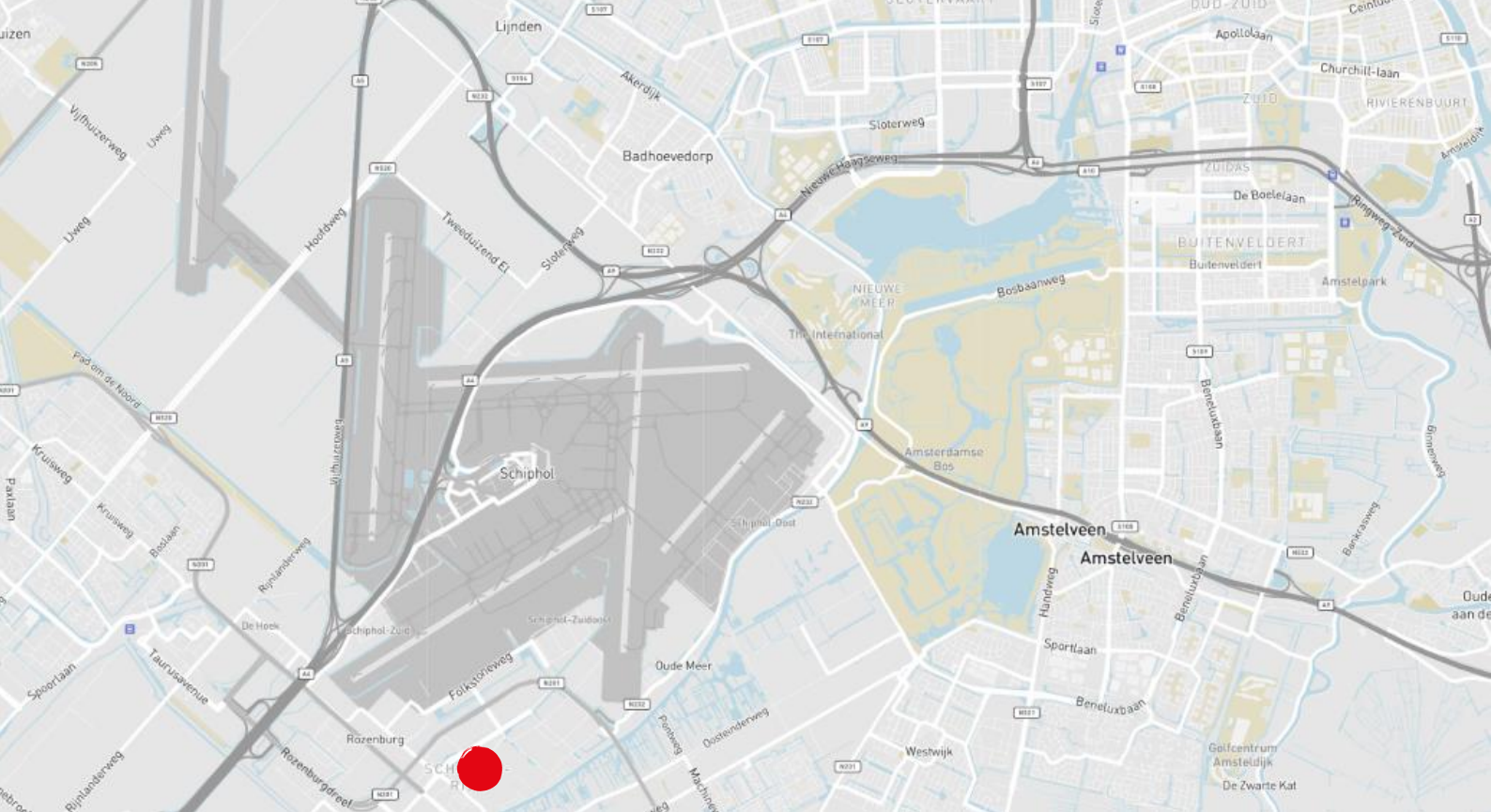




For rent

‘Poortgebouw’

**Beechavenue 54-100,
Schiphol**



Property description

The representative office building is characterized by the imposing entrance with a spacious reception area and the favorable parking standard.

In addition, the office spaces are delivered turnkey and there is a Regus business center for meeting facilities.

The total lettable floor area in accordance with NEN 2580 amounts to approx. 10,886 sq.m.

Location

The representative office building is located in a perfect visible location near the N201 and is situated in a very well-kept environment at the Schiphol-Rijk office park. Various (international) companies are located in the surrounding areas, such as Qad, Mitsubishi, TUI, Merck Serono and UPC. The ParkInn Hotel is very close by. Park Rijk contains a branch of the CompaNanny company as well, with a very comprehensive package for childcare and related services. The building is located at a very short distance from Schiphol Airport.

Accessibility

By car

The property is located near the Fokkerweg which is located on the provincial road N201 Haarlem-Utrecht. The accessibility of the big cities is therefore very good (Amsterdam 10 minutes, The Hague 20 minutes, Utrecht 25 minutes and Rotterdam 30 minutes drive). Schiphol Center can be reached within a 3 minutes drive.

By public transport

The high-quality Zuidtangent bus connection connects Amsterdam-Zuidoost, via Hoofddorp and Schiphol Airport with Haarlem NS.

Available spaces

The availability of this building is approximately 3,840 sq. m. lfa. divided as follows:

| | | |
|-----------------------|-------------|--------------------------|
| 2 nd floor | Building A1 | 579 sq. m. lfa |
| 3 rd floor | Building A1 | 1,087 sq. m. lfa. |
| 4 th floor | Building A1 | 1,087 sq. m. lfa. |
| 5 th floor | Building A1 | 1,087 sq. m. lfa. |
| Total | | 3,840 sq. m. lfa. |



Parking

The parking norm is 1:37. There are 95 parking places available in the parking garage and approx. 72 parking places on the parking deck. There are also bicycle spaces available.

Rent

Office space:

€ 135.- per sq m lfa per year, excluding VAT.

Parking place:

Parking place outside

€750.- per place per year.

Parking place in the parking garage

€900.- per place per year.

Service charges

€ 35,- per sq. m. lfa. per year, excluding VAT.

Amenities

The building gives access to several central facilities, among others:

- Representative entrance;
- Sanitary facilities;
- System ceiling with lighting;
- Turn-key;
- CCTV system;
- Building A2; cooling capacity 50 w/m;
- Cooling system.



Lease term

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

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.

Contact

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+316 82 50 26 65

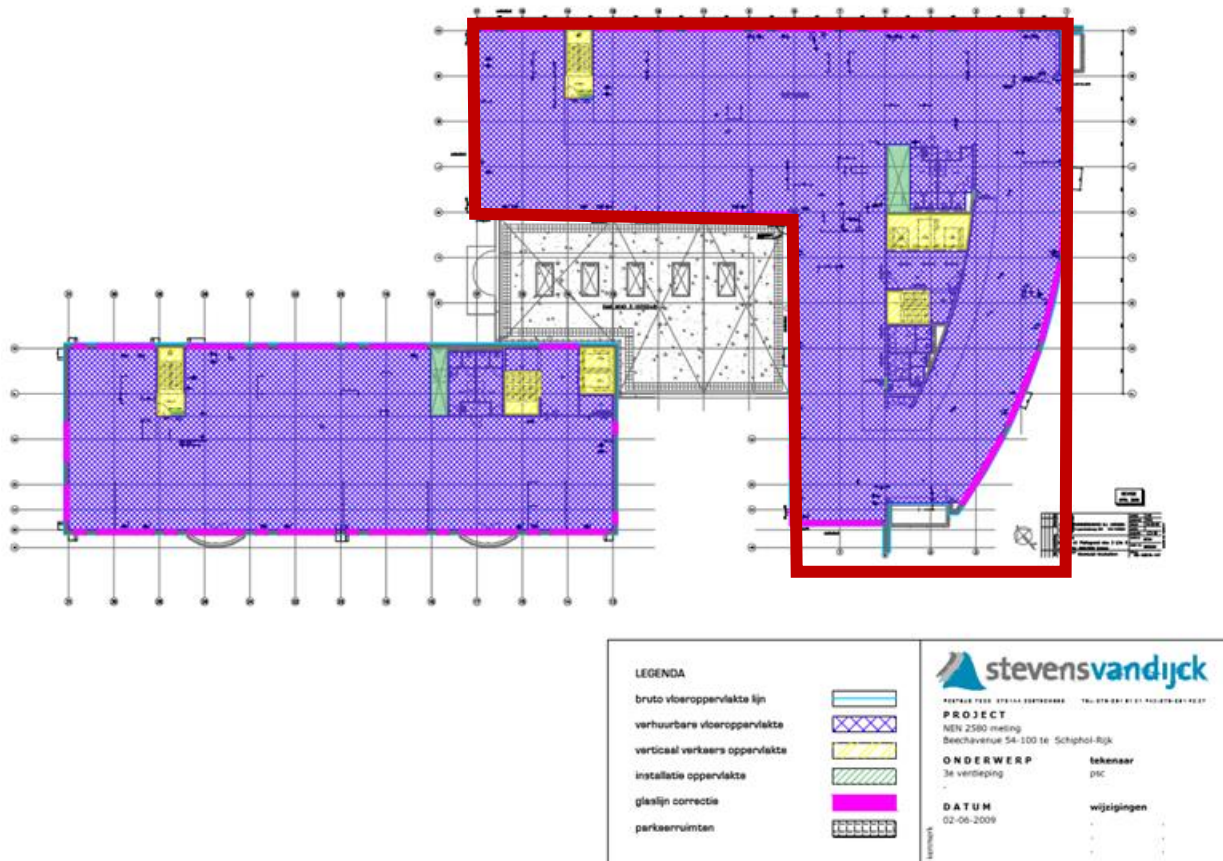
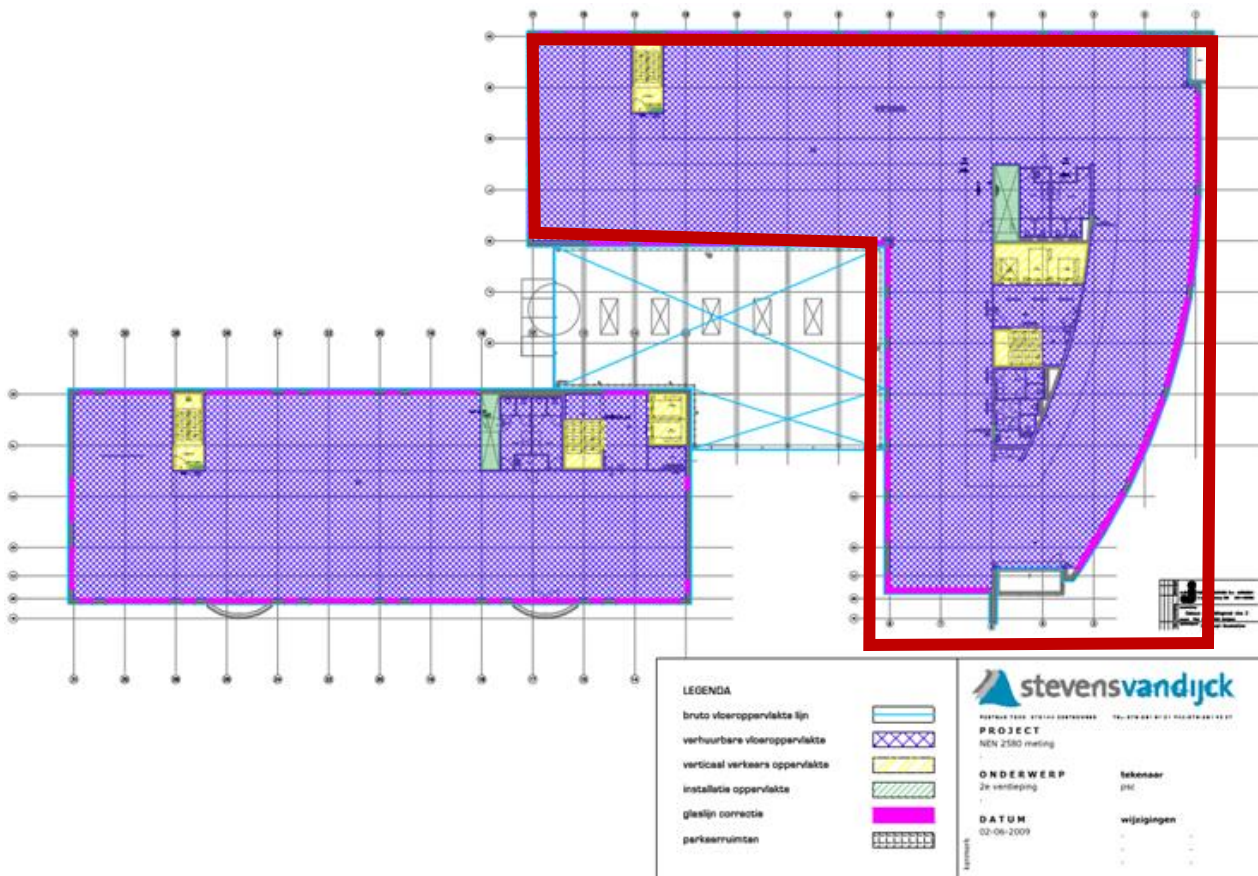


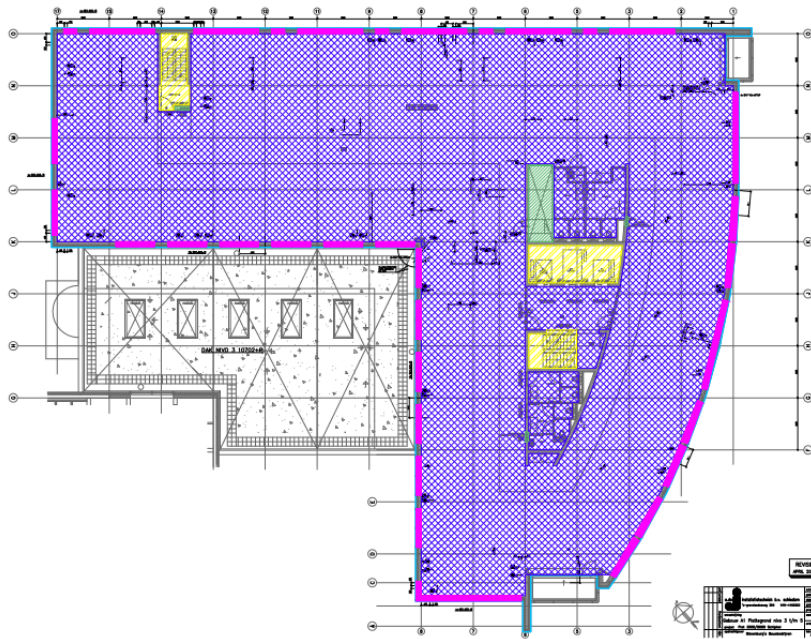
Daphne Pronk
Agency Offices Amsterdam
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+316 12 96 92 54





Floor plans



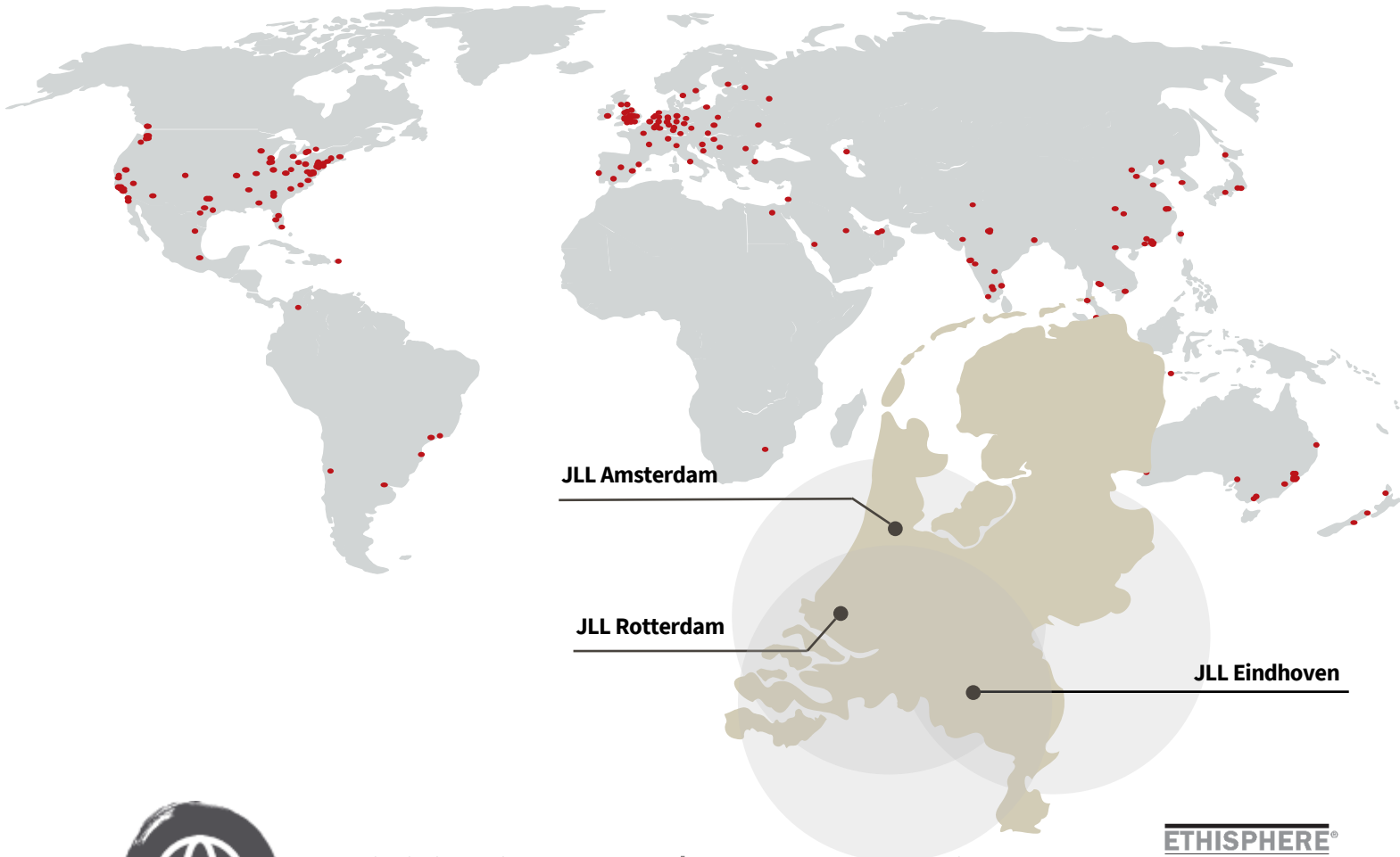


| | |
|-------------------------------|--|
| LEGENDA | |
| bruto vloeroppervlakte lijn | |
| verhuurbare vloeroppervlakte | |
| verticaal verkeer oppervlakte | |
| installatie oppervlakte | |
| glaslijn correctie | |
| parkeerplaatsen | |

| | |
|--|--------------------|
| | |
| *POSTBUS 1100 STEENAKKERBOERDERS TEL: 020 661 81 81 | |
| PROJECT | |
| NEN 2580 meting Beechavenue 54-100 te Schiphol-Rijk | |
| ONDERWERP | tekenaar |
| 5e verdieping | psc |
| DATUM | wijzigingen |
| 02-06-2009 | |

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