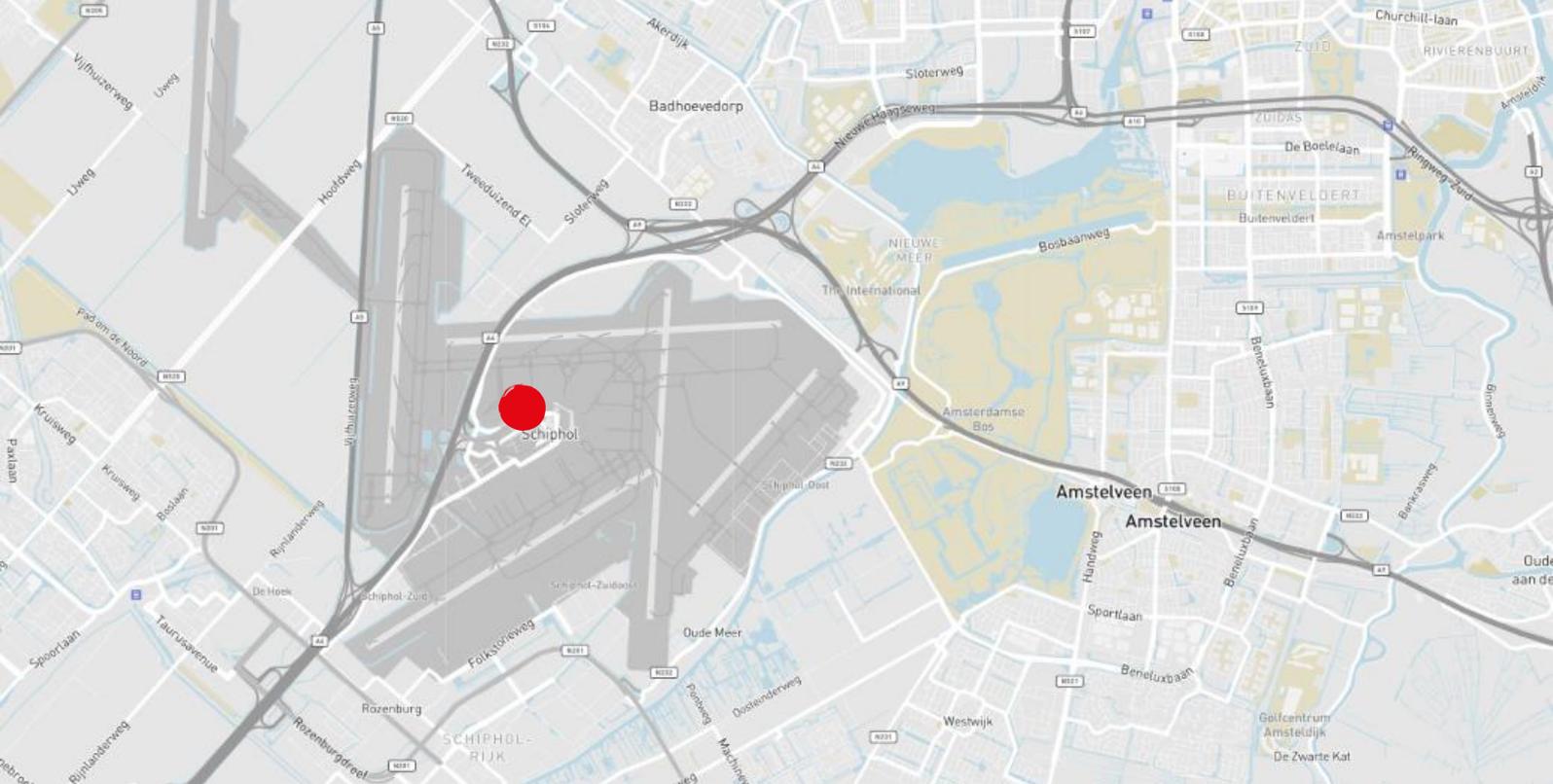




For rent

‘WTC Schiphol’

**Schiphol Boulevard 393,
Schiphol**



Property description

This multi-tenant office complex is situated on a unique location in the heart of Amsterdam Airport Schiphol. The “WTC Schiphol Airport” consists of 8 modern office towers, of which the last 4 towers were built in 2003. The front site facade of the complex offers a magnificent view over the strength of the airport and the surrounding. The “WTC Schiphol Airport” offers its lessees a very extensive range of facilities like, the WTC Business Facility Center, central reception, meeting facilities, restaurant Juliet's Kitchen, coffeecorner Fortune bar, a bank etc.

Location

The “WTC Schiphol Airport” is situated in an international and dynamic center of Holland: Amsterdam Airport Schiphol. The WTC SA has here a resourceful spot next to and directly connected with the airport terminal on Schiphol and the NS railway station.

The direct area of the “WTC Schiphol Airport” offers a various and high quality facility package with among others two five star hotels, meeting- and conference centers, catering industries and several shops in Schiphol Plaza.

Accessibility

Car

You can call the accessibility of the “WTC Schiphol Airport” unique. The exits A4, A5 and A9 are situated on very short distance. From exit Schiphol Center the signs (Hilton/WTC) will lead you directly to the main entrance of the WTC SA.

Public Transport

The railway station lies directly underneath the shopping center Plaza and the terminal of the Airport Schiphol. There are connections to every big city in Holland and Europe. There are also express trains to Belgium and France. In front of the terminal is situated the bus station with several bus lines of Starnet, an extensive cab stand and the stop of the Zuidtangent. The Zuidtangent (line 300) is a very quick bus connection from Station Haarlem via among others Hoofddorp and Schiphol to station Amsterdam Bijlmer ArenA. The Zuidtangent is a way of public transport on a high quality level.



Available spaces

The availability of this building is approximately 1,723.2 sq. m. lfa. divided as follows:

5 th floor	861 sq.m. lfa.
6 th floor	861 sq.m. lfa.
Total	1723,2 sq.m. lfa.
Archive space	21,1 sq.m. lfa.

Parking

There are 35 parking spaces available (24/7). These parking spaces are situated in the parking garage beneath the WTC building.

Additional, 31 flexible parking spaces can be leased on the P12 parking lot.

Rent

Office space:

€ 375,- per sq. m. lfa. per year, excluding VAT.

Archive space:

€ 107.38 per sq. m. lfa. per year, excluding VAT.

Parking space

WTC parking:

€ 2,532.75 per place per year, excluding VAT.

P12:

€ 2,068.03 per place per year, excluding VAT.

Service charges

€ 65,- per sq. m. lfa. per year, excluding VAT.



Delivery level

The leased space will be delivered in its current status, as it is at the time of delivery, including:

- System ceiling with lighting fixtures;
- Climate installation;
- Sanitary facilities on each floor;
- Cat 6 opportunity;
- 2 passenger lifts;
- Turn key opportunity.

Facilities

- Gym;
- Restaurant;
- Manned reception (reception 07:30 -18:30) and secured (18:30-07:30).

Amenities

The following amenities are present within the office building:

- Access control per floor;
- Entrance level floor including central reception. On this floor are currently also located a bank, mail delivery / copy service, service desk, office supplies and furnishing shop, coffee corner Fortune bar, business travel agencies Business Center with meeting facilities and restaurant Juliet's Kitchen;
- Per tower there are high-speed lifts (12 people), one of which is a freight lift;
- A pantry and a women's and men's toilet group on each floor;
- Rent-separating walls;
- Grid size 5.40-1.80-7.20 meters. Band grids per 1.80 meters, height 2.70 meters;
- Smoke detectors;
- Full cabling for voice and data cat.6 (Schiphol telematics);
- Per grid connection points for electricity, voice and data;
- Shower facility on the floor.



Lease term

In consultation.

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.

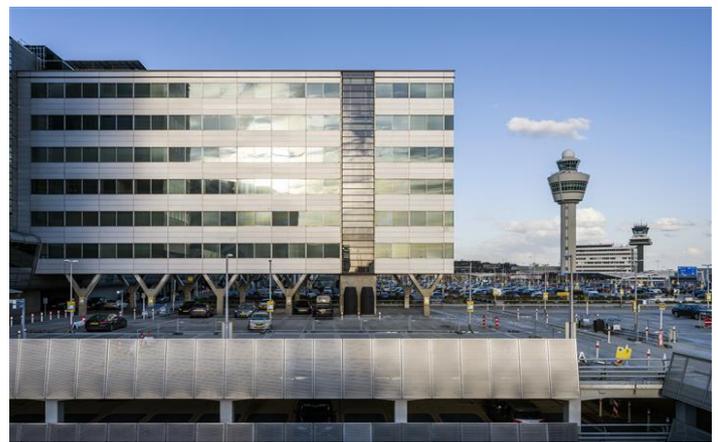
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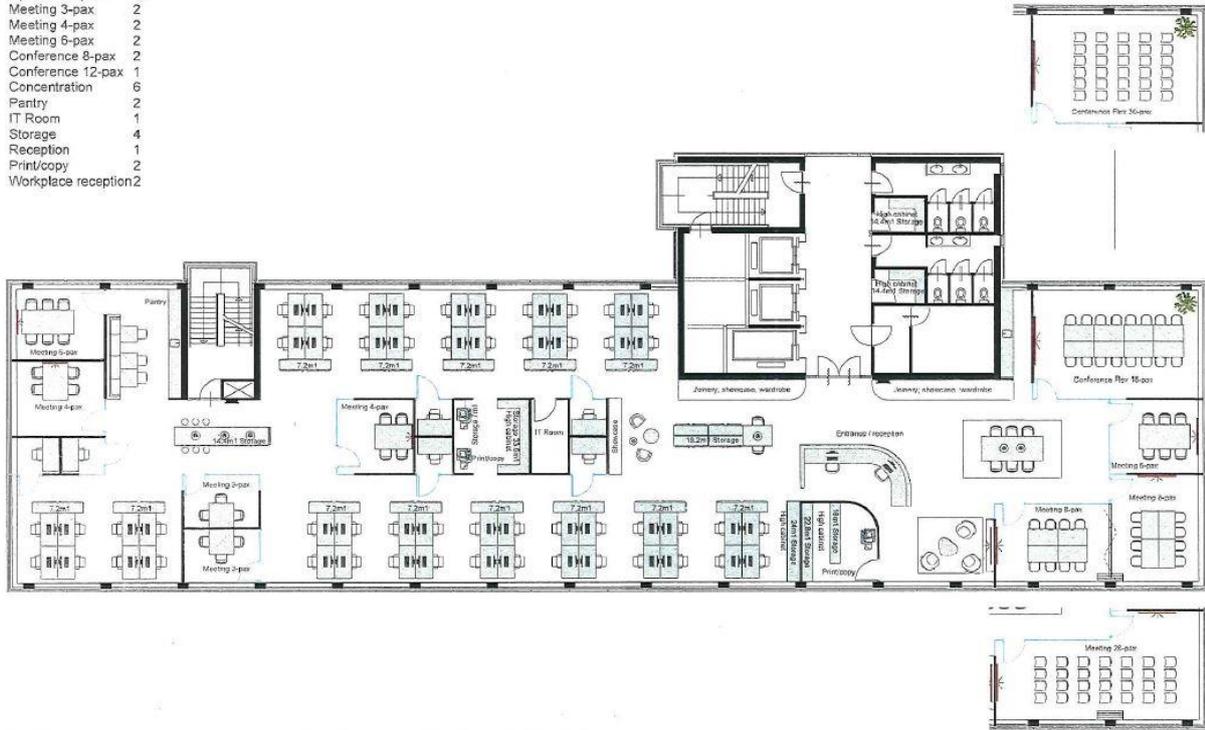




Floor plans

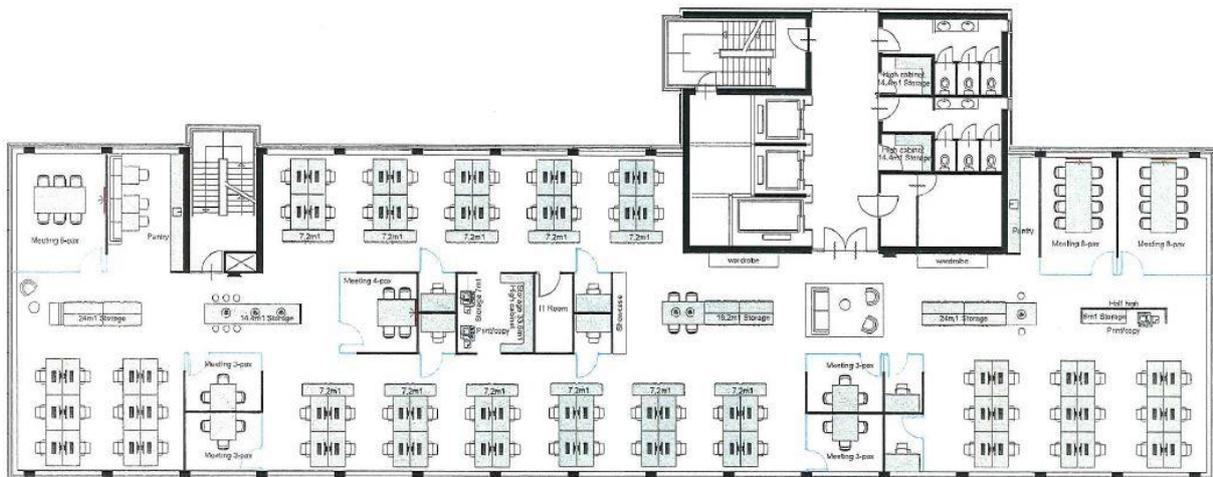
Space overview

Type	Amount
Open workspace	52
Meeting 3-pax	2
Meeting 4-pax	2
Meeting 6-pax	2
Conference 8-pax	2
Conference 12-pax	1
Concentration	6
Pantry	2
IT Room	1
Storage	4
Reception	1
Print/copy	2
Workplace reception	2



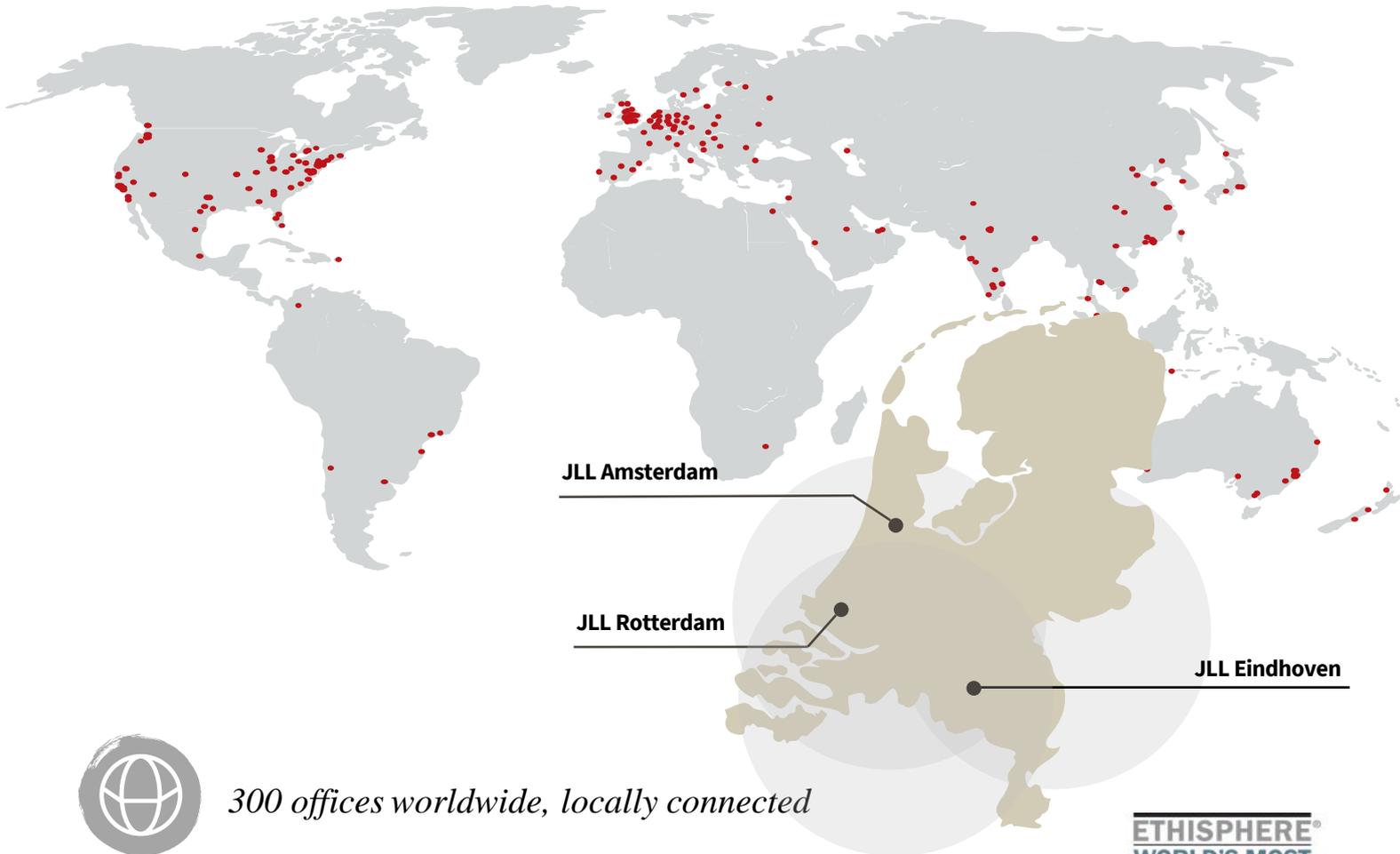
Space overview

Type	Amount
Open workspace	74
Meeting 3-pax	4
Meeting 4-pax	1
Meeting 6-pax	1
Meeting 8-pax	2
Concentration	6
Print/copy	2
IT room	1
Storage	3



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