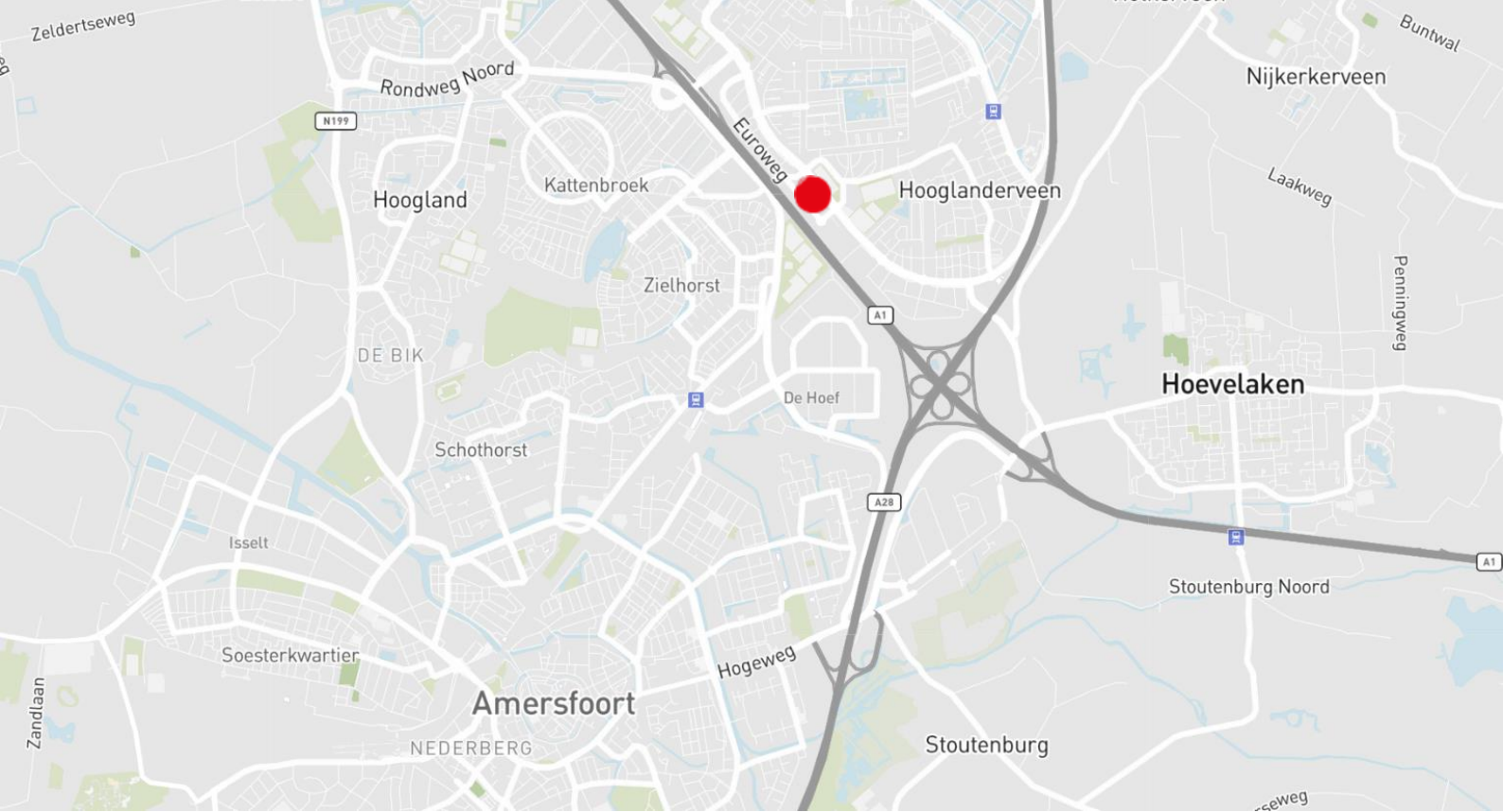




*For rent*

Euroweg 100,  
Amersfoort



## Property description

This very striking building located on the A1 consists of both office space and retail space. Available for lease is approximately 583 m<sup>2</sup> of retail space located on the first floor. The building has a transparent glass roof which at first glance reminds one of a greenhouse, under which are 4 wooden houses, with a fifth house outside the glass roof. The houses each have 3 office floors and also have a communal lunch facility. Under the deck of the glass canopy are 2 levels; the first floor for retail with mezzanine and a parking garage with a total of 120 parking spaces.

## Location

The central location directly at the highway A1 makes this high-profile location a unique opportunity for tenants who do not want to be located in an average building, but want to stand out from the crowd. In the immediate vicinity there are tenants such as Ikea, Kees Smit garden furniture, Gant, The Phone House, Loods 5 and Yokogawa.

## Accessibility

### *Car*

The accessibility with own transport is perfect. The building is located 3 minutes by car from the Hoevelaken junction. From here, the A1 (Hengelo - Amersfoort - Amsterdam) and the A28 (Groningen - Zwolle - Utrecht) can be reached directly. Destination and time requirement in car minutes:

- Amsterdam: 30 minutes
- Utrecht: 25 minutes
- Apeldoorn: 30 minutes

### *Public transport*

The building is easily accessible by public transport. Bus lines 5 and 101 run from Amersfoort Central Station to the building in approximately 20 minutes. Amersfoort Central Station has good train connections to major cities such as Amsterdam and Utrecht. From Amersfoort Vathorst trainstation it takes fifteen minutes with bus line 5 to arrive at the building.





## Availability

The total size of the building is approximately 9,440 sq.m., divided as follows:

Office space: approx. 4,586.30 sq.m. f.e.c.  
Retail space: approx. 4,388.30 m<sup>2</sup> lettable space.

For rent is approximately 583 m<sup>2</sup> l.f.a. retail space available situated on the first floor.

## Parking:

The building has its own parking garage with 120 parking spaces. There is also a large parking lot on the other side of the street, where additional parking spaces can be leased.

## Rent

*Retail space:*  
€ 150.00 per sqm LFA per year, excluding VAT.

*Parking:*  
€ 500,00 per space per year, excluding VAT.

## Service charges

€ 50,00 per sqm LFA per year, excluding VAT.

## Delivery level

To be determined



## Lease term

In consultation..

## Commencement date

To be discussed.

## VAT

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

## Lease Agreement

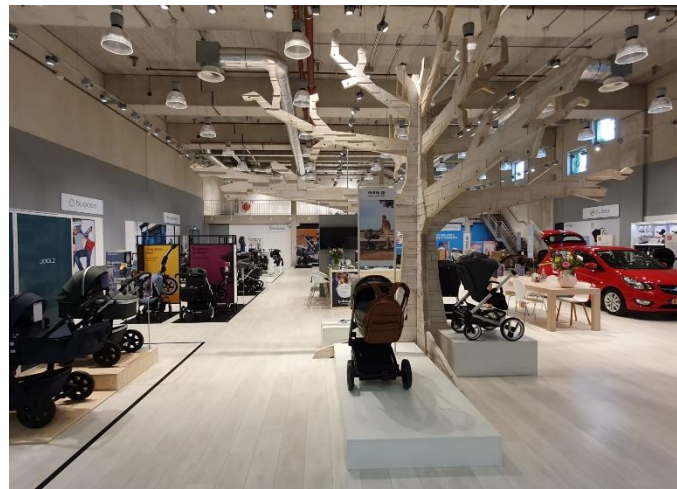
Standard ROZ, 2015

## Contact

**Bas van Baalen**  
Consultant Agency Utrecht  
[Bas.vanbaalen@eu.jll.com](mailto:Bas.vanbaalen@eu.jll.com)  
+31 6 23 48 56 11



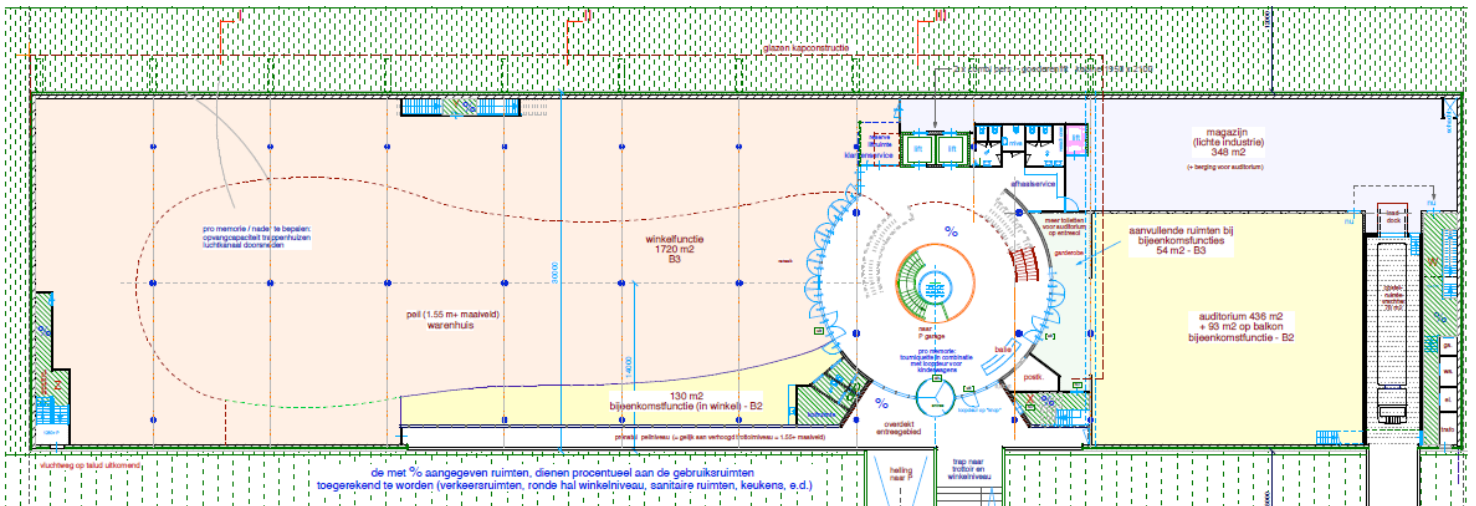
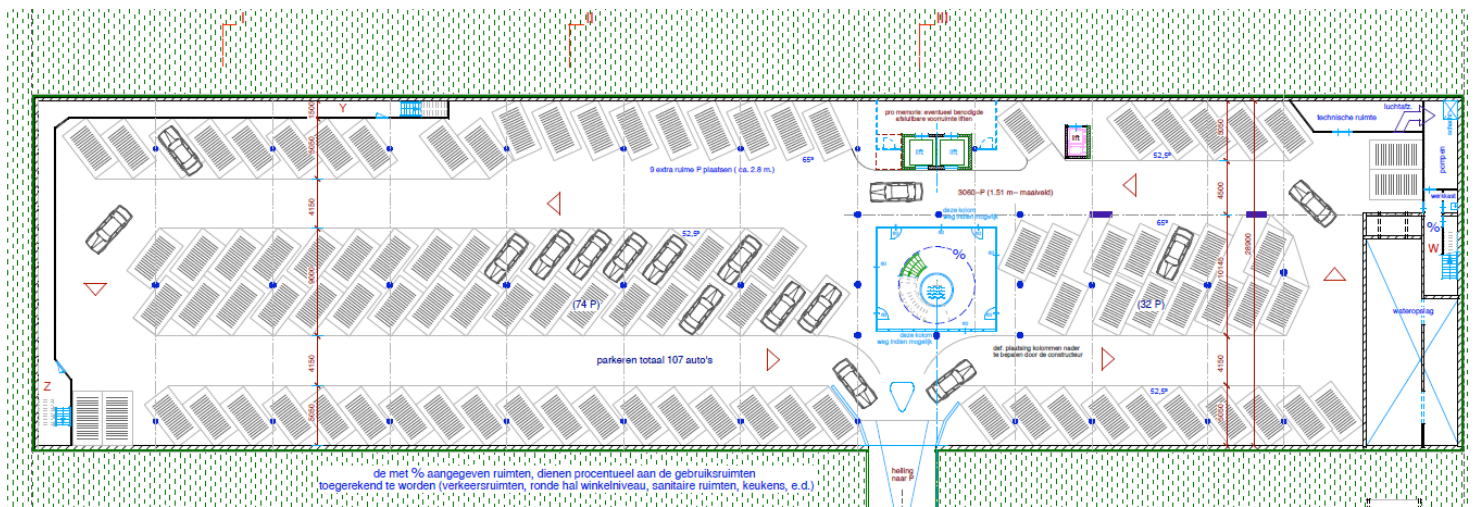






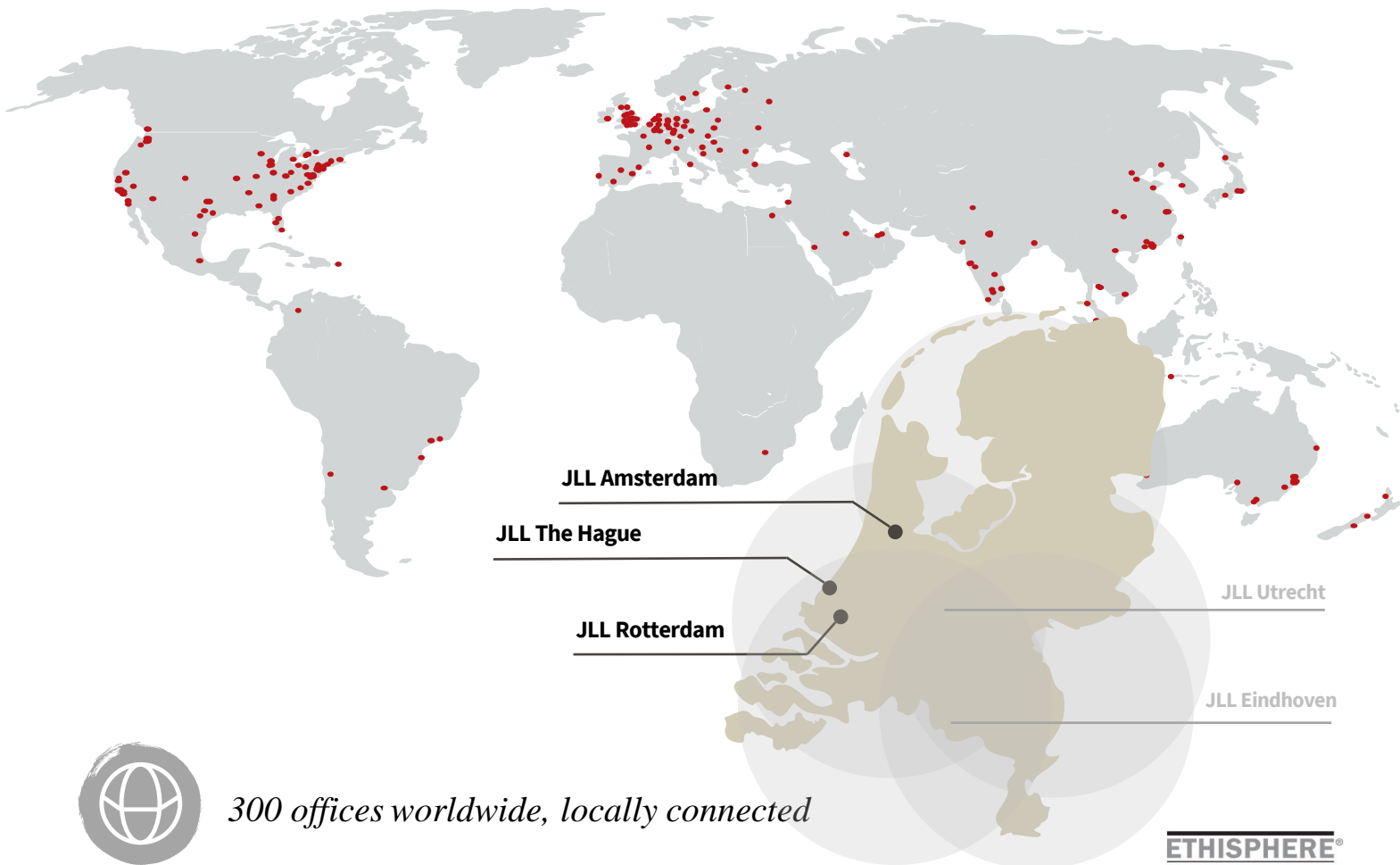


# Basement and ground floor



# About JLL

JLL is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 92,000 as of June 30, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://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 - 2022**

**FORTUNE**  
**WORLD'S MOST**  
**ADMIRIED**  
**COMPANIES™** 2021

**IAOP GLOBAL**  
**OUTSOURCING100**

**ISO**  
**9001**  
**QUALITY**  
**ASSURANCE**

## DISCLAIMER

©2019 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.

