



Leiden Bio Science Park

# Our Vision, Your Future

“Bluezone Labs represents our vision for the future of life sciences real estate. It is the result of everything we have learned from years of working closely with leading research organisations and tenants across Europe.”



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# Bluezone Labs, a New Benchmark for Life Science Workspaces.



## 1 At the Epicenter of Discovery

Situated in the very heart of Leiden Bio Science Park, Europe's leading life sciences and health campus, Bluezone Labs offers an unrivalled address for scientific progress. Within walking distance of Leiden University Medical Center and Leiden Central Station, and surrounded by Europe's brightest bioscience companies,

it places your organisation at the centre of a thriving ecosystem of knowledge, talent, and collaboration. And with the European Medicines Agency headquarters just 30 minutes away, Bluezone Labs connects you directly to the heart of Europe's regulatory and innovation landscape.

## 2 Designed for Excellence

Bluezone Labs is a purpose-built environment shaped by deep expertise in life sciences real estate. Drawing on years of experience with our tenants and platform, we have designed a building that meets the highest standards of today's research market.

Every aspect, from state-of-the-art laboratory layouts to inspiring communal spaces, is created to support cutting-edge research and foster connections between people and ideas.

## 3 Sustainable by Design, Future-Proof by Nature

Built with the future in mind, Bluezone Labs integrates the very best in sustainable design and operation. From energy efficiency and circular construction to WELL and BREEAM certification, every choice is aligned with creating a healthy,

resilient, and future-proof environment. As the first phase of the larger Bluezone Campus, it not only supports your growth today, but also secures a long-term place in an ecosystem dedicated to scientific excellence and sustainability.

# Europe's Ultimate Life Sciences & Health Cluster

Leiden Bio Science Park (LBSP) is Europe's leading life sciences and health campus, the largest in the Netherlands and one of the top clusters worldwide. It combines academic excellence, a strong corporate presence, and a dynamic ecosystem of over 590 organisations, from world-class universities and research institutes to global pharmaceutical companies and fast-growing biotech start-ups.

LBSP offers unparalleled access to talent, infrastructure, and collaboration. With Leiden University, the Leiden University Medical Center (LUMC), and a thriving start-up community on-site, it creates a seamless bridge between research, healthcare, and industry. Companies here benefit from direct interaction with top researchers, highly skilled graduates, and global networks of innovation.

The park's state-of-the-art facilities, dedicated support services, and focus on collaboration accelerate the journey from idea to impact. Its strategic location, only 30 minutes from the European Medicines Agency in Amsterdam and directly connected to Leiden Central Station, places your company at the heart of Europe's regulatory, scientific, and business environment.

## Key facts Leiden Bio Science Park

590

organisations

27k

students

26k

employees

86

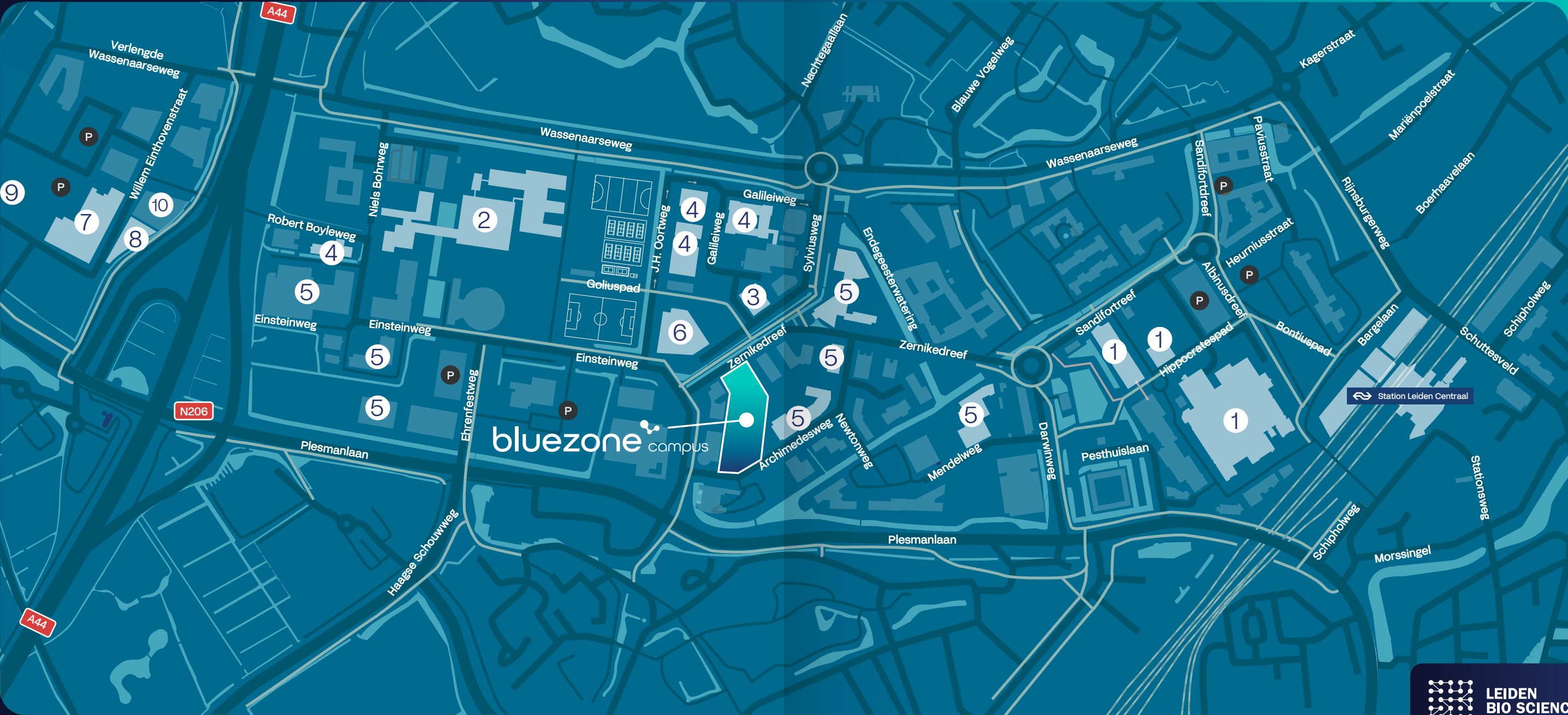
spin-offs

92

startups



| Schiphol Airport                | 20 min | 20 min  |
|---------------------------------|--------|---------|
| Amsterdam                       | 30 min | 40 min  |
| EMA (European Medicines Agency) | 30 min | 35 min  |
| The Hague                       | 25 min | 10 min  |
| Rotterdam The Hague Airport     | 25 min | 60 min  |
| Rotterdam                       | 35 min | 30 min  |
| Eindhoven Airport               | 85 min | 135 min |



# Leiden Bio Science Park

## Legend

- 1 Leiden University Medical Center (LUMC)
- 2 Leiden University, Faculty of Science
- 3 Biotech Training Facility
- 4 BioPartner
- 5 Johnson & Johnson
- 6 Astellas
- 7 Bristol Myers Squibb
- 8 Galapagos
- 9 Eurofins
- 10 Avery Dennison Europe

# Bluezone Campus, A New Destination

## A Vision Shaped by Experience

Bluezone Labs is designed from the inside out, shaped by years of expertise in life sciences real estate. Every insight gained from our existing tenants and portfolio has been translated into practice here. By analysing real-world situations and engaging directly with researchers and companies, we created a building that truly answers the needs of today's life science community.

## Rooted in Place, Guided by Vision

This is not an isolated development, but a building deeply connected to its surroundings. The design reflects the existing character of Leiden Bio Science Park and aligns with the city's long-term vision for this unique location. Bluezone Labs is built to complement and strengthen the wider ecosystem, ensuring it becomes a natural hub within Europe's leading life sciences and health cluster.

## The Start of Something Bigger

Bluezone Labs marks the beginning of the Bluezone Campus, a multi-phase development designed for growth. Here, companies can take root, scale up, and thrive in an environment where collaboration comes naturally. It is more than a place to work: it is a community where your employees can grow together, in the heart of a campus dedicated to scientific excellence and innovation.



# Key Features

We go beyond certifications, creating places that foster community, belonging and well-being. With a deep commitment to sustainability, we put the health and comfort of our users at the heart of every design.





10.157 sqm LFA.  
Office- lab ratio  
60%-40%



6 premium floorplates  
with multi- tenant lab &  
office space



4.00m floor to ceiling height



109 car parking spaces



232 indoor bicycle  
parking space



2.305 sqm of green &  
biodiverse outdoor space

ML-I



ML-I and ML-II classified  
laboratories with 7-8 fold  
ventilation

BREEAM® | NL

BREEAM-NL Excellent.  
WELL Gold Core prepared  
and Paris Proof aligned



432 MWh of generated  
solar energy

FM & ESG



FM & ESG approved  
building

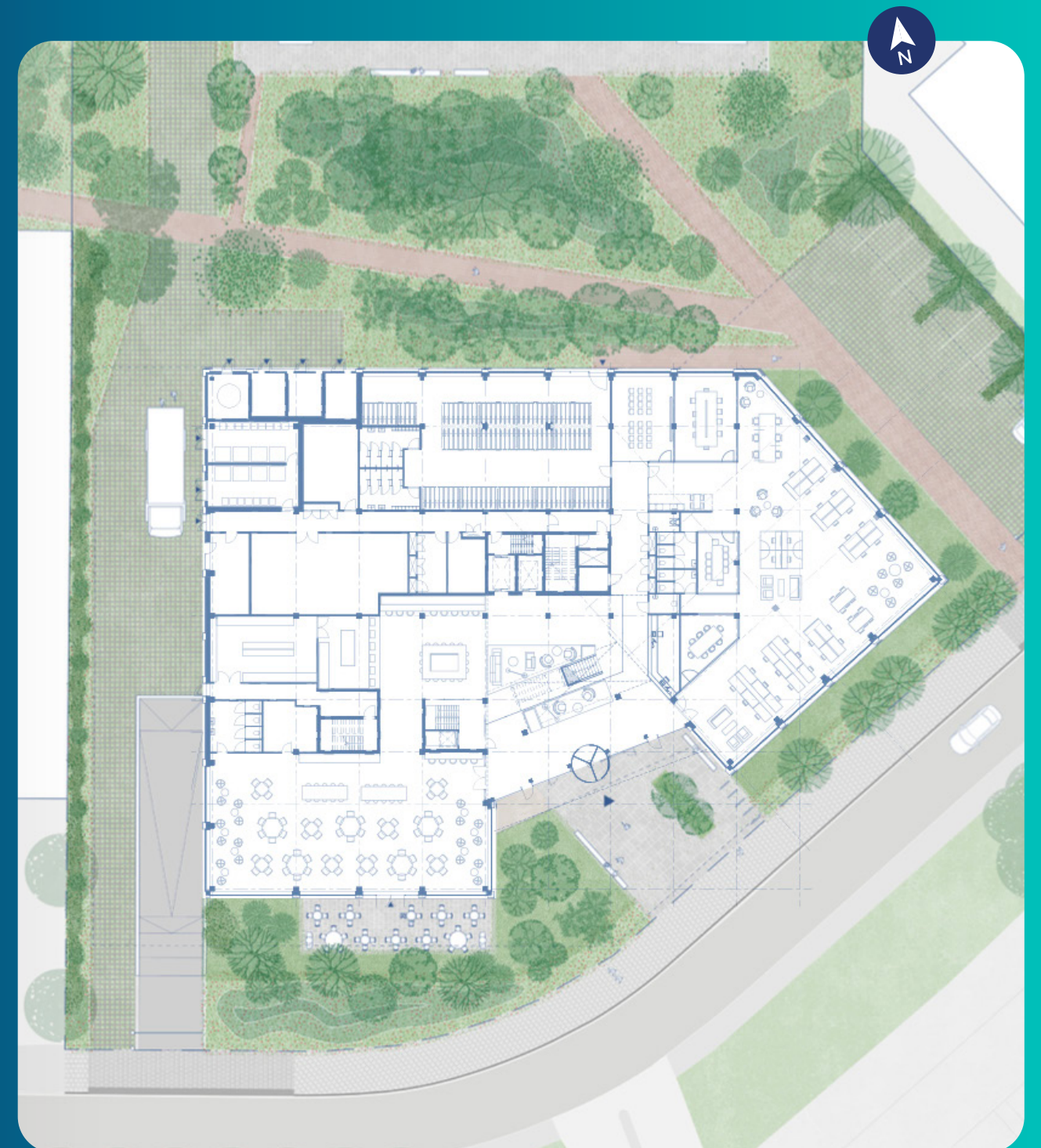
# A Sense of Community

The building has been designed as part of a larger urban scheme and fully in conjunction with the green outdoor space. The indoor atrium and the outdoor pocket park are part of a green corridor which stretches seamlessly from the 'Stationsplein' to the Leiden Bio Science Park, creating a harmonious blend of nature, biodiversity and modern architecture.

Our green corridor not only enriches the urban landscape, but also contributes to the preservation of the environment. By fostering biodiversity and enhancing ecological zones, our users play a vital role in promoting environmental responsibility. Furthermore, this green zone is used as a method to mitigate heat in the urban environment. Take a moment to recharge and reconnect with nature, promoting a healthier work-life balance for our users.

## Health & Wellbeing

- Vibrant atrium with lounge and meeting areas
- Restaurant/café for informal connection
- Secure bike parking, showers, and changing rooms
- Outdoor terraces for work or relaxation
- WELL-aligned design for air, light, and comfort



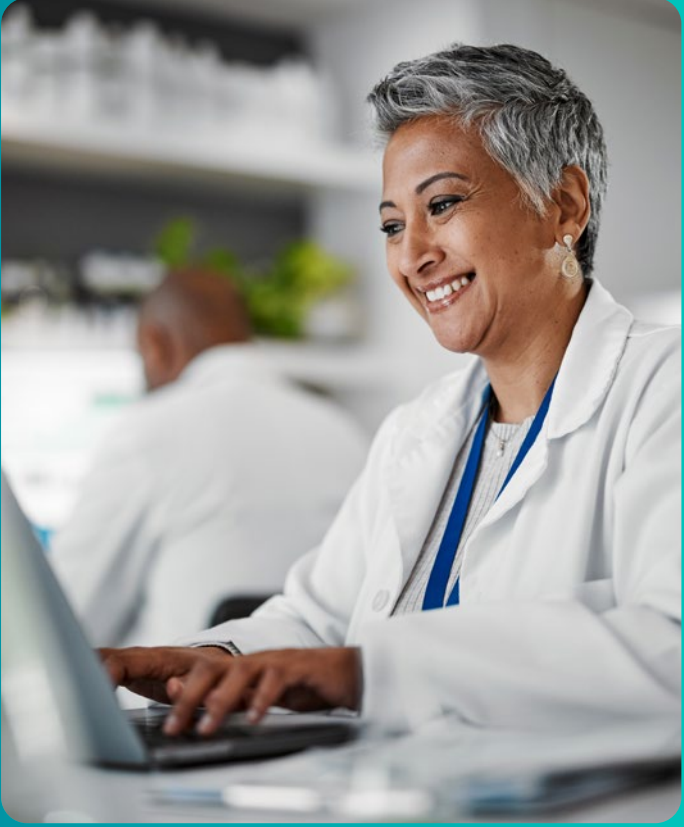


# Architect's Vision

Bluezone Labs' architecture is as functional as it is inspiring. Designed by Paul de Ruiter Architects, renowned for their experience in creating high-performance laboratory buildings, the design combines innovation with practicality.

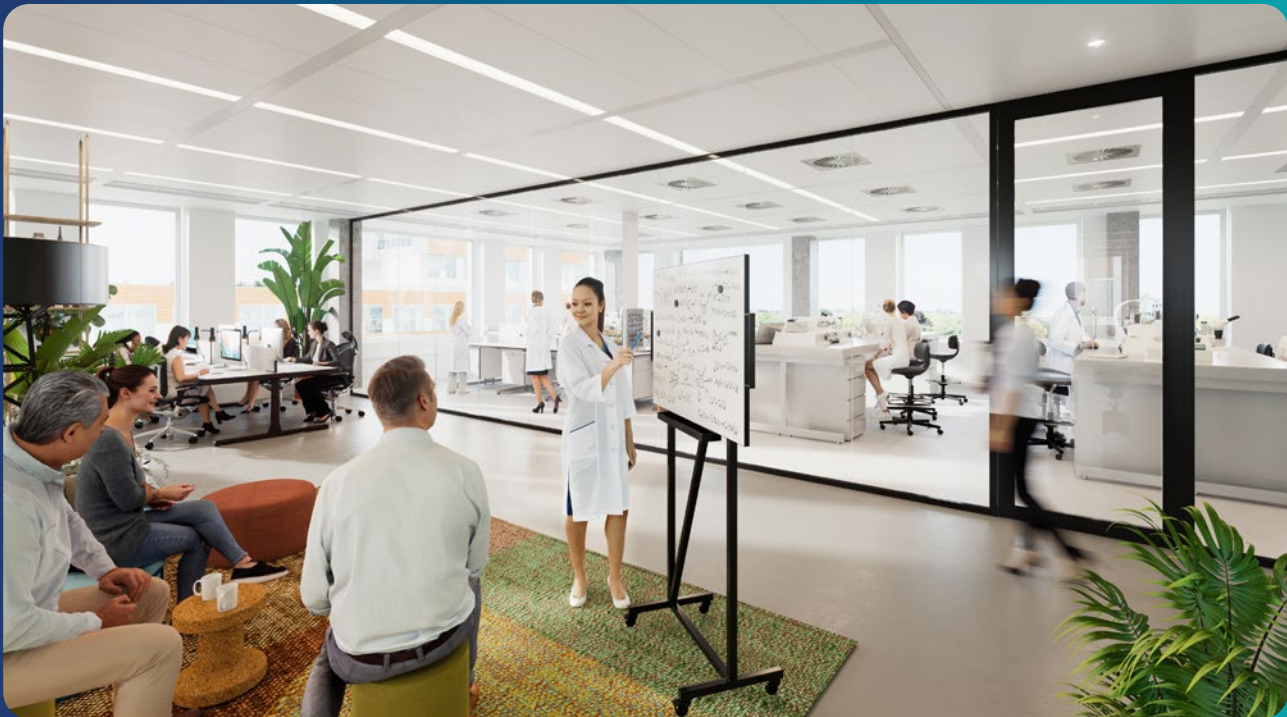
At its core lies a generous central atrium, the social heart of the building, drawing in daylight and encouraging interaction. Surrounding this are flexible floorplates that can be tailored to laboratories, offices, or hybrid uses, ensuring that companies can adapt and grow without needing to relocate.

Bluezone Labs is not just a building, but an environment that balances functionality, sustainability, and architectural quality, enabling science to thrive.



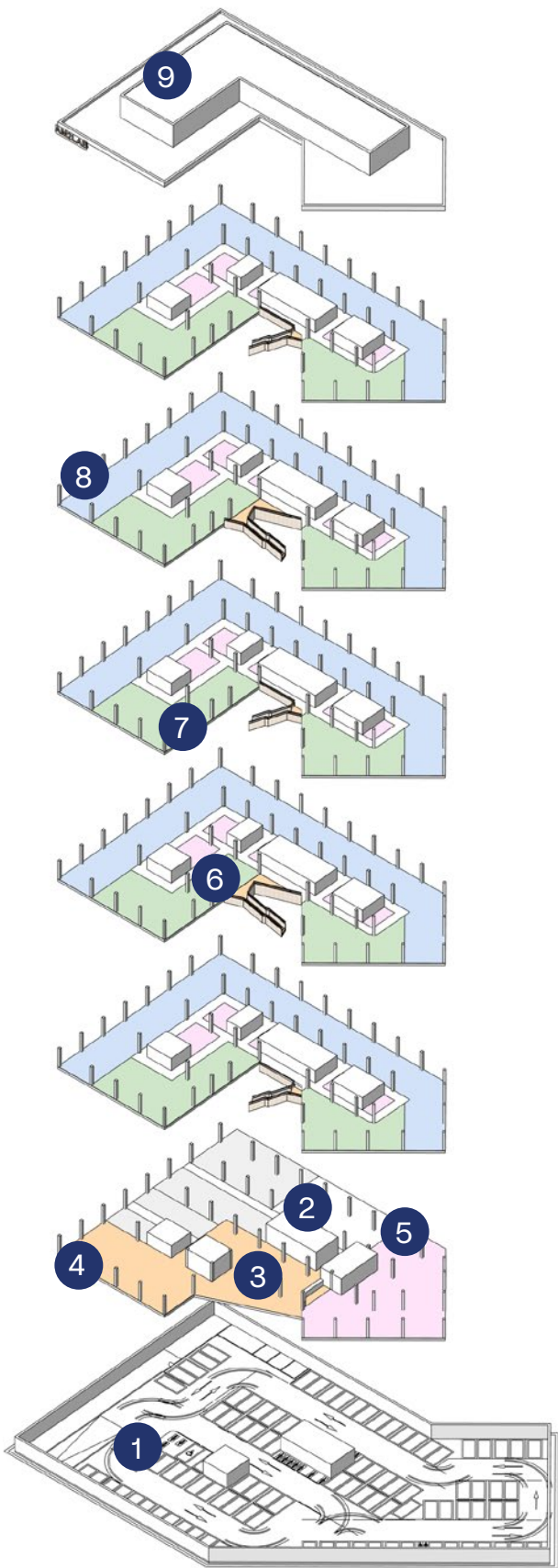


# Connected & Adaptive design



## Legend

- ① Parking garage
- ② Bike parking
- ③ Entrance reception
- ④ Restaurant
- ⑤ Meeting Area
- ⑥ The stairs in the atrium connect all the floors and provide areas for informal meetings
- ⑦ Flexible office space
- ⑧ Flexible lab space
- ⑨ Technical area



# Intelligent Design for Secure and Seamless Access

At Bluezone Labs, every movement through the building has been carefully considered, from the first step inside to the secure handling of lab materials. The result is a building where functionality, safety, and user experience come together effortlessly.

**Goods flow** follows a fully separate route. Dedicated logistics areas handle laboratory supplies, restaurant deliveries, and waste disposal with precision and safety. The positioning of the goods lift and adjacent staircase allows materials to be transported to upper floors safely and efficiently, without crossing paths with people, ensuring compliance with the highest security and hygiene protocols.

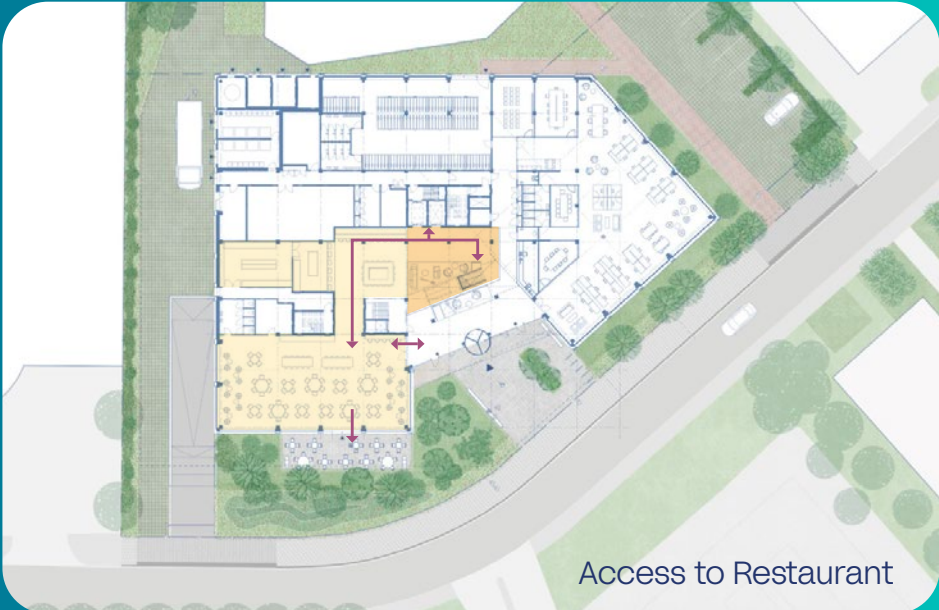
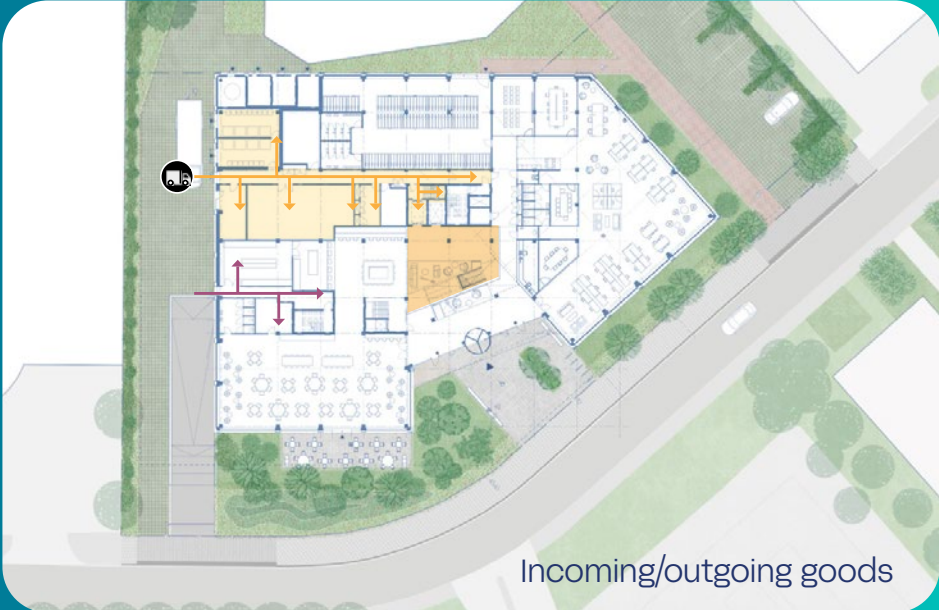
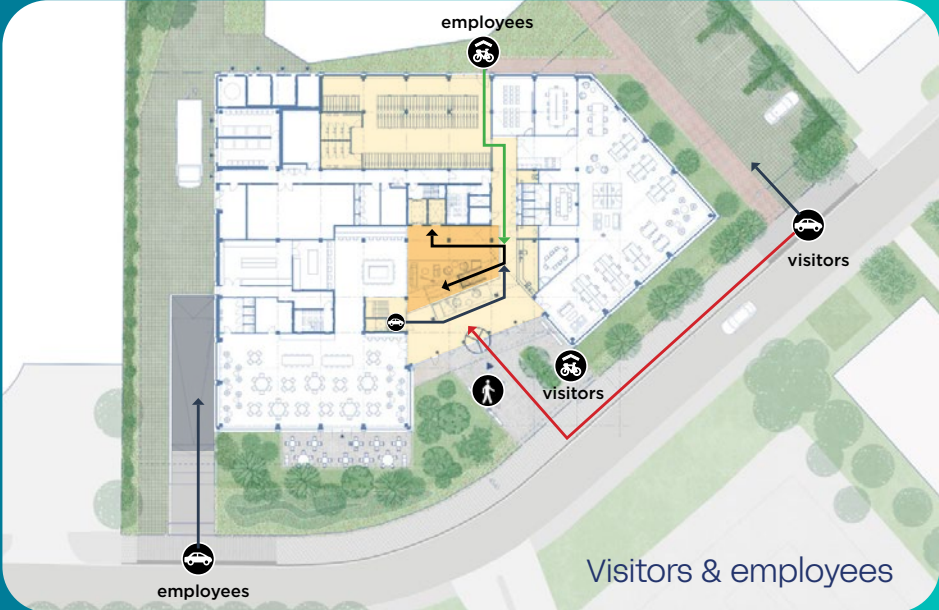
**People flow** has been designed with clarity and comfort in mind. Whether arriving on foot, by bike, or by car, users and visitors are guided naturally towards the open atrium entrance, the social heart of the building. Clear zoning ensures smooth transitions between public, semi-public, and secured areas, in line with the highest life science standards.

**Access to the restaurant** is carefully integrated into this logic. Positioned at the heart of the building, it is easily accessible to all users while respecting the building's security structure.

This intelligent layout has been validated through direct feedback from our tenants and users, ensuring a design that meets the real-world demands of leading life science organisations.

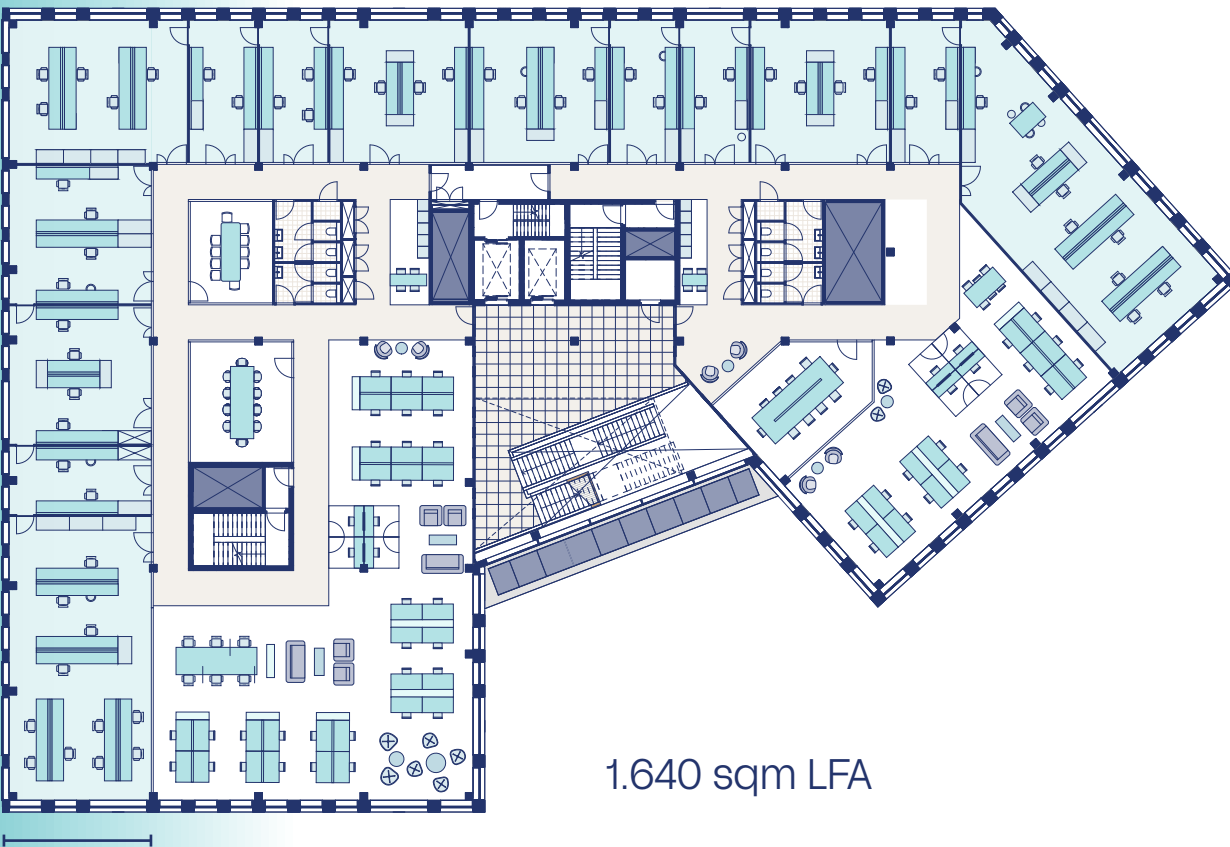
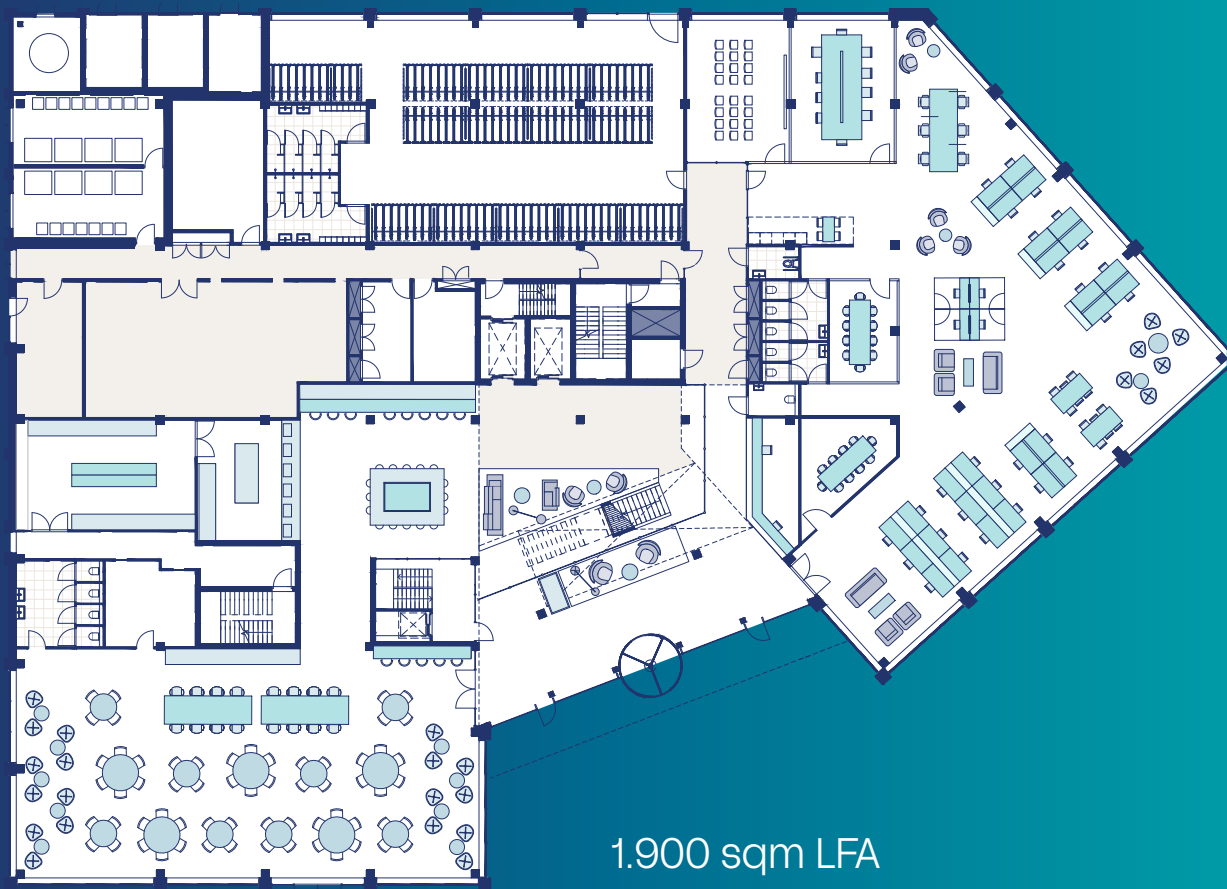
Legend

Secured area



# Ground floor

# Floor level



Min. 7.2m lab space

## Features

## Features

- Open atrium entrance creating a bright and welcoming arrival experience
- Reception desk with professional welcome and visitor management
- Clear security zones ensuring safe and efficient access control
- Restaurant facilities with kitchen area designed for comfort and convenience
- Outdoor terrace offering space to meet, relax, and connect
- Indoor bike parking with EV charging plus adjacent changing rooms and showers
- Spacious logistics area to support smooth operations and deliveries
- Dedicated waste storage with separated streams for sustainability

- Flexible lab area on the north side designed to adapt to diverse research needs
- Spacious office area on the south side with abundant natural light
- Multi-tenancy options allowing both single- and multi-tenant layouts
- Two toilet facilities conveniently located on each floor
- One passenger lift providing easy access for staff and visitors
- One goods elevator supporting efficient logistics and equipment transport

**Outstanding air quality**

7-8 fold ventilation. Air quality is monitored (CO2 and temperature) and refreshed as needed with variable air volumes units. Sensors measure when systems and lights can be turned off and detect malfunctions to ensure efficiency

**Central & well connected**

Train station at walking distance.

**Green outdoor space**

A welcoming green corridor creating happiness and reduce stress

**Energy label A++++**

One of only a handful of lab/office buildings with the highest energy label on the market.

**Designed for maximum flexibility**

A smart 1.8m modular grid with climate control every 3,6m ensures adaptable layouts and optimal comfort. Each 1,640 sqm LFA floor can be effortlessly tailored for both single and multi-tenant use

**Dedicated to our planet & community**

you take a deliberate action to reduce your organization's carbon footprint and enrich the incredible community that we are a part of.

**100% renewable energy**

100% fossil free energy supply. The unique ATES together combined with heat & cooling recovery techniques and 432 MWh of generated solar energy ensure that around 100% of the energy demand of the building systems is supplied from renewable sources.

**Paris Proof & Zero carbon**

Already surpassing 2040 standards today by offering zero carbon mobility with 100% electric ready charging for cars (22 spaces) and bicycles (46 spaces), supported by initiatives that further reduce environmental impact.

**BREEAM Excellent**

Highest label which can be achieved for lab developments

**WELL Core & Shell gold proof**

Designed for health and inspiration with abundant natural daylight, 4.0 m floor heights, an atrium staircase that encourages movement, cyclist-friendly showers and dressing rooms, and flexible spaces supporting activity-based working. A true magnet for talent.

**Built for Circularity**

a digital, traceable Material Passport records every component for future reuse or high-quality recycling, while smart design enables easy disassembly and long-term adaptability.

**Biodiversity enablers**

We have incorporated greenery, rainwater storagesystem, and bird nests into our building exterior, while opting for the highest quality materials throughout.



# Building the future together

# Planning

4Q 2025 PERMITS RECEIVED      2Q 2026 START CONSTRUCTION      3Q 2028 DELIVERY BUILDING



## Want to know more?

Contact our brokers or visit our website:  
[bluezone-leiden.nl](http://bluezone-leiden.nl)

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