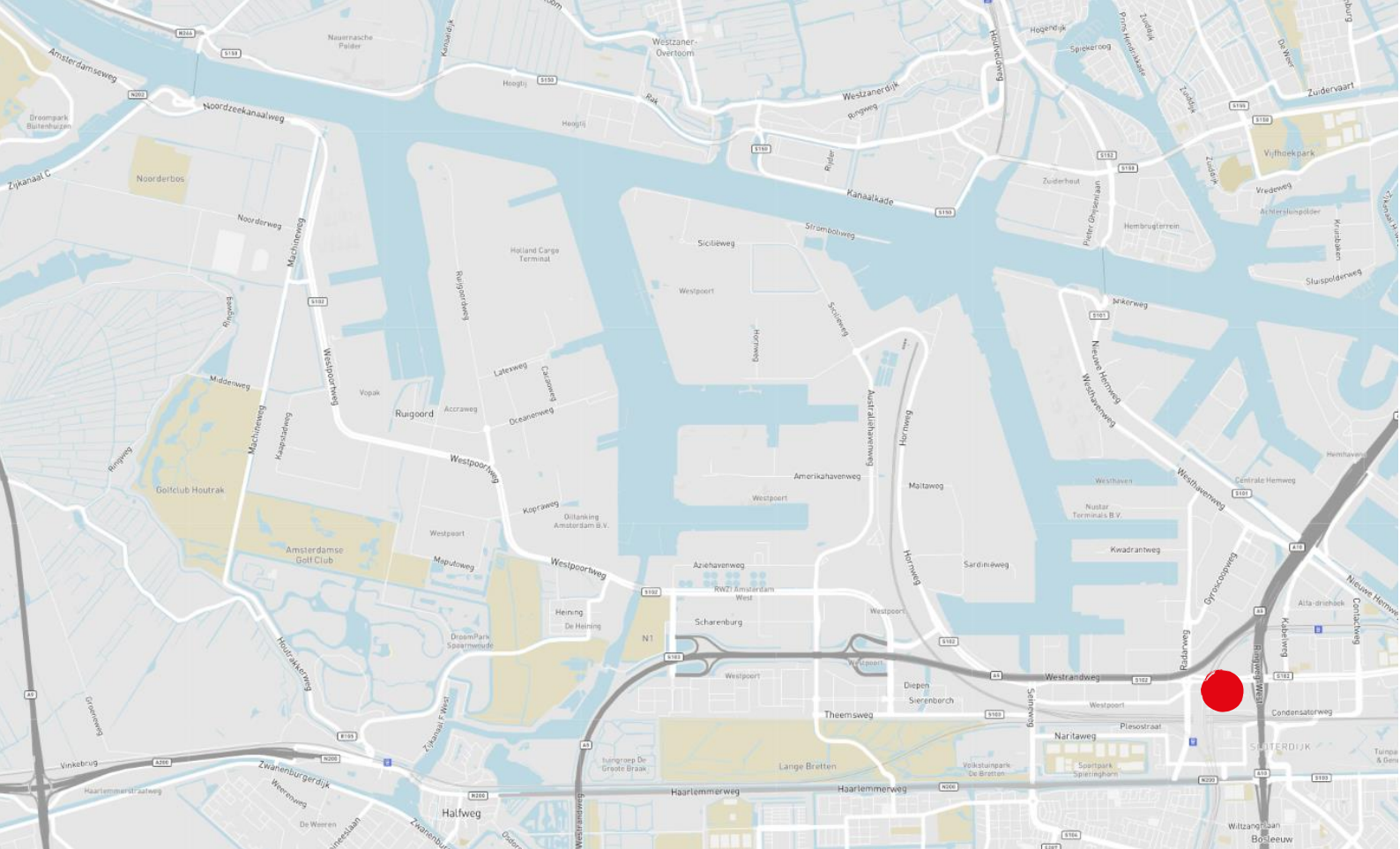




For rent

‘Bright Offices’

**La Guardiaweg 36-162,
Amsterdam**



Property description

The high-quality office park Bright Offices consists of 4 office buildings, situated around a spacious and green courtyard. The high-quality complex is very conveniently located in the center of Sloterdijk, right next to Amsterdam Sloterdijk Station. In recent years, Bright Offices has undergone a metamorphosis and the offices have been transformed to a high-quality level with an attractive appearance. For example, the entrance, reception area and restaurant in building A have been completely renovated. The inner courtyard has also been redesigned and a beautiful pavilion has been realized for the catering industry. Here you can enjoy coffee, breakfast, lunch, dinner and drinks. The Bright Offices complex has an energy label A and Brebam very good.

Bright Offices B offers, among other things, a manned reception, coffee facilities, informal meeting places and a meeting room for common use. In Bright Offices A, you will find a manned reception with coffee facility and a beautiful meeting room for common use. A restaurant operated by WeCanteen is located on the ground floor of this building. They offer sandwiches, soups, an extensive salad bar and fresh drinks. In addition, the restaurant is also accessible to office users of Bright Offices. The pavilion with a beautiful garden in the middle of the feed buildings offers a central outdoor area. In the pavilion with spacious terrace you can enjoy breakfast, lunch, dinner and drinks all day long.

The Sloterdijk area is rapidly transforming into a varied and sustainable urban district. In the coming years, thousands of new homes and various catering and cultural facilities will be added to the area in collaboration with the Municipality of Amsterdam.

Location

The building is located at a very prominent location in the Amsterdam Sloterdijk business center, right next to the Sloterdijk intercity station. The immediate surroundings include the offices of the Belastingdienst, UWV, Dell, NCR, Chipsoft, Reed Elsevier and Booking.com.

Several investments have been made in the Sloterdijk area in the recent years, to make the area more welcome and attractive. This has resulted in a significant improvement in the level of facilities. Not only are there several good hotels available, in/around Sloterdijk station you will find various shops and restaurants, such as an Albert Heijn To Go, Starbucks, BRET and The Breakfast Club. But you can also enjoy lunch, business dinner or a drink in the immediate vicinity (such as in Westerpark).

Whereas the former business area was purely a working area and therefore primarily an entrance and transit area for local residents, travelers and visitors, the new Sloterdijk will soon be a fully-fledged piece of



working cosmopolitan city where there is much to do, experience and do business. The area around Sloterdijk station is transforming at high speed from office location to a mixed living and working area.

Accessibility

By car

The object is easily accessible by car via the A1, A2 en A9. Located directly on the S102 with connection to the A10 motorway (Amsterdam highway). Both Amsterdam city center and Schiphol Airport are within 15 minutes by car.

By public transport

Sloterdijk Station is located approx. 250 meters away by foot. There are direct connections to Amsterdam Central Station and Schiphol Airport.

Parking

There are approx. 516 parking spaces in the underlying parking garage. The parking ratio is 1:118.

Rent

Office space:

Floor 1 untill 3	€ 225.- per sq. m. lfa per year
Floor 4 until 9	€ 235.- per sq. m. lfa per year
Floor 10	€ 245.- per sq. m. lfa per year

Parking place:

€ 1,950.- per place per year, excluding VAT.

Available spaces

The availability of this building is approximately 6,475 sq. m. lfa. divided as follows:

Building A

1 st floor	123 sq. m. lfa.
3 rd floor	604 sq. m. lfa.
Total	727 sq. m. lfa.

Building B

4 th floor	958 sq. m. lfa.
5 th floor	958 sq. m. lfa.
6 th floor	958 sq. m. lfa.
7 th floor	958 sq. m. lfa.
9 th floor	958 sq. m. lfa.
10 th floor	958 sq. m. lfa.
Total	5,748 sq. m. lfa.

Service charges

€ 55.- per sq. m. lfa. per year, excluding VAT.



Delivery level

The office floors are delivered including amongst others:

- System ceiling fitted with lighting fixtures;
- New paintwork (white) on the office floors and lift hall;
- Raised computer floors;
- Sanitary groups per floor;
- Shower located on the 1st and 2nd floor;
- Existing fit-out, equipped with partitioning walls, carpeting, data cabling and a pantry;
- Heating and cooling by means of fan coil units;
- Company restaurant located on the 6th floor.

Amenities

- Meeting room for common use in the entrance of Building B;
- Coffee bar on the ground floor;
- Electric shared bicycles (rental);
- Underground parking garage;
- Pavilion with restaurant;
- WeCanteen in building A.

Lease term

5 years with 5 year renewal period. The notice period is 12 months.

Commencement date

Per April 2022. Earlier commissioning is negotiable.

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.



Contactgegevens

Frederique Ensink
Office Agency Amsterdam
Frederique.Ensink@eu.jll.com
+31 6 2006 1041



Maarten Tieleman
Office Agency Amsterdam
Maarten.Tieleman@eu.jll.com
+31 6 54283992





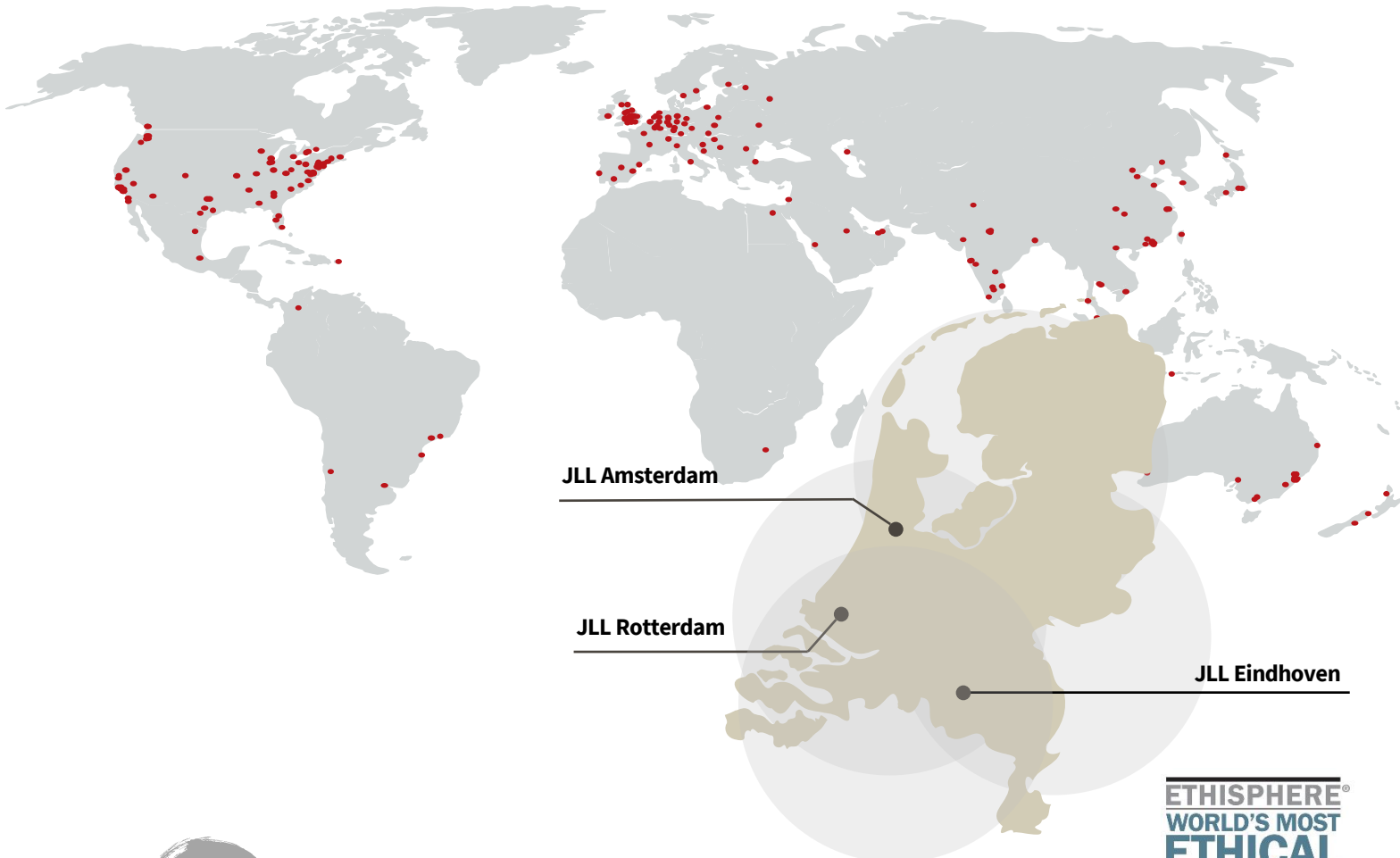




Over JLL

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.



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®
WORLD'S MOST
ETHICAL
COMPANIES®
2008-2021

FORTUNE
WORLD'S MOST
ADMIRIED
COMPANIES®
2021

IAOPGLOBAL
OUTSOURCING100

ISO
9001
QUALITY
ASSURANCE