



## Project Information

## Florijn Building

Beechavenue 97-115  
Schiphol-Rijk

To let

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## **Office space in Florijn Building at RichPort Park Schiphol-Rijk**

**Beechavenue 97-115, Schiphol-Rijk**

### **Project description**

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Total of approx. 970 sq m office space available, located on the 1<sup>st</sup> floor and the penthouse with rooftop terrace. The building is equipped with a modern, representative central entrance hall with seating areas and a coffee bar. The common areas have been recently renovated. The building has an outside parking area and a parking garage.

RichPort Park Schiphol-Rijk is an office park in a very well-kept environment with spacious water features and associated green areas. Two hotels are situated in the park, including the Radisson Blu, which offers several meeting facilities and a restaurant. The hotels have shuttle services to and from Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours ([compananny.nl](http://compananny.nl)).

The park has a park management organisation. Characteristic of this organisation 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**

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The business park is located at the foot of the exit of the A4/A44/A5 motorway towards Amsterdam, Haarlem, The Hague and Rotterdam on the N201. In addition, the location is easily accessible from the A9 and from Amstelveen. Schiphol Airport and Hoofddorp railway station are reachable within a few minutes by car and public transport.

Public transport to and from RichPort Park Schiphol-Rijk is provided by Connexxion and R-Net. At the entrance of the park (Fokkerweg/Kruisweg intersection), a stone's throw from the offices, is "Knooppunt Schiphol Zuid" where a bus stops every 7 minutes during rush hour and every 15 minutes after rush hour, namely Connexxion Cirkellijn 180/181 and R-Net bus line 340 and from where the entire Schiphol, Amsterdam and Hoofddorp region can be reached via (partly) autonomous bus lanes. Further information can be found on [connexxion.nl](http://connexxion.nl).

### **Parking**

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For the offered office spaces, a very spacious parking ratio is available. The parking spaces are located in the parking garage. Visitors can park on the parking deck in front of the building.

## Surface area

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The total surface area is approx. 4,560 sq m, divided as follows:

- 1<sup>st</sup> floor: approx. 749 sq m ( approx. 335 sq m / approx. 413 sq m);
- 5<sup>th</sup> floor: approx. 220 sq m ( with rooftop terrace).

## State of delivery

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The building/the office features include, amongst other things:

- a modern entrance with seating areas and coffee bar for general use;
- 2 elevators;
- windows that can be opened;
- sanitary facilities per floor;
- new suspended ceilings with LED lighting (1<sup>st</sup> floor) / industrial ceiling with LED lighting (5<sup>th</sup> floor);
- cable ducts for electricity and data cabling;
- heating by means of radiators;
- top cooling;
- 1<sup>st</sup> floor has a limited layout with (glass) partitions.

The building is provided with energy label C.

## Rental price

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The rental price for the office is € 145 per sq m per year, excluding VAT and service charges.

The rental price for the parking places is € 950 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

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The service charges are € 50 per sq m per year excluding VAT based on at advance payment with a yearly settlement.

## Acceptance

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By mutual agreement/ on short notice.

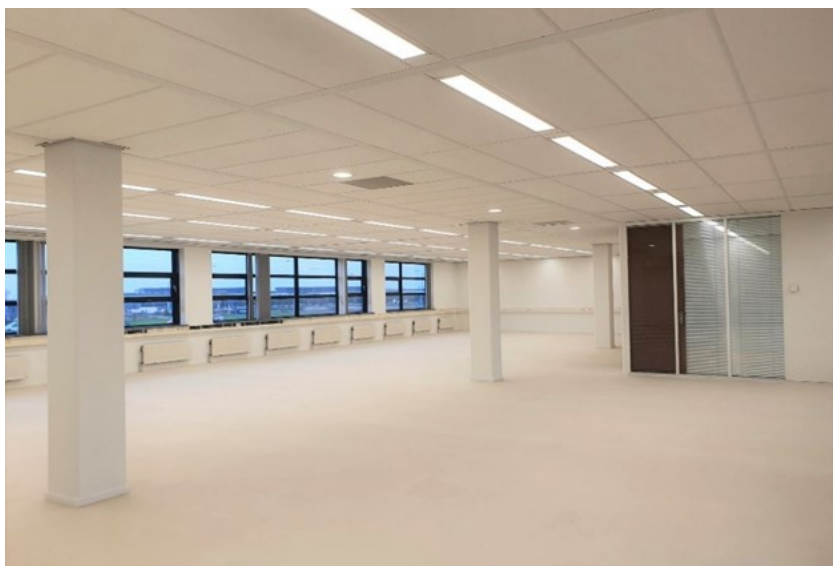
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VERHUURGEGEVENS - 1e Verdieping

Rapportnummer : B002319\_1119RB97-115\_002  
Certificaatnummer : B002319\_1119RB97-115\_002A

Gebouw : 1119RB97-115  
Adres : Beechavenue 97-115  
Plaats : Schiphol-Rijk  
Datum : 5-5-2021

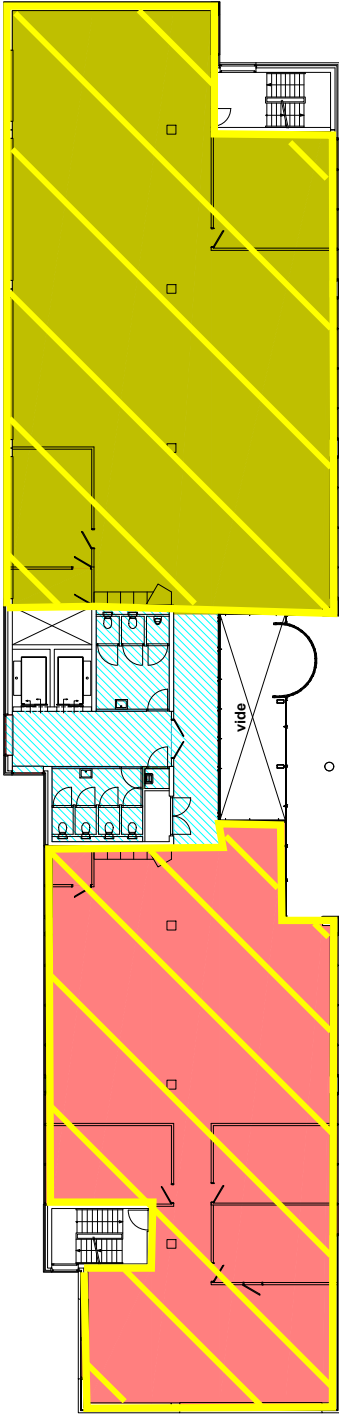
Bouwlaag : 1e Verdieping

Certificaat  
A

Huurders:

- Leegstand 1EL-BA
- Leegstand 1ER-BA
- Toeslag bouwlaagniveau

Contour:



Opmerkingen:



VERHUURGEGEVENS - 5e Verdieping

Rapportnummer : B002319\_1119RB97-115\_002  
Certificaatnummer : B002319\_1119RB97-115\_002A

Gebouw : 1119RB97-115  
Adres : Beechavenue 97-115  
Plaats : Schiphol-Rijk  
Datum : 5-5-2021

Bouwlaag : 5e Verdieping

Certificaat  
A

Huurders:

- Leegstand 5ER-BA
- Toeslag bouw/aagniveau

Contour:



Opmerkingen:

