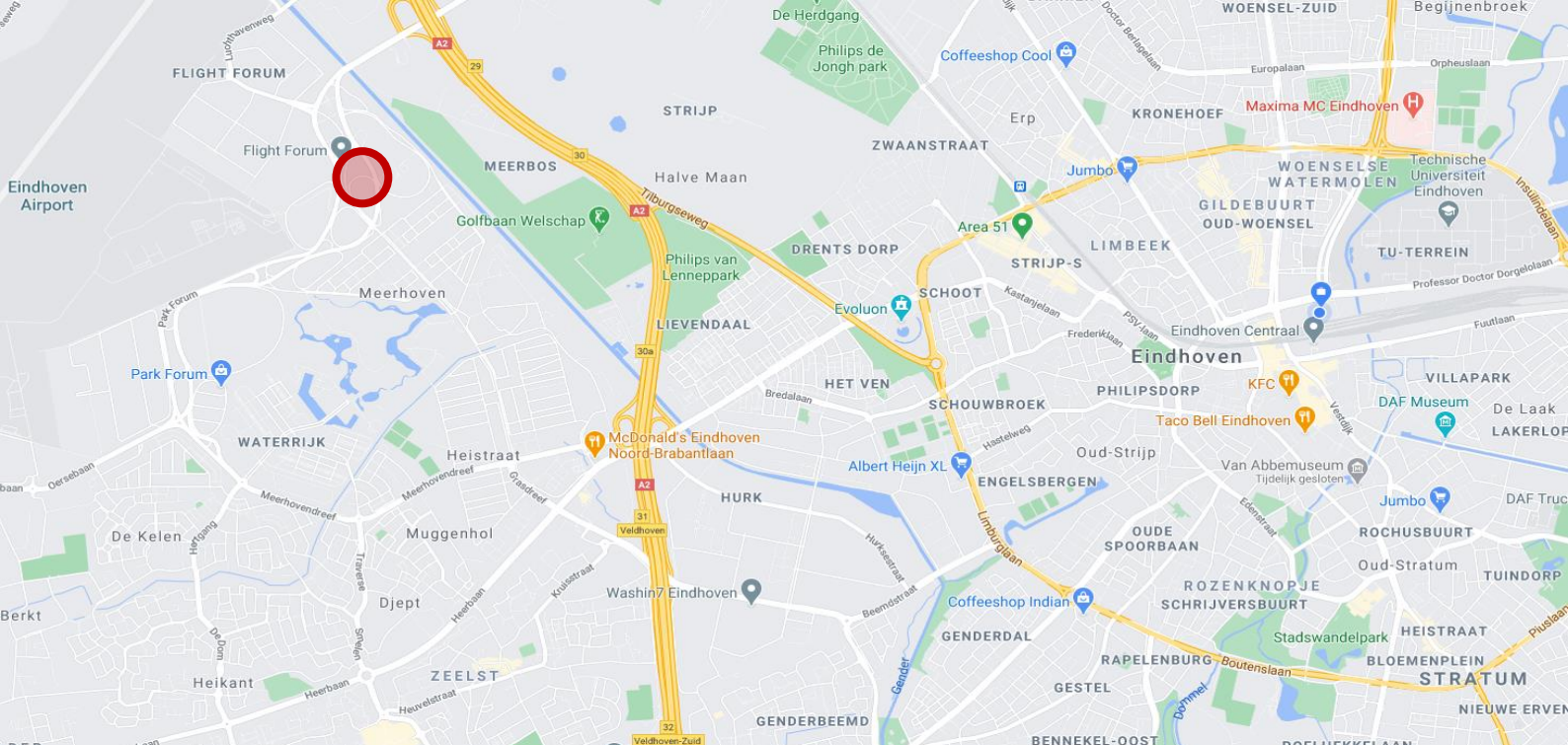




For rent

Aeroplaza

**Flight Forum 3000-3450,
Eindhoven**



Location

The multi-tenant building 'Aeroplaza' is part of the high-quality business park Flight Forum and is strategically located near Eindhoven Airport and the entrance and exit slip roads of the N2/A2 motorway. Flight Forum has a total size of 65 hectares and is divided into an office cluster and a logistics cluster. The following companies are located in the immediate surroundings: ASML, Onemed, DHL, Renewi, Signify, Mazars and Stabilo.

Accessibility

By car

Due to the direct location of the business park next to the bypass N2 with an excellent connection to the motorways A2 (Amsterdam – Maastricht), A50 (Eindhoven – Breda), A67 (Venlo – Antwerp) and A58 (Eindhoven – Tilburg), the property is optimal accessible by car and ideal for companies with high mobility standards.

Public transport

The accessibility by public transport is excellent, due to the bus stop of the HOV-line (High-quality Public Transport Line) with frequent connections to the city centre of Eindhoven, Eindhoven Central Station and Eindhoven Airport, which is located within walking distance (5 minutes) of the property.

Property description

The outstanding multi-tenant building Aeroplaza is part of the prestigious Flight Forum-complex, a series of buildings with a striking design. Aeroplaza was built in 2007 and comprises approx. 17,370 sq. m. LFA high-end office space, divided over three office buildings.

The building is primarily let to IT companies, such as Atos, ASML and Itility, who particularly appreciate the unique advantages of the location.

Aeroplaza has large open office floors with many windows, resulting in a lot of light and a unique view. The modern character and common facilities, such as a luxurious entrance hall with reception desk and lunch facilities, makes this property a very pleasant working environment.

Available spaces

The total floor area comprises approx. 17,370 sq. m. LFA office space. Currently there is approx. 5,724 sq. m. LFA office space available to let.

Floor	Surface
1 st floor – east side (building A)	824 sq. m. LFA
1 st floor – west side (building A)	823 sq. m. LFA
1 st floor – east side (building B)	851 sq. m. LFA
1 st floor – west side (building B)	851 sq. m. LFA
2 nd floor – east side (building A)	940 sq. m. LFA
2 nd floor – west side (building A)	940 sq. m. LFA
2 nd floor – north side (building A)	495 sq. m. LFA
Total	5,724 sq. m. LFA



Parking

Aeroplaza has its own underground car park. There is also the possibility to rent additional parking spaces on site. The parking ratio is 1:35 sq. m.

Rent

Office space:

€ 128.00 per sq. m. LFA per year.

Parking space:

€ 800.00 per parking space per year.

The above mentioned prices are excluding VAT and payable in advance of each quarter.

Service charges

€ 70.00 per sq. m. LFA per year.

Energy label

Energy label A.

Delivery level

Aeroplaza consists of the following delivery level:

- Central entrance hall with reception desk and turnstile;
- Lunch facility / company restaurant;
- Two elevators and a stairwell;
- Disabled toilet on the ground floor;
- Separate ladies' and gentlemen's toilets;
- Ceiling system with recessed light fittings and movement sensors;
- Multiple ventilation with peak cooling;
- Ceiling heating;
- Anti-sun glass;
- Aluminium frames fitted with openable windows;
- Construction walls, covered with paintwork;
- Cable duct system fitted with electricity, data and telephone cabling;
- Floor finish; fully equipped with a computer floor;
- Fire prevention sources;
- Fire detection system;
- Alarm system;
- Evacuation system;
- Barrier installation;
- Signing options in and around the property.



Lease term

Five years with five years renewal period. The notice period is twelve months.

Commencement date

To be discussed.

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.

Contact details

Naomi Koppens

Naomi.Koppens@eu.jll.com

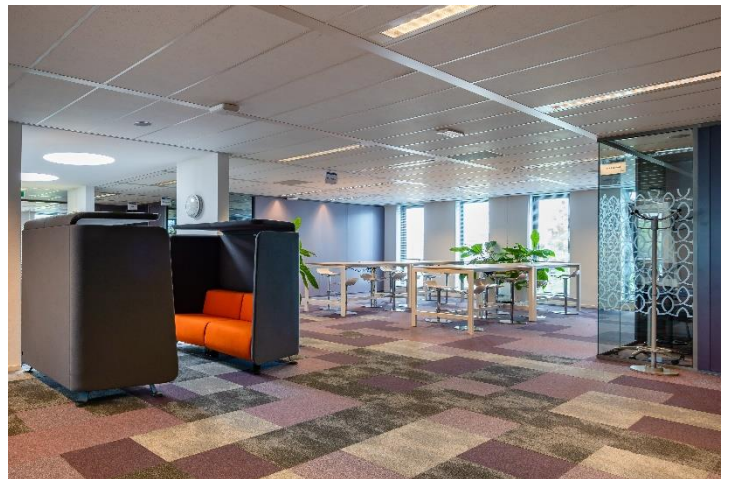
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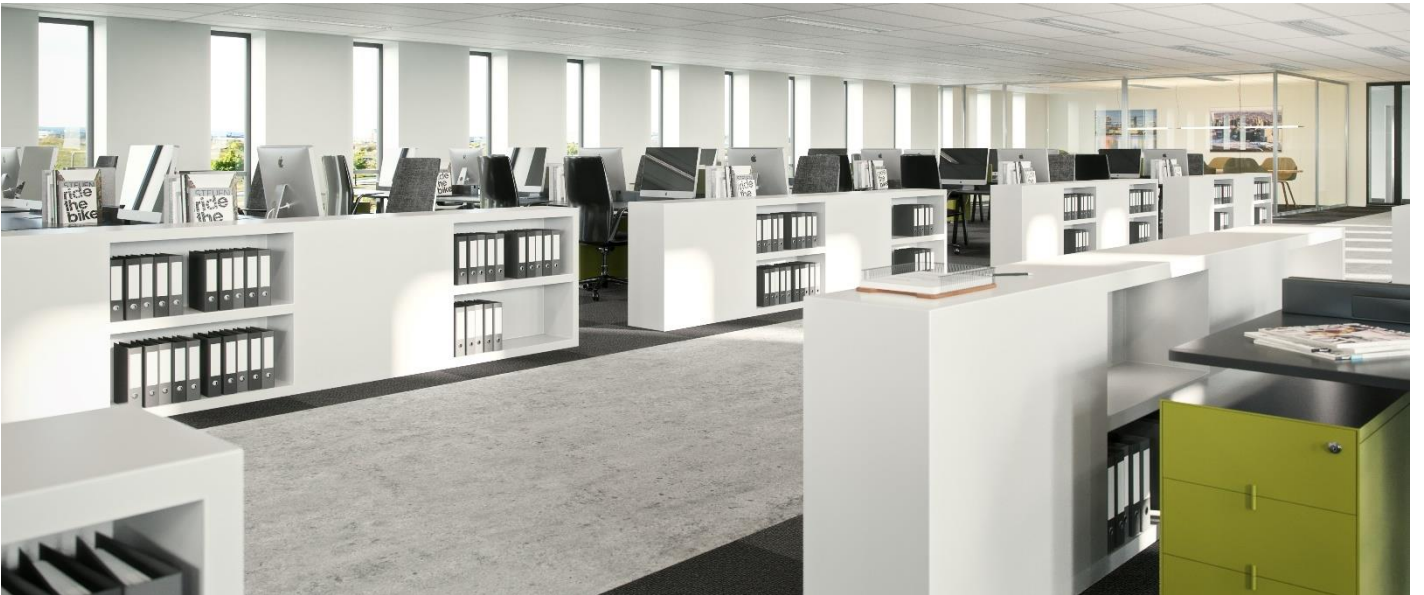
Photos exterior



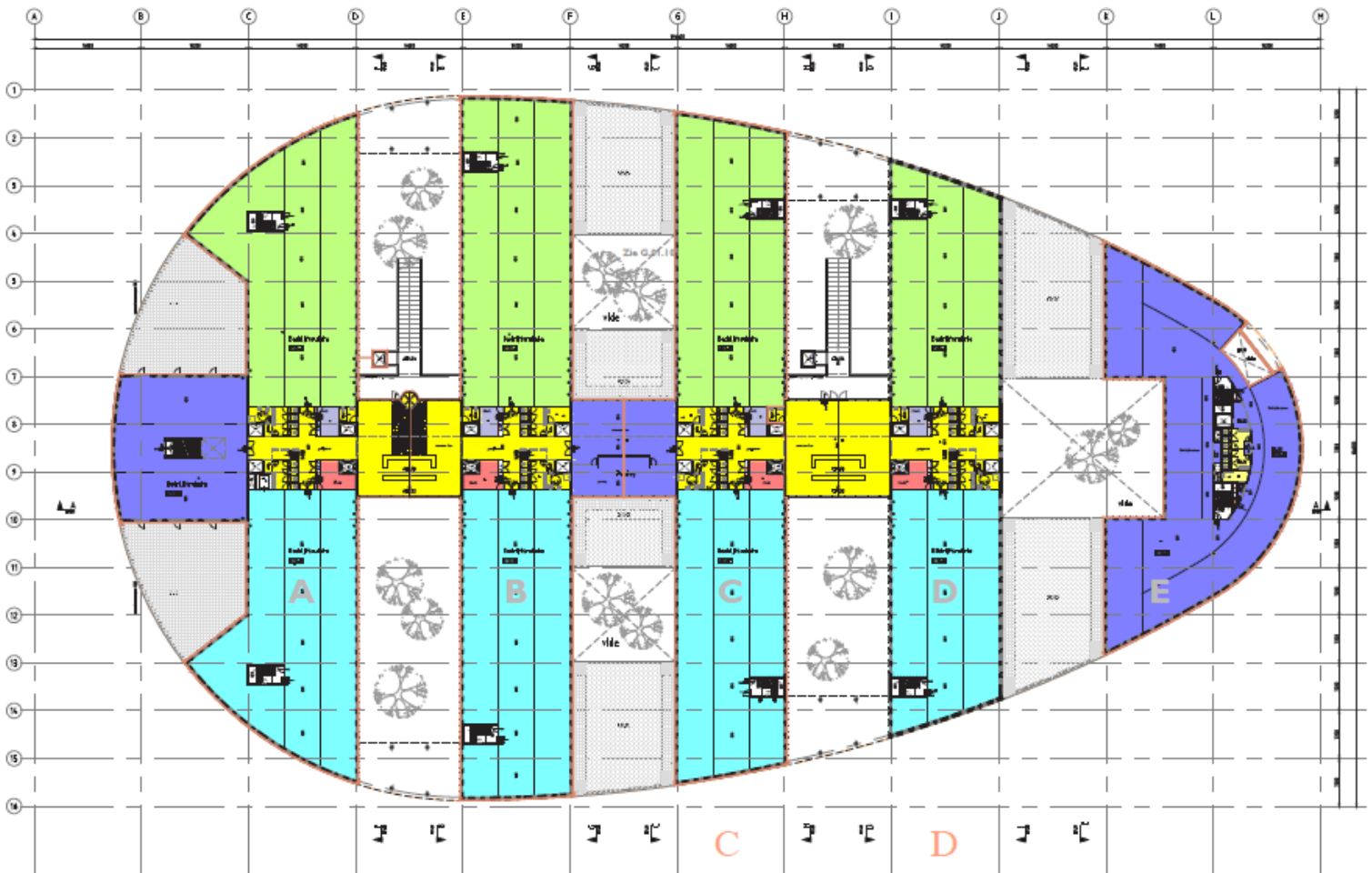
Photos interior



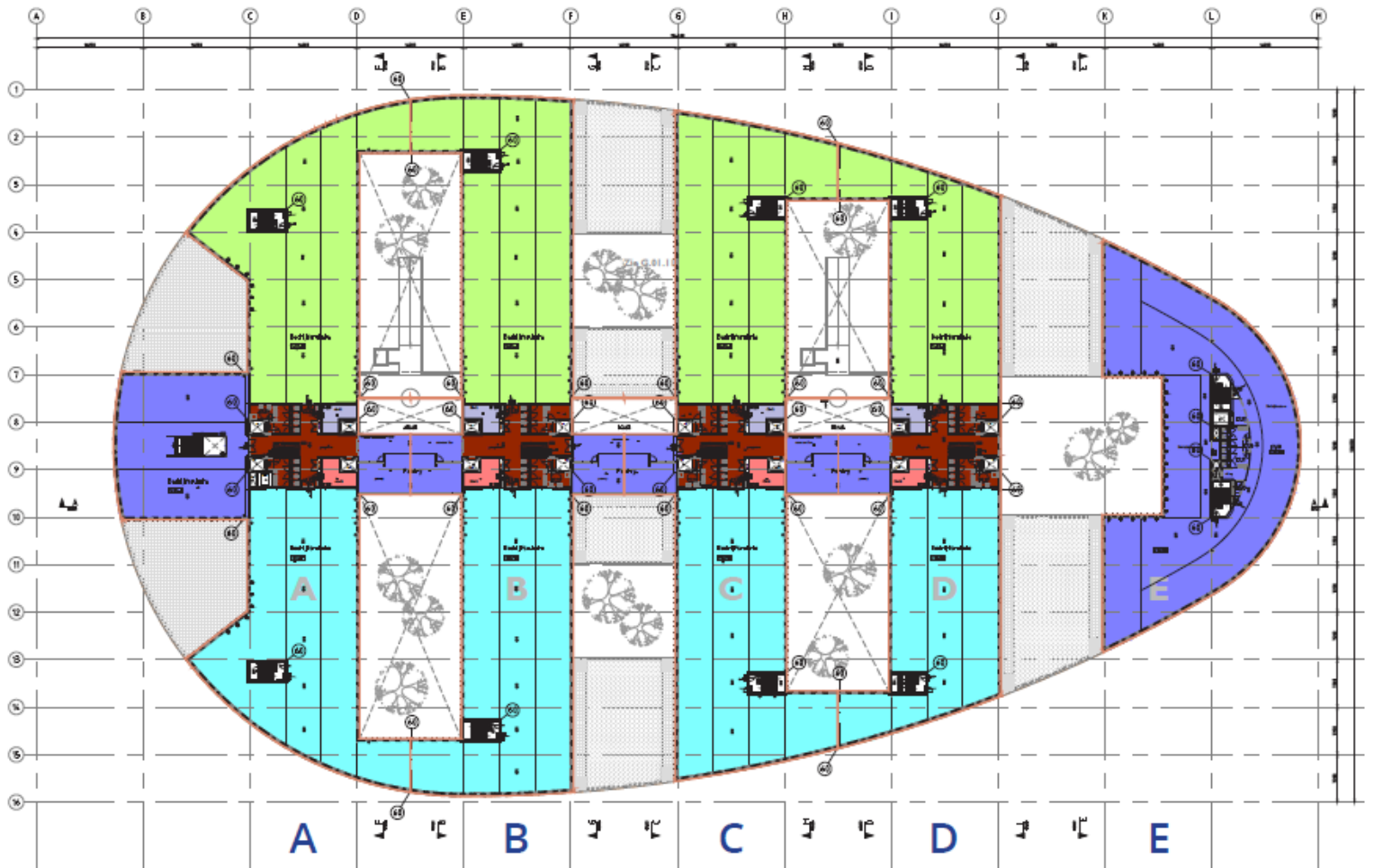
Vizualisations



Floor plan 1st floor

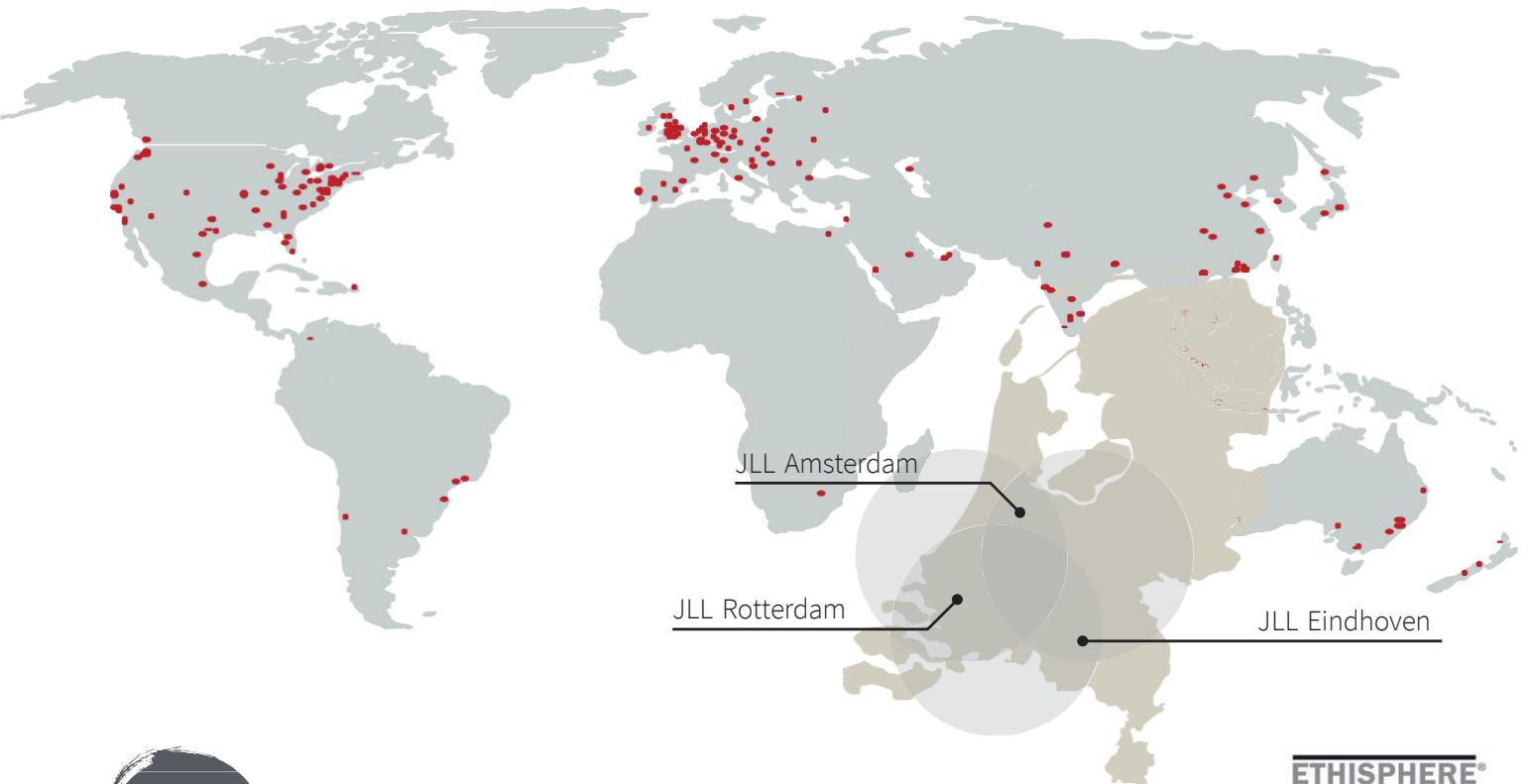


Floor plan 2nd floor



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