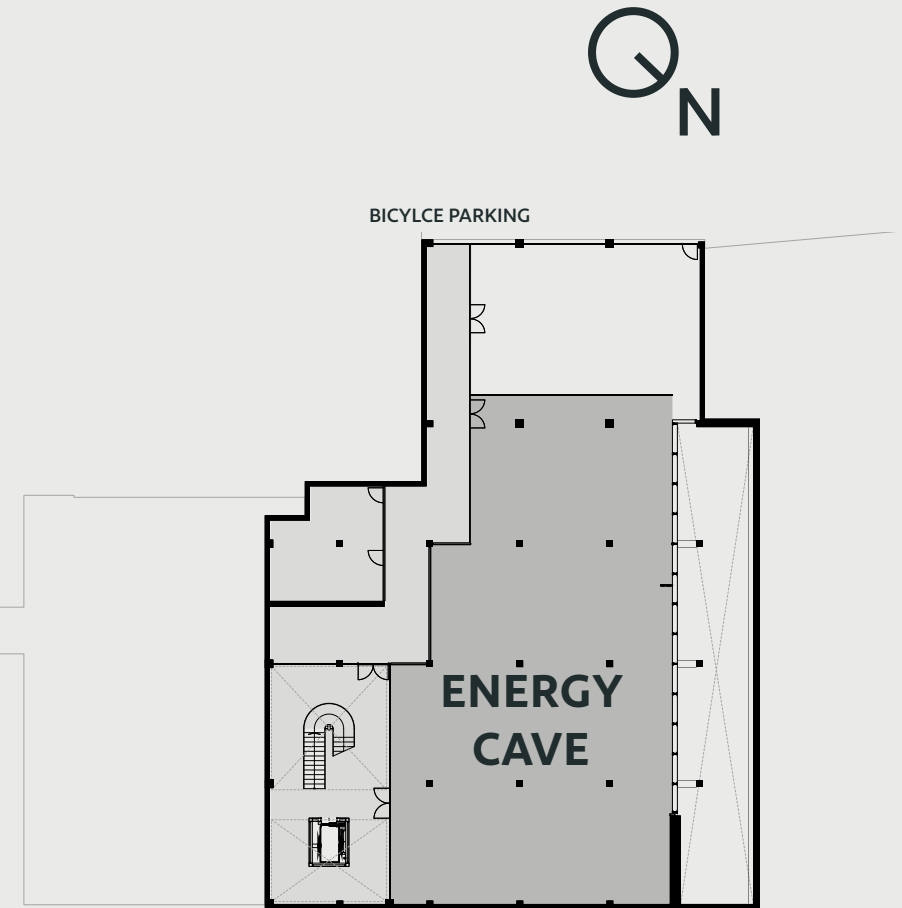




1



**BASEMENT FLOOR PLAN**







## 2ND FLOOR OFFICE

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At the Park offers tenants a wide range of possibilities in a green setting. Specific preferences in terms of layout, furnishings or equipment? As far as we're concerned, the sky's the limit when it comes to crafting a custom solution for your needs. In fact, we have enough space to keep pace with the growth of your business.

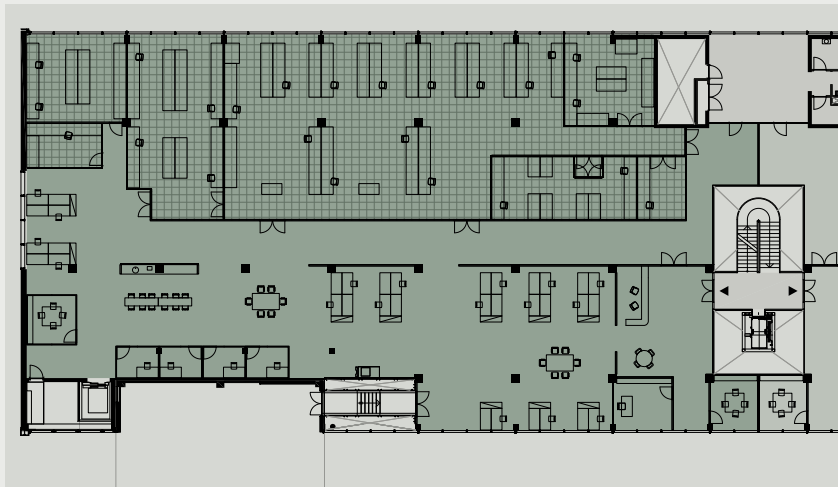


## Facilities

**ECOSYSTEM • SHARED  
MEETING FACILITIES  
AT ALL KADANS LOCATIONS •  
PRAYER ROOMS •  
LABORATORY SPACE •  
SHOWERS • AUDITORIUM  
WITH 128 SEATS •  
LUNCH FACILITY • OFFICE/  
LABORATORY CEILING  
HEIGHT OF 3 METRES**

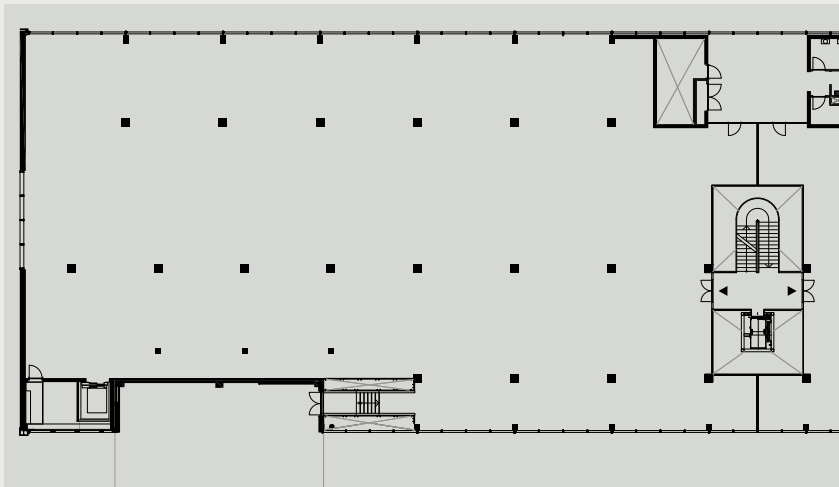


# Experience the possibilities.



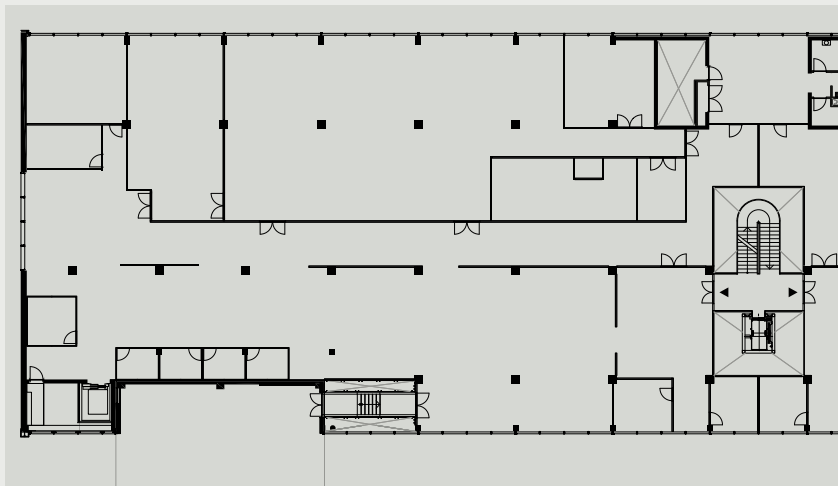
## AS IS WHERE IS

Current layout with partition walls and floor/  
wall finishes



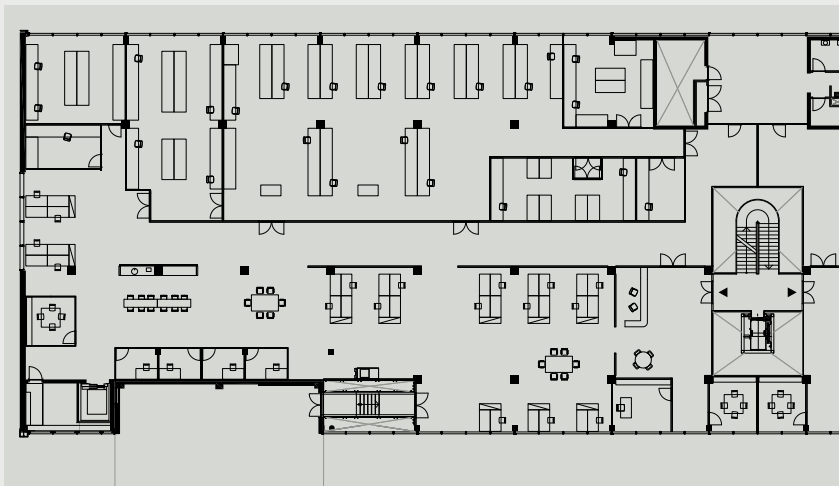
## CORE & SHELL

Concrete floors, façade, suspended ceiling  
and walls between the leased and such  
general areas as the atrium or shared hallway



## FIT OUT

Core & Shell + partition walls, floor finishes  
and the necessary (technical) adaptations to  
walls and above the ceiling



## FIT OUT INTERIOR

Core & Shell + Fit Out + layout that includes  
desks, chairs, pantries, etc.



At the Park is as green as it gets.\*

REUSE OF EXISTING OFFICE  
MATERIALS •

PV PANELS AND ROOFS •

HEAT PUMP •

LED LIGHTING •

COURTYARD GARDEN • RAINWATER  
COLLECTION AND USE •

LOW EMISSION VENTILATION  
SYSTEM •

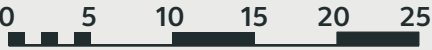
PUBLIC TRANSPORT/  
BICYCLE INCENTIVES • ELECTRIC  
VEHICLE CHARGING POINTS



# 2 Sample layout

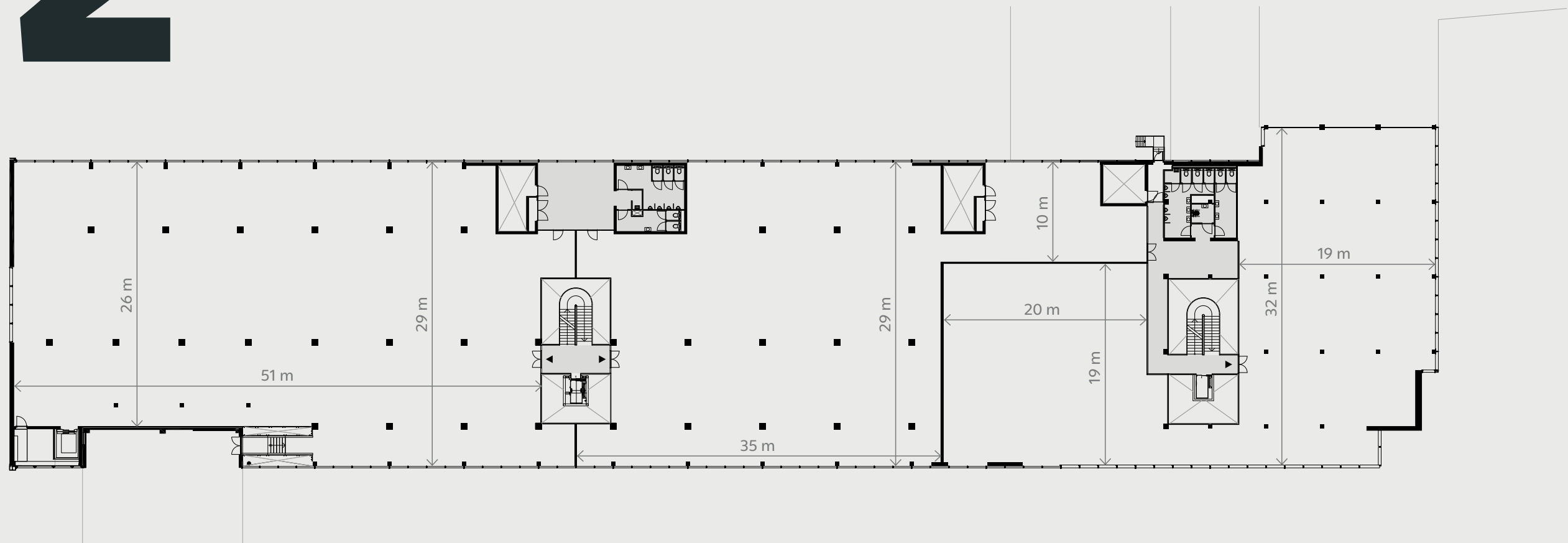


2ND FLOOR PLAN

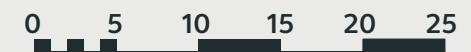




# 2 Floor plan sketch



2ND FLOOR PLAN







# See you at the park.



**Excited about the prospect? So are we.**  
Uncover, unleash and unwind. Let's make At the Park a success together!

**Contact**

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**Disclaimer:**

The square footage shown in the floor plans is indicative only. The drawings and impressions in this brochure provide an indication of future results. Consequently, no rights may be derived from them. The square footage stated is currently available. The total square footage in At the Park will be achieved during the development phase.

## About Kadans

With extensive up-to-date knowledge and experience, Kadans Science Partner focuses on the development and management of business and office buildings in combination with laboratories, cleanrooms, R&D facilities, climate-controlled rooms, tech facilities and pilot plants for R&D departments of companies, knowledge institutions and knowledge-intensive companies in innovative sectors like Agri-Food, Life Sciences, Health, Medical Technology, Biobased Industry and High Tech.

Kadans offers startups – in many cases spin-off companies of knowledge institutions – the possibility and room to grow and develop in an incubator environment. A comprehensive package of services is offered that includes working space, facilities, coaching, advice, financing and access to a valuable network. Kadans is fully aware of the specific needs of innovative organisations and can successfully translate these into profitable, high-quality and sustainable facilities, the optimal positioning of rooms and practical layout of laboratories and other special areas.

Thanks to (long-term) flexible leases and the possibility to serve as both manager and facilitator, Kadans remains closely involved with its tenants and is able to continuously adapt the facilities to the changing accommodation needs of organisations.