



# east park

Breda

Stepping stone  
to business

Breda, Bergschot 69





# Breda, Gateway to Europe

- Strategic location between the ports of Rotterdam and Antwerp
- High service level, good education facilities
- Favourable international business climate
- Historic city with attractive cultural offer

LONDON

AMSTERDAM

ROTTERDAM



east park  
Breda

DORTMUND

ANTWERP

GENT

DÜSSELDORF

BRUSSELS

COLOGNE

BONN

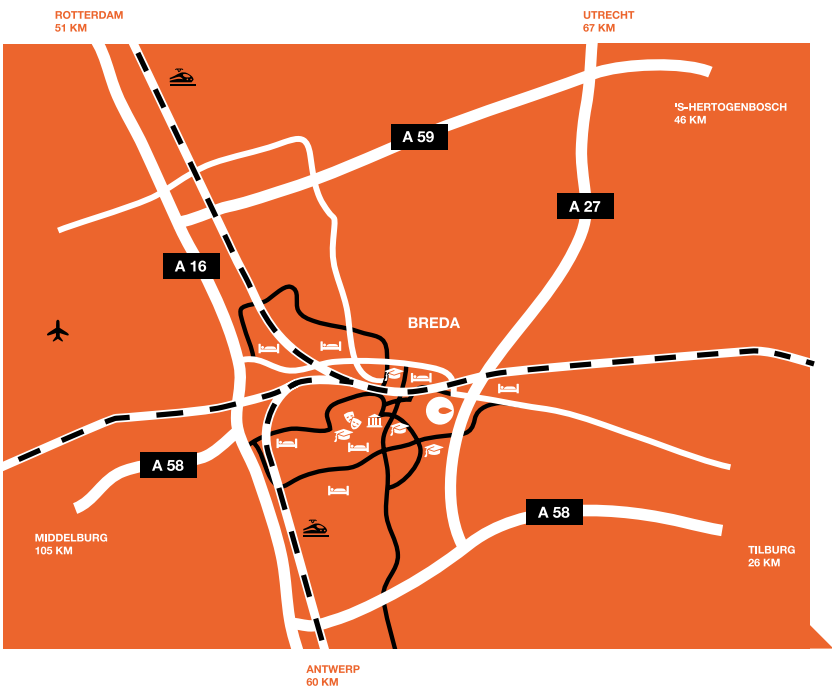
PARIS



# Strategic business location

Breda in the Netherlands lies in the heart of the Benelux and is home to the high standard office complex East Park. Breda combines an excellent business environment with the benefits of a historic and dynamic city. The location of East Park (right next to the A27 motorway, at 5 min. of the citycentre) makes this business park perfectly accessible by car.

The cities of Rotterdam, Tilburg, Eindhoven and Antwerp are all less than 60 km away. In addition, the building is located at the junction with one of the main routes connecting East Breda with West Breda. There are also good bus connections from the city centre and the main railway station, so the high-speed line between Amsterdam and Brussels is within easy reach.

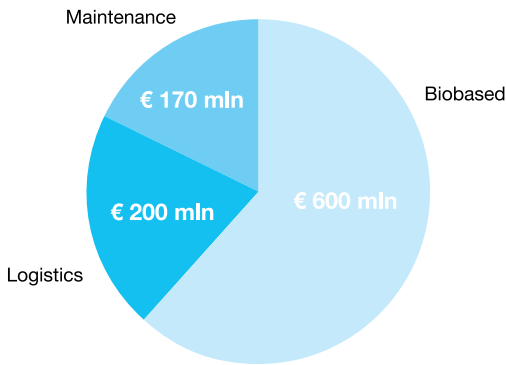


## Delta Region

East Park Breda is at the bull's-eye of the Delta Region, an area with large economic potential. The location of East Park, the spatial layout, the flexible options available and the high standard architecture make this business park an ideal 'stepping stone to business'. East Park has the possibility for the fulfilment of any ambition.

annually  
**0.5%**  
more jobs

Investmentreport Delta Region  
before 2020 (Netherlands)  
Total about € 970 mln



**2.5%**  
economic growth  
per year

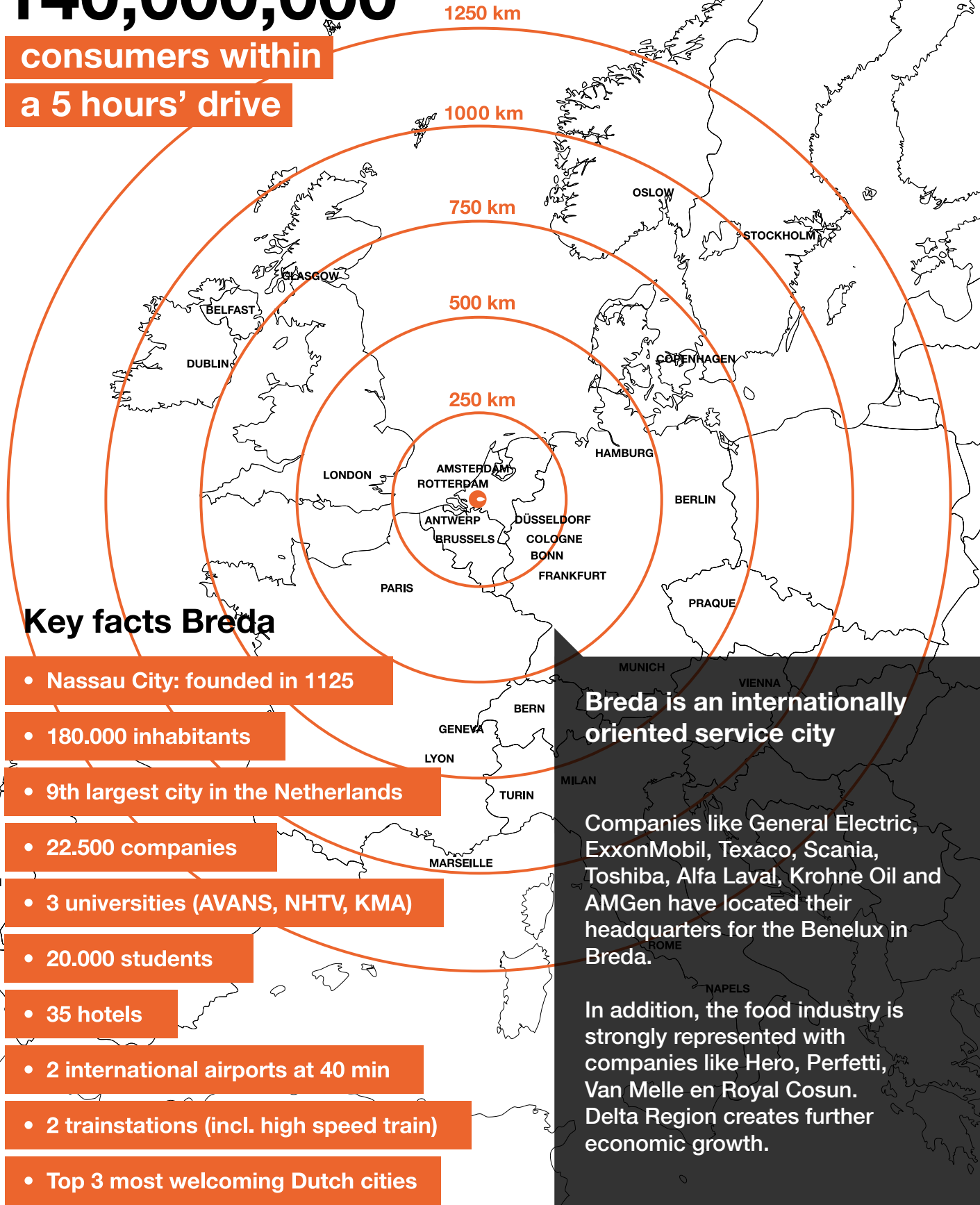


**140,000,000**  
consumers within  
a 5 hours' drive

### Key facts Breda

- Nassau City: founded in 1125
- 180.000 inhabitants
- 9th largest city in the Netherlands
- 22.500 companies
- 3 universities (AVANS, NHTV, KMA)
- 20.000 students
- 35 hotels
- 2 international airports at 40 min
- 2 trainstations (incl. high speed train)
- Top 3 most welcoming Dutch cities

Quote American investor  
"With 140,000,000 consumers within  
a 5 hours' drive, there is an enormous  
European market... I think we hit the  
bull's eye!"



**Breda is an internationally  
oriented service city**

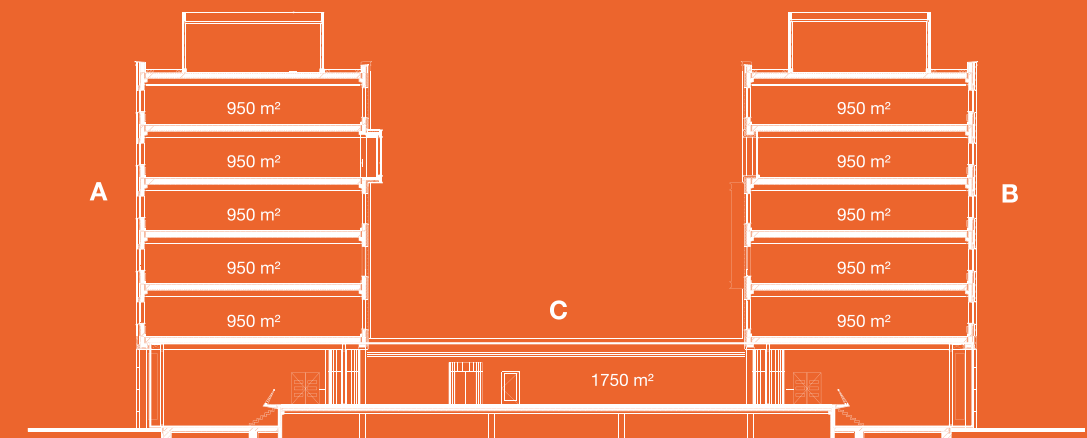
Companies like General Electric, ExxonMobil, Texaco, Scania, Toshiba, Alfa Laval, Krohne Oil and AMGen have located their headquarters for the Benelux in Breda.

In addition, the food industry is strongly represented with companies like Hero, Perfetti, Van Melle en Royal Cosun. Delta Region creates further economic growth.



# Key facts

Status	ready
Year of construction	2002
Energy label	B
Type	office with multifunctional area
Lettable floor area	approx. 11,700 m <sup>2</sup> (over three building sections)
Of which	approx. 1,800 m <sup>2</sup> showroom, convention centre, meeting area approx. 9,500 m <sup>2</sup> office (spread over 2 times 5 floors of 950 m <sup>2</sup> each, free vertical span of 14.40 m) approx. 400 m <sup>2</sup> reception area (divided between two buildings)
Lettable from	450 m <sup>2</sup> (LFA)
Finishing	at the moment, the building is furnished with partition walls, floor covering and cabling
Parking	220 spaces, further 160 - 250 available from different owner
Prices	office and showroom: € 120 per m <sup>2</sup> per year, excluding VAT parking spaces: € 750 per space per year, excluding VAT
Accessibility	located right next to the North Breda exit on the A27 motorway (Breda - Utrecht), at the crossroads with one of Breda's main arterial roads (Tilburgseweg)
Public transport	bus station is a 5-minute walk away (Heerbaan) 10 minutes' travel time to Breda main railway station
Local amenities	the historic city of Breda is 2 km away the nearest shopping centre is a 5-minute walk away



East Park Breda was designed by the well-known architectural firm OPL architecten to be a functional and hospitable business environment, and therefore offers the security of a high-quality private office setting with space for everyone's own identity. The complex consists of 3 connected buildings that are characterised by high-quality finishing, large office floors and representative, multifunctional entrance areas.

The total area of the complex is 11,700 m<sup>2</sup> lettable floor area (LFA). Each office floor covers 950 m<sup>2</sup> with a free vertical span of 14.40 m. The floors can be divided and the layout is flexible, which means that different user fit-outs are possible (exhibition area in combination with office, private entrance, etc.). The areas are in especially ideally suited for use as an open-plan office (the New Way of Working).

The multifunctional entrance areas have free height of 5.5 m, which makes them representative and flexible. East Park has its own parking facilities for 220 cars. Nearby (50 m) there is the possibility to lease 160 to 250 extra parking spaces (different owner).

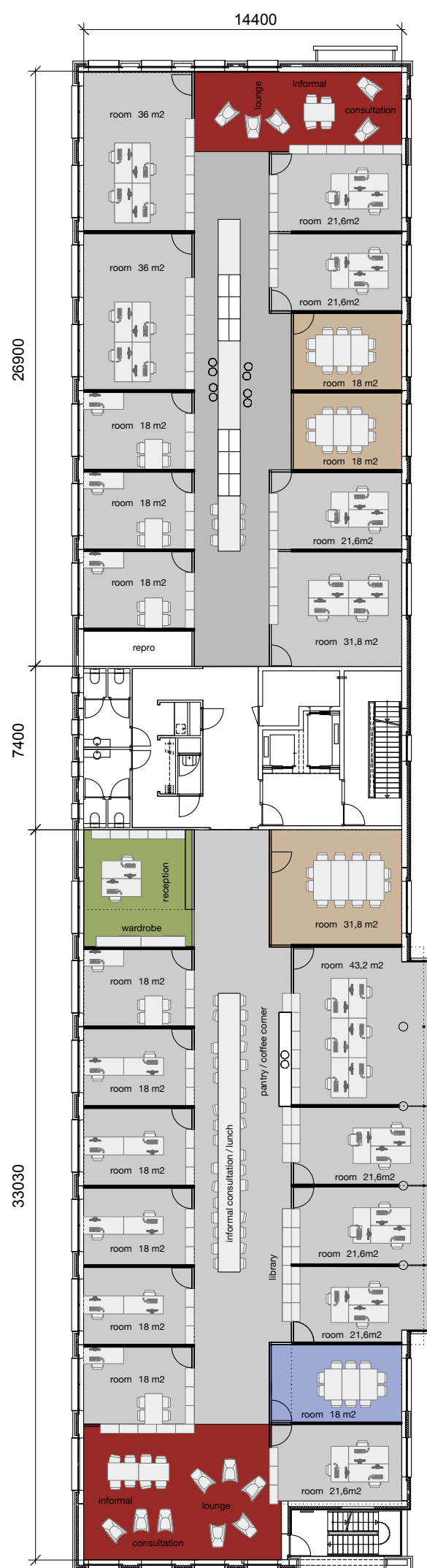
- high quality architecture
- international allure
- prestigious business environment



Flexible office concepts

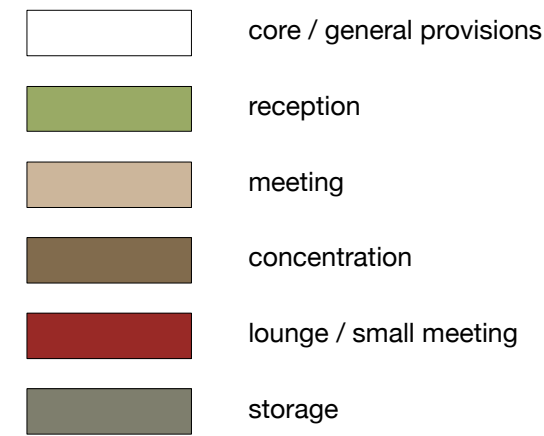
High standard, functional environment





## Traditional office accommodation

Example fourth floor, Building A



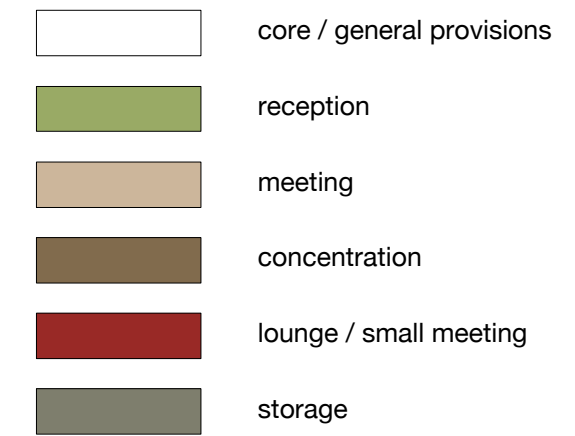
**Net. floor area 965 m<sup>2</sup>**

Workspots regular	62
Workspots flexible	25
<b>Total</b>	<b>87</b>
Meeting areas	4



## Office furniture for two individual companies

Example fourth floor, Building A



**Company A**  
**Net. floor area 520 m<sup>2</sup>**

Workspots regular	28
Workspots flexible	36
<b>Total</b>	<b>64</b>
Meeting areas	3

**Company B**  
**Net. floor area 445 m<sup>2</sup>**

Workspots regular	30
Workspots flexible	12
<b>Total</b>	<b>42</b>
Meeting areas	2





Open plan layout

Suitable for The New Way of Working





Stepping stone  
to business

Multifunctional spaces

Representative and flexible in use



**east park**

Breda

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