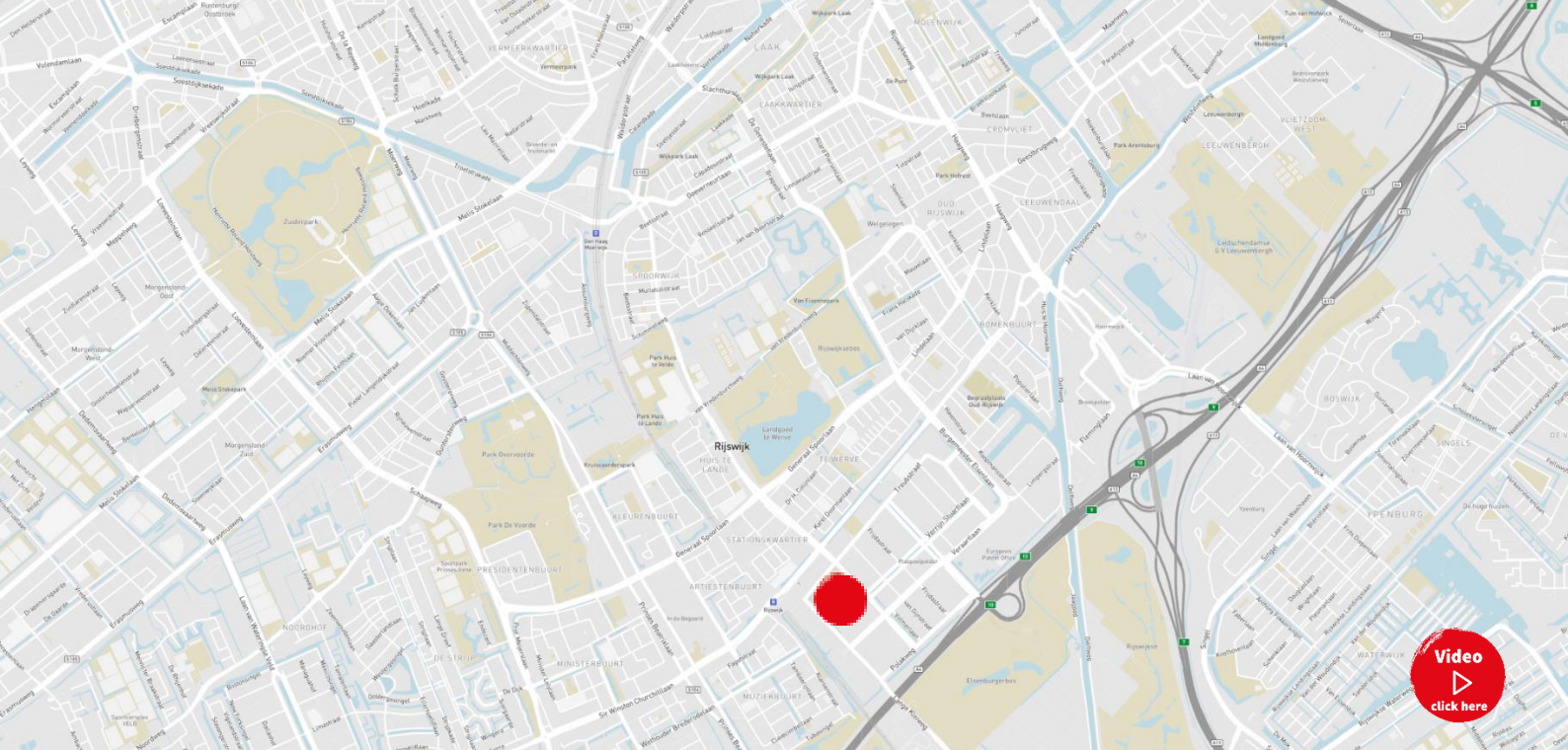




# For rent

**The Lobby**

**Lange Kleiweg 6-28,  
Rijswijk**



## Property description

Office complex 'The Lobby' is located in the station area of Rijswijk. The innovative design by architects Van Manen is the ultra-modern office complex for multitenant use and the representative office use possible. The ground floor is recently updated to high standards: it has a high-quality renovated lobby with many facilities such as a gym, meeting rooms, boardrooms, and a La Place restaurant.

The total building is approximately 30,000 sq.m. LFA

## Location

The location is easily accessible by public transport and has a perfect connection with the A4, A12, A13 highway.

In addition, there are also good facilities around the area. There are hotels (Bastion Hotel, Best Western, Hoevevoorde, Savarin) restaurants (Carpe Diem, Kwalitaria, Bally's Bar, Stout Lunchroom, Golden House) and the shopping centre "In The Bogaard" (Albert Heijn XL, MediaMarkt, Kruidvat) which are at a walking distance. The office is ideal for meeting(s) and flexible workplaces.

## Accessibility

*By car*

The property is easily accessible. The building is minutes away from the A4. The A4 has a direct connection with the A12 and A13.

*By public transport.*

Rijswijk Station is within walking distance. The public transportation square at the Generaal Eisenhowerplein, where several tram, bus and train lines meet, is only 300 meters away.

## Available spaces

The total availability of this building is approximately 30.000 sqm lfa. For rent is approx. 13.518 sqm lfa available divided as follows:

• Ground Floor	194 sq m lfa
• 2nd Floor	5.233 sq m lfa
• 4th Floor	3.172 sq m lfa
• 6th Floor	1.433 sq m lfa
• 8th Floor	1.910 sq m lfa
<b>Total</b>	<b>11.942 sq m lfa</b>

Partial letting from approximately 250 sqm lfa is negotiable.





## Parking

The complex has an excellent parking ratio of 1:60 sq.m., therefore a total of 266 parking spaces in the parking garage are available. In front of the building is a parking facility for 10 cars.

## Rent

*Office Space:*

€ 145.00 per sq m lfa per year, excluding VAT.

*Parking Place:*

€ 1,250.00 per place per year, excluding VAT.

## Service charges

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

## Delivery Level

The object will be delivered in shell (casco) condition, containing the following features:

- Elevator
- Representative central entrance
- Reception at entry
- Meeting rooms
- Office space
- WKO installation
- Atrium
- Separate sanitary groups
- La Place
- Sport facilities





## Lease term

To be discussed.

## 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

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Office Agency Den Haag  
Lennard.vanWeelde@eu.jll.com  
+31 6 138 35 101



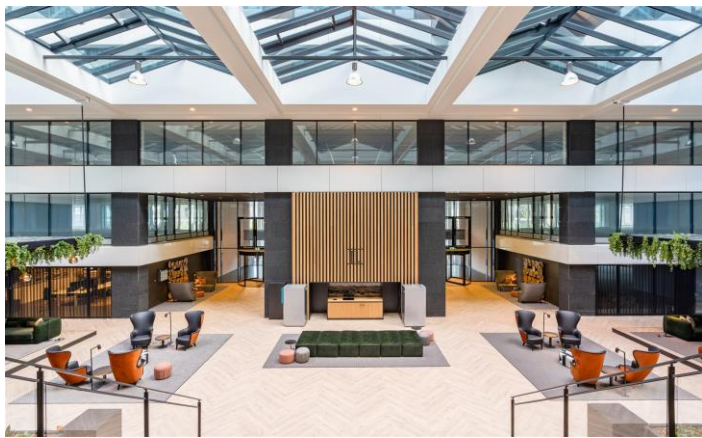
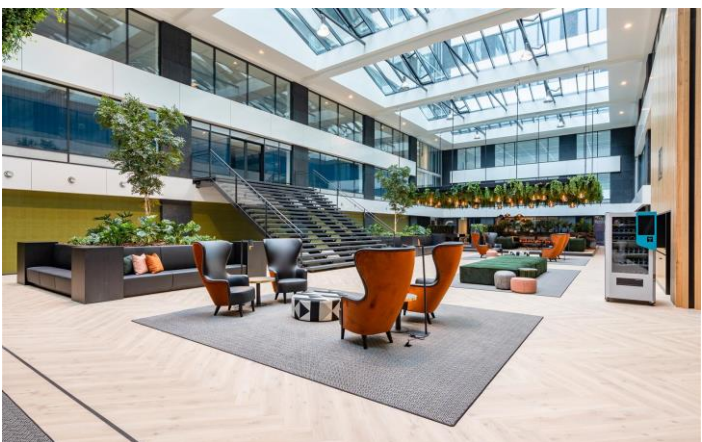
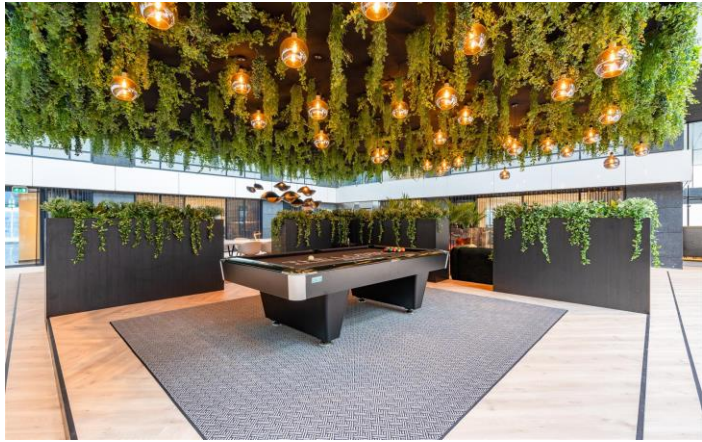
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+31 6 83539190







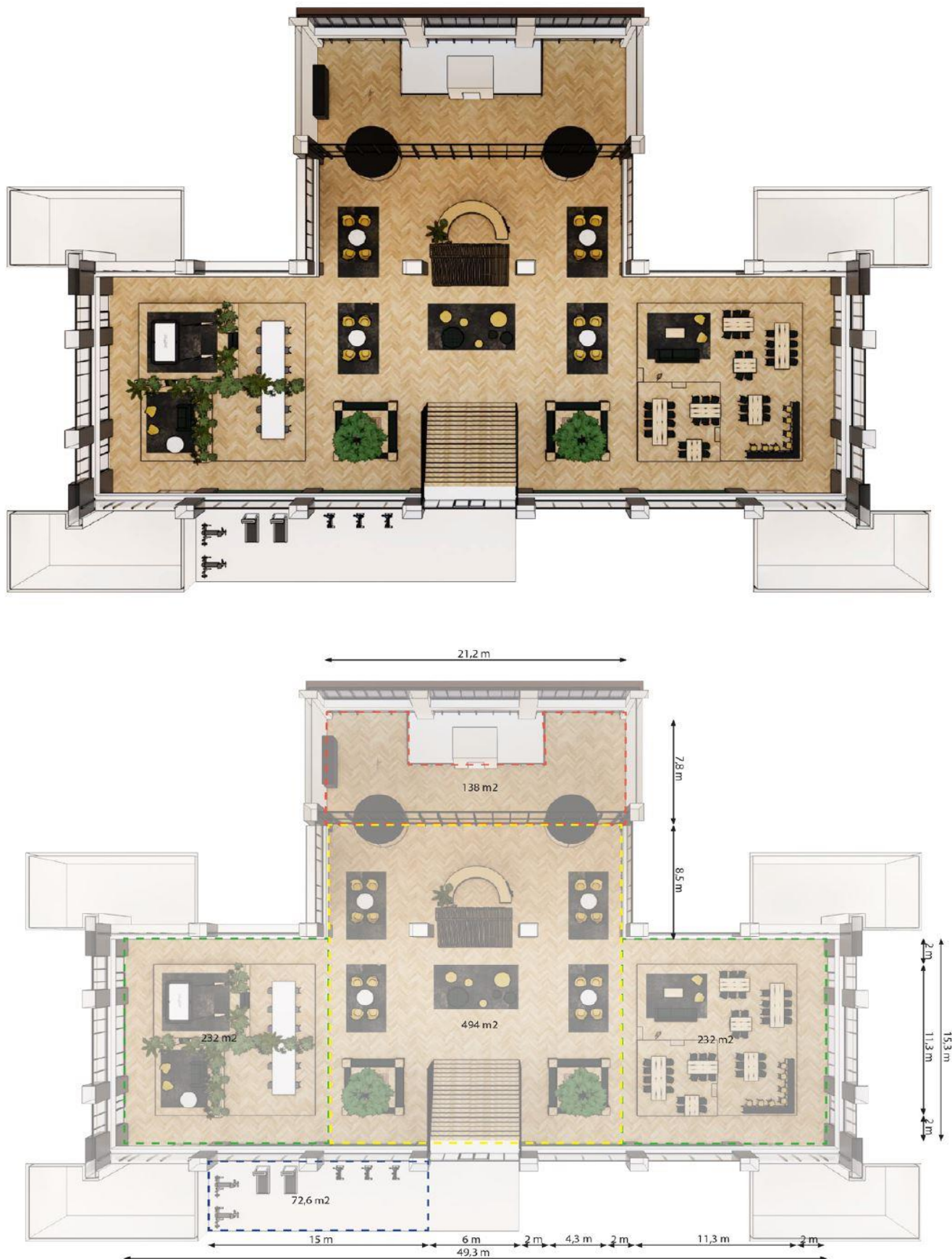






## Floor plans

Lay-out ground floor



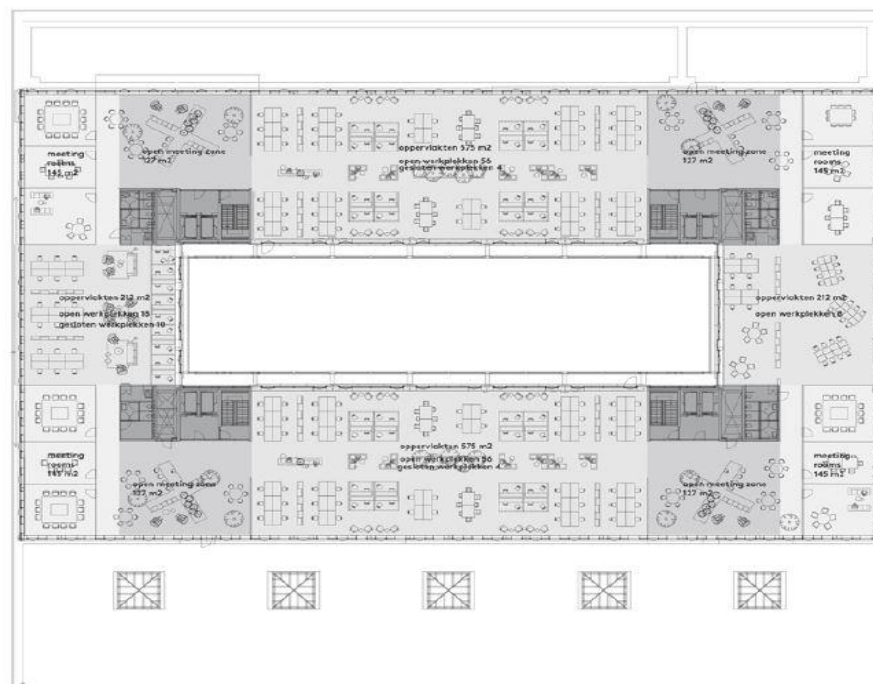
3rd to 8th floor  
Various layouts



Da Vinci - Rijswijk  
3e verd t/m 8e verd  
variant mix

datum 2 april 2019  
formaat A3  
schaal 1:300

3



werkkolken 156 1.574 m<sup>2</sup>

oppervlakte meeting 580 m<sup>2</sup>

oppervlakte open meeting zone 508 m<sup>2</sup>

total ca. 2.662 m<sup>2</sup>

per werkplek ca. 17 m<sup>2</sup>

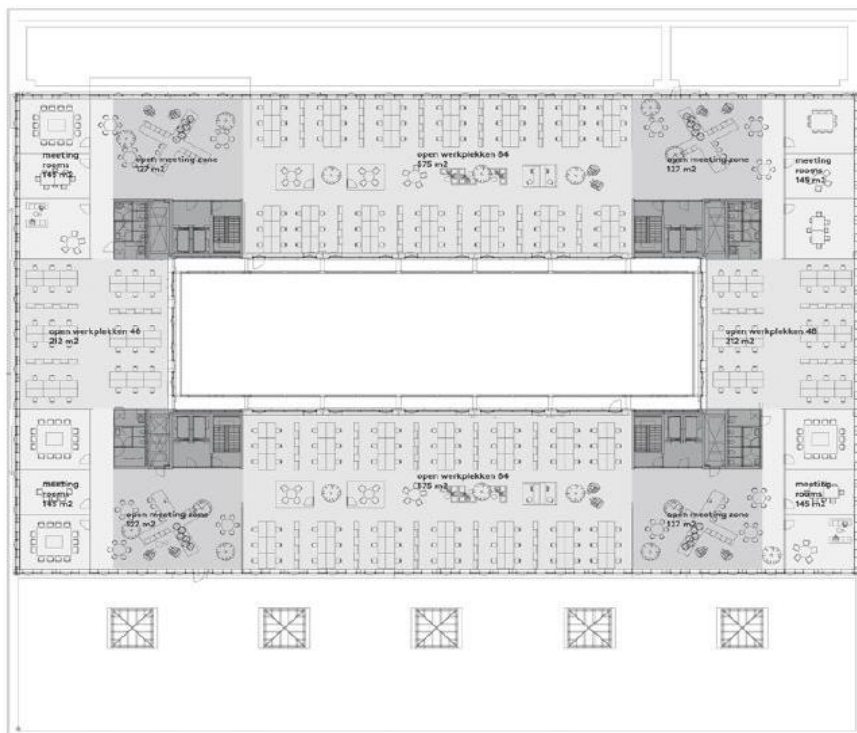
Da Vinci - Rijswijk

3e verd t/m 8e verd  
variant mix

datum 2 april 2019  
formaat A3  
schaal 1:300

4





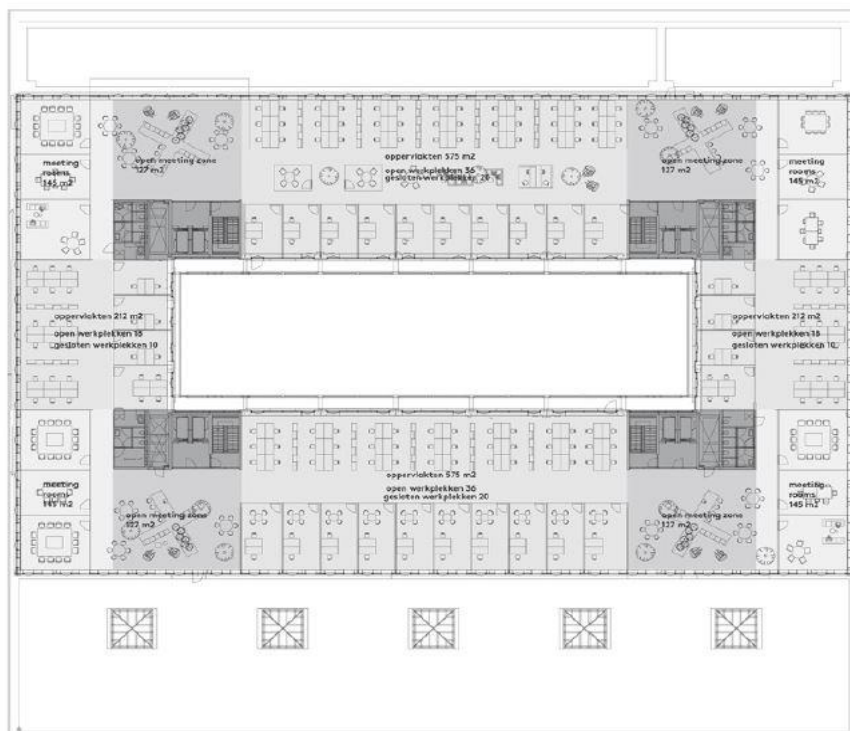
werkplekken 264	1.574 m <sup>2</sup>
oppervlakte meeting	580 m <sup>2</sup>
oppervlakte open meeting zone	508 m <sup>2</sup>
<b>total</b>	<b>ca. 2.662 m<sup>2</sup></b>
per werkplek	ca. 10 m <sup>2</sup>

#### Da Vinci - Rijswijk

3e verd t/m 8e verd  
variant open werkplekken

datum 2 april 2019  
formaat A3  
schaal 1:300

5



werkplekken 164	1.574 m <sup>2</sup>
oppervlakte meeting	580 m <sup>2</sup>
oppervlakte open meeting zone	508 m <sup>2</sup>
<b>total</b>	<b>ca. 2.662 m<sup>2</sup></b>
per werkplek	ca. 16 m <sup>2</sup>

#### Da Vinci - Rijswijk

3e verd t/m 8e verd  
variant semi gesloten

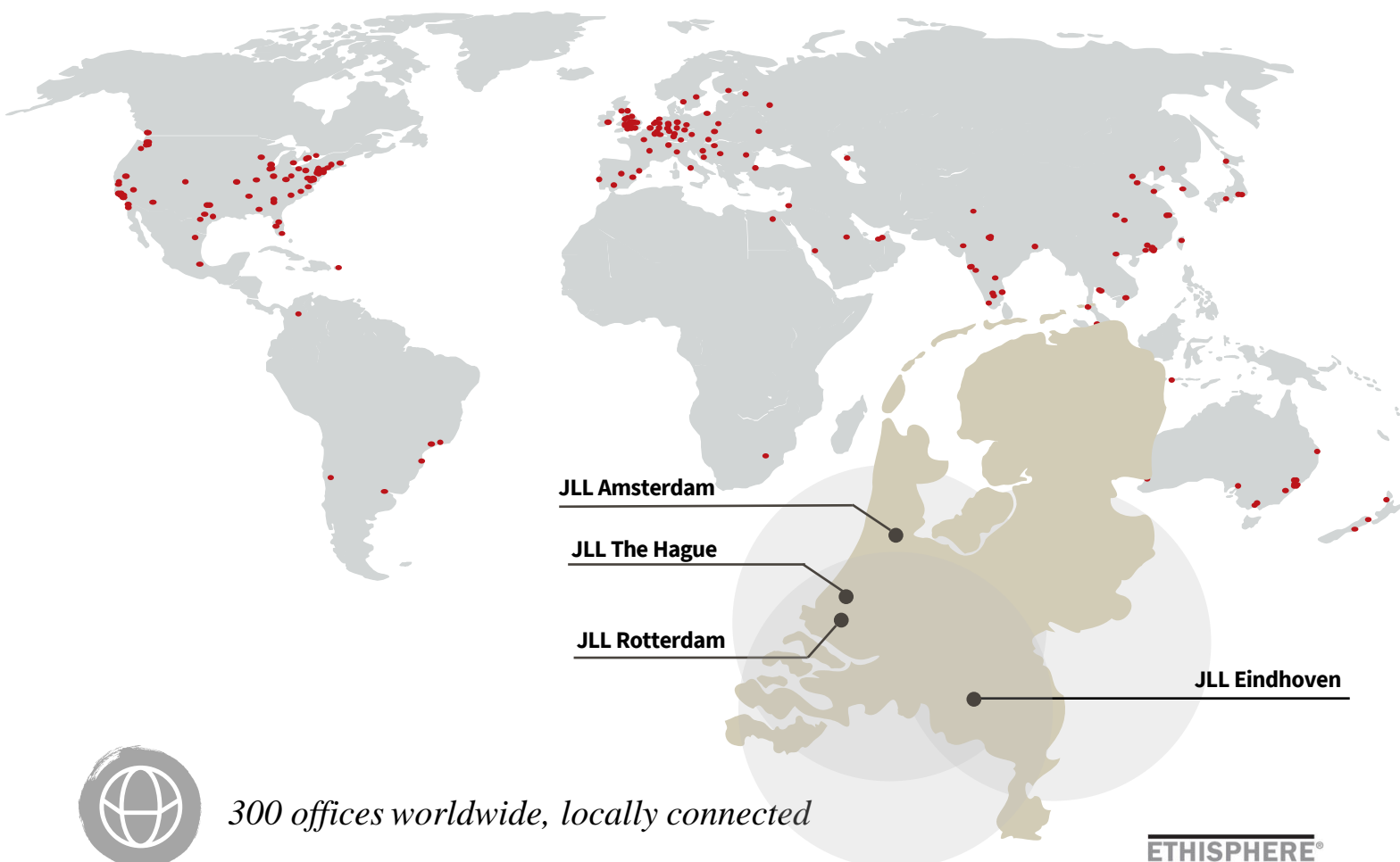
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formaat A3  
schaal 1:300

6



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