



For rent

‘Courtyard’

**Orteliuslaan 1000,
Utrecht**



Object description

The complex consists of five building sections with a substantial underground parking garage. The spacious main entrance connects the various buildings and acts as the social heart. The total complex consists of approximately 35,800 m² LFA of office space. Available for lease are approximately 3,564.3 m² of lettable space located on the 4th, 5th and 6th floors. The spaces are flexible in size, making Courtyard Building a striking, representative business location for both large and small tenants. Further on in this brochure you will find more information about the redevelopment that is currently taking place.

Location

The office building "Courtyard Building" is centrally located on Orteliuslaan in the Papendorp office park. Because of its good location in the Netherlands, its high visibility, good accessibility and high-quality appearance, Courtyard Building is the prime location for companies and organizations in the Netherlands. Other large office users in Papendorp include Deloitte, bol.com, Unit4, VvAA, Stork, SVB & T-Systems.

Accessibility

Car

Courtyard Building is easily accessible by car. Papendorp has a direct connection to the A12 and A2 motorways that connect to the Oudenrijn interchange.

Public transportation

The location is also easily accessible by public transportation. From the building the travel time to Utrecht CS is approximately 10 minutes. The various rush-hour buses and the new HOV lines ensure a high frequency and one never has to wait longer than 3 minutes.

Available spaces

The total floor area of the building is approximately 35,800 m² lettable space. Currently available for rent:

• 4 th floor	Unit 4B1	approx. 330.48 m ²
• 4 th floor	Unit 4C1	approx. 1,371.67 m ²
• 4 th floor	Unit 4D1	approx. 1,234.32 m ²
• 5 th floor	Unit 5C	approx. 335 m ²
• 6 th floor	Unit 6D2	approx. 292.83 m ²
Total		approx. 3,564.3 m²



Parking

There are 113 parking spaces available in the spacious underground parking garage. The complex therefore has a favorable parking ratio of 1 parking space per 51 m². Additional parking spaces can be purchased on a flexible basis.

Rent

Office space:

€ 210.00 per sq.m. lfa per year, excluding VAT.

Parkingplace:

€ 1,650.00 per parkingplace per year, excluding VAT.

Service costs

€ 45.00 per sq.m lfa per year, excluding VAT.

Delivery level

The office space will be delivered in its current state, therefore including:

- Representative entrance;
- Hospitality desk;
- Restaurant;
- Raised computer floors;
- Opening windows, with insulating sun reflecting glass;
- Suspended ceiling with integrated fluorescent fixtures;
- Mechanical ventilation and cooling via fancoil units;
- Common Fitness;
- Meeting rooms;
- Bicycle storage;
- Expedition.



Lease term

5 years.

Commencement date

- Units on the 6th floor: 1-1-2022
- Units on the 4th floor: 1-3-2022

VAT

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

Lease agreement

Rental agreement is based on ROZ model 2015.

Contact

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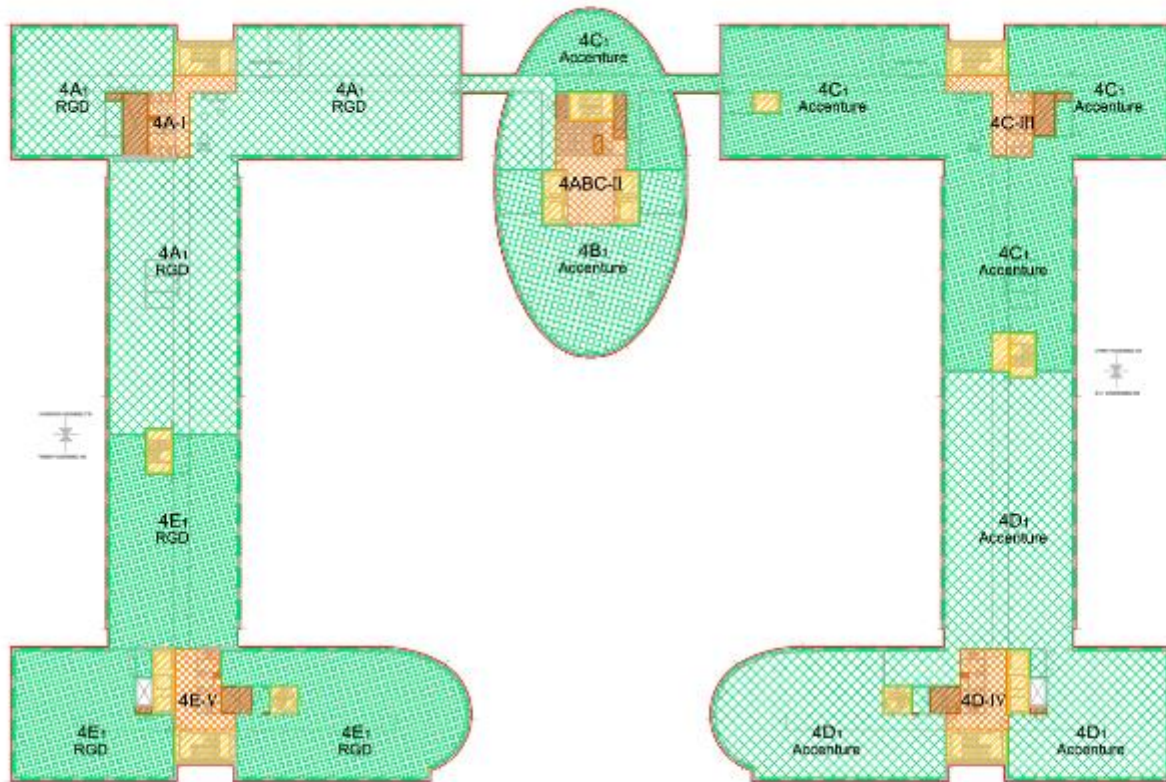
Photo's





Floorplan

4th floor

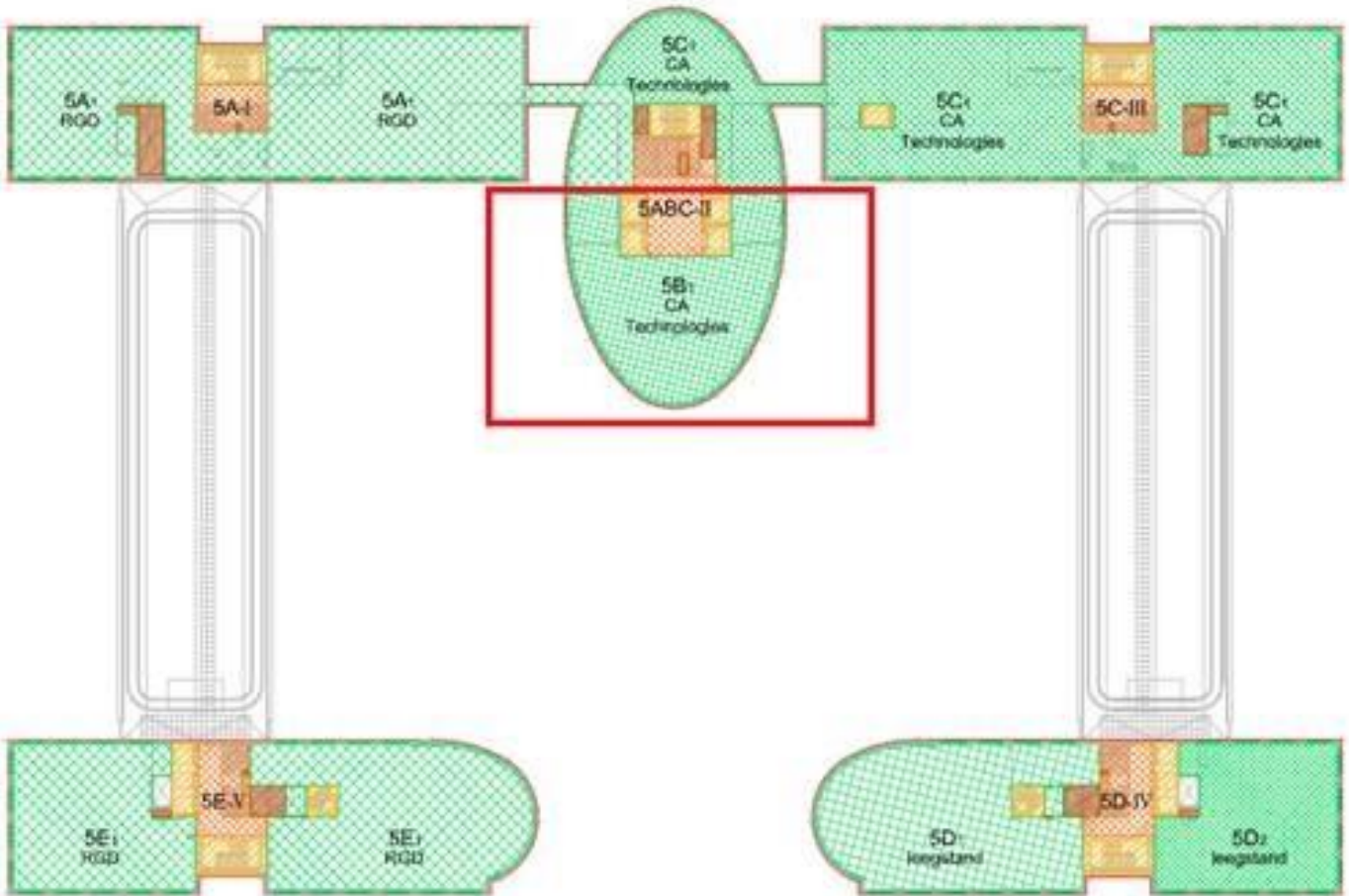


Legenda		NEN 2580 meting:	
	bruto vloeroppervlakte(-en)	Ortelius aan 1000 te Utrecht (Courtyard)	
	gemeenschappelijke op bouwniveau	Onderwerp	4e verdieping - Bouwkeken
	gemeenschappelijke op bouwniveau	Projectnummer	MA15607
	goedgekeurde	Schaal	NVT
	verteicaal verkeer	Tekenaar	SvD
	gebouwgebonden installatie ruimte	Datum	12 september 2017
	stahoogte < 1,50 m	 Meet & Investeringsadvies	
	parkeerruimte		

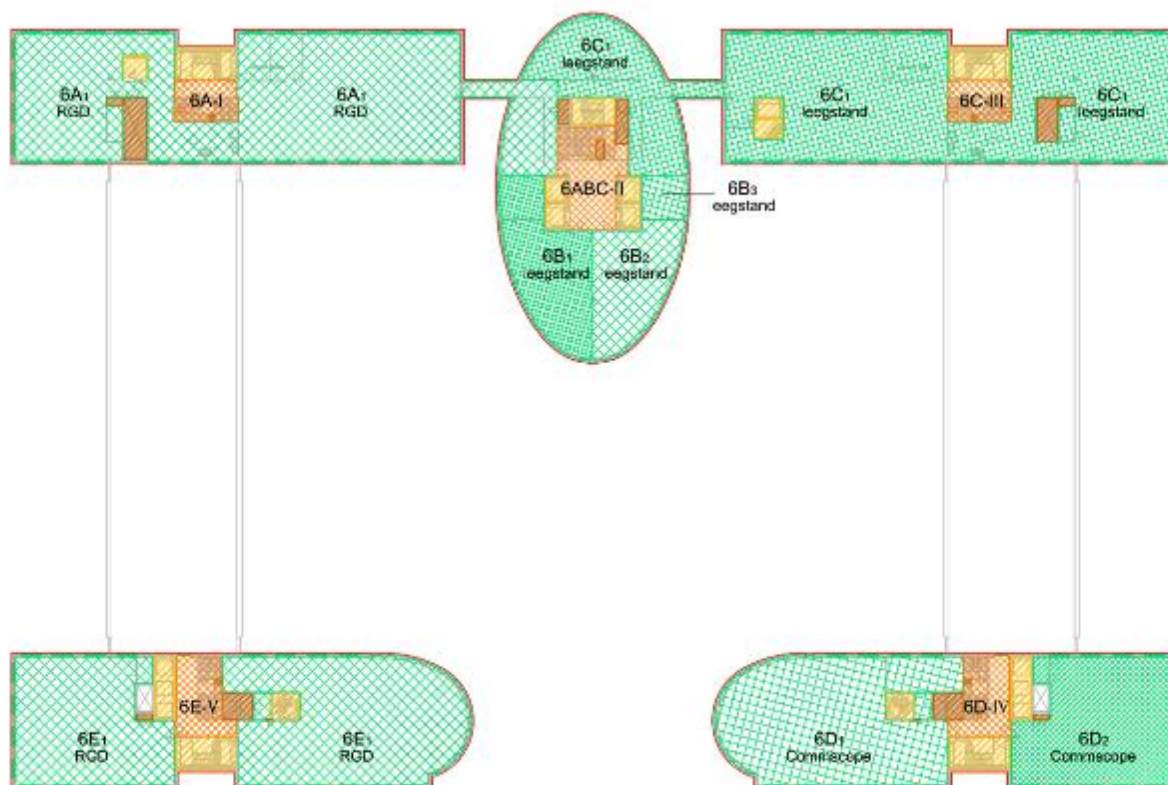
N.B. Deze visualisatie en bijbehorende meetstaat zijn gewijzigd op aanvragen van de opdrachtgever. Deze uitkomsten wijken af van de oorspronkelijke meetgegevens uit 2011.

Floorplan

5th floor



6th floor



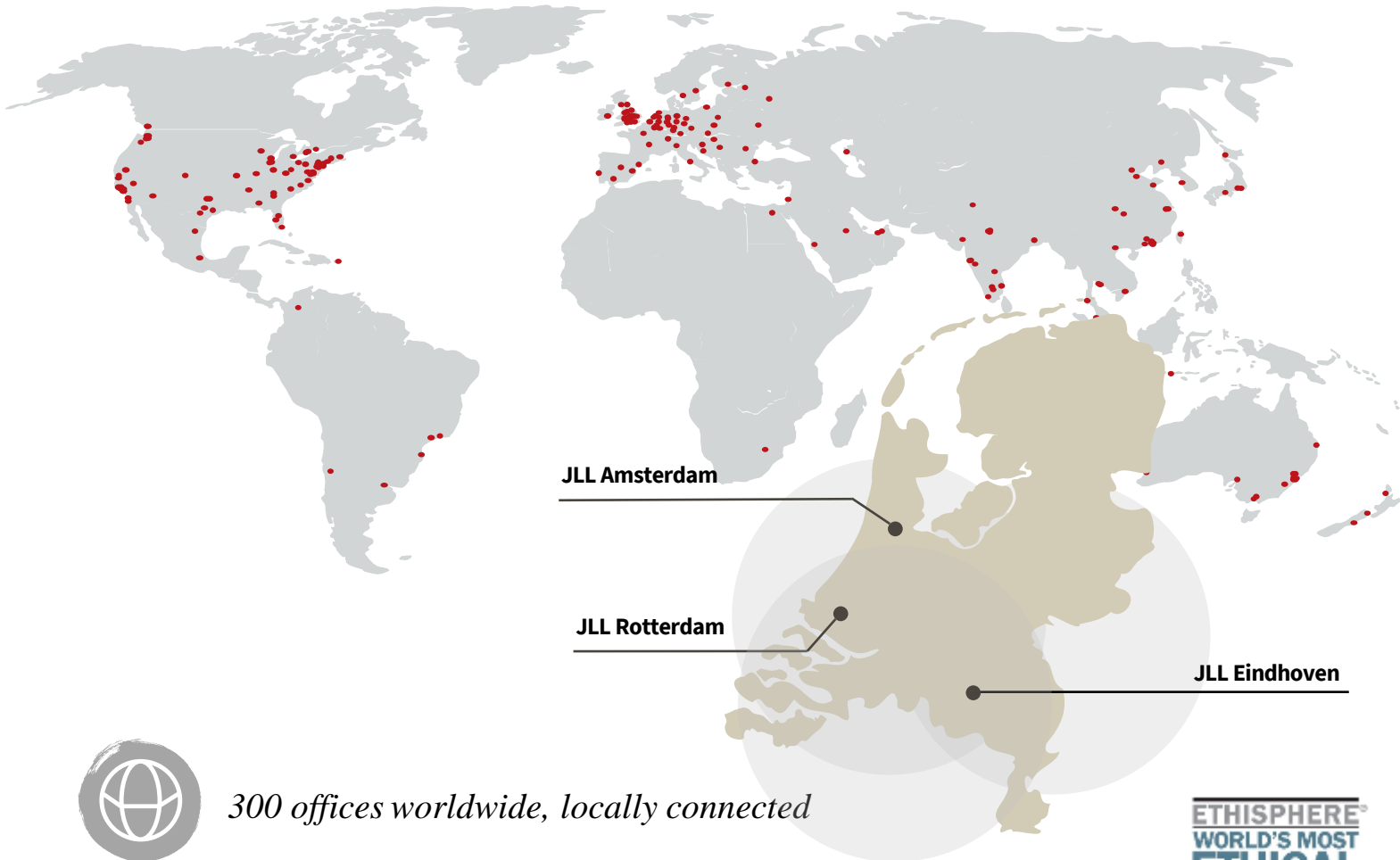
Legenda	
	bruto vloeroppervlakte lijn
	gemeenschappelijk op bouwlaag/niveau
	gemeenschappelijk op gebouwniveau
	glas incorrecte
	vide
	verticale verkeer
	gebouwgobonden installatieruimte
	stahoogte < 1.50 m
	parkeerruimte

NEN 2580 meting:	
Orte usaan 1000 te Utrecht (Courtyard)	
Onderwerp	
Ge verdieping - Bouwdeelen	
Projectnummer	
MA15607	
Schaal	
NVT	
Tekenaar	SvD
SvD	
Datum	12 september 2017
*Postbus 1157, 1000 ED Amsterdam	

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