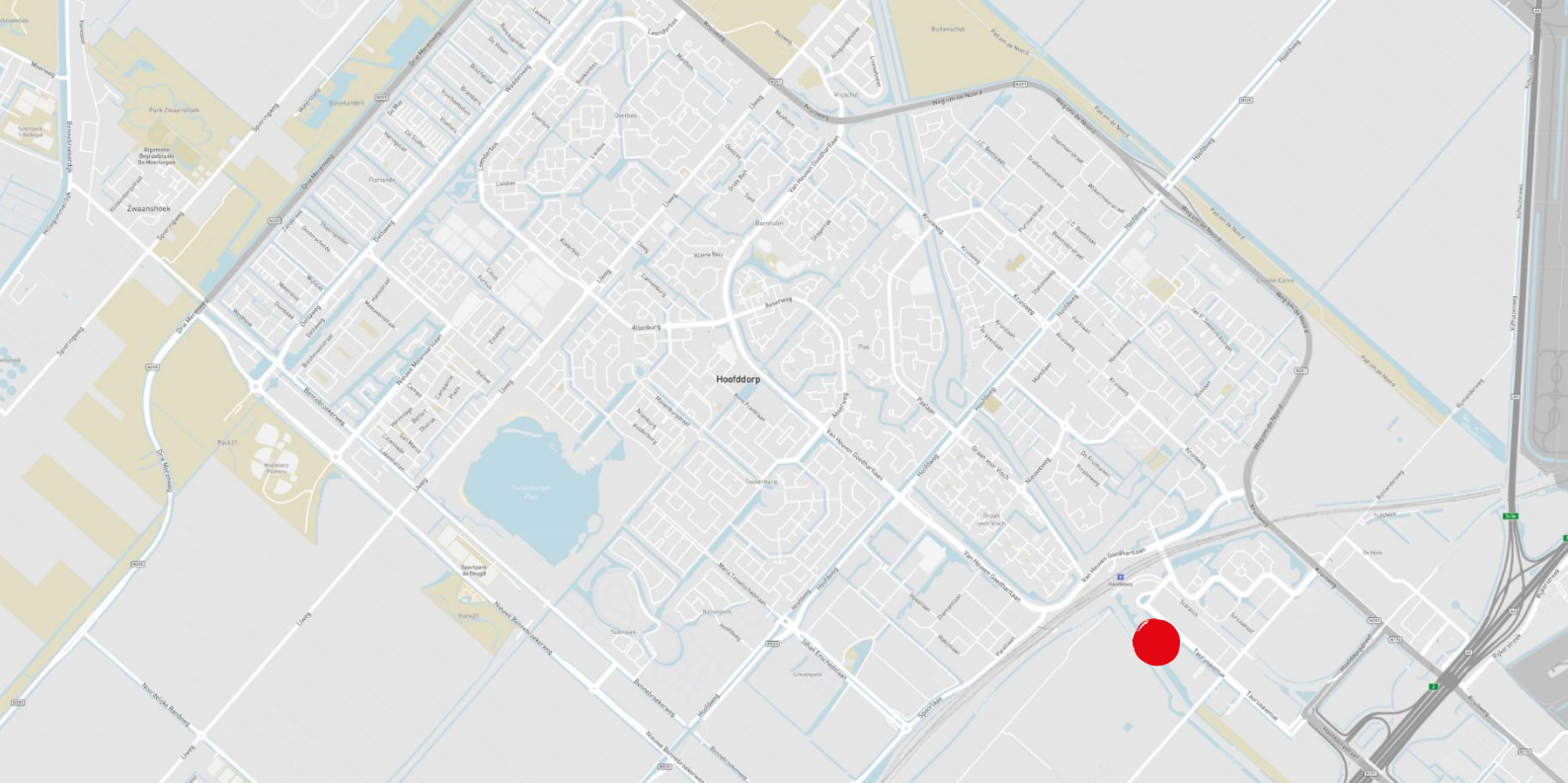




For rent

Taurusavenue 105,
Hoofddorp



Property description

This very striking office building is located at Taurusavenue 105 and is located at the high-quality office location Park20120 in Hoofddorp. The office building dates from 2009 and has five floors that are divided into three wings, which are connected by an open atrium.

The exterior facade of this characteristic office building consists mainly of wood. This is also reflected in certain parts of the interior.

Although the office building dates from 2009, the ground floor has recently been completely renovated, with a focus on connectivity, health and well-being of the employees. This renovation ensures that the office building has changed from a single-tenant to a multi-tenant design, whereby the creation of an optimal working environment is central. The office building has its own gym, yoga room, a bar where you can get fresh juices at any time of the day, a spacious atrium where meetings or workshops can be held, several meeting / focus rooms and a company restaurant with Vermaat-catering. In addition, the office building has a spacious parking deck, which consists of two layers, allowing a parking ratio of 1:50 to be realized.

Location

Park 20120 is the first sustainable, full service office park in the Netherlands designed and realized according to the Cradle to Cradle philosophy of the American architect William McDonough and the German chemist Michael Braungart. This philosophy has been translated at Park 20120 into an area with buildings of high-quality architecture in which a lot of attention has been

paid to a healthy working environment, special and innovative energy-saving measures and a range of facilities that increase liveliness and convenience.

Park 20120 offers various facilities, including restaurant Den Burgh. Furthermore, the ANWB Fox theater, the FIFPro auditorium and the 20120 Experience Center offer possibilities for organizing events for, or meeting with large groups. Further facilities include a childcare center and the Novotel Hotel right next to Park 20120.

Accessibility

By car

The building is easily accessible by car via the Kruisweg (N201) and the A4 highway (Amsterdam - The Hague - Rotterdam) exit 3 Hoofddorp. The object is located just ten minutes from Schiphol Airport.

By public transport

The office is located near the Hoofddorp railway station, the bus station and the Zuidtangent (the free bus lane between Haarlem and Amsterdam Zuidoost).



Available spaces

The availability of this building is approximately 3,110 sq. m. lfa. divided as follows:

• 4th Floor	1,555 sq m lfa
• 5th Floor	1,555 sq m lfa
Total	3,110 sq m lfa

Parking

Taurusavenue 105 features a parking deck of two layers. The potential new tenant could possibly lease a proportional amount of these spots, in order to realize a parking ratio of 1:50. Furthermore, parking spaces can be rented at the nearby P+R.

Rent

Office space:

€ 205.- per sq m lfa per year, excluding VAT.

Parking place:

€ 1,200.- per place per year, excluding VAT

Service charges

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

Delivery level

The object will be delivered in the following facilities:

- two elevators;
- a pantry and sanitary facilities on each floor;
- mechanical ventilation and top cooling;
- system ceilings with lighting fixtures;
- current fit-out, including carpeting and luxury partition
- walls;
- energy efficiency label A.

Amenities

The object will be delivered in the following facilities:

- a lively atrium;
- representative multi-user reception;
- multiple co-working places;
- a shared restaurant;
- gym, with a yoga space, mothers roo, dressing rooms en showers.
- a large tribune to hosts events/TED-talks;
- outdoor terrace.



Lease term

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

Commencement date

To be discussed.

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.

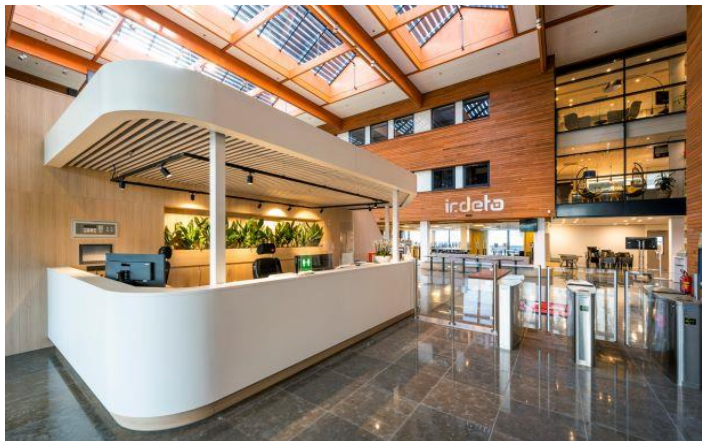
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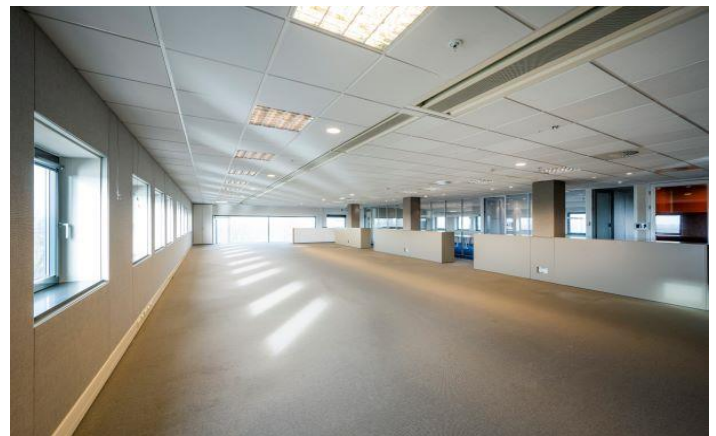
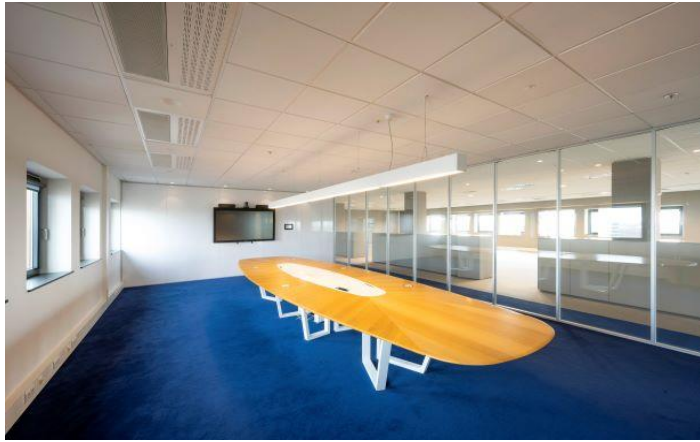
Sophie Fabius
Office Agency Amsterdam
Sophie.Fabius@eu.jll.com
+31682502665



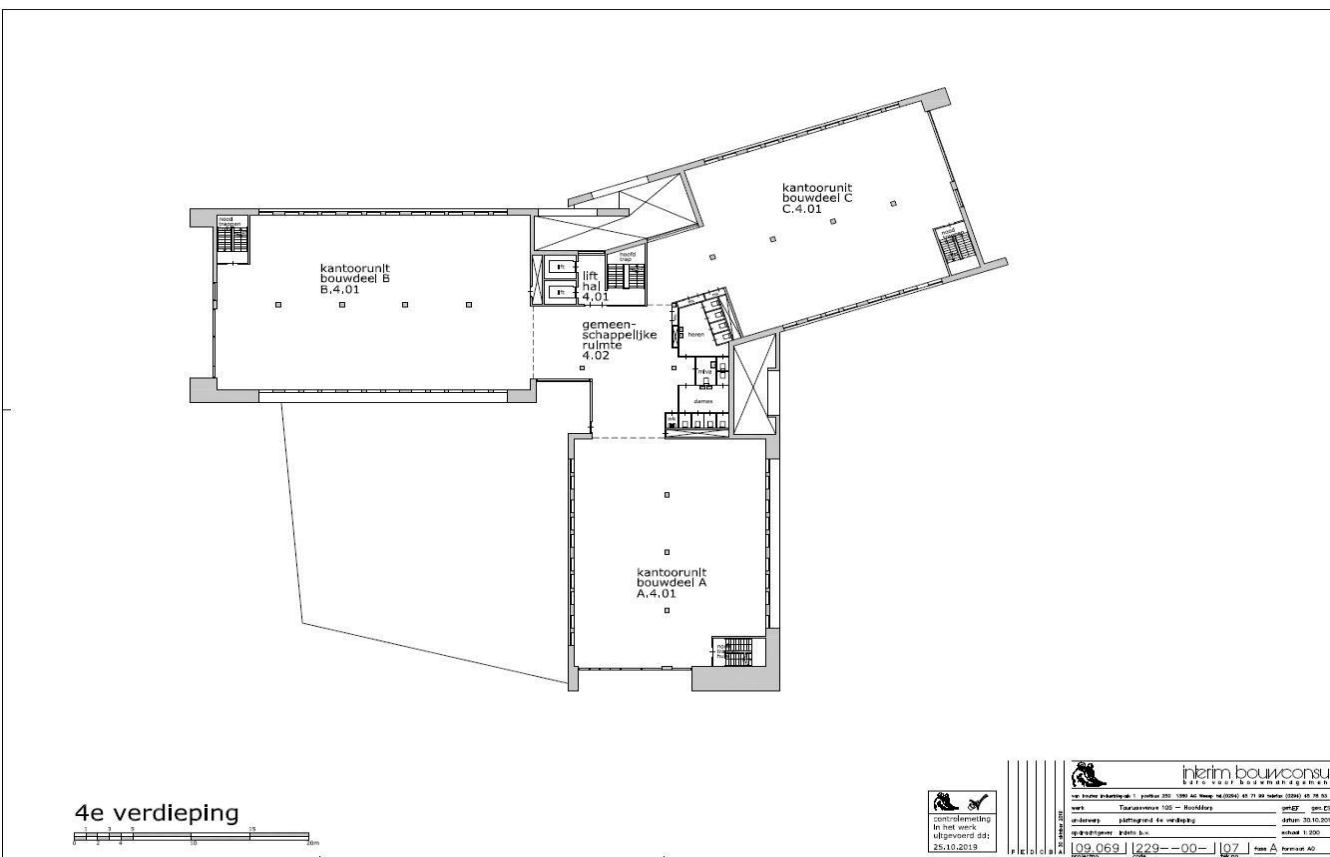
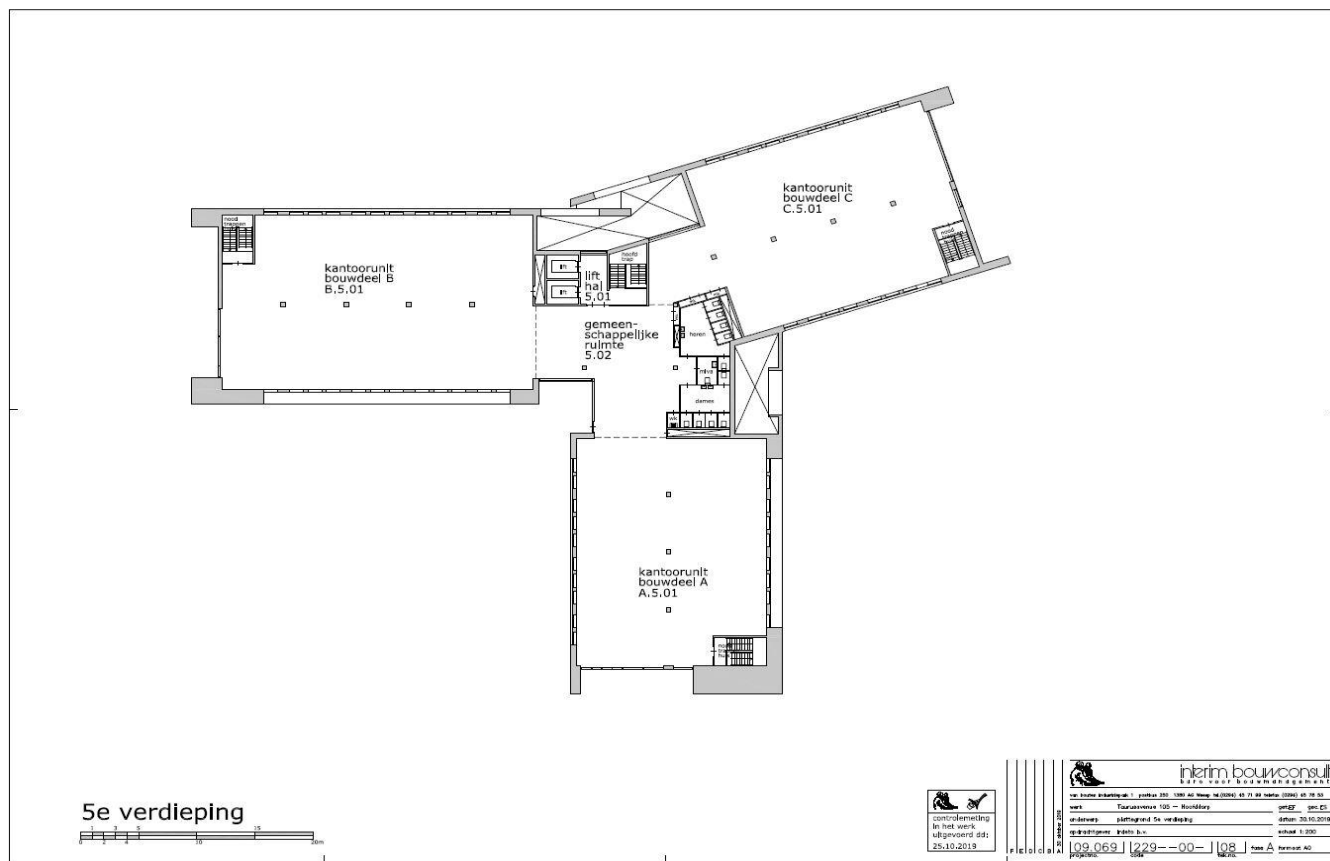
Daphne Pronk
Office Agency Amsterdam
Daphne.Pronk@eu.jll.com
+31 6 12 96 92 54







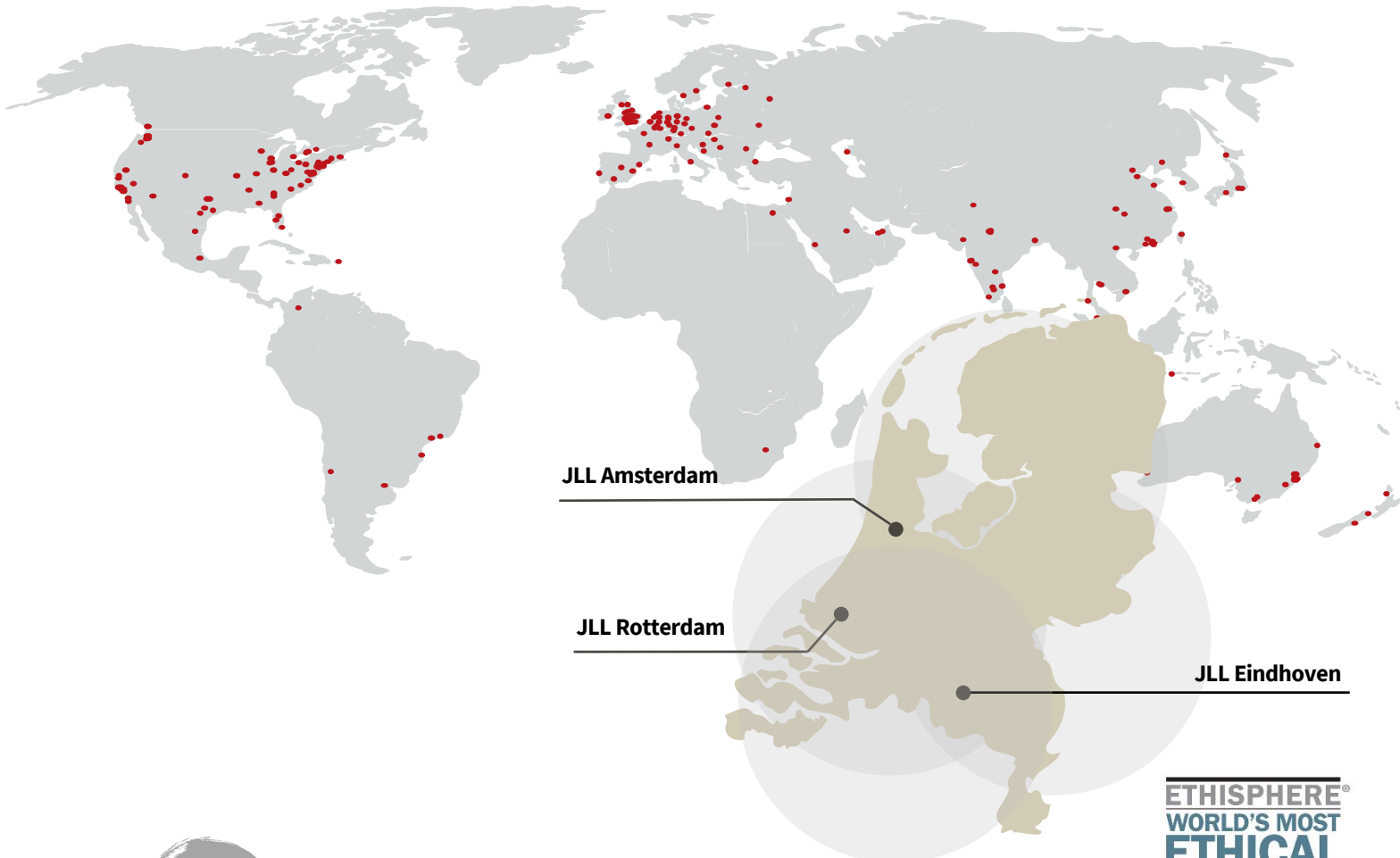
Floor plans



Over JLL

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