

**FIRST
REAL
ESTATE**

FOR RENT | D.HUB
Capellalaan 65 Hoofddorp

**KEEP
MOVING
FORWARD**

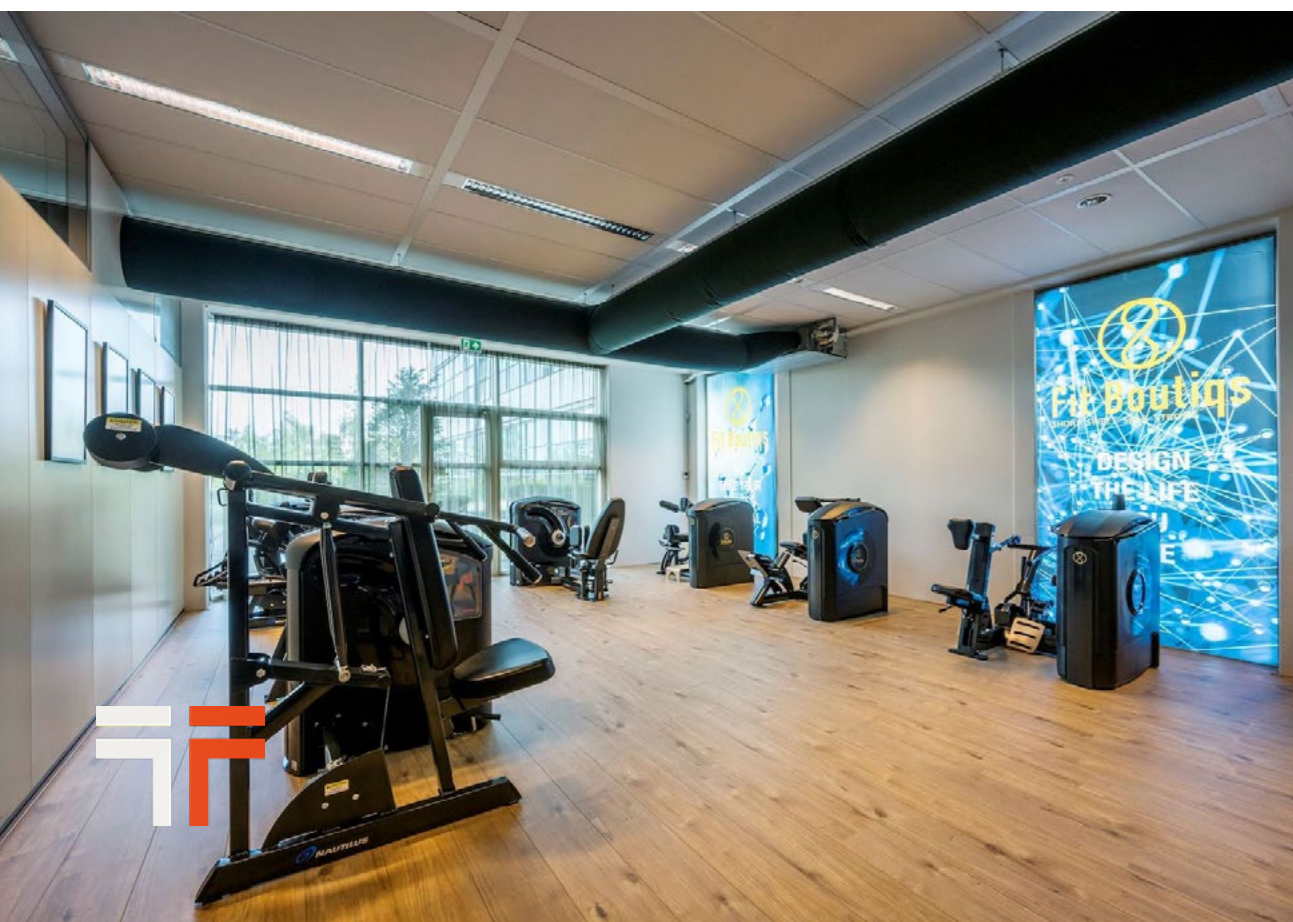
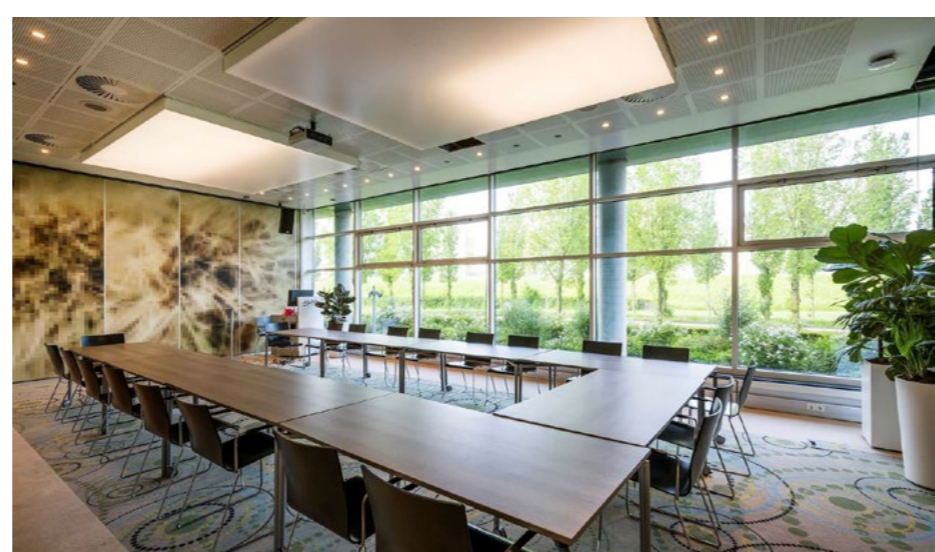
d·Hub



CONTENT

D.HUB NICE PLACE TO WORK

Key highlights	03
Property	04
Location & Accessibility	05
Available floor area	06
Specifications	07
Photography	08
Contact	12



KEY HIGHLIGHTS

ELEVATE YOUR WORKSPACE



Available office space approx. 3.020 sqm LFA



Lobby with welcoming staffed reception



Enjoy the delicious brews at our cozy coffee bar



Gym for your daily work outs



A stone's throw away from Amsterdam



Meeting facilities and a auditorium



Restaurant with waterfront terrace



24/7 access



PROPERTY

INTERCONNECTED AT D.HUB

Step into the heart of professional excellence at d.Hub, strategically positioned adjacent to Hoofddorp's National Train Station. Boasting a sprawling total area of approximately 29,515 sq.m. LFA, this premier office complex offers a spectrum of possibilities alongside shared amenities.

Comprising two distinct sections, A and B, d.Hub promises a blend of functionality and sophistication. Upon entering Building A, guests are greeted by a spacious atrium featuring a staffed reception, inviting coffee bar, and a restaurant with a waterfront terrace. Building B, with its smaller atrium, similarly boasts a staffed reception area, ensuring a warm welcome for all visitors.

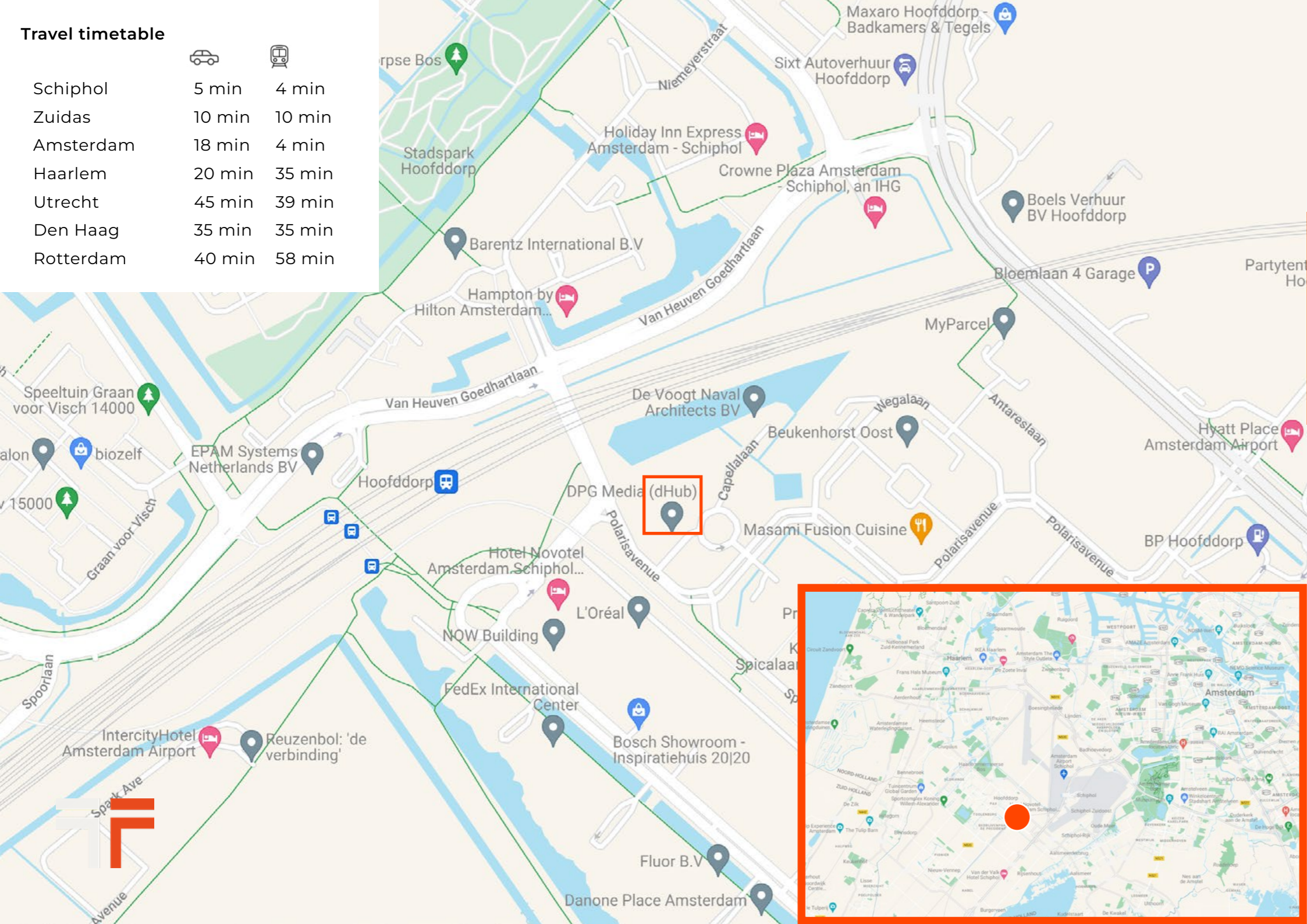
Interconnected internally, these sections facilitate ease of access for all occupants, granting them entry to an internal conference center complete with a variety of meeting spaces, an auditorium, and a gym. This integration fosters a dynamic and collaborative atmosphere.

With a diverse tenant mix, d.Hub cultivates a vibrant and inspiring work environment, where opportunities for networking and creativity abound. Elevate your professional journey with d.Hub.



Travel timetable

		
Schiphol	5 min	4 min
Zuidas	10 min	10 min
Amsterdam	18 min	4 min
Haarlem	20 min	35 min
Utrecht	45 min	39 min
Den Haag	35 min	35 min
Rotterdam	40 min	58 min



LOCATION & ACCESSIBILITY

CAPELLALAAN 65 HOOFDDORP

Hoofddorp grows and flourishes. That is partly thanks to its strategic location, because this is why Hoofddorp has grown to become a popular location for internationally oriented companies to locate to. Hoofddorp has excellent transport connections and enjoys space and quality of life. The perfect spot to establish.

d.Hub is located on the edge of the Beukenhorst-Zuid and Beukenhorst-Oost office parks in Hoofddorp. This area boasts modern office buildings that meet the highest standards of contemporary office users. Beukenhorst-Zuid, in particular, attracts a large number of international companies, including Danone, Asics, Schneider Electric, FedEx, L'Oreal, and BYD, all located in the immediate vicinity.

d.Hub has an excellent accessibility by car, bus, bicycle and train. Schiphol Airport lies a stone's throw away and Amsterdam is close by. From d.Hub there are also fast connections to the cities Utrecht, Rotterdam and The Hague.

Furthermore, in close proximity to d.Hub, various hotels can be found, such as Hyatt Place Amsterdam Airport, Hampton by Hilton, and Novotel. These hotels not only offer conference rooms and meeting facilities but also sports and catering amenities. Additionally, the area is dotted with various facilities, including the Den Burgh restaurant, Machiato café, and Masami Fusion Cuisine, as well as childcare services.

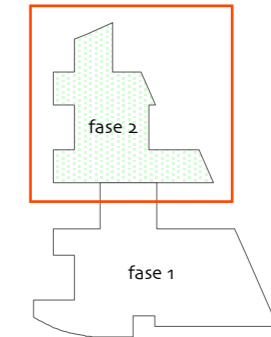
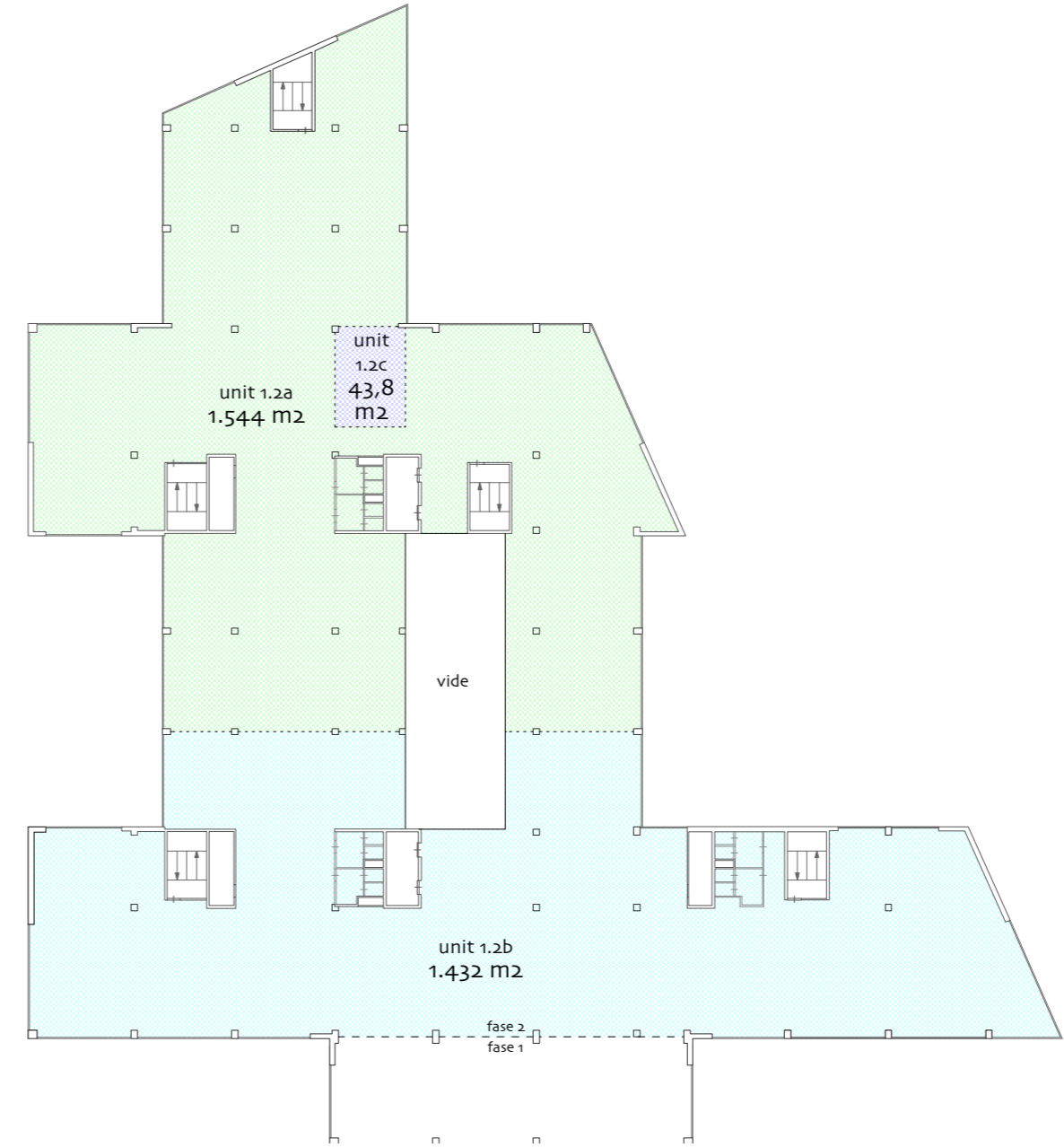
AVAILABLE FLOOR AREA

UNLOCK UNLOCK YOUR SPACE POTENTIAL

Approximately 3,020 sqm LFA of rentable space is available at d.Hub, building B, divided as follows:

1st floor : 3,020 sqm LFA

The sqm LFA (Lettable Floor Area) figures provided adhere to the NEN 2580 measurement standards and include a pro rata share in the building's common areas.



1st floor



SPECIFICATIONS

ALL YOU NEED TO KNOW

- Rent price** Office space starting from EUR 200.- per sqm LFA per annum.
- Parking spaces
EUR 1,600.- per parking space per year.
- * *Rent prices will be increased with service costs and VAT.*
- Service costs** EUR 75.- per sqm LFA per year, excluding VAT, as an advance payment.

Indexation Annually, starting one year after the lease commencement date, rental adjustments will be made based on the Consumer Price Index (CPI), specifically the “series all households 2015=100” published by the Central Bureau of Statistics (CBS).

Lease term 5 years with extension periods of 5 years each.

Notice period A minimum notice period of 12 months prior to the expiration of the lease term.

Rent payment Quarterly advance payment equivalent to 3 months’ rent and service charges, both subject to VAT.

Security deposit The lessee is obligated to provide a bank guarantee equivalent to a minimum of 3 months’ rent, to be increased to include service charges and VAT.

Availability By mutual agreement.

Delivery level In it’s a renovated, core ans shell condition. If required, another delivery level is negotiable.

Lease agreement In accordance with lessor’s model, based on the ROZ 2015 lease agreement for office space, 7:230A BW.

Specifics The lease agreement concerns a sub-lease agreement.

VAT VAT will be applied to the rental price and service charges. The rental prices are calculated under the assumption that the tenant conducts activities within the leased space, of which 90% or more are subject to VAT.

Reservation This information is provided for informational purposes only and should not be considered as binding.

It serves as an invitation to submit an offer. Any agreement reached is explicitly subject to written approval from our client or the building owner, as applicable. Until such approval is granted, all proposals made are non-binding.

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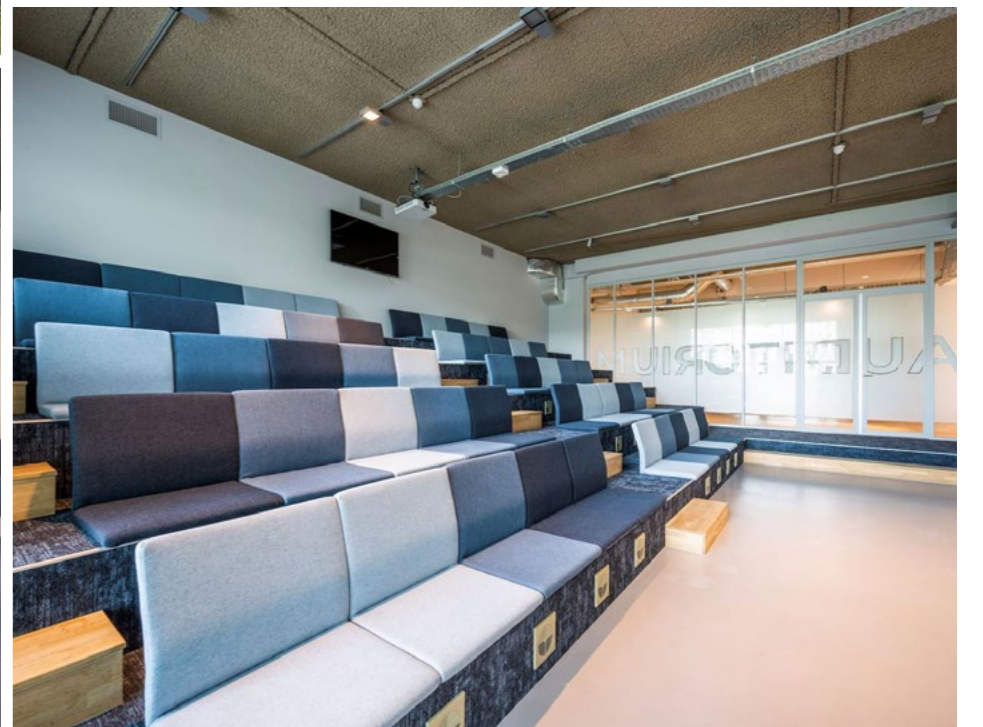
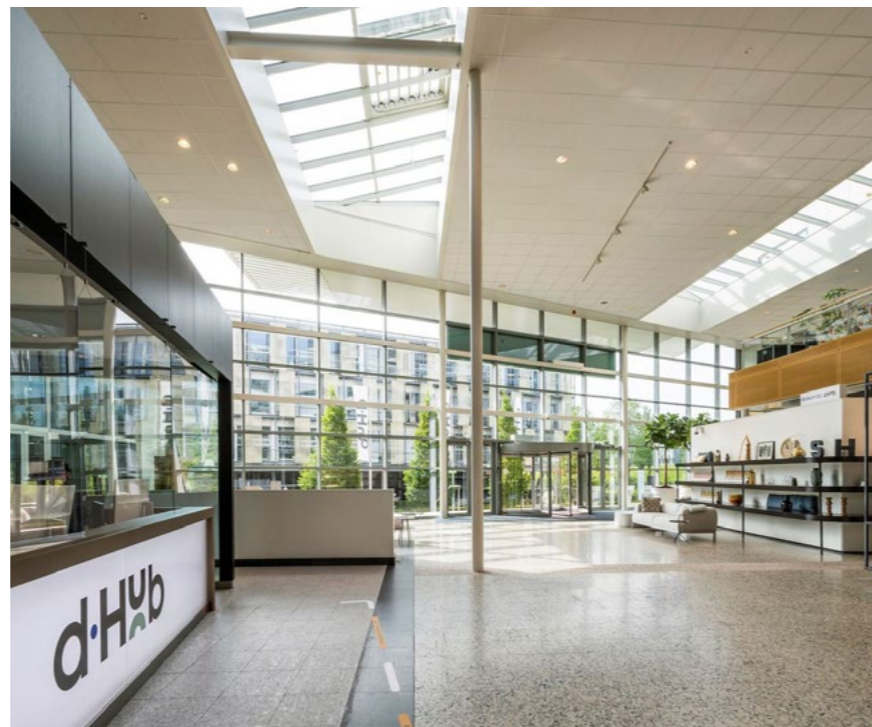
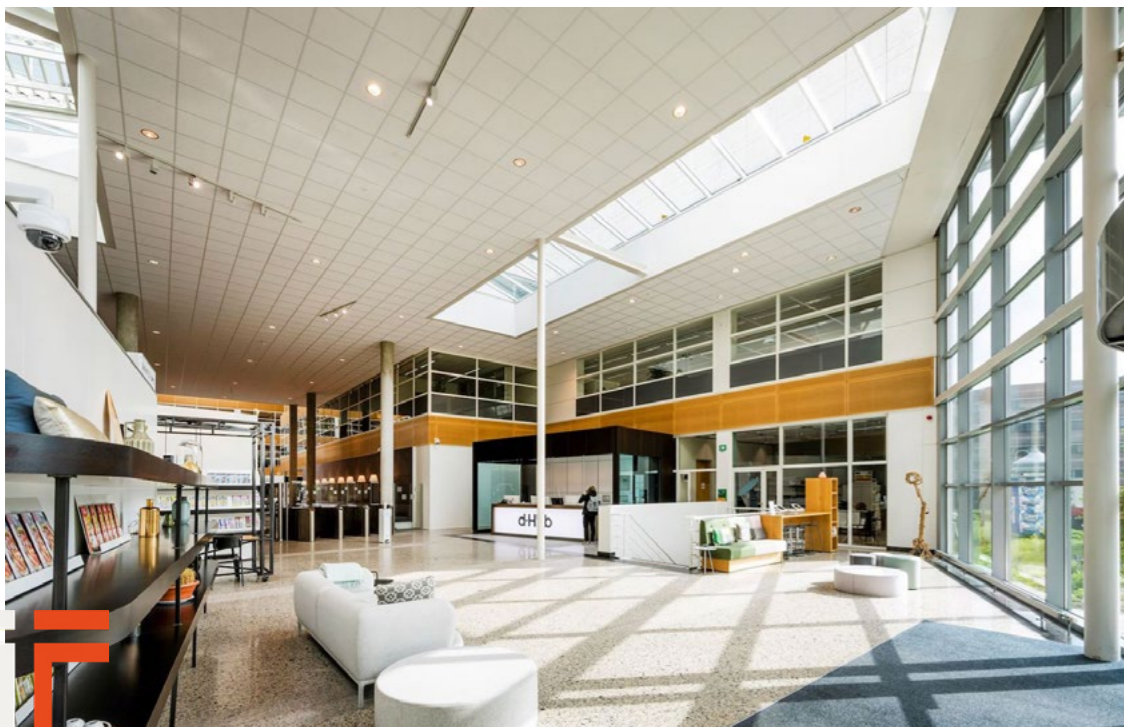


PHOTOGRAPHY

IMAGES







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About us

As the leading boutique firm in commercial real estate, FIRST Real Estate helps you achieve maximum results. Whether it's commercial property advice, property management, or marketing, we optimize your real estate utilization with a fresh, creative mindset and profound market knowledge. Working as one team from diverse disciplines, we offer innovative perspectives on the real estate sector and tailor-made solutions for your success, combining creativity, insights, and transparency.

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