

**BT Makelaars**  
**Aalsmeerderweg 606**  
**Rozenburg *Schiphol***  
**Postbus 3109**  
**2130 KC Hoofddorp**  
**Telefoon 020 - 3 166 166**  
**Fax 020 - 3 166 160**  
**Email: [info@btmakelaars.nl](mailto:info@btmakelaars.nl)**  
**Website : [www.btmakelaars.nl](http://www.btmakelaars.nl)**



**PROJECT INFORMATION**  
**Office Building Parc Centre**  
**Office space**  
**Boeingavenue 8**  
**at Schiphol – Rijk**

**Central entrance**



**Central entrance**



**Joint entrance first floor**



**Office first floor**



**Office fourth floor**



**Office fourth floor**



**Roof terrace fourth floor**



## PROJECT INFORMATION

- To let : **office space in building Parc Centre located at Park Rijk.**
- Address : **Boeingavenue 8, Schiphol-Rijk.**
- Project description : it concerns a modern building in a very carefully kept environment with a parking deck and a parking garage. In the direct surrounding you will find the Radisson SAS hotel with meeting facilities and a restaurant. On the top floor of the nearby building Euro Offices there is a lunch restaurant located, Lustfor-Lunch ([www.lust4lunch.nl](http://www.lust4lunch.nl)). This restaurant also takes care of catering in the area.  
Park Rijk also has a location of the company CompaNanny, with a large package of services for children's day care and related services ([www.compananny.nl](http://www.compananny.nl)).
- Park Rijk has a park management, which among other things takes care of management, maintenance of the area and greenery, security and transport management.  
The Park is located at the N201 (Kruisweg) and a few minutes away from the highways A4/A5 to Amsterdam, Haarlem, The Hague and Rotterdam. Schiphol Airport is easy to reach within several minutes.  
By public transport this building is also easy to reach with Sternet. There is a bus connection from the railway station Schiphol, every 4 – 12 minutes.
- Surface area : the available office floors are:  
**1<sup>st</sup> floor, approx. 752 sq.m.**  
This floor is fully decorated with partitioning walls, (partly with cupboards) carpet and sunblinds. The floor can be divided into two units:  
Unit 1: approx. 384 sq.m.;  
Unit 2: approx. 368 sq.m.  
The division of the units is drawn up in the enclosed sketch.
- 4<sup>th</sup> (top) floor, approx. 752 sq.m.**  
This floor is an open space, with a magnificent wooden floor. Both top ends of this floor end up in a roof terrace. Besides the pantry it also has a modern kitchen.
- In the basement there is an achieve of approx. 12 sq.m.

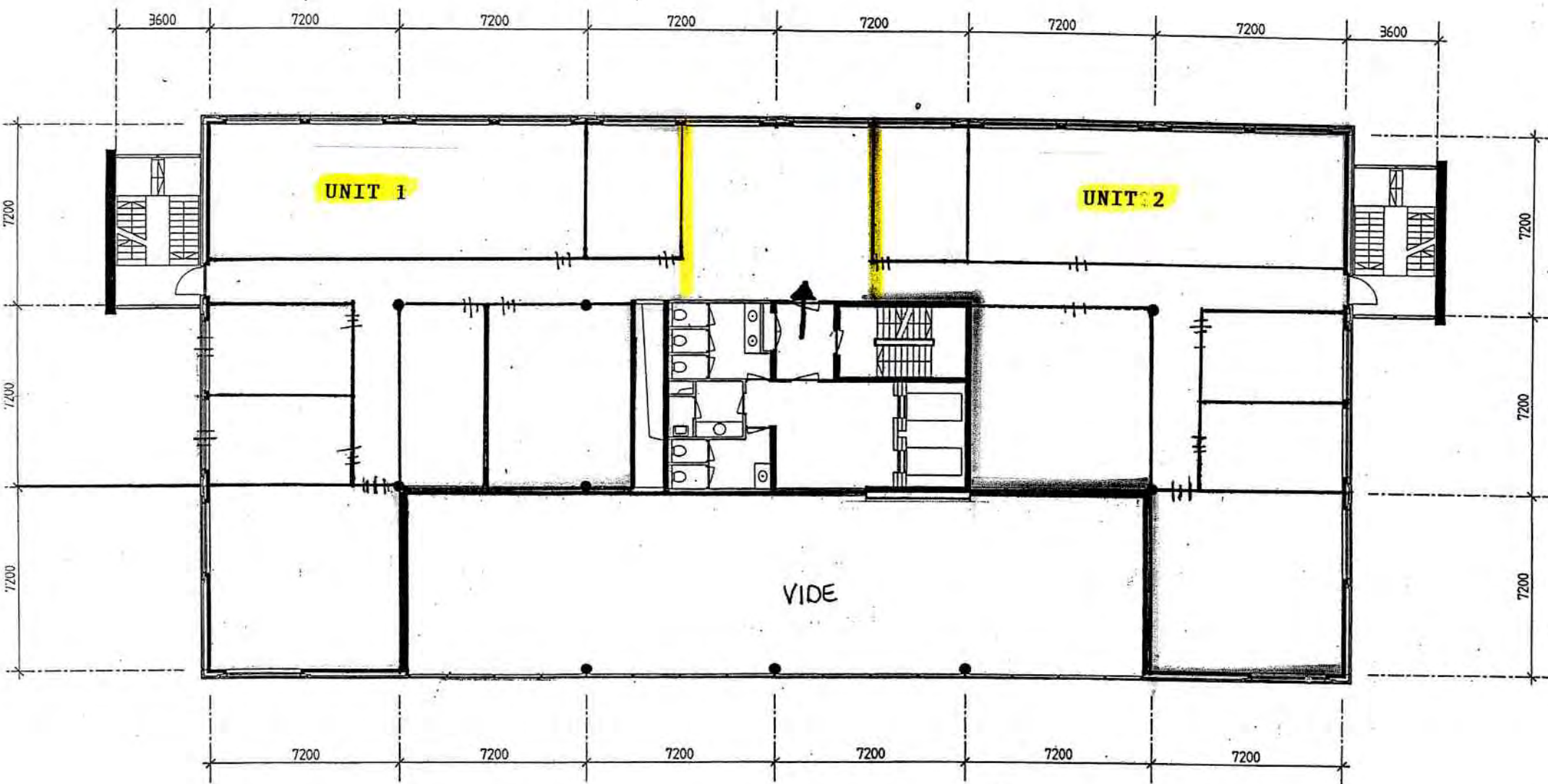
2/..

## Continuation project information building Parc Centre at Schiphol-Rijk

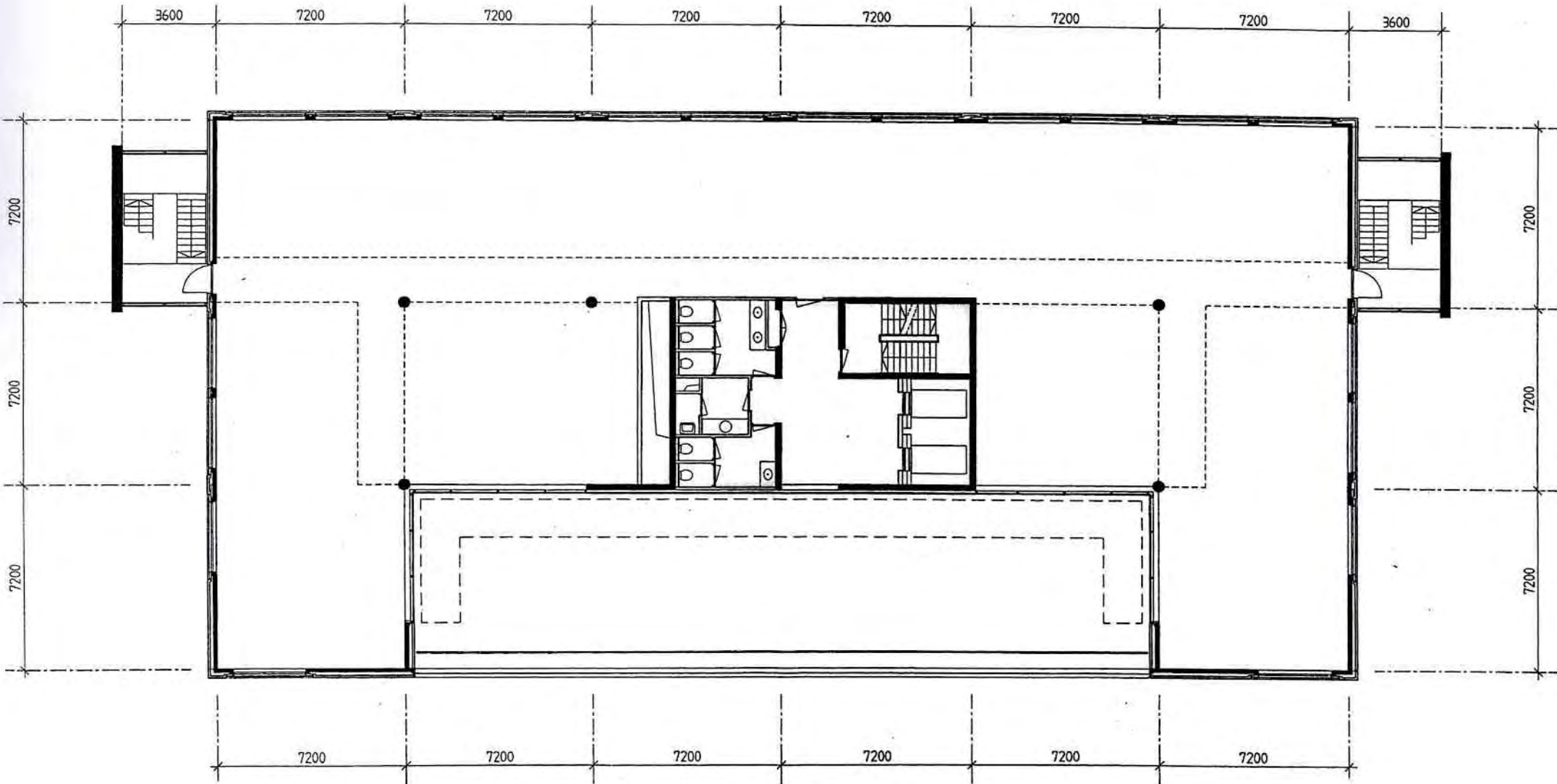
---

- Parking** : for the two floors there are parking places available based on 1 parking place per 40 sq.m. of office space. These places are divided over the parking garage and parking deck, in both cases closed by a barrier.
- State of delivery** : the building/office floors are among other things provided with:
- very representative entrance with atrium;
  - two elevators;
  - security system;
  - suspended ceiling with light fittings (built in/spots);
  - peak cooling;
  - double lady's room and double men's room;
  - separate pantry per floor;
  - sunblind windows;
  - entrance control system with key cards.
- Rent level** : the rent level for the office space is €165,- per sq. m. per year excluding VAT and service charges.  
The rent level for the parking places is €795,- per place per year excluding VAT.
- Lessors and Lessee explicitly declare that at the determination of the rental price, the starting point has been that the Lessee will permanently use the leased space for the by law determined (or at a later stage to be determined) minimum percentage for purposes giving entitlement to VAT deduction.
- Service charges** : the service charges are €37,50 per sq. m. per year excluding VAT as an advance payment with a yearly settlement, including electricity use in the leased space.
- Acceptance** : directly.
- Lease term** : 5 years + 5 option years.
- Payment** : quarterly in advance.
- Bank guarantee** : a bank guarantee amounting to three months rent, including service charges and VAT.
- Index** : annually based on the consumer price index numbers, all households (2006=100), for the first time one year after the commencement date.
- Lease agreement** : based on the standard lease agreement of the Nederlandse Vereniging van Makelaars (ROZ model).

This information is without obligation.



1E VERDIEPING



4E VERDIEPING