The Rotterdam Science Tower is strategically situated at Marconiplein in Worldport Rotterdam. It is unique in that it provides exceptional laboratory facilities in a top-class office building. This combination has attracted biotech companies River Diagnostic and ViroClinics that have outgrown the Life Science Incubator of the Erasmus MC university medical center. The fact that the building also houses the Laboratory Technology degree program of the Zadkine regional education center justifies its name: Rotterdam Science Tower. There is still room on the top floors for your company!

EXCELLENT BUSINESS CLIMATE

The Netherlands, Europe’s historical trading crossroads, is an obvious choice to locate a company’s European headquarters or an R&D facility. International companies such as Mittal Steel/Arcelor and IBS Software have already found their way into Europe by locating their offices in Rotterdam. Says Arnoud Besseling of the City of Rotterdam Development Corporation: “Rotterdam is an international, cosmopolitan city and is home of Europe’s largest port. Investing abroad can be difficult, but we will make it as easy as possible.” With some 60,000 jobs, Rotterdam’s healthcare sector is currently the second largest economic factor, after the harbor. “We expect that the healthcare sector will have surpassed the harbor employment within a few years,” says Erasmus MC board director Anton Westerlaken. Finally, there is more to Rotterdam than business, as the International Herald Tribune pointed out:

“Rotterdam has become a home to architecture firms and design museums, some of which are considered the most progressive in the world. The city is increasingly to architecture what Paris is to fashion, or Los Angeles to entertainment.”

THIS BROCHURE…

... will walk you through all the great possibilities the Rotterdam Science Tower can offer you as a future tenant. It goes without saying that the Fortress organization (building owner/lessor) will cater for all your specific needs, in partnership with experts from the Erasmus MC Technology Transfer Office and the City of Rotterdam Development Corporation. In short, we provide a true turn-key solution. For more information please contact Fortress mr. C. Dolk +31 10 433 24 77 / info@fortress.nl
THE ROTTERDAM SCIENCE TOWER AT A GLANCE

- EXCELLENT BUSINESS CLIMATE
- INTERNATIONAL LIFE SCIENCES AND MEDICAL INNOVATIONS PROFILE
- PERFECT LOCATION IN FUTURE HOT SPOT
- CLOSE TO ERASMUS MC UNIVERSITY MEDICAL CENTER
- CLOSE TO UNIVERSITIES OF APPLIED SCIENCES
- EASY ACCESS: 8 MINUTES FROM ROTTERDAM AIRPORT, 40 MINUTES FROM SCHIPHOL
- AMSTERDAM AIRPORT; EFFICIENT PUBLIC TRANSPORTATION
- SPACIOUS, COLUMN-FREE FLOORS
- 24/7 ACCESSIBILITY
- PROFESSIONAL AMBIENCE
- ALL NECESSARY LABORATORY PERMITS, INCLUDING BSL2
- TURN-KEY DELIVERY, FULLY GEARED TO SPECIFIC REQUIREMENTS
The Rotterdam Science Tower project is a joint initiative of three partners: Fortress, Erasmus MC and the City of Rotterdam Development Corporation OBR. Lack of high-quality office space with state-of-the-art laboratories in the greater Rotterdam area was the major rationale for this initiative. The partners are confident that the Rotterdam Science Tower will put Rotterdam on the map as a location for national and foreign companies in search of an international biomedical science profile.

OBR, The City of Rotterdam Development Corporation, is dedicated to stimulate the development of industrial areas, office locations and housing projects. Its experienced International & Acquisition team will be pleased to advise you on starting or expanding your (European) operation in Rotterdam. Acting as your guide and business partner, they will assist you in setting up office here. The service of course includes introducing you to governmental agencies such as the Chamber of Commerce, which handles company registration and trade information. Furthermore, they can put you in touch with temping agencies and specialists in the fields of logistics, international banking, tax matters and company law.

ERASMUS MC is the Netherlands’ most multifaceted university medical center, engaged in patient care, education and research. Covering the whole gamut from bench to bed, the research programs are widely acclaimed. A recent reputation study by professor Cees van Riet shows that its knowledge development is the pinnacle of reputation. Erasmus MC, as a public institution, aims at bringing new technologies and life-saving medicines within reach of society. Knowledge transfer! In most cases this will only be possible if the business world is willing to pick them up. Erasmus MC gives room to startup businesses in its Incubator, which now has become too small and will move to the Rotterdam Science Tower.

FORTRESS, the owner of the Rotterdam Science Tower, is a multidisciplinary real estate organization with more than 30 years of experience. Not the least important of its activities is urban (re)development. Fortress stands for independence, efficiency and innovation in its operations. Its dedicated staff is always in search of creative solutions that make the most of your potentials.
PROMINENT LOCATION
One of three distinctive high-rise landmarks, the Rotterdam Science Tower is watching over the western reaches of the Rotterdam harbor. It marks the entrance to an ambitious urban development project named Park Boulevard. As for now, the Rotterdam Science Tower is already nicely integrated into an inspiring, lively residential and working environment, noted for its tree-lined streets with broad sidewalks and grassy verges. A garden space just in front of the building, featuring a modern lighting plan, forms a green oasis in the heart of the harbor area. From the nearby landing stage on river Maas, the Rotterdam Watertaxi provides both pleasant and practical connections to a great many places on both sides of the river – and they will bring you there fast!

EASY ACCESS
The distance from the Rotterdam Science Tower to the nearest motorway exit, on the A20, is no more than 0.6 miles. The A20 (direction Utrecht) has direct links with the A16 (direction Belgium) and the A13 (direction The Hague and Amsterdam) motorways. Rotterdam Airport is just 8 minutes by car, Schiphol Amsterdam Airport 40 minutes. There is easy parking in the guarded car park building next to the property. Naturally there are excellent public transportation connections as well. Tram, subway (called Metro in the Netherlands) and bus all stop at Marconiplein. Erasmus MC is just three Metro stops or a five minute drive from the Rotterdam Science Tower.
The Rotterdam Science Tower surroundings are presently being redeveloped. Park Boulevard will be one of the most distinctive districts in Rotterdam. A perfect backdrop for your activities. Apart from the residential buildings planned here, no fewer than 24,000 square yards of retail space have been reserved for big shops, cultural facilities, new educational institutes, restaurants, cafes and hotels. In short, Park Boulevard promises to be a true hot spot in Rotterdam. It’s reassuring to know that the City Council has announced it will inject an additional 165 million dollars in its economy, including urban renewal!
AMERICAN ARCHITECTURE
- The Rotterdam Science Tower is one of the landmark towers of the prominent Europoint Complex in west Rotterdam. The 21-storey building, designed by the Chicago-based prestigious architectural firm of Skidmore, Owings & Merrill, has a timeless, natural stone façade. Its large windows offer spectacular panoramic views, especially from the top levels reserved for our tenants. Needless to say that effective renovations have been carried out to ensure that the highest standards for office space are met and kept on a high level.

BUILDING
- Floors
- Entrance

GRAND ENTRANCE
- The elegant entrance of the Rotterdam Science Tower welcomes you and your business partners with great style and professionalism. The entry opens into a stylish marble stone paved lobby featuring a reception desk staffed by professional and friendly receptionists. The building’s air of openness is reinforced by the immense windows that bathe the lobby with ample natural daylight.

SECURE ENVIRONMENT
- It goes without saying that the Rotterdam Science Tower meets the highest security standards in every aspect. Security cameras are installed at all of the building’s and car park’s entrances. The images are monitored at the reception desk, from where the reception staff also controls access to the parking garage. In addition, a direct two-way communication system is at hand, enabling reception staff to contact security personnel immediately.

The Rotterdam Science Tower is accessible 24 hours a day, seven days a week. Note, however, that for activities outside office hours security personnel should be consulted. And of course you are free to provide for any additional external and/or internal security for your rented space. The ground floor general spaces as well as the entrances to all other floors are covered by the building’s alarm system. Tenants may opt to install electronic card readers that control access to the building.
LABORATORIES

The Rotterdam Science Tower meets all national and international standards and requirements for laboratory facilities, including:

- ML II (Dutch biosafety level standard)
- BSL II (International standard)
TECHNICAL SYSTEMS

- All floors in the Rotterdam Science Tower are equipped with state-of-the-art air conditioning systems that also function as a fully operational climate control system.

The laboratory spaces will be equipped with separate cooling systems. In addition, a separate air supply and exhaust system will provide for a 5.0 ACH ventilation flow rate. For that matter, in line with our turn-key delivery of the spaces, all systems may be adjusted to meet your specific needs and preferences.

Other facilities:
- Cleanroom cell
- Autoclave
- Safety cabinets
- Column-free spaces

CONSTRUCTION DETAILS

- The floors of the Rotterdam Science Tower are structurally supported by the columns in the façades and the concrete wall of the rigid central core. Concrete ribs under the floors at the wall/floor intersections provide additional support to compensate for the extensive column-free span. Still there is ample clearance from the underside of these ribs to the top of the finished floor; i.e. 3,070 mm (3.07 meters), which is quite sufficient to install a cleanroom cell. The clear height up to the ceiling system is 2,650 mm (2.65 meters).
Current founding blocks of the Rotterdam Science Tower are the successful companies River Diagnostics and ViroClinics, which have grown out of the Erasmus MC Life Science Incubator. The most recent development is the announced move of most of the Erasmus MC Incubator to the Rotterdam Science Tower.

River Diagnostics is the brainchild of CEO Gerwin Puppels, who holds a part-time position as associate professor at the Erasmus MC department of Dermatology. Raman spectroscopy is the key to the success of River Diagnostics. They have brought to market a skin composition analyzer based on this optical technology. A promising new application will be launched soon. It enables easy and rapid identification of bacteria at strain level. This will be a crucial tool in the fight against hospital-acquired infections.

Famed professor Albert Osterhaus of the Erasmus MC department of Virology is Chief Scientific Officer to the three companies that make up the ViroVentures platform. All three—ViroClinics, ViroNovative and Viroscope—have spun out from Erasmus MC in the first years of the 21st century. Venturing out on an ambitious program to fight virus infections, they have been quite successful. Specialising in research on viruses that pose a very real danger to public health, ViroClinics offers diagnostic services, contract research and consultancy to the biopharmaceutical industry.
The images in these two pages offer artist impressions of the offices and labs of our tenants ViroClinics and River Diagnostics. As explained throughout this brochure, Fortress delivers customized care and service, resulting in a turn-key solution incorporating all your specific requirements with regard to design, lay-out and fit-out.
AN OPPORTUNITY TO GO IV