



Project Information

Boeingavenue

Boeingavenue 31
Schiphol-Rijk

To let

Office building at RichPort Park in Schiphol-Rijk

Boeingavenue 31, Schiphol-Rijk

Project description

The building comprises a total of approx. 2,770 sq m and 75 parking places.

It is situated parallel to Fokkerweg, offering an excellent opportunity for highly visible signage on the façade. Given its size, the building is particularly well suited for a single-tenant office user.

The ground floor can, if desired, be adapted to feature a more prominent and impressive entrance.

The building is connected via a "greenhouse" structure to the adjacent "Poortgebouw", where shared facilities are available to all tenants of the complex, including a staffed reception, coffee corner, restaurant and gym.

The office space can be delivered in a turnkey state in consultation with the landlord.

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). 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 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 provided by Connexion and R-Net. At the entrance to the park (the intersection of Fokkerweg and Kruisweg) is "Schiphol Zuid Interchange", where buses stop every 7 minutes during peak hours and every 15 minutes during off-peak hours, including Connexion circular lines 180/181 and R-Net bus line 340. From here, the entire Schiphol region, Amsterdam, and Hoofddorp can be reached via (partly) dedicated bus lanes.

Parking

A total of 75 parking places is available, partly located in the underground parking garage and partly on the parking deck. The parking ratio is 1 parking place per approx. 35 sq m rented office space.

Surface area

The building has a total surface area of approx. 2,770 sq m, divided as follows:

ground floor : approx. 539 sq m
1st floor : approx. 604 sq m
2nd floor : approx. 604 sq m
3rd floor : approx. 604 sq m
4th floor : approx. 236 sq m

basement : approx. 184 sq m storage/archive space

State of delivery

The building/office space features include:

- private entrance from the parking deck;
- pantry/lunch area on each floor;
- two elevators;
- suspended ceilings with LED lighting;
- spacious sanitary facilities;
- heating by means of radiators;
- peak cooling;
- windows that can be opened.

The shared facilities mentioned are located in the adjacent "Poortgebouw".

The building is provided with energy label A.

Rental price

The rental price is € 165 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.

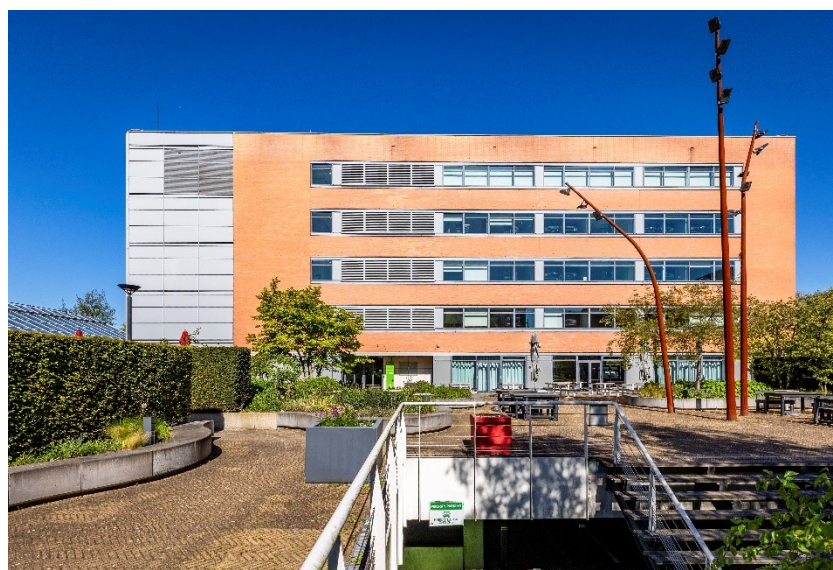
Service charges

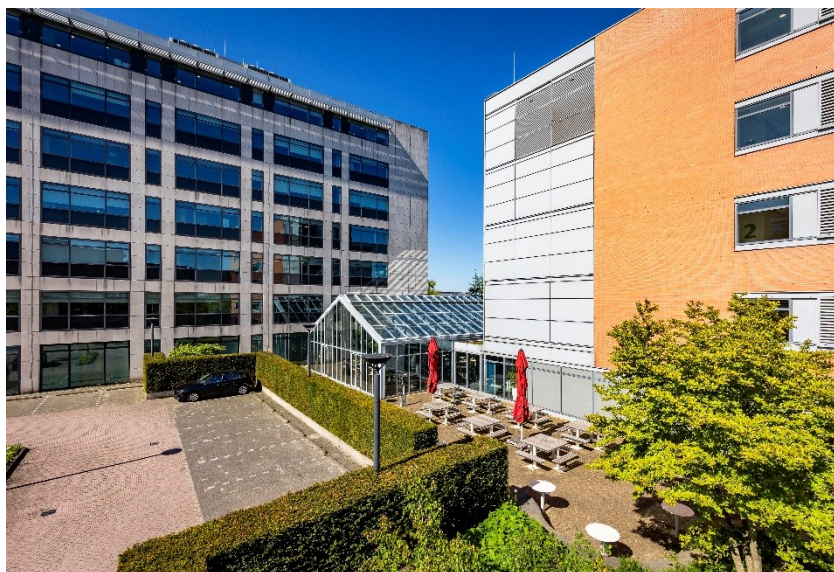
The service charges are € 65 per sq m per year excluding VAT as an advance payment with a settlement based on actual cost.

Acceptance

At short notice.

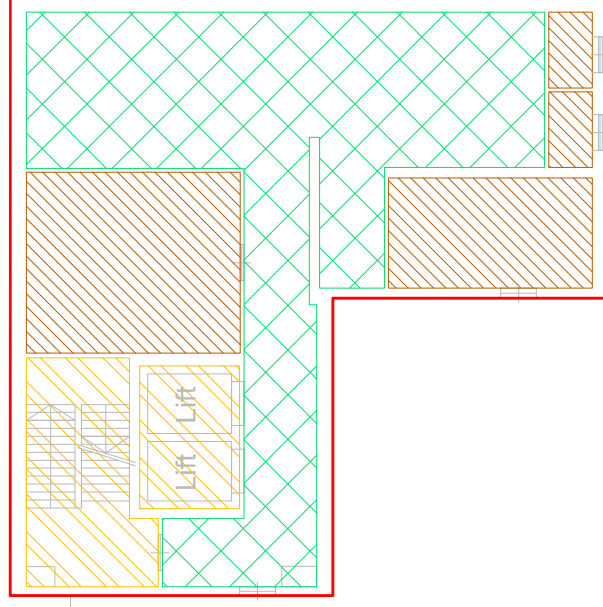
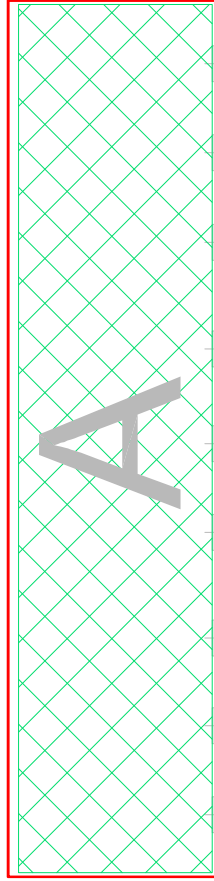
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Legenda

-  brutovloeroppervlakte-lijn
-  verhuurbare vloeroppervlakte
-  gemeenschappelijk op bouwlaagniveau
-  gemeenschappelijk op gebouwniveau
-  glaslijncorrectie
-  vide
-  verticaal verkeer
-  gebouwgebonden installatieruimte
-  stahoogte < 1.50 m
-  parkeerruimte

NEN 2580 meting:

Boeing Avenue 31 te Schiphol-Rijk

Onderwerp

Gebouw B - kelder

Projectnummer

MA10878-1

Schaal

NVT

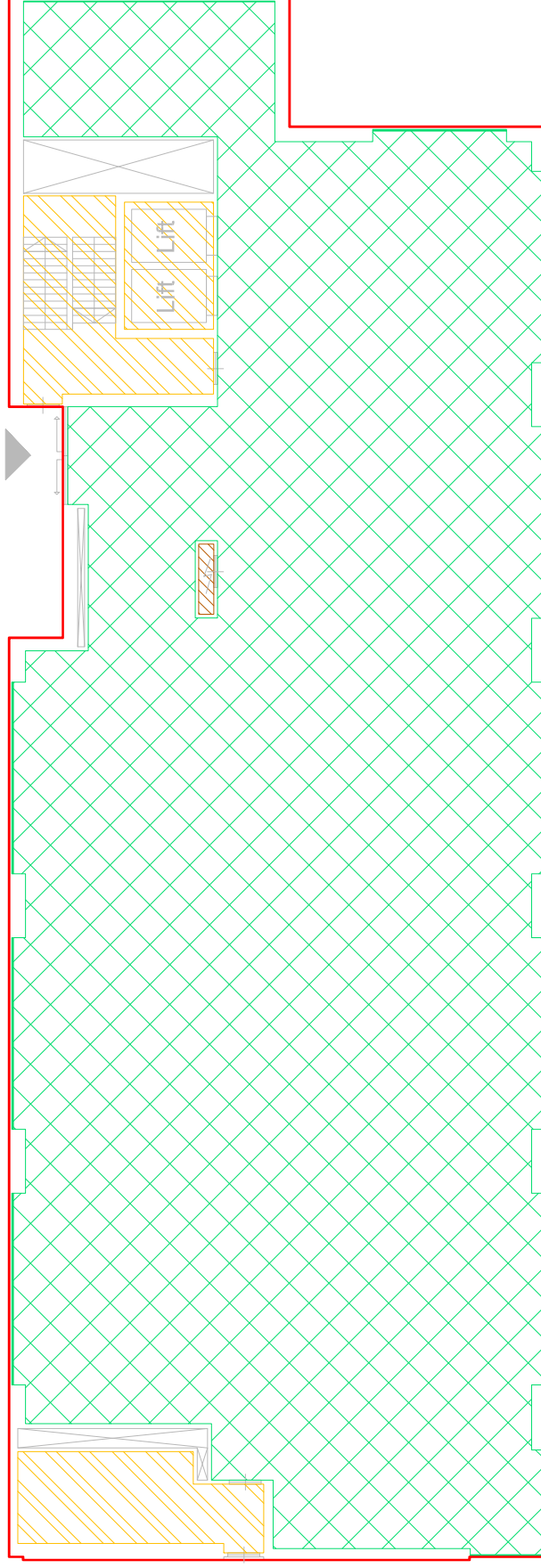
Tekenaar

ESE











Datum

23 september 2010

ENTREE



Legenda

-  brutovloeroppervlakte-lijn
-  verhuurbare vloeroppervlakte
-  gemeenschappelijk op bouwlaagniveau
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-  vide
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-  gebouwgebonden installatieruimte
-  stahoogte < 1.50 m
-  parkeer ruimte

NEN 2580 meting:

Boeing Avenue 31 te Schiphol-Rijk

Onderwerp

Gebouw B - begane grond

Projectnummer

MA10878-1

Schaal

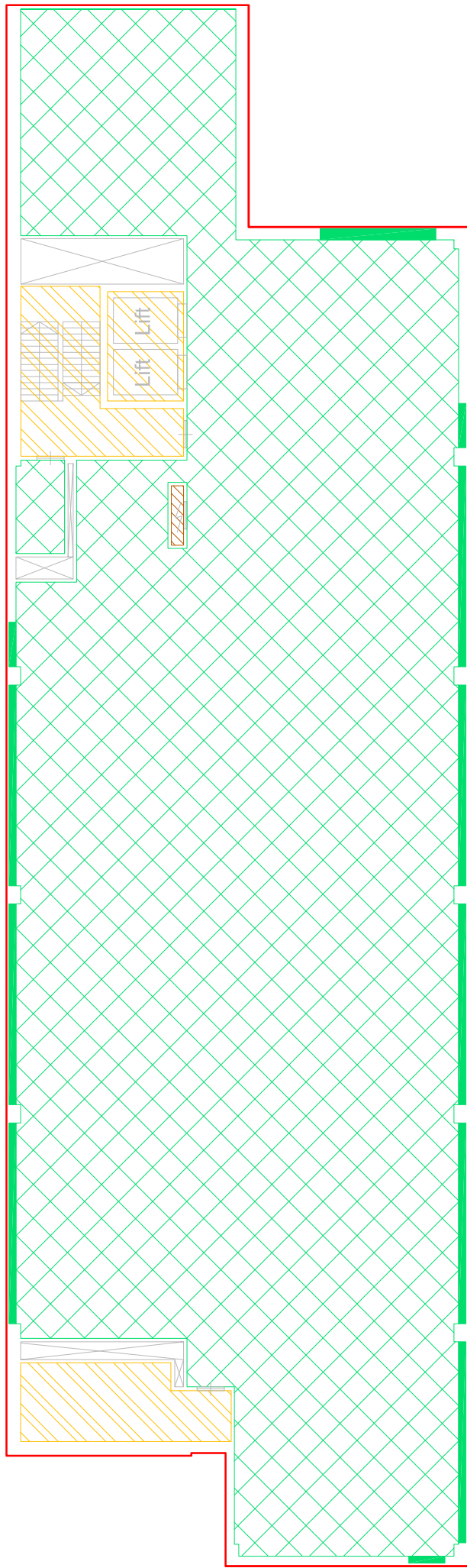
NVT

Tekenaar

ESE

Datum

23 september 2010



Legenda

- brutovloeroppervlakte-lijn
- verhuurbare vloeroppervlakte
- gemeenschappelijk op bouwlaagniveau
- gemeenschappelijk op gebouwniveau
- glaslijncorrectie
- vide
- verticaal verkeer
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- parkeerruimte

NEN 2580 meting:

Boeing Avenue 31 te Schiphol-Rijk

Onderwerp

Gebouw B - 1e & 2e verdieping

Projectnummer

MA10878-1

Schaal

NVT

Tekenaar

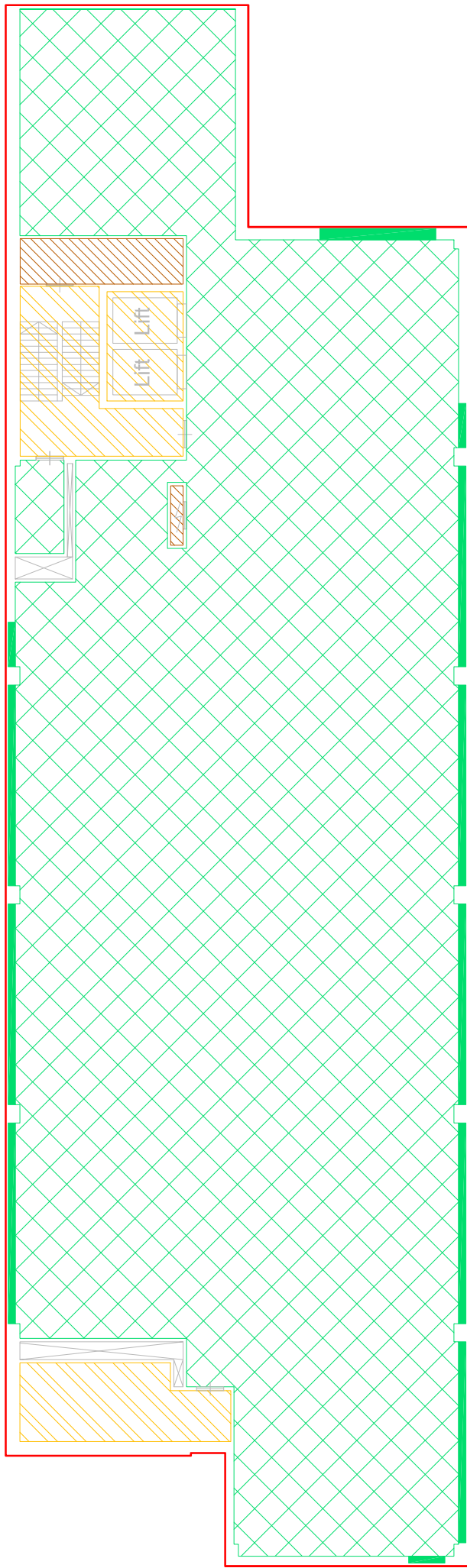
ESE

Datum











23 september 2010



Postbus 1167, 1000 BD Amsterdam



Legenda

-  brutovloeroppervlakte-lijn
-  verhuurbare vloeroppervlakte
-  gemeenschappelijk op bouwlaagniveau
-  gemeenschappelijk op gebouwniveau
-  glaslijncorrectie
-  vide
-  verticaal verkeer
-  gebouwgebonden installatieruimte
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-  parkeerruimte

NEN 2580 meting:

Boeing Avenue 31 te Schiphol-Rijk

Onderwerp

Gebouw B - 3e verdieping

Projectnummer

MA10878-1

Schaal

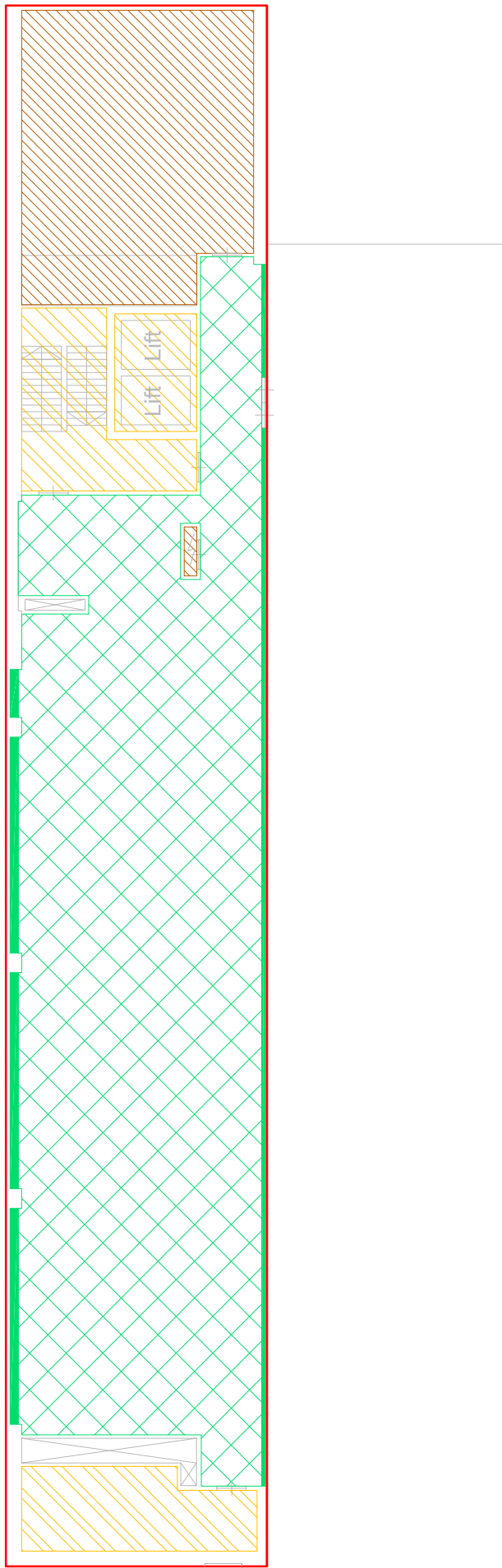
NVT

Tekenaar

ESE

Datum

23 september 2010



Legenda

- brutovloeroppervlakte-lijn
- verhuurbare vloeroppervlakte
- gemeenschappelijk op bouwlaagniveau
- gemeenschappelijk op gebouwniveau
- glaslijncorrectie
- vide
- verticaal verkeer
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- stahoogte < 1.50 m
- parkeer ruimte

NEN 2580 meting:

Boeing Avenue 31 te Schiphol-Rijk

Onderwerp

Gebouw B - 4e verdieping

Projectnummer

MA10878-1

Schaal

NVT

Tekenaar

ESE

Datum

23 september 2010



Postbus 1167, 1000 BD Amsterdam