



## Project Information

## Boeingavenue

Boeingavenue 275  
Schiphol-Rijk

To let

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## **Office building at RichPort Park in Schiphol-Rijk**

### **Boeingavenue 275, Schiphol-Rijk**

#### Project description

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Striking building of approx. 6,300 sq m with three spacious entrances and sufficient parking facilities at the front- and backside of the building, and in the parking garage. Because of the three prominent entrances, the office space can be divided both horizontally and vertically into sections from approx. 1,500 sq m. The three separate entrances allow at least three users to incorporate their own identity into their appearance and finishing.

A number of the offices on the ground floor have outside space and a large outside area is shared with the identical (leased) opposite building, consisting of parking spaces as well as green areas.

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 close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and the N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport and the train station of Hoofddorp are only a few minutes away by car or public transport.

Public transport to and from RichPort Park Schiphol-Rijk is operated by Connexxion and R-Net. At the entrance of de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices situates the "connection Schiphol Zuid" where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp will be available. For detailed information, go to [connexxion.nl](http://connexxion.nl).

## Surface area

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The total surface area is approx. 6,272 sq m, divided as follows:

ground floor:	approx.	1,955 sq m;
1 <sup>st</sup> floor:	approx.	2,127 sq m;
2 <sup>nd</sup> floor:	approx.	1,279 sq m;
3 <sup>rd</sup> floor:	approx.	780 sq m.

As well as approx. 131 sq m storage space in the parking garage.

## Parking

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The building comes with 78 parking places: 48 parking places at the front- and backside of the building and 130 parking places in the parking garage.

## State of delivery

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The building/office space features include:

- three spacious entrances;
- elevator per building part;
- peak cooling;
- windows that open;
- intercom installation;
- sanitary facilities.

The building is provided with energy label B.

## Rental price

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The rent for the office space is € 120 per sq m per year excluding VAT and service charges.

The rent 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 utilize 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 € 38 per sq m per year, excluding VAT as an advance payment with a settlement based on actual cost.

## Acceptance

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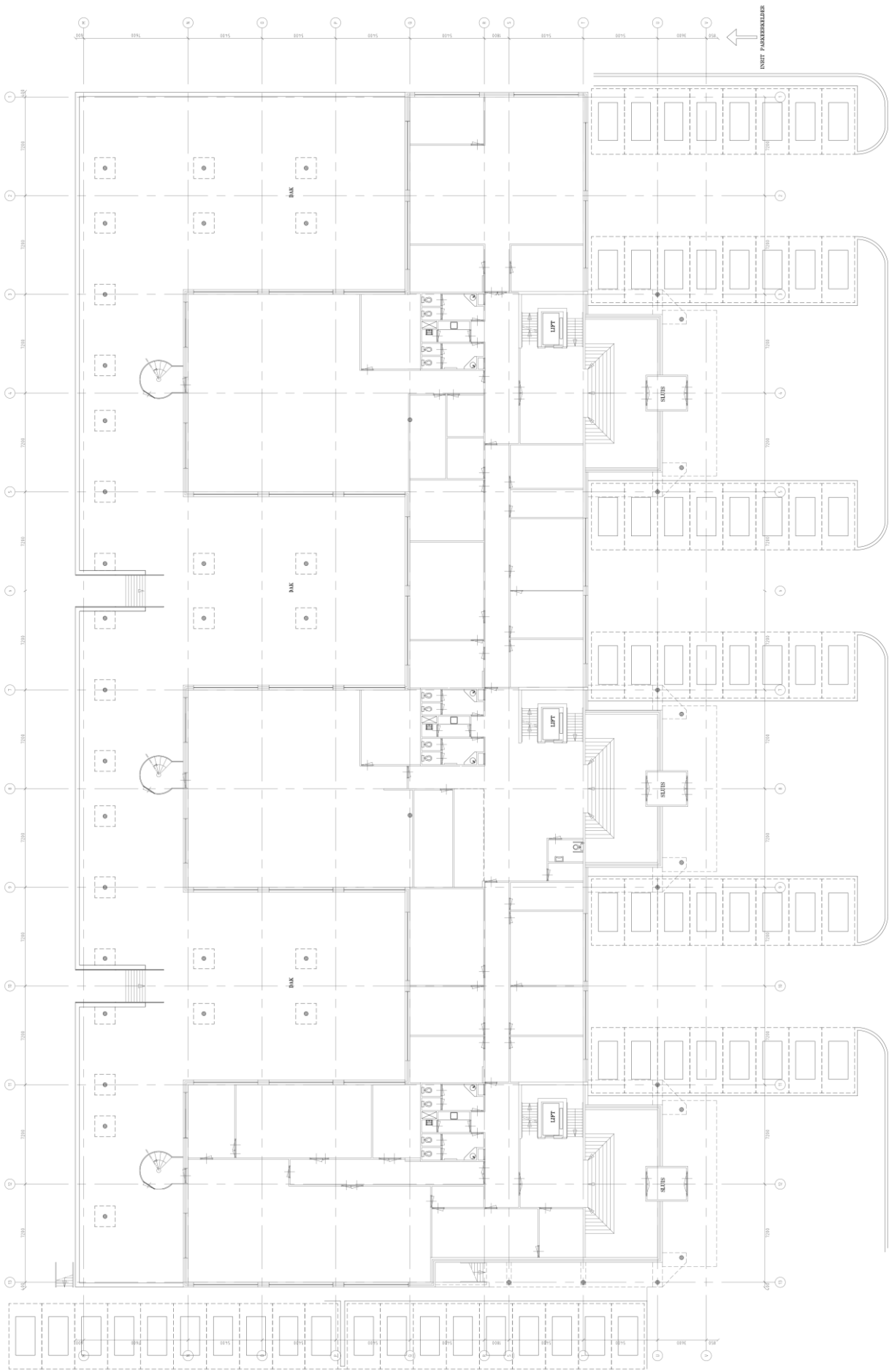
Around mid 2025.

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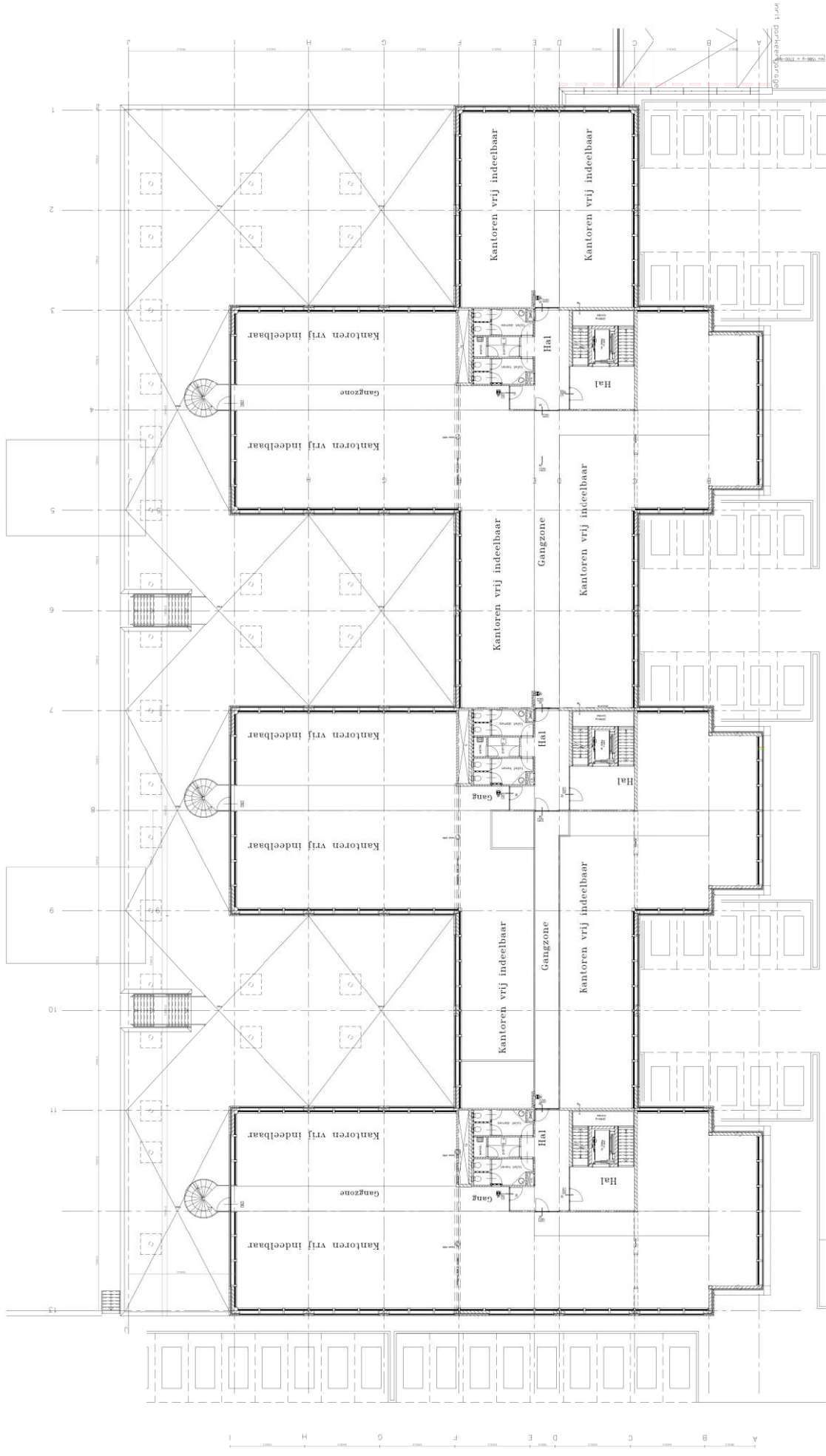






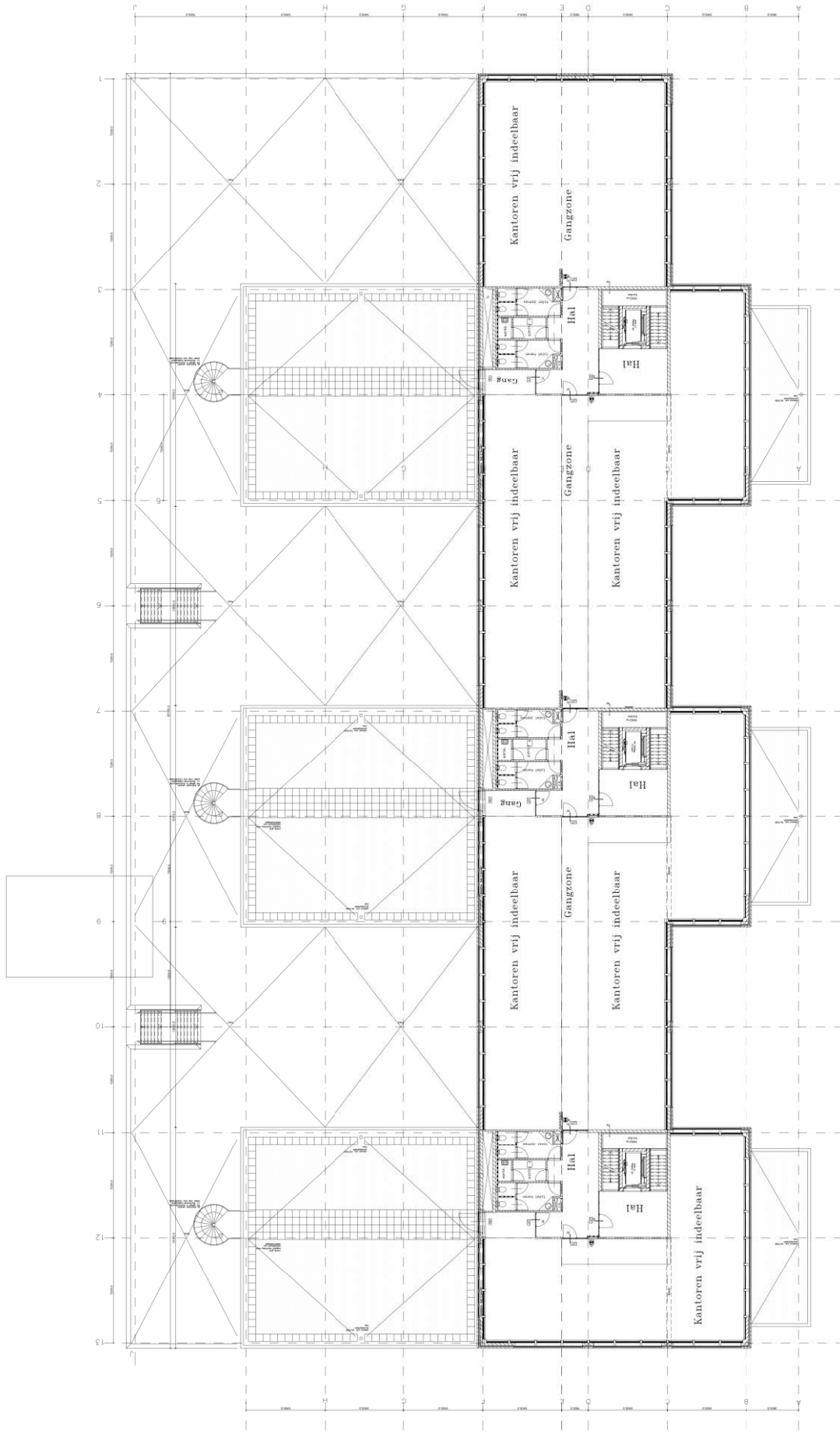


BEGANE GROND

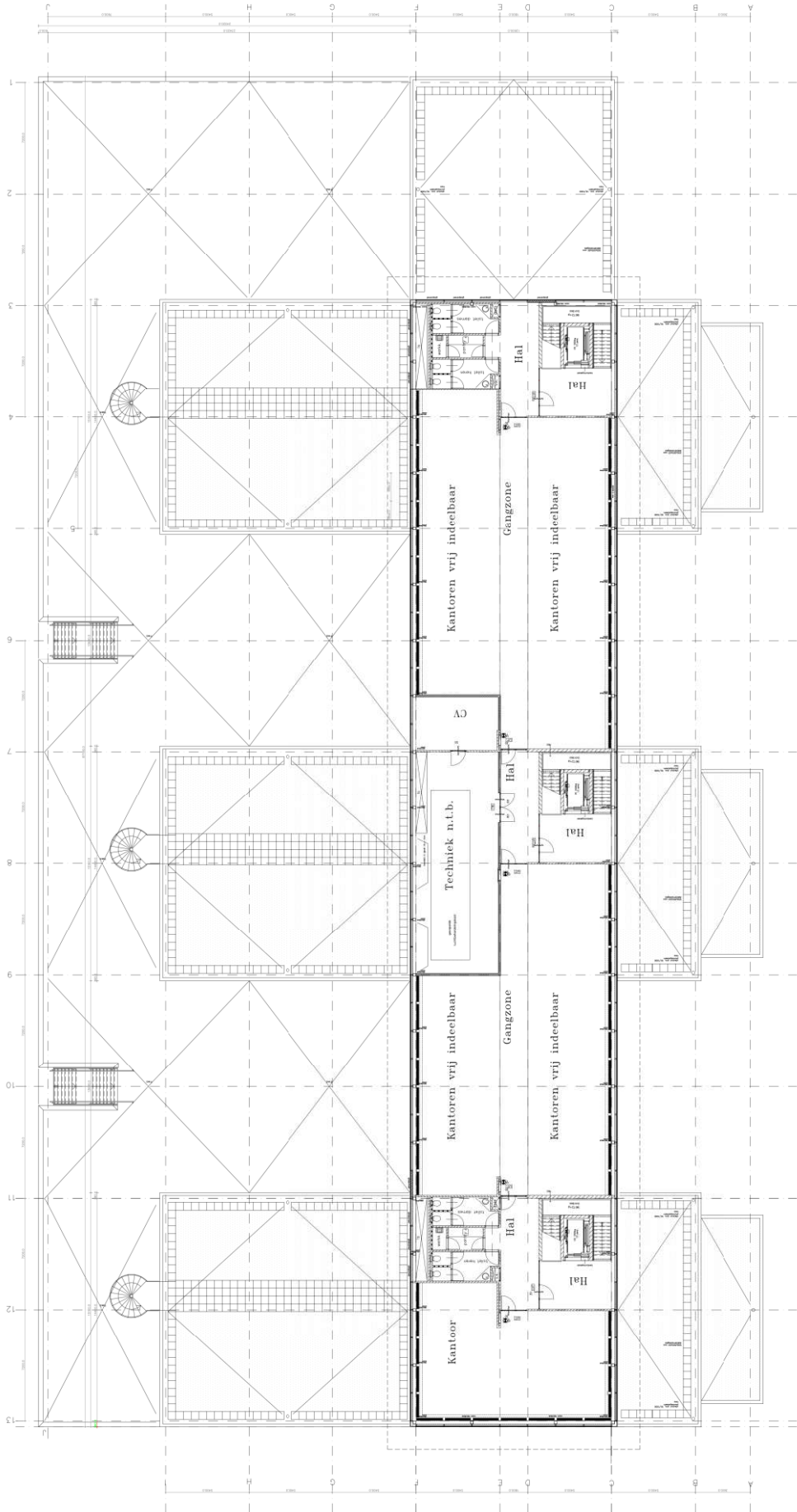


# Verdieping 1 gebouw C2





# Verdieping 2 gebouw C2



Verdieping 3 gebouw C2