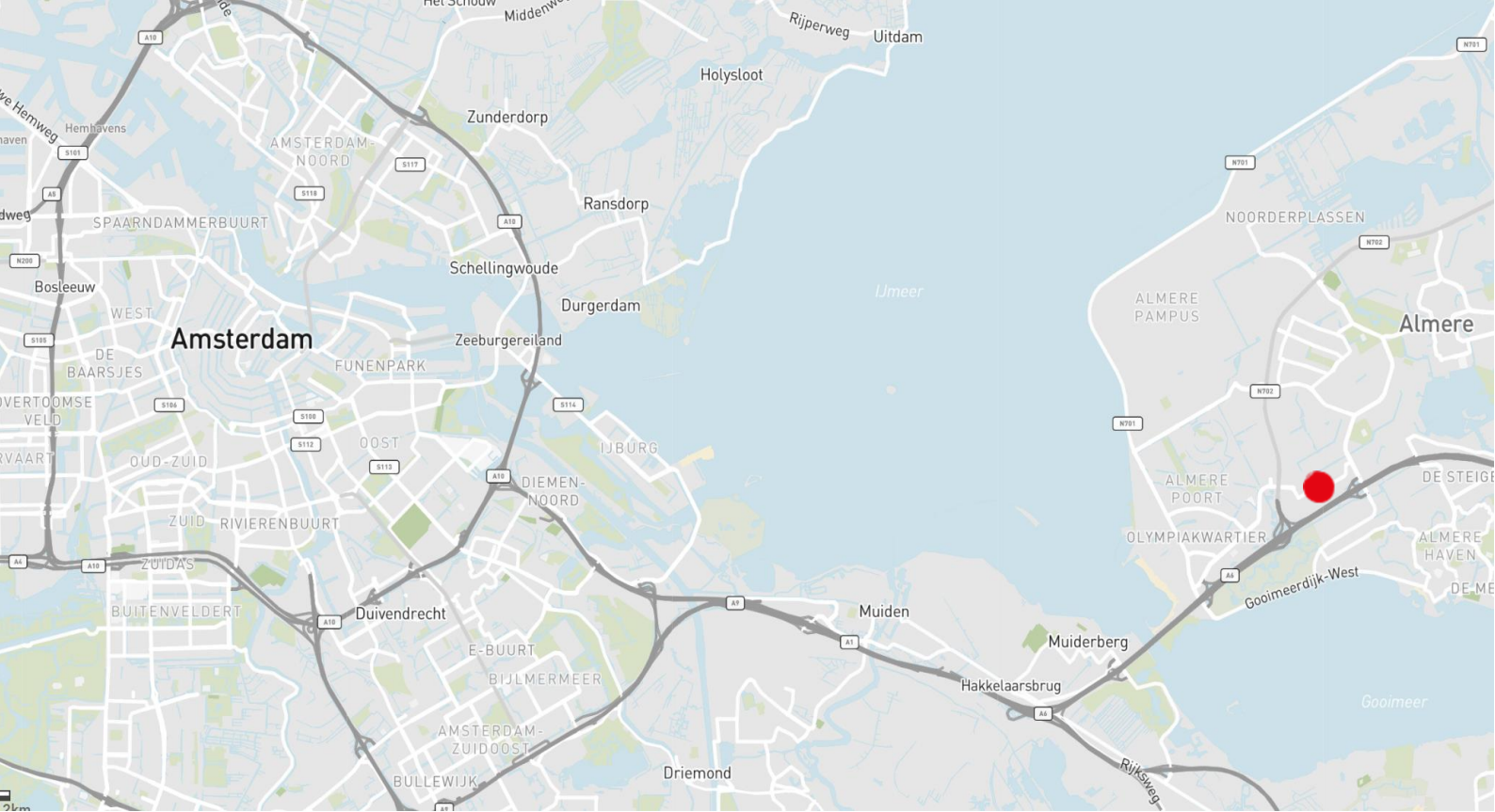




For rent

‘Green Capitol Towers’

Transistorstraat 7,
Almere



Object description

"Green Capitol Towers" is a true landmark for Almere. The complex offers more than 22,125 sq.m. of high-quality office space in an excellent location on the A6 with ample parking facilities. The building consists of towers A to E, which are connected by corridors on the first, second and third floors. The building is offered in partial rental, which means that both large and small tenants can be accommodated in the building. "Green Capitol Towers" has a manned reception desk, a company restaurant, various meeting facilities and an auditorium.

Location

The building is located on the access road to the Gooisekant business park. The office / business park is characterized by an excellent visible location on the A6. In the late 1990s, this highly representative site with park-like furnishings and striking architecture was created. The site provides a neatly maintained and clear infrastructure, making companies easy to reach. The business park houses a wide diversity of international and national users. Already established companies include Arizona Chemical, Roche Nederland and Yarden. The Bastion Hotel and a nursery are also located on the site. The Van der Valk Hotel Almere is also a short distance from the complex.

Accessibility

By Car

The office is located 2 minutes by car from the A6 (exit 3). The A1 (Hengelo - Amersfoort - Amsterdam) and the A27 (Breda - Utrecht - Almere) can be reached from here. Destination and time consuming in car minutes:

- Amsterdam: 20 minutes by car
- Utrecht: 30 minutes by car
- Amersfoort: 30 minutes by car

Public transport

The office building is easily accessible by bus, with connections to Almere CS (City bus 2, approx. 11 minutes), Amsterdam Amstel (line 152, approx. 34 minutes) and Naarden / Bussum (line 151, approx. 19 minutes).



Available spaces

Approximately 14,206 sq.m. lfa is available for letting, divided as follows:

Wing A

Ground floor	approx.	27 sq.m.
1st floor	approx.	1,115 sq.m.
2nd floor	approx.	1,119 sq.m.
3rd floor	approx.	1,119 sq.m.
5th floor	approx.	428 sq.m.

Wing B

Ground floor	approx.	27 sq.m.
1st floor	approx.	275 sq.m.
2nd floor	approx.	287 sq.m.
3rd floor	approx.	388 sq.m.

Wing C

Ground floor	approx.	116 sq.m.
1st floor	approx.	801 sq.m.
2nd floor	approx.	1,119 sq.m.
3rd floor	approx.	42 sq.m.

Wing D

Ground floor	approx.	112 sq.m.
1st floor	approx.	1,056 sq.m.
2nd floor	approx.	869 sq.m.
3rd floor	approx.	1,119 sq.m.
4th floor	approx.	533 sq.m.
5th floor	approx.	428 sq.m.

Wing E

Ground floor	approx.	27 sq.m.
1st floor	approx.	1,119 sq.m.
3rd floor	approx.	1,119 sq.m.
4th floor	approx.	533 sq.m.
5th floor	approx.	428 sq.m.

Parking

There are 723 parking spaces available on own property. This amounts to a spacious parking standard of approximately 1:30.

Rents

Office space:

As of € 120,00 per sq.m. lfa per year, excluding VAT.

Parking places:

€ 550.00 per parking place per year, excluding VAT.

Service charges

€ 35.00 per sq.m. per year to be increased with sales tax, as a deductible advance based on subsequent calculation.



Delivery level

The office space will be delivered in a shell-renovated state with basic facilities for office use, including:
Current suspended ceilings with lighting fixtures;
Current cable ducts with electricity;
Leveled, ready-to-install floors;
Pantry connection;
Structural walls and columns made of sauce.

Lease term

5 years with extension periods of 5 years each. 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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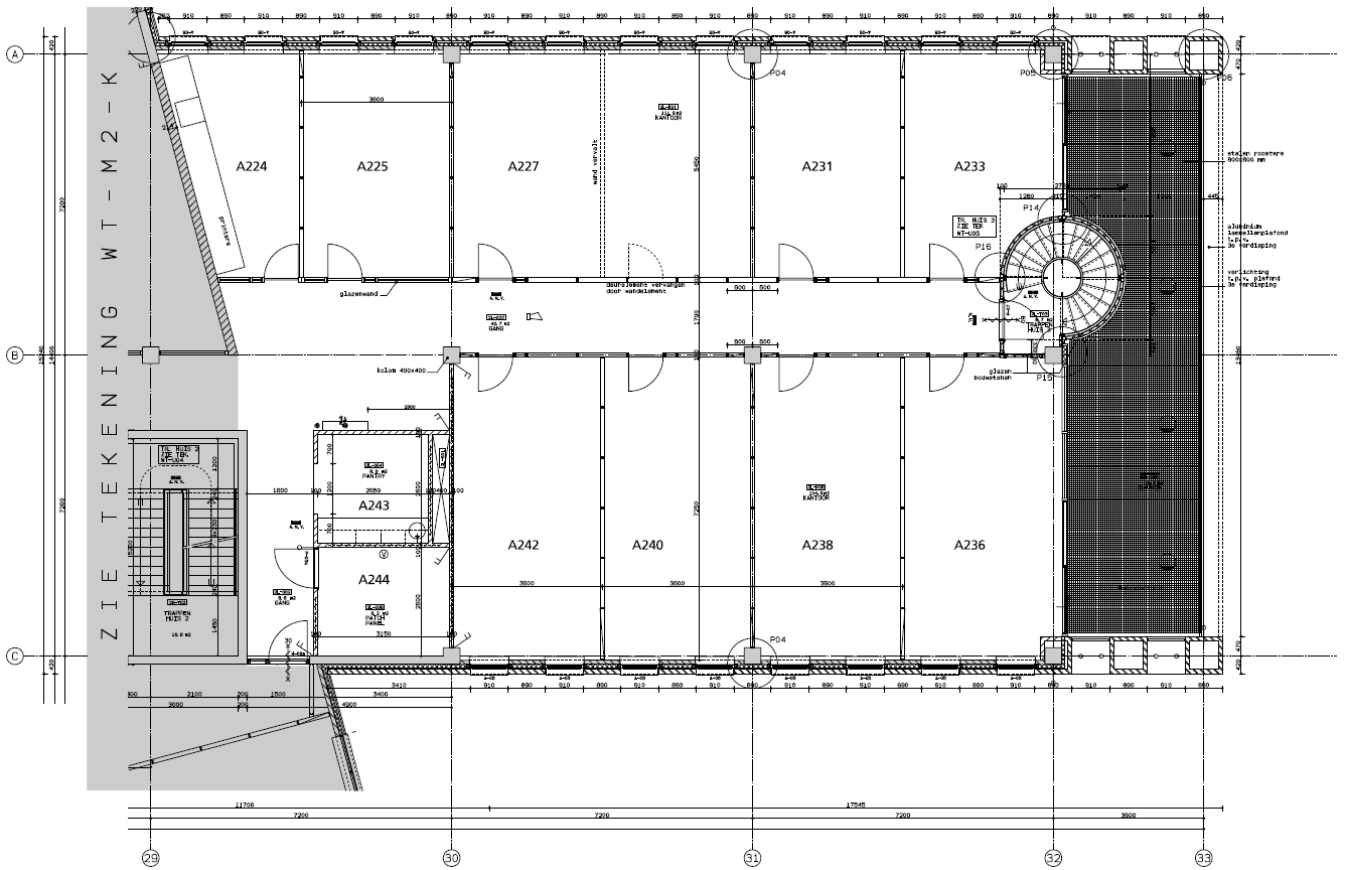
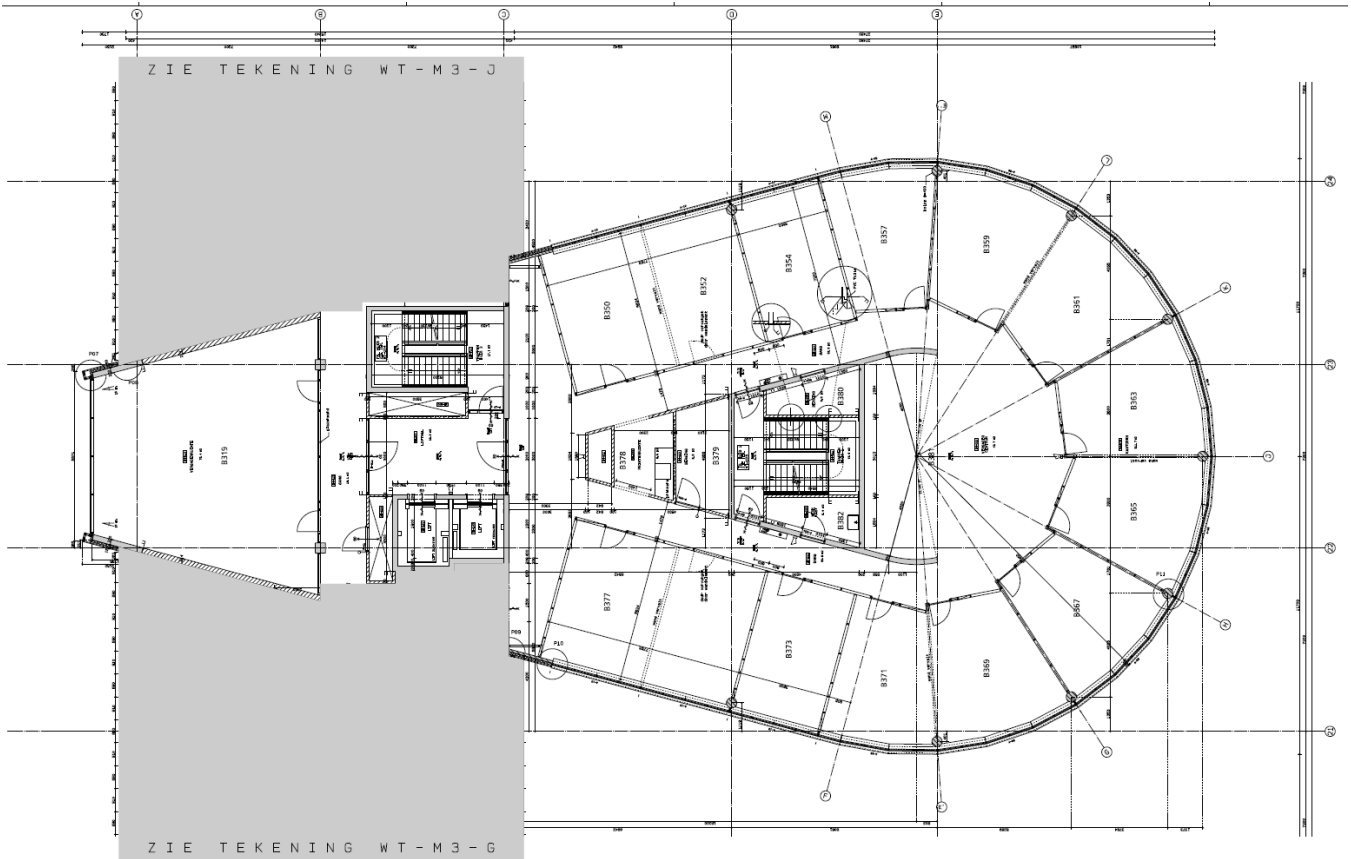
Photo's



Photo's

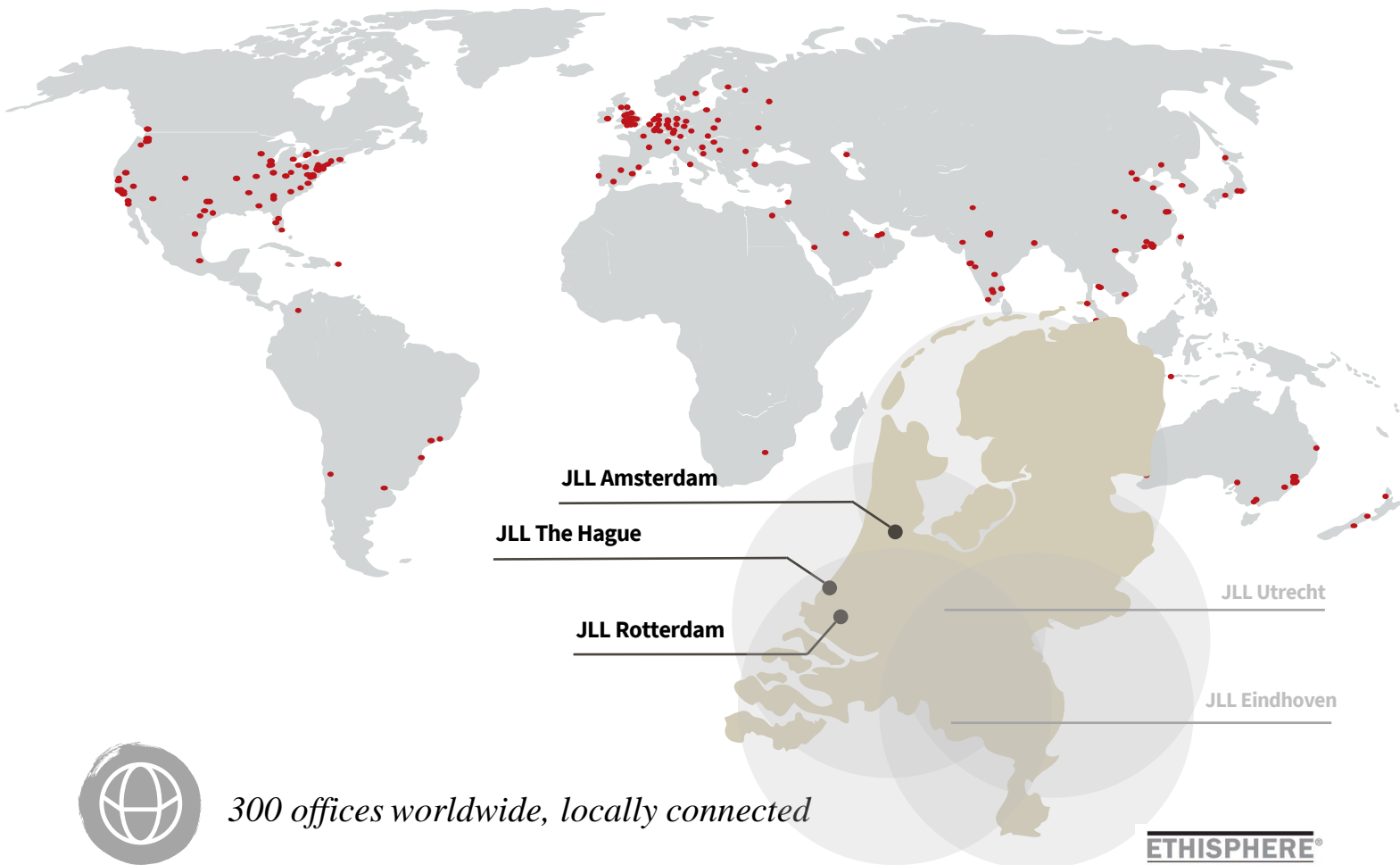


Floorplan Lob + Ship



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