



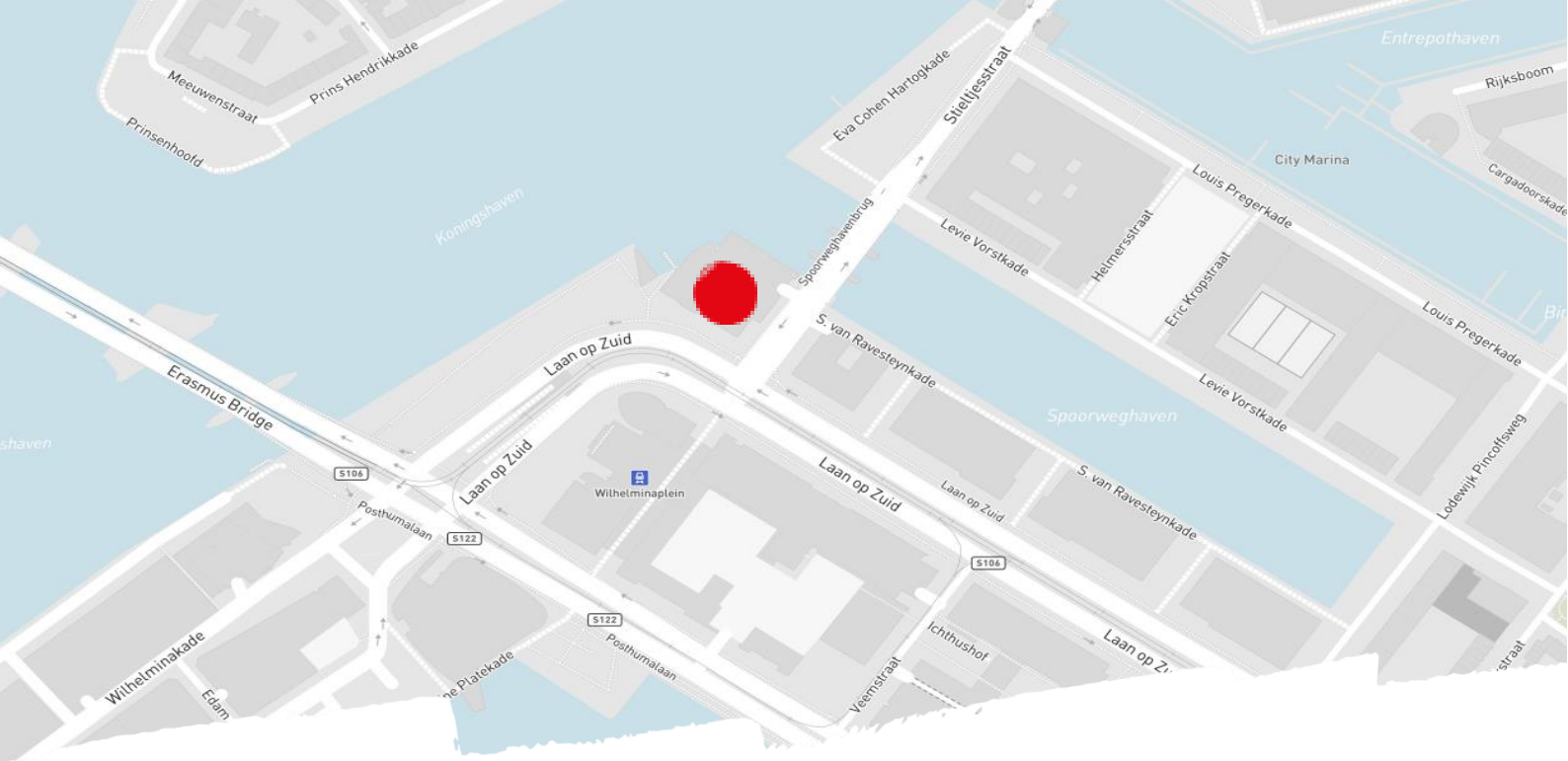
For rent

Wilhelminapark 1,
Rotterdam



JLL

*Achieve
Ambitions*



Object information

The 44 storey high multi tenant office building “Maastower” has a height of 165 metres (541 feet) and is the tallest building in the Netherlands. Dam & Partners Architecten and Odile Decq Benoit Cornette are the architects of this iconic building.

The office building accommodates all different kind of tenants such as: Royal Insurance Group, Sthree, Oxbow Coal, ALP, Lukoil, Deloitte, AKD, BNP Paribas and Broadview Energy Solution.

The Maastower is a multi-tenant building with all facilities inside, such as:

- a prestigious company restaurant located at the 1st floor which is available for all tenants;
- a renewed coffee corner with flex work spaces at the ground floor (delivery Q2 2019);
- a new manned reception at the ground floor (Q2 2019);
- a fitness centre at the 12th floor (additional payment).

Location

The office building is located at the Kop van Zuid, one of the most prominent locations of Rotterdam. Kop van Zuid is a large scale inner-city revitalization project which is situated directly on the south bank of the river Maas.

The location offers a mix of historic buildings and high rise skyscrapers designed by some of the world's most famous architects. Kop van Zuid over the last 15 years has come alive and is now one of Rotterdam's most prominent and sought after locations to work, live, eat and relax.

Kop van Zuid has been enriched with various unique hotels, excellent restaurants and varied nightlife, creating a new cosmopolitan atmosphere while the breath-taking views over the city and the river have remained.

Accessibility

By car:

Via the Erasmusbrug runs the central city axis, which connects Rotterdam The Hague Airport in the north of the city via the Coolingsingel with Zuidplein and Feyenoord in the south of the city.

This city axis offers a direct connection to the Ring of Rotterdam (A20, A13, A15 en A16).

Public transport:

The Maastower is situated nearby subway station Wilhelminaplein. This station fronts the subway line Hoogvliet/Spijkenisse and is only a few minutes away from the new Rotterdam Central Station: arrival and departure point of intercities, international trains and high-speed trains.

Rotterdam-The Hague airport is only 25 minutes away by car.



Parking

€ 2,400 per place per year. Parking spaces are available in the parking garage of the building.

Parking ratio:
Lowrise: 1:55
Highrise: 1:80

Rent price

Office: € 215,00 to € 230,00 per m² per year.

All rental prices exclude VAT.

Service costs

€ 38,00 per m² per year excluding VAT.

State of delivery

The building and office space will be delivered including:

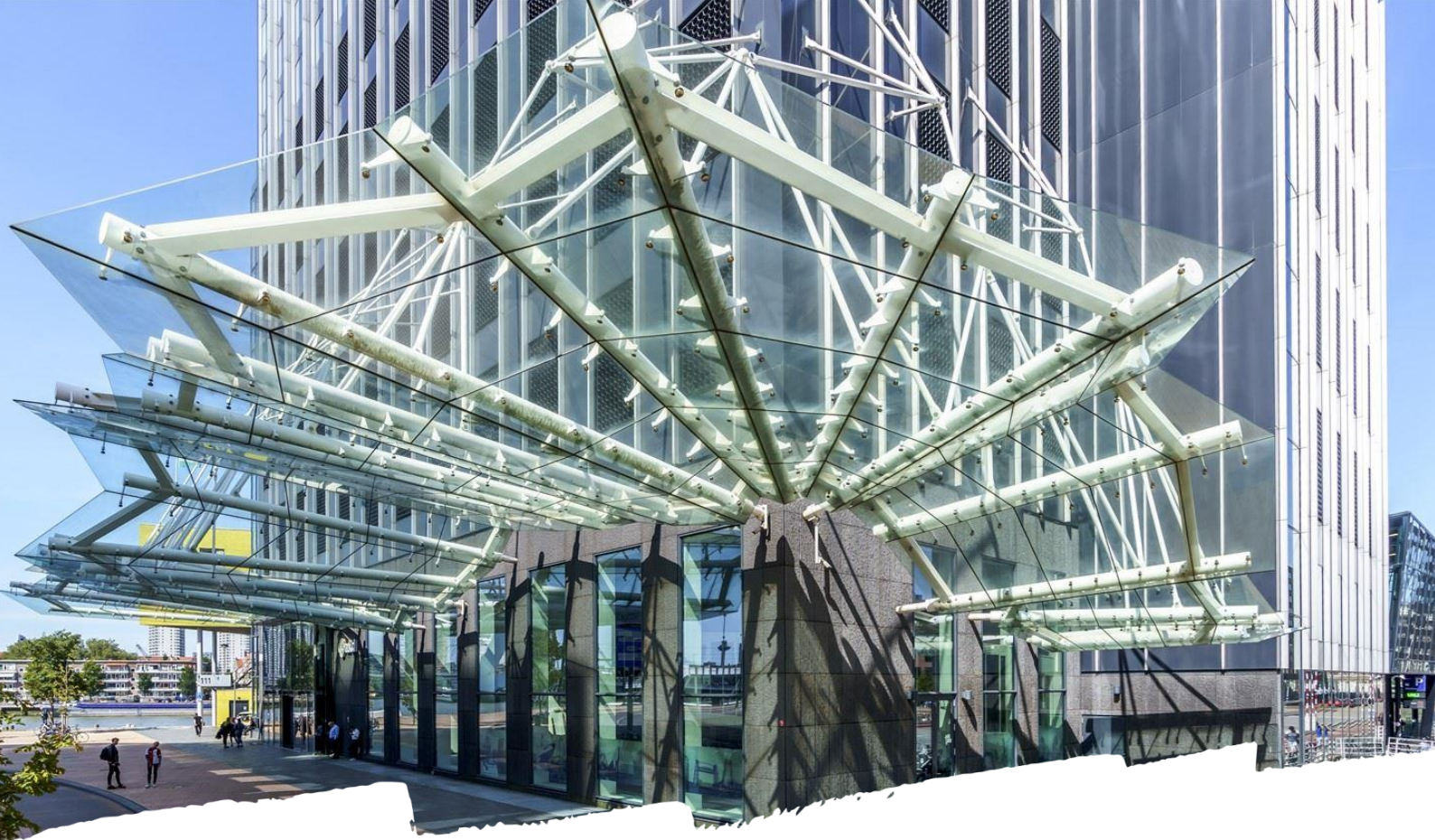
- royal renovated common entrance with several facilities;
- suspended ceilings;
- cable ducts including currently available cabling;
- toilets;
- possible completely turn key delivery including: floor covering, partitions, cabinets and kitchen;
- elevators;
- lightning fixtures;
- company restaurant facility;
- fitness facility.

Availability

It is possible to rent office space from approx. 260 sq m to approx. 7,000 sq m connecting office space in total in the lowrise of the building.

High rise (floors 31-44): approx. 260 sq m, 500 sq m and 740 sq m.

Low rise (floors 13-17): approx. 650 sq m, 750 sq m, 1,400 sq m, 2,800 sq m up to 7,000 sq m.



Lease period

5 years with renewal periods of 5 years each. The notice period is 12 months.

Commencement date

As of today.

VAT

The Landlord wishes to opt for VAT-taxed rent and lease. If the tenant is unable to set off the VAT, the rent will, in consultation with the tenant, be increased to compensate for the consequences of the elimination of the option of opting for VAT-taxed rent.

Lease agreement

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

Contact

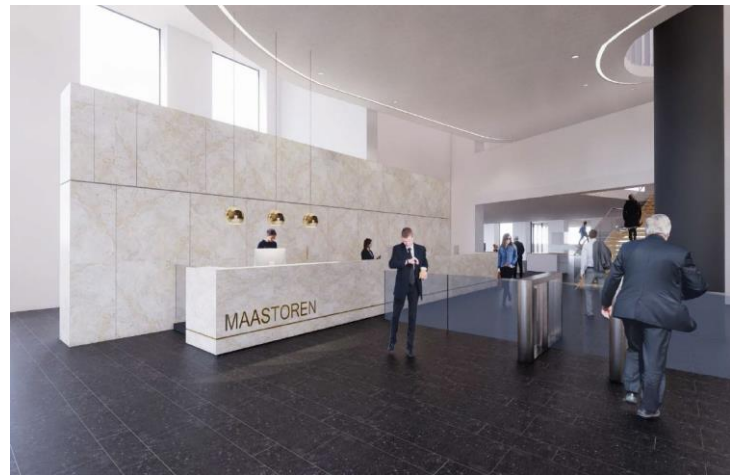
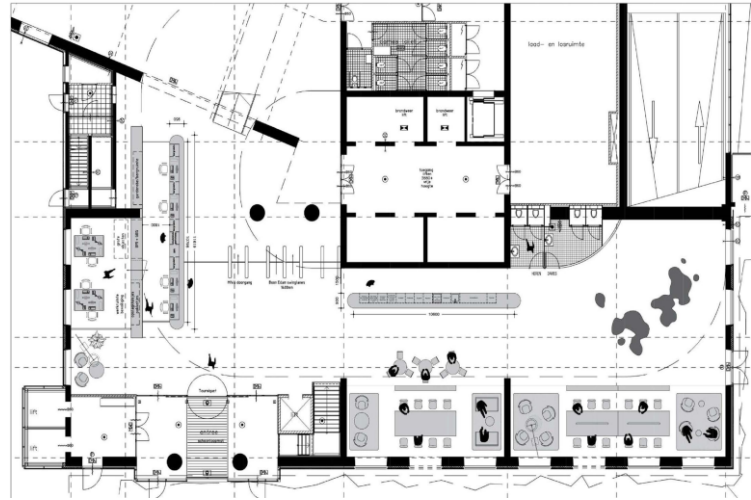
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Virtual tour

Click here:



- LEVEL 37
- LEVEL 35
- LEVEL 33
- LEVEL 7 PARKING
- LEVEL 1 RESTAURANT
- LEVEL 0
- LEVEL 0 SURROUNDINGS

MAASTOWER

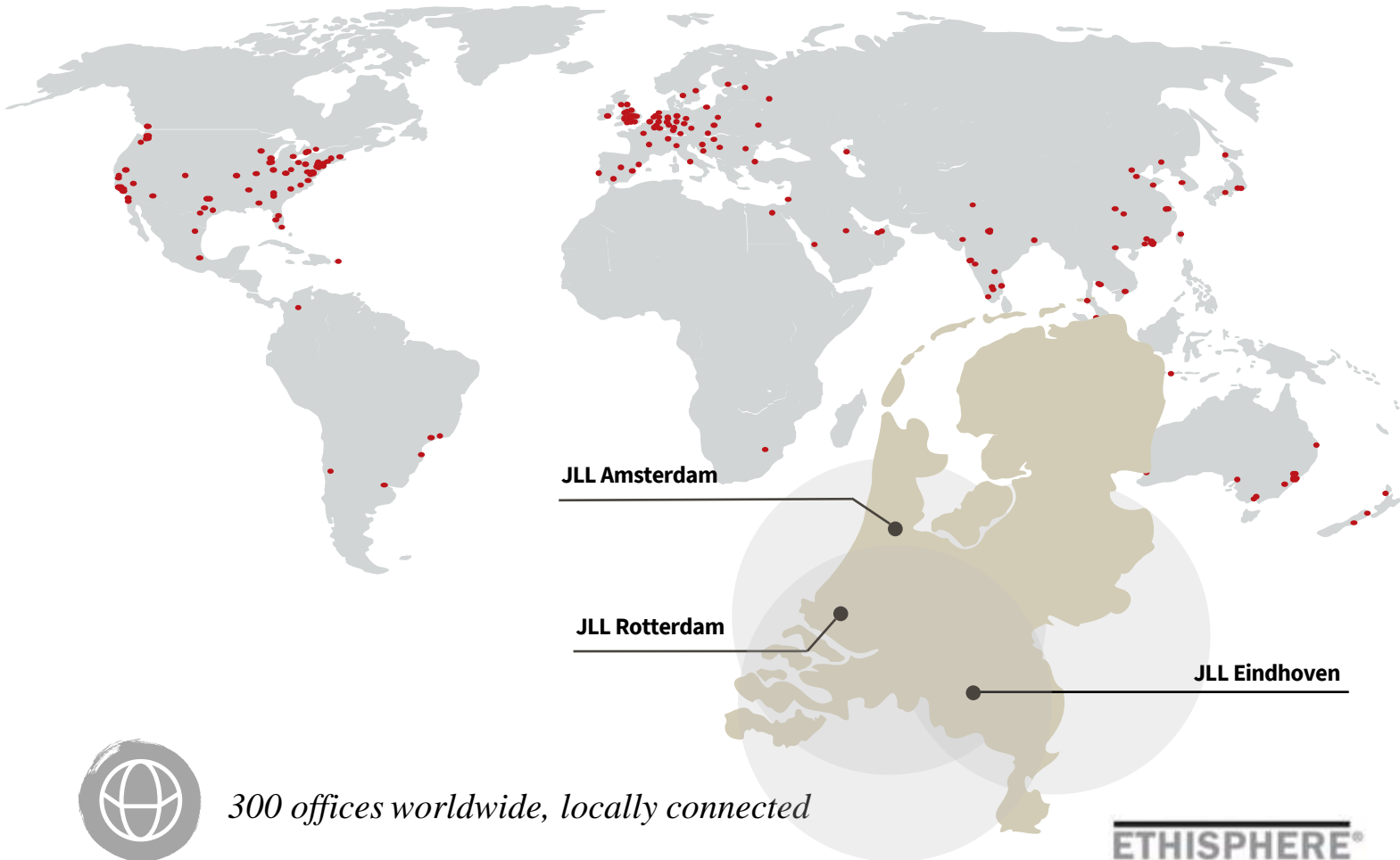
ROTTERDAM

Floor plans



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