BT MAKELAARS

Project Information

Building Chicago

Boeingavenue 239
Schiphol-Rijk

To let

Penthouse with roof terrace in Building Chicago at StarPark in Schiphol-Rijk

Boeingavenue 239, Schiphol-Rijk

Project description

Penthouse on the 4th floor of approx. 405 sq m office space with a roof terrace.
The building of approx. 3,500 sq m in total is divided over five floors. The building is spacious, modern and bright. There is a meeting center on the ground floor and the four meeting rooms (including a room for approx. 24 people) can be booked and used by the building's tenants.
If needed, the contemporary furniture can be taken over or be part of the lease agreement.
In addition to the parking places on private ground, the tenant has access to parking places in the garage. The building has a total of 120 parking places.

Office park StarPark/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 A4/A44/A5 motorway in the direction of Amsterdam, Haarlem, The Hague and Rotterdam on the N201. The location is also easily accessible from the A9 motorway and Amstelveen. Schiphol Airport and Hoofddorp train station are only a few minutes 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 the park (intersection Fokkerweg/Kruisweg), close to the offices, is "Schiphol Zuid junction" where a bus stops every 2 to 3 minutes during rush hour and every 10 minutes after rush hour, namely Connexxion Circle line 180/181 and R-Net bus line 340 and from which the entire Schiphol region, Amsterdam and Hoofddorp can be reached via partially autonomous bus lanes.

Surface area

4th floor : approx. 405 sq m + roof terrace of approx. 200 sq m

Parking

The building has a total of 120 parking places, of which 32 places are situated in the joint parking garage of which 6 places are equipped with charging stations for electric cars and 85 places are situated on private ground. This results in a very generous parking norm of 1parking place per approx. 30 sq m rented office space.

State of delivery

The building/office space features include:
- representative entrance with floor-to-ceiling plant wall;
- Meeting center for general purpose;
- 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 LED-strips;
- 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.

The building is provided with energy label A+.

Rental price

The rental price for the office space is € 145 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/utility costs

The advance payment for service charges and utility costs amounts to € 70 per sq m per year excluding VAT. This is based on an advance payment; settlement will take place annually based on the actual costs incurred.

Acceptance

Immediately.

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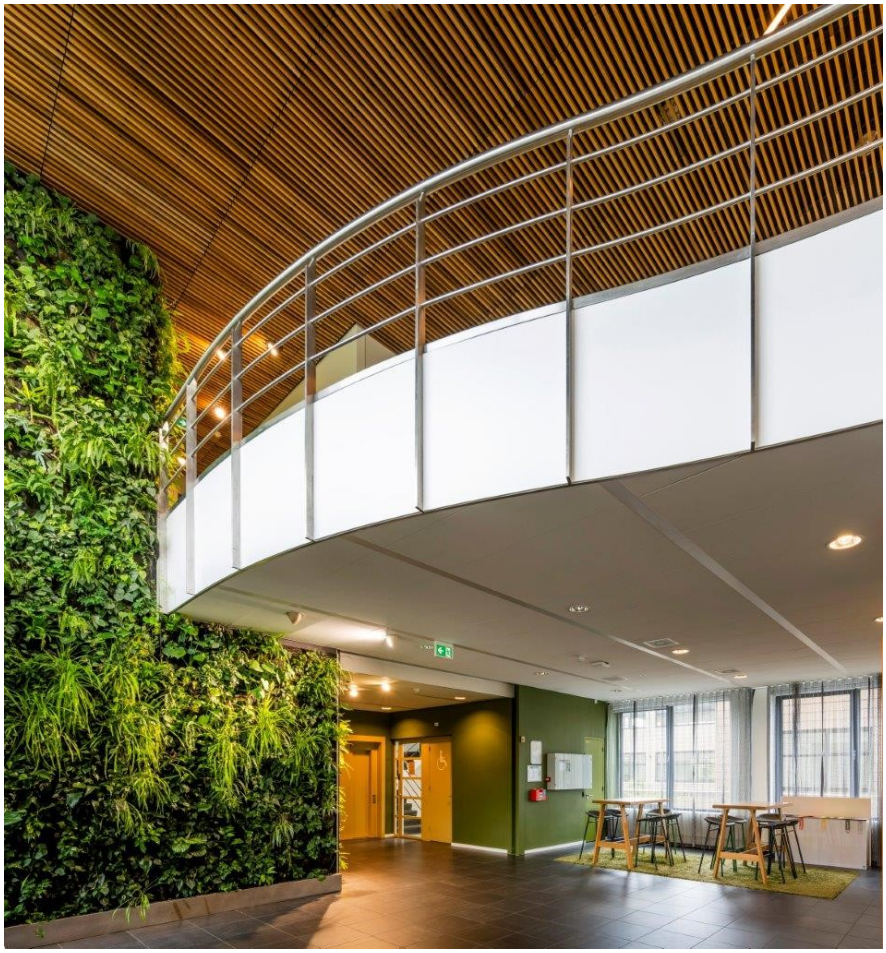
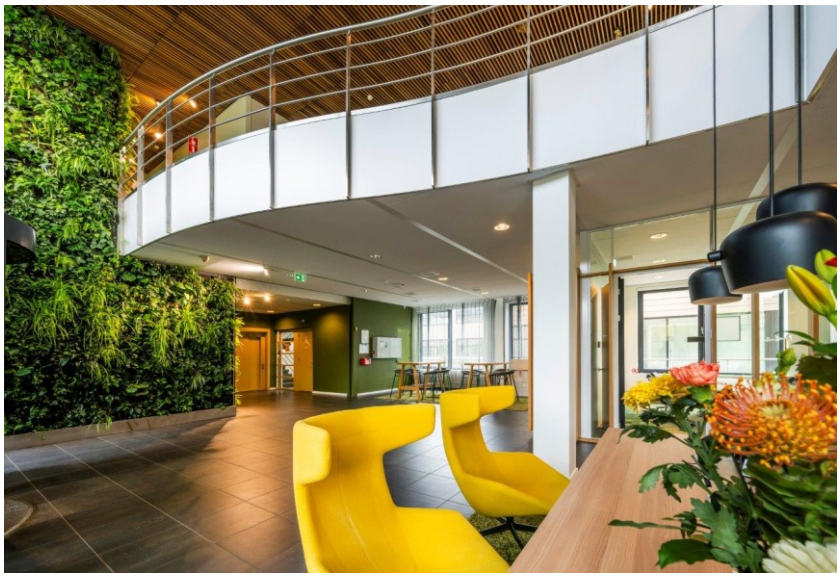
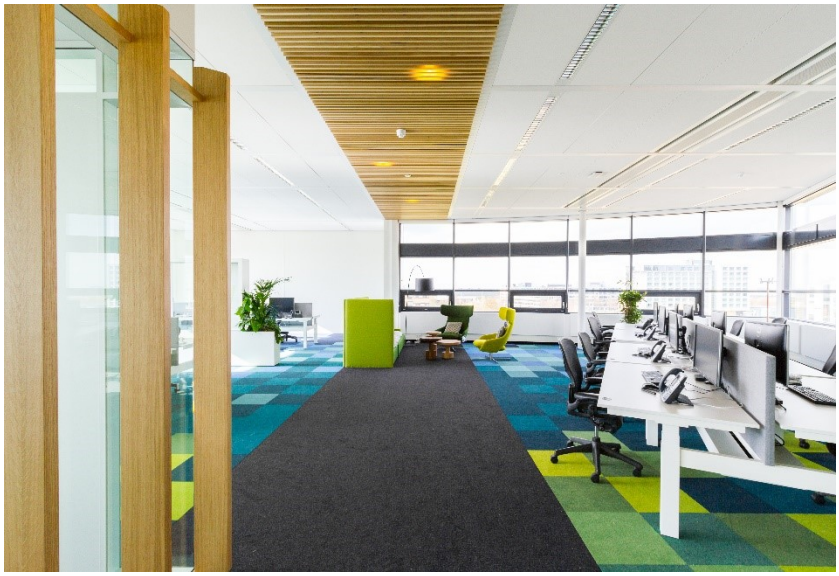
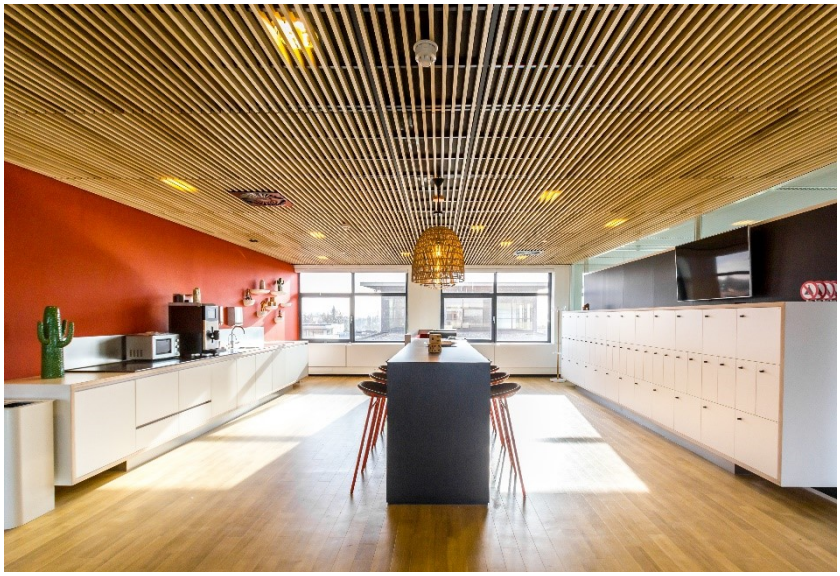
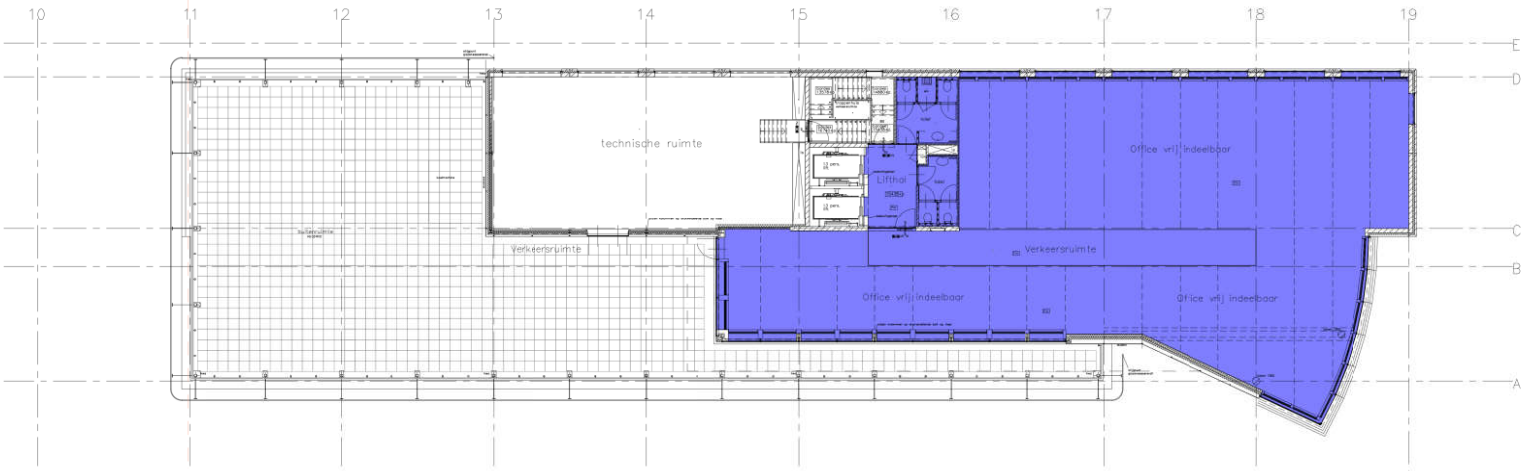








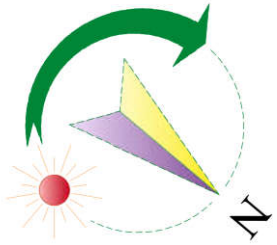


Gebouw B1

Toewijzing Primair oppervlak aan:

	Direkt	Rato	Geen
Huurder A			
Huurder B			
Huurder C			
Huurder D			
Huurder E			
Huurder F			
Gemeenschappelijke doorbelasting Gebouw (Rato% Huurders)			
Gemeenschappelijke doorbelasting verdieping (Rato% Huurders)			
Niet verhuurbaar deel gebouw			

Plattegrond: Verdieping 4



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Meetcertificaat

DE VIERKANTE METER

OPDRACHTGEVER : Morevent. B.V.
Chrysanthemumlaan 9
2106 BM Heemstede

PROJECT : Plattegronden
Boeingavenue 235 (Gebouw B1)
Schiphol-Rijk

ONDERWERP : Nen2580 Verdieping 4 Huurders

Wijz. A	Wijz. G	NEN2580 ADVISEUR	FORMAAT	PROJECTNUMMER
Wijz. B	Wijz. H	CP / SH	A1	BF2850-192
Wijz. C	Wijz. I			FILENAAM (CAD)
Wijz. D	Wijz. J	DATUM	SCHAAL	192-756-H04
Wijz. E	Wijz. K	10-11-2023	1:100	CERTIFICAAT NR:
Wijz. F	Wijz. L			756-H2

auteursrechten volgens de wet