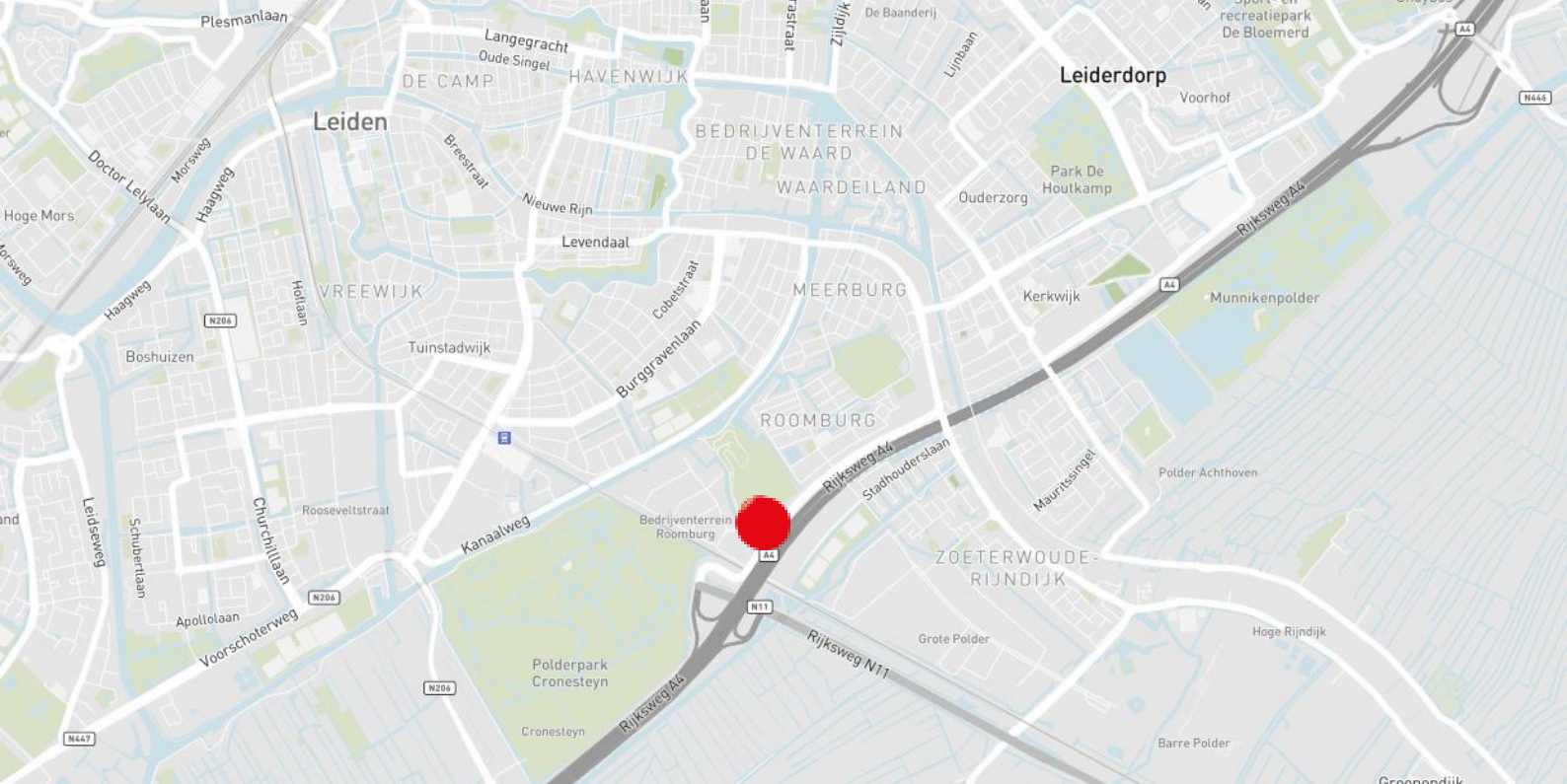




*For rent*

**Leiden Innovation Center**

**De Heyderweg 1,  
Leiden**



## Property description

The Leiden Innovation Center is a unique to develop office building of high-standard quality situated at Heyderweg 1 in Leiden. This multifunctional office building has eleven floors, in which the ground floor and a part of the 10th floor has a double height. The facilities and services are of an outstanding quality, so are the entrance and security organized through the latest technology. On the ground floor a restaurant will be realized including a coffee corner and reception.

The building is a so called key office with two entrance possibilities from the lift hall to the office floor. This makes the floors ideal to divide for partial rent.

## Accessibility

*By car:*

The office building is excellent accessible by car through the A4 (Den Haag- Amsterdam) and N11 (Alphen aan den Rijn – Utrecht – Rotterdam), of which the entrance and exit are at only 500 m distance.

*Public transportation:*

Accessibility by public transport is good, a bus stop is situated at 1 minute walking distance across the office building and within 18 minutes you can reach the Central Station of Leiden.

## Available spaces

The availability of this building is approximately 6.099,00 sq. m. lfa. office space.

• Ground Floor	535 sq m lfa
• 1st Floor	457 sq m lfa
• 2nd Floor	302 sq m lfa
• 3rd Floor	564 sq m lfa
• 4th Floor	555 sq m lfa
• 5th Floor	545 sq m lfa
• 6th Floor	536 sq m lfa
• 7th Floor	527 sq m lfa
• 8th Floor	517 sq m lfa
• 9th Floor	507 sq m lfa
• 10th Floor	539 sq m lfa
• 11th Floor	515 sq m lfa
<b>Total</b>	<b>6.099 sq m lfa</b>

Most likely more office space will be available in the future.





## Sustainability

The building has been set up with the future in mind. Thinking of energy efficiency and sustainability, the BREEAM certificate will be granted (level: excellent). This is the most important and most used sustainability label in the world. The building is also excellent insulated and has solar panels. The heating and cooling are regulated by a durable energy system called 'Heat and Cold Storage'.

## Parking

Directly adjacent to the building a covered car park will be realized with space for more than 144 cars. Beside the car park, there will be some parking space available in front of the building.

## Rent

*Office space:*

From approx. € 185,00 per sq m lfa per year, excluding VAT.

*Parking place:*

To be agreed upon.

## Service charges

To be agreed upon.

## Delivery level

The office building will be provided with:

- prestigious, imposing entrance hall whether or not equipped with a manned reception and a coffee corner;
- a modular building module of 1.8 meter under the base per 1.8 meter a control unit for the air-conditioning systems;
- ceiling system with built-in partly daylight depended light fittings and occupancy detection;
- heating and cooling through air-conditioning system;
- external wall without opening parts, heat-insulating glazing;
- lift group with 2 elevators, of which 1 furniture lift;
- kitchenette connection on every floor;
- finished luxury, separated sanitary groups per floor;
- smooth anhydrite floor;
- wall cable ducts for the purpose of data cabling;
- access control system on the hull of the building;
- fire hose reel per floor;
- Wko installation;
- Bream Excellent certified.





## Lease term

10 years with 5 year renewal period. The notice period is 12 months.

## Commencement date

14 months after unconditional written agreement between the parties. The building permit is issued by the Municipality of Leiden.

## VAT

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

## Lease agreement

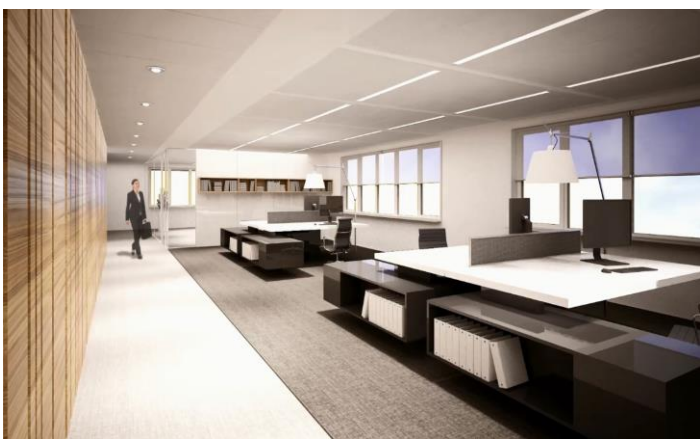
Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

## Contact

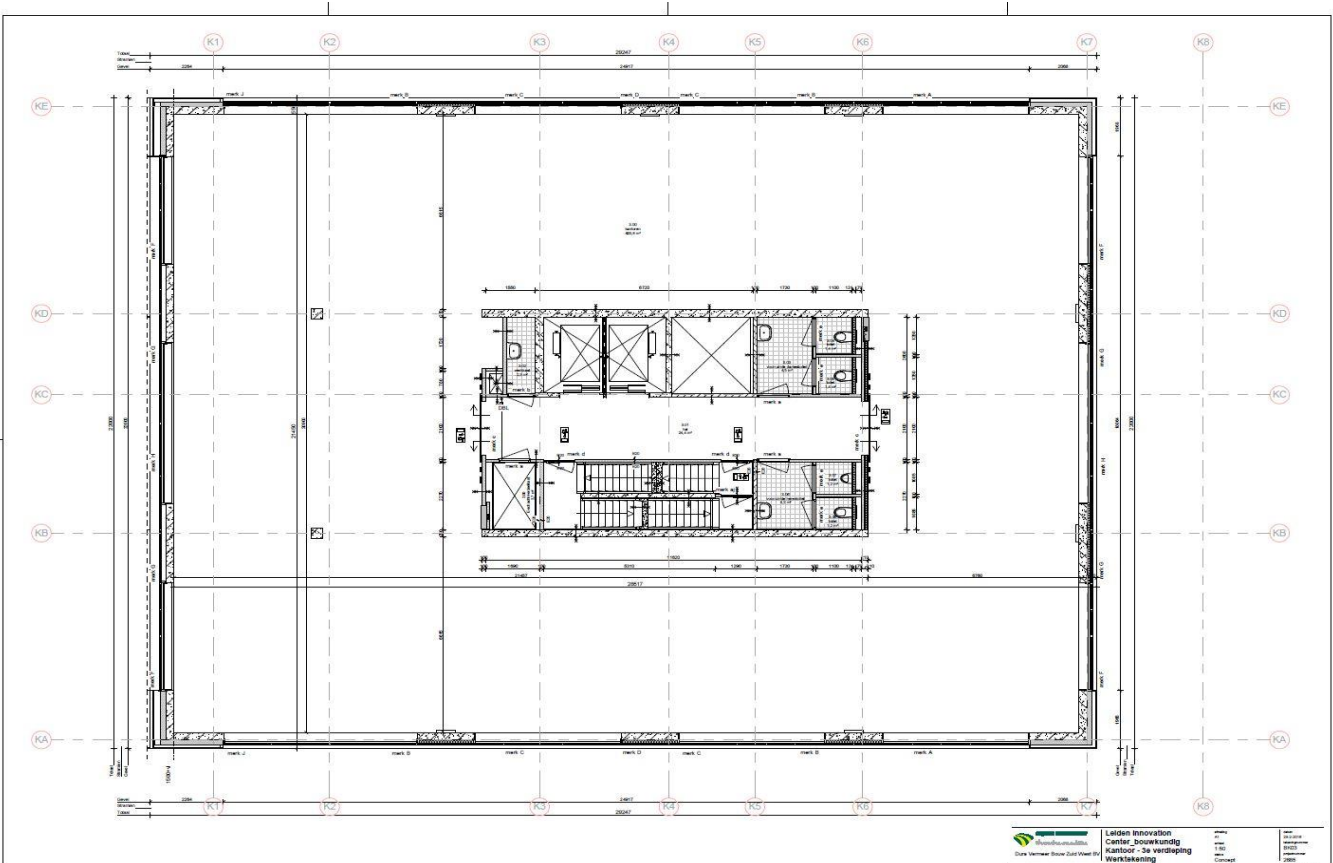
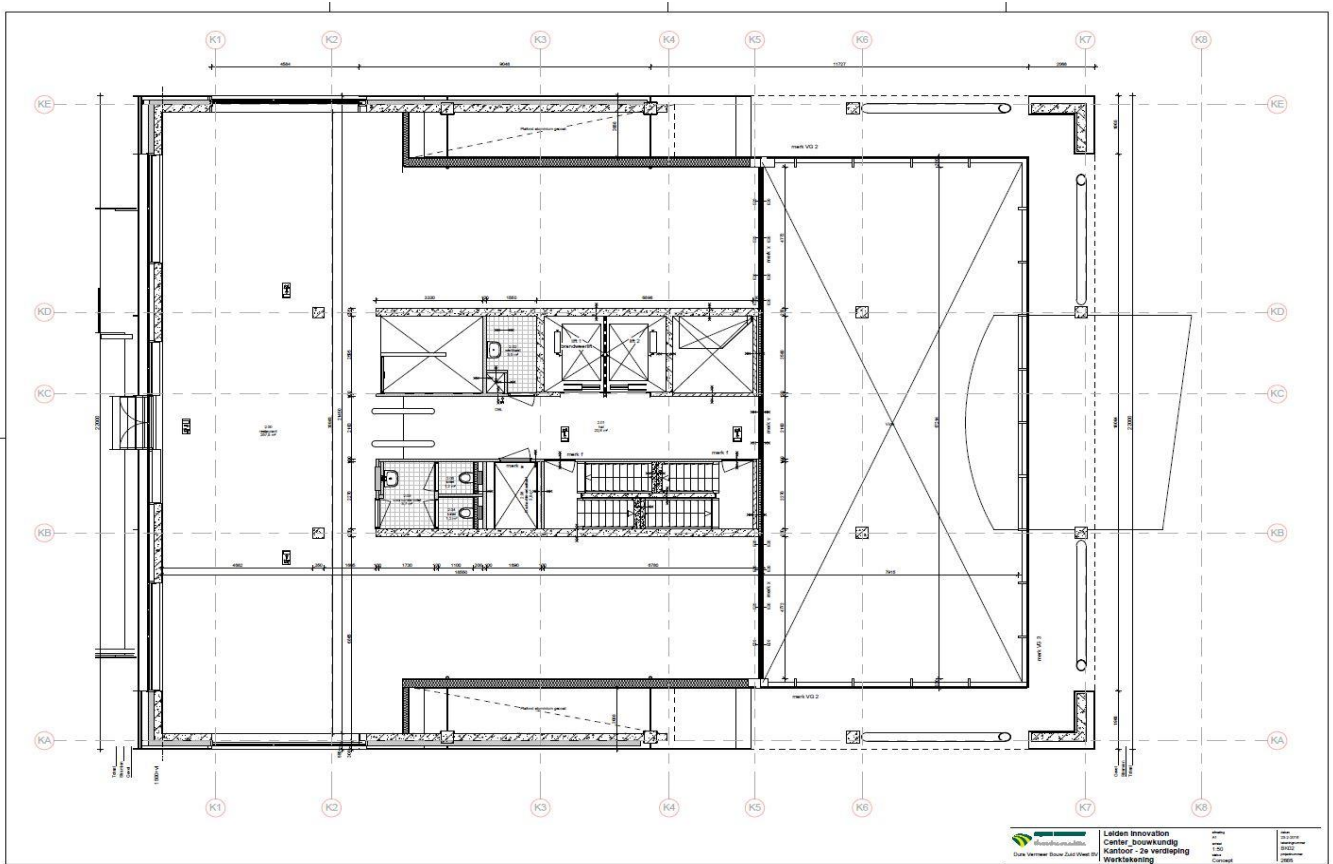
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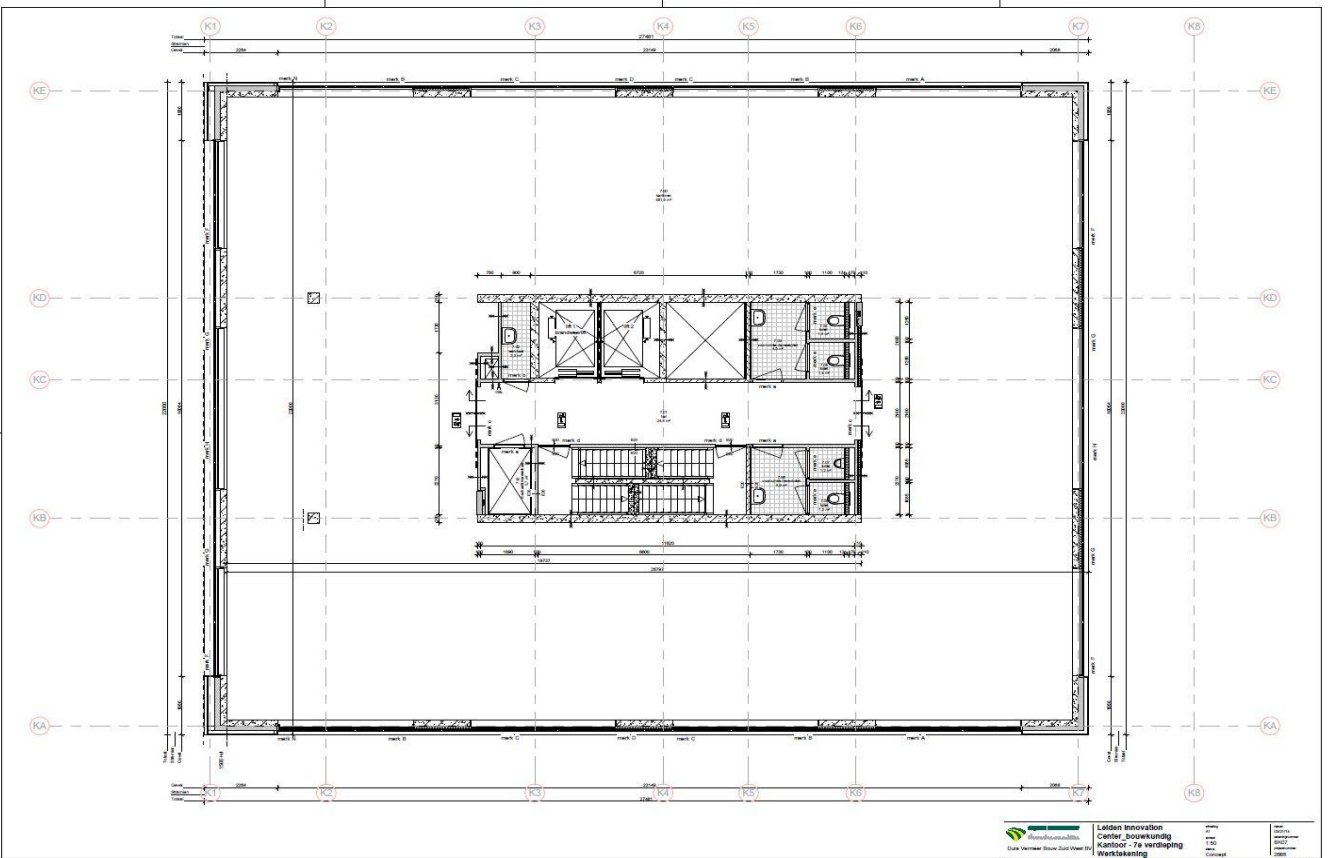
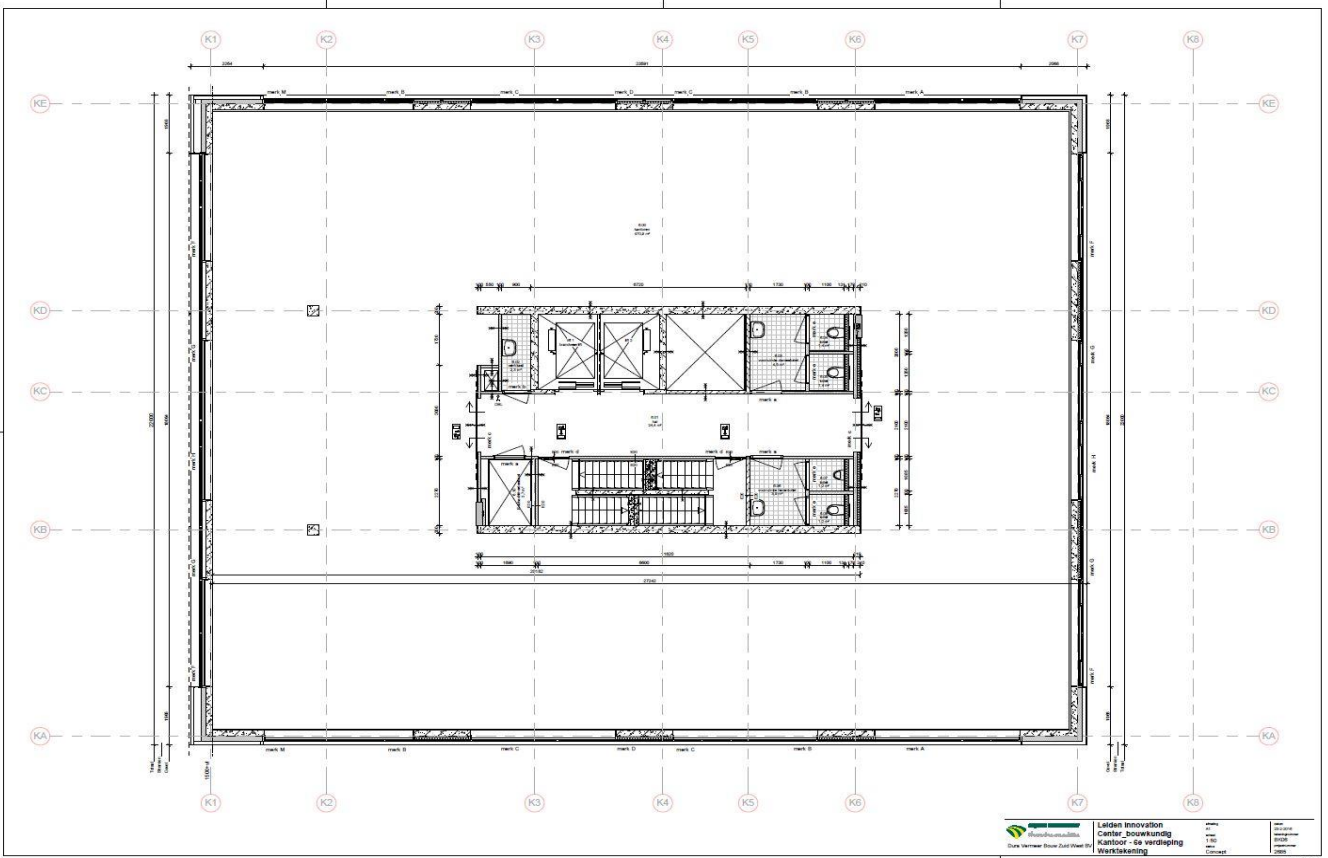


# Floor plans





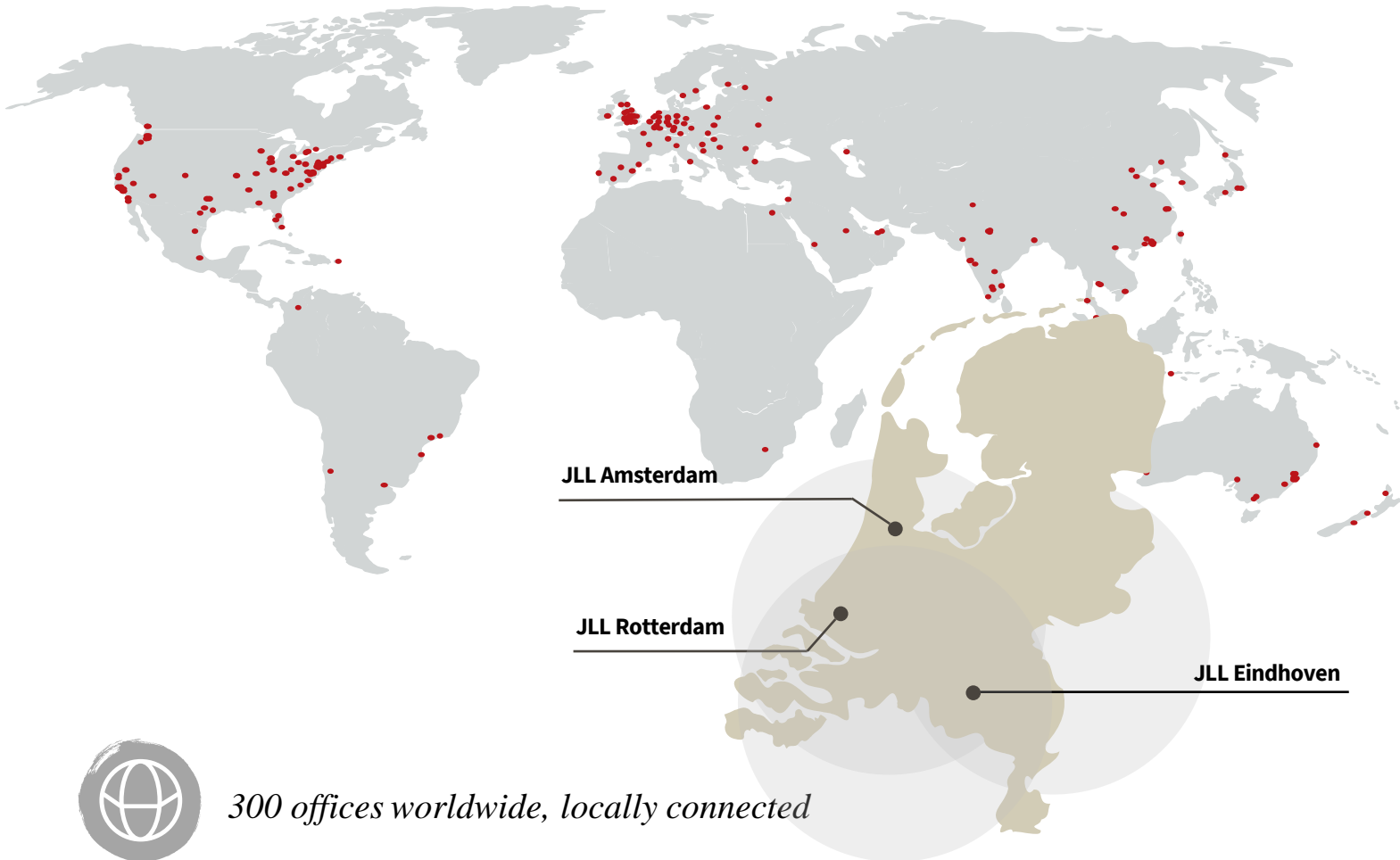






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