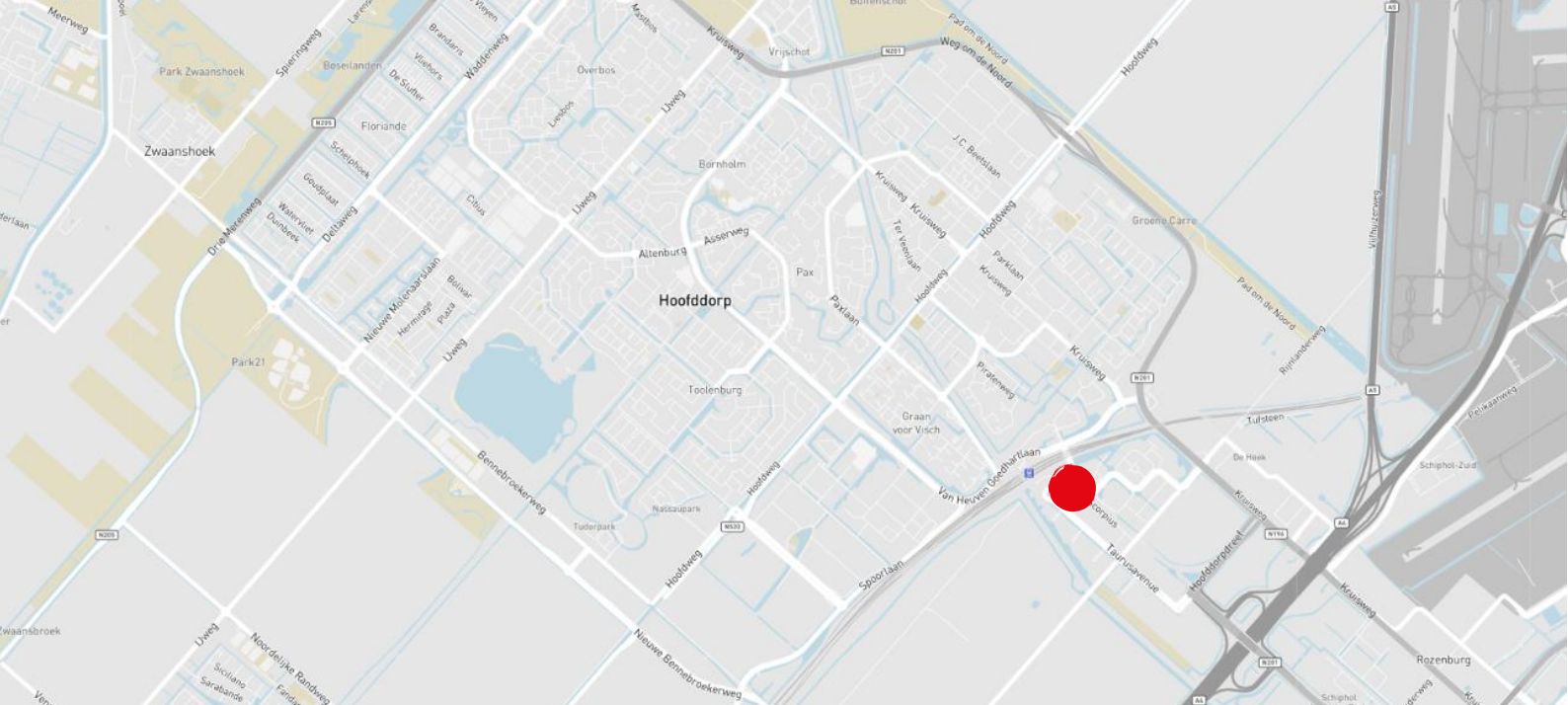




*For rent*

**'Avenue Building'**

**Scorpius 1-41,  
Hoofddorp**



## Property description

'Avenue Building' is one of the most eye-catching office buildings in Hoofddorp. The nine-storey office building is located directly next to Hoofddorp's railway station and is located in the campus-like area of Park 20120.

The office building has a total lettable floor area of 10,182 m<sup>2</sup> and 191 parking spaces. There is approx. 6,950 m<sup>2</sup> l.f.a. office space available, spread over the first to the seventh floor, each 1,111 m<sup>2</sup> l.f.a. big. The office building also offers a large archive space on the ground floor of 113 m<sup>2</sup> l.f.a.

Avenue Building was completed in 2001 and has both an energy label A and a BREAAAM-NL In-Use "very good" certificate.

The joint entrance / reception area with manned reception will be restyled and equipped with a coffee corner with take-away breakfast / lunch.

## Location

Park 20120 is the first sustainable, full service office park in the Netherlands that has been designed and realized according to William McDonough and Micheal Braungart's Cradle to Cradle philosophy.

At Park 20120, this philosophy has been translated into an area with buildings of high-quality architecture in which a great deal of attention has been paid to a healthy working climate, special and innovative energy-saving measures and a scale of facilities that increases liveliness and convenience.

Park 20120 offers various facilities, including Den Burgh restaurant, the ANWB Fox theatre and the FIFPro auditorium. The present 20120 Experience Center offers possibilities for organizing events or meetings with

large groups. Other facilities in the direct vicinity of the 'Avenue Building' include a childcare center and the Novotel Hotel.

## Accessibility

### By car

The office building is easy accessible by car via the Kruisweg (N201) and the highway A4 (Amsterdam - The Hague - Rotterdam). The property is just ten minutes from Schiphol Airport located.

### Public transport

'Avenue Building' is located next to the Hoofddorp railway station, the bus station and the Zuidtangent (the free bus route between Haarlem and Amsterdam Southeast).

## Available spaces

The availability of this building is approximately 6,950 sq. m. lfa. divided as follows:

• 1st Floor	1.111 sq m lfa
• 2nd Floor	1.111 sq m lfa
• 3rd Floor	1.111 sq m lfa
• 4th Floor	1.111 sq m lfa
• 5th Floor	1.111 sq m lfa
• 6th Floor	1.111 sq m lfa
• 7th Floor	283 sq m lfa
<b>Total</b>	<b>6,950 sq m lfa</b>



## Parking

The office building has a very spacious adjacent and underlying parking garage. There are 191 parking spaces available in this parking garage. The parking norm is 1:35.

## Rent

*Office space:*

€ 200.- per sq m lfa per year, excluding VAT.

*Parking place:*

€ 1,600.- per place per year, excluding VAT

## Service charges

€ 45.00 per sq. m. lfa. per year, excluding VAT.

## Delivery level

The office space is offered casco with the following facilities:

- A representative entrance hall with a manned reception on the ground floor;
- Three lifts with panoramic views;
- Own pantry connection and toilet facilities per floor;
- Spacious open staircase;
- Large windows with lots of light;
- A new system ceiling;
- LED-lighting;
- Recently renovated sanitary facilities;
- Cable ducts for electricity and data cabling;
- BREAAAM certificate.

## Amenities

The office space is offered with the following facilities:

- Manned reception;
- Coffee bar with take-away breakfast / lunch service;
- Archive space.



### Lease term

5 years with 5 year renewal period.

### Commencement date

Immediately.

### VAT

All amounts exclude service costs and Value Added Tax (VAT).

### Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

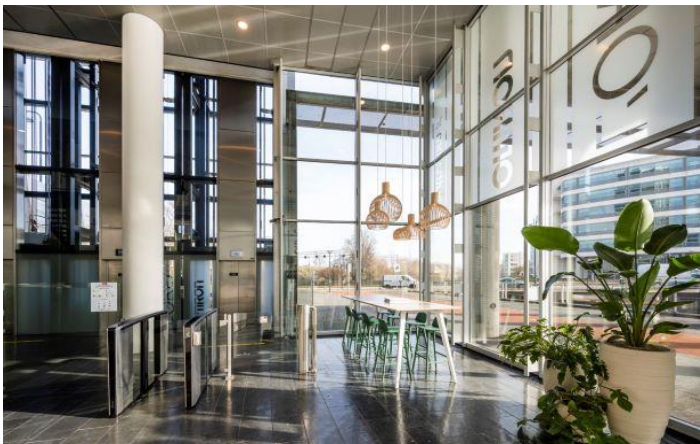
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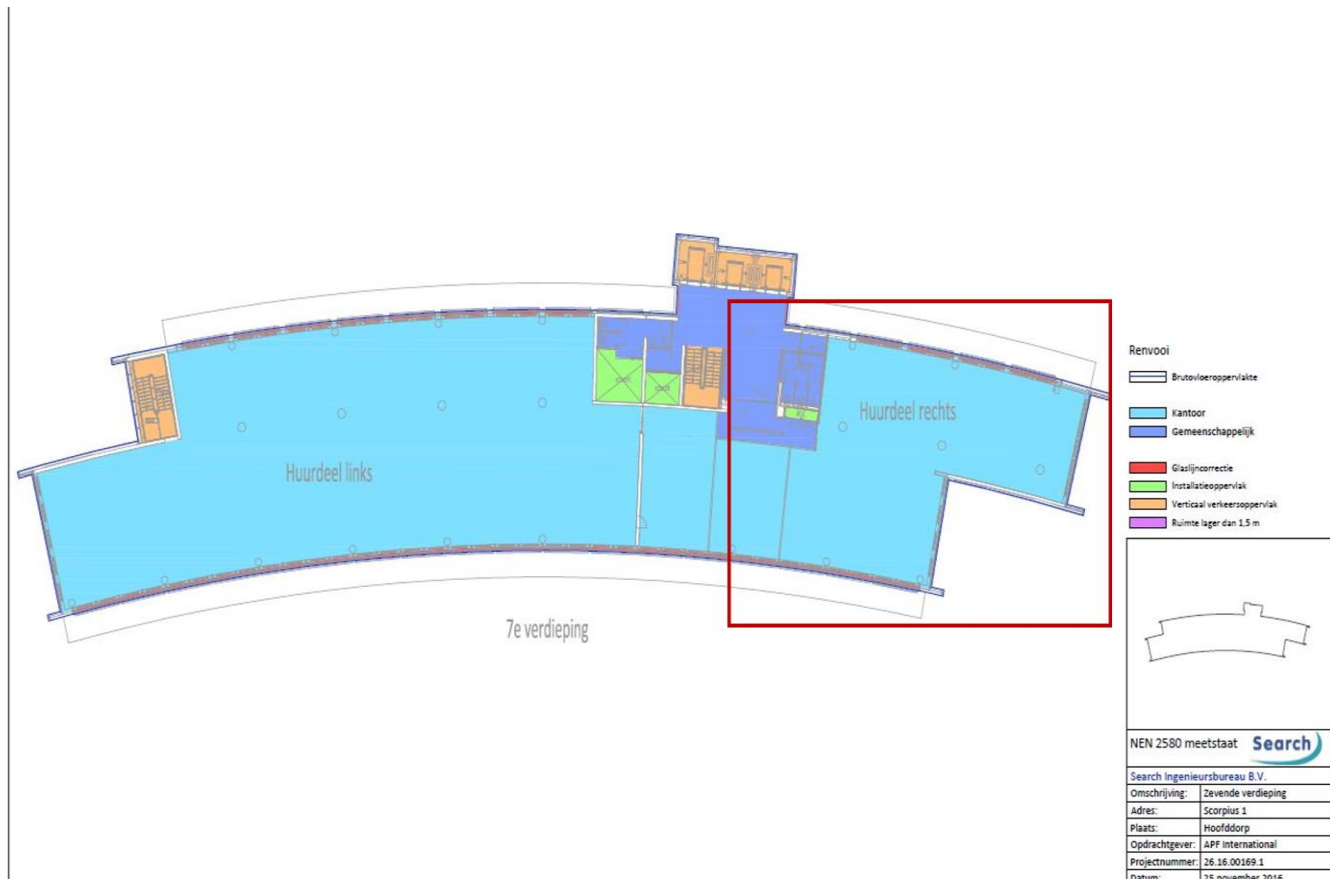
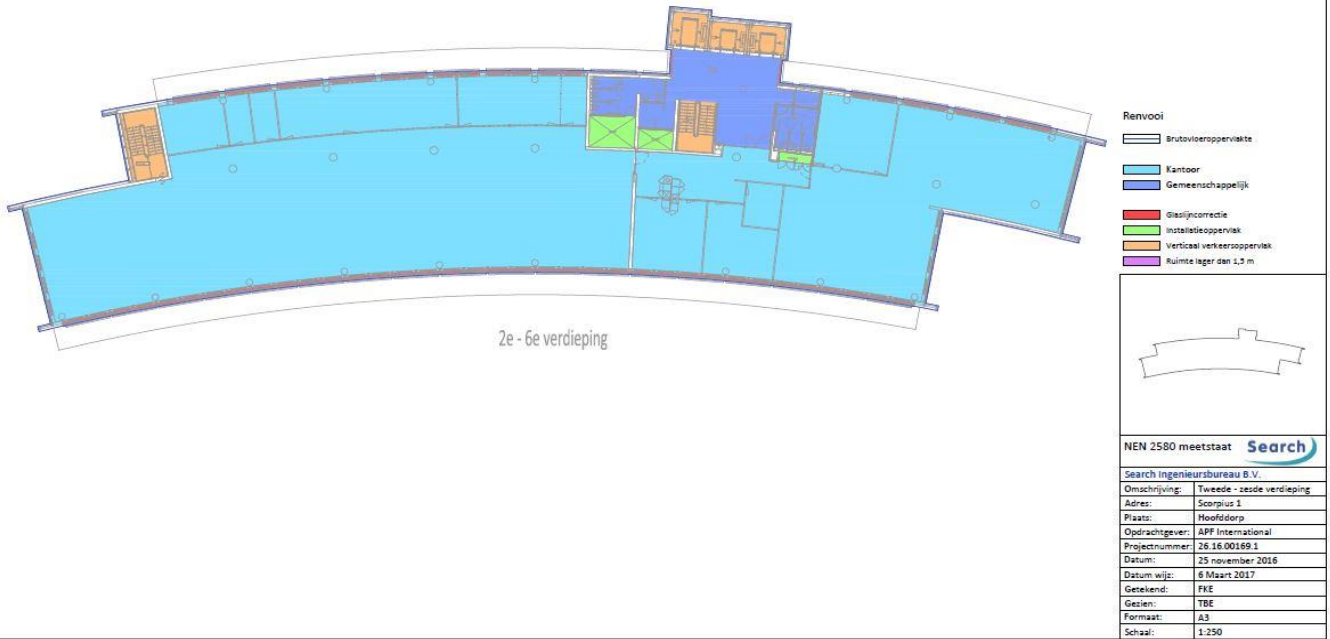


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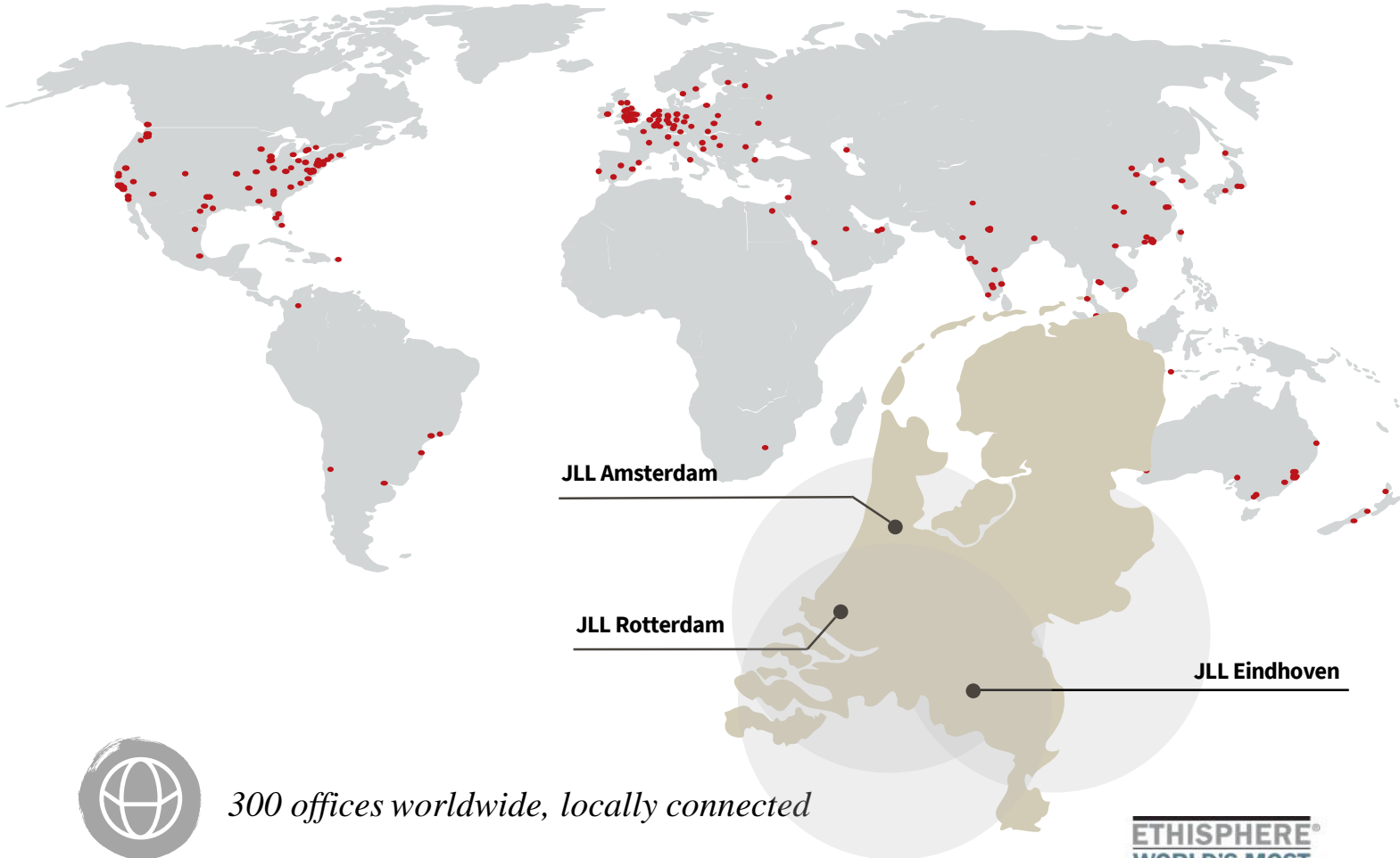


# Floor plans



# About JLL

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*170 professionals in The Netherlands*



*Five Real Estate Markets (Offices, Industrial & Logistics, Retail, Living, Health care)*

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