



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.

The building has a total of approximately 10,182 sq m office space, divided over the ground floor and the 1st to 9th floor. The lettable area per floor is approximately 1,100 sq m. The building has a spacious parking garage and private (visitor-) parking places 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. 10,182 sq m lfa, divided over the ground floor and the available 1st to 9th floor, each approx. 1,100 sq m.

Partitional letting is possible per floor.

Parking

The 261 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 "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 € 1,700 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.

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.



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

| | |
|---|--------|
| Usable workspace (verblijfsgebied) | 601 m² |
| 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 |
| Board room | 16 people |
| Reception | 14 people |
| Auditorium | 2 employees |
| | 48 seats |

* based on a workspace of 10 m² per person.



Layout 01 1:200

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PROJECT
SCOR01
SCHAAL
1:200

GETEK.DOOR
FB
FORMAAT
A3

TEKENINGNAAM
LAYOUT
OPTION 01 | OFFICE FLOOR

AANMAAKDATUM
19-07-2022
FASE
LO

VERSE
01 19-07-2022
02 01-08-2022

TEKENINGNR.
LO0.1

Het ontwerp in deze tekening is eigendom van adc Heyligers b.v.

Reproductie in z'n geheel of een deel ervan is verboden zonder de schriftelijke toestemming van adc Heyligers b.v.

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 |
| Board room | 18 people |
| Reception | 14 people |
| | 2 employees |

* based on a workspace of 10 m² per person.



Layout 02 1:200



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

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

| <i>Function</i> | <i>Unit</i> |
|----------------------------------|-------------|
| 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.



OPTION 04| Open floor plan with meeting rooms


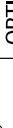
| | |
|---|--------------------|
| Usable workspace (verblijfsgebied) | 916 m ² |
| Max. number of employees / residents * | 91 |
| Number of qualified workspots in the plan | 74 |

| 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 |
| Board rooms | 32 people |
| Reception | 0 employees |

* based on a workspace of 10 m² per person.



Layout 04 1:200

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|---|--|---|-------------------|------------------|--|-------------------------------|----------------------------|-------------|---------------------|-----------------------------|
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| | | PROJECT ADRES Scorplus 1 Hoofddorp 2132 LR Nederland | SCHAAL 1:200 | FORMAAT A3 | | OPTION 04 OFFICE FLOOR | FASE LO | 02 | 01-08-2022 | |