



## Project Information

## Poortgebouw

Boeingavenue 53 - 79  
Schiphol-Rijk

To let

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

### **Boeingavenue 53 - 79, Schiphol-Rijk**

#### Project description

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This is one of the two prominent "Gateway Buildings" located at the entrance of RichPort Park. The total available area in this specific building section is approximately 6,480 sq m of office space, spread across six floors of about 1,080 sq m each.

Partial leasing is possible from approx. 300 sq m.

On the ground floor, various shared facilities are available for occupants of the complex, including a staffed reception, an extensive coffee bar with seating areas, a fully equipped restaurant, and a gym.

The building can internally be connected via an intermediate "greenhouse" structure to the adjacent building, also available, located at Boeingavenue 31, with a total surface area of approx. 2,270 sq m. This allows for a combination with a total of approx. 7,450 sq m of office space.

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 provided by Connexxion 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 Connexxion 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

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A total of 201 parking places is available for the offered office space, partly located in the underground parking garage and partly on the parking deck. The parking places are available based on a parking ratio of 1 parking place per approx. 35 sq m rented office space.

## Surface area

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The building has a total surface area of approx. 6,480 sq m office space, divided as follows:

ground floor	:	general facilities
1 <sup>st</sup> floor	:	approx. 1,080 sq m
2 <sup>nd</sup> floor	:	approx. 1,080 sq m
3 <sup>rd</sup> floor	:	approx. 1,080 sq m
4 <sup>th</sup> floor	:	approx. 1,080 sq m
5 <sup>th</sup> floor	:	approx. 1,080 sq m
6 <sup>th</sup> floor	:	approx. 1,080 sq m

A new NEN 2580 measurement report is currently being prepared, and the final floor area may vary slightly from the figures stated above.

Each floor features two balconies.

Partial letting is possible from approx. 300 sq m.

## State of delivery

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The building/office space features include:

- representative entrance with staffed reception;
- three elevators;
- suspended ceiling with LED lighting;
- spacious sanitary facilities;
- heating by means of radiators;
- peak cooling.

The shared facilities in the spacious entrance hall include, among others, a staffed reception/security desk, an extensive coffee bar with various seating options, a restaurant and a gym. Each floor of the office space is fitted with a neat existing layout, including a pantry, carpeting, and limited partitioning walls.

A customized turnkey delivery tailored to the tenant's requirements is possible in consultation with the landlord.

The building is provided with energy label A.

## Rental price

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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

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The service charges are € 60 per sq m per year excluding VAT as an advance payment with a settlement based on actual costs.

## Acceptance

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At short notice.

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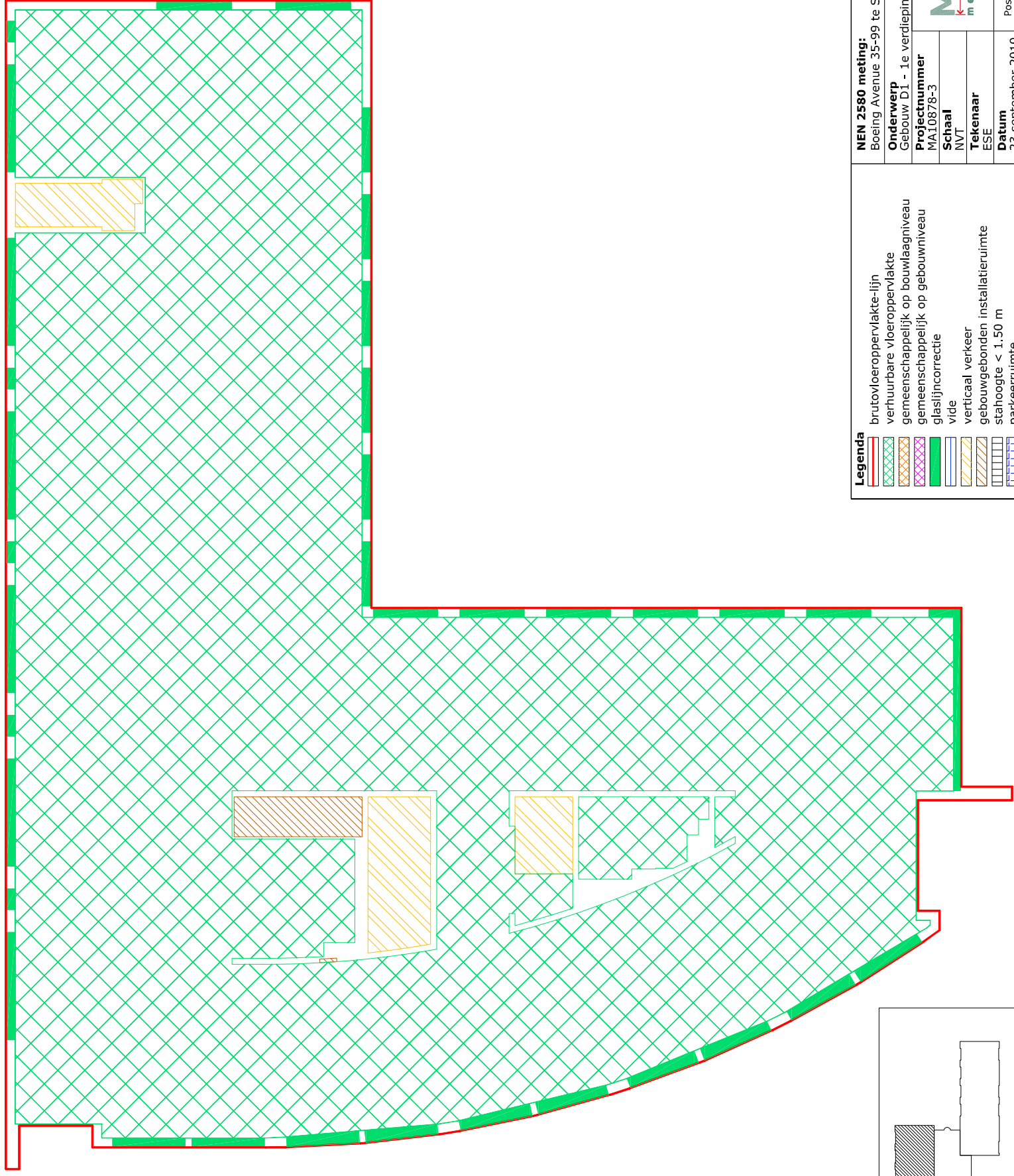
















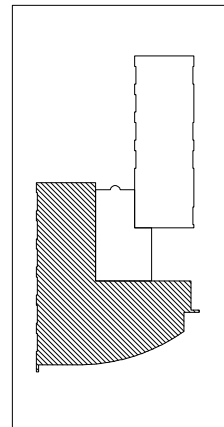


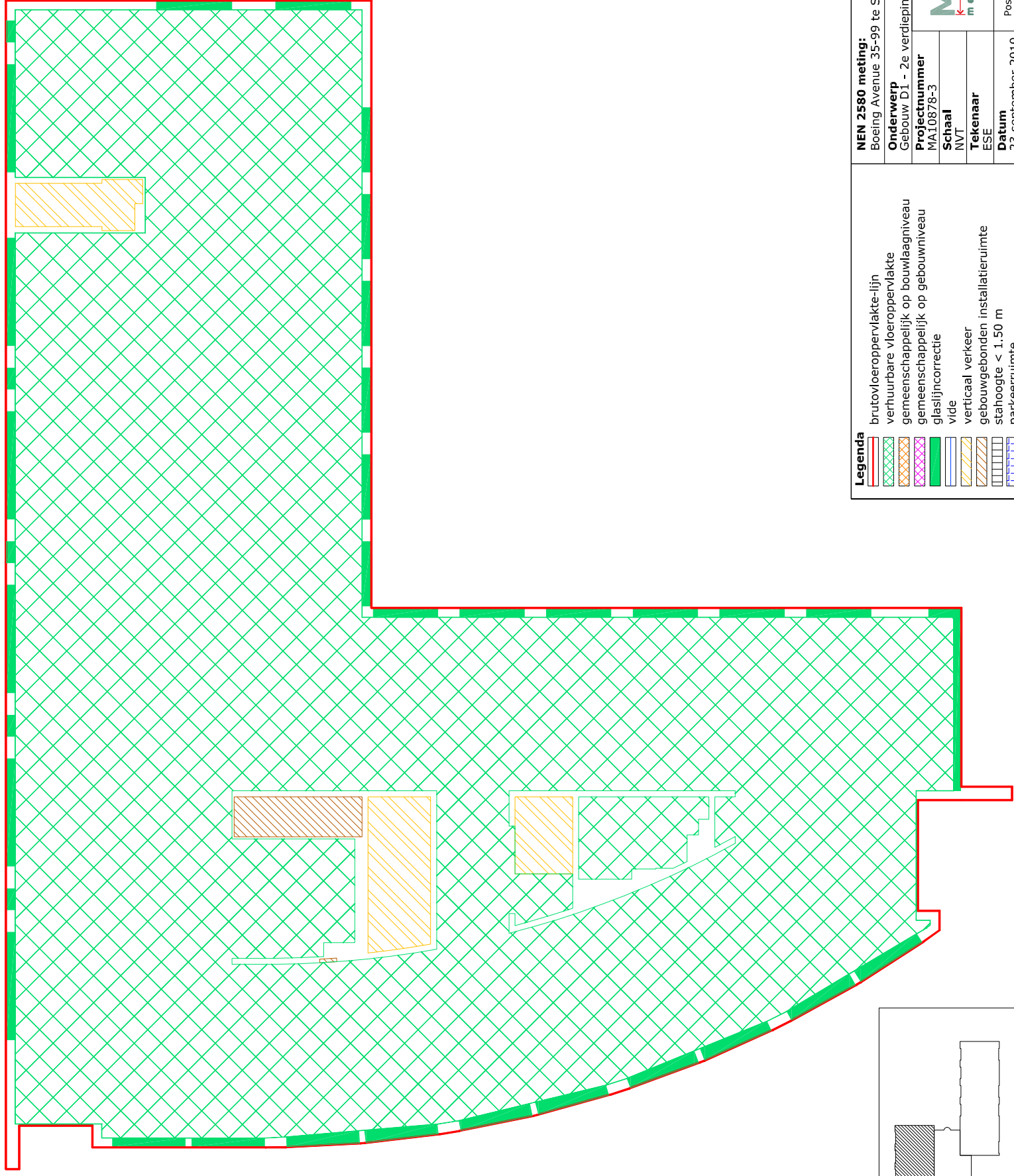


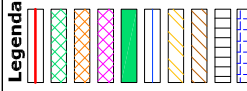


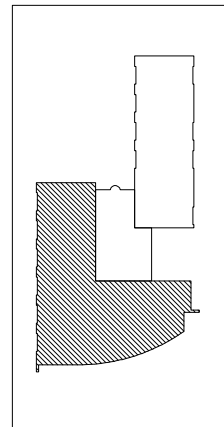
- Legenda**
-  brutovloeroppervlakte-lijn
  -  verhuurbare vloeroppervlakte
  -  gemeenschappelijk op bouwlaagniveau
  -  gemeenschappelijk op gebouwniveau
  -  glaslijncorrectie
  -  vide
  -  verticaal verkeer
  -  gebouwgebonden installatieruimte
  -  stahoogte < 1.50 m
  -  parkeer ruimte

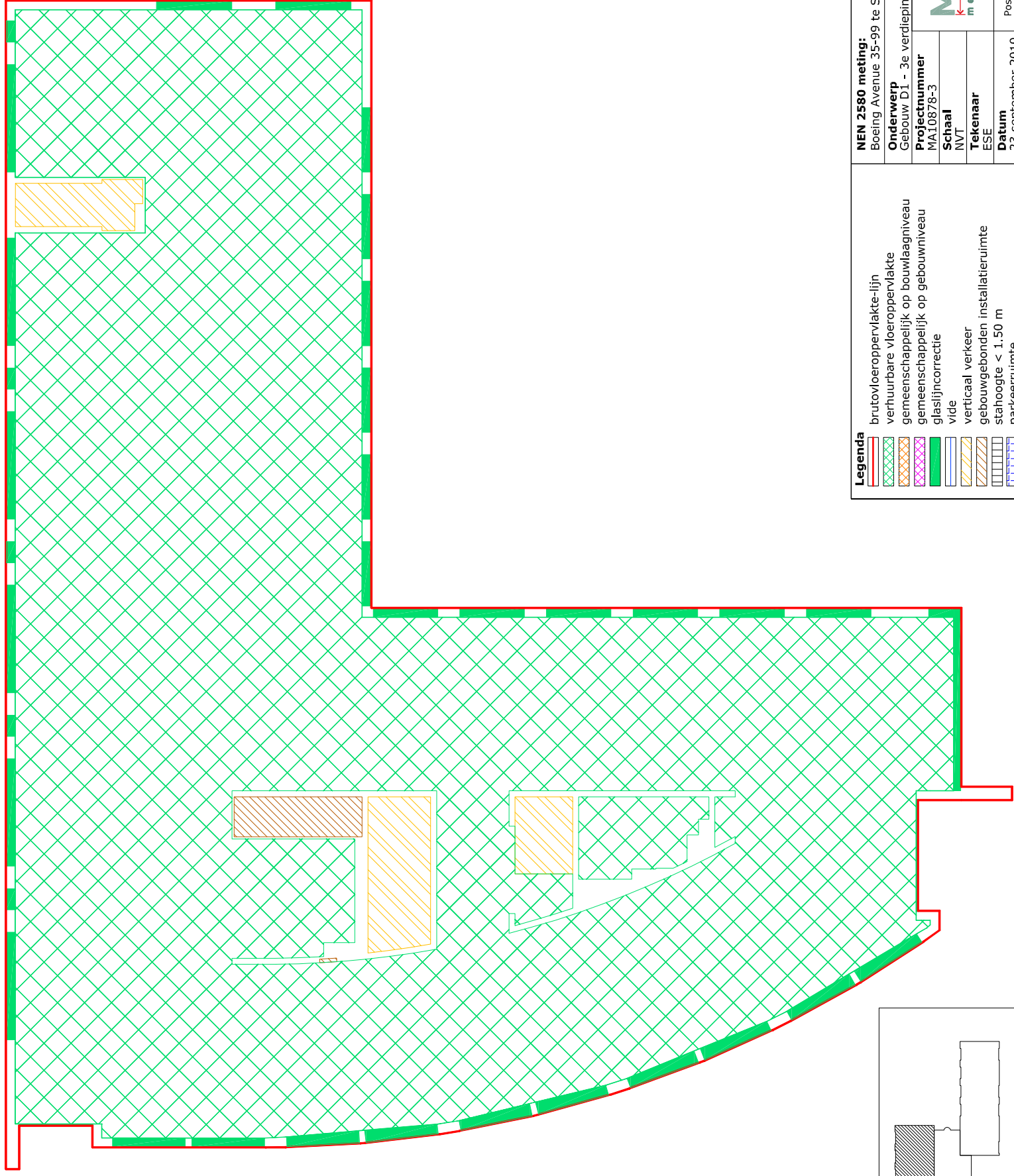
<b>NEN 2580 meting:</b> Boeing Avenue 35-99 te Schiphol-Rijk	
<b>Onderwerp</b> Gebouw D1 - 1e verdieping	
<b>Projectnummer</b> MA10878-3	<b>Schaal</b> NVT
<b>Tekenaar</b> ESE	<b>Datum</b> 23 september 2010
<b>MeetAtelier</b> meet & inventariseert	
Postbus 1167, 1000 BD Amsterdam	















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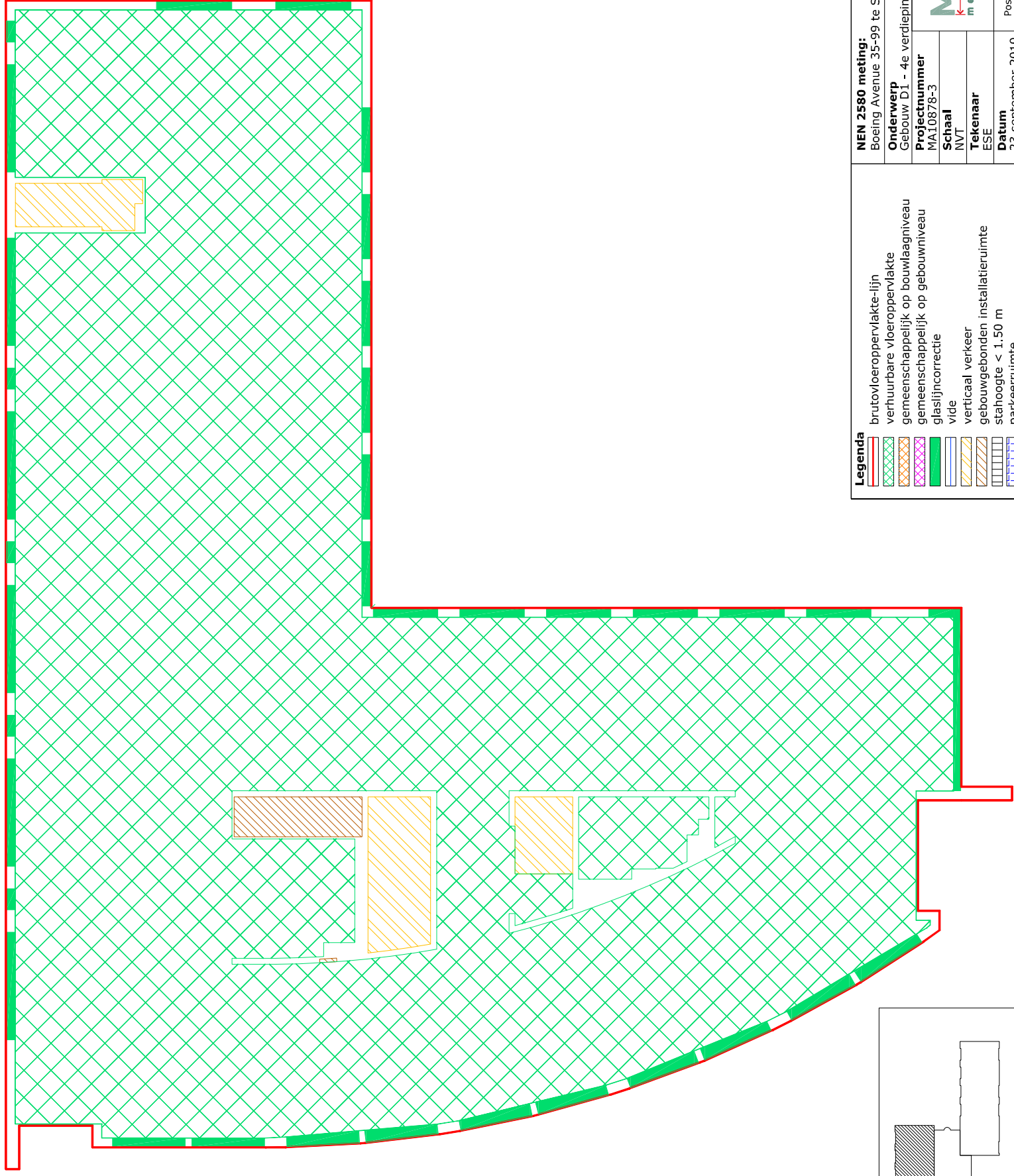




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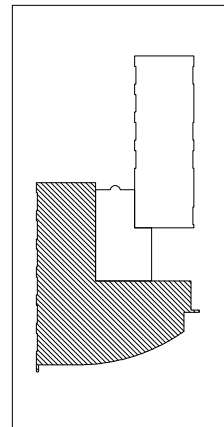
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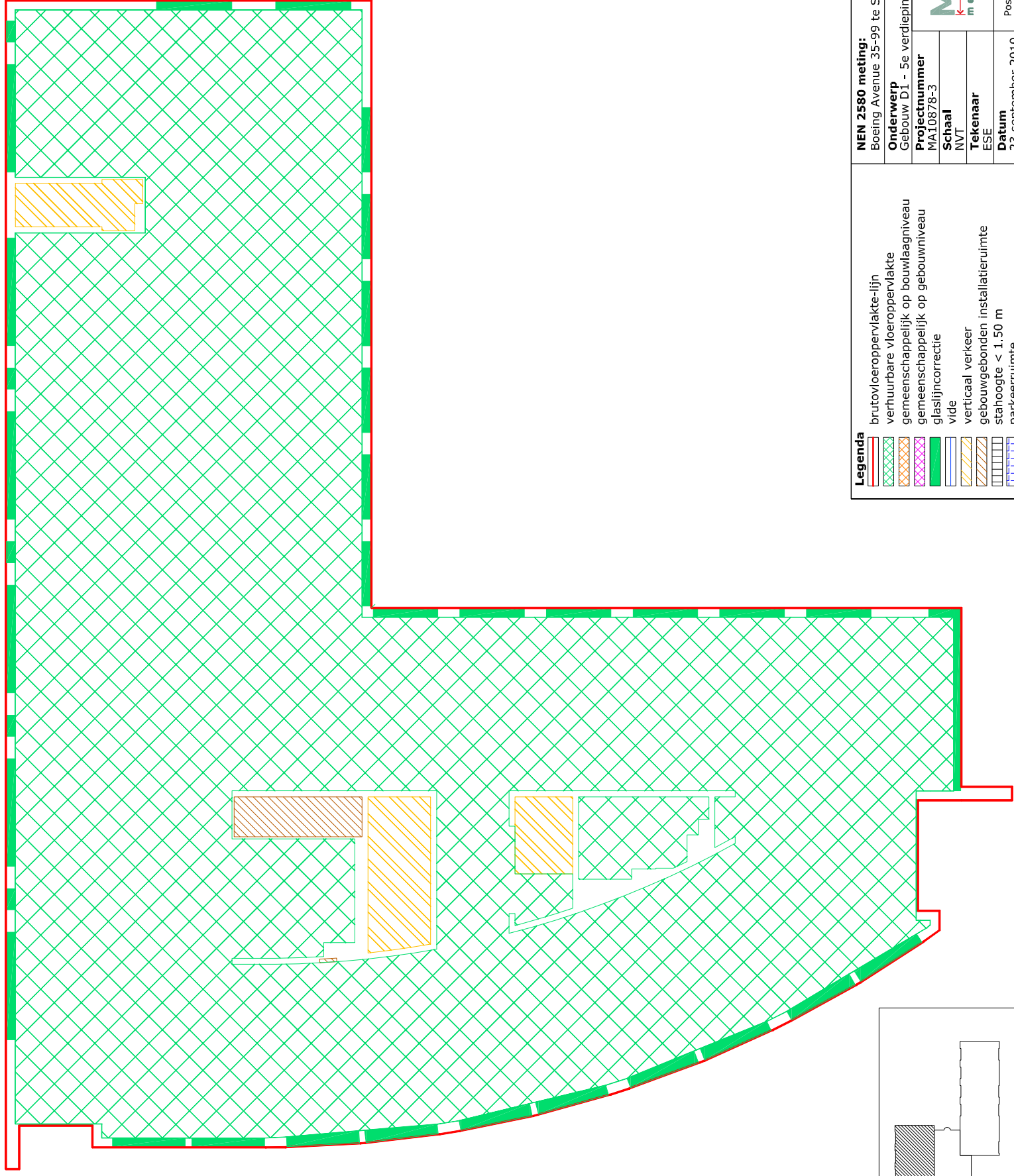
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<b>Onderwerp</b> Gebouw D1 - 3e verdieping	
<b>Projectnummer</b> MA10878-3	<b>Schaal</b> NVT
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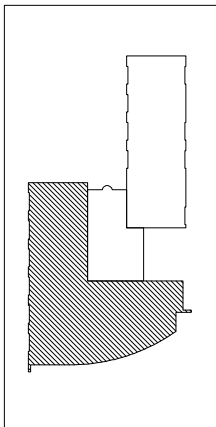
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<b>Onderwerp</b> Gebouw D1 - 4e verdieping	
<b>Projectnummer</b> MA10878-3	<b>Schaal</b> NVT
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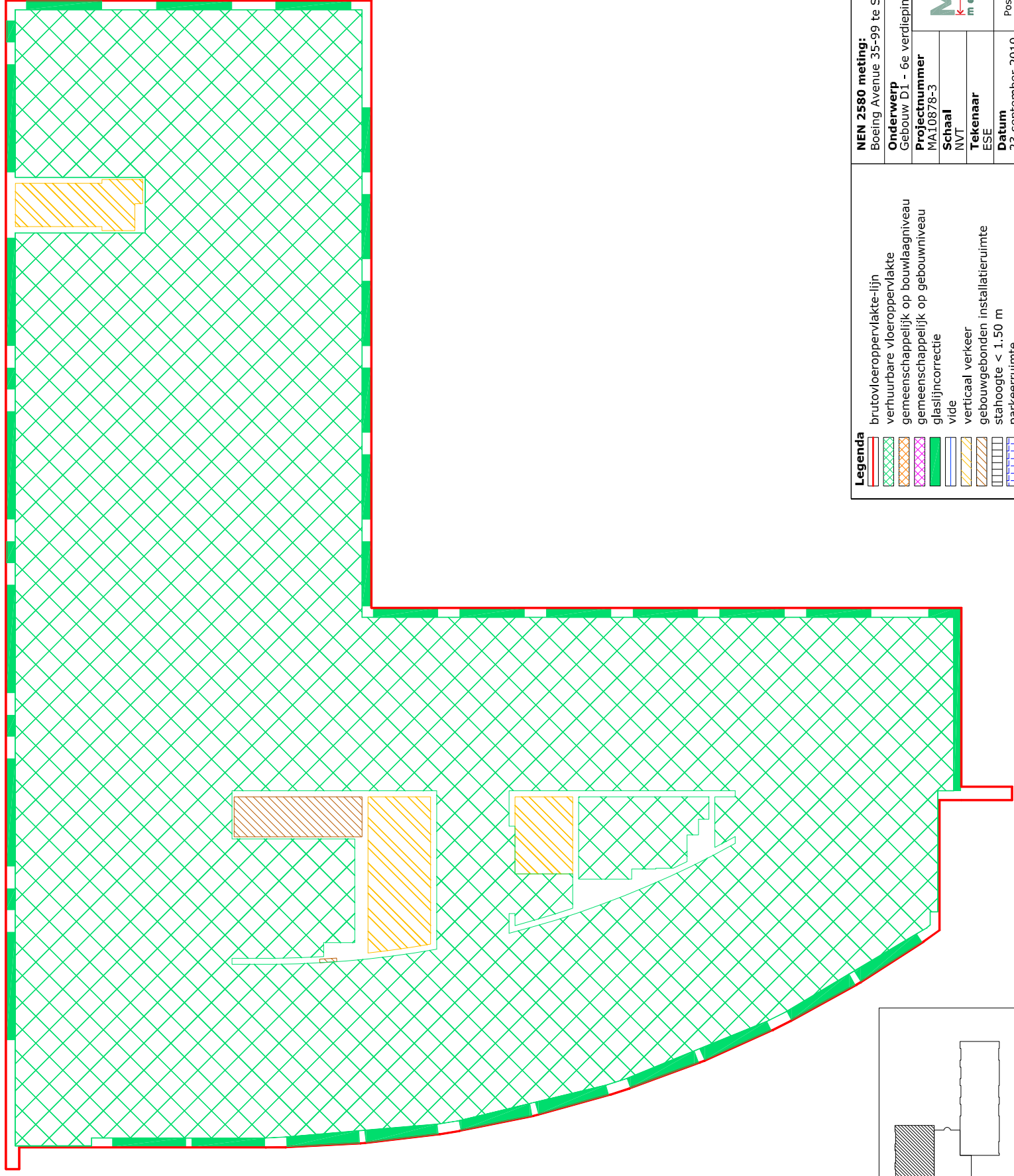




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<b>NEN 2580 meting:</b> Boeing Avenue 35-99 te Schiphol-Rijk	
<b>Onderwerp</b> Gebouw D1 - 5e verdieping	
<b>Projectnummer</b> MA10878-3	<b>Schaal</b> NVT
<b>Tekenaar</b> ESE	<b>Datum</b> 23 september 2010
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