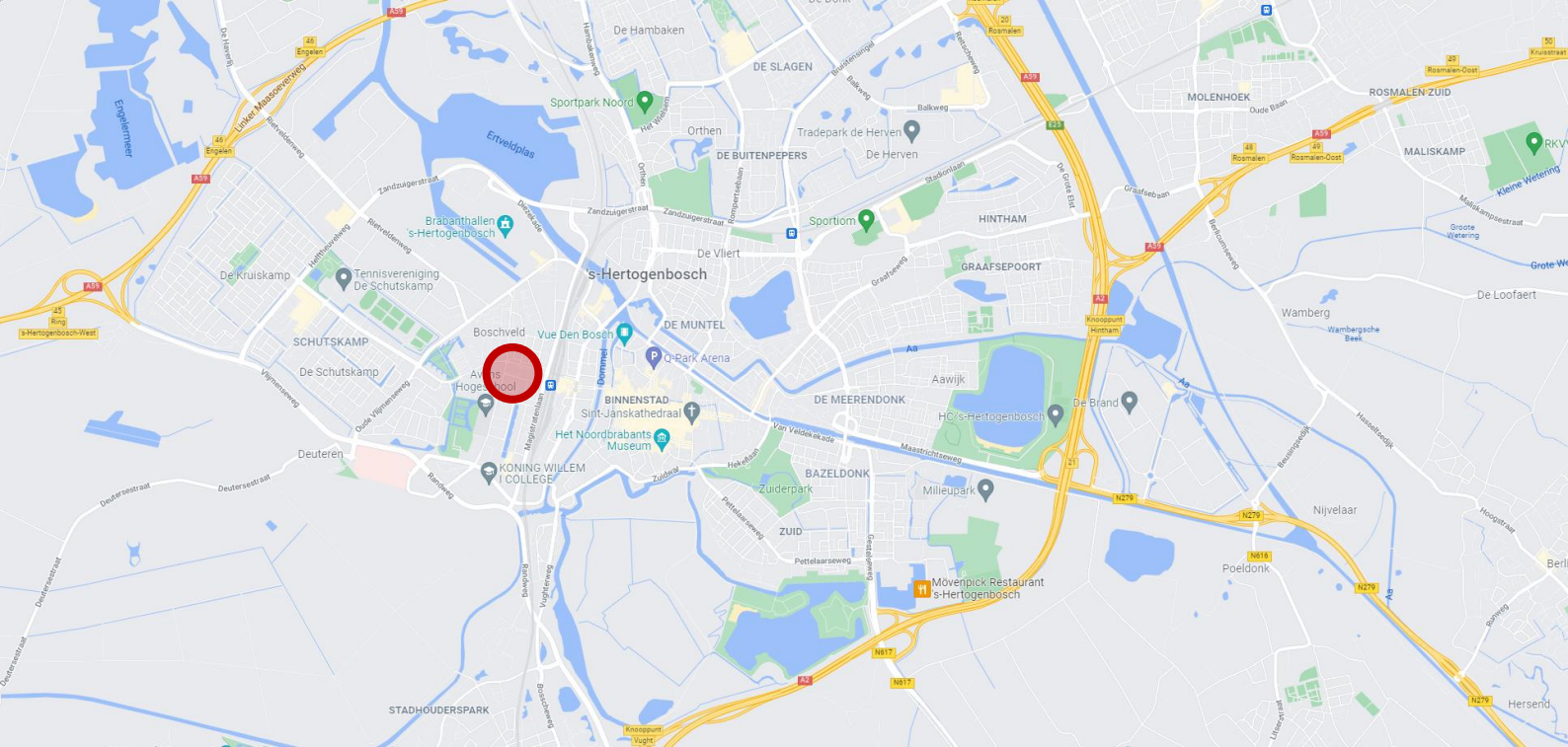




*For Lease*

**Riva**

**Statenlaan 2-20,  
's-Hertogenbosch**



## Location

The 'Riva' office building is located in the heart of the Paleiskwartier and adjacent to the historic city center of 's-Hertogenbosch. The vibrant environment is characterized by an interesting mix of functions. Both stores, a wide variety of catering facilities, schools, homes and green spaces are located in the immediate vicinity.

## The building

Building Riva, the 'Grand Dame' of the Paleiskwartier in 's-Hertogenbosch was designed by Bureau Ritzen in 2000. The building is approximately 11,000 sq. m. LFA, spread over 12 floors. Its pronounced design, prominent location and use of materials ensure that Riva plays a major role in the skyline of 's-Hertogenbosch.

The ground floor is a meeting center in which joint meeting facilities and flex spaces can be used. An open connection provides access to the shared company restaurant, a space that can also be used for a variety of other functions (e.g., training sessions or Friday afternoon drinks).

The welcoming hospitality, sustainability of the building, and smart use of spaces and facilities, address the well-being needs of today's office users.

## Accessibility

### *By car*

Due to its location near the ring road, the object has an excellent connection to the A2, A59 and N65 freeways. The center of Den Bosch is quick and easy to reach. Accessibility by private transport is therefore excellent.

### *Public transport*

The building is within walking distance of the Central Station as well as the bustling city center of 's-Hertogenbosch.

## Available floor area

Currently, approximately 626 sq. m. LFA of office space is available for lease, located on the third floor.



## Parking

Riva has its own parking garage with a total of approximately 100 parking spaces, which are leased on a pro rata basis.

In the immediate vicinity are several parking garages where additional parking subscriptions may be purchased.

## Rental conditions

*Office space:*

€ 180.00 per sq. m. per year.

*Parking places parking basement:*

€ 1,600.00 per parking place per year.

## Service charges

€ 51.00 per sq. m. per year.

The above prices are payable quarterly in advance.

All amounts mentioned are exclusive of VAT.

## Energy label

Label A and BREAAAM "very good" certification.

## Commencement date

In consultation.

## Delivery level

The office space is offered including the following present amenities:

- Empty and broom clean, stripped of all interior parts and advertising;
- Finished smooth floor, carpet ready (ex flooring);
- New system ceiling (band grids present on the grid 1.80 meters) equipped with new LED lighting fixtures.
- Representative central entrance with manned reception desk on the ground floor;
- Joint meeting facilities and flex workspaces on the ground floor;
- Enclosed parking basement with bicycle storage.



## Lease term

In consultation.

## 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

The lease agreement is based on a standard ROZ lease agreement, model 2015.

## Contact

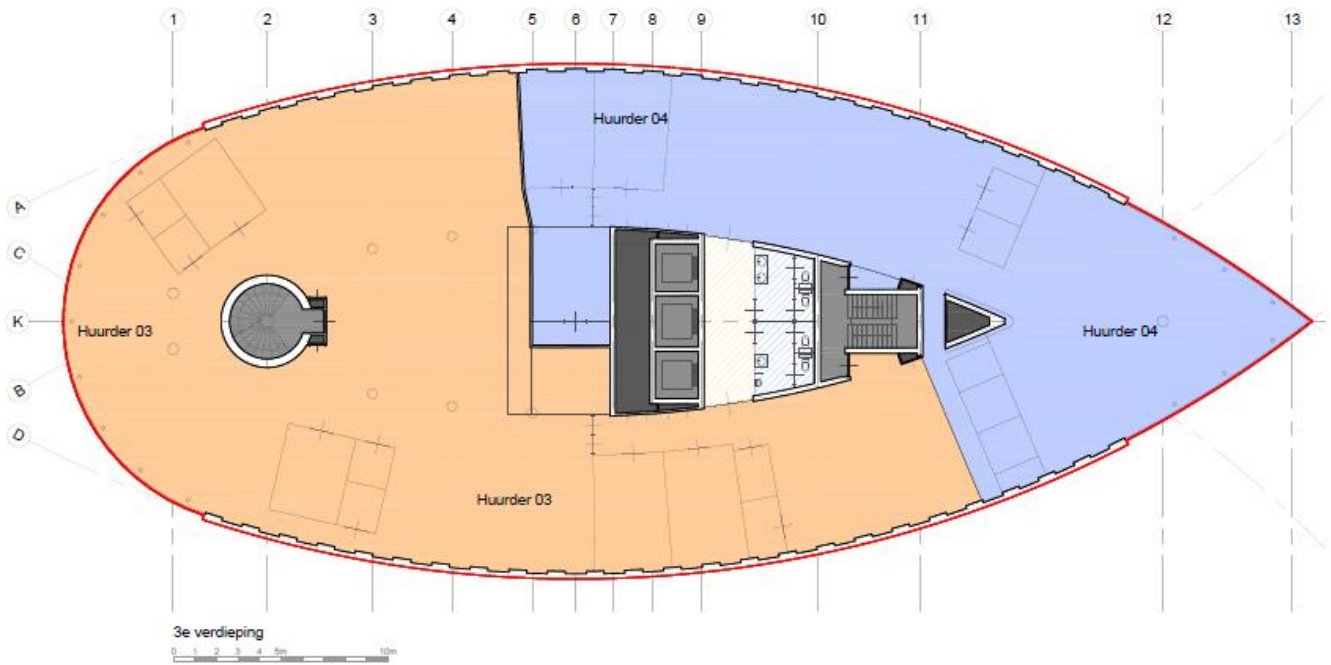
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# Photos



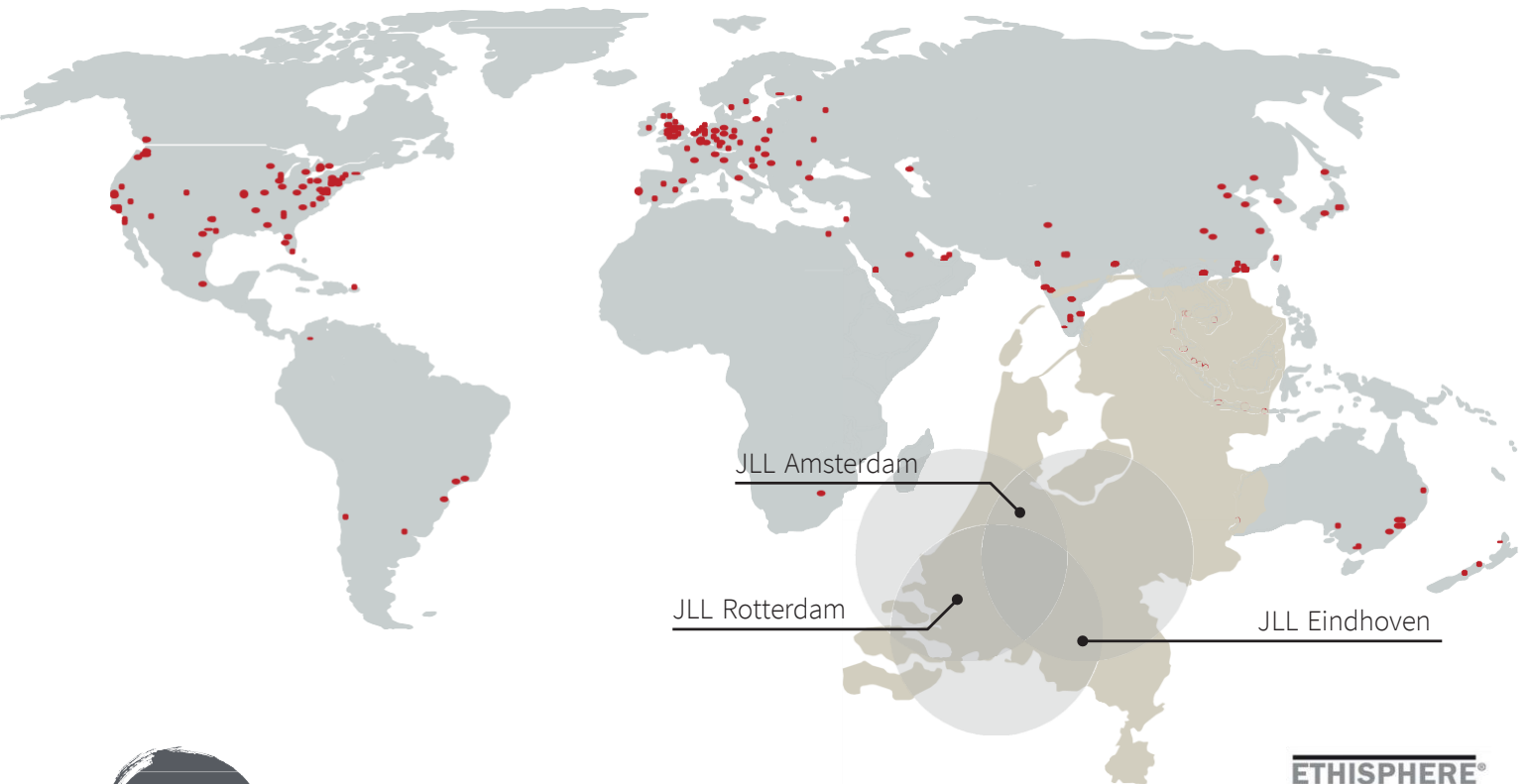
## Floor plan - third floor



 Available 626 sq. m. LFA office space

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