



Central Park

**natural
quality.**



**CENTRAL
PARK**

UTRECHT

content.

01 location and accessibility.



02 central park.



03 the park.



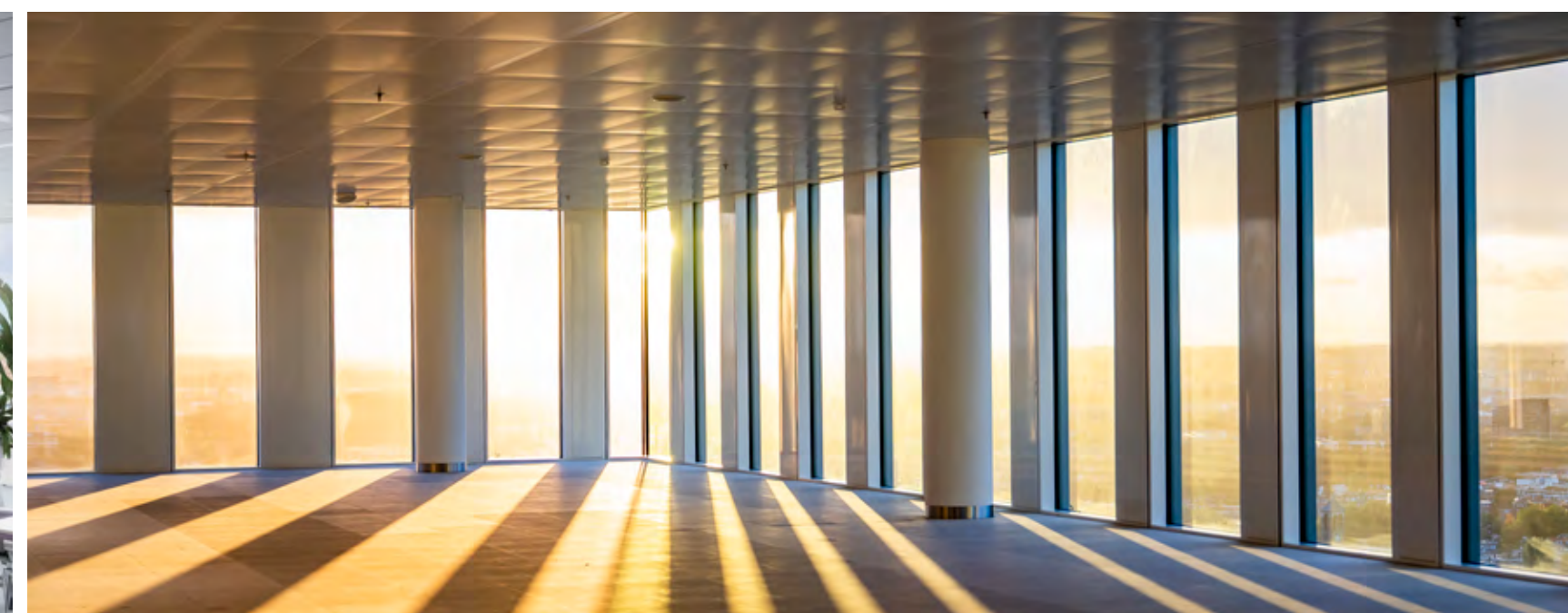
04 sustainability.



05 stacking plan and floor plans.



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location and accessibility.

01

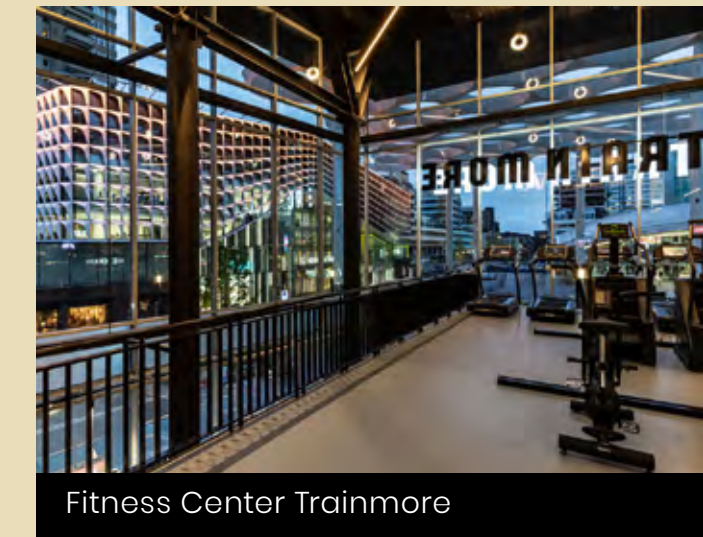
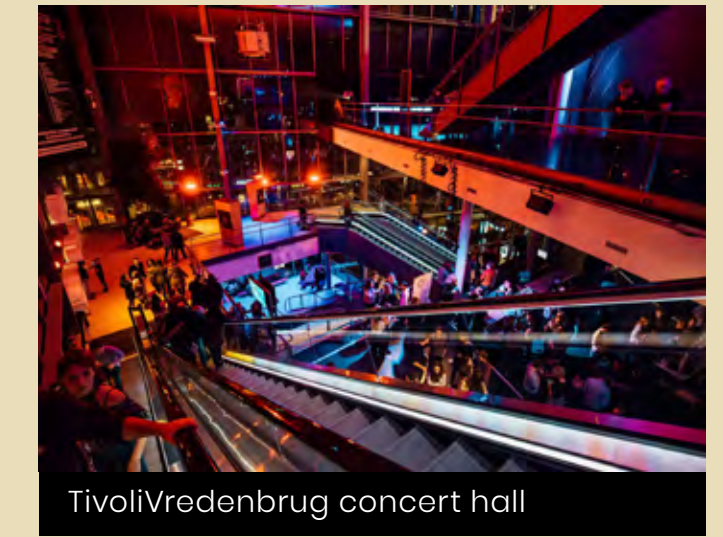
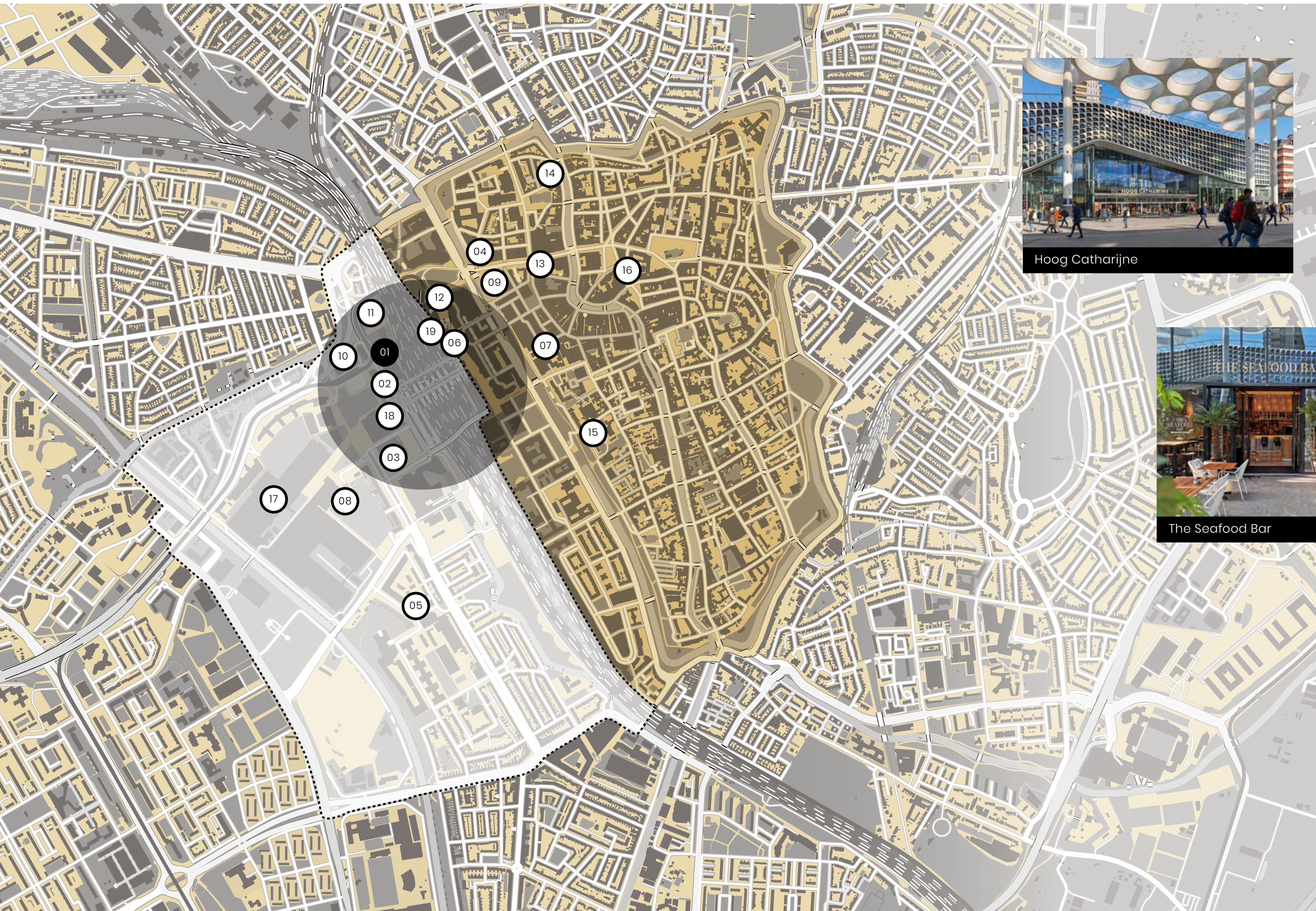
Utrecht CBD:

‘the perfect mix of working, living, meeting and shopping’



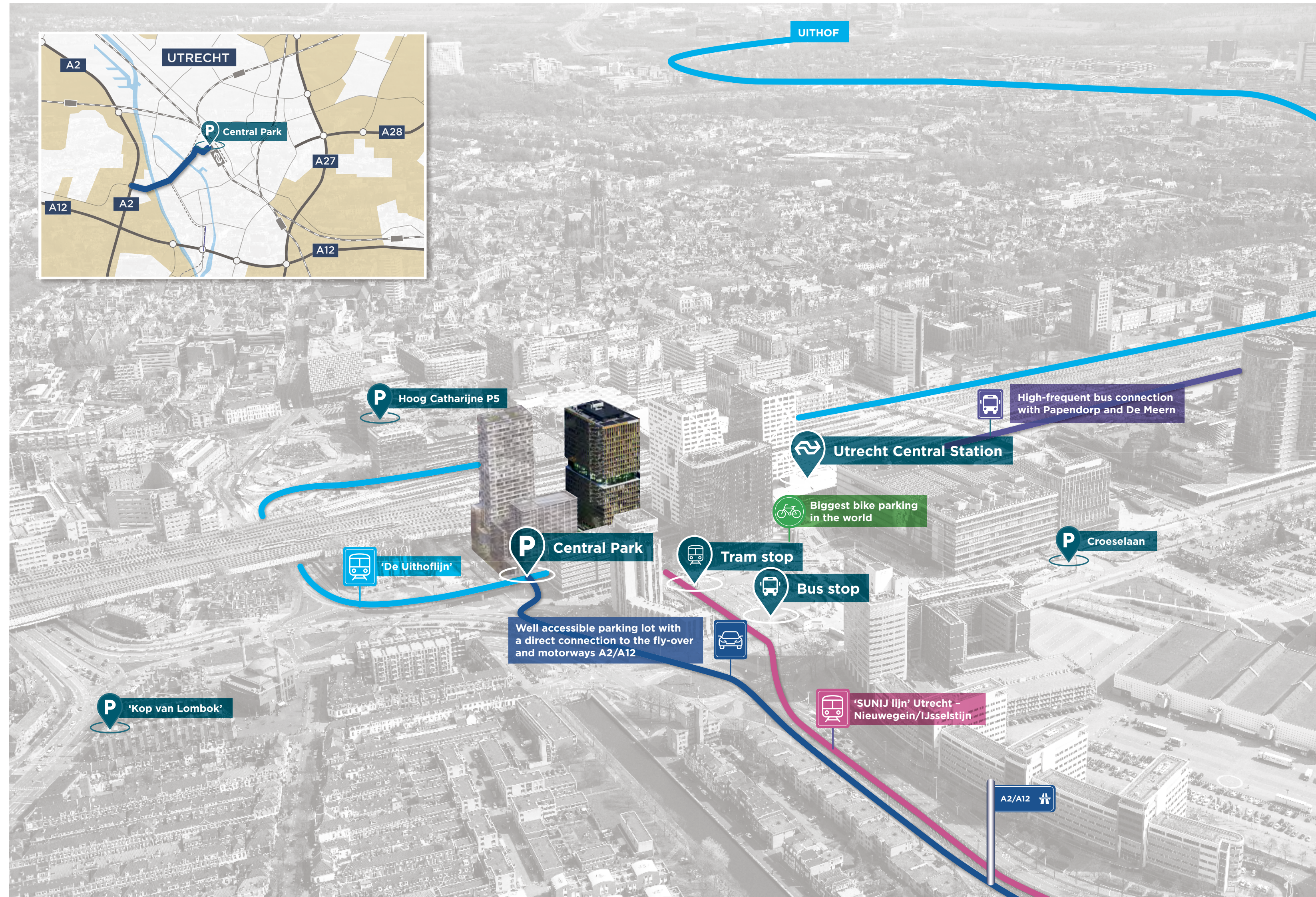
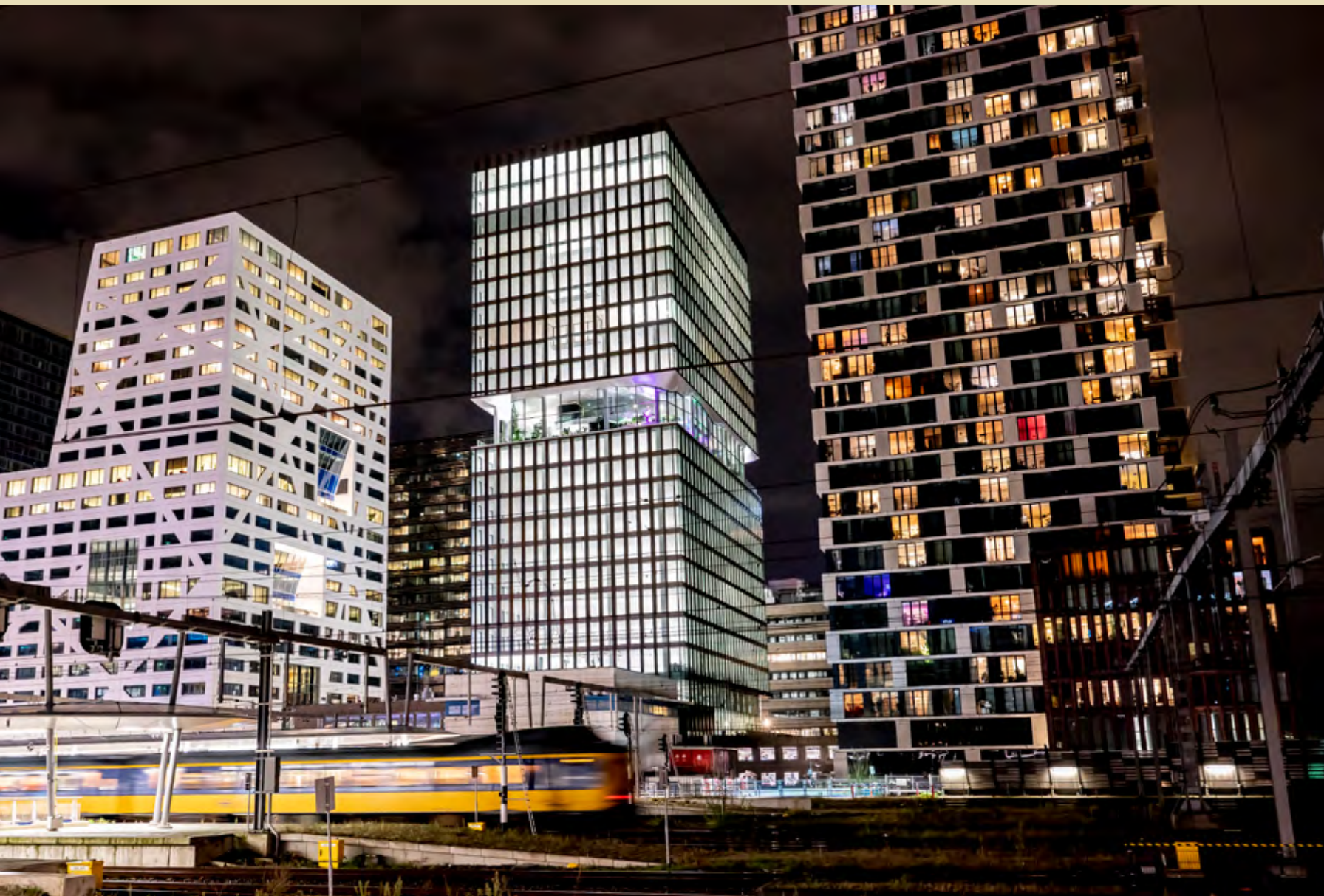
Utrecht

- Central Business District
- The New city centre
- Historic city centre



- 01 Central Park
- 02 Metro City Kitchen (WTC)
- 03 The Green House
- 04 City brasserie and bar De Utrechter
- 05 Beers & Barrels Utrecht at the Harbour
- 06 The Seafood Bar
- 07 Belgian beer café Olivier
- 08 Kinopolis cinema
- 09 TivoliVredenburg concert hall
- 10 Hotel NH Utrecht
- 11 Park Plaza Utrecht
- 12 Intel Hotels Utrecht Centre
- 13 Apollo Hotel Utrecht City Centre
- 14 Mary K Hotel
- 15 Grand Hotel Karel V
- 16 Mother Goose Hotel
- 17 Jaarbeurs
- 18 Beatrix Theatre
- 19 Fitness Center Trainmore

‘Central Park is easily accessible, both by public transport and by car’



‘whichever way you travel, the accessibility of Central Park is excellent’

From Utrecht to

			
Amsterdam South Axis	22 min	30 min	
Amsterdam	25 min	30 min	
Schiphol Airport	30 min	40 min	
The Hague	35 min	45 min	
Rotterdam	35 min	45 min	
Eindhoven	50 min	60 min	
London	5 hrs	6 hrs, 20 min	40 min
Brussels	2 hrs, 30 min	2 hrs, 15 min	30 min
Paris	3 hrs, 30 min	5 hrs, 50 min	45 min
Frankfurt	3 hrs, 20 min	4 hrs, 15 min	45 min



02

- ✓ Total size 28,500 LFA (floors of 1,350 LFA)
 - ✓ Central Park on 11th and 12th floor
 - ✓ The highest sustainability standards
 - ✓ Smart building solutions
 - ✓ Shared facilities
-      
- ✓ Flexible office space solutions (IWG)
 - ✓ Completed in October 2021





quality and comfort.

Technical details

Lifts in the building

- 3 low-rise lifts (to 11th floor)
- 3 high-rise lifts (to 22nd floor)
- Changeover on the 11th floor
- A goods lift

Floor heights

- Ground floor
3,750 mm net, 4,500 mm gross
- 2nd to 4th, 11th, 12th and 22nd floors
3,000 mm net, 3,750 mm gross
- 1st, 5th to 10th, 13th to 21st floors
2,700 mm net, 3,450 mm gross

General

- Energylabel EPU-A ++++
- High-quality coated, transparant façade
- Breeam Excellent certificate
- Heat and cold storage at a depth of 50 metres

Type of lighting

- LED line lighting in the offices
- LED spotlights in the corridors and general areas

Workplace flooring

- Smooth finish and raised computer floor (gross height 80 mm)
- Steel legs with antistatic chipboard tiling
- Electric sockets under computer floor (1 per 10 m²)

smart solutions.

Smart backbone

Central Park is equipped with an IoT [Internet of Things] backbone. This backbone allows control of existing systems and/or read-outs using smartphones or tablets.

Parking garage

• License plate registration

License plates can be entered into the system, automatically granting both employees and guests access to the car park upon arrival.

• Charging stations

The garage is equipped with 50 smart charging stations. This number can be further expanded and/or upgraded.

• Bike Park

Central Park has a bicycle parking for approximately 800 bicycles, 80 spaces are equipped with charging facilities.

Entrance

• Information provision

The hall is equipped with a screen displaying up-to-date public transport information to optimise the use of public transport.

• Lifts

Lifts are fitted with 'destination control' so users are transported quickly and efficiently to the required floor.

Air treatment

Sensors that monitor CO₂ levels, so the air-treatment system is CO₂-driven. This has a significant positive impact on the quality of the indoor climate and health of users. What's more, it's energy-efficient.

Lighting

The lighting system is fitted with motion detectors and daylight controls to save energy.



Building management system (BMS)

Central Park can be accessed and controlled remotely through the Smart BMS.

5G-ready

Central Park is already fully 5G-ready. The emergence of 5G should basically make Wi-Fi networks redundant.

Fibre optics

To control all the smart technology, the floors are easy to connect with KPN fibre optics. Tele2, Eurofiber and possibly others are also available in the direct locality, so you do have a choice.

thermal energy storage.



03

‘so much more than just a walk in the park’

- ✓ Indoor park at 45 metres
- ✓ Green experience
- ✓ Breathtaking views
- ✓ Fully glazed façade
- ✓ Unique and own ecosystem

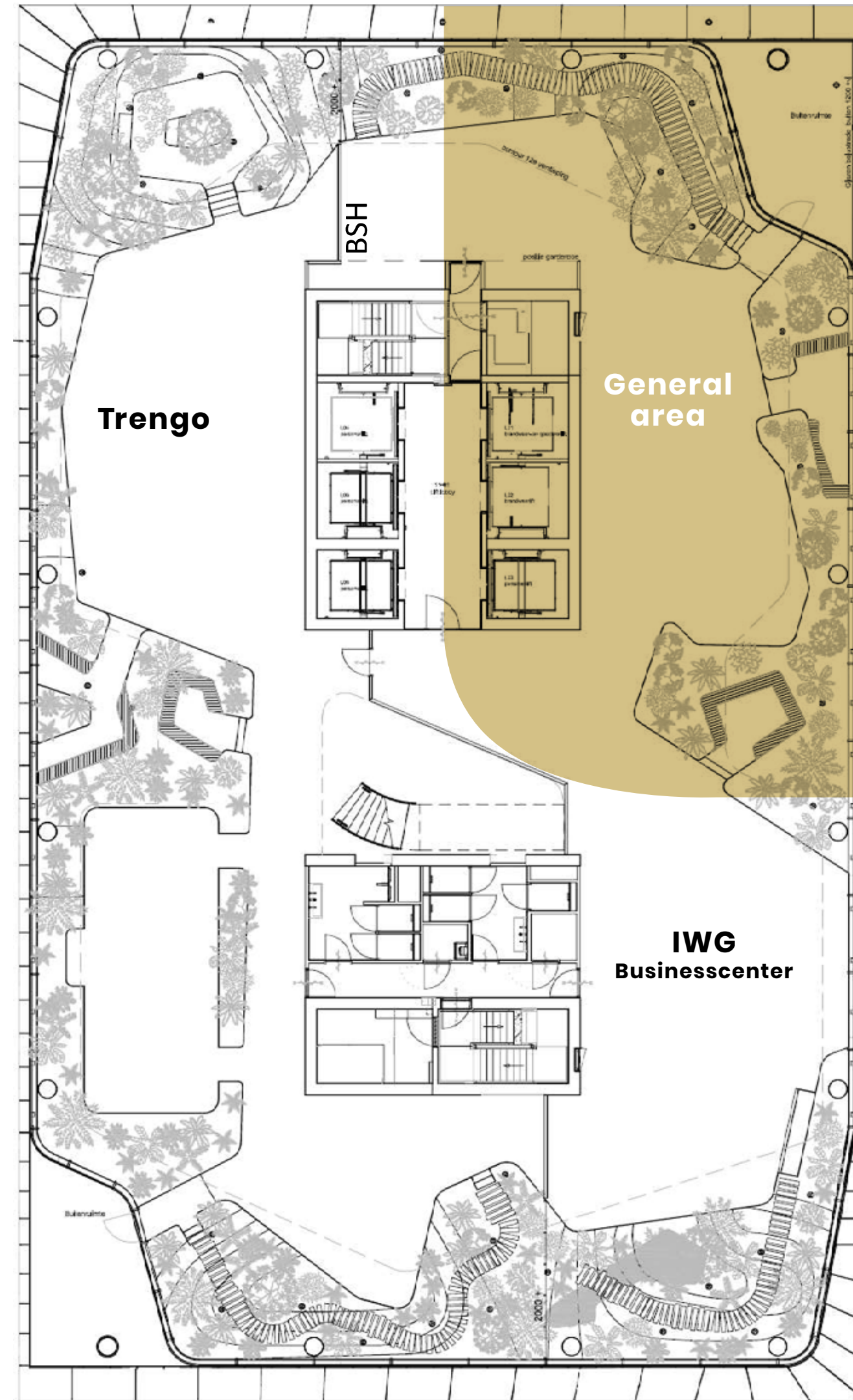
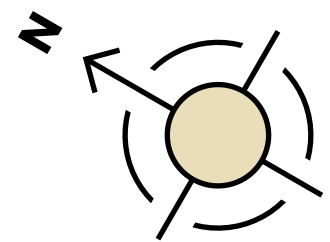




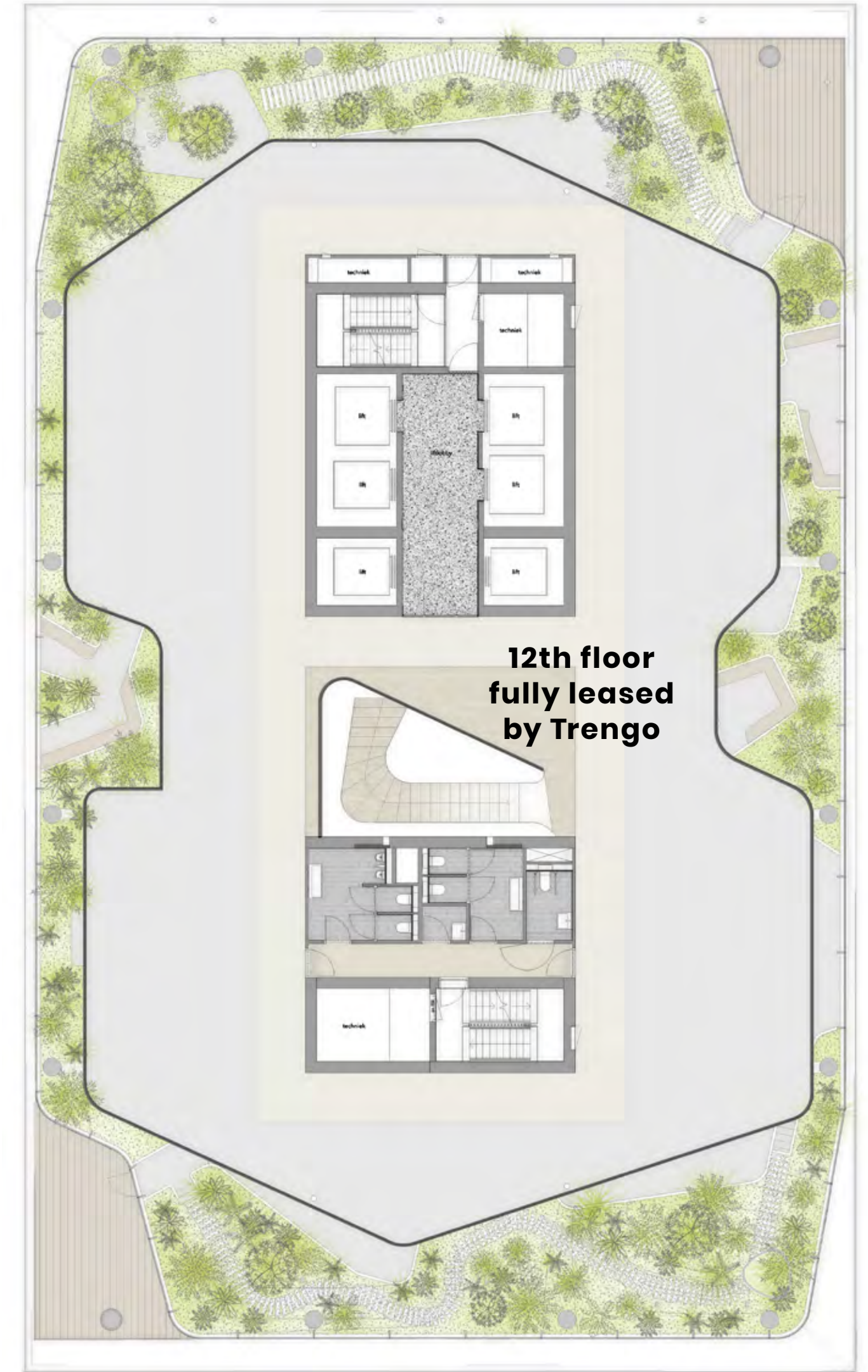


the park

11th and 12th floor



The park 11th floor



The park 12th floor

sustainability.

04

‘creating real value for life’

- ✓ BREEAM Excellent certificate
- ✓ Energylabel EPU-A ++++
- ✓ Innovative energy efficient climate system and smart façade
- ✓ Led lighting
- ✓ 50 charging points for electric vehicles
- ✓ Solar panels on the rooftop
- ✓ All electric operation

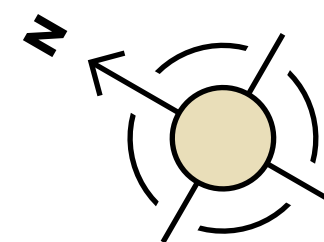


stacking plan and floor plans.

05



floor plans



Open floor plan

- 80-90 working stations
- 2 meeting rooms
- 1 pantry with informal desks
- 1 lounge



Closed floor plan

- 18 (meeting) rooms - 4 persons
- 2 (meeting) rooms - 6 persons
- 2 (meeting) rooms - 8 persons
- 1 pantry with informal desks
- 1 lounge





06

Rent level offices

- From EUR 270 per sq.m lfa per year, excl. VAT

Rent level parking

- EUR 3,200 per parking space per year, excl. VAT

Lease term

- 10 years

Available sq.m lfa

- 11,080 sq.m lfa, partial letting from approx. 650 sq.m lfa

Average floor size

- Approx. 1,350 sq.m lfa

Available per

- Delivered in October 2021, therefore directly available

Bank guarantee

- A standard ROZ model bank guarantee amounting 3 (three) months' rent, parking spaces and advance payment of service charges including VAT. This bank guarantee will be settled before the key transfer date and must be provided by a banking institution that is registered in The Netherlands.

Service charges

- The amount of the advance sum for the service charges is € 45.- per sq. m. LFA per annum plus VAT excluding individual use of electricity. Lessee will only be charged pro rata for their leased office space and not for the vacancy in the premises.
- The service charges for the parking spaces will be € 250.- per space per annum, excl. VAT.

Security system

- Only after written approval of Lessor, Lessee has the right to install its own security system in its own space including, for example, an electronic key-card access system and video monitoring equipment. All under the condition that other Lessees' privacy is respected.



The Farm Kitchen.



Grow, eat, love, repeat

The Farm Kitchen is a deliciously holistic food movement, founded by star chef Jonathan Karpathios and enlightened entrepreneur Xander Meijer. We are on a mission to reconnect people with Mother Earth and the lessons of the land while promoting regenerative agriculture.

Come to our restaurant **on the ground floor** and enjoy!

- ✓ Flavor to savor
- ✓ Rich in nutrients, rich in love
- ✓ Locally sourced & produced on local land
- ✓ The Earth's seasons fill our menu with brightness
- ✓ We guarantee better returns for everyone
- ✓ Everything we do and produce is circular and waste-free
- ✓ We partner only with kindred spirits

‘welcome to earth’s own cuisine’



THE FARM KITCHEN
earth's own cuisine



contact.



‘see you in Central Park’

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