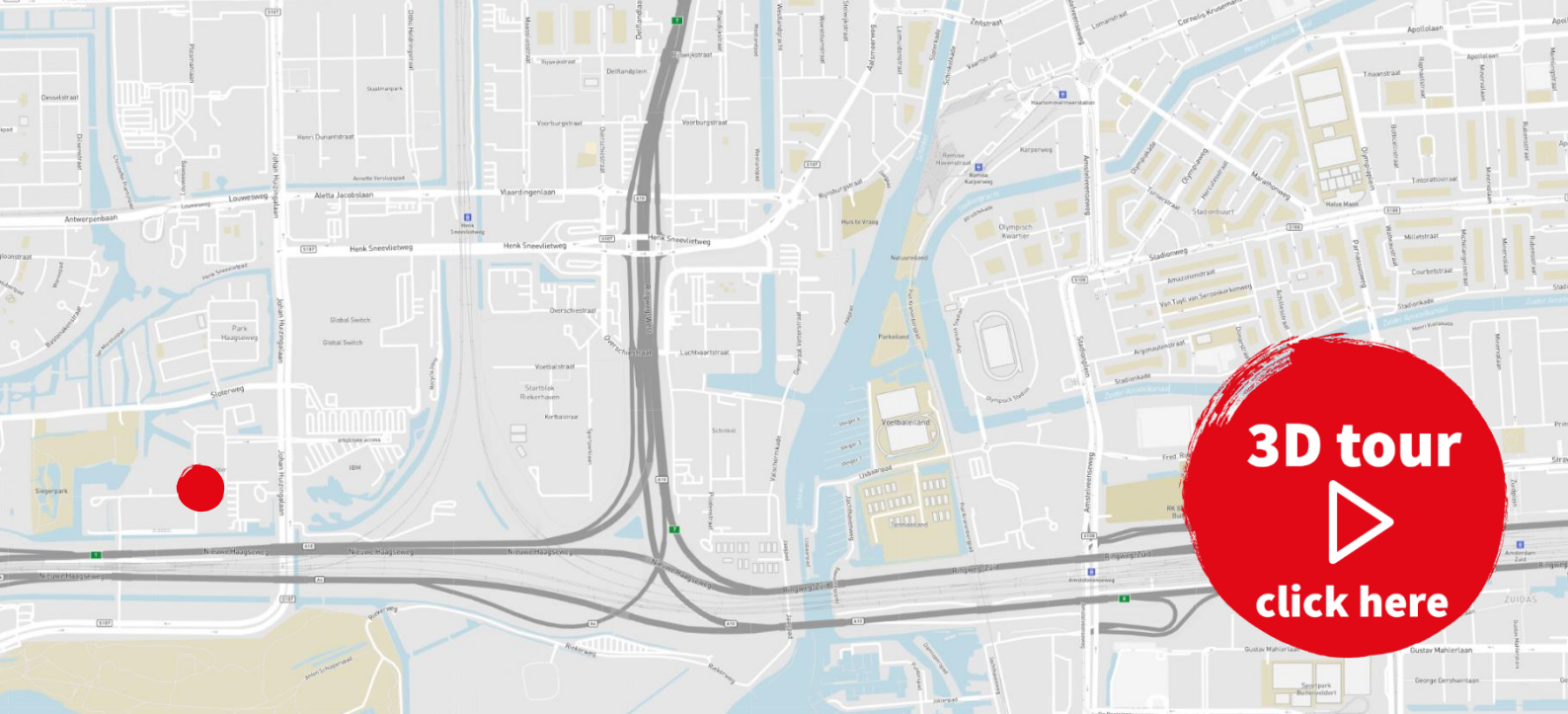




*For rent*

**‘Adam Smith Building’**

Thomas R. Malthusstraat 1-3,  
Amsterdam



## Property description

Adam Smith Building is an impressive high-end office building, designed by Aukett Associates Europe in 2002, with a low-rise and high-rise connected tower located in Amsterdam South-West at the Riekerpolder Business Park.

In the last year, Adam Smith Building got an impressive upgrade. The common areas and office spaces all got a new and fresh look. A parking deck including vehicle chargers is added and the atrium has undergone a complete renovation. A supermarket named Adam's market, a coffee bar and a new restaurant facilitated by WeCanteen are added. During the renovation a new reception and showers are added in Adam Smith Building as well. The renovation gave the office building an upgrade, now the building meets the preferences and wishes of today's office user.

The object has a total of approx. 20,786 sq. m. lfa divided over 13 floors of approx.. 1,000 sq. m. lfa up to 2,500 sq. m. lfa.

The façade contains various materials that provide a modern look with enough daylight on the office floors. The combination of a modern office building with glass will result in a healthy and inspiring working environment. De following tenants are currently located in Adam Smith Building; TKB, Aegon, CAN Europe, Tribes, Nichia Europe en Expereo International.

## Location

Adam Smith Building is located in the Riekerpolder Business Park in Amsterdam South West. It 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, which is preferred by users mainly because of its great accessibility by car, location and affordable rents in positive economic climate.

Nowadays, the Riekerpolder Business Park is completely revitalized by numerous new facilities, were Adam Smith Building has a big share with a Coffee Bar, restaurant and supermarket. Other international companys such as PwC, Atradius, Brunel and B. Amsterdam are located here as well.

Hotel Artemis, a Dutch Design Hotel is also located in Riekerpolder Business Park and offers 256 hotel rooms as well as one Convention Center with 11 conference rooms.

## Accessibility

*By car:*

The accessibility by car towards Riekerpolder 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 square meters of the office building are approx. 20.786 sq m lfa. The current availability is approx. 8,866 sq. m. lfa divided as follows:

Ground floor	lowrise	410 sq. m. lfa.
Ground floor	highrise	962 sq. m. lfa.
4 <sup>th</sup> floor	lowrise	1,327 sq. m. lfa.
4 <sup>th</sup> floor	highrise	1,008 sq. m. lfa.
5 <sup>th</sup> floor	lowrise	1,127 sq. m. lfa.
5 <sup>th</sup> floor	highrise	1,008 sq. m. lfa.
7 <sup>th</sup> floor	highrise	1,008 sq. m. lfa.
8 <sup>th</sup> floor	highrise	1,008 sq. m. lfa.
9 <sup>th</sup> floor	highrise	1,008 sq. m. lfa.

**Total:** 8,866 sq. m. lfa.

## Parking

Under the office building a spacious parking garage is located for approx. 188 cars. Outside there is an parking deck as well for approx. 45 parking spaces including charging stations for electric vehicles. The parking ratio is 1:83.

## Rent

*Office Space:*

€ 199.00 per sq. m. lfa. per year, excluding VAT.

*Parking Place:*

€ 2,500.00 per place per year, excluding VAT

## Service charges

€ 55.00 per sq m lfa per year, excluding VAT.

## Delivery level

- Mechanical ventilation and top cooling;
- Big en open office floors;
- Suspended ceilings with lighting fixtures;
- Floor height of 2.70 m. up to 4.5 m.;
- Industrial ceiling or traditional suspended ceiling.

## Amenities

- Representative and open entrance;
- Reception from 07:00 – 16:30 hrs;
- Coffeebar from 07:30 – 16:00 hrs;
- Restaurant WeCanteen open from 10:30 – 13:30 hrs;
- Supermarket Adam's Market – self-service;
- Meeting rooms facilitated by Tribes;
- Sanitary facilities per floor;
- Charging stations on parking deck;
- Under the building located parking garage;
- Showers;
- 5 common lifts.



## Lease term

5 years with 5 year renewal period.

## Commencement date

Immediately.

## 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.

## Rather a virtual tour? Whatch this video:

<https://www.youtube.com/watch?v=gcakJyr16zA>

## Contact

Frederique Ensink  
Frederique.Ensink@eu.jll.com  
+31 6 20 06 10 41



Maarten Tieleman  
Maarten.Tieleman@eu.jll.com  
+31 6 54 28 39 92





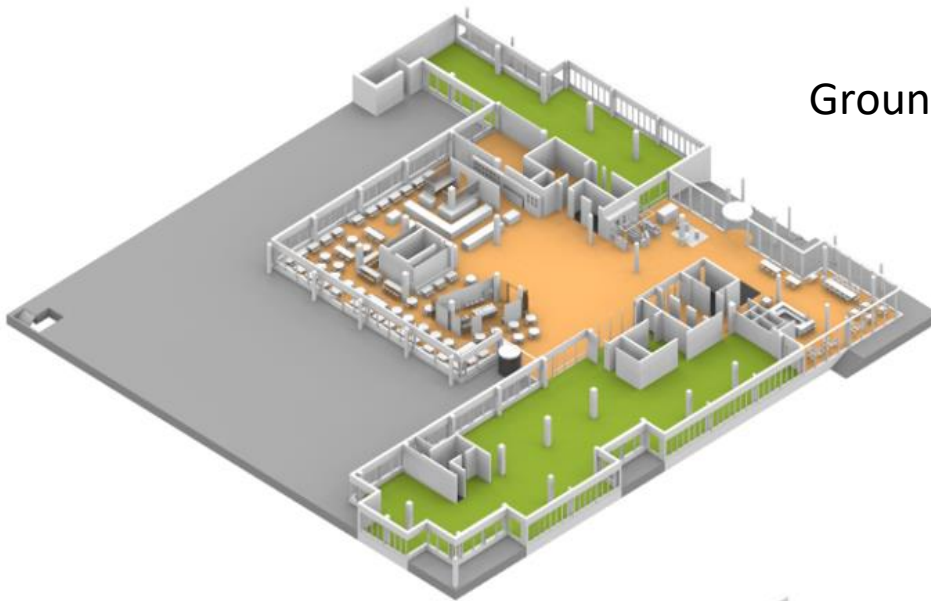




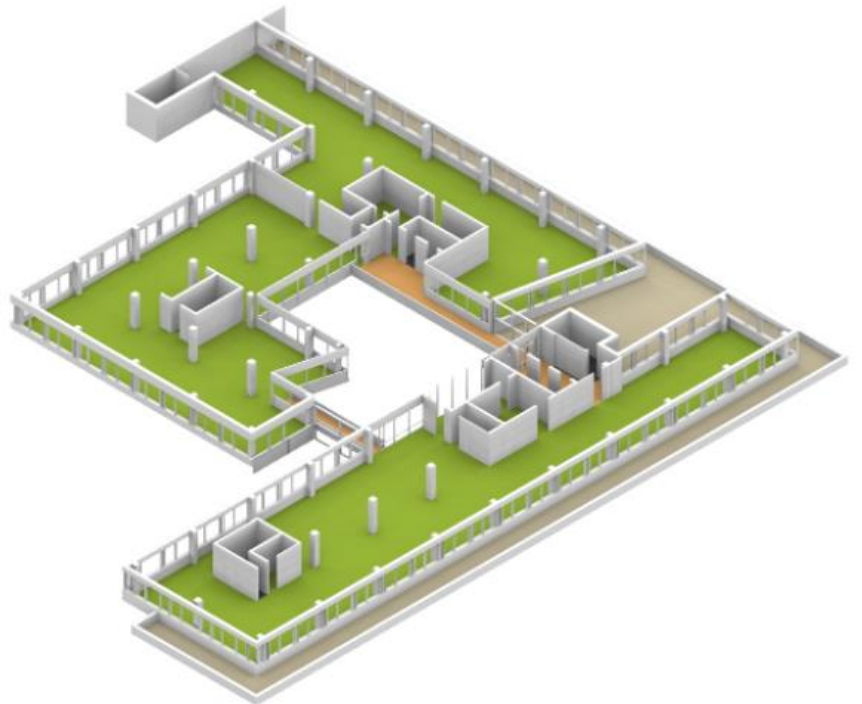


## Floor plans

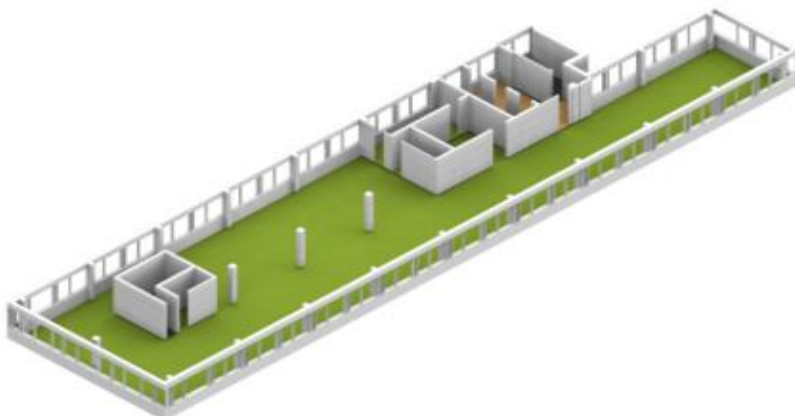
---



Ground floor



Upper office  
floors

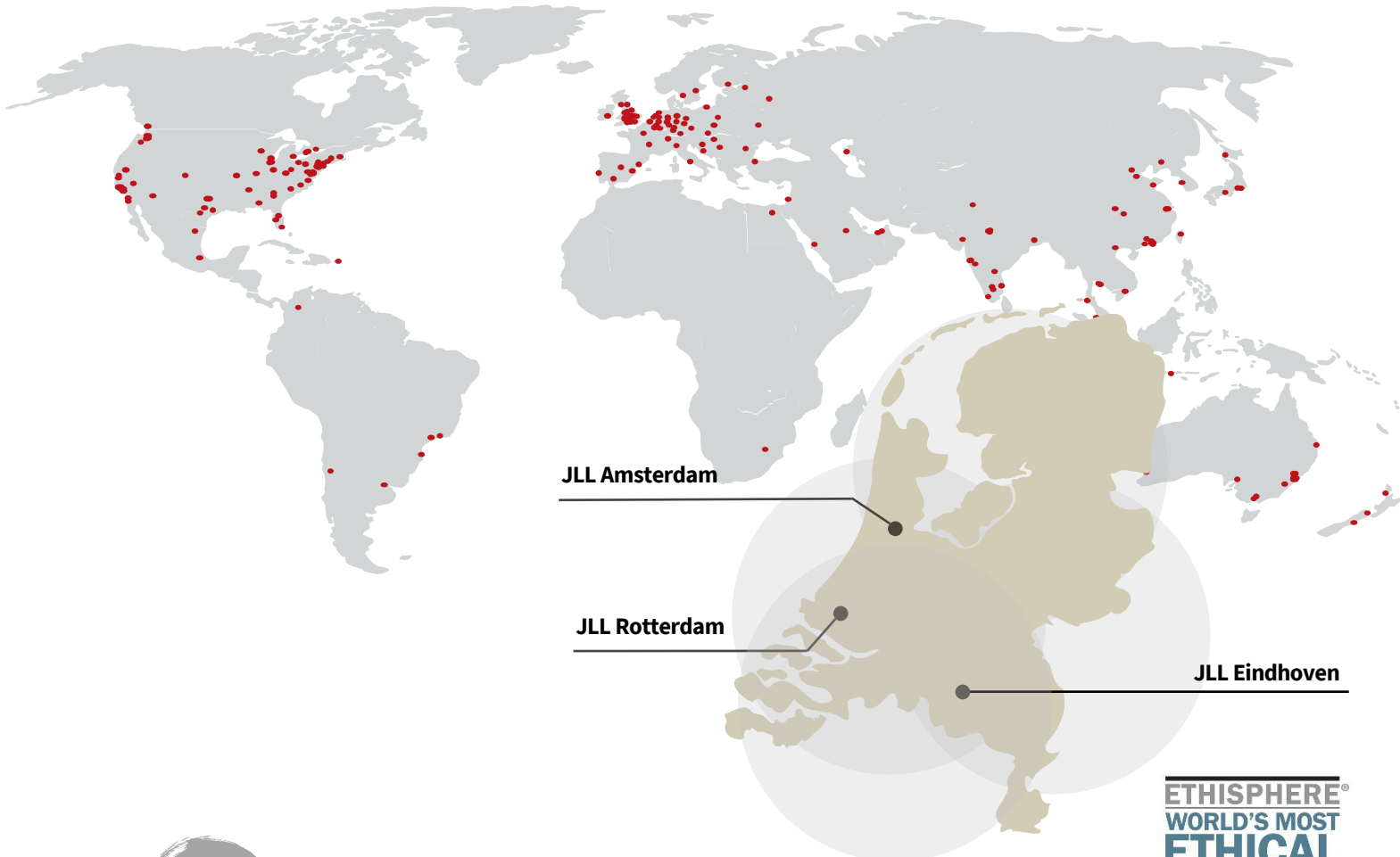




## Over JLL

JLL (NYSE: JLL) is a leading business and financial advisor in real estate and asset management. JLL is shaping the future of real estate for a better world. By leveraging the most advanced technology, JLL creates valuable opportunities, extraordinary spaces and sustainable real estate solutions for our clients, our people and our environment. JLL is a Fortune 500 company with annual revenues of 16.6 billion, operations in more than 80 countries and a global workforce of nearly 91,000 as of December 31, 2020. JLL is the brand name and a registered trademark of Jones Lang LaSalle Incorporated.

For more information visit our website: [jll.nl](http://jll.nl).



*Activities in more than 80 countries*



*91,000 employees worldwide*



*3 offices in the Netherlands with an international connection*



*180 professionals in the Netherlands*

**ETHISPHERE<sup>®</sup>**  
**WORLD'S MOST**  
**ETHICAL**  
**COMPANIES<sup>®</sup>**  
**2008-2021**

**FORTUNE**  
**WORLD'S MOST**  
**ADMIRED**  
**COMPANIES<sup>®</sup>**  
**2021**

**IAOP GLOBAL**  
**OUTSOURCING 100**

**ISO**  
**9001**  
**QUALITY**  
**ASSURANCE**