

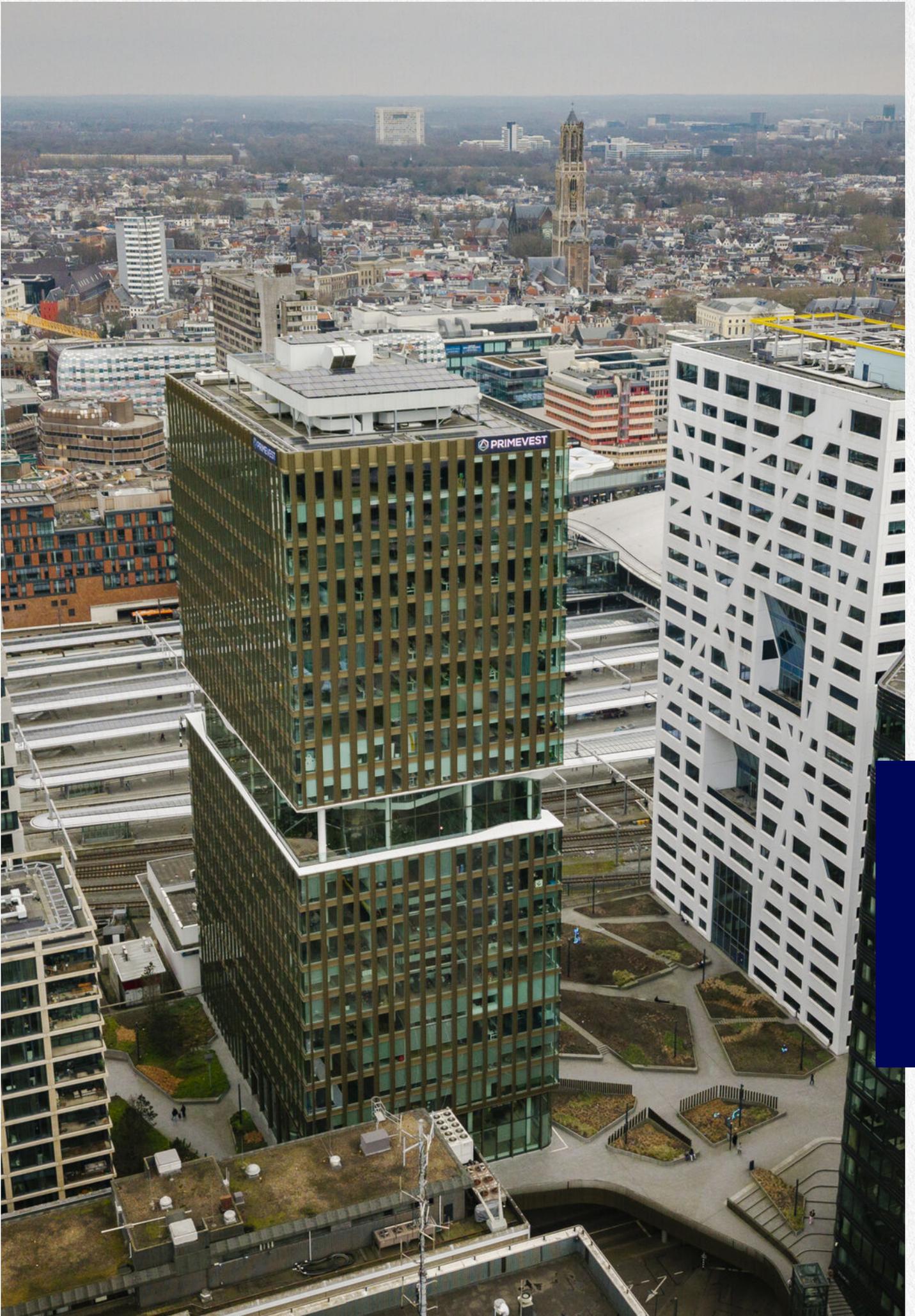
For Rent

# Central Park

Stadsplateau 23 B

Utrecht Binnenstad

Colliers





## DESCRIPTION

Central Park is located at an exceptional position in the very heart of Utrecht. The building at Stadsplateau 23B stands directly adjacent to Utrecht Central Station, making it one of the most accessible office locations in the Netherlands.

Positioned on the elevated pedestrian zone that connects the station, the city centre and the Central Business District, Central Park offers a seamless blend of mobility, convenience and urban energy. With views over the surrounding cityscape and direct access to all major amenities, it provides a working environment unlike any other.

Approximately 637.73 sq. m. l.f.a. will become available on a self-contained floor within the building. With an A++++ energy label and five private parking spaces in the underground garage, the property combines optimum accessibility with future proof sustainability.



# THE BUILDING



## Central Park

Central Park is an impressive office building featuring a fantastic park at a height of 45 meters. Situated in a prime location in Utrecht.



## Available surface

In the building, there is 637.73 sq.m. l.f.a. office space on the 4th floor available for rent.



## Parking

Five parking spots available in the underground parking garage.



## Sustainability

The office space has an A++++ energy label. And the building has a BREEAM Excellent-certification.



# RENTAL CONDITIONS



## Rental price

The rent is € 305- per sq.m. l.f.a. per year, excluding VAT.



## Service costs

Office: € 50 per sq.m. l.f.a. per year, excluding VAT.

Parking: € 250 per parking space per year, excluding VAT.



## Price parkingspot

The costs per parking space is € 3.541,- per year, excluding VAT.



## Lease term

Flexible, in consultation



## Commencement date

In consultation



\*All prices are excluding VAT.

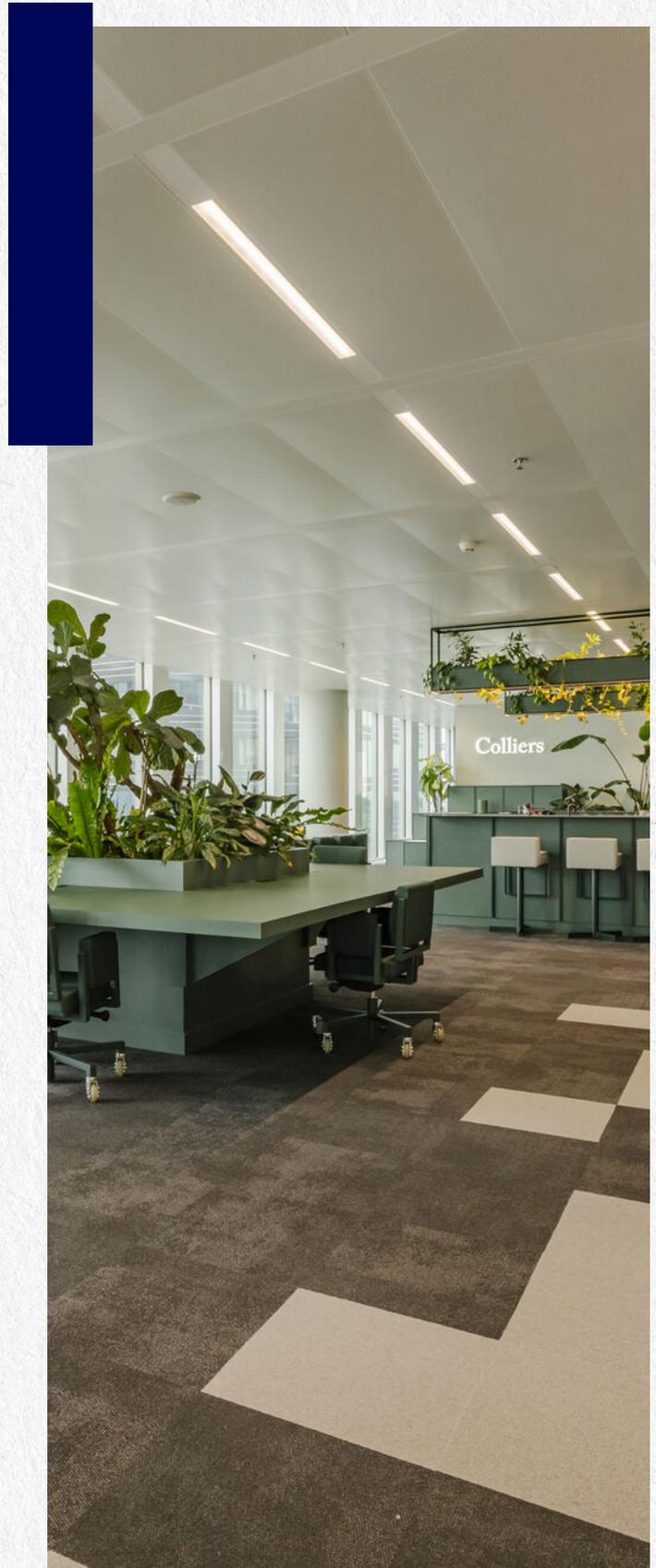
## Delivery level

Turn-key, including amongst others:

- Fully fitted and furnished (plugs & play)
- High-quality office furniture throughout (desks, ergonomic task chairs, storage)
- Meeting rooms / conference rooms incl. tables & chairs
- Break-out / collaboration areas
- Reception / welcome area
- Fully equipped pantry / kitchenette (incl. appliances)
- Coffee point
- IT & data cabling / floor boxes (where applicable)
- Climate control (heating/cooling)
- Finished ceilings and wall finishes
- High-quality flooring
- Ready-to-use power supply
- Access control / entry system
- Private phone booths / focus rooms

## Facilities

- Manned reception
- Restaurant & coffeebar
- 24/7 access
- Showers and changing rooms
- Bicycle parkig
- Car parking
- Fibre-optic internet



# ACCESSIBILITY

## By car

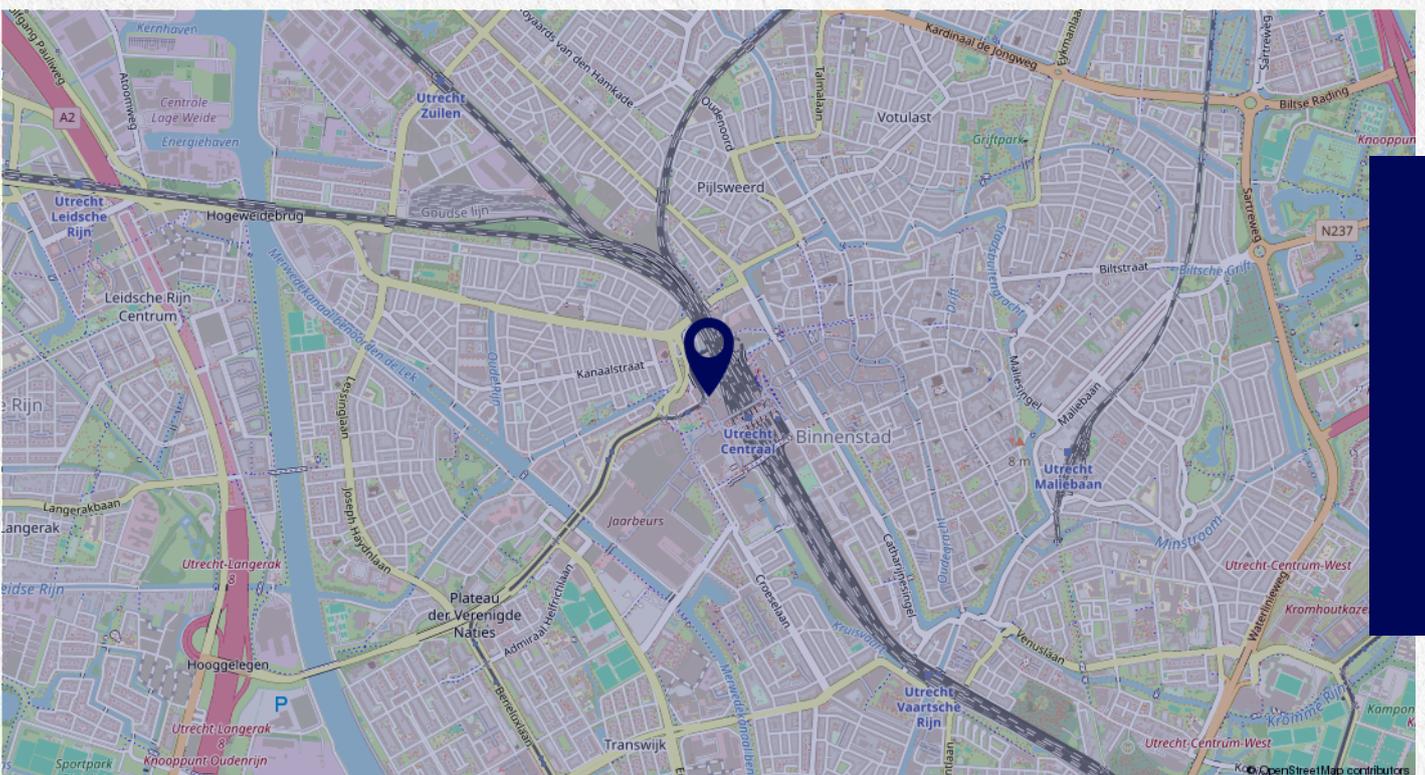
The office building is easily accessible by car. The nearest exit is the A2, exit 8 (Utrecht Centrum/Jaarbeurs).

## By public transport

Central Park is located directly next to Utrecht Central Station, the largest public transport hub in the Netherlands. From the building, you can walk straight into the station, where all train, bus and tram connections converge, ensuring rapid and convenient access from every region.

## Location

Stadsplateau forms part of the rapidly developing Beurskwartier, a modern district where high-rise buildings, hospitality, facilities and events reinforce one another. Situated directly at Jaarbeursplein, the area is evolving into a new business hub that is gaining national and international attention. In this dynamic setting, Central Park offers a high-quality and representative workplace for organisations seeking visibility, accessibility and a premium professional environment.



## USP's



### **Exceptional Accessibility**

Located directly adjacent to Utrecht Central Station, Central Park offers unmatched accessibility in the Netherlands. Tenants benefit from immediate access to all major train, bus and tram connections, as well as quick car access via the A2 (exit 8).

### **Premium, Future Proof Office Space**

The building provides highly sustainable office accommodation with an A++++ energy label and three private parking spaces in the underground garage

### **Prime location in the Beurskwartier district**

Central Park is situated in Beurskwartier, an evolving high-profile district at Jaarbeursplein where business, events, hospitality and urban development converge.



**High-end sustainable  
turn-key office space.**



# FLOOR PLANS

## 4TH FLOOR



All measurements need to be checked on site.

4e verdieping 

### Inrichtingsplattegrond

PROJECT: **Colliers Utrecht**  
ADRES: **Leidschendam**  
FASE: **Definitief ontwerp**

DATE: **22-9-2022**  
SCALE: **1:200**  
FORMAT: **A3**

WISSENGEN:  
A. 20-06-2022  
B. 19-07-2022  
C. 20-08-2022  
D. 00-00-0000

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# ABOUT COLLIERS

Colliers is a listed real estate advisor (NASDAQ, TSX: CIGI). We contribute to a better society by playing an active role in solving complex real estate issues and accelerating the sustainability of the built environment.

We connect global market developments and data with the world of real estate owners, real estate investors and real estate tenants. This ensures that we understand what tomorrow's sector looks like and provide future-oriented advice.

These insights help us add value to all stages in the real estate cycle and build long-lasting customer relationships. We offer creative solutions that are not only attractive today, but also remain relevant and sustainable in time to come. In the

Netherlands we work with 360 professionals who think differently and share the best ideas in a culture of entrepreneurship. Our clients can count on a reliable partner who provides well-thought-out advice. A party that shows them the right opportunities in the real estate sectors.

Of course, we are affiliated with the most important organizations in our field, such as the Dutch Register of Real Estate Valuers, The Royal Institution of Chartered Surveyors, the Quality Register of Real Estate Agents Vastgoedcert and the Dutch Brokers Association.

## THIS IS HOW WE SHAPE THE FUTURE OF REAL ESTATE TOGETHER



Hotels



Offices



Social real estate



Logistics



Food & beverage



Retail



Residential



Healthcare

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