

LABORATORY & OFFICE SPACE FOR LEASE

ASR Real Estate



IIIIIIHORIZONIIIIII

Biotech Campus Delft, the Netherlands

APPROX. 7,500 SQ M • 60% LAB / 40% OFFICE • ML-1 & ML-2

The next step in biotech growth at Biotech Campus Delft



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Main entrance | Artist impression

Introduction

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Horizon at a glance

A future-ready laboratory and office building, engineered for fast-growing scale-ups and established biotech leaders.

7,500_{sq m}

Approx. lettable floor area of flexible laboratory and office space

1,500_{sq m}

Approx. floor plate, column-free with compact central cores

60/40%

Standard mix of laboratory and office accommodation

7.20_m

Structural grid for total space efficiency

ML-1 / ML-2

Prepared for both laboratory classifications

5_{floors}

Ground floor plus four upper floors

BREEAM

Targeting Excellent certification

Paris_{Proof}

Designed to achieve Paris Proof energy standards



Location

The Netherlands, Delft: city of innovation



Biotech Campus Delft from above

Delft has been a centre of biotechnology and scientific innovation for centuries.

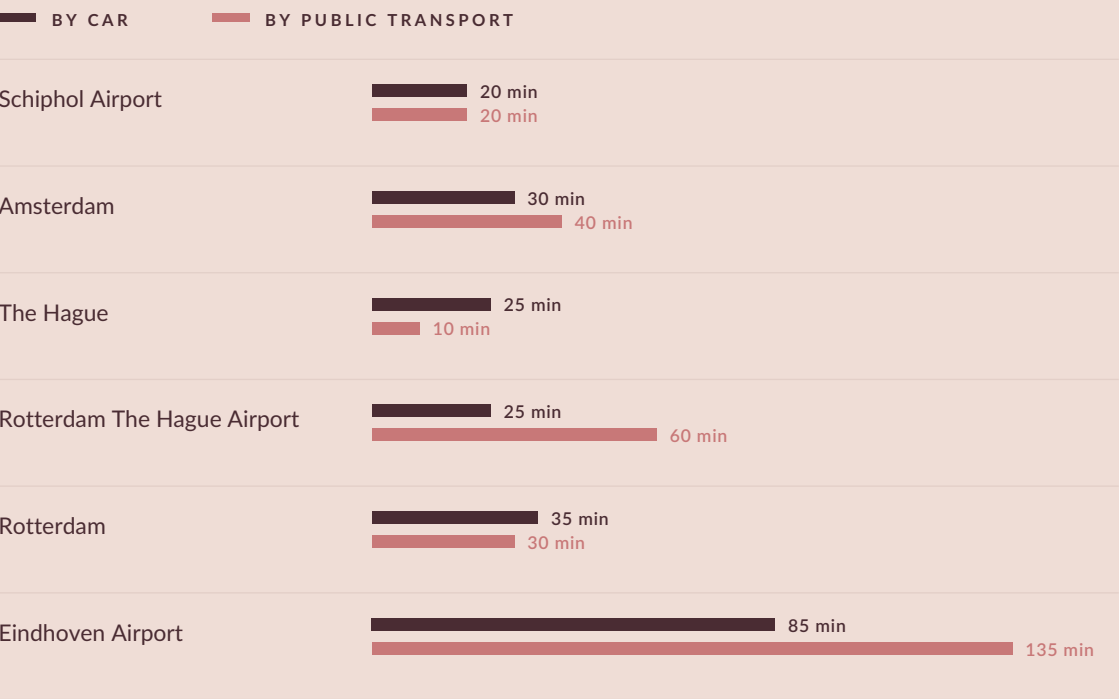
Antoni van Leeuwenhoek, born in Delft in 1632, was one of the first to observe and describe microorganisms. Later, scientists such as Martinus Beijerinck made groundbreaking contributions to microbiology and virology, establishing a strong scientific legacy that continues to shape Delft today.

This legacy is reflected in the close connection between Delft University of Technology, research and industry. Companies in Delft benefit from access to world-class knowledge, technical expertise and highly skilled talent, as well as a strong network of start-ups, scale-ups and established companies.

ACCESSIBILITY

At the heart of the Randstad

Located in Delft, at the heart of the Dutch biotech ecosystem, with excellent access to Rotterdam, The Hague, Schiphol Airport and European markets.



Indicative travel times.



Biotech Campus Delft and surroundings

Biotech Campus Delft

Knowledge, infrastructure and entrepreneurship in one ecosystem

Opened to external biotech companies in 2018, Biotech Campus Delft builds on this history by bringing knowledge, infrastructure and entrepreneurship together in one ecosystem. Today, it offers companies at different stages access to facilities, expertise and connections that support innovation and growth.

Delft combines scientific excellence, talent, infrastructure and industry in a compact and highly connected innovation ecosystem, making it a strong base for biotech companies.

40 hectare
Campus area

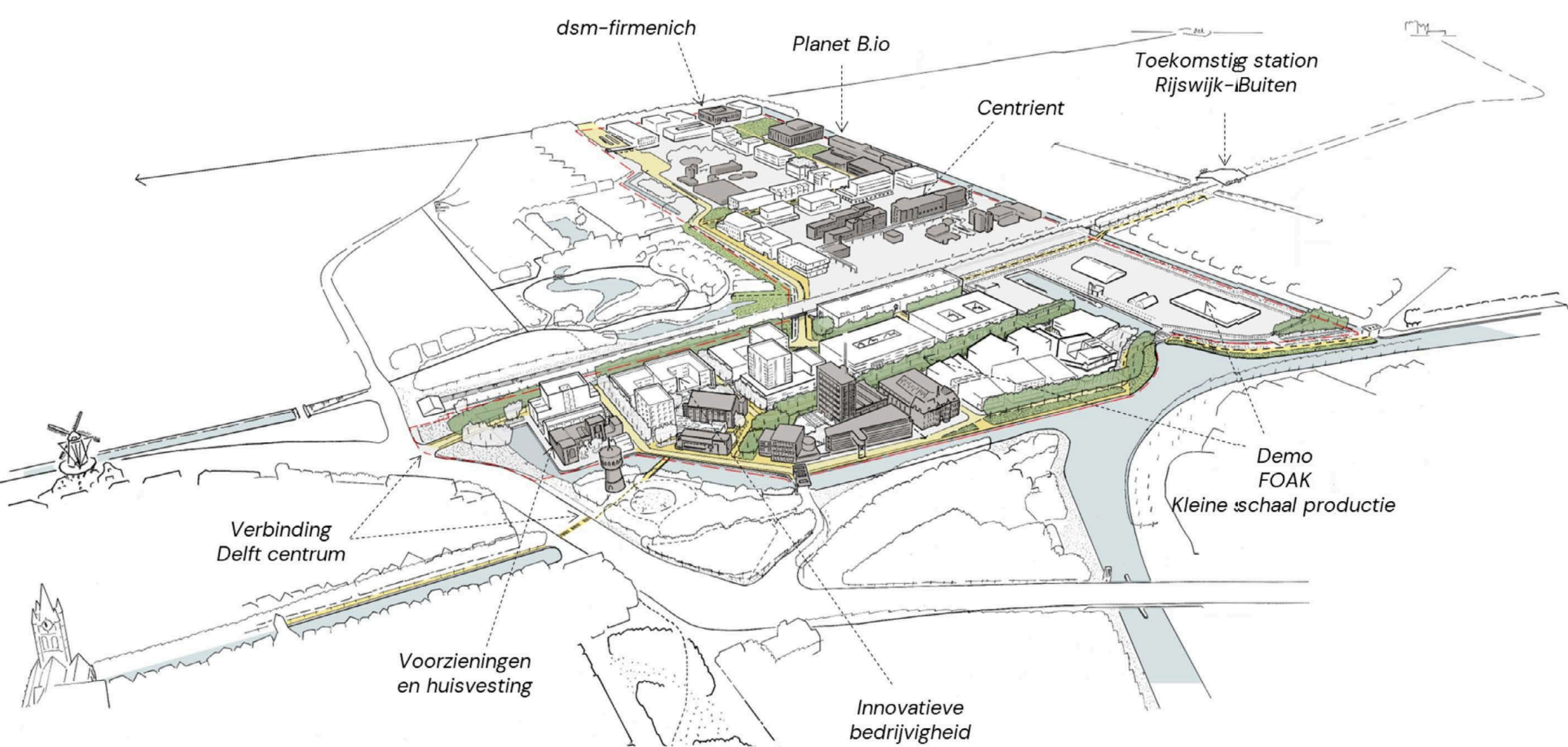
1,000
Employees on campus

4
Corporates

33
Start-ups



A campus designed for every stage of growth



Masterplan sketch Biotech Campus Delft, with dsm-firmenich, Planet B.io and Centrient

Five reasons to grow here

01



Complete innovation pathway

Grow without relocation: from fundamental research and pilot facilities to scale-up and industrial production.

02



Strategic location

Located in Delft, at the heart of the Dutch biotech ecosystem, with excellent access to Rotterdam, The Hague, Schiphol Airport and European markets.

03



Sustainable innovation

Focused on industrial biotechnology, alternative proteins, sustainable materials, circular chemistry, biomanufacturing and bioinformatics.

04



Strong industrial foundation

Home to global biotech leaders including dsm-firmenich, Centrient Pharmaceuticals, GenScript and Lesaffre, alongside innovative start-ups and scale-ups.

05



Integrated utilities for bioprocessing

Access to industrial infrastructure, including wastewater treatment and process utilities, supports companies developing and scaling industrial biotechnology.

The next step in biotech growth

at Biotech Campus Delft

Scale your biotech innovations seamlessly in Horizon. This state-of-the-art building is specifically designed to adapt and grow alongside the dynamic needs of fast-growing scale-ups and established biotech leaders.

Horizon is a state-of-the-art laboratory and office development situated at Biotech Campus Delft, one of Europe's premier biotechnology ecosystems. Engineered to support the next generation of biotech innovation, the building provides a future-ready environment where research, development and commercial growth thrive.

The development offers approximately 7,500 sq m of lettable area with an optimal mix of 60% laboratory and 40% office space, tailored for biotech and research-driven organizations. Horizon comes equipped with advanced technical infrastructure suitable for ML-1 and ML-2 laboratories.

Designed with maximum adaptability in mind, the 7.20-meter structural grid and compact central cores allow occupiers to easily customize their lab-to-office ratio as their business evolves.

Beyond world-class real estate, Horizon is built for collaboration. An open, inviting ground floor, shared meeting hubs and integrated green elements encourage daily connection across the campus community. Occupiers gain direct access to Planet B.io's thriving network and industry pioneers like Centrient Pharmaceuticals and dsm-firmenich, offering an ideal pathway for scaling from ambitious start-up to global biotech leader.



Specifications

Key building highlights

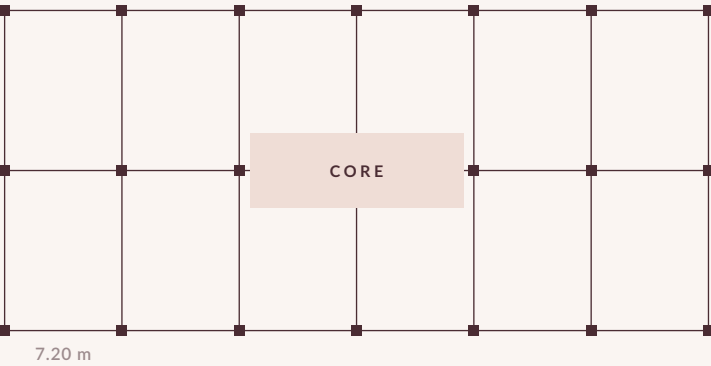
TOTAL LFA	Approx. 7,500 sq m of flexible laboratory and office space.
FLOOR PLATES	Approx. 1,500 sq m per floor, featuring column-free layouts and a 7.20-meter structural grid for total space efficiency.
SPACE MIX	Standard layout configured for approx. 60% laboratory space and approx. 40% office accommodation.
LAB SPECIFICATIONS	Prepared for ML-1 and ML-2 classifications with high-spec technical infrastructure.
ADAPTABLE DESIGN	Compact central cores allow occupiers to easily shift lab-to-office ratios as operational needs evolve.

STANDARD SPACE MIX



The ratio is not fixed: the compact cores and 7.20 m grid allow the lab-to-office ratio to shift as operational needs evolve.

7.20 M STRUCTURAL GRID (SCHEMATIC)



SUSTAINABILITY & CIRCULAR DESIGN

Built for a biobased future

BREEAM Excellent

Targeting BREEAM Excellent certification.

Paris Proof

Designed to achieve Paris Proof energy standards.

Low carbon

Incorporates bio-based and mineral materials to support circular building strategies.

Community & amenities

More than floor plates

Horizon goes beyond physical floor plates to foster active innovation, networking and everyday convenience.

Open ground floor	Shared meeting rooms, interactive breakout areas and integrated green design features.
Campus services	Direct access to on-campus catering, shared facilities and event spaces.
Ecosystem connection	Immediate access to the Planet B.io network, connecting you with industry leaders like Centrient, dsm-firmenich and an active community of biotech innovators.



Shared ground floor | Artist impression



ON CAMPUS

Catering, shared facilities, event spaces and an active community of biotech innovators.



Part of the Planet B.io ecosystem

Planet B.io is an innovation ecosystem dedicated to industrial biotech, located on Biotech Campus Delft. Planet B.io is a foundation by dsm-firmenich, Delft University of Technology, Delft municipality, the province of South Holland, regional development agency InnovationQuarter and ASR Dutch Science Park Fund.



Biotech Campus Delft | Artist impression

More than real estate	Planet B.io helps companies accelerate through its ecosystem, not just by providing labs and offices.
An active innovation community	Join a growing network of start-ups, scale-ups, corporates, researchers, investors, governments and service providers.
Business acceleration	Access to strategic partners, funding opportunities, expert networks, mentoring and business development support.
Shared facilities & services	Meeting rooms, event spaces, hospitality, community events and shared amenities create an environment where companies can focus on innovation.
Collaboration for impact	Our mission is to accelerate the transition to a sustainable, biobased and circular society by establishing an open innovation ecosystem empowering entrepreneurial talents to create impactful biotech solutions.

PLANET B.IO KEY FACTS

Since our foundation in 2020

33

Biotech businesses growing side by side in the heart of Delft.

€3M+

Public investments attracted for the community.

€130M+

Private investment attracted by our community members.

140

People building a biobased future, every day.

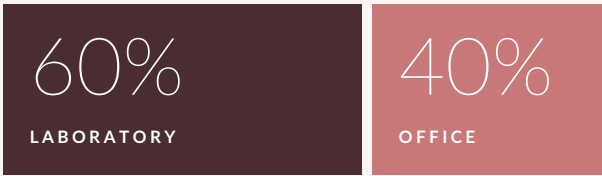


Floorplans

Five floors, one flexible system

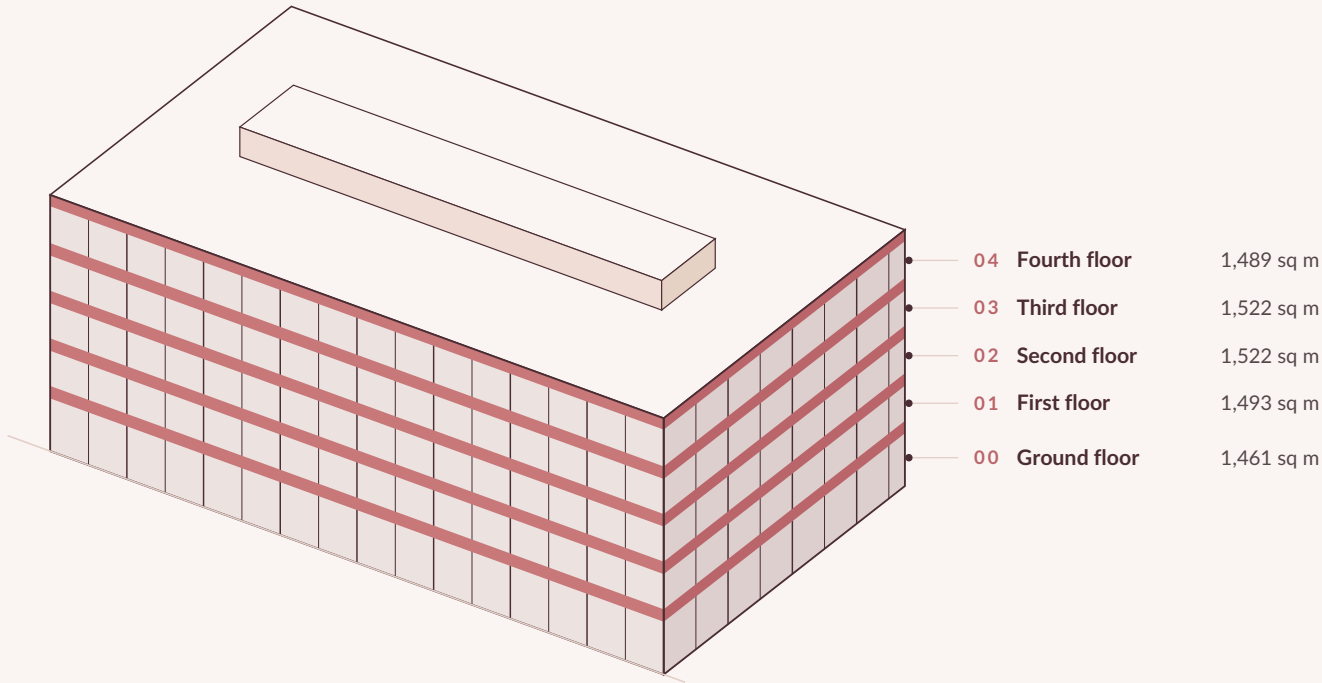
Horizon offers approx. 7,500 sq m of lettable floor area over five floors. The ground floor holds the entrance, shared facilities and laboratories. Each of the four upper floors, approx. 1,500 sq m, combines a lab zone and an office zone around a central zone with the cores.

STANDARD SPACE MIX



Standard layout: 3,332 sq m laboratory and 2,340 sq m office, plus 1,813 sq m of shared facilities. The ratio can shift per floor as needs evolve.

STACKING PLAN



Axonometric view: ground floor plus four upper floors, wrapped in horizontal ribbons. Areas: lettable floor area (VVO) per floor.

FLOORPLANS

Floor by floor



Lettable floor area (VVO) per floor, based on the definitive design. Figures are indicative and rounded. Full area schedule on page 26.

A central zone as the backbone

One zone in the middle of each floor carries the cores and technical functions. Everything around it stays open, so every floor can be divided the way you need it.

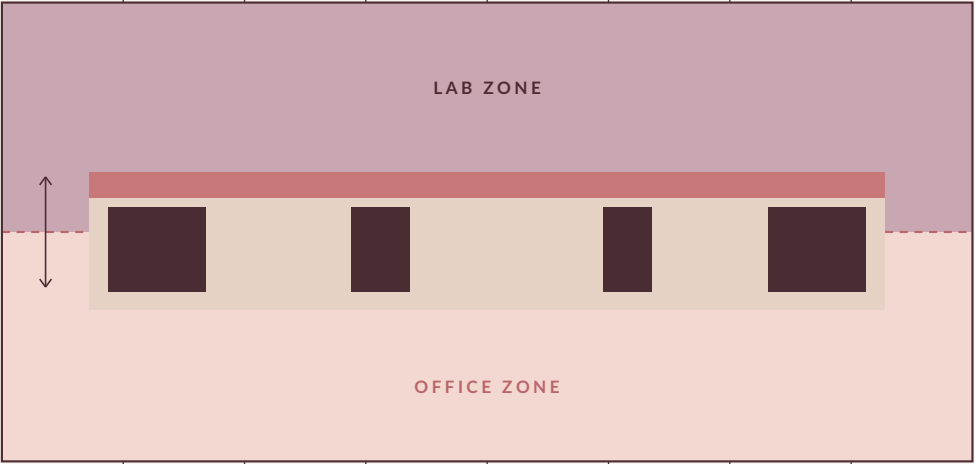
The shell is designed around a functional central zone. Circulation, technical rooms and support functions sit in this zone, so the floor fields on either side stay open and free to plan.

The open floors adapt to different configurations: from a single occupier per building or per floor to several occupiers on one floor. The split between laboratory and office space can be set per situation, without changes to the load-bearing structure.

Within the central zone, one or more airlocks can be added to suit each occupier's wishes and operational needs. The layout grows with changing programs while the floor keeps a clear and efficient organization.

The central zone is the adaptable backbone of the building, built for long-term and versatile use.

HOW A FLOOR IS ORGANIZED (SCHEMATIC)



Dashed line: flexible boundary between lab and office, adjustable per floor.

- LAB ZONE**

Laboratories along the facade, ready for ML-1 and ML-2 use.
- CENTRAL ZONE**

Cores, technical rooms, support functions and airlocks.
- OFFICE ZONE**

Offices and meeting rooms along the opposite facade.

LEGEND FOR THE PLANS OPPOSITE

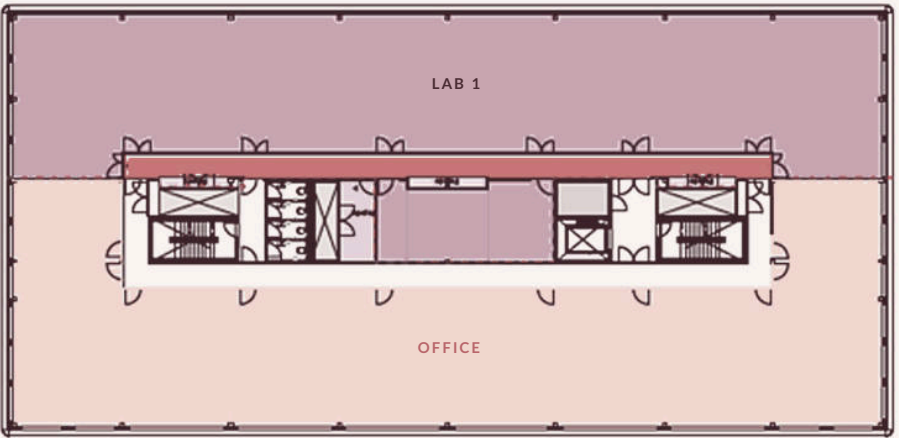
- LABORATORY

LAB SUPPORT

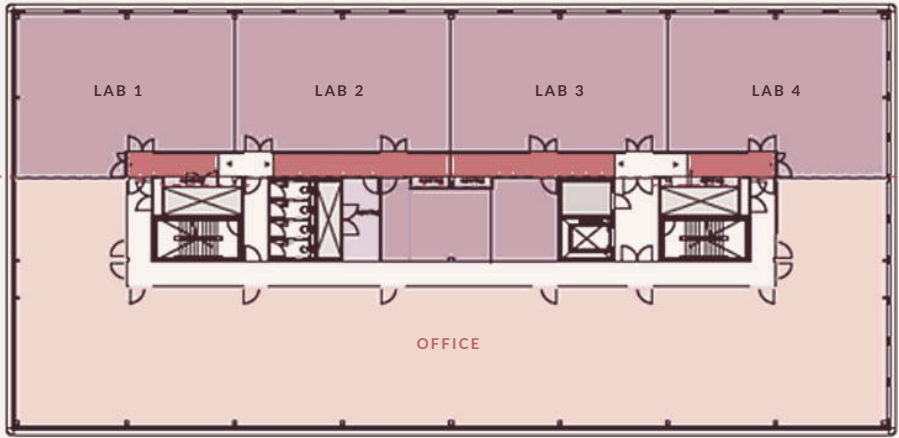
AIRLOCK
- OFFICE & MEETING ROOMS

TECHNICAL SPACE

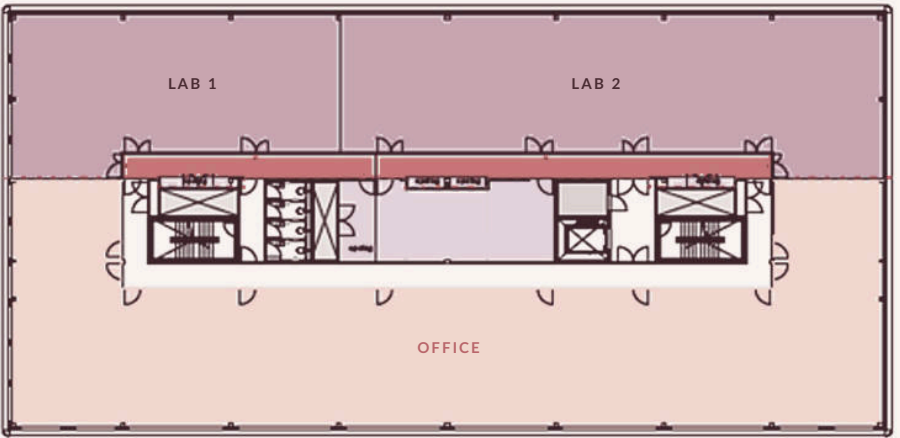
Four ways to divide a floor



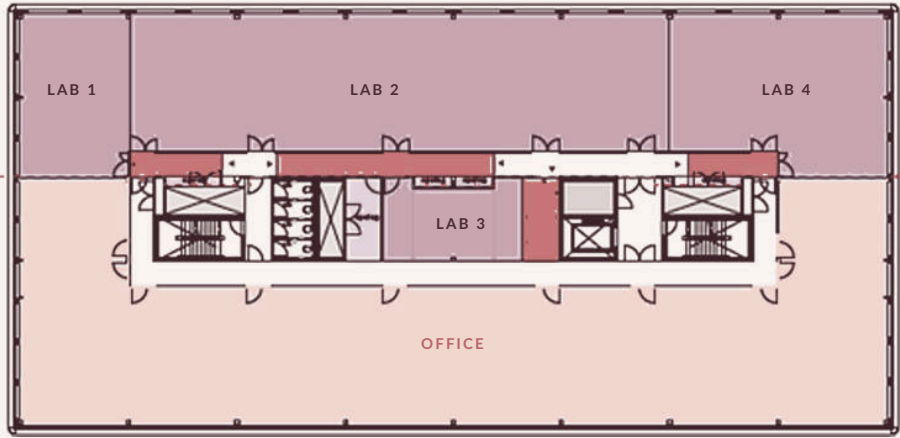
01 One lab occupier
A single lab unit with one airlock along the full central zone.



03 Four lab occupiers
Four lab units, each with its own airlock off the central zone.

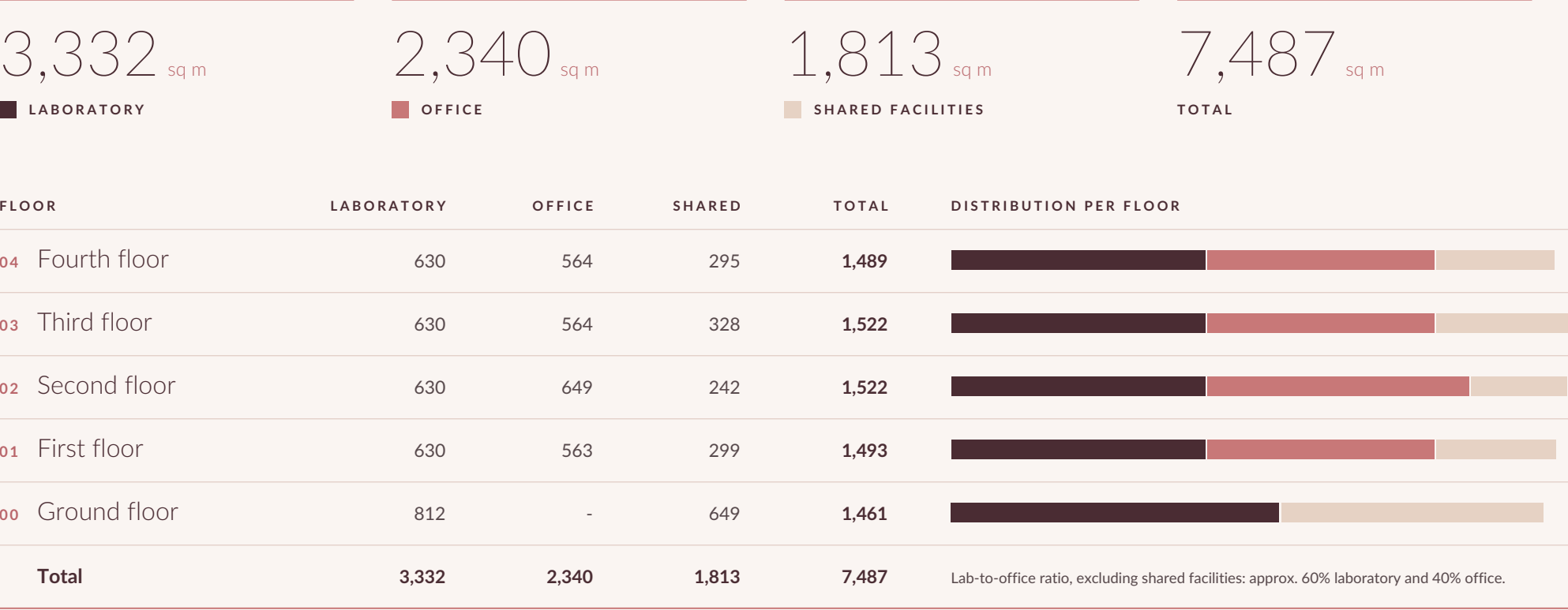


02 Two lab occupiers
Two lab units, each with its own airlock.



04 Mixed configuration
Three lab units on the facade plus a compact lab in the central zone.

Space per floor



All figures in sq m lettable floor area (VVO), based on the definitive design. Figures are indicative and rounded, so totals can differ slightly from the sum of their parts.

10

Timeline & contact

TIMELINE & CUSTOMIZATION

2027

Construction start
Scheduled for 2027 (subject to market demand).

Early involvement
Partner with us early to co-design and tailor your future laboratory and office spaces to your exact specifications.

FOR MORE INFORMATION ABOUT THE PROJECT

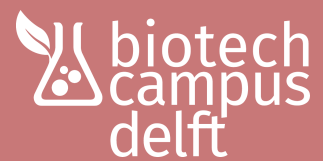
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Horizon is a project by ASR Real Estate | Designed by cepezed

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