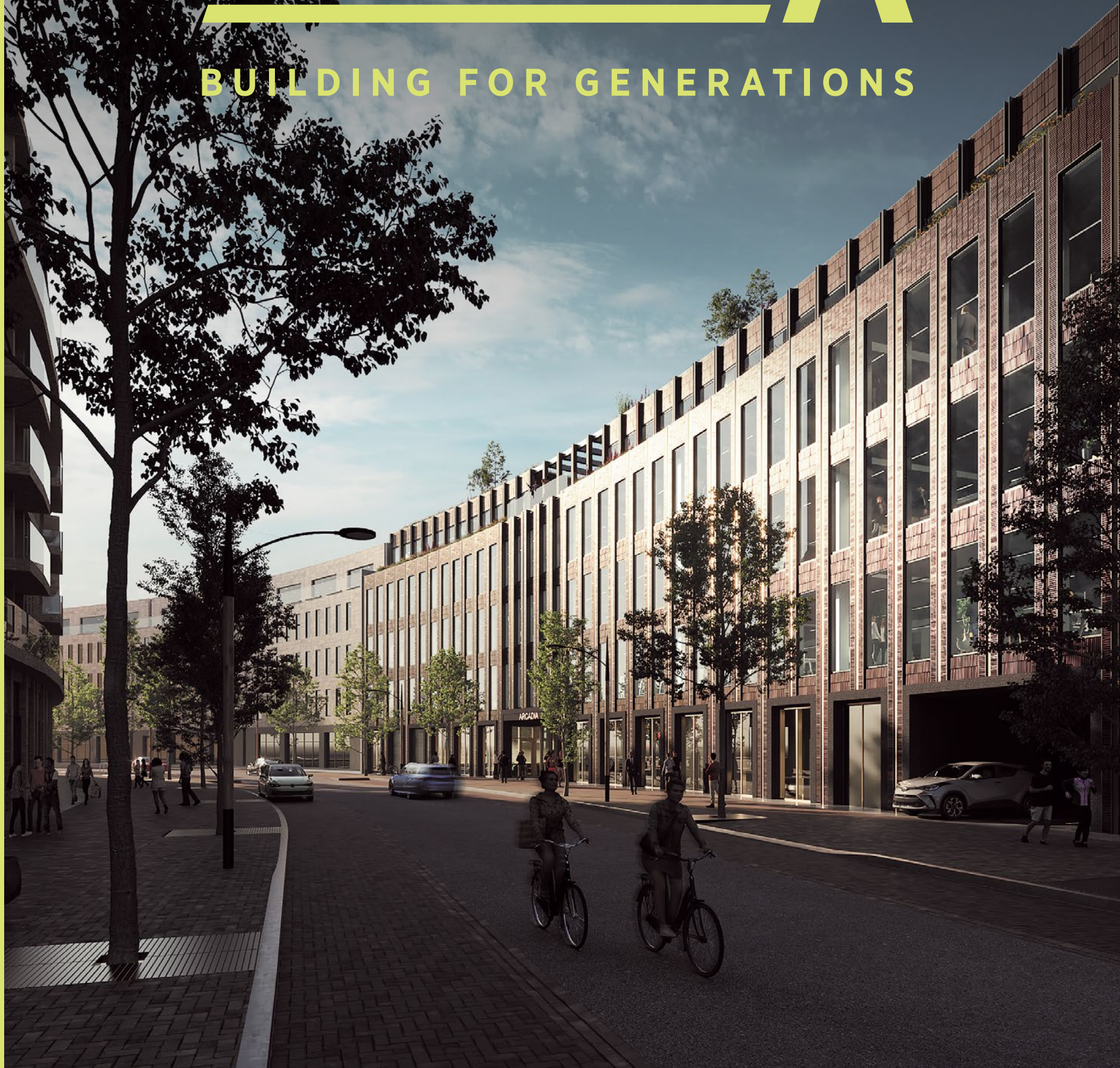


ARCADIA

BUILDING FOR GENERATIONS





COMMUTE FOR COMMUNITY

ARCADIA

© Dura Vermeer, Januari 2025



Atrium Arcadia, (MVSA Architects)

HIGHLIGHTS

- 01 A high-end multi-tenant office building, 10.899 sqm GLA with 111 parking spaces, 76 of which for electric vehicles.
- 02 Floors of approx. 2,500 sqm GLA, can be leased in units from approx. 505 sqm GLA. Maximum occupancy per floor approx. 176 people and a total of approx. 726 persons for the building.
- 03 Very easily accessible location by both car (along the A2 motorway, high-profile location) and public transport (next to Leidsche Rijn train station) with various amenities within walking distance (Leidsche Rijn centre), such as a supermarket, gym and various F&B establishments.
- 04 Excellent facilities such as a modern bicycle parking station for 286 bicycles, 12 of which are XL, a manned reception desk and a Barista including catering services.
- 05 A state-of-the-art sustainable building that meets ESG standards. BREEAM Excellent rating, also an MPG environmental performance < 0.65 and a BCI of at least 0.5.
- 06 Start of construction scheduled for Q1 2026, (completion scheduled for the summer of 2027).

LEIDSCHHE RIJN

Arcadia is located in Leidsche Rijn. Leidsche Rijn is a development location and district in the city of Utrecht, the capital of the province of Utrecht. Located west of the Amsterdam-Rijn Canal. the district's name is derived from the Leidse Rijn canal, which runs through it. At the start of the project in the 1990s and in the decades after, Leidsche Rijn was the largest Vinex residential development location in the Netherlands. Arcadia is located in the Leidsche Rijn Centre part, which forms a link between the new residential areas of Leidsche Rijn and the historic city centre of Utrecht. Characteristic is the prominently urban character in a relatively high and dense development, a great contrast with the surrounding residential areas. On 1 January 2024, Leidsche Rijn had 49,310 inhabitants, making it the third largest district of Utrecht in terms of population.



Leidsche Rijn centre

Leidsche Rijn bus station



ACCESSIBILITY

Accessibility of Arcadia is excellent, by car, public transport as well as by bicycle. The building is located along the A2 motorway between Utrecht and Amsterdam and is easily accessible by car (exit 7 to Leidsche Rijn Centrum from Utrecht or from Amsterdam).

By train it takes only 5 minutes from Utrecht Central Station to Leidsche Rijn station. It is only a few minutes' walk from the station to Arcadia at Reykjavik Street.

From Arcadia, you can cycle to Utrecht city centre in just 20 minutes.

ARCADIA		 
Amsterdam	30 min	41 min
Airport Schiphol	30 min	44 min
Rotterdam	50 min	51 min
The Hague	53 min	46 min
Den Bosch	45 min	40 min

UTRECHT



- University
- University Medical Center Utrecht
- Train
- Highway
- Road

SEE MORE?
CHECK THE AREA
BELOW



THE AREA & SITUATION

Arcadia is located about 200 metres north of Utrecht Leidsche Rijn train station. The building is located in a series of (future) office buildings that together form a closed wall between the A2 motorway, the Stadsbaan road and the future residential area. On the south side, it is connected to the existing Helix and Capgemini office buildings. Arcadia has two façades, each with their own unique look: one towards the motorway and one towards Reykjavikstraat. The residential area directly behind the office wall is characterised by the large scale of the buildings, with relatively large and high building blocks. The iconic high-rise of the future residential project MARK marks the new district with what is an exceptional height in Utrecht terms. With its warm architecture, Arcadia blends seamlessly into the urban wall, while retaining its own identity.



THE BUILDING

The heart of Arcadia is a vibrant place where work and relaxation takes shape in multiple ways: formal and informal meeting places to briefly discuss something with the background of a welcoming and energetic ground floor where you can grab your coffee or lunch. This creates an inspiring environment that encourages users to meet and move. The heart of the building is the atrium, which connects the entrance at Reykjavik Street to the lounge area. The brasserie, the reception area and the studios on the ground floor also have an open connection with the atrium.



PVH Campus, Amsterdam (MUSA Architects)

Entrance Reykjavikstraat





PUBLIC AREA

Arcadia is designed and built to help you get more out of your work. We have thought about everything in terms of building, services and facilities. We make sure that everything is perfect, so that you can fully focus on what you are good at.

HOSTS & STAFF

At the manned reception, your guests are received with a warm welcome. You can also select to outsource serveral admin tasks and add additional reception services to maximize your time at the office.

BARISTA

At the Barista, you can grab a delicious and healthy breakfast or lunch, along with a freshly ground cup of coffee or another selection of beverages.



WORKSPACES

Ambitious companies and creative corporates will find the perfect office solution in Arcadia. These spaces can be fully furnished and shaped according to the wishes and identity of the organisation. In addition, the floors are flexible and scalable, so that the space can grow with the success of the company. If desired, we can take care of all furnishings and fittings for you.

IN SUMMARY

- Office space from 505 sqm;
- Private space, fully customisable to your wishes and identity;
- All public areas are delivered fully upholstered and furnished;
- Front desk / host with caretaker services.



PVH Campus, Amsterdam (MUSA Architects)



PVH Campus, Amsterdam (MUSA Architects)

FLOOR PLANS & SQM OVERVIEW

The building consists of a layer on -1 for parking and technology, a ground floor, four office floors and a roof floor with a roof terrace, green roof and technology. In total, the building contains 10,899 sqm GLA. The tables below show the floor areas divided by use over the floors.

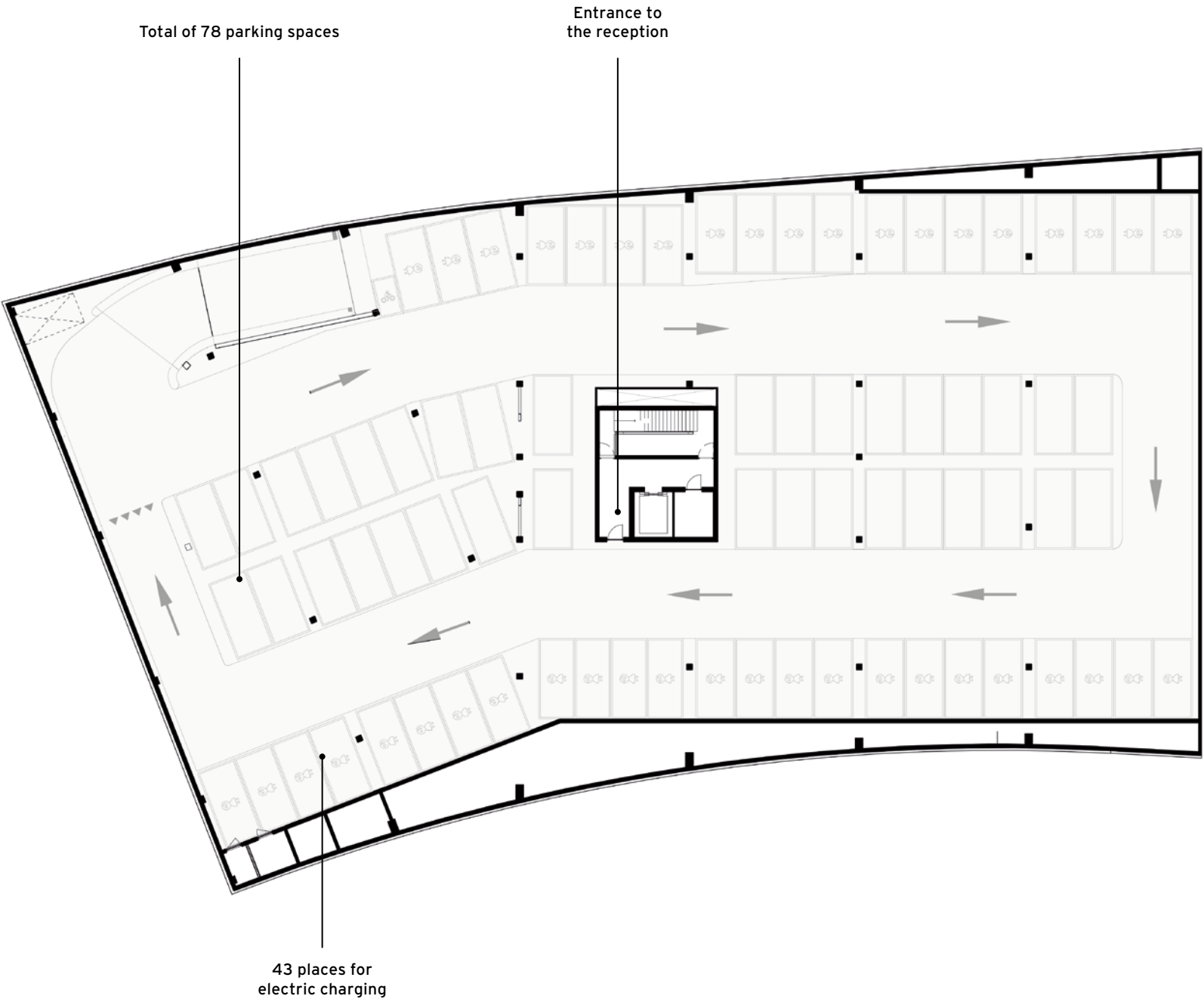
SQM GLA	CAR PARK	BICYCLE PARK	TECHNICAL	PUBLIC	OFFICE	TOTAL
Basement	2,457	0	200	0	0	2,657
First floor	1,280	307	56	84	929	2,656
Second floor	0	0	0	182	2,329	2,511
Third floor	0	0	0	182	2,329	2,511
Fourth floor	0	0	0	182	2,329	2,511
Fifth floor	0	0	0	182	2,171	2,353
Roof	0	0	29	0	0	29
TOTAL	3,737	307	285	812	10,087	15,228

SEE MORE?
CHECK THE AREA
BELOW



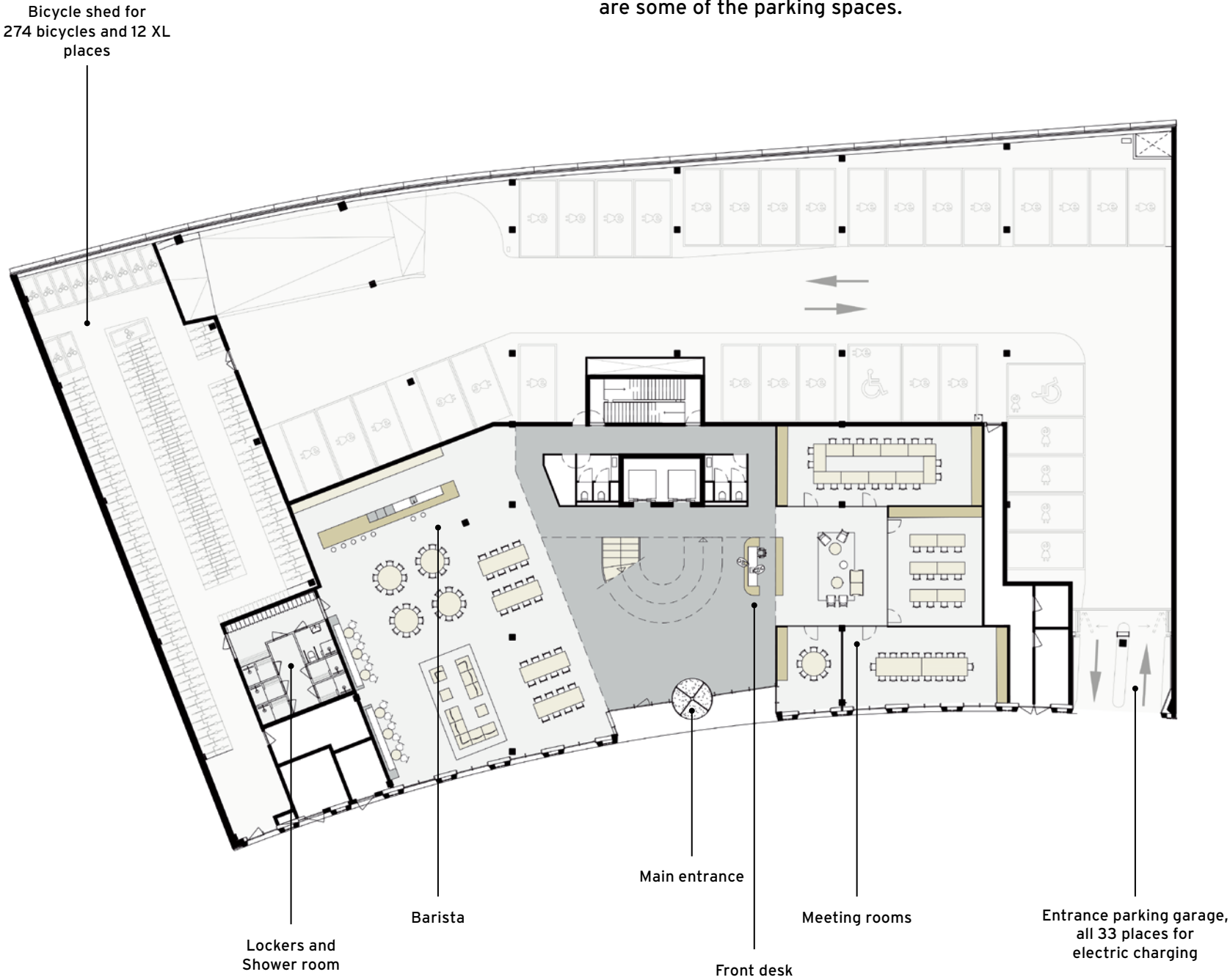
BASEMENT (CAR PARK)

The car park is located on two layers. The bottom layer is entirely intended for parking and technology. Some of the parking spaces are equipped with electric charging points. The entrance from the car park to the ground floor is spacious and light.



GROUND FLOOR

The ground floor comprises of 1.013 sqm GLA . This is area includes the reception and business lounge which is the beating heart of the building. This area will also function as an event space. The first floor is the place where everyone - staff, tenants and visitors - enters. This is where the brasserie, reception area and business lounge area are located. The floor also accommodates a beautiful, spacious bicycle parking station. The bicycle parking station is equipped with electric charging points and shower facilities. The entrance to the car park at Reykjavikstraat is also on the ground floor, as are some of the parking spaces.



FIRST FLOOR

The first floor comprises of 2.511 sqm GLA of office space, customizable to your specific needs.



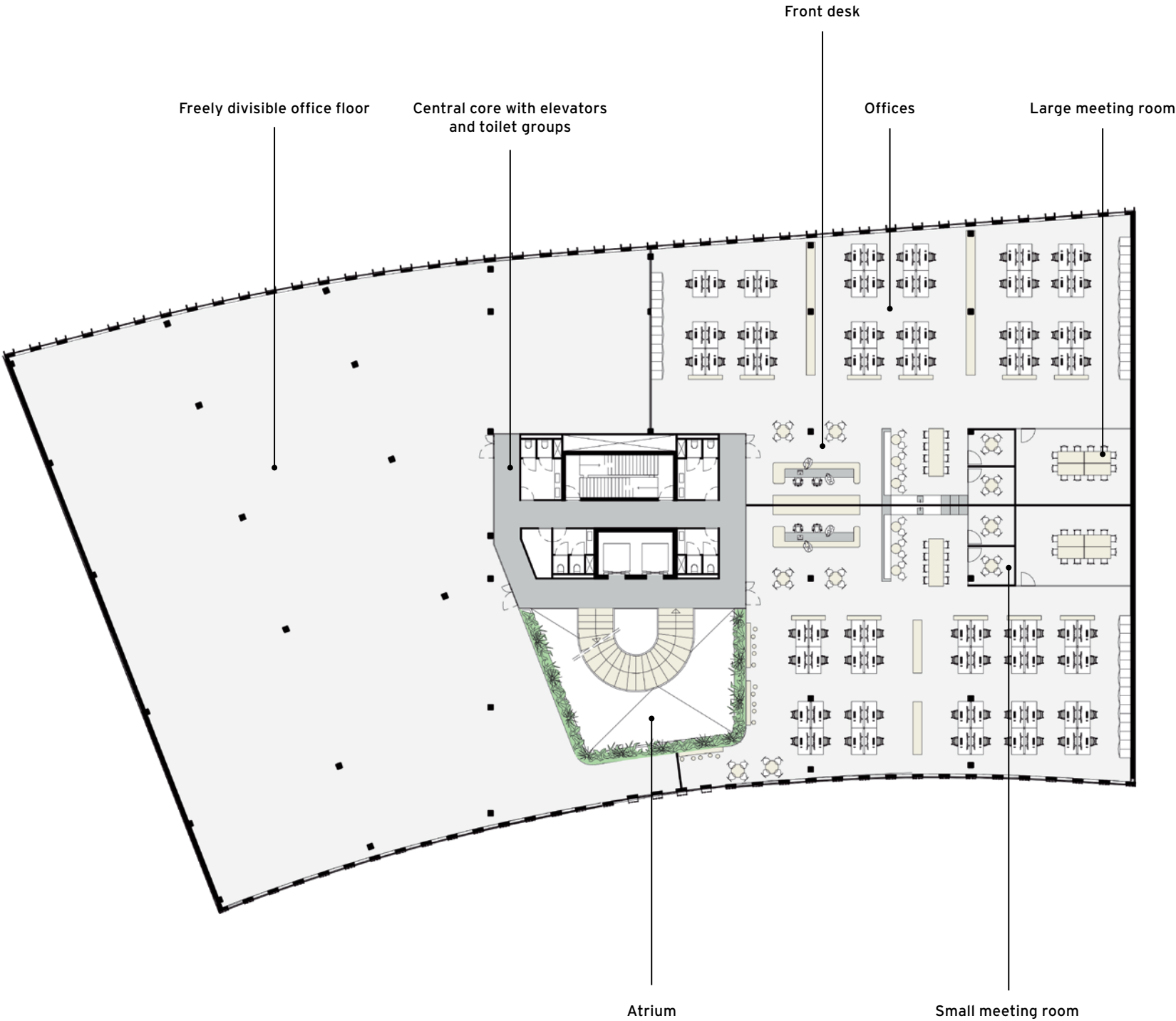
SECOND FLOOR

The second floor comprises of 2.511 sqm GLA of office space, customizable to your specific needs.



THIRD FLOOR

The third floor comprises of 2.511 sqm GLA of office space, customizable to your specific needs.



FOURTH FLOOR

The fourth floor comprises of 2.353 sqm GLA of office space, customizable to your specific needs.



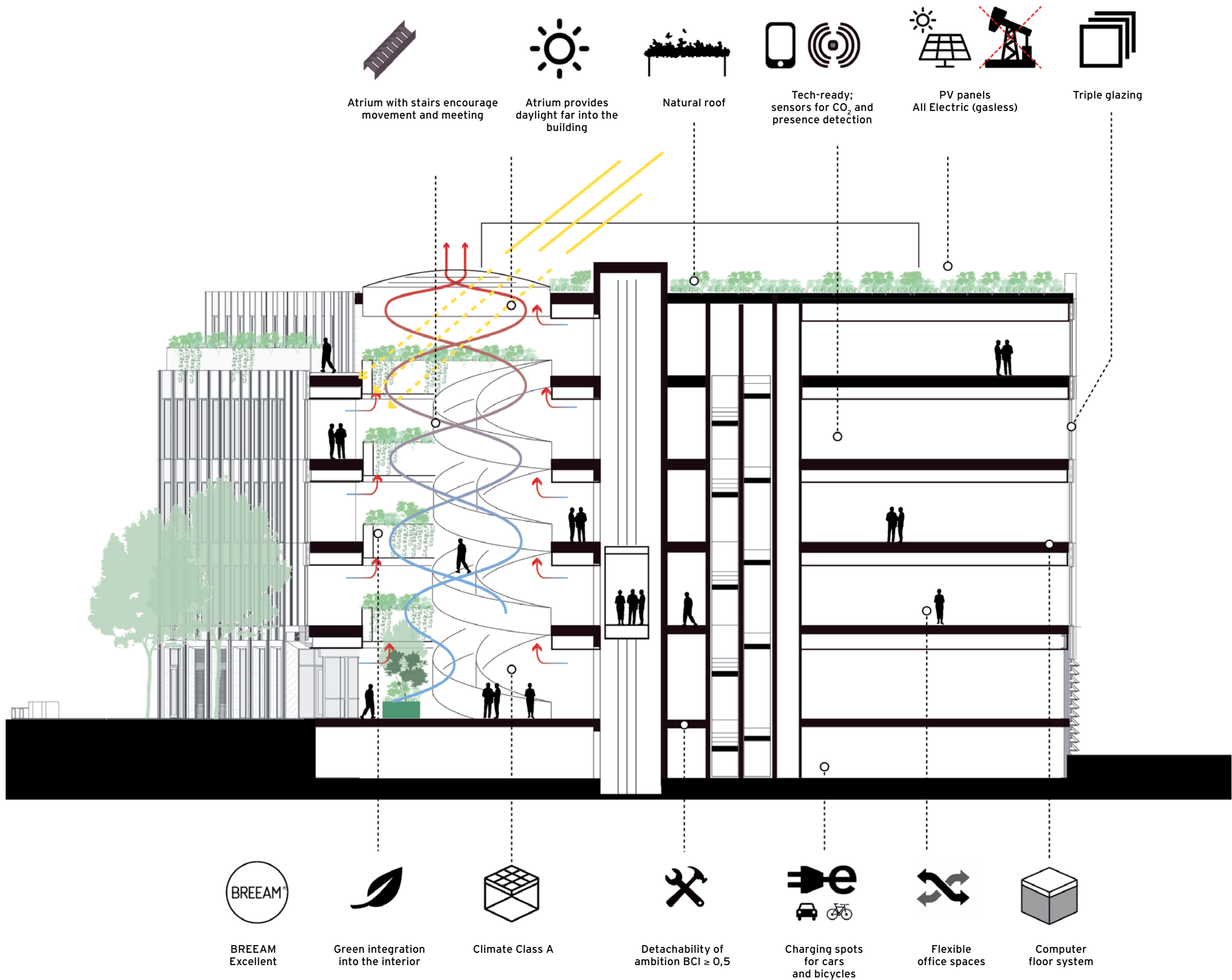
SUSTAINABILITY

Arcadia is a very sustainable building: energy-efficient, circular and flexible. In addition to high performance in terms of energy and material use, adaptability is crucial. Arcadia facilitates both large and small tenants: the building can be freely divided due to the large, open floor areas and the central access via the atrium. The use of a sprinkler and a smart grid of induction units in the offices and climate ceilings in the atrium ensures adaptability of the building services. Arcadia is also tech-ready. In this way we anticipate changing use and meet current and future user requirements. Arcadia naturally also meets ESG criteria.

Arcadia will be BREEAM Excellent certified (in accordance with the BRL BREEAM-NL Nieuwbouw 2020 issued by the Dutch Green Building Council). We achieve this high BREEAM score through, among other things, a future-proof installation concept that is completely gas-free (all-electric), the application of energy-efficient air-cooled heat pumps, 445 solar panels, triple glazing and a combination of climate ceilings and induction units. With these measures, Arcadia achieves the highest energy label possible, A++++.



The Flow, Amsterdam (MVSA Architects)



ENVIRONMENTAL

Arcadia will enter into sustainable relationships with sustainable suppliers. It is paramount that our suppliers are aware of the extent of their corporate social responsibility and how much they affect the environment.

It goes without saying that we do everything we can to reduce our own impact on the environment as much as possible. The building is all-electric and the roof is fitted with 445 solar panels. We only use high-end LED lighting. We separate our waste and ask our guests to do the same. We will be using press containers to limit the volume of our waste as much as possible.

In the development of Arcadia, we have firmly embed the surrounding environment into the design. In doing so, we have focussed on both minimizing the impact we make on the natural environment, as well as truly adding a landmark building which will have a positive impact on for the inhabitants of Leidsche Rijn and the larger Utrecht area.

GOVERNANCE

Dura Vermeer Commercieel Vastgoed BV is a family businesses and known for their transparent way of working. We are easily accessible, you get a designated contact, and together we provide the best solution for you as a tenant. *Dura Vermeer Commercieel Vastgoed BV* stands for sustainable buildings and the well-being of their residents (tenants).



PVH Campus, Amsterdam (MVSA Architects)





TECHNICAL DESCRIPTION

MATERIAL USE REYKJAVIKSTRAAT FAÇADE

The façade at Reykjavikstraat is dominated by glazed brickwork. The glazed finish creates a colour gradient and reflection on the bricks, which fits well with the round street wall. The traditional production process gives each element a slightly different look.

Windows and flashing consist of aluminium sections with a dark feature colour. Capturing the glazed brick in aluminium frames and applying different depths and reveals creates a layered and refined detailing.

The plinth course is made of anthracite natural stone. The entrance doors in the plinth to the technical areas are also designed in the same colour. The frames, entrance doors and turnstile in the plinth are made of aluminium and bronze-coloured.

MATERIAL USE A2/STADSBAAN FAÇADE

Here, the main material consists of vertical bronze-coloured aluminium fins with an accent in the form of bronze-coloured expanded metal in the dense intermediate piers. Multiple subtle layers are created by means of elegant detailing. The glass in this façade is fire resistant for 60 minutes because of its location in a pool fire focus area.

The open façade parts are provided with a shadow box at the floor edges, creating a vertical rhythm of transparent façade surfaces. This detailing also fits in well with the Helix façade on the side of the motorway, picking up the continuous curve in both the slatted plinth and the façade above. The slats in the plinth are made of aluminium and have the same pale grey colour as the adjacent building.

SMART TECHNOLOGY

Arcadia will be tech-ready upon completion. The building is tech-ready in many ways:

- Walls are installation-free, which offers tenants maximum flexibility;
- Ventilation in the offices is regulated according to need on the basis of presence; proactive control offers maximum flexibility in varying occupation and use;
- Ventilation in the meeting rooms and brasserie is regulated on the basis of CO₂;
- application of the latest generation of LED lighting with max. 4W per sqm.

OCCUPANCY

The maximum occupancy of the building is based on its ventilation capacity (1 person per 15 sqm GFA) and the escape capacity of the stairwells. Maximum occupancy thus amounts to approx. 176 persons per floor and a total of approx. 726 persons for the building.

SPRINKLER

The entire building, including the basement car park, is equipped with a sprinkler system. This makes it possible, among other things, to realise very flexible layouts on the office floors.

FLEXIBILITY

- Arcadia has been designed as a multi-tenant office building. Each storey can be divided into units from 505 sqm LFA.
- The installation concept is designed in such a way that adjustments in the layout can be easily carried out without major adjustments to the installations. The modular distance for the installations is 3.6 metres.
- The architectural modular distance is 1.8 metres.

FLOOR HEIGHT

- An average of 4.0 metres clear height for the brasserie and the entrance. There is no ceiling here, the installations are visible.
- An average of 3.0 metres clear height for the offices. There is no ceiling here, the installations are visible.
- 3.0 metres clear height for the public areas around the atrium on the upper floors.
- 2.4 metres clear height in the sanitary areas.

BUILDING SERVICES - HEAT AND COLD

The building will be equipped with two air/water heat pumps for heating and cooling. This allows heat and cold to be supplied in all seasons. Any additional cooling installations (as desired by tenants) must be connected to the building's cooled water network. Free-hanging induction units have been chosen for the emission system in the offices, which are suspended from the architectural ceiling at a height of approximately 3.0 metres. Additional underfloor heating and cooling are used in the brasserie and the entrance.

SUN BLINDS / LIGHT PROTECTION

- The U value of the windows in the façade and the atrium roof is 0.9 W/m²K and the g value ≤ 0.25. There are no sun blinds in the façade.
- Light protection is used as standard on the ground floor.
- Tenants may apply light protection on the inside, subject to the rules and principles of Creative Valley (with a view to uniformity).

THERMAL COMFORT

The building offers good thermal comfort, class B indoor temperature according to ISSO 74, ATG method for 95% of the usage time. Tenants can control the temperature at -2/+2K. The temperature can be controlled for individual areas with a minimum width of 3.6 metres and a minimum depth of 5.4 metres perpendicular to the wall between the atrium and the offices.



DEVELOPER

DURA VERMEER VASTGOED BV

Founded in 1855, Dura Vermeer is an independent family business focusing on the Dutch construction market with activities in residential construction, non-residential construction and infrastructure. With a turnover of € 1.9 billion and approximately 3,400 employees, Dura Vermeer occupies a position among the top ten companies in the Dutch construction industry. With more than 20 independent operating companies across four divisions, we combine strong regional roots with the knowledge, strength and resources of a company that operates nationwide.

Dura Vermeer Commercieel Vastgoed BV is the developer of commercial real estate within Dura Vermeer. Our core activities concern the design and development of non-residential projects. These are often complex assignments, in which safety, quality and project management are crucial. Our activities are built on a solid financial foundation and an open and dependable style of doing business. That is our standard and is what our customers identify with.

We are a family business with strong core values. With 170 years of history, continuity is our main driving force. As a family business, we focus on lasting relationships with our customers, employees and partners and the creation of long-term value. But also on society as a whole. This crucially requires that we listen to our customers, be flexible and respond promptly to new developments. In doing so, we always act on the basis of our core values: safety, quality and reliability. With safety as our top priority.

CONTACT

For questions and/or further information about Arcadia, please contact us. We will be happy to provide you with further information.

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ALCADIA

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