



For Lease

Kennispoort

**John F. Kennedylaan 2,
Eindhoven**



Kadans Science Partner

Landlord, Kadans Science Partner, provides tailor-made housing solutions with access to vibrant ecosystems that contribute to the growth of organizations. This optimizes tenants' success and encourages innovation. Thus, companies not only get a unique workspace, but also shared facilities and access to an extensive network of highly skilled professionals.

Kadans Science Partner remains involved with tenants as an operator. Kadans is thus able to remain in constant control of an organization's changing housing needs. Because of this attitude, many companies remain associated with Kadans for a long time. Moreover, the companies within Kennispoort are also automatically part of Kadans' European community, consisting of as many as 400 innovative companies on currently 25 campuses at home and abroad (August 2022).

For more information: www.kadans.com

Ecosystem services

Kadans Science Partner's ecosystem services provide access to:

- An extensive network of innovative commercial companies and renowned knowledge and research institutes at science parks and campuses throughout Europe;
- Networking organizations within the high-tech sector;
- International business;
- Networking, career and community events;
- Shared lab facilities and tools;
- Multiple business services, such as intellectual property services, legal services, human resource services and marketing & communication services;
- Incubator and accelerator programs;
- Capital;
- Meeting facilities;
- Office and laboratory design and development support.

Contact

Naomi Koppens

Naomi.Koppens@eu.jll.com

+31 (0)6 55 33 58 75





Location

The Kennispoort office building has a very unique, distinctive appearance and can be considered a gateway to the TU/e Campus. The proximity of the campus ensures dynamics between students, startups, scale-ups and mature (high-tech) companies, but due to its location in the Central Business District and Eindhoven city center, business services, restaurants and stores are also within walking distance.

The Campus itself also offers a wide range of catering facilities, including Grand Café de Zwarte Doos, University Club and Hubble Community Café. Ideal for lunch or Friday afternoon drinks.

In the immediate vicinity of the object are among others Rabobank, Belastingdienst, HERE, Kadaster, KPN, VGZ, BCN, Brink Groep, ICT Automatisering, KPMG and Fontys Hogescholen.

With the plans of the municipality of Eindhoven (Masterplan Eindhoven XL), this area in the future will only become higher quality and livelier. More housing will be added to the area and the station will be expanded. The Dommelvallei, in the middle of which the office building is located, will become a city park in these plans. In short: a top location!

Object information

The striking Kennispoort office building was built in 2000 under the architecture of Koen van Velsen. The seven-story building has an oval shape from which several volumes have been removed, creating a U-shaped superstructure on the east side and emphasizing the bicycle and walking route to the green and lively university district on the southeast side.

Part of the building is the newly completed social heart on the first floor in 2020 where hospitality (reception), coffee bar cum lunchroom as well as various possibilities for informal consultation or flex-working come together in an atmospheric, professional ambiance.

At the entrance to the TU/e Camus, this building effectively forms the gateway to knowledge. The interaction between the campus and the business services on the city side comes together in this building.

Accessibility

By car

The object is easily accessible by own transport from various directions. The John F. Kennedylaan and the Boschdijk are good entrance and exit roads to the north and west. There is also a good connection to the ring road.

By public transportation

The office building is located a stone's throw (walking) distance from Eindhoven Central Station (CS) and bus terminal 'Neckerspoel', and is therefore optimally accessible by train and bus.



Availability

In total, the office building comprises approximately 8,154 sq. m. LFA office space, of which 1,678 sq. m. LFA office space is currently available for lease.

Floor	Square meters
1 st floor North	574 sq. m. LFA
1 st floor	193 sq. m. LFA
3 rd floor South	525 sq. m. LFA
7 th floor North	386 sq. m. LFA
Total	1.678 sq. m. LFA

The available floor area also includes an allocation in the general area, the entrance and the social heart on the first floor.

Parking

Kennispoort has its own parking garage with an availability of 68 parking spaces, and 14 parking spaces at ground level. It is also possible to park on the TU/e Campus on a daily rate basis. Within walking distance is the Q-Park parking garage under the Kennedyplein as well as the public parking lot on Professor Dr. Dorgelolaan. There is also free public parking in the immediate vicinity.

In addition, one can use the share bikes that belong to the building or reserve the nearest e-scooter via the "GO sharing" app. Both ideal for an appointment in the vicinity, avoiding traffic jams or using it during lunch break to go downtown.

Rental price

Office space 1st floor:

€ 185.00 per sq. m. LFA per year.

Office space 3rd and 7th floor:

€ 170.00 per sq. m. LFA per year.

Parking spaces:

€ 1,200.00 per parking space per year.

Service charges

On request.

The above prices are payable quarterly in advance. All amounts mentioned are exclusive of VAT.

Energy label

Label C.

Lease term

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

Lease start date

Immediately.

VAT

Landlord wishes to opt for VAT-taxed rent and lease. In case the tenant is not able to settle the VAT, the rent will be increased in consultation with the tenant to compensate for the consequences of the lapse of the possibility to opt for VAT-taxed rent.

Lease agreement

Lease agreement is based on ROZ model 2015.



Delivery level

The office spaces will be delivered with the following amenities, among others:

Completely renovated (2020) 1st floor office space

- Representative entrance through double, glass entrance;
- Additional 2nd entrance with glass (single) door (elevator side);
- New system ceiling with LED lighting fixtures;
- New leveled cement screed, suitable for floor finishing;
- Comfortable indoor environment with underfloor heating;
- Ventilation system via ceiling units;
- Two new wall cable ducts with a total of 15 wcd's and 12 data connections;
- Extensive communal toilet facilities;
- Connection possibility for a pantry;
- Very generous daylighting thanks to glass facades (ceiling height) with stunning views of the park.

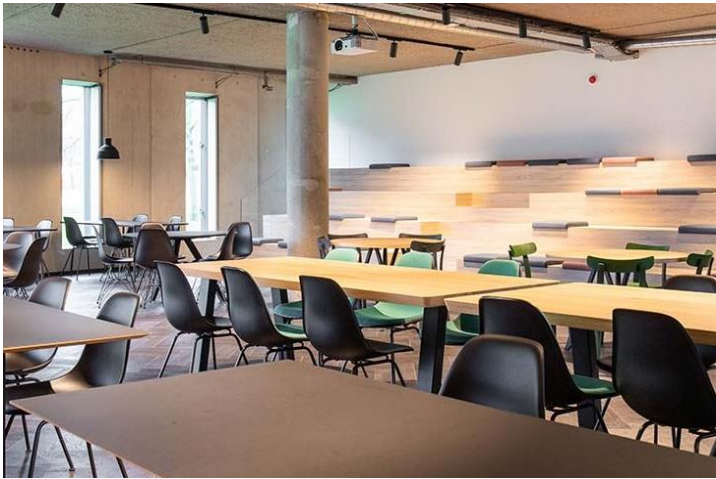
Current office space 3rd and 7th floor

- System ceiling with LED lighting fixtures;
- Current floor covering or if desired a new leveled cement screed suitable for floor finishing;
- Current room layout with metal stud walls;
- Opening windows;
- Current interior blinds;
- Central heating system with convectors and/or radiators;
- Air conditioning and cooling via ceiling units;
- Own toilet group (ladies and gents separated) per office wing per floor;
- Own pantry facility;
- Baseboard cable ducts equipped with wcd's and current data cabling.

The main entrance, reception hall with coffee bar and lunch area, as well as meeting and consultation area (the social heart) on the first floor are for common use.

On the 1st floor you will find the conference center with a variety of fully equipped meeting rooms for 4 to 20 people. There is also a large conference room available, equipped with updated AV facilities. Current rates for the meeting rooms are available and bookable upon request. Attractive, reduced rates apply for tenants of Kennispoort.

Photos interior

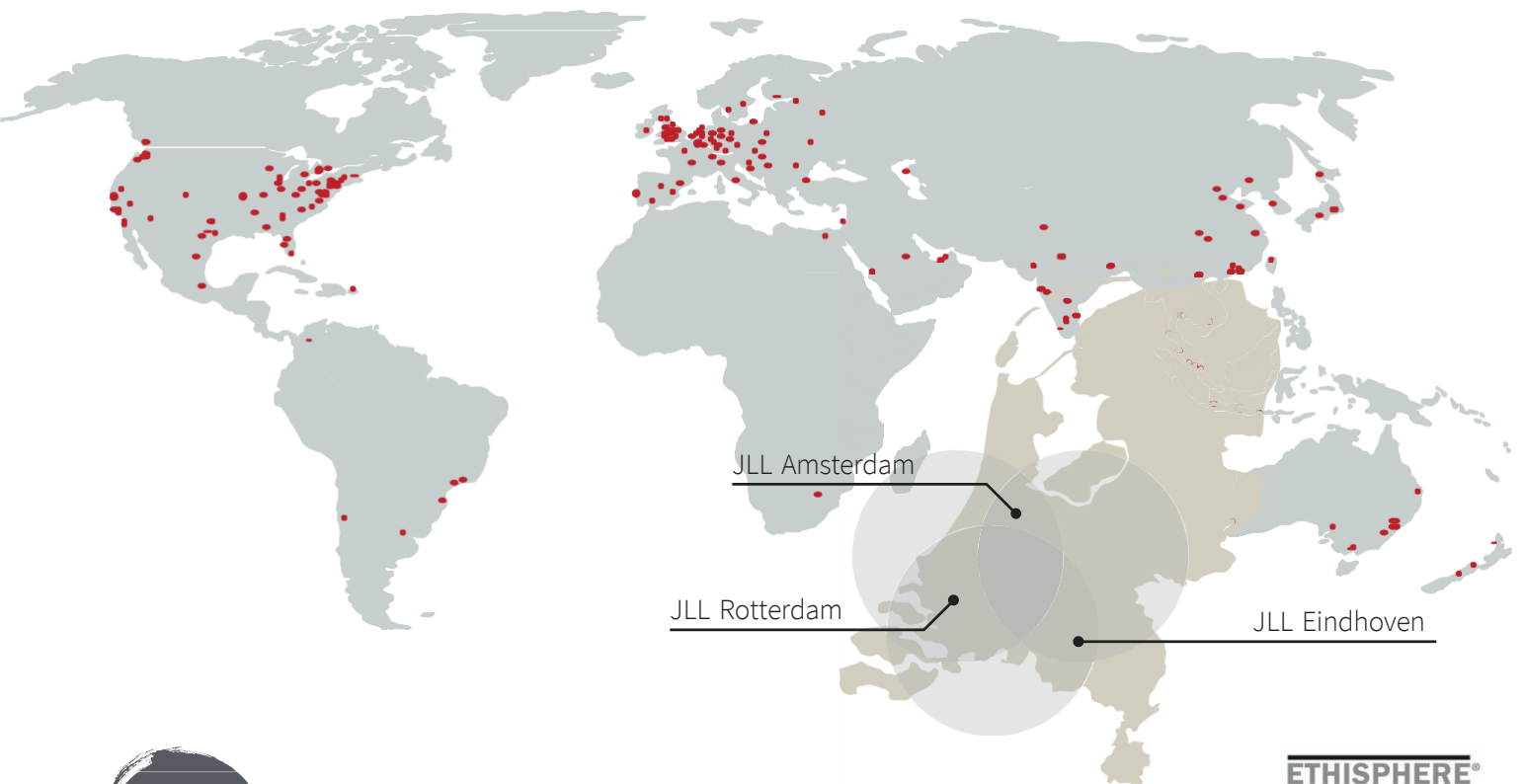


Photos interior



About JLL

JLL is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of over 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com



activities in more than 80 countries



100.000 employees worldwide



3 offices in The Netherlands,
with a global mindset



180 professionals in The Netherlands

ETHISPHERE®
WORLD'S MOST
ETHICAL
COMPANIES®
2008 - 2022

FORTUNE
WORLD'S MOST
ADMIRED
COMPANIES® 2021

IAOP GLOBAL
OUTSOURCING100

ISO
9001
QUALITY
ASSURANCE