



Project Information

Building Florijn

Beechavenue 97 - 115
Schiphol-Rijk

To let

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

Beechavenue 97 - 115, Schiphol-Rijk

Project description

In this building approx. 2,825 sq m office space is available, divided over several floors. In addition, a multifunctional space of approx. 350 sq m (with a height of approx. 3.3 m. and overhead door) is available in the basement.

The building is equipped with a modern, representative central entrance hall with seating areas and a coffee bar. The common areas have recently been 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).

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

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.

Parking

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

The total surface area of the building is approx. 4,560 sq m, of which is available:

ground floor:	approx. 409 sq m;
1 st floor:	approx. 359 sq m;
	approx. 442 sq m;
2 nd floor:	approx. 808 sq m;
3 th floor:	approx. 808 sq m.

In addition, a multifunctional space of approx. 350 sq m, with a height of approx. 3.3 m. is available in the basement. It is equipped with an overhead door and can be used, for example, partly as an office and partly as a showroom/warehouse space. The rent for this space € 90 per sq m per year, plus VAT and service costs.

State of delivery

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

- a modern entrance with seating areas and coffee bar for general use;
- two elevators;
- windows that can be opened;
- sanitary facilities per floor;
- new suspended ceilings with LED lighting;
- cable ducts for electricity and data cabling;
- heating by means of radiators;
- peak cooling;
- gym (in the adjacent Euro building).

The office space on the ground floor (approx. 409 sq m) will be delivered in luxurious turnkey condition, equipped with PVC floor c.q. carpeting, glass partition walls, extensive kitchen, etc. Example photos of a turnkey delivery are included in the attachment.

The building is provided with energy label A.

Rental price

The rental price for the office space is € 160 per sq m per year, excluding VAT and service charges. Specifically for the turnkey office space on the ground floor, the rental price 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/utility costs

The advance payment for service charges and utility costs amounts to € 55 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

By mutual agreement / on short notice.

Although BT Makelaars takes due care in compiling all information provided, the accuracy of the content cannot be guaranteed and no rights or obligations can be derived from the information provided.





Impression turnkey delivery



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 : Begane Grond

Certificaat
A

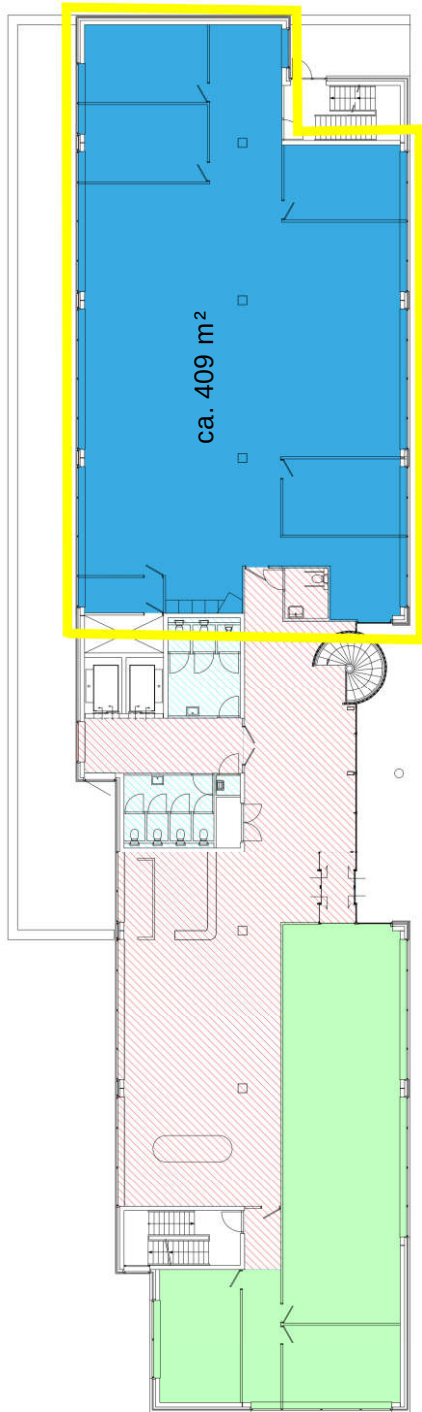
Huurders:

- Netix Global
- Taurus
- Toeslag bouwlaagniveau
- Toeslag gebouwniveau

Contour:



Opmerkingen:



Begane grond
(turnkey oplevering)

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

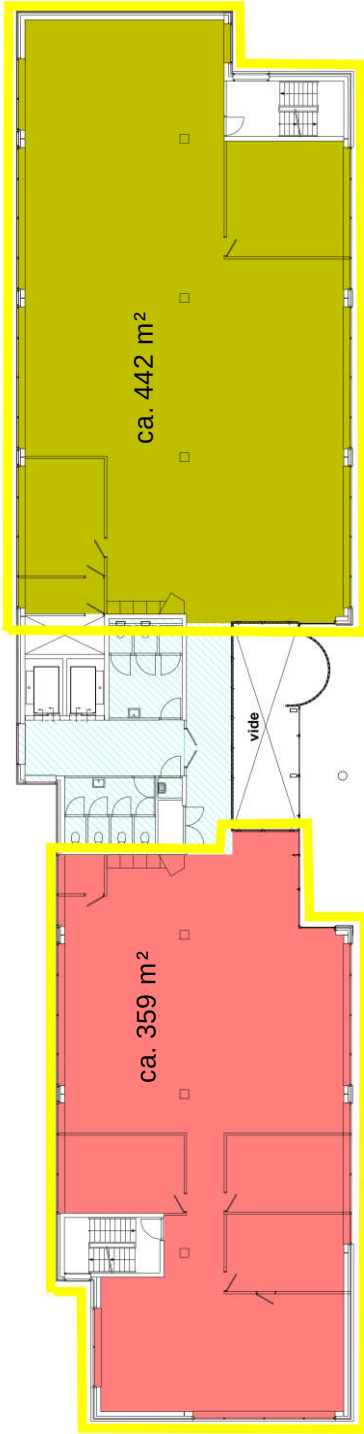
Huurders:

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

Contour:



Opmerkingen:



Eerste 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 : 2e Verdieping

Certificaat
A

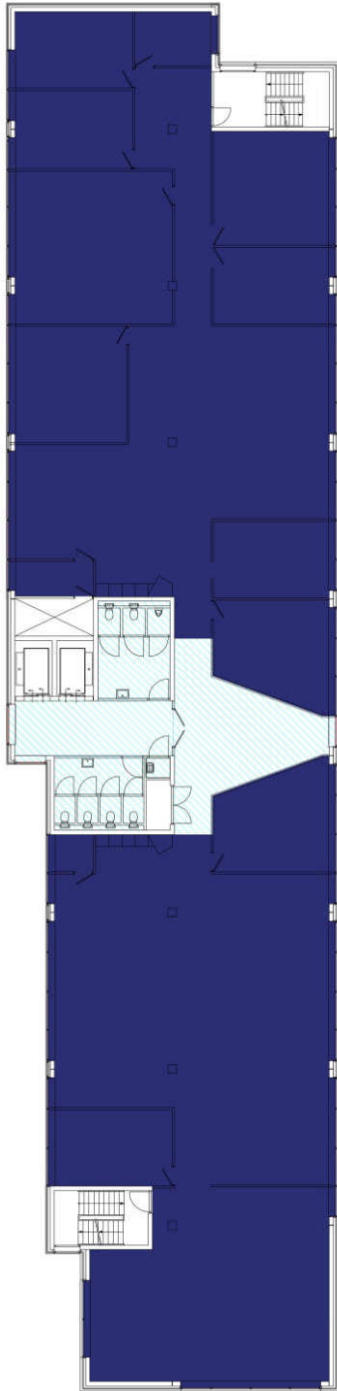
Huurdens:

■ ATPI
▨ Toeslag bouwlaagniveau

Contour:



Opmerkingen:



Tweede 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 : 3e Verdieping

Certificaat
A

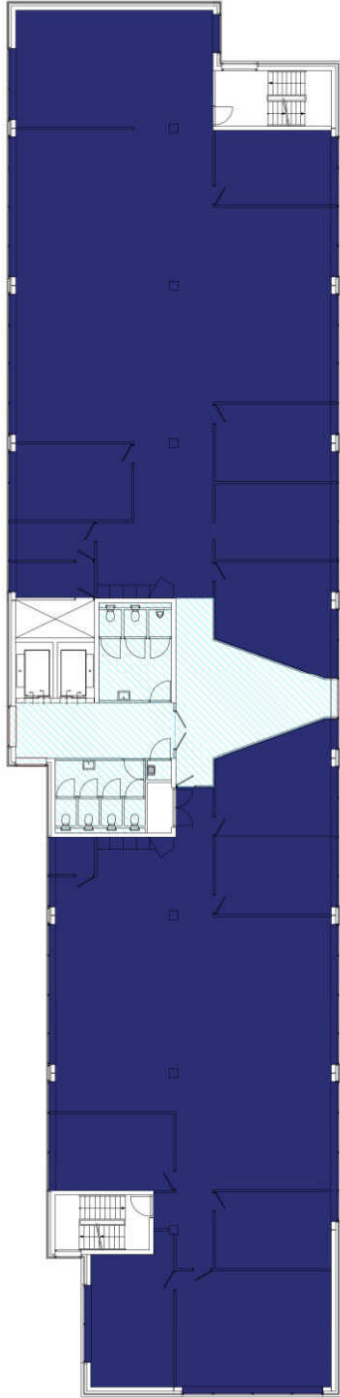
Huurdens:

■ ATPI
■ Toeslag bouwlaagniveau

Contour:



Opmerkingen:



Derde 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 Kelder

Certificaat
A

Huurders:

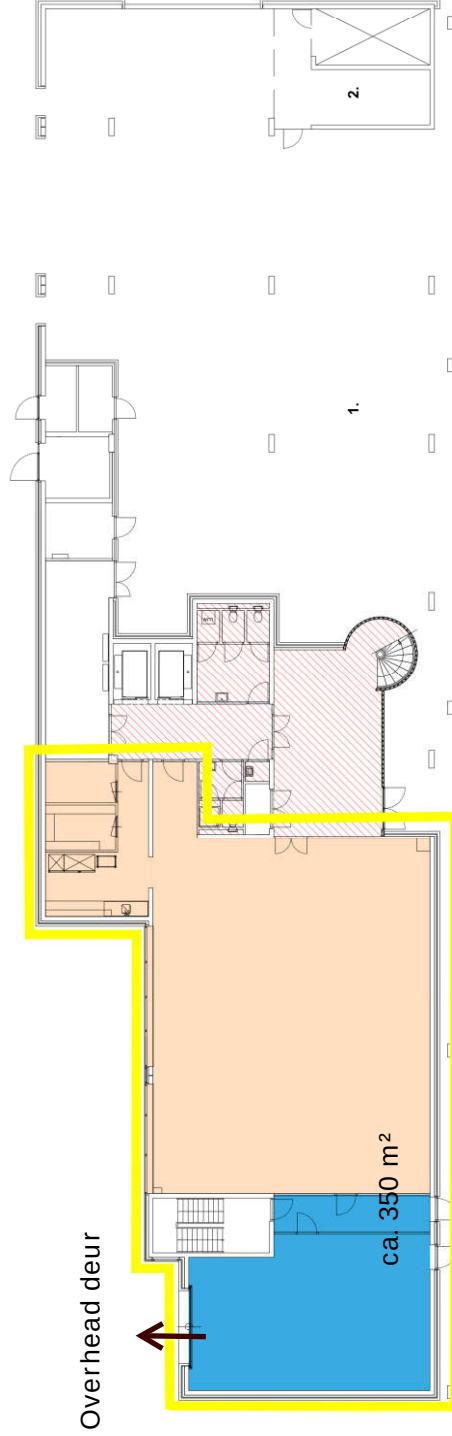
Leegstand -1L-BA
Taurus
Toeslag gebouwniveau

Contour:



Opmerkingen:

1. Parkeergarage niet meegenomen in dit meetrapport
2. Noodstroomaggegraat niet meegenomen in dit meetrapport



Hoogte ca. 3.30 m.

Souterrain