



Project Information

Building NOA

Taurusavenue 111
Hoofddorp

To let

Office space in Building NOA at Beukenhorst Zuid in Hoofddorp

Taurusavenue 111, Hoofddorp

Project description

The distinctive office building **NOA**, which stands for **New Office Approach**, is located in the prominent office park Beukenhorst Zuid in Hoofddorp and comprises a total area of approximately 16,000 m² divided over six floors. The building is situated just a stone's throw from the railway station.

NOA features a spectacular atrium with various connections crisscrossing throughout the building, as well as ample outdoor space where greenery, sports, and recreation will take center stage. The plans for the complete rebranding of NOA, including sustainability improvements and modernization, have now been finalized, with construction scheduled to start in the third quarter of 2026.

Upon completion of the works, expected around the second quarter of 2027, the building will offer, among other amenities, a staffed reception/security desk, a barista coffee bar, a fully equipped restaurant (with a waterside terrace), various meeting rooms for shared use, a gym, dry-cleaning service, parcel service, and several pop-up stores where tenants and visitors can shop.

Some renderings illustrating these concepts are included in this project information.

The building is located in a unique setting directly along the Geniedijk (part of the Defence Line of Amsterdam and a UNESCO World Heritage site), next to the historic farmhouse housing restaurant Den Burgh.

The Beukenhorst Zuid park offers office users a great deal: inviting walking paths, greenery and water, and within walking distance there are multiple options to enjoy coffee on a terrace, have lunch or dinner, or meet informally.

Location/accessibility

Accessibility is excellent, with exits from the A4/A44 (Amsterdam – The Hague – Rotterdam) and the A5 just a few minutes away by car. Taurusavenue serves as the main access route to Hoofddorp. Schiphol Airport is reachable by car within 10 minutes.

The NS railway station Hoofddorp, as well as an R-Net stop, are within walking distance. R-Net is a (largely) dedicated bus rapid transit system offering fast connections between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 310).

Surface area

NOA comprises a total surface area of approx. 16,325 sq m office space, divided as follows:

ground floor	:	general facilities
1 st floor	:	approx. 2,460 sq m
2 nd floor	:	approx. 2,850 sq m
3 rd floor	:	approx. 2,660 sq m
4 th floor	:	approx. 2,660 sq m
5 th floor	:	approx. 2,650 sq m

Parking

NOA features a spacious parking garage with approx. 345 parking places. This allows for a parking ratio of 1 parking place per approx. 50 sq m rented office space.

Charging stations for electric vehicles are available.

State of delivery

The delivery level of the office space can be decided on in consultation with lessee. Lessor is willing to discuss a shell, shell-plus, or turnkey delivery based upon the requirements of lessee.

The building already holds an A++ energy label, but the lessor aims to further strengthen this strong starting position by upgrading the property to meet BREEAM Very Good and Paris Proof standards, thereby creating a high-quality, sustainable, and future-proof working environment.

Rental price

The indicative rental price for the office space is € 235 per sq m per year, excluding VAT and service charges.

Service charges

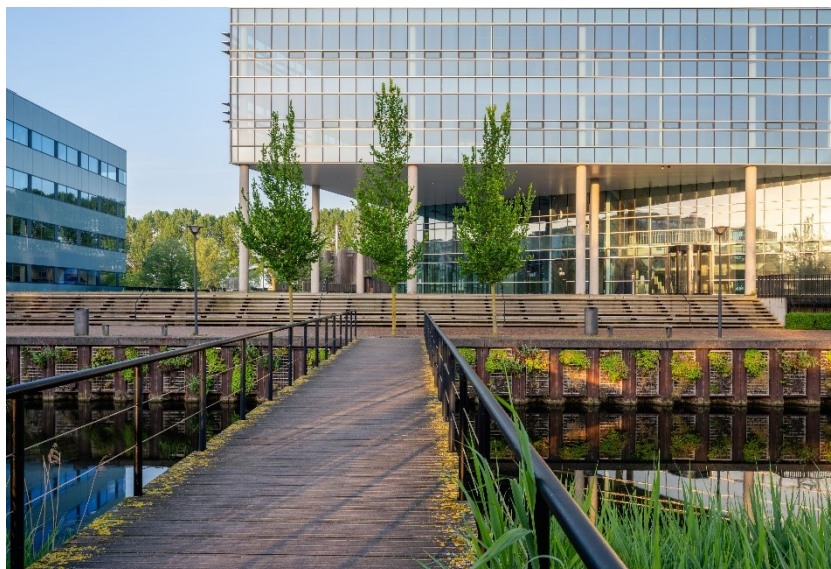
The service charges will be determined later.

Acceptance

Around the second quarter of 2027.

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Ground floor





NEN 2580

Oprichtgever: OVG Projectontwikkeling B.V.

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Getekend:	E. Vermeulen	GEVELCONSTRUCTIE	STATISCHE BINNENWANDEN
Datum:	01-02-2011	VERTIKAAL-VERKEER	INSTALLATERIJDTE
Wijziging:		SCHAKTEN	PARKEREN OF V/DE
Schaal:	n.v.t.		
Formaat:	A3		

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