

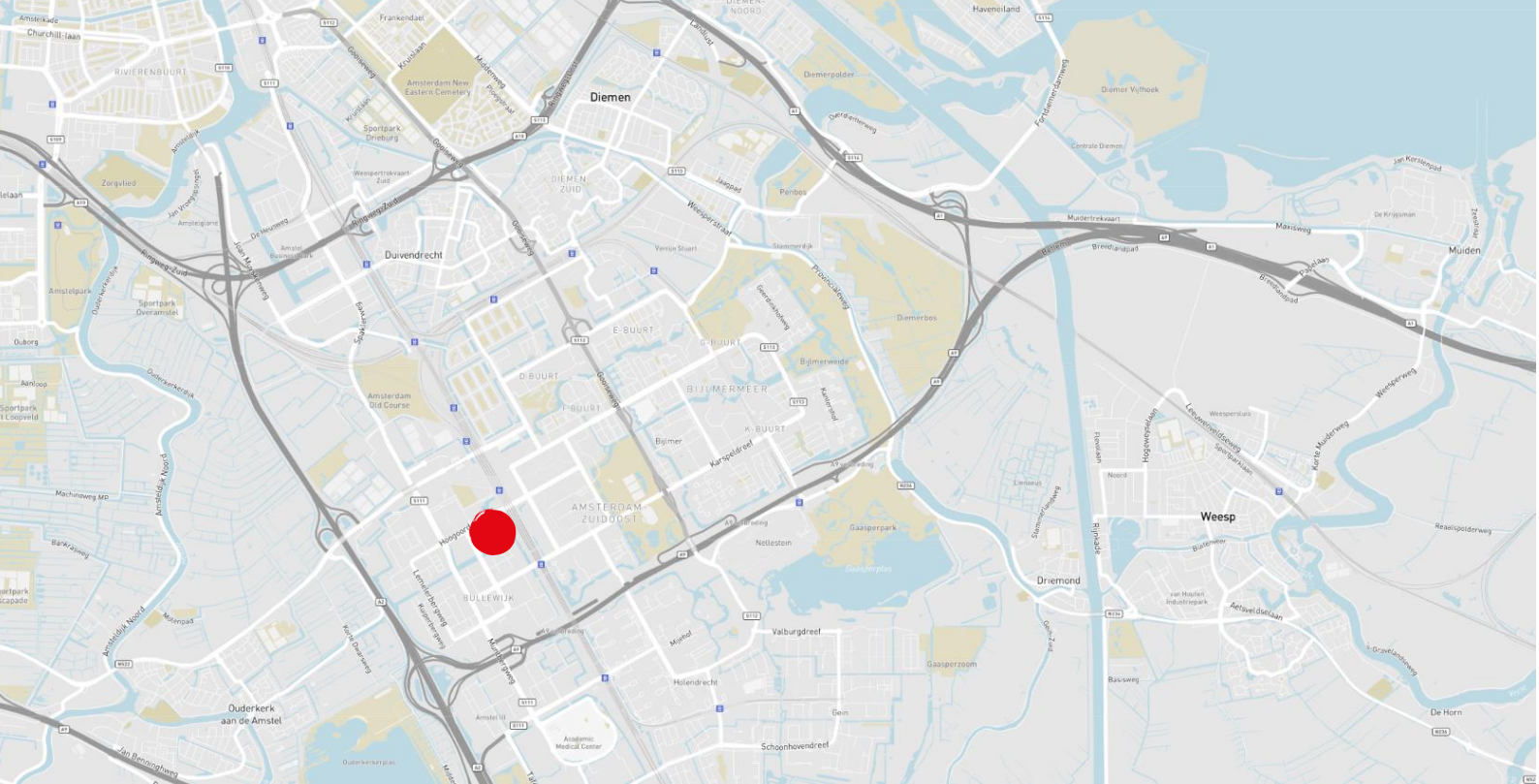


*For rent*

**'Atlas Arena  
Europa'**

**Hoogoorddreef 11,  
Amsterdam**





## Property characteristics

The office complex Atlas Arena Amsterdam consists in total of approximately 75,000 square meters' office space divided in 5 detached office buildings with underground garages and a parking building. Each separate building bears the name of a continent; Afrika, Amerika, Antarctica, Australia, Asia and Europa.

The complex is developed on a relative big surface area which provides a spacious layout with a big external area in a park-like environment.

## Location description

The object is located on a distinctive location next to the centre area Amsterdam Southeast. Amsterdam Southeast has a large diversity of facilities. In the near vicinity are situated the Stadion Amsterdam ArenA, Johan Cruijff ArenA, ArenA shopping boulevard, Pathé cinema's, AFAS Life, Ziggo Dome as well as the shopping centre "De Amsterdamse Poort". The further planned developments of the area around the Amsterdam ArenA and the Amsterdamse Poort will provide a new urban area that will grow into a new city center: ArenA Boulevard, where people can work, shop, exercise, live and go out. In the immediate vicinity are the HQ's and branches of ABN AMRO, BT, Cisco Systems, Citibank, de Bijenkorf, Europeesche Verzekeringen, ING, KasBank, American, Strycker, American Express, Deutsche Bank and Vattenfall.

## Accessibility

Atlas Arena Amsterdam is strategically located and is easily accessible.

### *By car:*

The location is easily accessible via the A2 motorway and indirectly via the A1 and A9 national highways and the A10 ring road. Schiphol Airport and the city center of Amsterdam are 20 and 5 kilometers respectively away and can be reached quickly.

### *By public transport:*

Amsterdam Bijlmer ArenA station is located just 125 meters from the object. The Amsterdam Bijlmer ArenA station will play an important role in the renewal of the area. A large and new station has been built for train and metro.

Zuidtangent also stops at this station, a direct bus connection between Haarlem station and Amsterdam Bijlmer ArenA station via Schiphol Airport.



## Availability

The total lettable floor area of the building is approximately 6,159 m<sup>2</sup> l.f.a. office space, with approximately 2,761 m<sup>2</sup> l.f.a. office space still available for rent, which is distributed as follows:

Archive	320 sq. m. lfa.
Ground floor – unit 1	524 sq. m. lfa.
Ground floor – unit 2	162 sq. m. lfa.
Ground floor – unit 3	56 sq. m. lfa.
First floor	1,699 sq. m. lfa.
<b>Total:</b>	<b>2,761 sq. m. lfa.</b>

Partial rental per floor is negotiable.

\* In the case of partial rentals, the general area still needs to be turned over so that the number of floors changes.

## Parking area

There are 67 parking spaces in the underground car park and 10 parking spaces in the outside area.

## Rental prices

Office:  
€ 225.00 per sq. m lfa. per year.

Parking:  
€ 2,350.00 per parkingplace per year.

## Service charges

€ 47.50 per sq. m. l.f.a. per year, excluding VAT.

## Delivery level

The office space will be delivered as follows:

- Leveled floors;
- Exterior blinds on the sun-oriented facades;
- Painted architectural walls;
- Cable ducts along the skirting board. The office space is equipped with a climate system with a chilled water network above the suspended ceiling;
- Tilt & Turn windows;
- Pantry connection.

\*Tenant can take over the furnishing package “free of charge” in its current state, including data cabling and system walls. The landlord is not responsible for maintenance and / or replacement of the current furnishing package.

## Facilities

Atlas Arena has the following facilities:

- Company restaurant 'Absolute Break';
- Restaurant 'Absolute Taste', for lunch, drinks or small dinner;
- Courtyard Marriott Hotel, located on the complex;
- Childcare 'Absolute Kids' by CompaNanny;
- Absolute Workout according to the 'Cross Fit' concept;
- Parking garage in building Antarctica;
- On site Property Management.



## Rental date

Immediately.

## Rental period

Flexible.

## Energy Label

The building has Energy Label A.

## VAT

The landlord wishes to opt for VAT-taxed rent and rental. If the tenant cannot settle the VAT, the rent will be increased in consultation with the tenant to compensate for the consequences of the expiry of the option to opt for VAT-taxed rent.

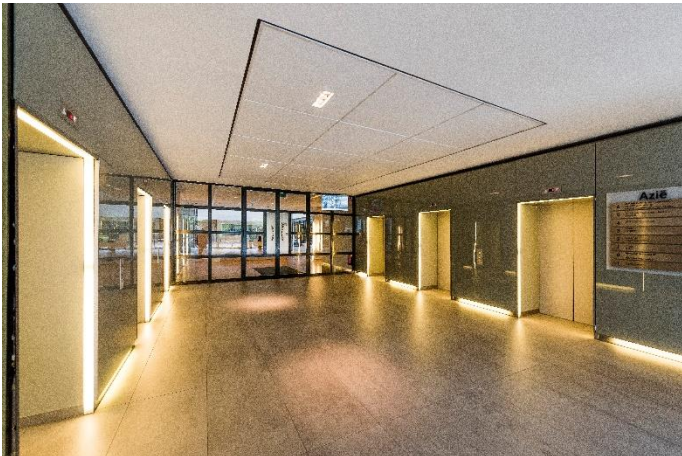
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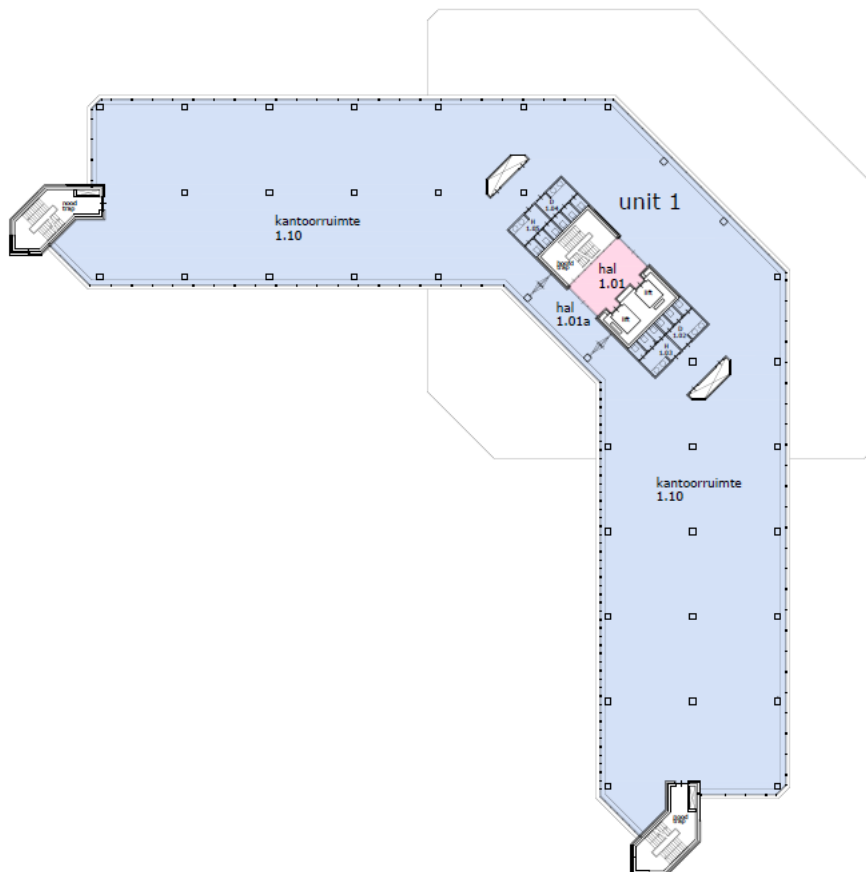




# Floor plan



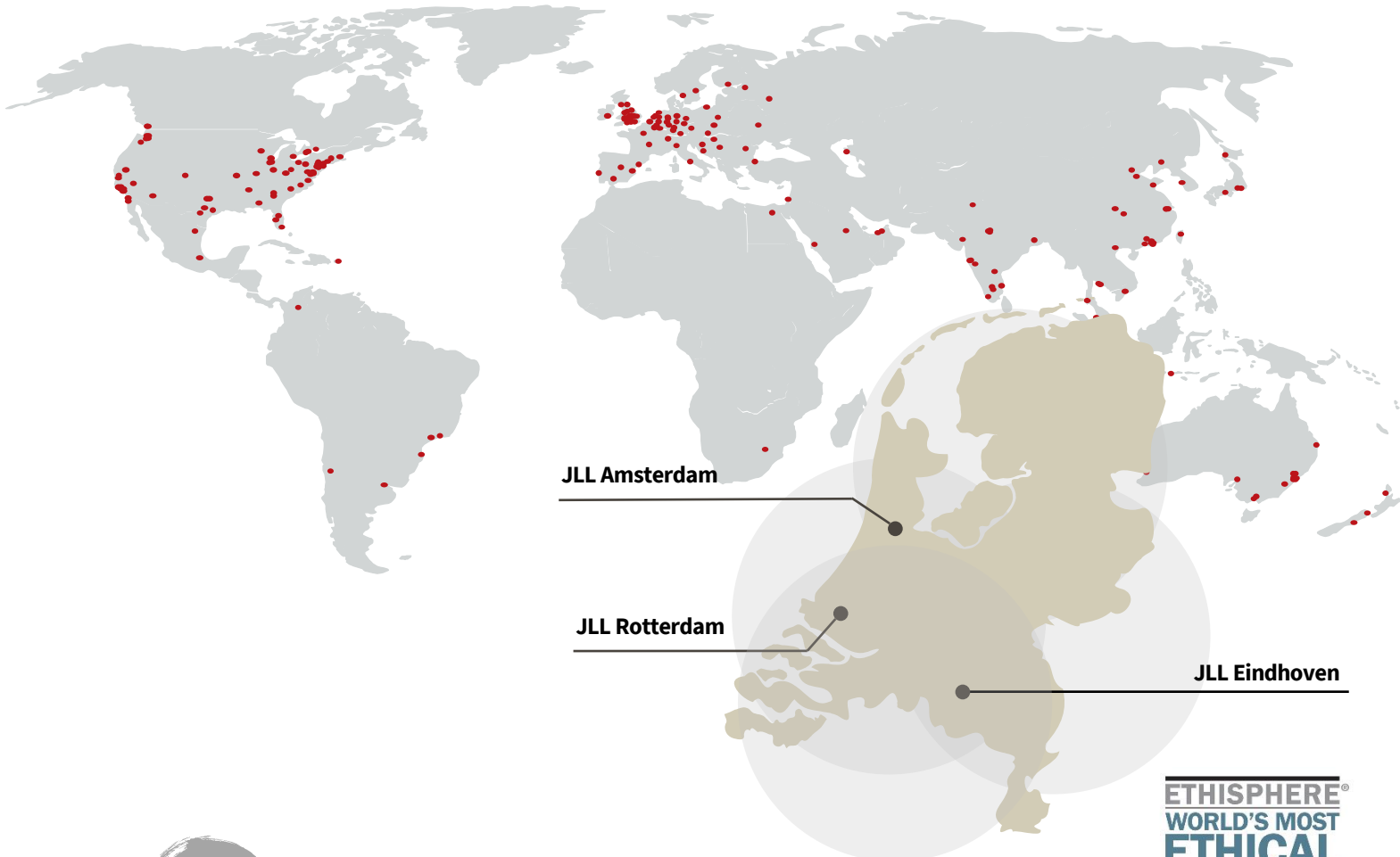
Ground floor



1<sup>st</sup> floor

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