



Project Information

Boeingavenue

Boeingavenue 235
Schiphol-Rijk

To let

Detached office building situated at Office park RichPort Schiphol-Rijk

Boeingavenue 235, Schiphol-Rijk

Project description

Luxurious fully furnished office building of approx. 3,500 sq m divided over five floors. The entire building is spacious, modern layed-out, light and colorful furnished and provided with a company restaurant and a roof terrace. There are many possibilities for formal and informal meetings. It is possible to take over the contemporary furniture or it can be included in the lease. In addition to the parking places on private ground, lessee has also parking places in the garage at his disposal. The building has a total of 120 parking places.

Office park RichPort Schiphol-Rijk is an office park in a well-kept environment with spacious water features and associated green areas. Three hotels are situated at the park, including the Radisson Blu, which includes several meeting facilities and a bar/restaurant. The hotels have shuttle busses from and to Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours (compananny.nl). Office park RichPort has a park management organization. Characteristic of this organization is the coordinated, joint use of several facilities on the business park. Services such as maintenance of public and private grounds, green areas, water features, and security are taken care of by the park management on behalf of the cooperation.

Location

The office park is located close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and at the provincial road N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport is only a few minutes away by car or public transport.

Public transport to and from office park RichPort is operated by ConneXXion and R-net. The buses have a frequency of every 2 minutes during rush hour. There are several stops on the park. For further information, go to vervoerregio.nl.

Parking

The building has a total of 120 parking places, of which 35 places are situated in the joint parking garage and 85 places are situated on private ground. This results in a very generous parking norm of one parking place per approx. 30 sq m rented office space.

Surface area

The total surface area of the building is approx. 3,511 sq m lfa, divided as follows:

ground floor	: approx.	755 sq m
1 st floor	: approx.	738 sq m
2 nd floor	: approx.	789 sq m
3 rd floor	: approx.	789 sq m
4 th floor	: approx.	362 sq m + roof terrace of approx. 200 sq m
Basement (storage)	: <u>approx.</u>	<u>78 sq m</u>
Total		approx. 3,511 sq m

State of delivery

The building/office space features include:

- representative entrance with green walls;
- 2 elevators;
- large windows provided with windows that open;
- radiators with convector casing;
- in the working areas suspended ceilings with built-in light fixtures;
- in the common and social areas an open wooden slatted ceiling with spotlights;
- kitchen with accessories, breakfast bar and lockers on each floor;
- a combination of hard and soft floor covering in various colours;
- designed with glass walls, partly open, partly meeting/working spaces;
- mechanical ventilation with peak cooling;
- spacious and easily accessible stairwell;
- modern sanitary facilities.

The building can be delivered with the “loose” furnishment as shown in the extensive photo shoot. This needs to be agreed upon.

Glass fibre is available in the building.

The building has energy label B.

Rental price

The rental price for the office space is € 155 per sq m per year, excluding VAT and service charges. The rental price for the parking places is € 1,000 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 are € 67 per sq m per year, excluding VAT as an advance payment with a yearly settlement based on actual cost , including electricity consumption in the rented space.

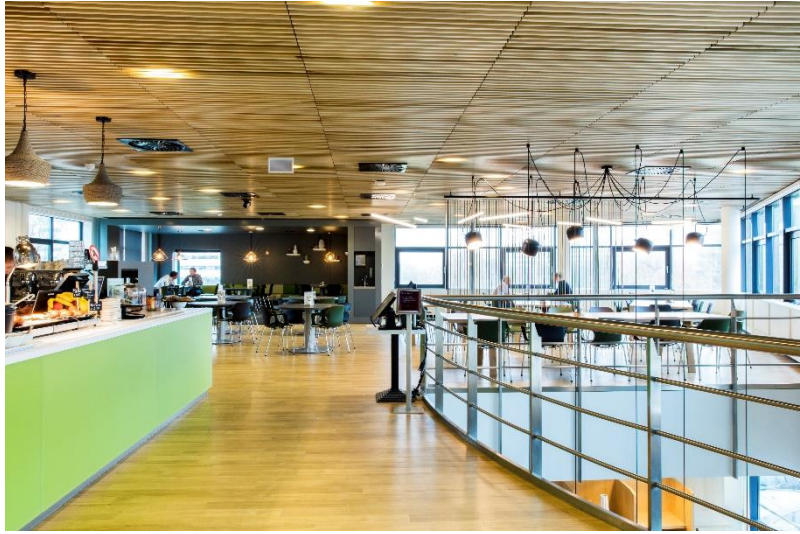
Acceptance

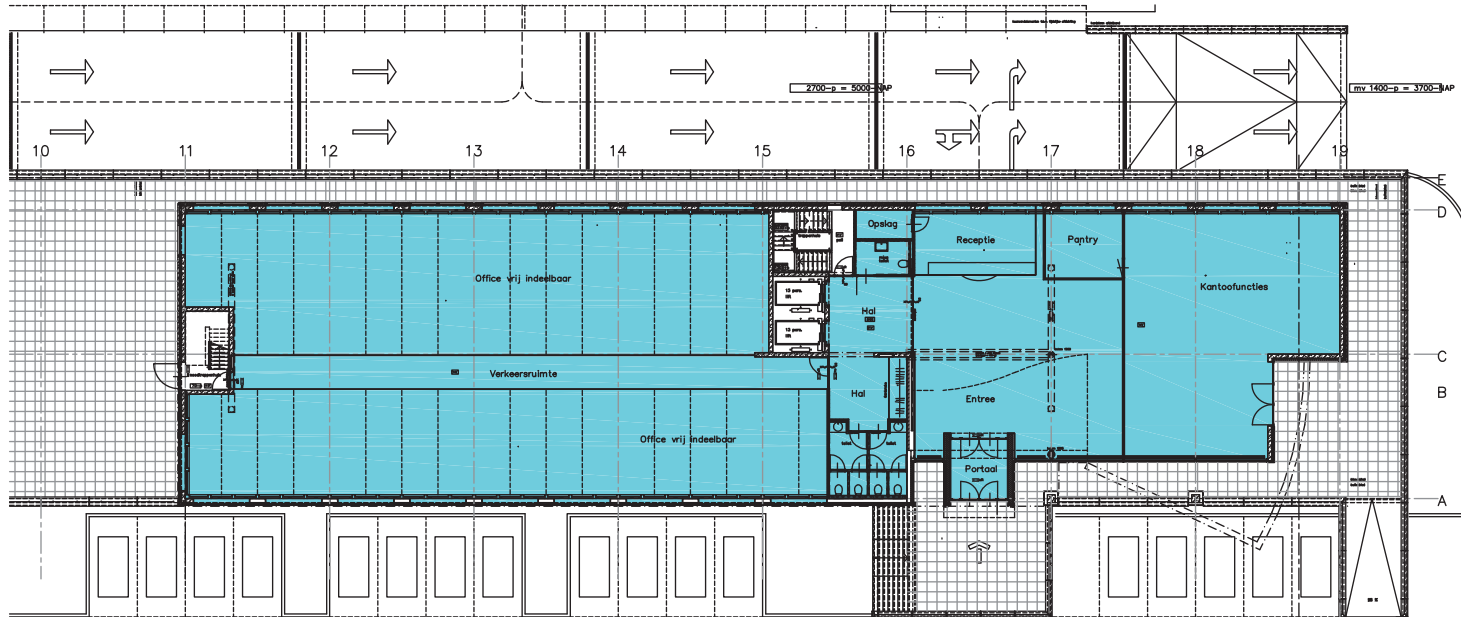
Mid 2023.

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






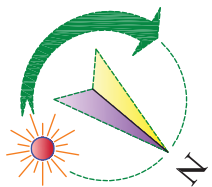


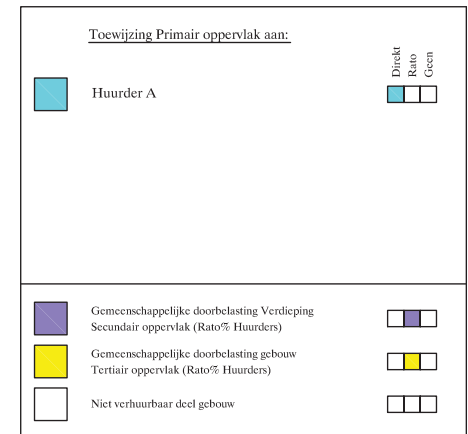
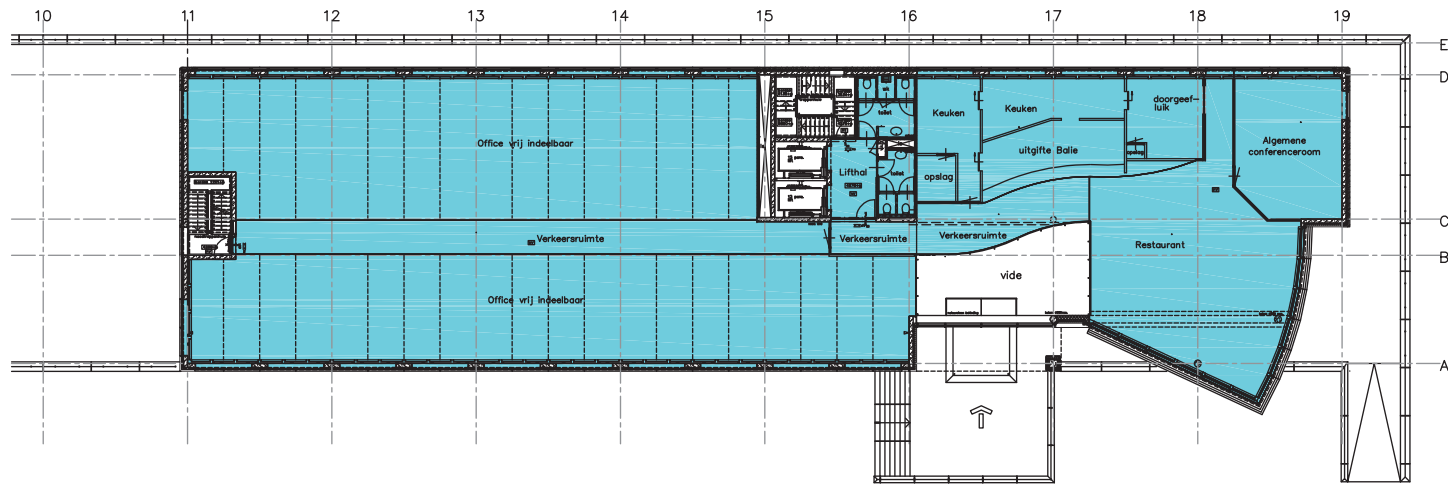
Toewijzing Primair oppervlak aan:

	Huurder A	
	Gemeenschappelijke doorbelasting Secundair oppervlak (Rato% Huurders)	
	Gemeenschappelijke doorbelasting gebouw Tertiair oppervlak (Rato% Huurders)	
	Niet verhuurbaar deel gebouw	

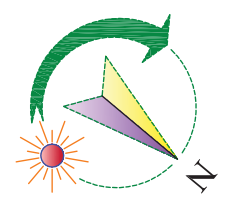


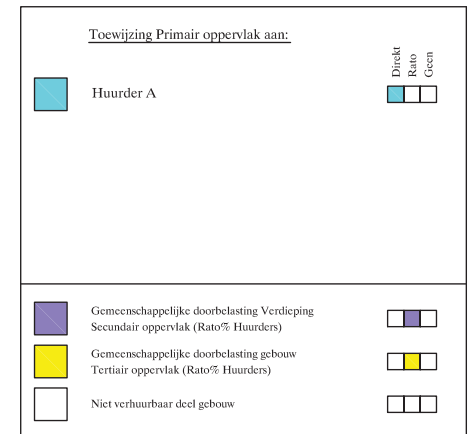
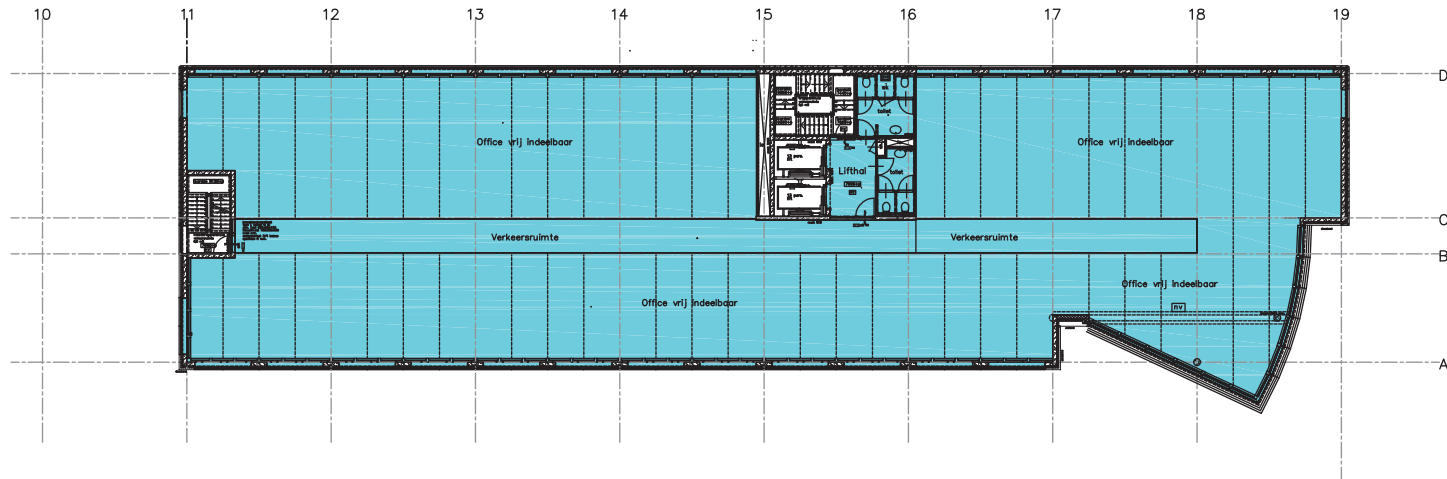
Plattegrond: Begane Grond



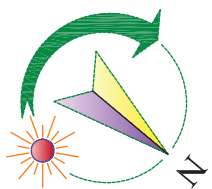


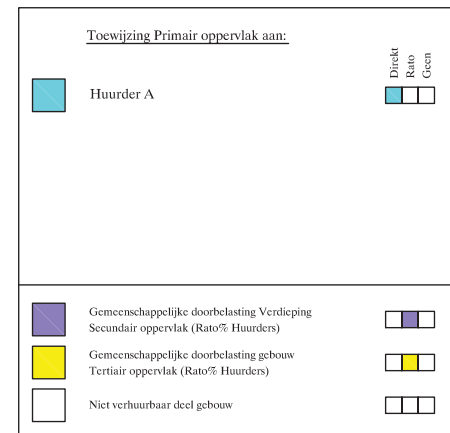
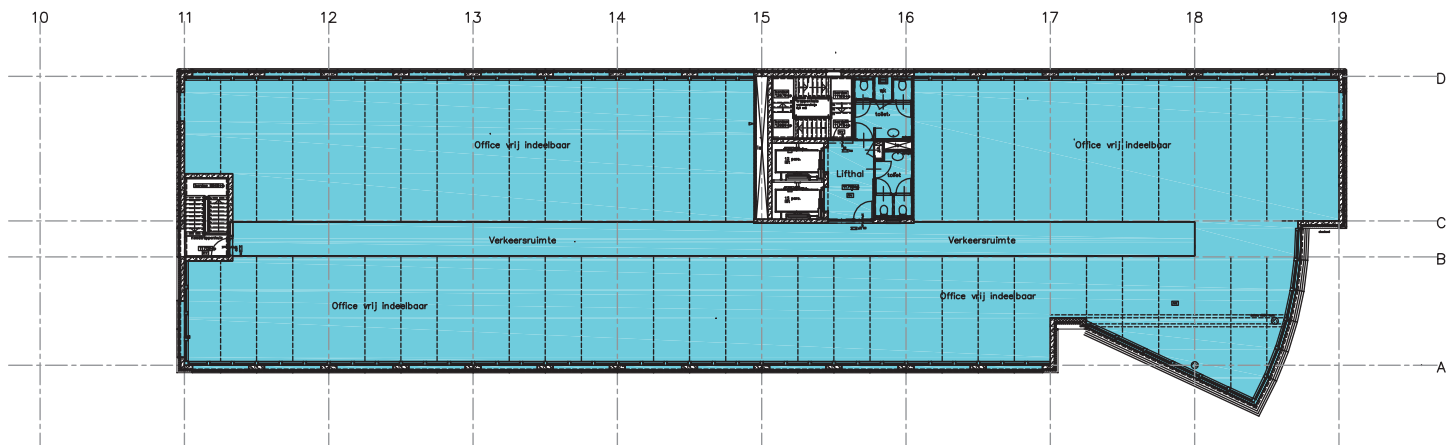
Plattegrond: Verdieping 1



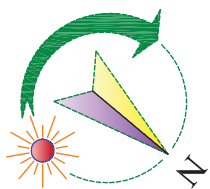


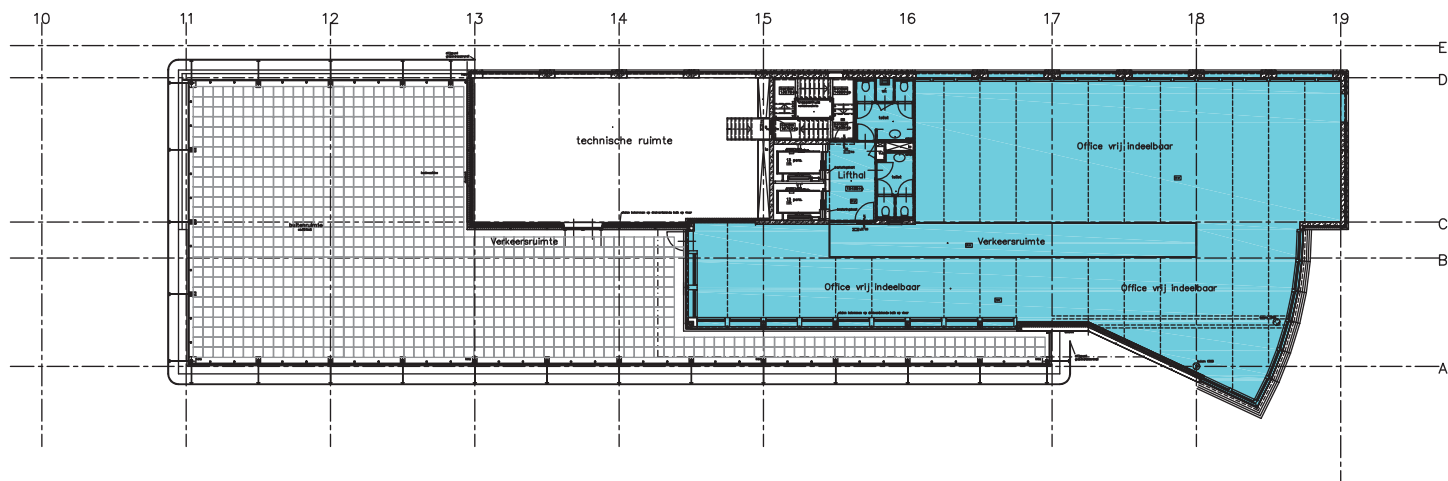
Plattegrond: Verdieping 2













Plattegrond: Verdieping 3





Toewijzing Primair oppervlak aan:

	Huurder A	
	Gemeenschappelijke doorbelasting Verdieping Secundair oppervlak (Rato% Huurders)	
	Gemeenschappelijke doorbelasting gebouw Tertiair oppervlak (Rato% Huurders)	
	Niet verhuurbaar deel gebouw	



Plattegrond: Verdieping 4

