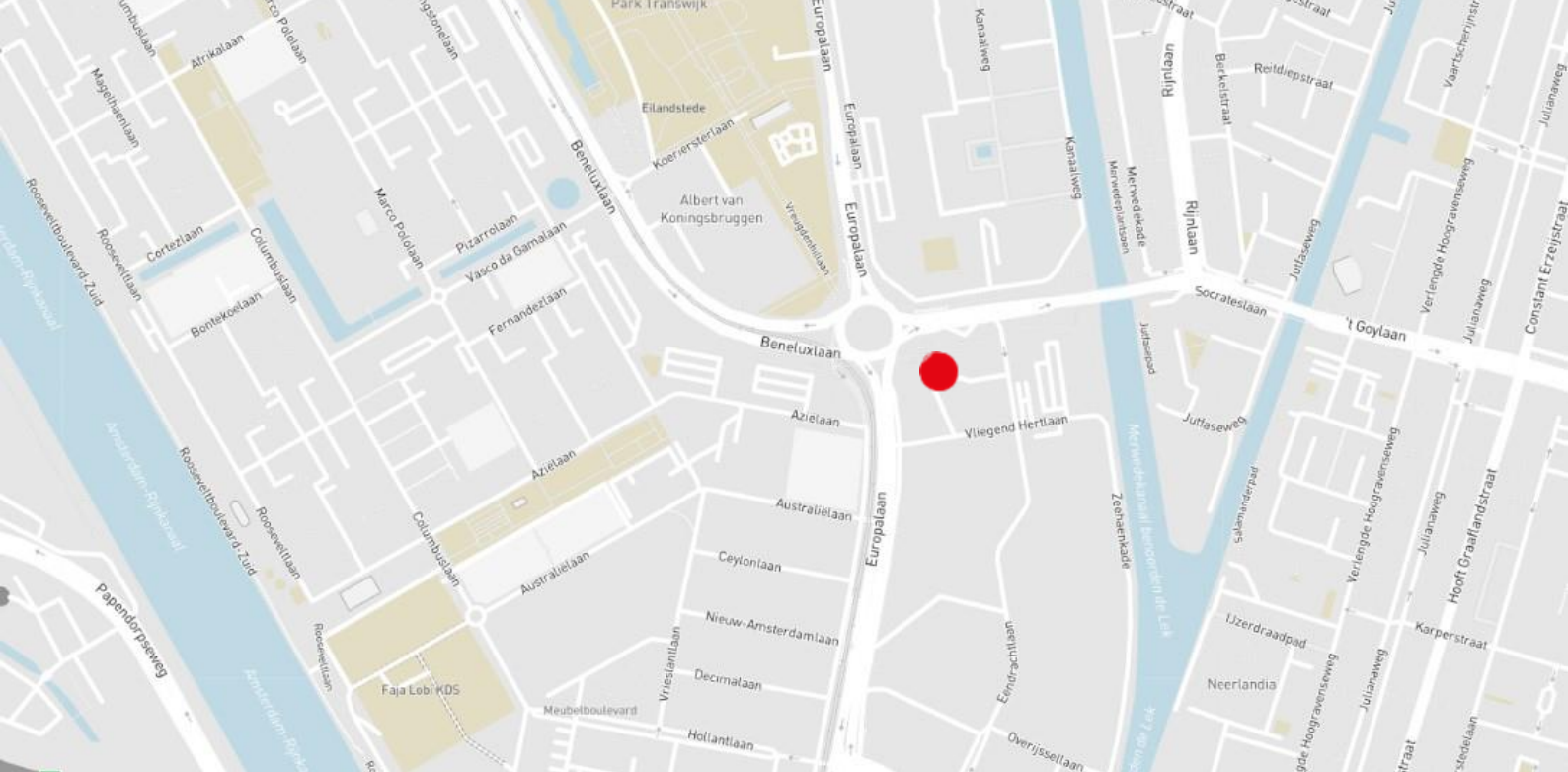




For rent

Avenue Building

**Europalaan 40,
Utrecht**



Property description

The representative Avenue Building is located on the edge of the center of Utrecht and consists of seven floors with a total lettable floor area of 16,483 m².

Approximately 7,175 m² of office space is available for rent, located in section B. This concerns floors 2 through 6. The renovation of section B has already been completed and Avenue has become an efficient and modern office building with a very high level of finish.

The Avenue building is the place to be if you are looking for the perfect office building. An iconic building, completely renovated according to contemporary standards. This gives the building not only an accessible and luxurious character, but also a very elegant appearance. The completely renewed installations and furnishings have created a comfortable and healthy working environment that is ready for the future. Where there used to be radiators on the facade, the building is now heated and cooled via the ceiling. The building is now heated and cooled via the ceiling. The building has Energy Label A and with the new installation technology the foundation has been laid for a Paris-proof future.

Naturally, the Avenue building fully complies with the latest standards for office use and offers all the facilities one could wish for, such as a meeting center, grab & go bar and informal meeting places. The floors can be divided very flexibly, which means that they can also be offered in parts. This means that a suitable floor area can be offered for every party.

Location

The office building is located on a prominent, visible location on the intersection of the Europalaan and Beneluxlaan and has sufficient parking spaces in its own car park. In addition, the tram line from Utrecht Central Station to Nieuwegein / IJsselstein is located in front of the building, making it very accessible by public transport.

Well-known companies are located in the vicinity of Avenue Building, including: Rabobank, ABN-AMRO,

Alstom, Kneipp and Equens.

Accessibility

By car

Avenue Building is easily accessible by car. Via direct connections to the A12 (exit 17 of the ring south Utrecht). The A2 and A27 to Amsterdam, Schiphol, Rotterdam, The Hague, Amersfoort and Den Bosch can be reached quickly from the ring road south.

Public transport

In addition to excellent accessibility by car, Avenue Building is also easily accessible by public transport. The travel time by bus / light rail from Utrecht Central Station to the stop in front of the building is approximately 6 minutes, after which the office building can be reached on foot in 2 minutes. The light rail stops in front of the door and 4 bus lines have a stop there.



Available spaces

The total floor area of the building is approximately 16,483 m² lettable space. At the moment, approximately 6,168 m² lettable space is available for rent, distributed as follows:

- 2nd floor 476 m² l.f.a. Building B
 - 3rd floor 1,483 m² l.f.a. Building B
 - 4th floor 1,483 m² l.f.a. Building B
 - 5th floor 1,483 m² l.f.a. Building B
 - 6th floor 1,243 m² l.f.a. of Building B
- Total 6,168 m² l.f.a. Building B**

Parking

The building has ample parking space in the closed parking garage as well as in the parking lot at the rear of the office building, based on a parking standard of 1 parking space per 52 sq.m. l.f.a. office space.

Rent

Office space:

€ 210.00 per sq.m. l.f.a. per year

Parking place:

€ 1,200 per place per year, excluding VAT.

Service charges

€ 45.00 per sq. m. l.f.a. per year, excluding VAT.

Delivery level

The office space will be renovated in a shell condition with the following facilities:

- new climate system;
- new suspended ceiling with LED lighting fixtures;
- 3 passenger lifts;
- solar control glazing;
- cable trays for electricity, data and telephony;
- main staircases in natural stone;
- renovated sanitary facilities on each floor;
- double entrance door on the first floor.



Amenities

The building has two entrances. One of the entrances is situated on the Europalaan and the other one on the courtyard adjacent to the parking garage.

The entrance area is the heart of the building, where various communal facilities can be realized. The double height ceilings give the area a spacious and dynamic vibe welcoming all visitors. The entrance area is suitable for a coffee bar, restaurant, working stations, manned reception and meeting areas.

Lease term

10 years with a subsequent renewal period of 5 years.

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

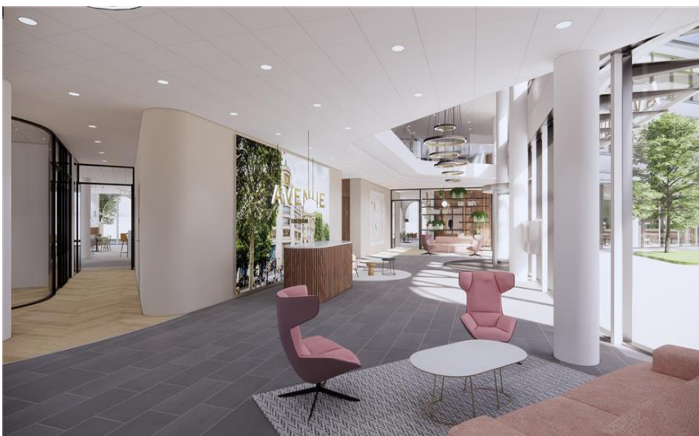
Barthold van Hasselt
Office Agency Utrecht
Barthold.van-Hasselt@eu.jll.com
+31 6 20 42 31 86



Roy Foeken
Office Agency Utrecht
Roy.Foeken@eu.jll.com
+31 6 27 54 87 51



Photo's





Floor plans

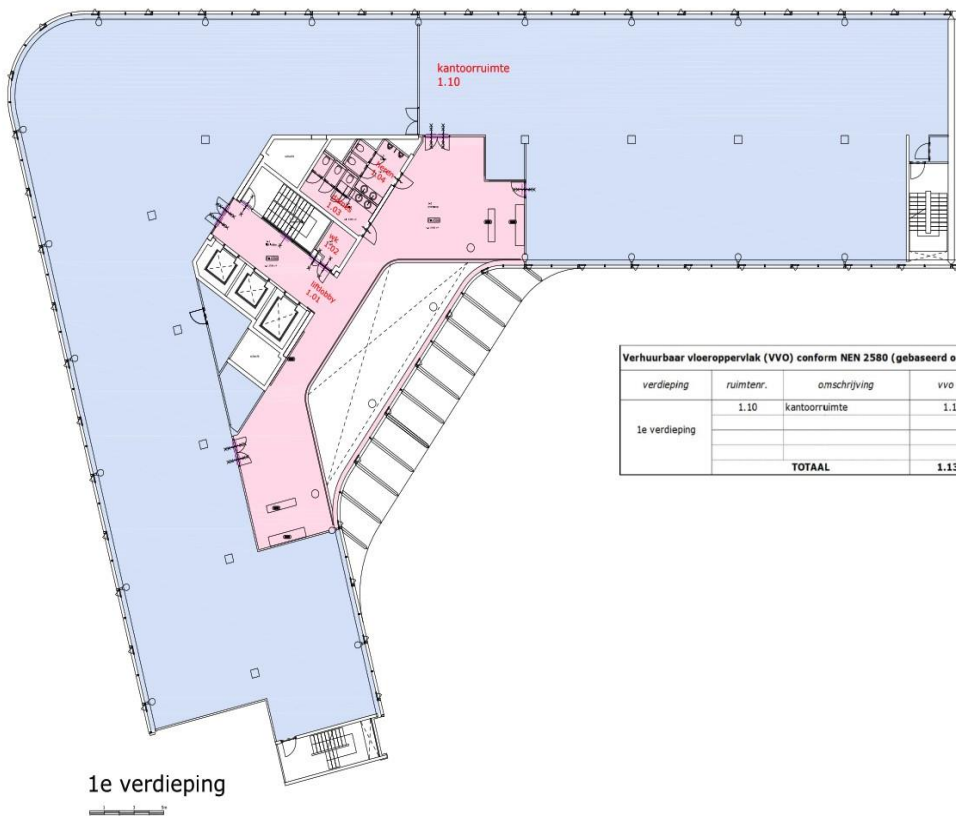


Verhuurbaar vloeroppervlak (VVO) conform NEN 2580 (gebaseerd op meetrapport 08.014.1.355.B dd. 06-11-2020)

| verdieping | ruimtenr. | omschrijving | vvo | toedeling algemene ruimten | | | TOTAAL |
|---------------|-----------|---------------------------|---------------|----------------------------|--------------|---------------|--------|
| | | | | bouwdeel | bouwlaag | gebouw | |
| begane grond | 0.10 | kantoorruimte | 370,96 | | | 25,09 | 420,25 |
| | 0.11 | kantoorruimte (vluchtweg) | 26,13 | | 1,70 | 1,77 | 29,60 |
| | 0.12 | kantoorruimte | 274,31 | | 17,89 | 18,56 | 310,76 |
| begane grond | 0.08 | berging | 12,84 | | | | 12,84 |
| | 0.09 | berging | 18,86 | | | | 18,86 |
| | 0.09A | berging | 7,12 | | | | 7,12 |
| TOTAAL | | | 710,22 | 43,79 | 45,42 | 799,43 | |

Renvooid verhuurbaar oppervlak (NEN2580)
(* toedeling naar ruis)

- algemene ruimten gebouw *
- algemene ruimten bouwlaag *
- kantoorruimten
- archiefruimten

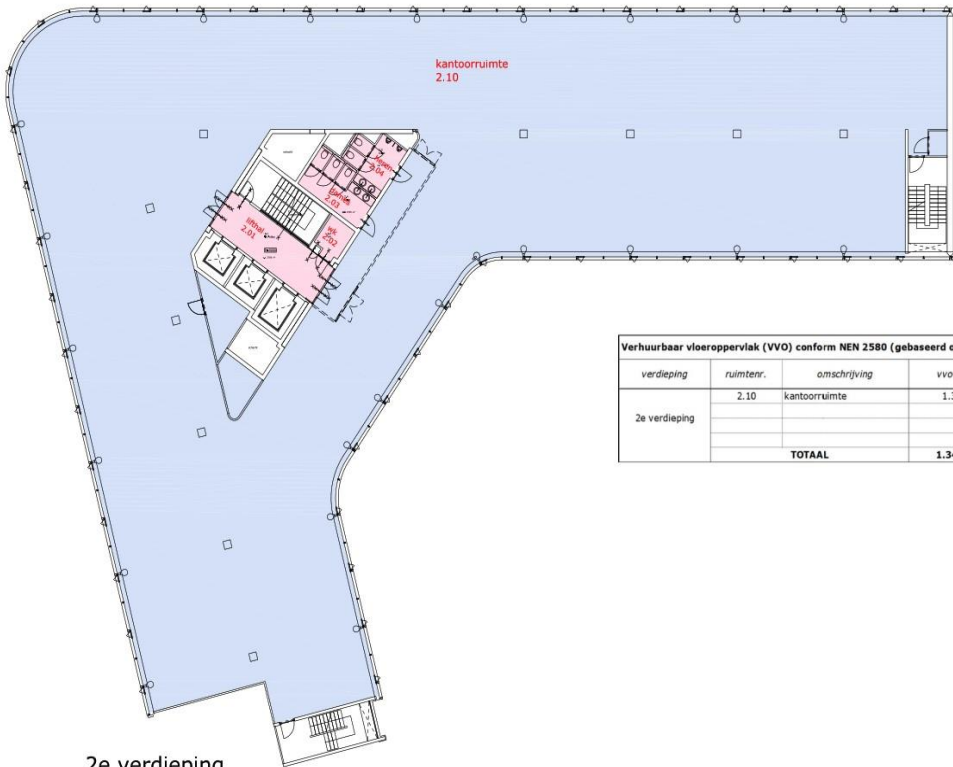


Verhuurbaar vloeroppervlak (VVO) conform NEN 2580 (gebaseerd op meetrapport 08.014.1.355.B dd. 06-11-2020)

| verdieping | ruimtenr. | omschrijving | vvo | toedeling algemene ruimten | | | TOTAAL |
|---------------|---------------|---------------|----------|----------------------------|---------------|--------------|-----------------|
| | | | | bouwdeel | bouwlaag | gebouw | |
| 1e verdieping | 1.10 | kantoorruimte | 1.139,08 | | 190,72 | 84,44 | 1.414,24 |
| | TOTAAL | | | 1.139,08 | 190,72 | 84,44 | 1.414,24 |

Renvooid verhuurbaar oppervlak (NEN2580)
(* toedeling naar ruis)

- algemene ruimten gebouw *
- algemene ruimten bouwlaag *
- kantoorruimten
- archiefruimten

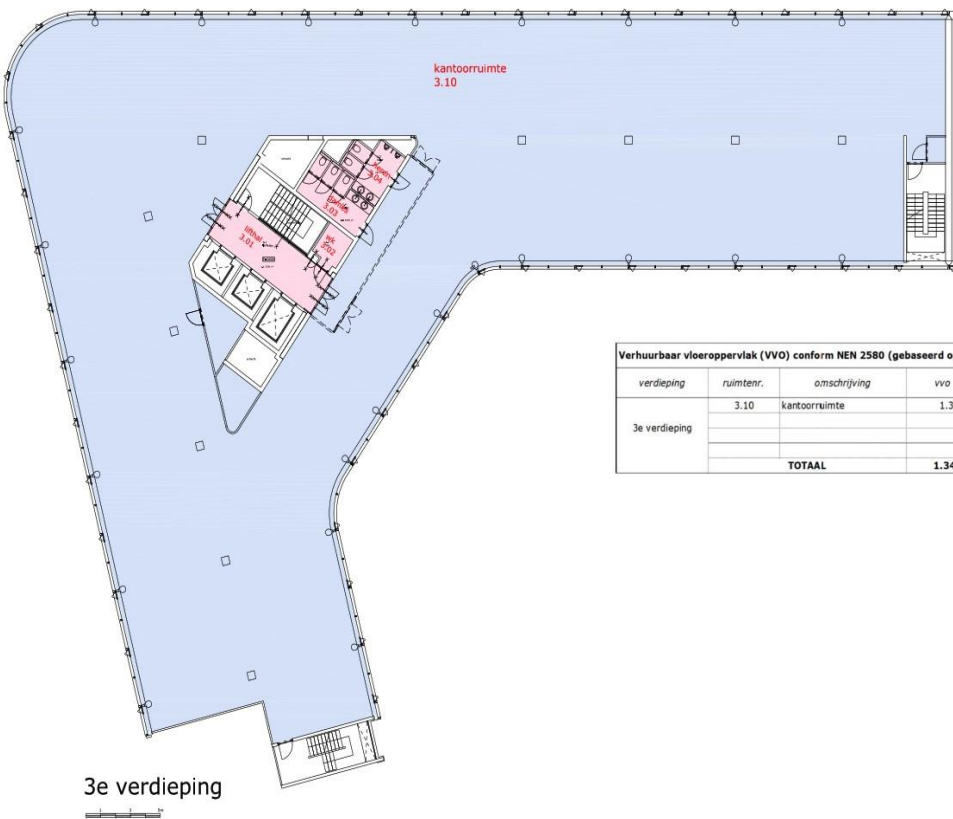


Verhuurbaar vloeroppervlak (VVO) conform NEN 2580 (gebaseerd op meetrapport 08.014.1.355.B dd. 06-11-2020)

| verdieping | ruimtenr. | omschrijving | vvo | toedeling algemene ruimten | | | TOTAAL |
|---------------|-----------|---------------|-----------------|----------------------------|--------------|--------------|-----------------|
| | | | | bouwdeel | bouwlaag | gebouw | |
| 2e verdieping | 2.10 | kantoorruimte | 1.344,22 | | 50,20 | 88,55 | 1.482,97 |
| | | | | | | | |
| | | TOTAAL | 1.344,22 | | 50,20 | 88,55 | 1.482,97 |

- Renvooi verhuurbaar oppervlak (NEN2580)
 (* toedeling naar rits)
- algemene ruimten gebouw *
 - algemene ruimten bouwlaag *
 - kantoorruimten
 - archiefruimten

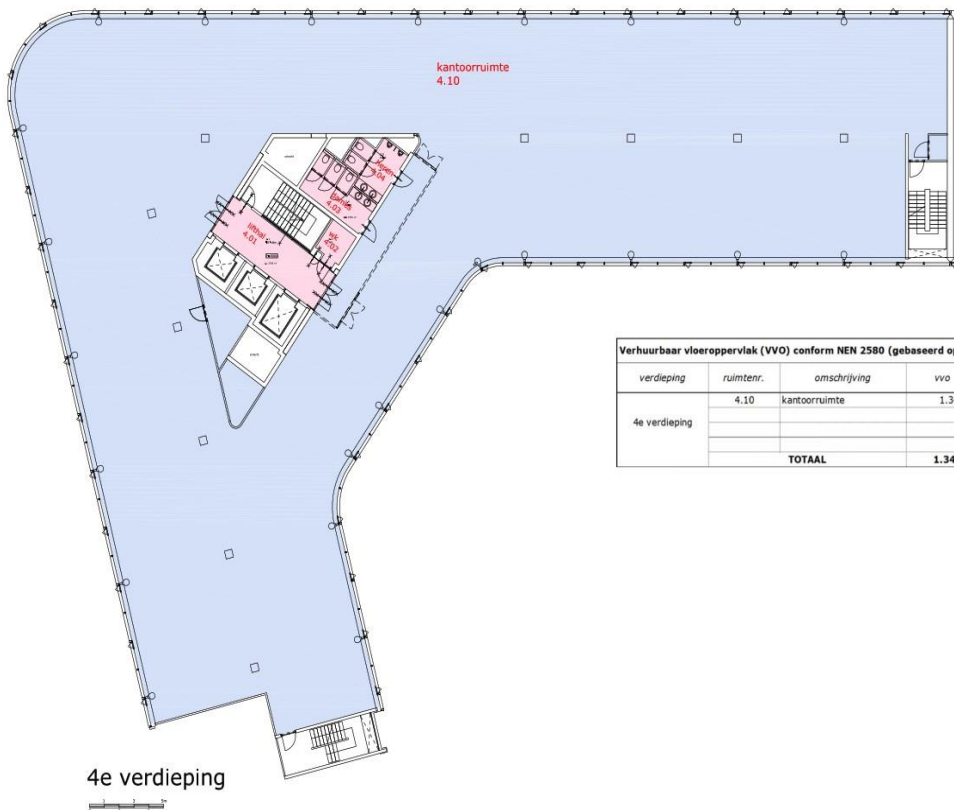
LIJNENVERDELING



Verhuurbaar vloeroppervlak (VVO) conform NEN 2580 (gebaseerd op meetrapport 08.014.1.355.B dd. 06-11-2020)

| verdieping | ruimtenr. | omschrijving | vvo | toedeling algemene ruimten | | | TOTAAL |
|---------------|-----------|---------------|-----------------|----------------------------|--------------|--------------|-----------------|
| | | | | bouwdeel | bouwlaag | gebouw | |
| 3e verdieping | 3.10 | kantoorruimte | 1.344,22 | | 50,20 | 88,55 | 1.482,97 |
| | | | | | | | |
| | | TOTAAL | 1.344,22 | | 50,20 | 88,55 | 1.482,97 |

- Renvooi verhuurbaar oppervlak (NEN2580)
 (* toedeling naar rits)
- algemene ruimten gebouw *
 - algemene ruimten bouwlaag *
 - kantoorruimten
 - archiefruimten

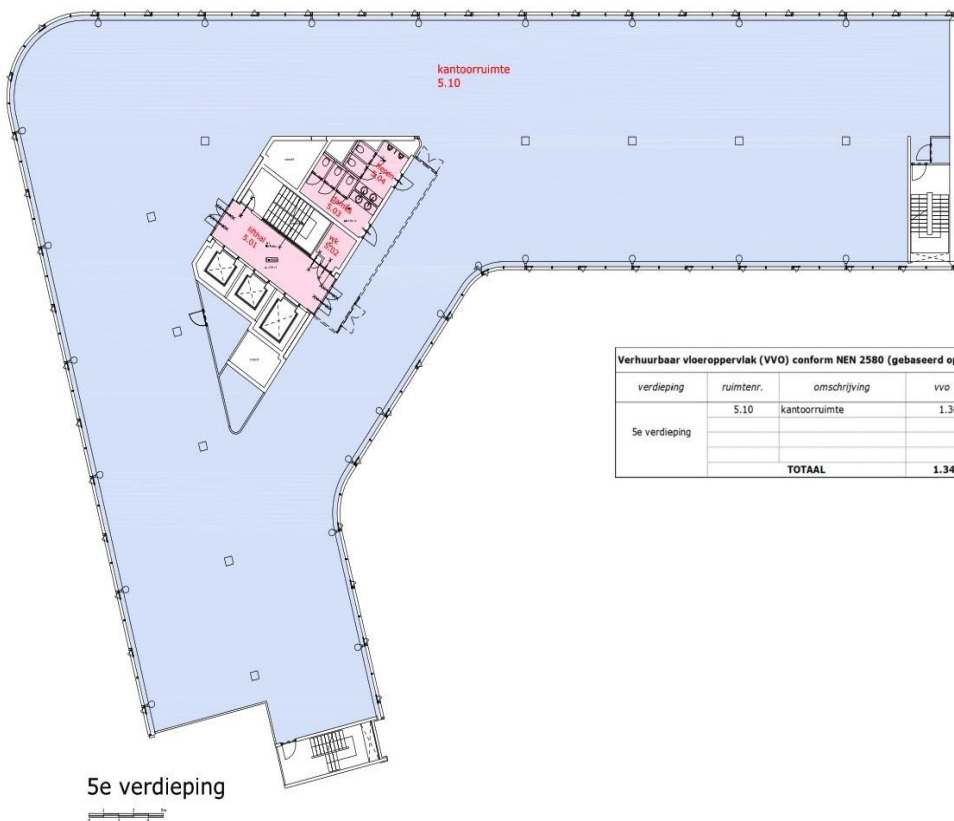


Verhuurbaar vloeroppervlak (VVO) conform NEN 2580 (gebaseerd op meetrapport 08.014.1.355.B dd. 06-11-2020)

| verdieping | ruimtenr. | omschrijving | vvo | toedeling algemene ruimten | | | TOTAAL |
|---------------|-----------|---------------|-----------------|----------------------------|--------------|--------------|-----------------|
| | | | | bouwdeel | bouwlaag | gebouw | |
| 4e verdieping | 4.10 | kantoorruimte | 1.344,22 | | 50,20 | 88,55 | 1.482,97 |
| | | | | | | | |
| | | TOTAAL | 1.344,22 | | 50,20 | 88,55 | 1.482,97 |

Renvoii verhuurbaar oppervlak (NEN2580)
 (* toedeling naar rns)

- algemene ruimten gebouw
- algemene ruimten bouwlaag
- kantoorruimten
- archiefuimten

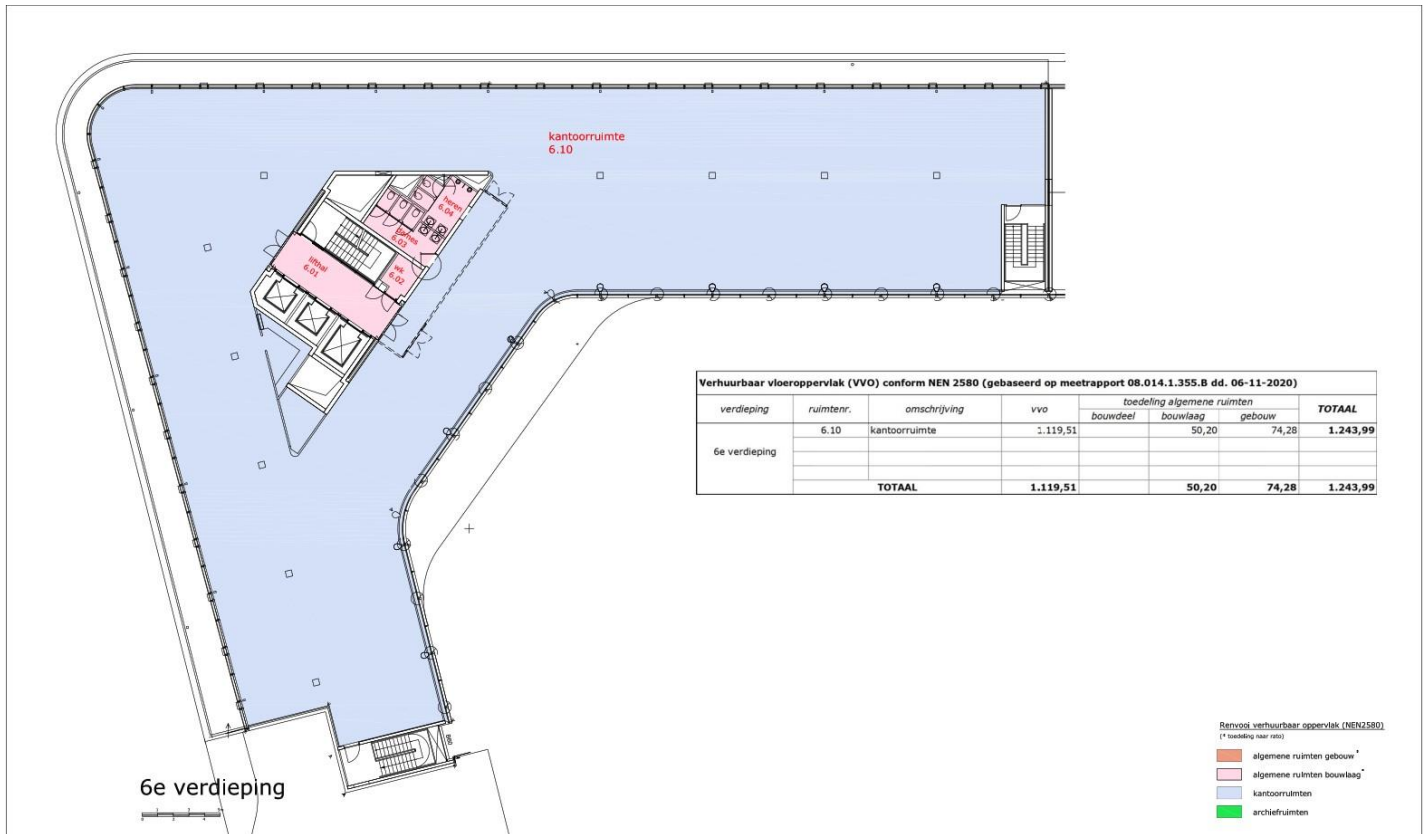


Verhuurbaar vloeroppervlak (VVO) conform NEN 2580 (gebaseerd op meetrapport 08.014.1.355.B dd. 06-11-2020)

| verdieping | ruimtenr. | omschrijving | vvo | toedeling algemene ruimten | | | TOTAAL |
|---------------|-----------|---------------|-----------------|----------------------------|--------------|--------------|-----------------|
| | | | | bouwdeel | bouwlaag | gebouw | |
| 5e verdieping | 5.10 | kantoorruimte | 1.344,22 | | 50,20 | 88,55 | 1.482,97 |
| | | | | | | | |
| | | TOTAAL | 1.344,22 | | 50,20 | 88,55 | 1.482,97 |

Renvoii verhuurbaar oppervlak (NEN2580)
 (* toedeling naar rns)

- algemene ruimten gebouw
- algemene ruimten bouwlaag
- kantoorruimten
- archiefuimten



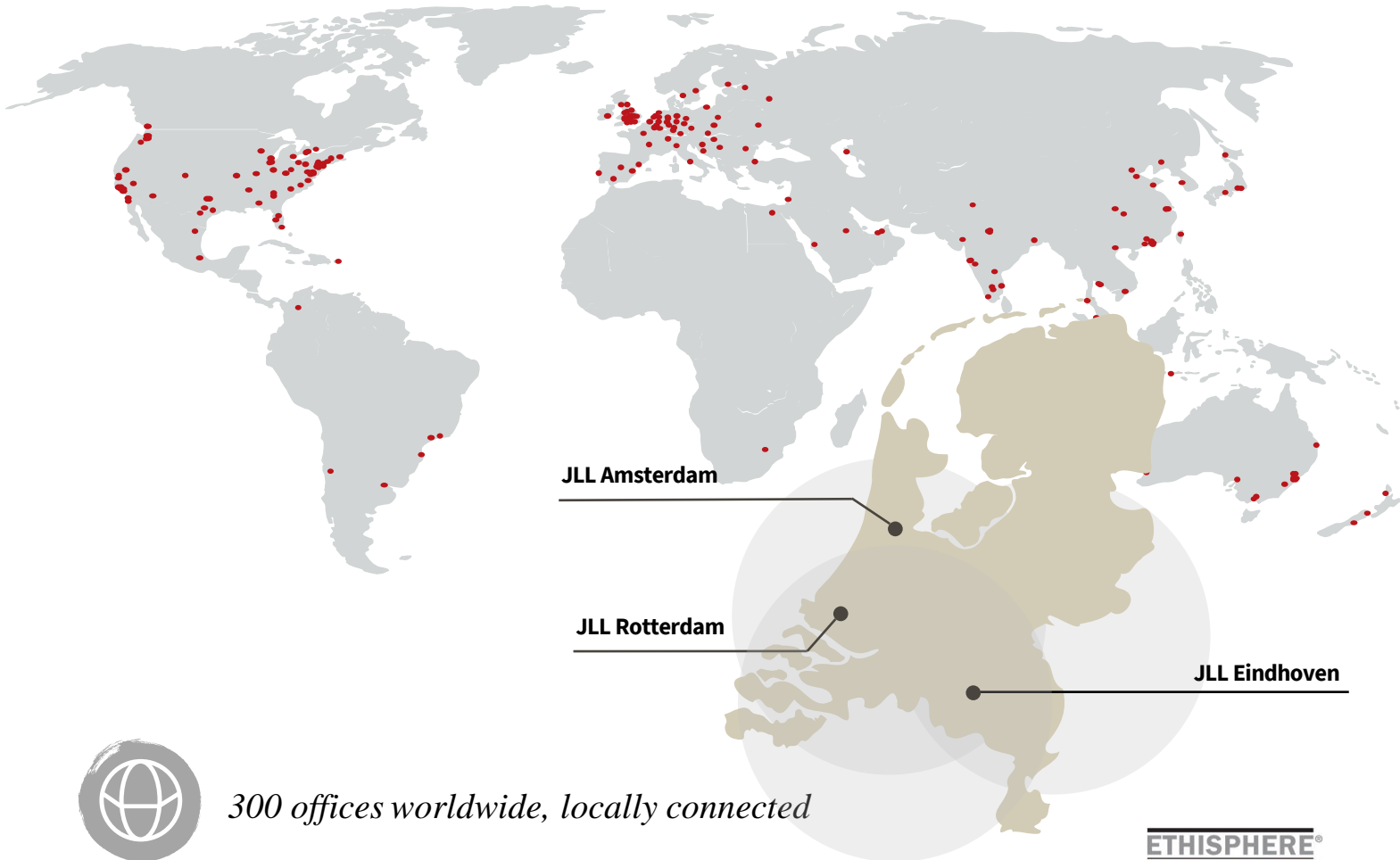
Verhuurbaar vloeroppervlak (VVO) conform NEN 2580 (gebaseerd op meetrapport 08.014.1.355.B dd. 06-11-2020)

| verdieping | ruimtenr. | omschrijving | vvo | toedeling algemene ruimten | | TOTAAL |
|---------------|-----------|---------------|-----------------|----------------------------|-----------------|-----------------|
| | | | | bouwdeel | bouwlaag gebouw | |
| 6e verdieping | 6.10 | kantoorruimte | 1.119,51 | | 74,28 | 1.243,99 |
| | | | | 50,20 | | |
| TOTAAL | | | 1.119,51 | 50,20 | 74,28 | 1.243,99 |

Restvoel verhuurbaar oppervlak (NEN2580)
 (* toedeling naar rijen)
 - algemene ruimten gebouw
 - algemene ruimten bouwlaag
 - kantoorruimten
 - archiefruimten

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