



## Project Information

## Holland Office Center

Kruisweg 789-829  
Hoofddorp

## To Let

---

### Office space in complex Holland Office Center in Hoofddorp

#### Kruisweg 789-829 in Hoofddorp

## Project description

---

Holland Office Center consists of 5 small-scale office buildings with a total surface area of approx. 11,860 sq m and is prominently located at the intersection Van Heuven Goedhartlaan /Kruisweg. In the complex is approx. 5,356 sq m office space available divided over various units.

Holland Office Center is equipped with a restaurant / coffee bar, an inner garden with a terrace (with a pond) and joint meeting facilities. Various facilities are available in the immediate vicinity, including the Novotel, the Hyatt Place Amsterdam Airport hotel, various restaurants and several shops at the NS railway station.

## Location

---

The accessibility of the building is excellent because of the location close to exit/entrance of the highway A4/A44 (Amsterdam-Den Haag-Rotterdam) and the A5 just a few car minutes away. Schiphol airport is accessible by car in 10 minutes. The NS station Hoofddorp is located in the immediate vicinity of the building, the super-fast bus connection R-Net has also a stop there. This high speed, dedicated bus line between Haarlem via Schiphol and Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 341) or Amsterdam Centre (line 397) guarantees a perfect accessibility by public transport. For further information visit [connexion.nl](http://connexion.nl)

## Surface area

---

The complex comprises 5 buildings with a total surface area of approx. 11,860 sq m. The following spaces are currently available to let:

|                   |                       |         |                   |
|-------------------|-----------------------|---------|-------------------|
| <u>Building 1</u> | ground floor          | 1.0.2   | approx. 221 sq m; |
|                   | ground floor          | 1.0.5   | approx. 70 sq m.  |
| <u>Building 2</u> | 1 <sup>st</sup> floor | 2.1.1   | approx. 367 sq m; |
|                   | 1 <sup>st</sup> floor | 2.1.2   | approx. 234 sq m; |
|                   | 1 <sup>st</sup> floor | 2.1.3   | approx. 139 sq m; |
|                   | 2 <sup>nd</sup> floor | 2.2.1   | approx. 180 sq m; |
|                   | 2 <sup>nd</sup> floor | 2.2.2   | approx. 234 sq m; |
|                   | 2 <sup>nd</sup> floor | 2.2.3   | approx. 169 sq m. |
| <u>Building 3</u> | 1 <sup>st</sup> floor | 3.1.2 a | approx. 241 sq m; |
|                   | 1 <sup>st</sup> floor | 3.1.2 b | approx. 139 sq m; |
|                   | 2 <sup>nd</sup> floor | 3.2.1   | approx. 186 sq m; |
|                   | 2 <sup>nd</sup> floor | 3.2.3   | approx. 59 sq m;  |
|                   | 2 <sup>nd</sup> floor | 3.2.4   | approx. 195 sq m. |

|                   |                       |       |                   |
|-------------------|-----------------------|-------|-------------------|
| <u>Building 4</u> | 1 <sup>st</sup> floor | 4.1.2 | approx. 254 sq m; |
|                   | 2 <sup>nd</sup> floor | 4.2.1 | approx. 870 sq m. |

|                   |                       |       |                     |
|-------------------|-----------------------|-------|---------------------|
| <u>Building 5</u> | 1 <sup>st</sup> floor | 5.1.1 | approx. 1,093 sq m; |
|                   | 2 <sup>nd</sup> floor | 5.2.1 | approx. 705 sq m.   |

Some units can be combined, see the attached drawing.

## Parking

---

Holland Office Center has two parking areas enclosed by barriers with a parking norm of 1 place per approx. 40 sq m rented office space. There are visitor parking places and several parking places with an electric charging point.

Parking places can also be rented on a flexible base.

## State of delivery

---

The buildings / office spaces are among other things provided with:

- representative and spacious entrance with a marble floor;
- elevator;
- suspended ceilings with built-in light fixtures;
- modern sanitary facilities per floor;
- heating by means of radiators;
- mechanical ventilation with peak cooling;
- office supervisor;
- sun blinds (at the window frames on the sunny side);
- cable ducts;
- utilities for placing a pantry.

For joint use, a restaurant/coffee bar, meeting facilities and an inner garden with terrace and pond are available. The restaurant provides catering, lunches etc. The complex has a caretaker.

Buildings 1, 3 and 5 have energy label C and buildings 2 and 4 have energy label B.

## Rental price

---

The rent price for the office space is from € 100 per sq m per year, excluding VAT and service charges. The rental price for the parking place is € 750 per place per year, excluding VAT.

Rental is possible up to the end of 2025. In building 1 and building 3, a short rental term from a minimum of 12 months is possible.

Lessor and Lessee explicitly declare that at the determination of the rental price, the starting point is that the Lessee will permanently use the leased space for the by law determined (or at a later stage to be determined) minimum percentage for purposes giving entitlement to VAT deduction.

## Service charges

---

The service charges are € 52,50 per sq m per year excluding VAT, this is a fixed non-deductible amount.

## Acceptance

---

Immediately.

Rental is possible up to the end of 2025. In building 1 and building 3, a short rental term from a minimum of 12 months is possible.

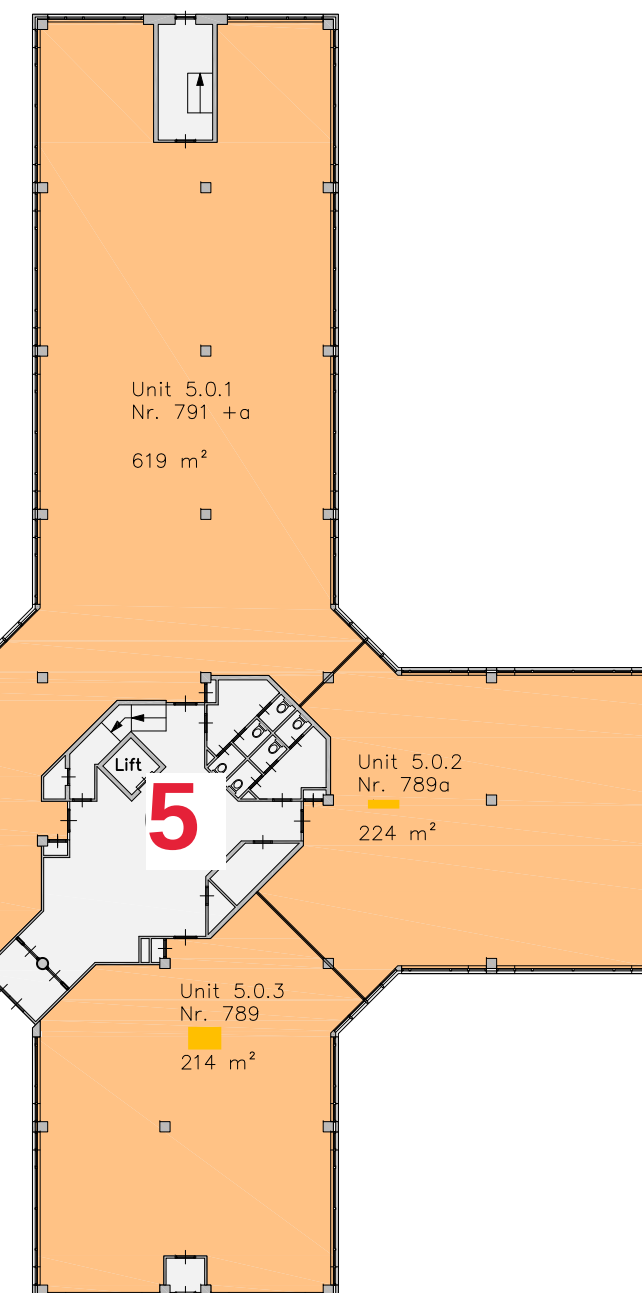
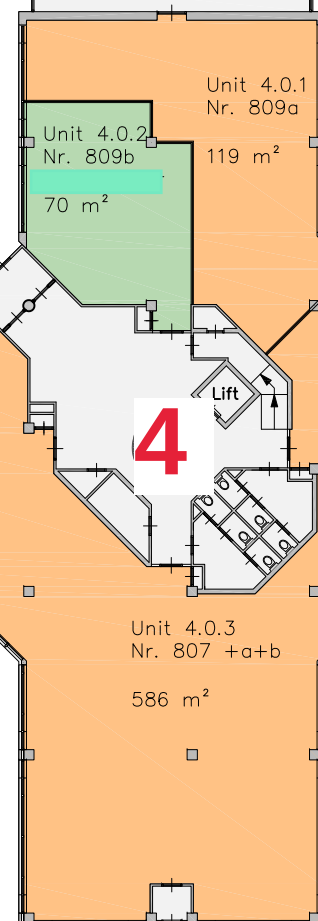
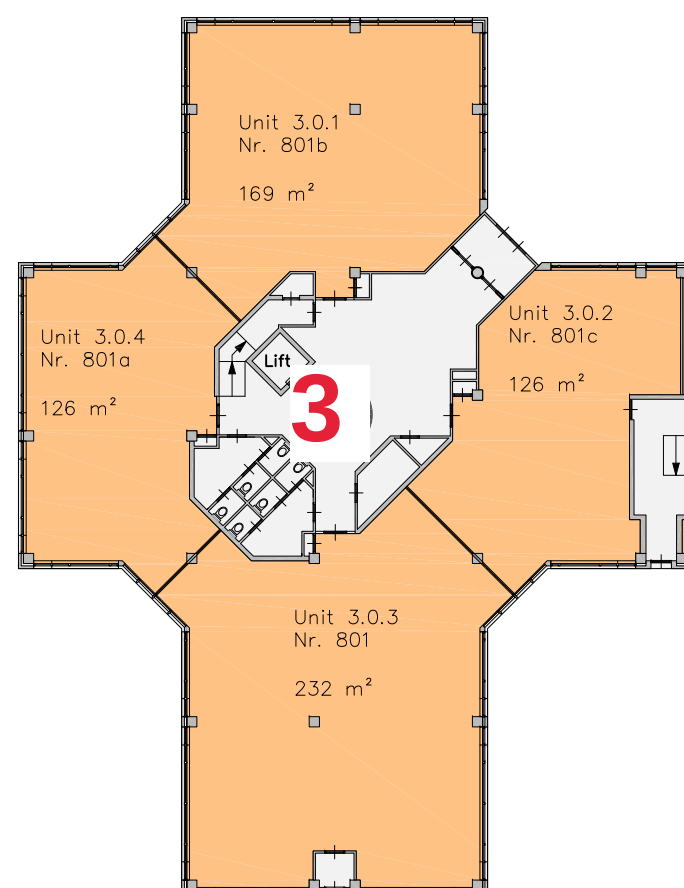
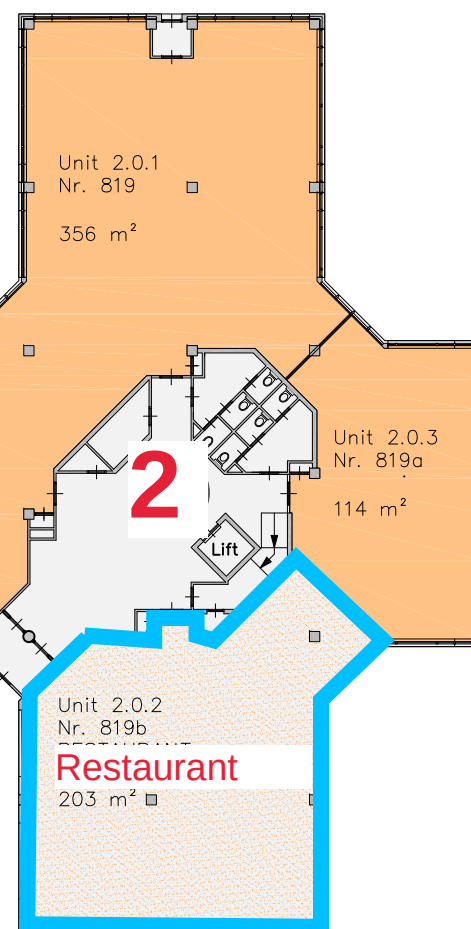
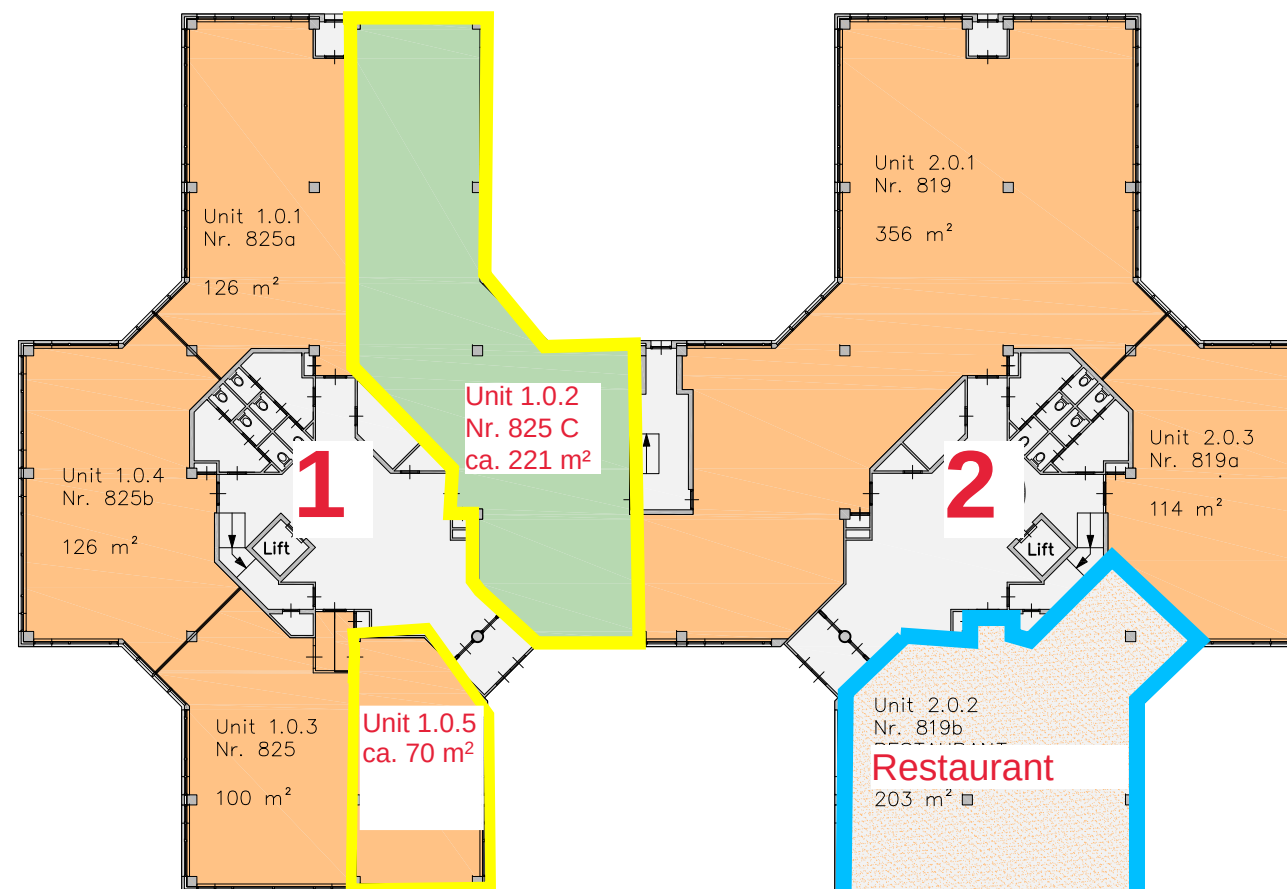
Although BT Makelaars takes due care in compiling all information provided , the accuracy of the content cannot be guaranteed and no rights or obligations can be derived from the information provided.











- geel omlijnd = beschikbaar
- oranje = verhuurd
- blauw omlijnd = restaurant/  
vergaderruime

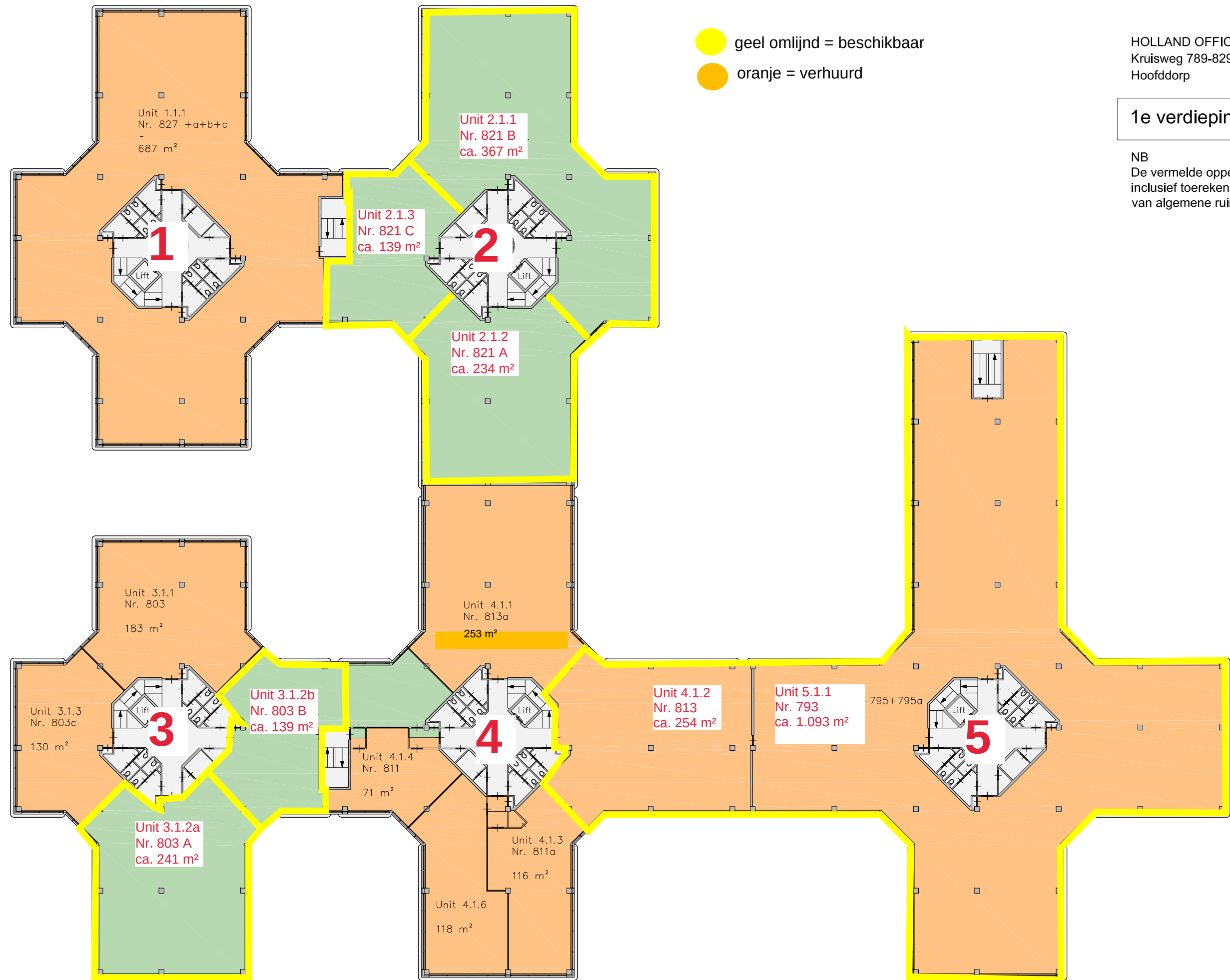
HOLLAND OFFICE CENTER  
Kruisweg 789-829  
Hoofddorp

### Begane grond

NB  
De vermelde oppervlakten zijn  
inclusief toerekening  
van algemene ruimten

BINNENTUIN



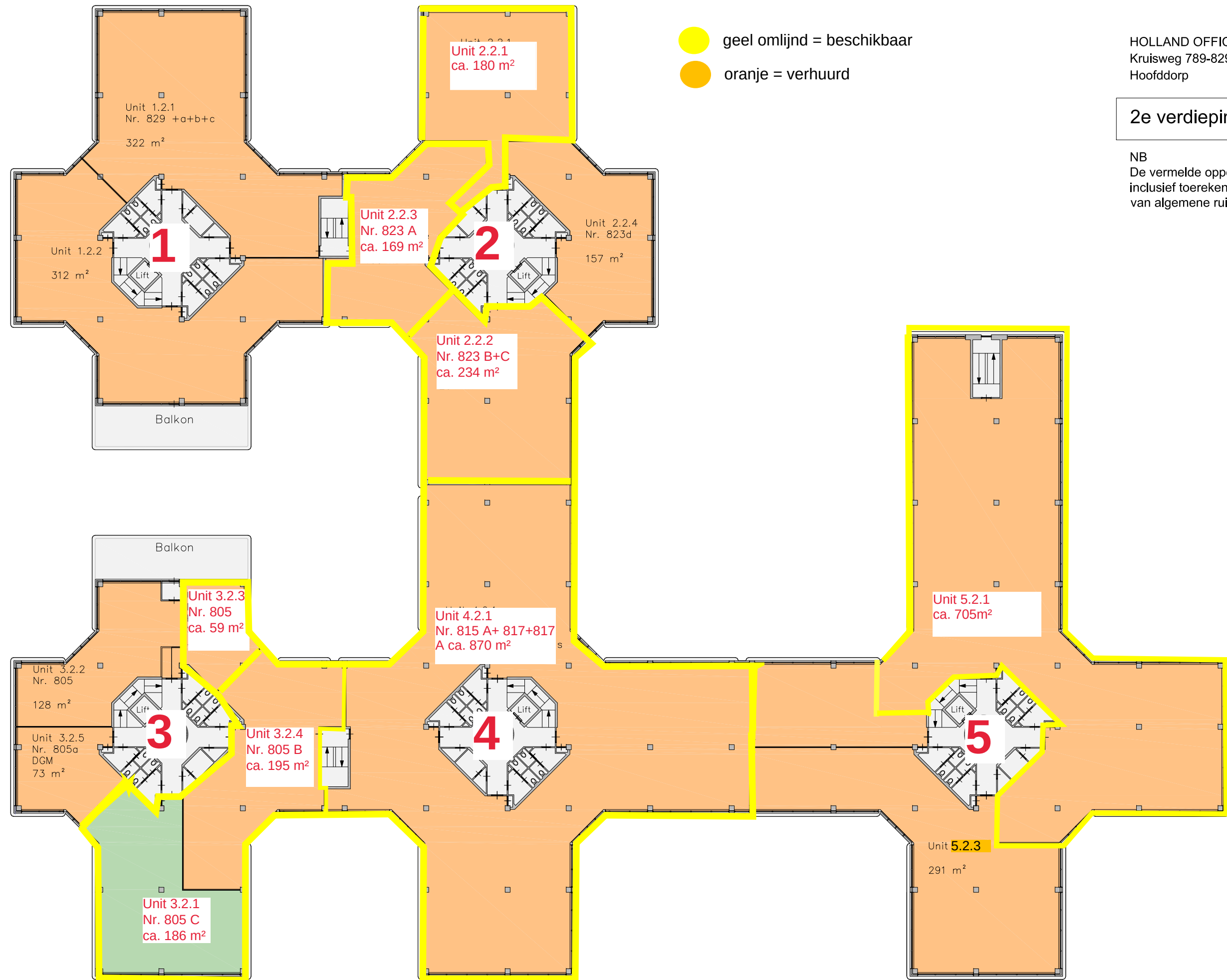


HOLLAND OFFICE CENTER  
Kruisweg 789-829  
Hoofddorp

## 1e verdieping

NB  
De vermelde oppervlakten zijn  
inclusief toerekening  
van algemene ruimten

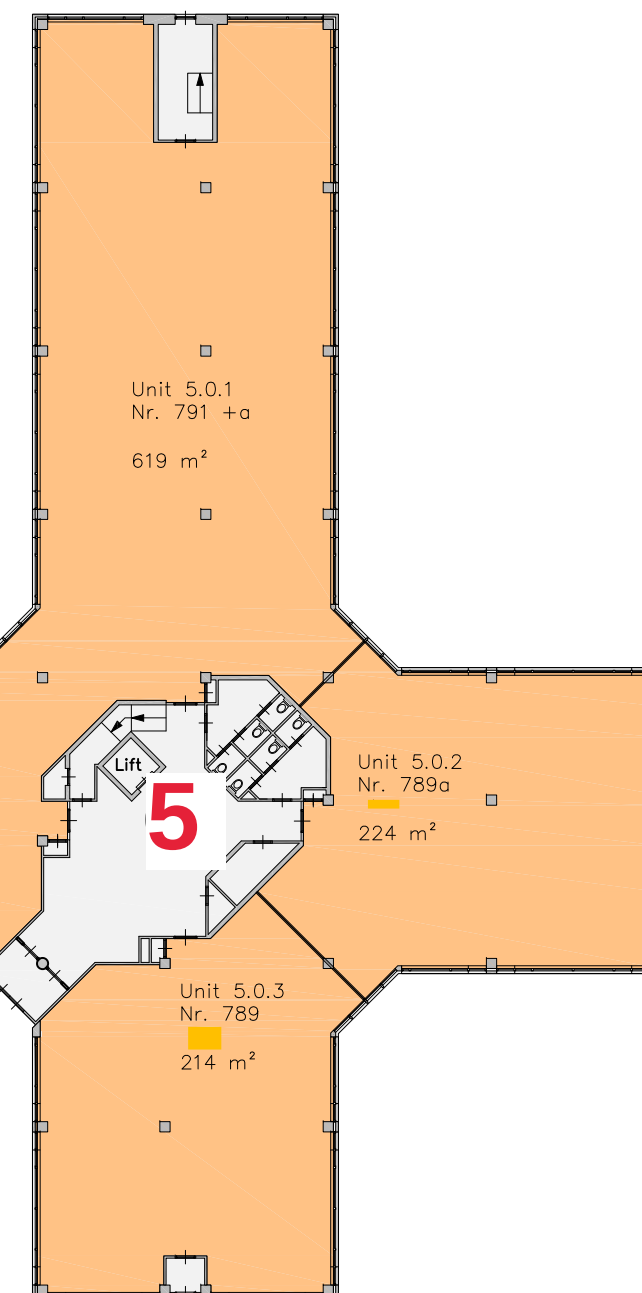
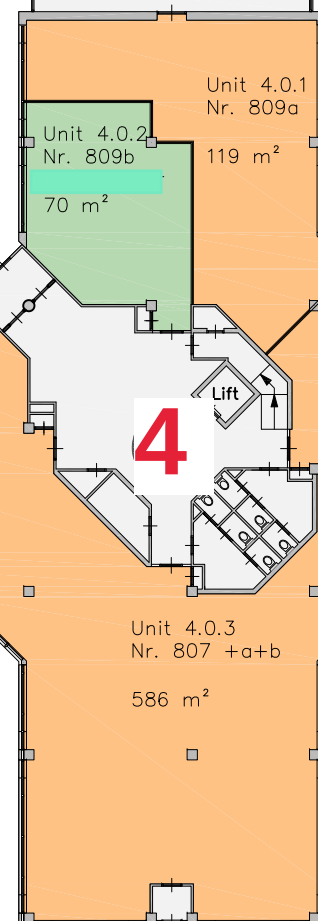
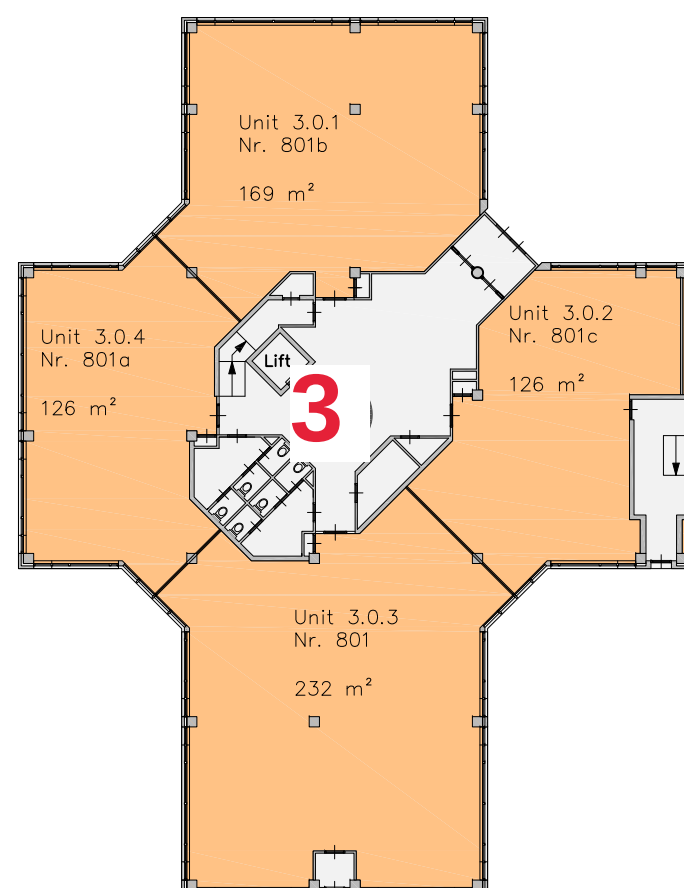
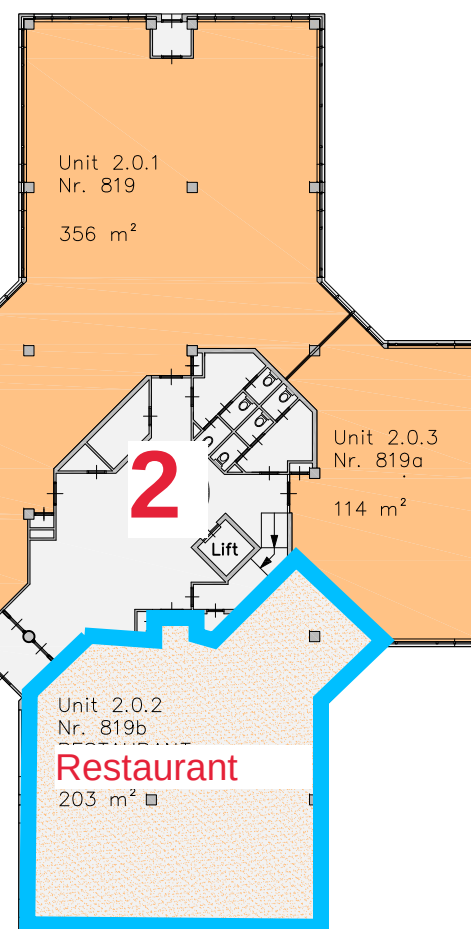
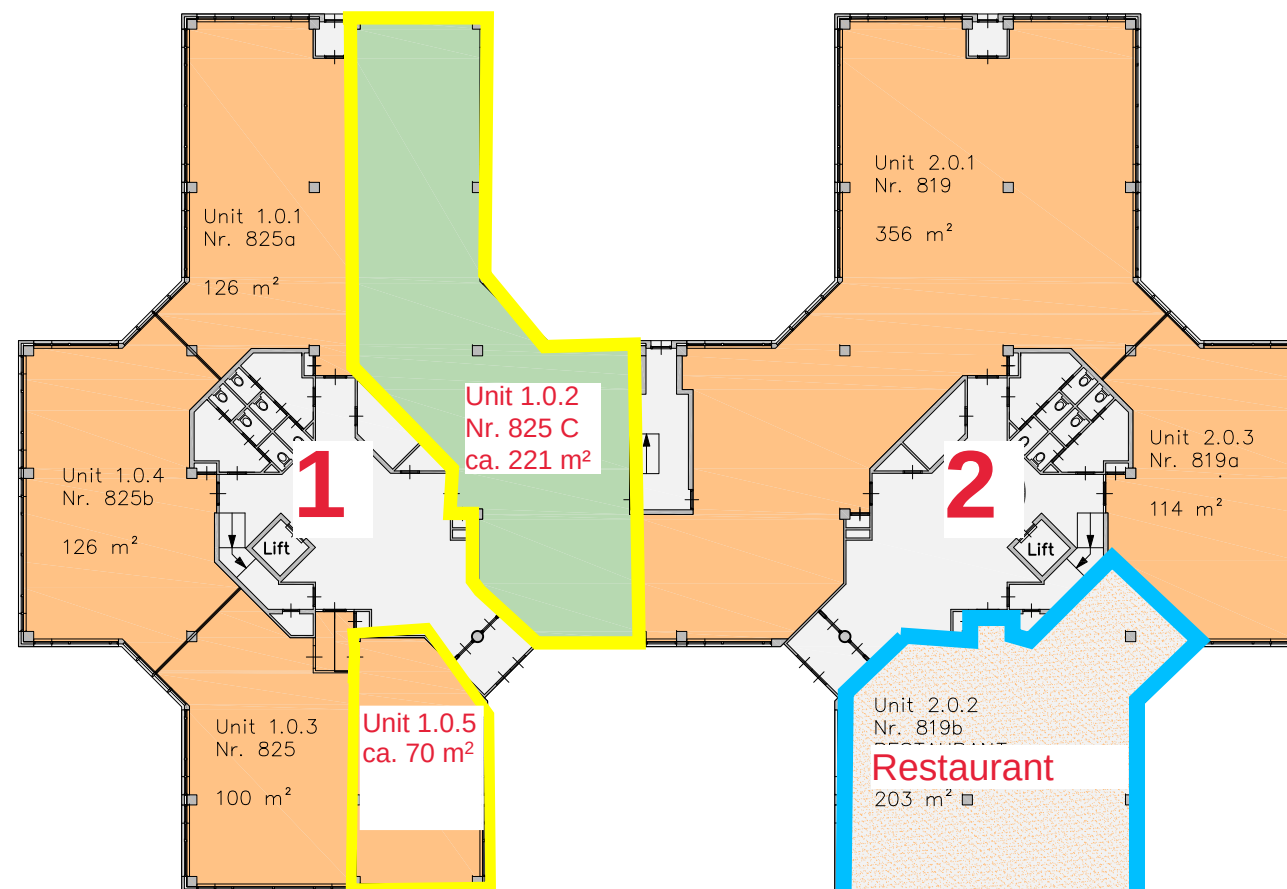




HOLLAND OFFICE CENTER  
Kruisweg 789-829  
Hoofddorp

## 2e verdieping

NB  
De vermelde oppervlakten zijn  
inclusief toerekening  
van algemene ruimten



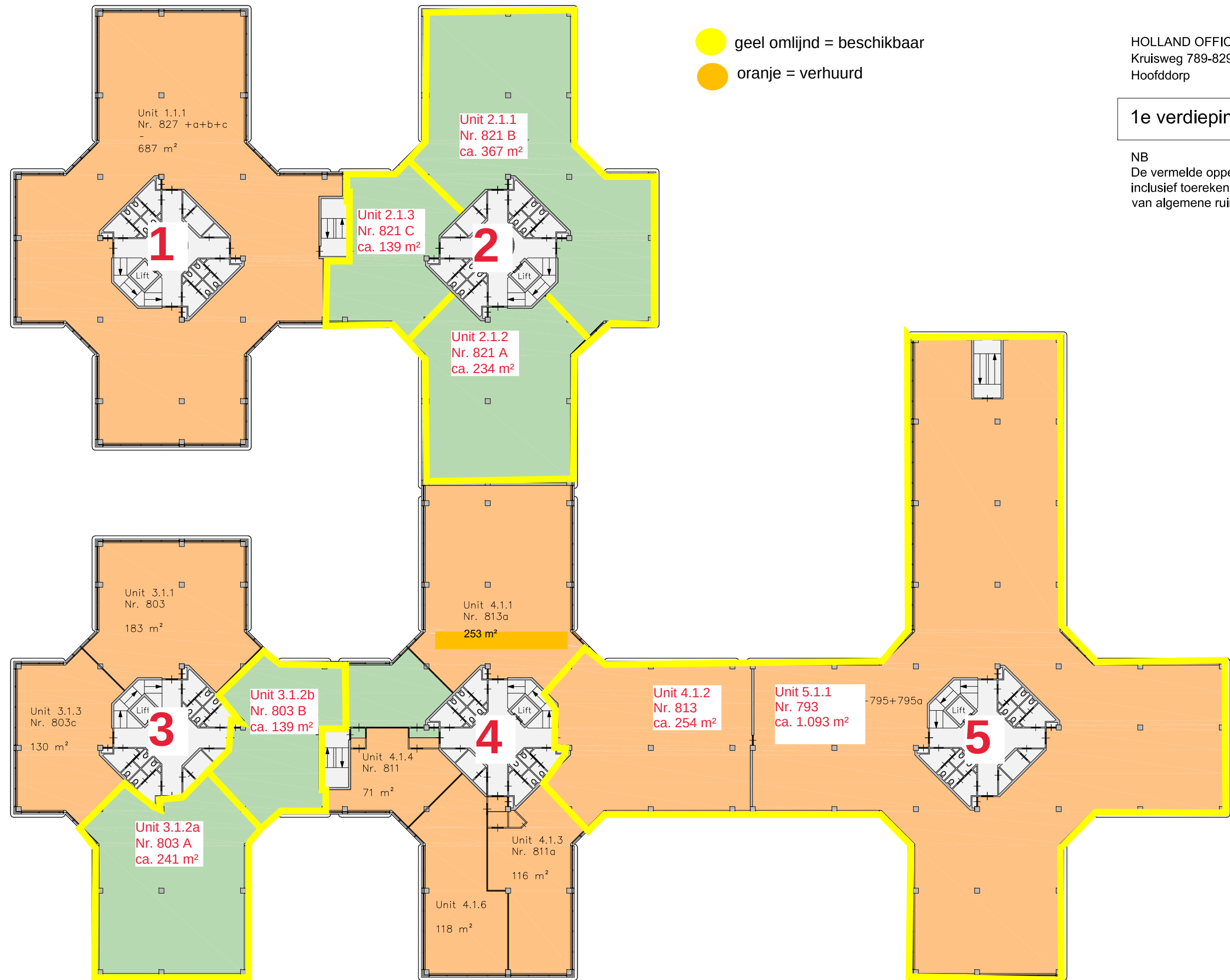
- geel omlijnd = beschikbaar
- oranje = verhuurd
- blauw omlijnd = restaurant/  
vergaderruime

HOLLAND OFFICE CENTER  
Kruisweg 789-829  
Hoofddorp

## Begane grond

NB  
De vermelde oppervlakten zijn  
inclusief toerekening  
van algemene ruimten

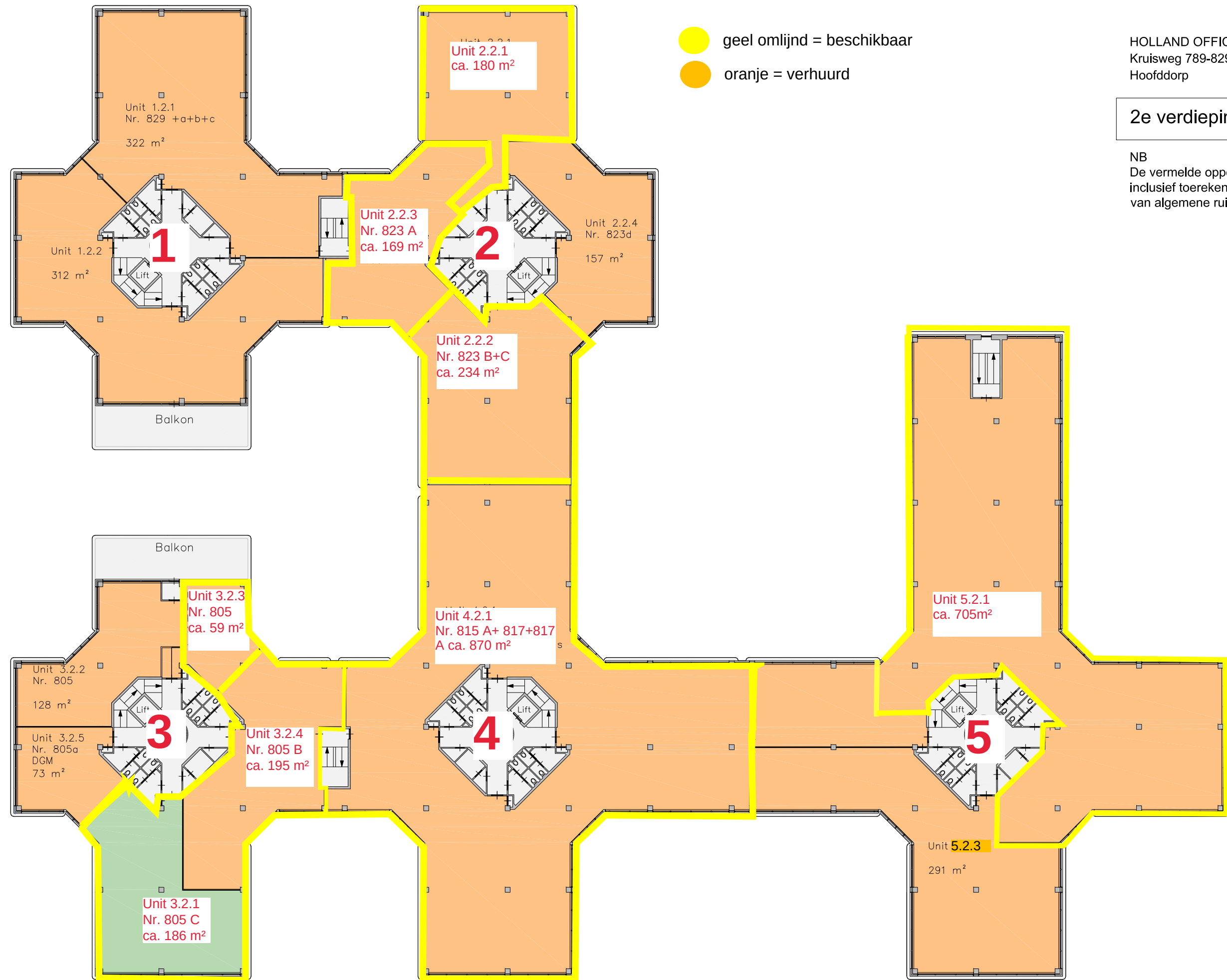
BINNENTUIN



HOLLAND OFFICE CENTER  
Kruisweg 789-829  
Hoofddorp

## 1e verdieping

NB  
De vermelde oppervlakten zijn  
inclusief toerekening  
van algemene ruimten



HOLLAND OFFICE CENTER  
Kruisweg 789-829  
Hoofddorp

## 2e verdieping

NB  
De vermelde oppervlakten zijn  
inclusief toerekening  
van algemene ruimten