



*For rent*

**‘Centerpoint II’**

**Hoogoorddreef 62,  
Amsterdam**



## Property description

'Centerpoint II' has a total lettable floor area of approximately 5,410 m<sup>2</sup> of office space spread over the ground floor and 7 upper floors. On the ground floor there is a reception, a coffee bar, meeting rooms and a company restaurant.

Amsterdam South East is currently under development. In addition to the renovation of a number of large office buildings, homes will also be built around Bijlmer Arena station in the upcoming years. The combination of offices - including the head office of ING on Bijlmerdreef - living, shopping and going out (entertainment) makes the area more attractive.

## Location

The office building "Centerpoint II" at Hoogoorddreef 62 is located in a recognizable location in the center of Amsterdam South East. The office building is located on a well-organized and easily accessible road which is very close to the Amsterdam Bijlmer Arena metro and train station. Amsterdam South East has a great diversity of facilities.

The area is characterized by the versatile range of offices, shops and entertainment venues. For example, you will find the Amsterdam Arena - Johan Cruyff Arena, Ziggo Dome, Villa Arena shopping boulevard, Pathé cinema, AFAS Live and the Amsterdamse Poort shopping center in the immediate vicinity. The head offices

offices and branches of ABN AMRO, Deutsche Bank, ING, Cisco Systems, Citibank, Graydon, De Bijenkorf, Amex and Adidas are also located in the immediate vicinity.

In addition, new developments are planned. The Urban Interactive District will be located at the Arena Park, the lawn near the Amsterdam Arena, AFAS Live and Ziggo Dome. It comprises the development of a district consisting of, among other things, a theater, a pop stage, offices, catering, a hotel and approximately 650 homes. It will make a positive contribution to a new urban area that will develop into a new city center.

Amstel III is also being developed between the Amsterdam Arena and the Amsterdam UMC, part of a metropolitan area development project in South East. Together with the ArenaPoort, it is the third working area in Amsterdam where no fewer than 26,000 people come to work every day. In the coming years Amstel III will transform from an area where people only work into a lively urban district where people live, work and recreate.



## Accessibility

### *Car*

Amsterdam South East is strategically located and easily accessible. The location is accessible by car via the A2 motorway and indirectly via the A1 and A9 motorways and the A10 ring road. From the A10 to the A2, exit 1 - Duivendrecht / Oudekerk at the Amstel can be taken. Schiphol Airport is 20 minutes away and the center of Amsterdam is about 10 minutes away and therefore quickly accessible.

### *Public transport*

The office building is easily accessible by public transport. The Amsterdam Bijlmer ArenA railway station is located only 300 meters from the building. The metro, train and various bus lines stop at the station. The Zuidtangent, a direct bus connection between Haarlem station and Amsterdam Bijlmer railway station via Schiphol Airport, also stops at this station.

## Parking

Centerpoint II has an outside parking lot with a total of 150 parking spaces. Of these, 120 are located on the outside area and 30 in the parking garage.

In addition to its own parking spaces, the Municipality of Amsterdam also offers a lot of parking space through the parking garage under the Amsterdam ArenA - Johan

Crujff ArenA (Transferium Amsterdam - P1). The parking garage is located directly on the A2. The address is Burgemeester Stramanweg 130, 1101 EP Amsterdam-Zuidoost. At the Municipality of Amsterdam, parking subscriptions can be taken out for the municipal garages, including the P1 garage - Johan Crujff Arena, via an online form. There are parking subscriptions for parking during office and off-peak hours and for full-time parking.

In addition to the parking options under the Amsterdam Arena, the parking garage of the Pathé Arena cinema is also an easily accessible option (P6 - Uit Nightlife Triangle).

## Available spaces

The availability of this building is 2,166 sq. m. lfa. divided as follows:

Ground floor	230 sq. m. lfa.
2 <sup>nd</sup> floor	968 sq. m. lfa.
3 <sup>rd</sup> floor	968 sq. m. lfa.
<b>Total</b>	<b>2,166 sq. m. lfa.</b>



## Rent

*Office space:*

€ 200,- per sq m lfa per year, excluding VAT.

*Parking place:*

€ 2,000,- per place per year, excluding VAT.

## Service charges

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

## Delivery level

The property will be delivered in the current state.

## Lease term

3 years. Shorter and flexible is negotiable.

## 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.

## Contact

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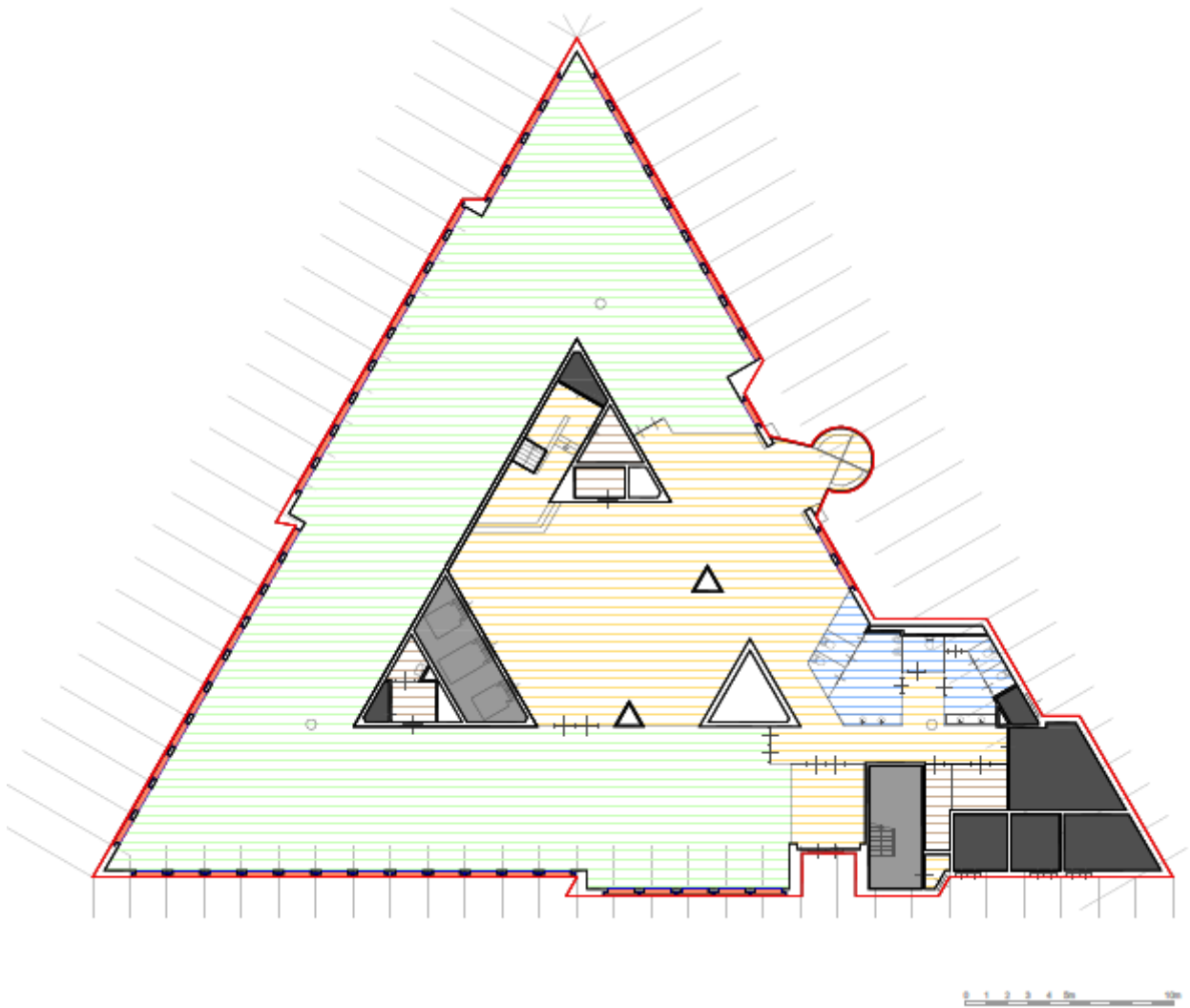




# Floor plans

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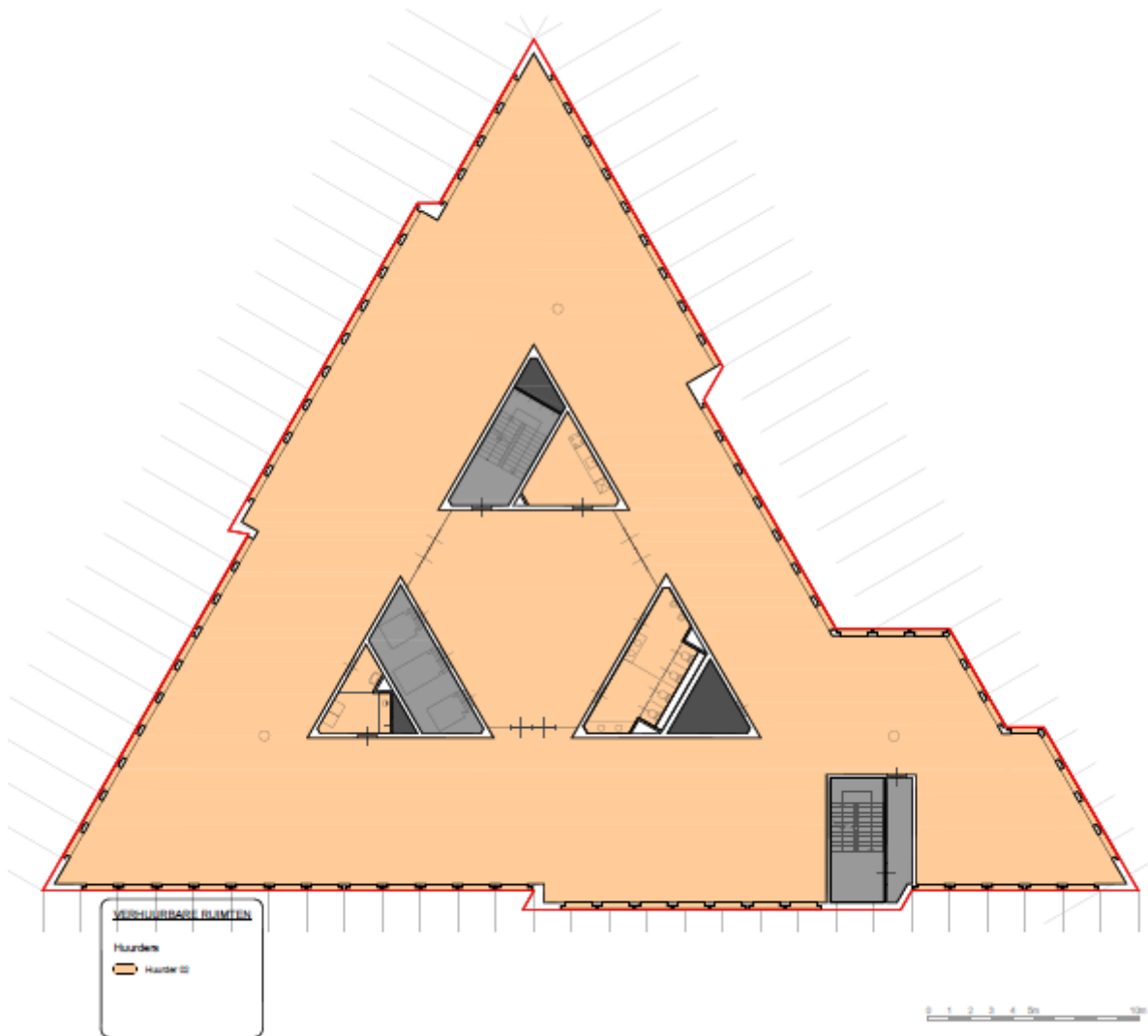
## Ground floor



# Floor plans

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## 2nd floor

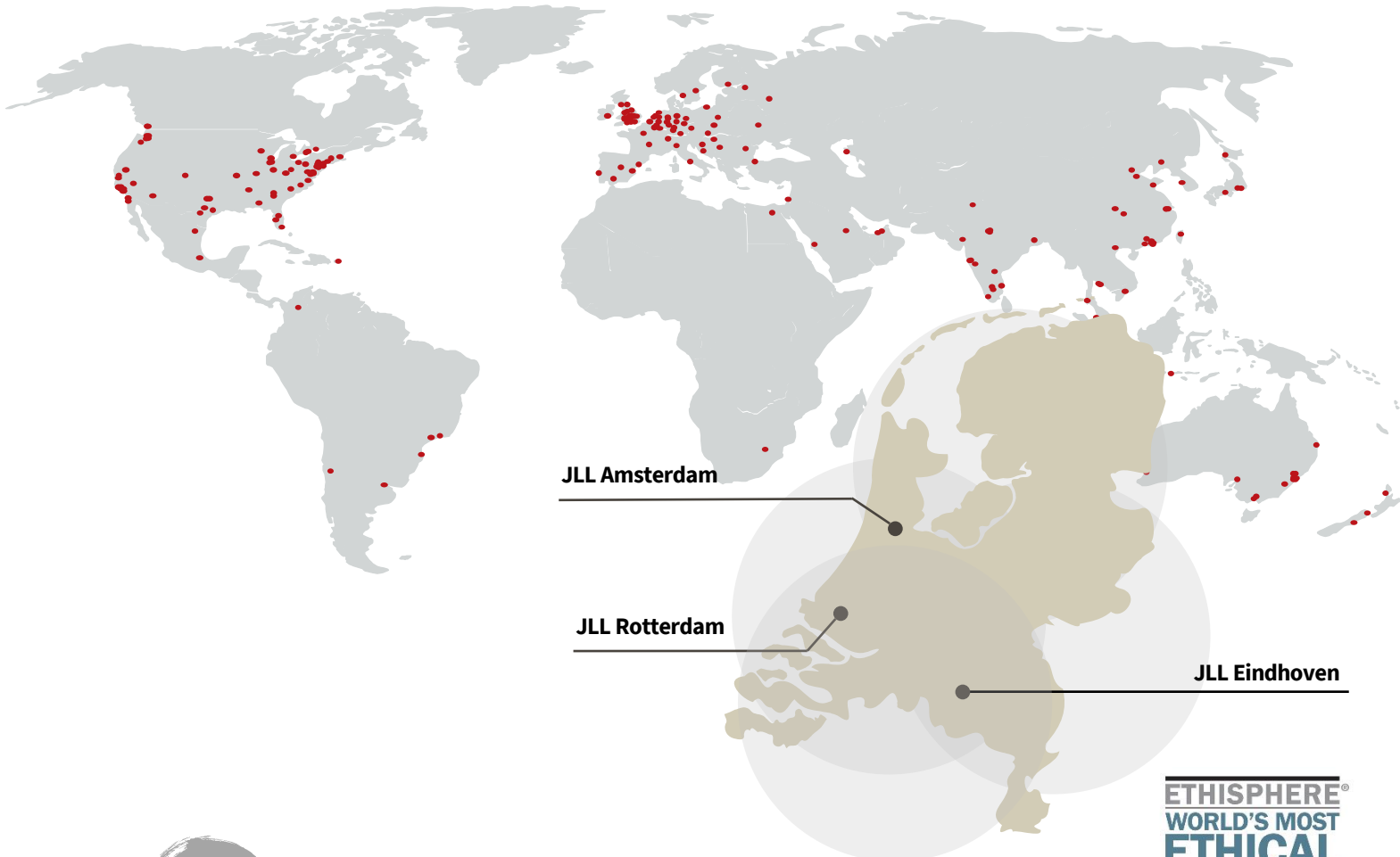




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