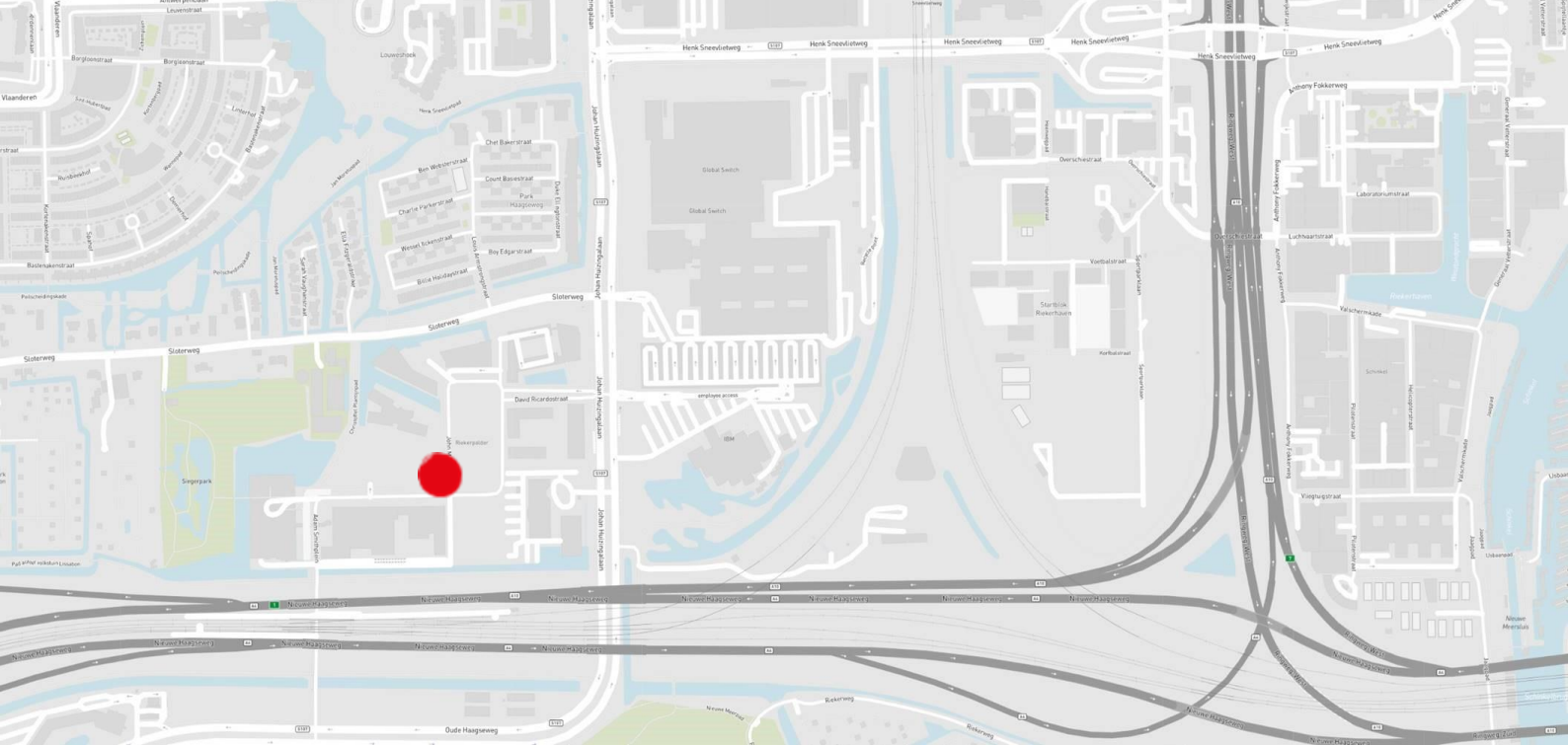




For rent

‘Say Building’

**John M. Keynesplein 1 - 27,
Amsterdam**



Property description

Two high-quality office buildings, named 'SAY Building A' and 'SAY Building B' located at the Riekerpolder Business Park, nearby the Zuidas. The two office buildings are named after an economist, named Jean Baptiste Say from the 18th and 19th centuries.

The total available lettable floor area is 1,349 sq. m. I fa. turnkey office space, located on the first floor. The first floor of SAY Building B has two large open office floors with a reception, a high quality server room including airconditioning, various meeting facilities and concentration cells. There is room for furnishing your own kitchen and lunch room. It's contains a sublease situation, the current lease end at 31 December 2022.

Location

SAY Building is located in the Riekerpolder Business Park in Amsterdam South West. Riekerpolder Business Park is a high quality business park with an international appearance. It is a relatively new rising and attractive office park due it's given prominent location.

The Riekerpolder Business Park is one of the sub-areas within the Amsterdam office market and is increasingly developing with numerous new facilities. Adam Smith Building, Keynes Building and B. Amsterdam offer meeting facilities, a coffee bar, (company) restaurant and supermarket. Hotel Artemis, a Dutch Design Hotel, is also located on the Riekerpolder business park and offers approx. 256 hotel rooms and a conference center with 11 meeting rooms.

Other leading users of Riekerpolder are Brunel, Carnext, PwC and Atradius.

Accessibility

By car:

The accessibility by car towards Riekerpolder Business Park via the A10 ring road is perfect and exit Sloten-Slotervaart (S107) or via the A4 exit Sloten (Anderlechtlaan). In addition to the route via the A10 ring road, Riekerpolder can also be reached via the A9 within a few minutes.

Public transport:

The business association Riekerpolder developed an initiative called, the "Rieker Circle Line - 68" whereby extra shuttle buses drive to Riekerpolder during business peak hours. The shuttle bus connects Riekerpolder with metro station Henk Sneevlietweg, which has a direct connection with NS stations Zuid WTC, Sloterdijk, Lelylaan, RAI, Duivendrecht and Zuidoost. From Lelylaan Station you can reach Schiphol Airport by train within 7 minutes.



Available spaces

The total floor area of the building is approximately 8,200 m² LFA. Currently, approximately 1,387 m² LFA is available for rental, divided as follows:

• Verdieping -1	38 m ² v.v.o.
• 1ste Verdieping	1.349 m ² v.v.o.
Totaal	1.387 m² v.v.o.

Parking

Parking is available in the underground parking garage. There are 12 parking spaces available. The lease per parking space is € 2,155.02 per year excl. VAT.

There is a bike parking and scooter parking in the parking garage as well.

Rent

Office space:
€ 188.20 per sq.m. lfa per year.

Archive::
€ 86.20 per sq.m. lfa per year.

Prices excluding VAT.

Service charges

€ 50.00 per sq.m. lfa per year excluding VAT.

Delivery level

The office space will be delivered turnkey, including:

- manned reception in spacious double entrance;
- private entrance with reception desk on the 1st floor;
- office floors with height of 2.70 m.;
- mechanical ventilation with top cooling;
- suspended ceilings with fluorescent luminaires;
- 2 common lifts;
- sanitary groups;
- shower;
- current furniture: desks, chairs, pedestals, conference table and chairs, kitchen furniture and white goods;
- high quality server room incl. airco;
- current carpetting;
- current partition walls;
- current pantry;
- concentration cells;
- meeting room;
- computer floors.



Lease term

5 years.

Commencement date

In consultation.

VAT

All amounts exclude service costs and Value Added Tax (VAT).

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

Contact

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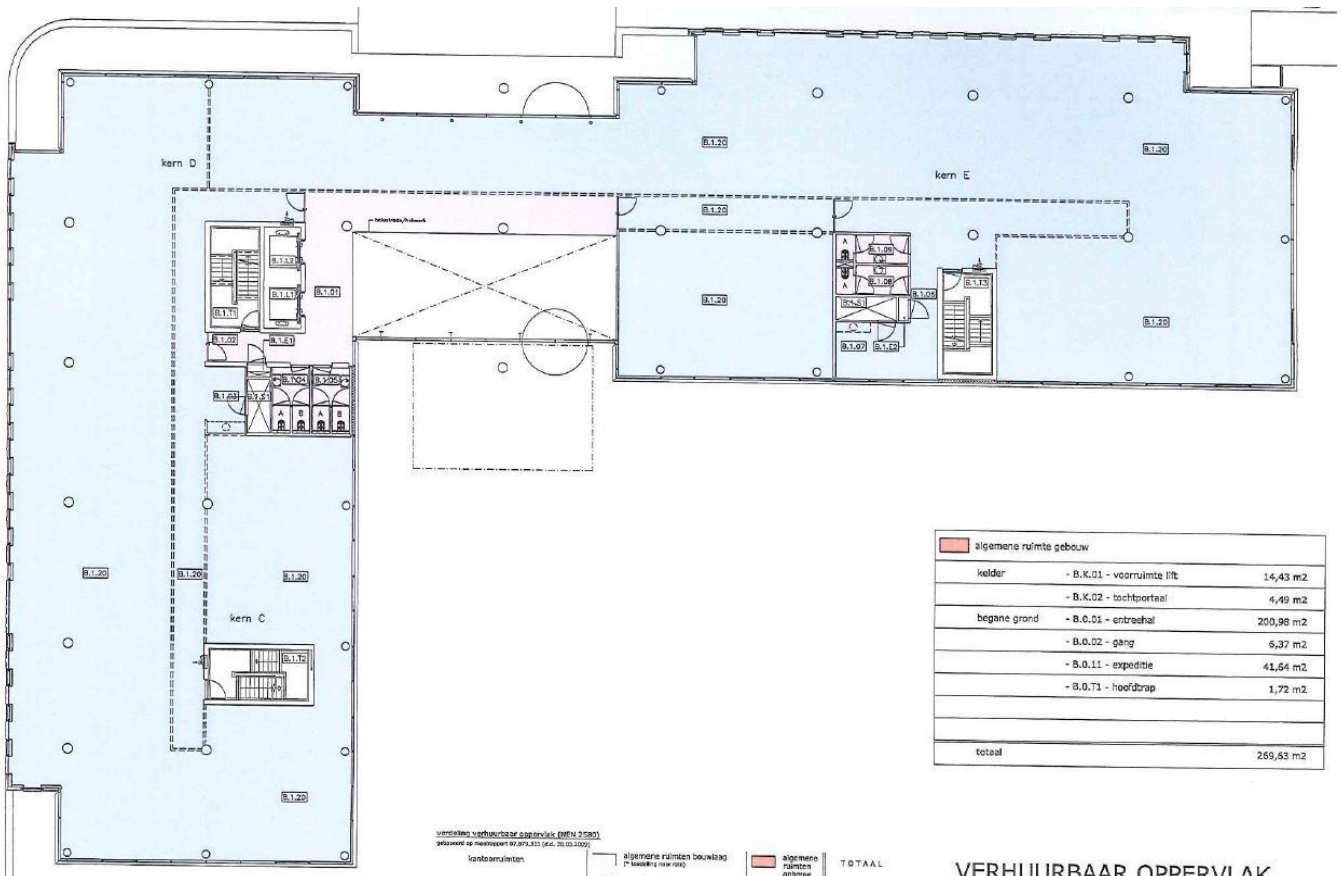
Photo's





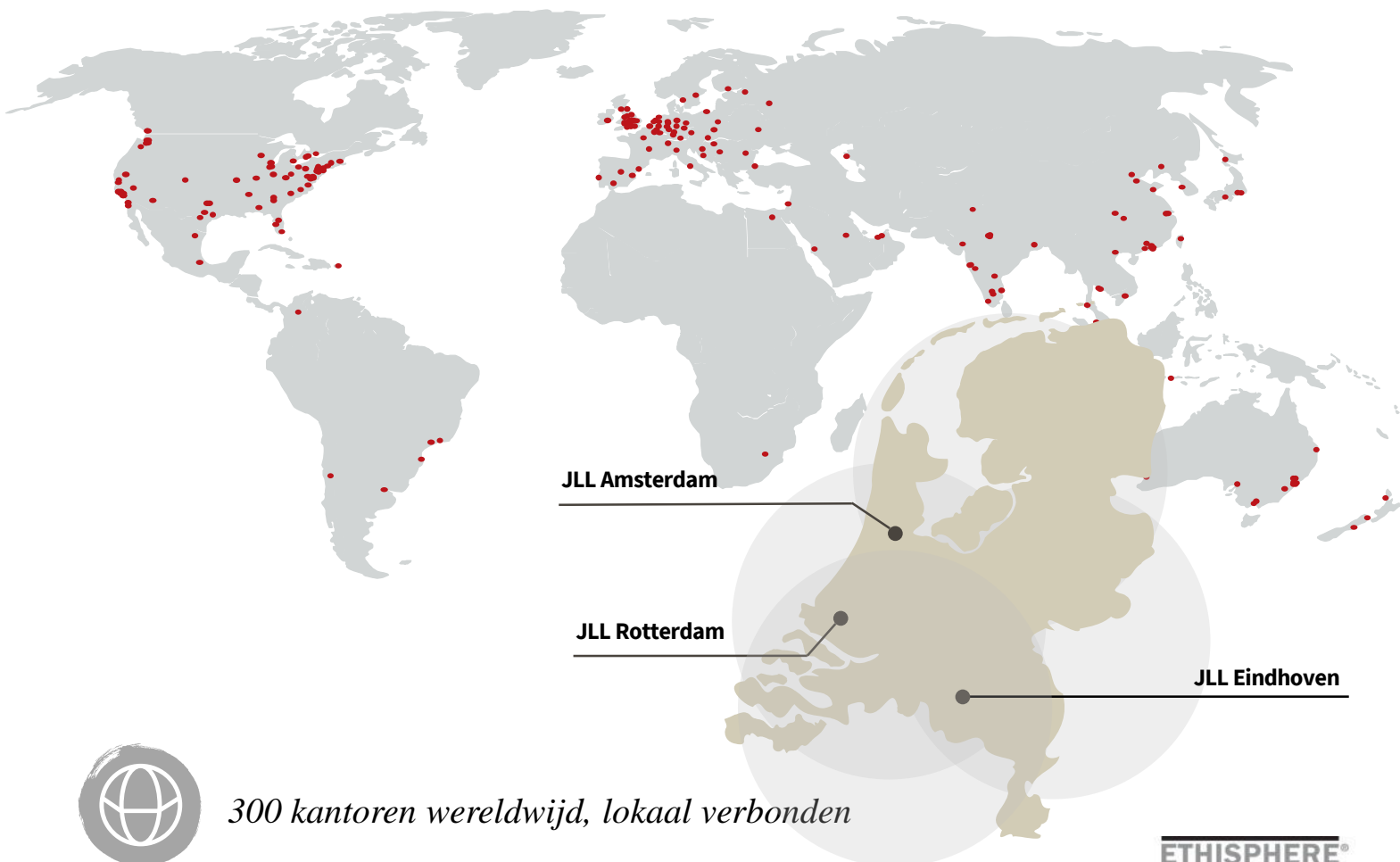


Floorplan



Over JLL

JLL is een toonaangevend zakelijk en financieel adviseur op het gebied van vastgoed en vermogensbeheer. Het is onze visie om de wereld van vastgoed opnieuw vorm te geven, door waardevolle kansen en buitengewone ruimtes te creëren waar mensen hun ambities kunnen waarmaken. Hierdoor bouwen we een betere toekomst voor onze klanten, onze mensen en onze omgeving. JLL is een Fortune 500 bedrijf met een jaarlijkse omzet van 16,3 miljard, activiteiten in meer dan 80 landen en een wereldwijd personeelsbestand van meer dan 92.000 medewerkers per 30 juni 2019. JLL is de merknaam en een geregistreerd merk van Jones Lang LaSalle Incorporated. Voor meer informatie kijk op onze website jll.nl.



300 kantoren wereldwijd, lokaal verbonden



83.000 collega's wereldwijd



3 kantoren in Nederland met een internationale connectie



170 professionals in Nederland



Actief in vijf sectoren (kantoren, industrieel & logistiek, winkels, woningen, zorg)

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