

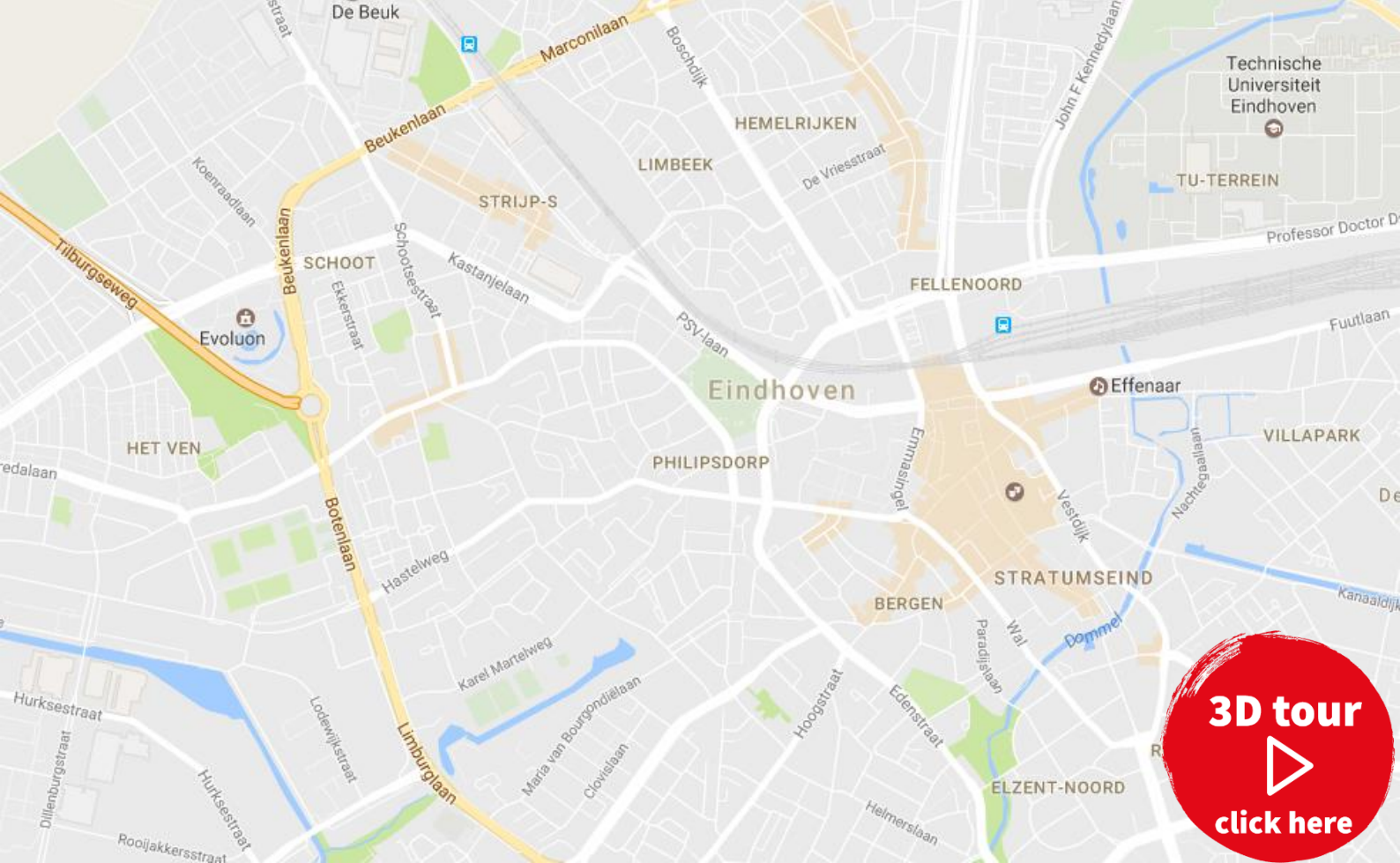


*For Lease*

**The Core**

**Prof. Dr. Dorgelolaan 14, Eindhoven**





## Location

This characteristic office building is located at the Professor Dr. Dorgelolaan. The slender design is positioned in such way that passers-by can't miss the property. The property is located near the Central Station and the city centre of Eindhoven.

The immediate surroundings of the property are characterised by companies such as: KPMG, TU Eindhoven, Kamer van Koophandel, KPN, VGZ, Deutsche Bank, Coosto ICT and Kadaster.

The property was constructed in 2000 and is recently completely revitalized.

## Accessibility

### *By car*

The property is accessible by car via John F. Kennedylaan, Fellenoord and Berenkul, with excellent access to the motorways A270, A2, A50 and A67.

### *Public transport*

Eindhoven Central Station is located within 600 meters of the property.

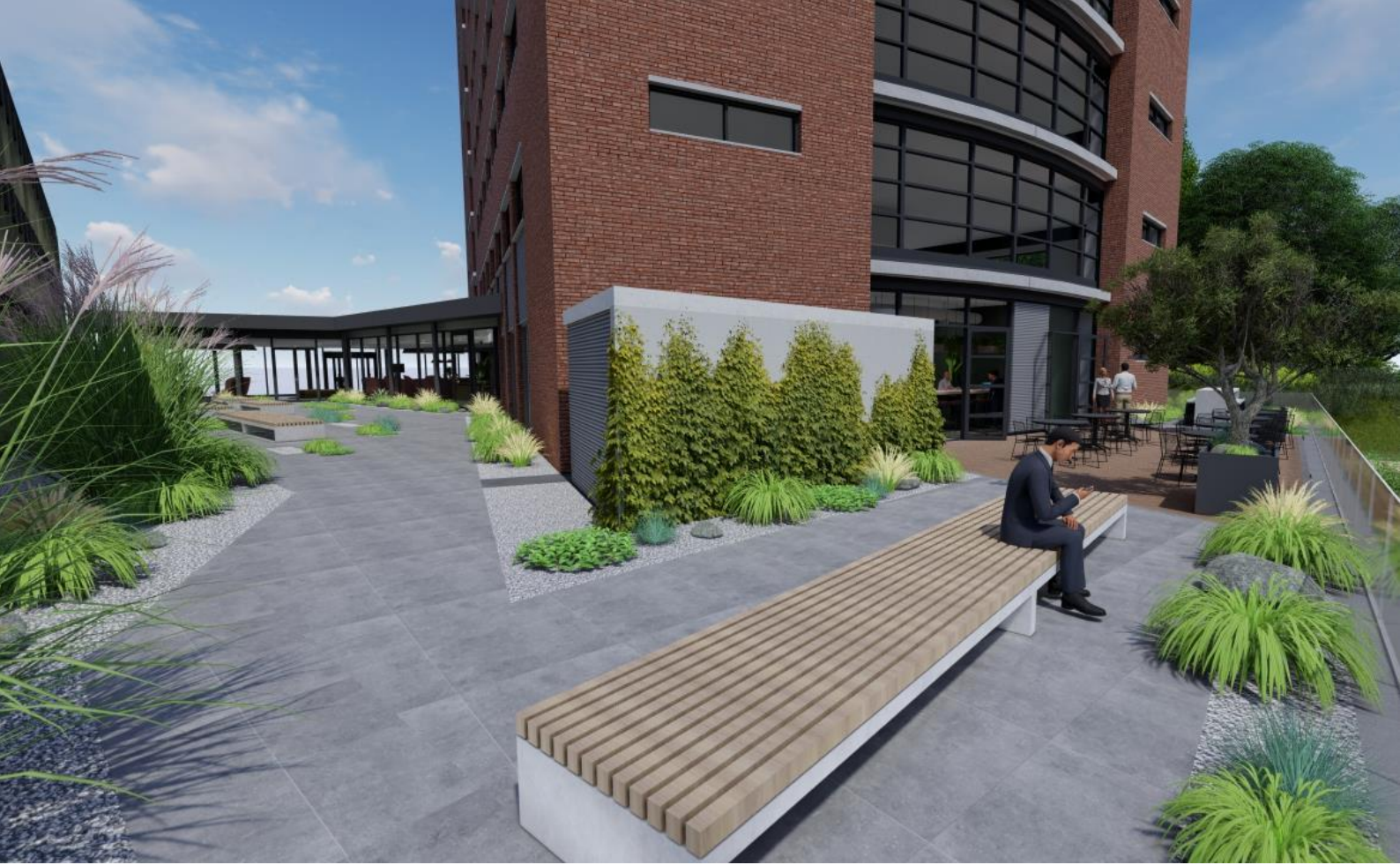
## Property information

The ground floor has a spacious entrance area with a manned reception desk and seats to welcome visitors. The manned reception area provides access to the social heart of the building, where the company restaurant with espresso bar is located. This multifunctional room with around 100 seats can be used for lunch, flex-places and/or informal consultations. In addition, there are three meeting rooms (4 persons, 10 persons and an auditorium for larger meetings). These rooms can be used by all tenants and are equipped with AV equipment. Finally, the terrace (facing south) offers the possibility of meeting, working or enjoying a drink outside.

## Parking

The property includes 84 parking spaces in the underground car park and 6 parking spaces in front of the property, which can be used for visitors.

In the immediate surroundings there are three public (paid) parking lots (approx. 250 parking spaces).



## Rental conditions

### Office space:

1st – 6th floor: € 165.00 per sq. m. LFA per year.

7th – 11th floor: € 175.00 per sq. m. LFA per year.

### Archive space:

€ 75.00 per sq. m. LFA per year.

### Parking spaces:

€ 1,250.00 per parking space per year.

The above mentioned prices are payable quarterly in advance and are excluding VAT.

## Service charges

To be agreed upon.

## Availability

The total property comprises approx. 7,704 sq. m. LFA office space, divided over 14 floors. Currently there is approx. 3,743 sq. m. LFA office space available, and approx. 1,038 sq. m. LFA archive space.

Office space is available from approx. 727 sq. m. LFA.  
Archive space is available from approx. 15 sq. m. LFA.

Floor	Space
-2 <sup>nd</sup> floor	569 sq. m. LFA – archive space
-1 <sup>st</sup> floor	469 sq. m. LFA – archive space
Ground floor	Common areas
1 <sup>st</sup> floor	733 sq. m. LFA – leased
2 <sup>nd</sup> floor	730 sq. m. LFA – leased
3 <sup>rd</sup> floor	730 sq. m. LFA – leased
4 <sup>th</sup> floor	730 sq. m. LFA – leased
5 <sup>th</sup> floor	728 sq. m. LFA
6 <sup>th</sup> floor	727 sq. m. LFA
7 <sup>th</sup> floor	727 sq. m. LFA
8 <sup>th</sup> floor	727 sq. m. LFA
9 <sup>th</sup> floor	728 sq. m. LFA
10 <sup>th</sup> floor	66 sq. m. LFA – skybar
11 <sup>th</sup> floor	40 sq. m. LFA – skybar
<b>Total</b>	<b>7,704 sq. m. LFA</b>



## Energy label

The Core has an energy label A with an Energy Index (EI) of 1,02.

## Lease term

5 (five) years with a further 5 (five) years.

## Commencement date

In consultation.

## VAT

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

The landlord wishes to opt for taxed rent. In the event that the tenant is unable to set off the VAT, the rent will, in consultation with the tenant, be increased to compensate for the consequences of the elimination of the option of opting for VAT-bearing rent.

## Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

## Delivery level

The landlord will be pleased to discuss the manner of delivery of the office floor.

The Core is offered with, among others, the following available facilities:

- Tourniquet;
- Spacious, representative entrance with reception;
- Various meeting rooms on the ground floor (for 4 people, 10 people and an auditorium in theatre setup);
- Company restaurant with 100 seats for lunch, flexible workplaces and/or informal meetings;
- Espresso bar;
- Skybar (10<sup>th</sup> – 11<sup>th</sup> floor);
- Separate access for suppliers;
- Terrace with seats;
- Spacious staircases;
- Two elevators;
- Separate sanitary facilities on each floor;
- Balcony on each floor;
- Archive spaces (-1<sup>st</sup> / -2<sup>nd</sup> floor);
- Air treatment installation in combination with peak cooling;
- Sun blinds;
- Window-cleaning system;
- Pressure water system;
- Security system.

## Layout office space



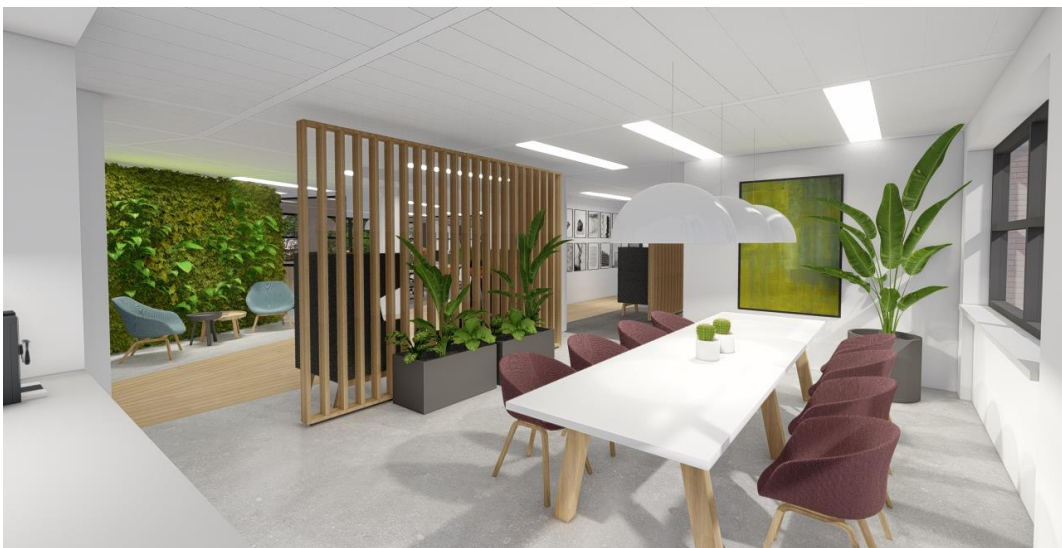
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## Look & feel office space



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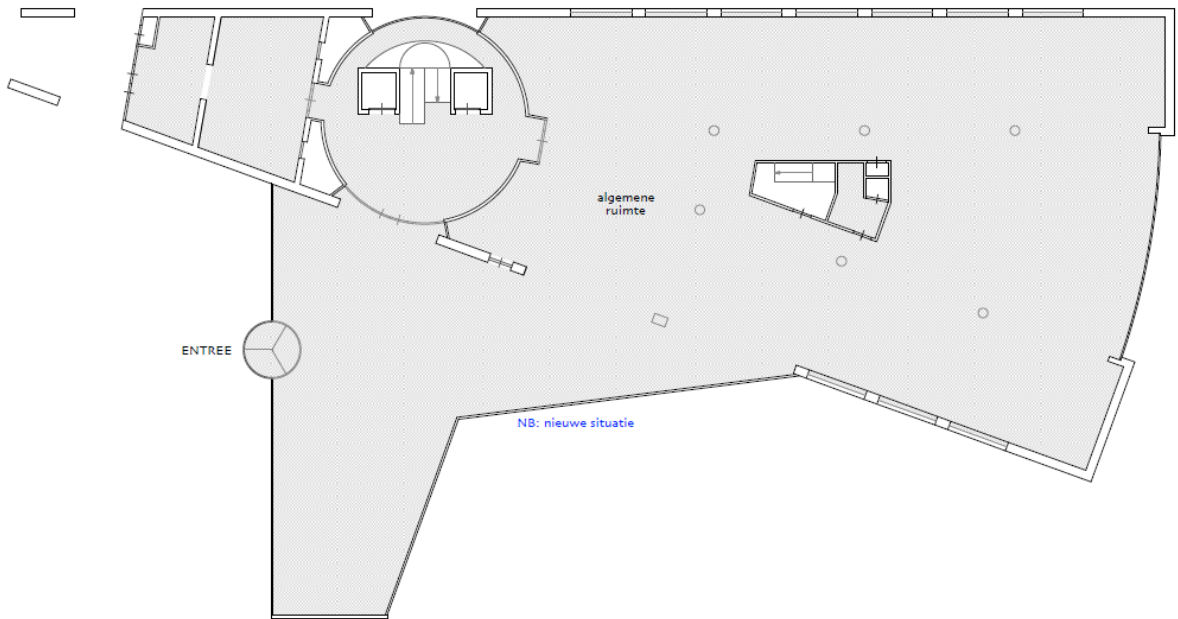
## Look & feel office space



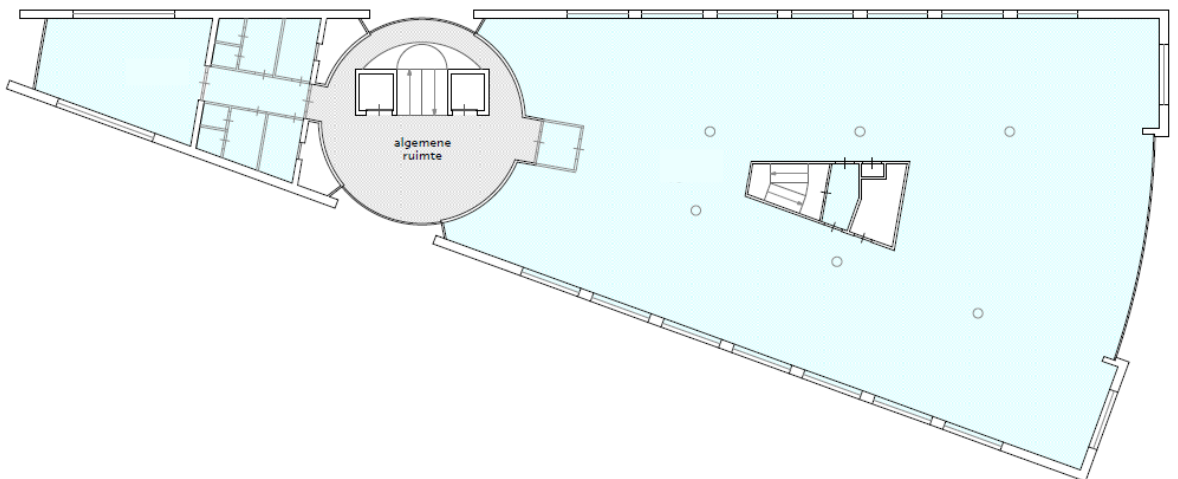
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# Floor plans

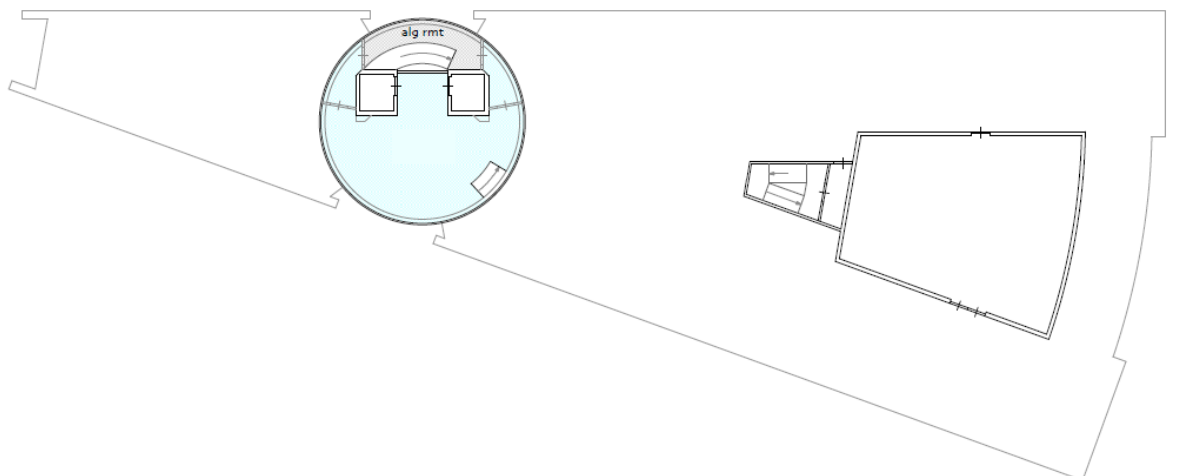
Ground floor



1<sup>st</sup> floor – 9<sup>th</sup> floor



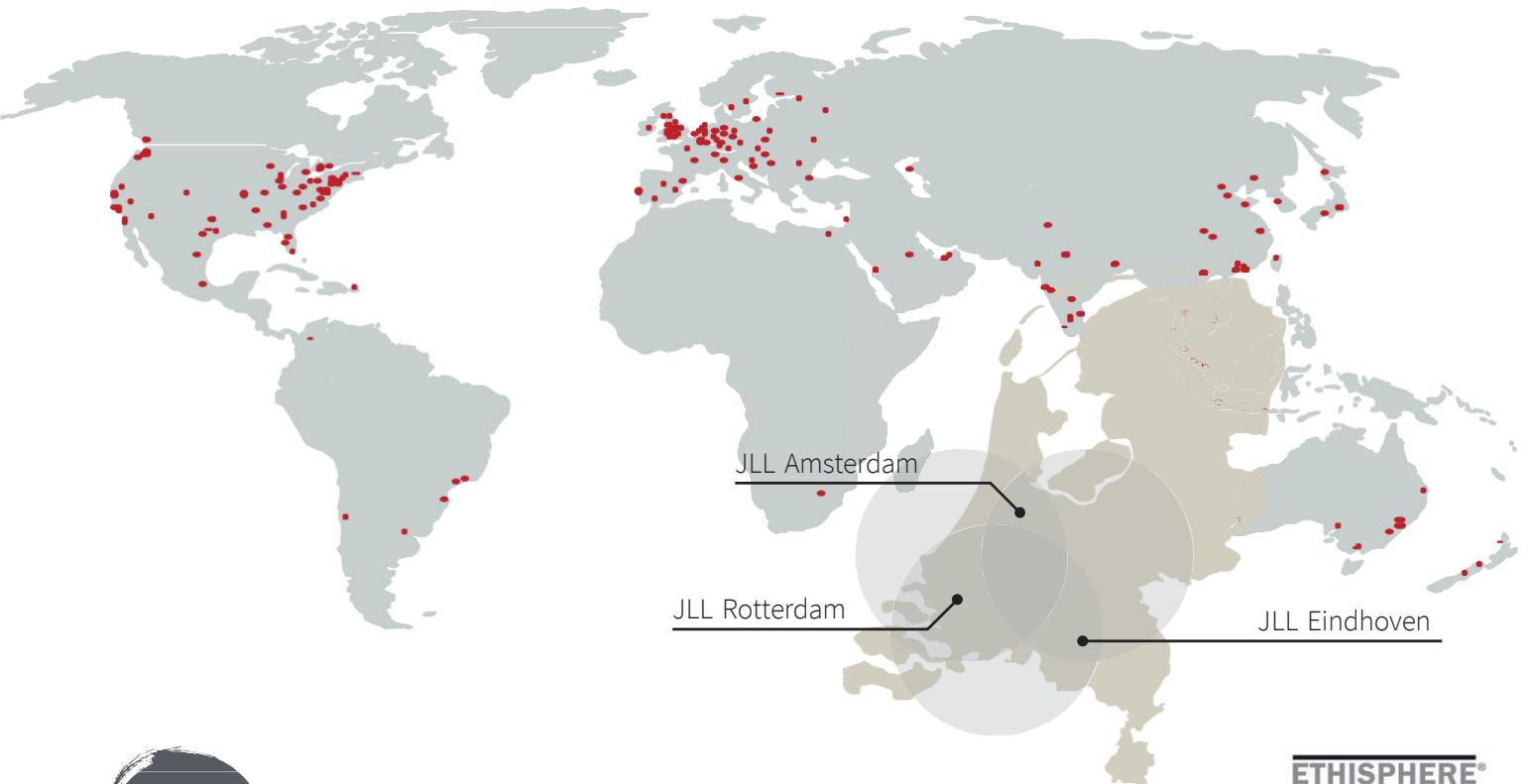
10<sup>th</sup> floor – 11<sup>th</sup> floor





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