

AVAILABLE FOR RENT

SYLVIUSWEG 62

LEIDEN

MIRAI

HOUSE



**BNP PARIBAS
REAL ESTATE**



TRANSWESTERN

THE BUILDING



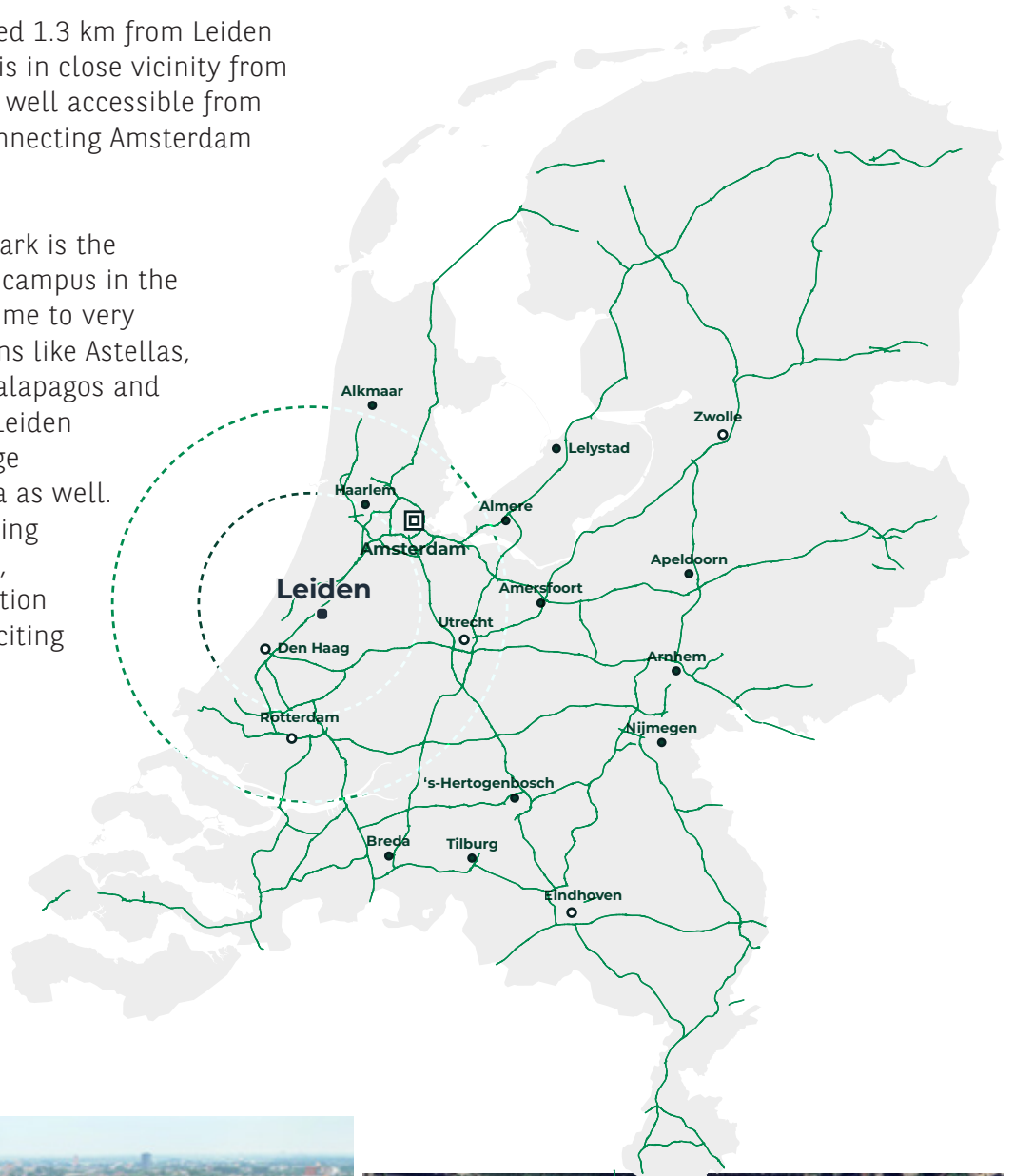
Mirai House is a grade A office building which is designed by architect UN Studio. The building comprises office space, meeting spaces and laboratories.

The available space for lease is all office and arranged over the top three floors and offers a fully fitted and furnished suite. The building benefits from an onsite café / restaurant on the ground floor with an associated communal terrace.

LOCATION

Mirai House is located 1.3 km from Leiden Central Station and is in close vicinity from the city centre. Very well accessible from the A44 highway, connecting Amsterdam and The Hague.

Leiden Bio Science Park is the largest life sciences campus in the Netherlands. It is home to very prominent institutions like Astellas, Janssen Biologics, Galapagos and Avery Denison. The Leiden University has a large presence in this area as well. The campus is boosting innovation, research, education, collaboration and is a basis for exciting startups.



RENT SPECIFICATIONS

SCHEDULE OF AREAS AVAILABLE

Area	sqm (LFA)
4th Floor	1,283*
5th Floor	1,274*
6th Floor	1,219*
Meeting center	TBD

*including allocation common area

RENT LEVEL

- ▶ Office: € 225.- (ex. vat)
- ▶ Parking spaces: € 1,800.- (ex. vat)

SERVICE CHARGES

- ▶ € 70.- (ex. vat) per sqm
- ▶ Annual reconciliation

PARKING

- ▶ 50 parking spaces

TERMS

Available by way of sublease for longer lease terms

DELIVERY LEVEL

Current condition including partitions, floor finishing, pantry's, data cabling and if desired furniture



SPECIFICATIONS

- ▶ The property benefits from the following modern specifications:
- ▶ High end fitting out provisions and fully furnished
- ▶ Restaurant/café area
- ▶ Reception/security services
- ▶ EV charging points
- ▶ New BREEAM in-use certificate pending
- ▶ LED lighting
- ▶ Green EPC Labels
- ▶ Connected to Thermal Energy Storage
- ▶ Sedum roof

CONTACT

Further information is available, as well as arrangements for viewings, which will be strictly by arrangement through:

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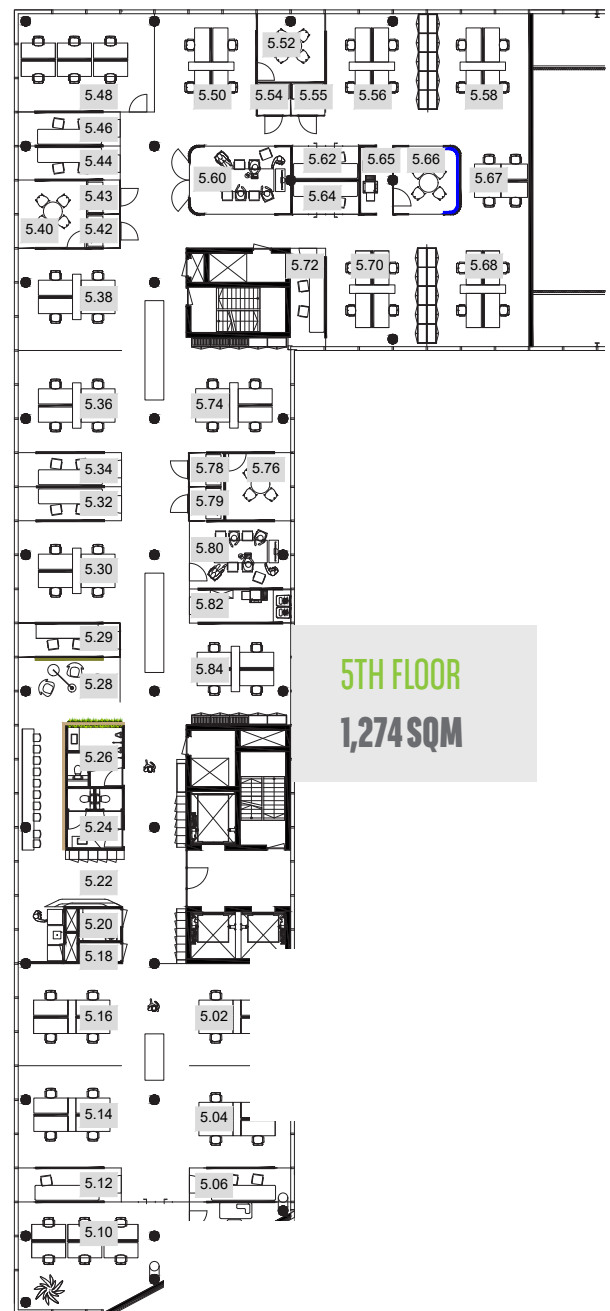
MIRAI HOUSE



FLOOR PLANS

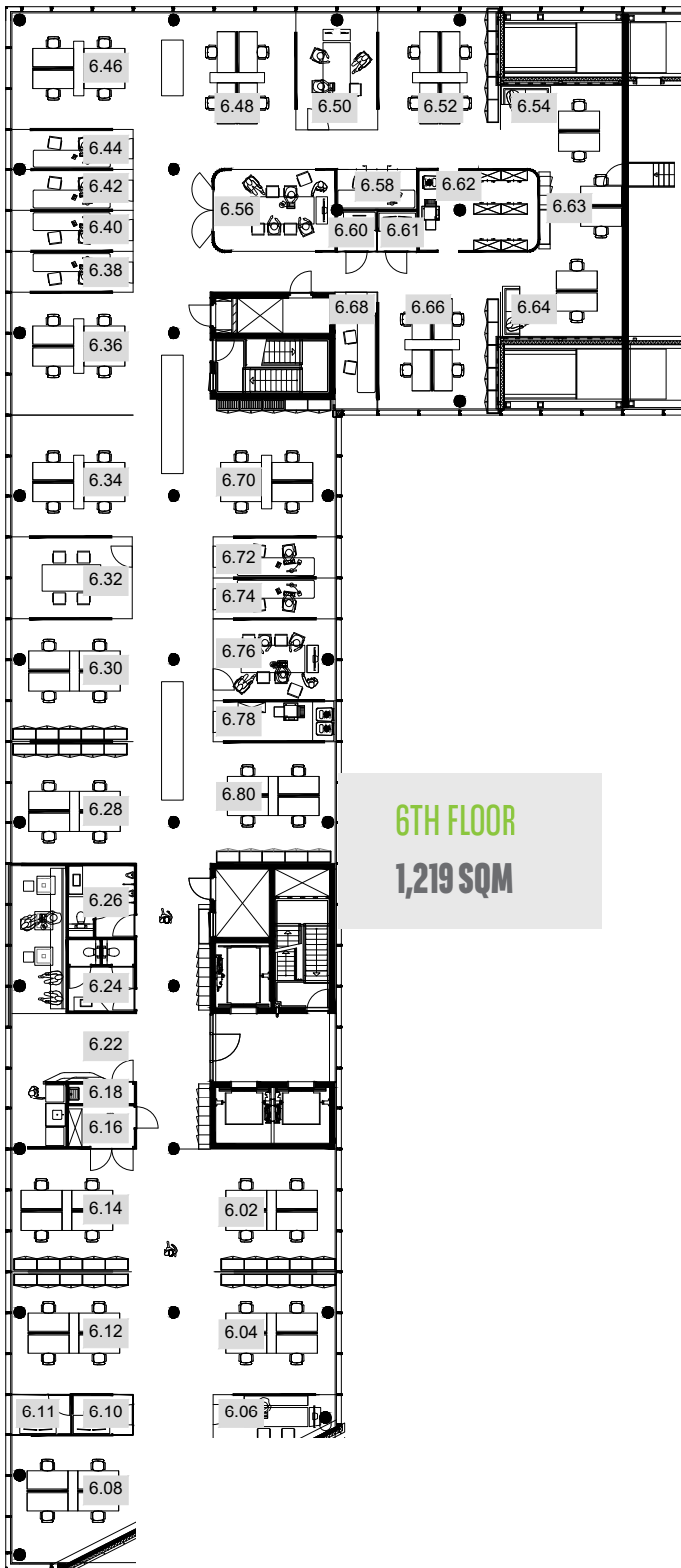


4TH FLOOR
1,283 SQM



5TH FLOOR
1,274 SQM

FLOOR PLANS



6TH FLOOR
1,219 SQM



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