

# 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 that encourages encounters, connecting and sharing knowledge. In the design, construction and use of the building, consideration has been given to how it provides as much energy as possible – and consumes little as possible. An ideal and stimulating working environment for knowledge workers and companies, which has the Spirit of Science in it.



# SUSTAINABILITY

Lorentz Offices is a prominent part of Leiden's Sustainable Kilometre, healthy by design. The roof generates energy from the sun – as well as potentially from the wind – and has capacity to store water. In addition, the roof is available as an outdoor space with a beautiful view over the city.

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 movement; lifts are deliberately hidden from view. Climate control can be set for each floor.

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STATIONSPLEIN - 2312AJ - LEIDEN

# THE NEW WAY OF WORKING

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 (two 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, meeting rooms can be rented when needed on an pay per use basis.

The upper floors are dedicated to the regular tenants of the floors, where the floor spaces can be flexibly partitioned. 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. People have come to appreciate the office all the more for meeting each other, making social contacts and working together. A dynamic and healthy office concept fits in with this trend.





# 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, the tallest tower of the three, bears a reference in its ornamental grille to physics and the Nobel Prize that its namesake Hendrik Antoon Lorentz received in 1902. The Lorentz Complex was designed by Neutelings Riedijk Architects.

This office is specialised in designing complex projects in the public, commercial and cultural sector. In Leiden, Neutelings Riedijk Architects is known for its design of the recently completed Naturalis museum in Leiden (Rijnlandse Architectuur Prijs 2019).



# FACILITIES

- Wide, inviting staircases – lifts out of sight
- Ultra-modern ventilation system
- Large, flexible floor fields
- Floor fields can be easily connected by internal staircases
- 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
- 27 parking spaces in the adjoining garage of Lorentz 1
- Ample parking in nearby car parks
- Ample bicycle storage



# FEATURES

- Healthy by design: focused on health in design, construction and use
- Part of the Leiden Most Sustainable Kilometer
- Ambition is BREEAM Excellent (2020) 4 stars
- Conveniently located close to Central Station, the historic city centre and Bio Science Park
- Attractive location for attracting and retaining top talent
- Additional energy from ground-coupled heat exchanger
- NZEB (nearly energy-neutral buildings) is the lower limit
- Material use is limited and registered with a view to reuse
- Separate waste collection
- Low service costs due to 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 at the main entrance of Leiden Central Station, where more than 100,000 people travel in and out of the city every day. This is in a unique 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.

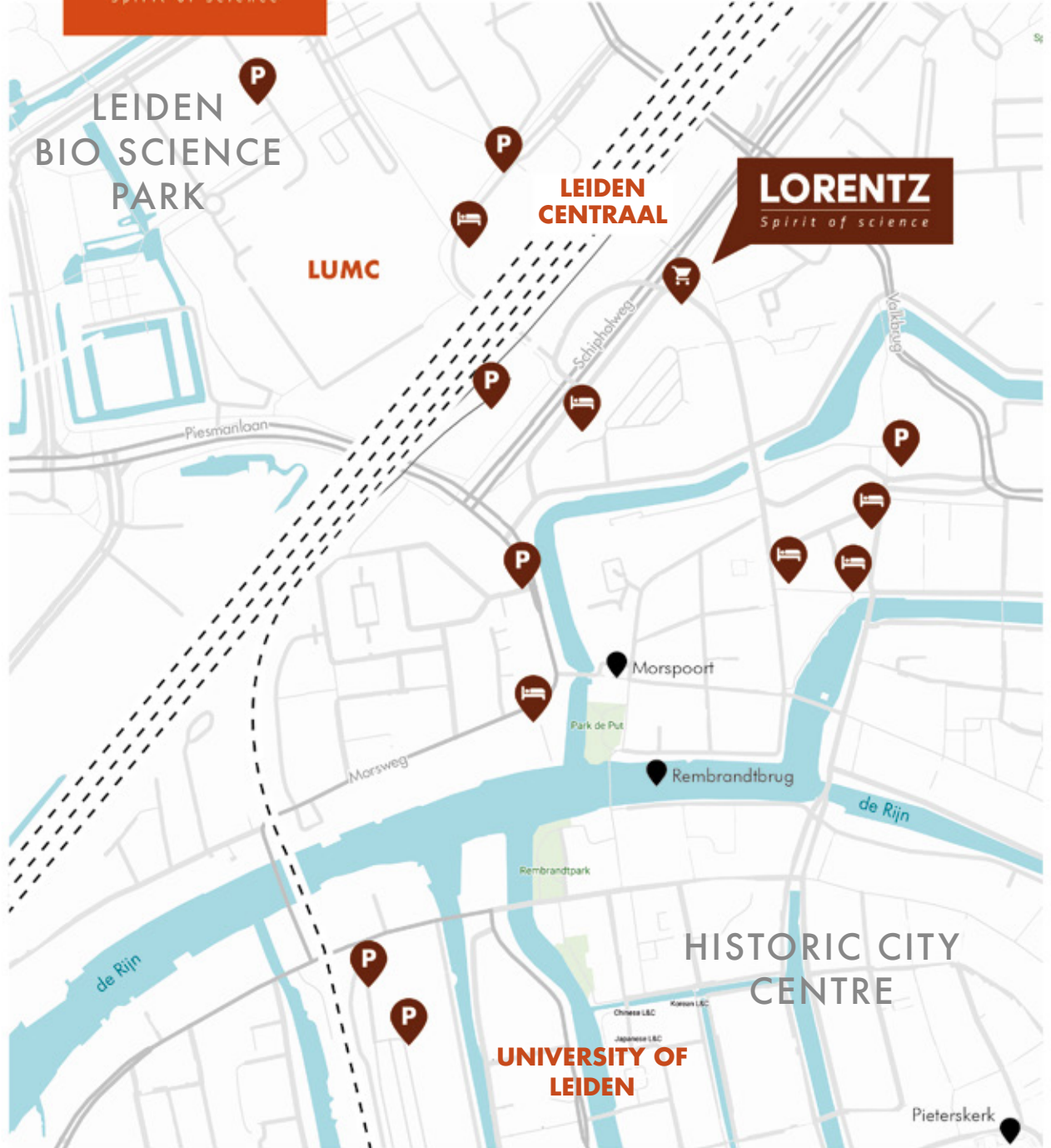
The station area has a functional mix of living, working and relaxing. In the coming years, the area of the railway zone will develop into a

future-proof and attractive business district where there is room for meeting and connection. The charm of the old town with its canals, canals, restaurants and museums is just 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.



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# ACCESSIBILITY



## TRAIN

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.



## CAR

Schiphol Airport  
**25 min**

Amsterdam Zuid  
**33 min**

Rotterdam Centraal  
**45 min**

Den Haag NOI/CS  
**25 min**

Utrecht Centraal  
**53 min**



## 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).

## RENTAL PRICE

### Office space:

From € 190,- per m<sup>2</sup> per year, plus the legally owed sales tax.

### Parking lots:

€ 2000,- per parking space per year

## RENTAL TERM

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

## AVAILABLE FLOOR SPACE

- Plinth: approx. 450 m<sup>2</sup> l.f.a.
- Pedestal: 1st - 5th floor, per floor approx. 1,200 m<sup>2</sup> l.f.a.
- 14 upper floors, per floor approx. 800 m<sup>2</sup> lettable space.

The floors can be interconnected and flexibly divided

Total lettable floor area: approx. 19,000 m<sup>2</sup> lettable floor area

## FLEXIBILITY

The building can be flexibly partitioned to provide corporates, mid-sized and small-sized businesses alike with a suitable and pleasant workplace. If a large tenant presents itself, a tailor-made design can be made in which the preferences are realised. This translates into a firm commitment. For tenants with a modest surface area, this commitment will be conditional.

## SERVICE COSTS

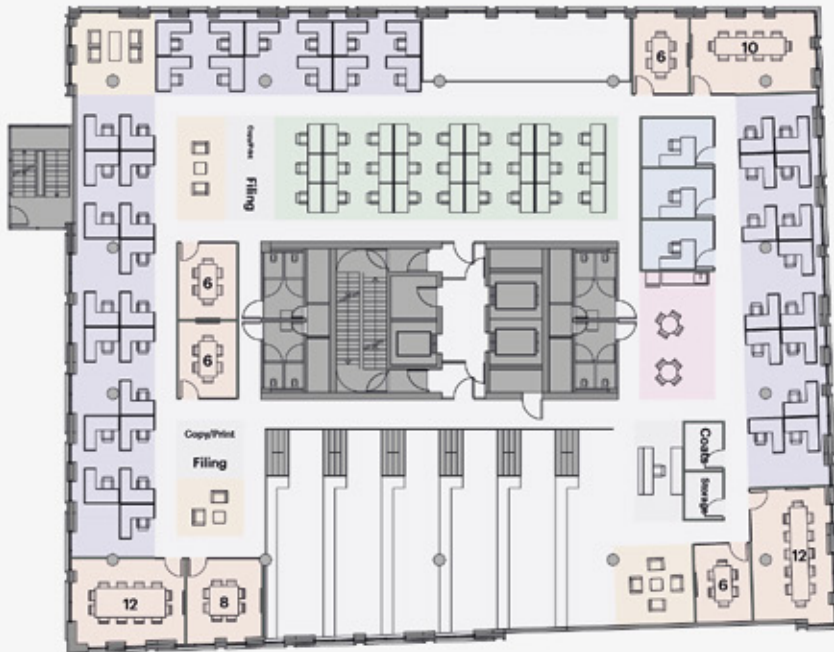
To be agreed

## DELIVERY

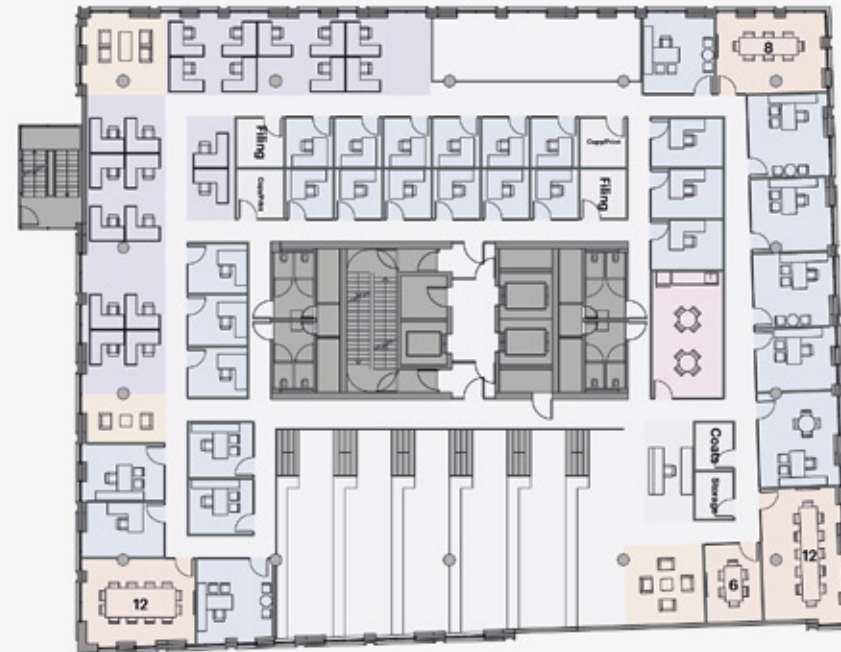
Q4 2023 (shell)

## 4TH FLOOR - 1200 m<sup>2</sup> Rentable Floor Space

Testfit open



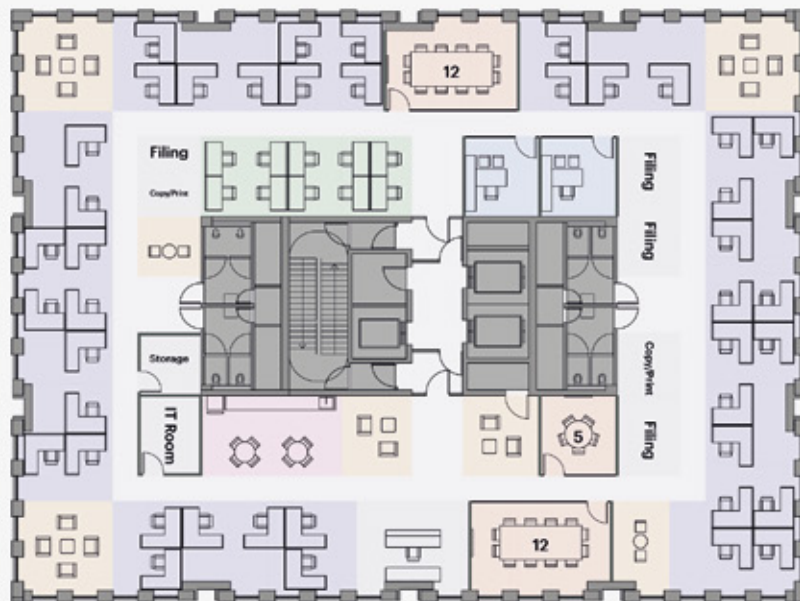
Testfit semi-open



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

## 8TH FLOOR - 800 m<sup>2</sup> Rentable Floor Space

Testfit open



Testfit semi-open



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

## DEVELOPMENT



## DESIGN

**NEUTELINGS  
RIEDIJK  
ARCHITECTS**

**[WWW.LORENTZLEIDEN.NL](http://WWW.LORENTZLEIDEN.NL)**

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