



Project Information

Avenue Building

Scorpius 1-41
Hoofddorp

To let

Avenue Building located at office park Beukenhorst Zuid in Hoofddorp

Scorpius 1-41, Hoofddorp

Project description

The striking Avenue Building tower, right next to Hoofddorp train station and the A4 motorway entrance/exit Amsterdam-The Hague, has a very recognizable curved shape with floors of approx. 1,100 sq m each. The building is situated at a perfect high exposure location for example for a name sign on the façade. Approx. 7,780 sq m of the total approx. 10,180 sq m office space divided over nine floors, is available for rent. The building has a spacious parking garage and private (visitor-) parking spaces at ground level.

Avenue Building is located in the campus-like environment of Park 20|20, an area with buildings of high quality architecture with much attention for a healthy working environment, special and innovative energy-saving measures and a range of facilities that increase the liveliness and comfort. The area is home to several restaurants, including the Japanese Masami Fusion Cuisine and Restaurant Den Burgh. One of the many hotels in the area is the Novotel with various catering and meeting facilities.

Location

The accessibility is excellent with the exit of the A4 / A44 (Amsterdam - The Hague - Rotterdam) and the A5 within a few minutes by car. Schiphol Airport is reachable by car within 10 minutes. Right next to the building is the NS-railway station Hoofddorp and a stop of R-Net, a (mostly) free bus line with a fast bus connection between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 310). Further information about travelling with R-Net can be found on connexxion.nl.

Surface area

The building has a total surface area of approx. 10,181 sq m lfa, of which approx. 7,780 sq m lfa is available for rent, divided as follows:

1 st floor	-	approx. 1,117 sq m;
2 nd floor	-	approx. 1,111 sq m;
3 rd floor	-	approx. 1,111 sq m;
4 th floor	-	approx. 1,111 sq m;
5 th floor	-	approx. 1.111 sq m;
6 th floor	-	approx. 1.111 sq m;
7 th floor	-	approx. 1.107 sq m.

Partitional letting is possible per floor of approx. 1,100 sq m.

Parking

The 191 available associated parking places are located in the parking garage. This means an extremely generous parking norm of 1 parking place per approx. 35 sq m rented office space.

State of delivery

The complex/building features include:

- representative entrance with atrium;
- 3 luxury elevators with a panoramic view;
- spacious open stairwell between the floors;
- large windows with lots of natural light;
- heating by means of radiators with casing;
- cable ducts for electricity and data cabling;
- new suspended ceilings with LED lighting;
- recently renovated spacious sanitary facilities.

The joint entrance/reception area with a reception desk will be restyled and provided with a coffee corner with a take-away breakfast/lunch facility. The implementation of this is currently being worked out.

Furthermore the delivery level can be determined in consultation with lessee and lessor.

The building has energy label A and the BREEAM-NL In-Use "very good" certificate.

Rental price

The rental price for the office space is € 200 per sq m per year excluding VAT and service charges. The rental price for the parking places is € 1,600 per place per year excluding VAT.

Lessor and Lessee explicitly declare that in determining the rent, the rent level is based on the starting point that Lessee will permanently utilise a minimum percentage as determined by law (or at a later stage to be determined) of the leased space for purposes giving right to VAT deductions, so that taxed rent may be opted for.

Service charges

The service charges will be determined by mutual agreement.

Acceptance

By mutual agreement.

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OPTION 01| Traditional model with closed offices
(different types of offices for several company sizes)

Usable workspace (verblijfsgebied)	601 m ²
Max. number of employees / residents *	60
Number of qualified workspots in the plan	53

Function		Unit
Open workspace	0	seats
Separate office workspace	53	seats
Call cabins (1 pers.)	0	cabins
Public meeting tables	0	tables
Meeting rooms	3	rooms
	16	people
Board room	14	people
Reception	2	employees
Auditorium	48	seats

* based on a workspace of 10 m² per person.



Layout 01

1:200

HEY LI GERS architects	AMSTERDAM Entrepotdok 164 1018 AD NL	UTRECHT Nieuwekade 213-215 3511 RW NL	MANAGEMENTSYSTEEM CERTIFICATE DNV-GL ISO 9001:2015	PROJECTNAAM SCOR01	PROJECT SCOR01	GETEK.DOOR FB		TEKENINGNAAM LAYOUT	AANMAAKDATUM 19-07-2022	VERSIE 01	DATUM 19-07-2022	VERSIE	DATUM	VERSIE	TEKENINGNR.
	+31 (0)20 627 01 62 www.h-dp.nl	+31 (0)30 752 58 44 info@h-dp.nl		PROJECT ADRES Scorpius 1 Hoofddorp 2132 LR Nederland	SCHAAL 1:200	FORMAAT A3		OPTION 01 OFFICE FLOOR	FASE LO	02	01-08-2022	02	LO0.1		

OPTION 02| Hybrid model with open floor plan
(multi-tenant or one single company)

Usable workspace (verblijfsgebied)	970 m ²
Max. number of employees / residents *	97
Number of qualified workspots in the plan	78

Function		Unit
Open workspace	76	seats
Separate office workspace	2	seats
Call cabins (1 pers.)	6	cabins
Public meeting tables	3	tables
Meeting rooms	3	rooms
	18	people
Board room	14	people
Reception	2	employees

* based on a workspace of 10 m² per person.



Layout 02

1:200

HEY LIGERS architects	AMSTERDAM Entrepotdok 164 1018 AD NL		UTRECHT Nieuwekade 213-215 3511 RW NL		MANAGEMENTSYSTEEM CERTIFICAAT DNV-GL ISO 9001:2015	PROJECTNAAM SCOR01		PROJECT SCOR01		GETEK.DOOR FB			TEKENINGNAAM LAYOUT		AANMAAKDATUM 19-07-2022		VERSIE 01		DATUM 19-07-2022		02	02	L00.2
	+31 (0)20 627 01 62 www.h-dp.nl		+31 (0)30 752 58 44 info@h-dp.nl			PROJECT ADRES Scorpius 1 Hoofddorp 2132 LR Nederland		SCHAAL 1:200		FORMAAT A3			OPTION 02 OFFICE FLOOR		FASE LO		02		01-08-2022				

OPTION 03| Hybrid model (open floorplan with
separate offices - multi tenant)

Usable workspace (verblijfsgebied)	926 m ²
Max. number of employees / residents *	92
Number of qualified workspots in the plan	78

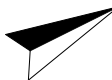
Function		Unit
Open workspace	60	seats
Separate office workspace	18	seats
Call cabins (1 pers.)	0	unit
Public meeting tables	3	table
Meeting rooms	2	rooms
	12	people
Board room	0	
Reception	2	employees
Informal workspace (booth spots)	24	people

* based on a workspace of 10 m² per person.



Layout 03

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OPTION 04| Open floor plan with meeting rooms

Usable workspace (verblijfsgebied)	916 m ²
Max. number of employees / residents *	91
Number of qualified workspots in the plan	74

Function		Unit
Open workspace	74	seats
Separate office workspace	0	seats
Call cabins (1 pers.)	8	cabins
Public meeting tables	3	tables
Meeting rooms	5	rooms
	32	people
Board rooms	0	
Reception	2	employees

* based on a workspace of 10 m² per person.



Layout 04

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