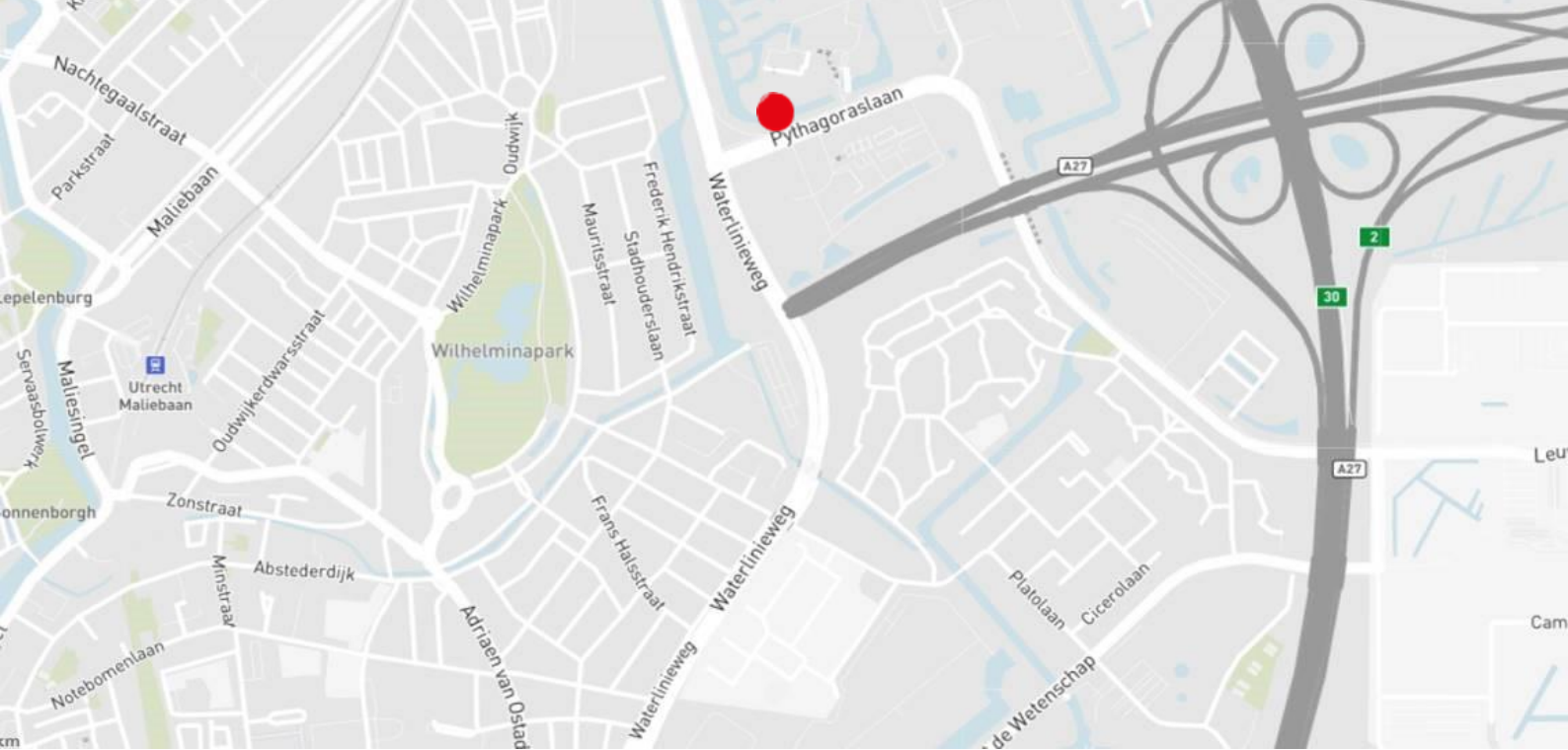




For rent

Pythagoraslaan 2-18,
Utrecht



Property description

The office building, consisting of five floors, is located in the representative Rijnsweerd office park in Utrecht East. The total size of the office building is approximately 5,539 m². The office building is stylishly finished with a natural stone facade. The beautiful entrance area including reception desk gives the building a modern look. The office floors already have a representative layout.

Location

The success of the Rijnsweerd location has already been proven. Many renowned companies are located here, including CMS, EY, Van Benthem & Keulen, PwC, UJG, a.s.r., NZa and the provincial government building. Also located in the nearby Utrecht Science Park De Uithof are the Academic Hospital Utrecht and the University of Utrecht and Utrecht University. Park Bloeyendaal and Wilhelminapark are located a short distance from the property.

Accessibility

By car:

The Rijnsweerd office park is easily accessible from the various national highways around Utrecht. The office building is located near the Rijnsweerd interchange, a very short distance from the A27 motorway exit with the same name and the western end of the A28 motorway.

Public transport:

The office building is located opposite the Rijnsweerd Noord bus stop. Central Utrecht Station and P+R De Uithof can be reached quickly by bus line 28 via the HOV bus lane. Travel time to Utrecht Central Station is approximately 12 minutes. During peak hours there are also direct buses between Rijnsweerd and Lunetten and the NS station Overvecht.



Available spaces

There is currently approximately 3,097 sq.m. LFA available for lease, distributed as follows:

Ground floor (Unit 0A)	508 sq.m. lfa
Ground floor (Unit 0B)	280 sq.m. lfa
1st floor (Unit 1A)	552 sq.m lfa
2nd floor (Unit 2A)	552 sq.m. lfa
2nd floor (Unit 2B)	653 sq.m. lfa
3rd floor (Unit 3A)	552 sq.m. lfa

Partly rent from 280 sq.m.

Delivery level

Turnkey.

Parking

There are 60 spaces available, 40 spaces in the parking garage and 20 spaces on the parking deck .

Rent

Office space:

€ 175.00 per sq m lfa per year, excluding VAT.

Parking place:

€ 1,3500.00per place per year, excluding VAT

Service charges

€ 35.00 per sq. m. lfa. per year, excluding VAT.



Contact

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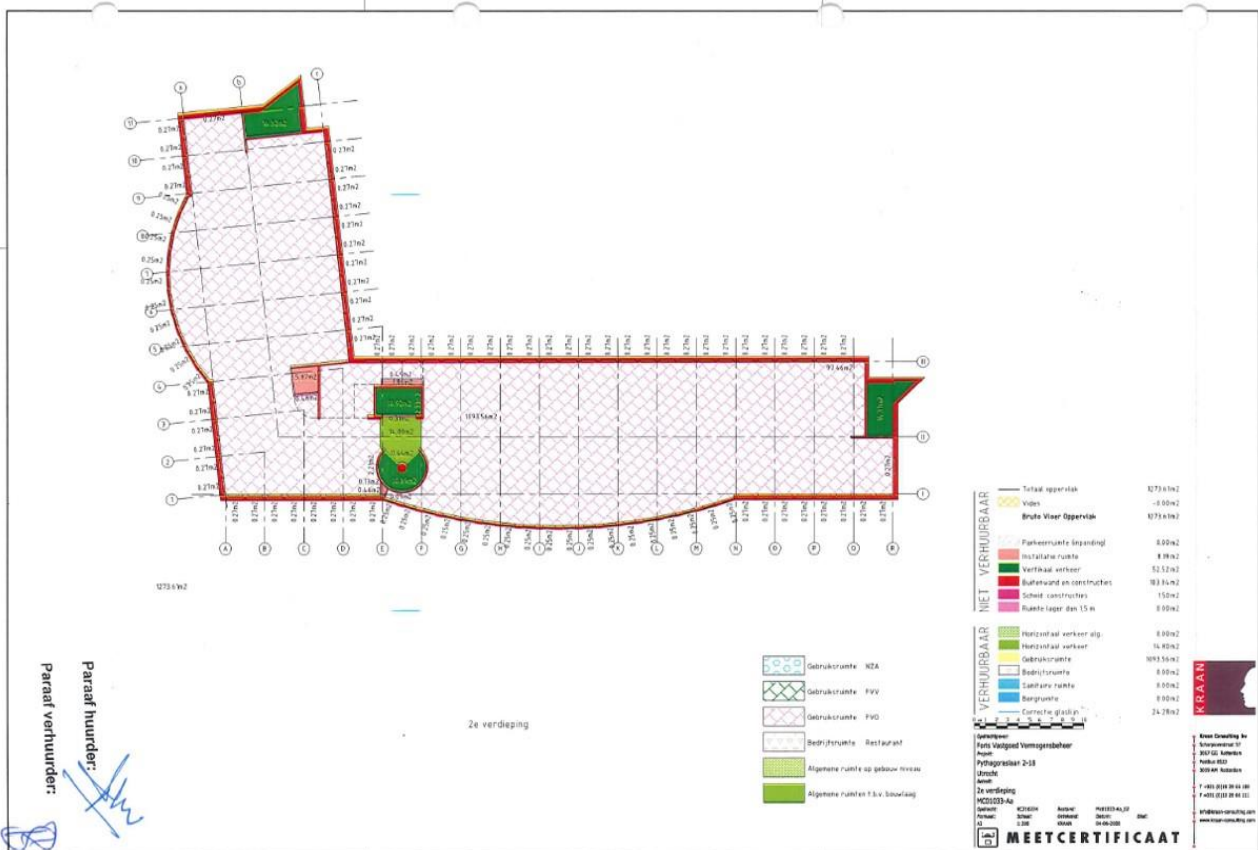
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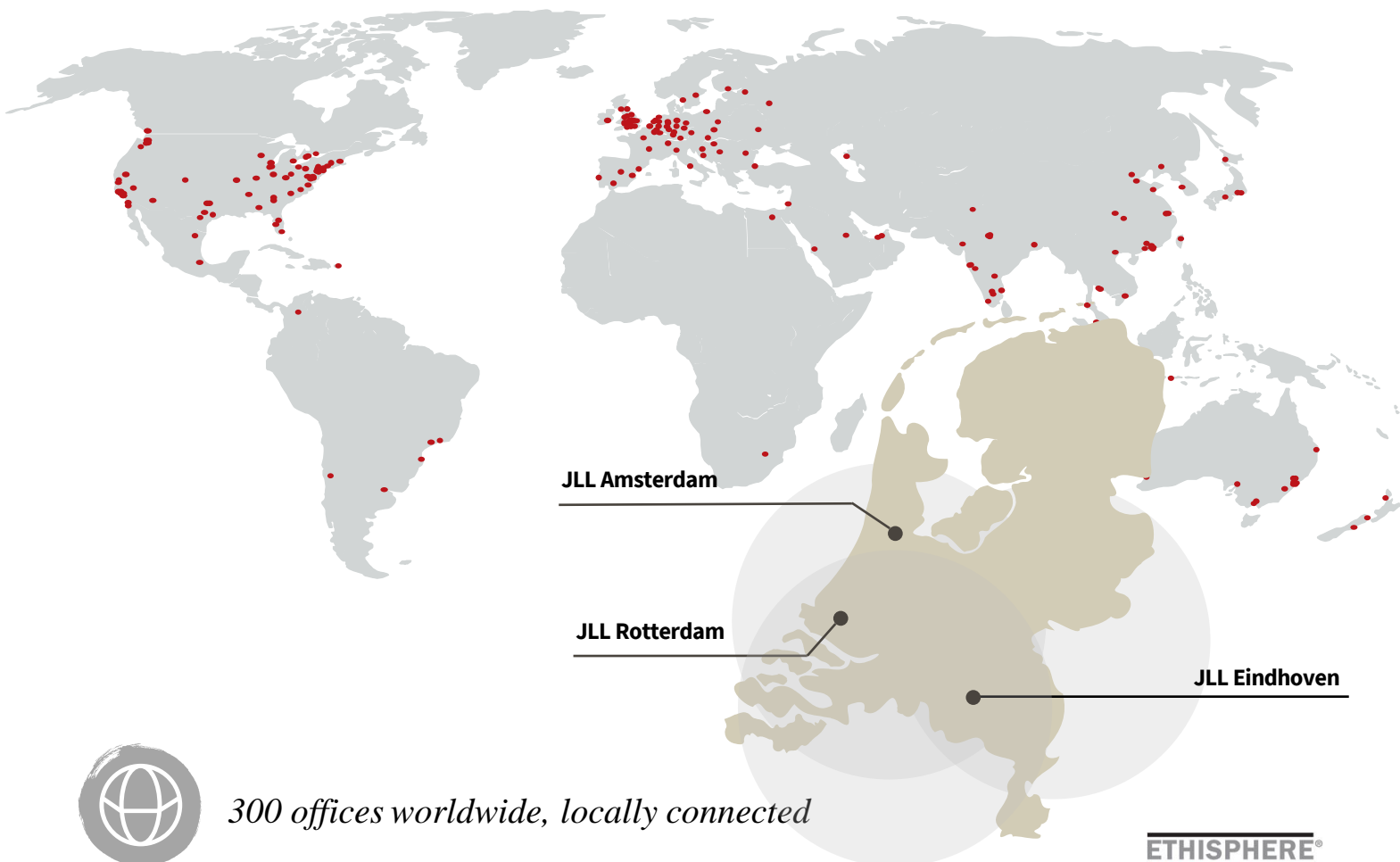


Floorplans



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