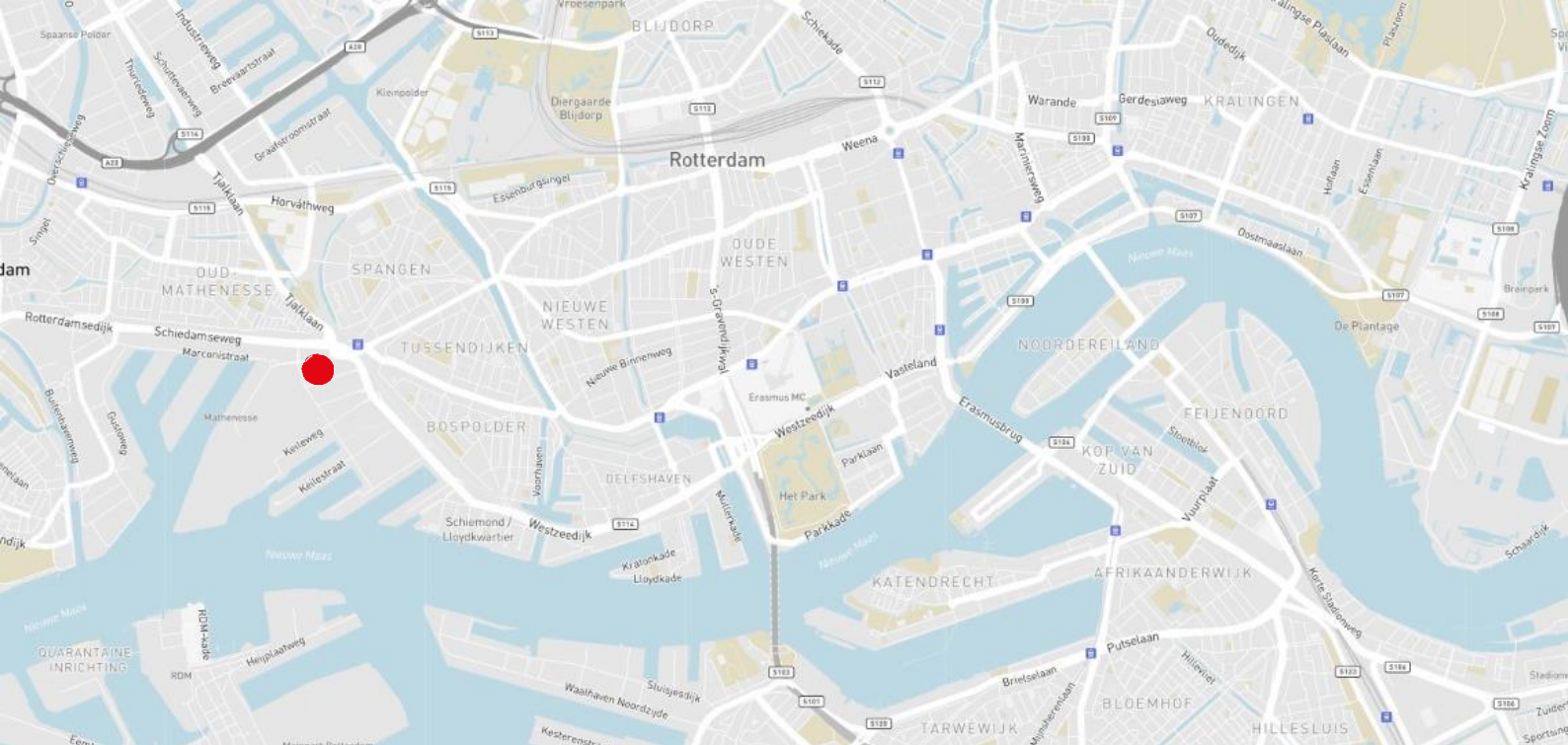




For rent

Rotterdam Science Tower

**Marconistraat 16,
Rotterdam**



Property description

The Rotterdam Science Tower (RST) consists of approx. 40.000 sq m office and laboratory space including a parking garage with a total of 622 parking spaces. The building is being transformed into a multi functional and vibrant office, including a coffee bar, restaurant, meeting centre and the Erasmus Centre of Entrepreneurship as an incubator business centre. The renovated ground floor has recently been delivered and creates a new look and feel for the building. The renovated office floors are planned to be delivered in the first months of 2022.

The RST offers large and efficient (renovated) office floors of approx. 1,450 sq m. LFA office/lab space per floor with a magnificent view over the Harbour of Rotterdam. This, in combination with a very attractive parking ratio, could be the perfect proposition for your new office.

Location

The RST is one of three buildings, designed by Skidmore, Owings and Merrill (SOM) and they are an iconic landmark in an industrial dominated area. The area is changing rapidly into a mix of industrial, offices, residential and retail.

Located in the M4H (Merwe Vierhavens) harbour area, the RST is the centre of a very strong emerging area. The area has recently developed into a creative centre with new catering facilities such as the Keilecafé and the Herman den Blijker pop up restaurant.

Within walking distance of the Bigshops Parkboulevard you can make use of the various XL shopping possibilities, including an Albert Heijn XL. Above the shopping boulevard there is a beautiful city park with a view over the M4H area.

The outdoor area of RST is connected to the indoor ground floor facilities such as the coffee bar and lunch area with a terrace and place where people can (informally) meet, do business or just take a break.

Accessibility

Car:

The accessibility per car is good. The Motorway A20 (exit 12 Delfshaven) is situated within 2 km from the building and offers connections to Amsterdam as well as Rotterdam Pernis via the Motorway A4, Delft via A13, Gouda via A20 as well as the South side of the city via A16.

Public transport:

The property is also easily accessible by public transport. Metro station Marconiplein is directly located on the opposite side of the Rotterdam Science Tower (2 min walk) and has a direct connection to Rotterdam Central Station (travel time approx. 12 min in total). There is also a bus and tram line available at Marconiplein, which are directly connected to both Rotterdam Central Station and Schiedam station.



Renovation plans

M4H Area

M4H, together with RDM Rotterdam, form the “Makers district” of Rotterdam. The municipality of Rotterdam together with ‘Het Havenbedrijf’ want to develop M4H into an innovative living/working environment, optimally equipped for an innovative manufacturing industry and with a mix of working, living, culture, restaurants and impact on both the city and the port. In short, a large-scale area development to create quality of life in M4H.

Renovation plans of RST

Following the completion of the renovation of the ground floor, the office floors in the building will be renovated in order to meet the wishes and requirements of tenants for now and in the future.

The RST has a unique character and will be positioned as an independent brand in the M4H area. A number of principles regarding the repositioning and the renovation are the following:

- Sustainability;
- Promote interaction;
- Collaboration;
- Transparency.

Furthermore, there is an ambition to create a sustainable high-quality building where people like to be and where people like to do business with a suitable ecosystem for all lessees in the building.

Available spaces

The availability of this building is approximately 8.892,00 sq m lfa. office/lab space per floor, divided as follows:

• 1st Floor	office/lab space	1.485 sq m lfa
• 2nd Floor	office/lab space	1.485 sq m lfa
• 3rd Floor	office/lab space	1.485 sq m lfa
• 4th Floor	office/lab space	1.485 sq m lfa
• 16th Floor	office/lab space	1.476 sq m lfa
• 17th Floor	office/lab space	1.476 sq m lfa

Total

Appr. 8.892 sq m lfa

Parking

There is a parking garage with a total of 622 parking spaces.

Rent

Office space:

Starting at € 180.00 per sq m lfa per year, excluding VAT.

Lab space (consisting of 50% lab and 50% office):

€ 250.00 per sq m lfa per year, excluding VAT.

Parking place:

€ 850.00 per place, per year, excluding VAT



Service charges

T.b.d.

Delivery level

The offices will be delivered in a renovated core and shell state.

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.

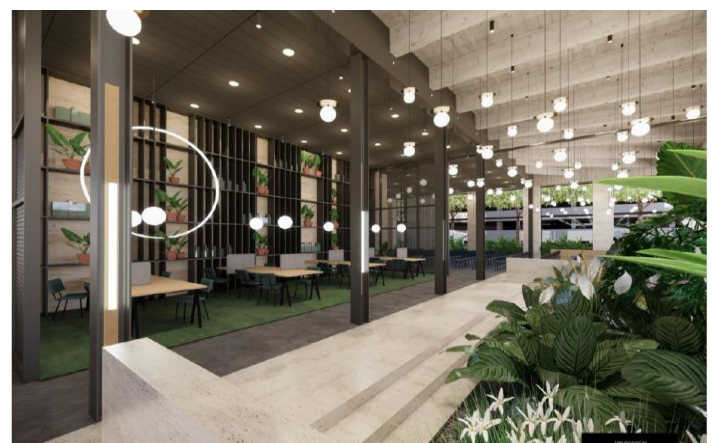
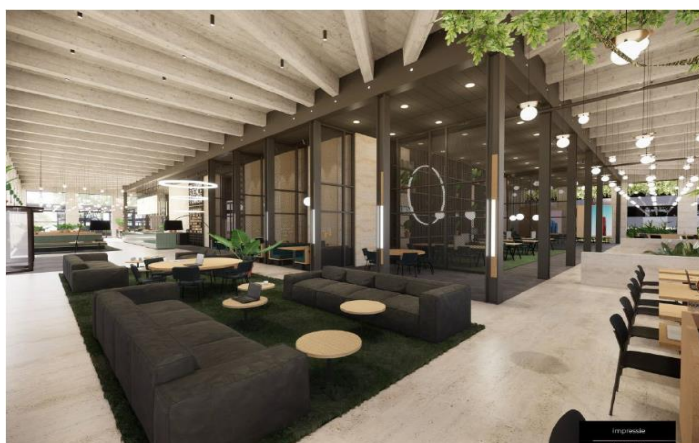
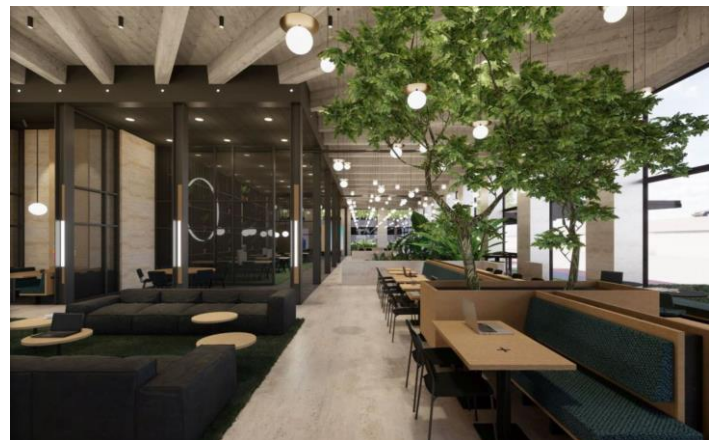
Contact

Christiaan de Rooij
Office Agency Rotterdam
Christiaan.de-rooij@eu.jll.com
+31 651282883



Impressions

Impressions of the recently delivered ground floor



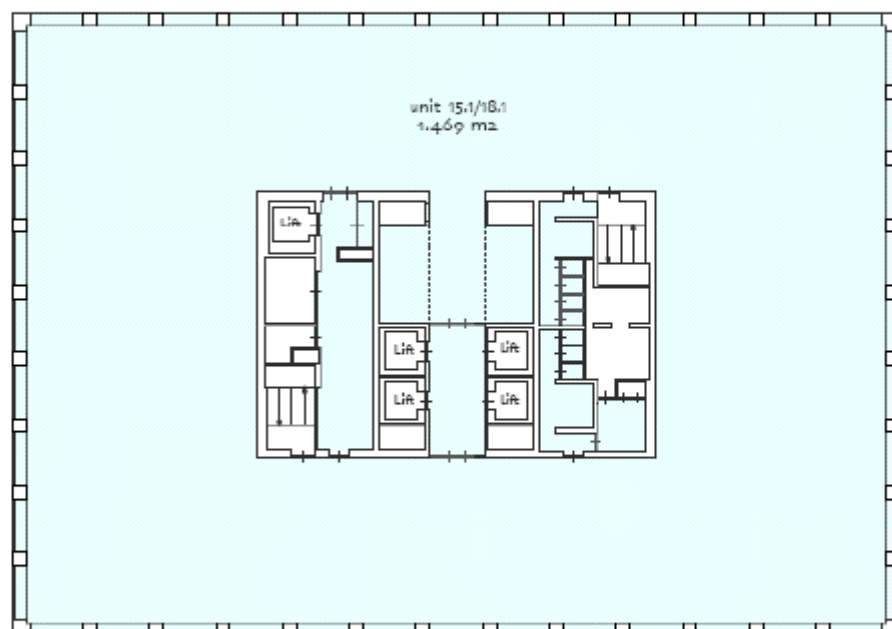
Photos



Floor plans

object: Europoint IV
Marconistraat 16
plaats: Rotterdam
datum: 7 september 2009
betreft: verhuurbare vloeroppervlakte
VVO per unit conform NEN 2580
schaal: 1:300
AeQO Property Support BV tel 010 270 2711

NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte



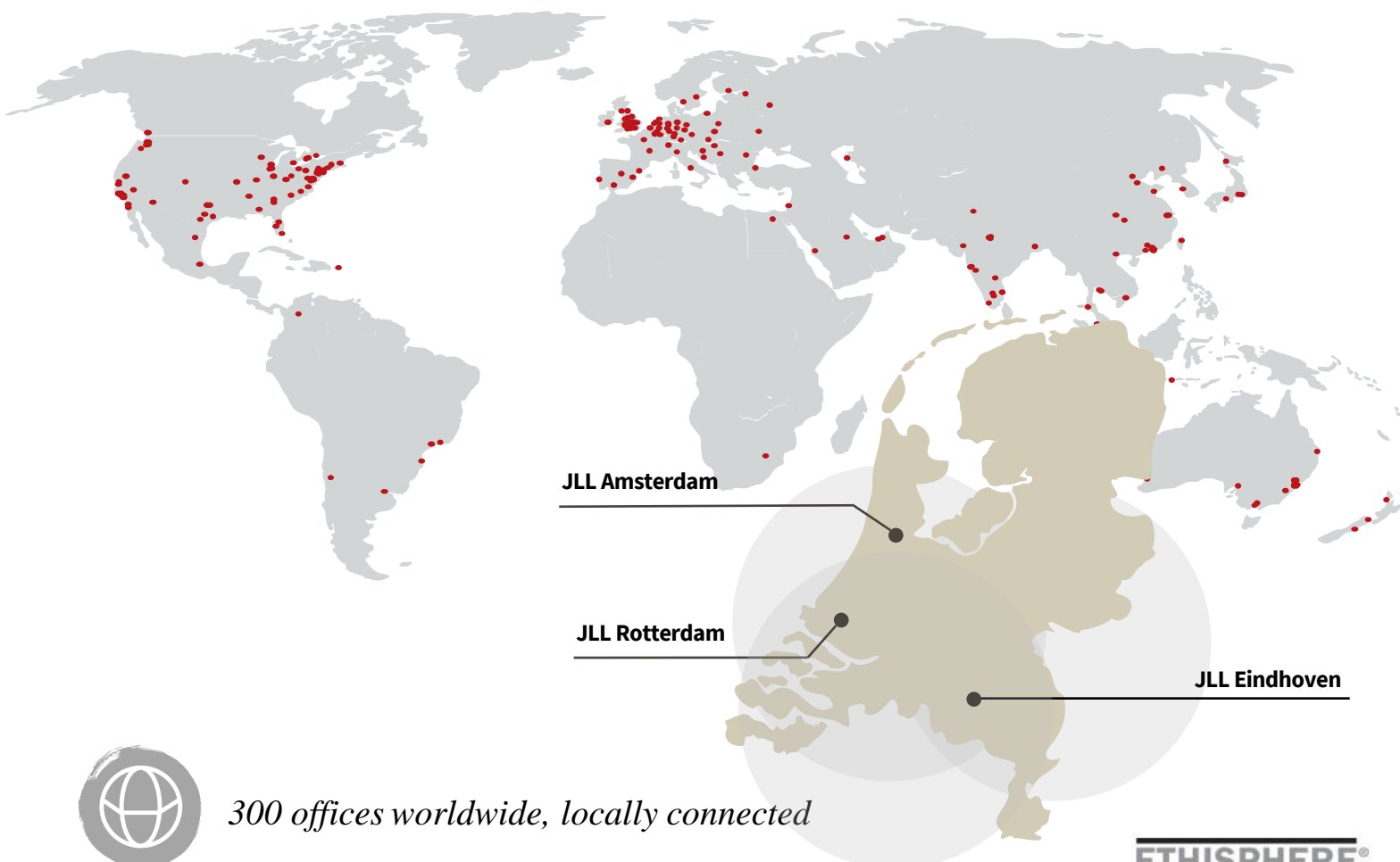
15e-18e verdieping

Rotterdam Science Tower Area



About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion, operations in over 80 countries and a global workforce of more than 91,000 as of December 31, 2020. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



300 offices worldwide, locally connected



83.000 colleagues worldwide



3 offices in the Netherlands, with a global mindset



170 professionals in The Netherlands



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

ETHISPHERE®
WORLD'S MOST
ETHICAL
COMPANIES®
2008-2021

FORTUNE
WORLD'S MOST
ADMIRIED
COMPANIES® 2021

IAOP GLOBAL
OUTSOURCING100

DISCLAIMER

©2021 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained here in is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

