



## Project Information

## Boeingavenue

Boeingavenue 50 - 68  
Schiphol-Rijk

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

### **Boeingavenue 50 - 68, Schiphol-Rijk**

#### **Project description**

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Fully luxuriously furnished office space of 378 sq m on the ground floor in this light, modern building with a total surface area of approx. 5,000 sq m located at a beautiful location at the office park next to the Radisson Blu hotel.

The building is currently being modernized and made more sustainable, both the central areas and the office space.

In the spacious central entrance hall on the ground floor, a coffee corner will be realized, the creation of a catering facility is being investigated.

The building is situated on RichPort Park Schiphol-Rijk, 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).

#### **Parking**

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A total of 136 parking places is available (divided over the parking garage and the parking deck). This results in a parking ratio of 1 parking place per approx. 35 sq m rented office space and the building is equipped with charging stations for general use.

## Surface area

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The total area of the building is approx. 5,030 sq m, of which currently available an office space of **approx. 378 sq m** on the ground floor (unit 0.01).

## State of delivery

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The building/office space features include:

- representative entrance with atrium and coffee corner;
- two elevators;
- window that can be opened
- cable ducts for electricity and data cabling;
- new suspended ceiling with LED lighting;
- peak cooling;
- renovated sanitary facilities.

The offered space is fully and high-quality furnished with a luxurious kitchen with appliances, glass partition walls, partly industrial ceiling with LED lighting, partly suspended ceiling with LED lighting, security system, etc.

An energy label will be drawn up after completion of the modernization and sustainability. It is expected to be A++ and the aim is to achieve a BREEAM Very Good Certification.

## Rental price

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The rental price for the office space is € 185 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 € 55 per sq m per year excluding VAT as an advance payment with a settlement based on actual cost including electricity consumption in the rented space.

## Acceptance

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At short notice.

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