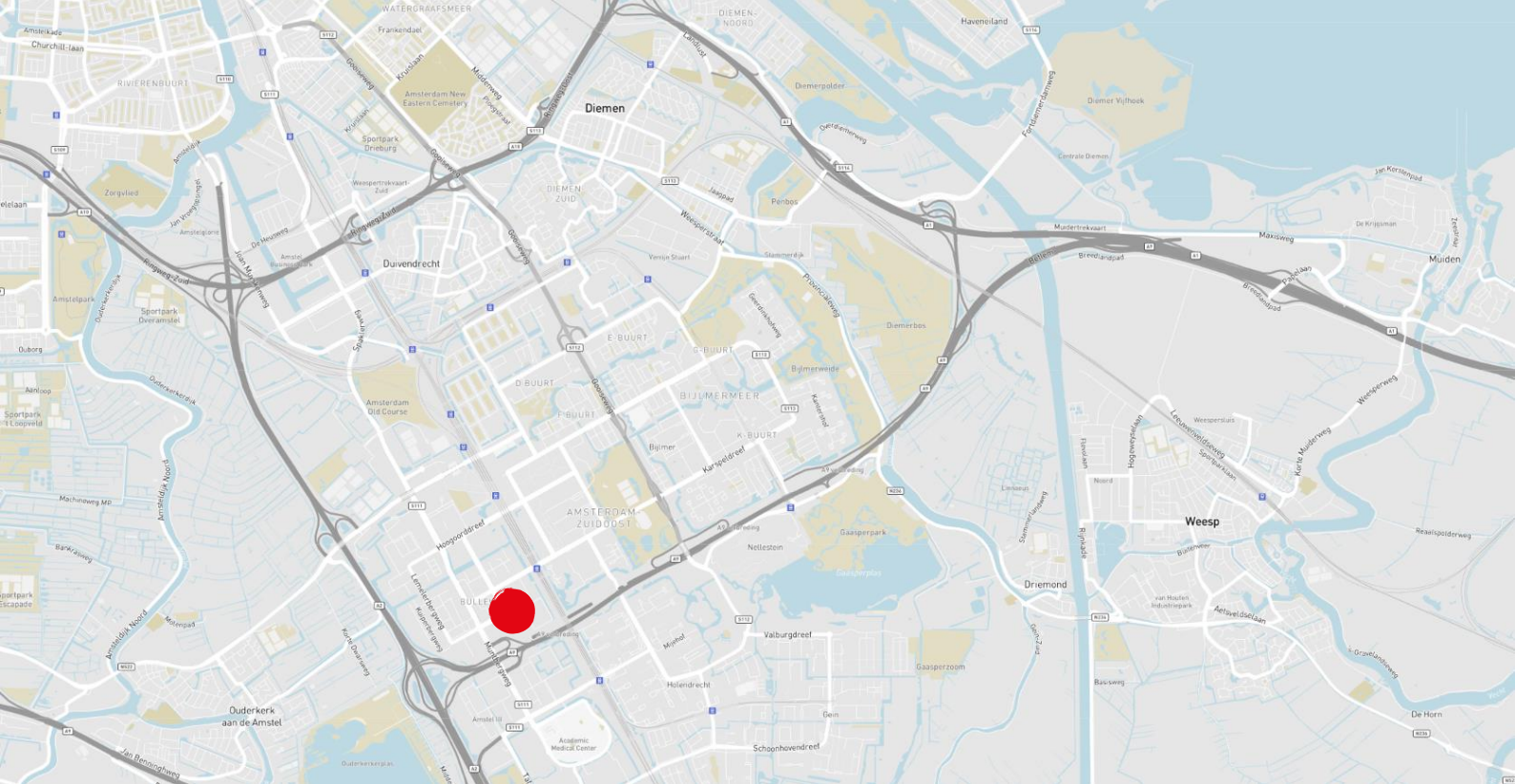




For rent

Hullenbergweg 81-135,
Amsterdam



Property description

The office building is located in Amsterdam South East and located directly on the A9. The total floor area of the entire complex is approximately 21,000 sq.m. l.f.a. The complex consists of three buildings A, B and C. Building B and C are fully occupied by ING and have a BREAAAM In-Use Excellent certificate. Building A is currently being renovated and will meet the same quality requirements. In addition, the garden located in the courtyard will be improved and expanded. The entire complex has an energy label A. There are showers in building B that are accessible to all users of the complex.

The availability in building A consists of the 4th to 6th floor, a total of approximately 2,544 sq.m. l.f.a.

Location

The office building is located at a recognizable location in Amsterdam South East on the A9. Amsterdam Southeast has a great diversity of facilities. The Arena shopping boulevard, Pathé cinemas, Johan Cruijff Arena, AFAS Live and the Amsterdamse Poort shopping center are located in the immediate vicinity. The planned further developments of the area around the Amsterdam Arena and Amsterdamse Poort will make a positive contribution to a new urban area that will develop into a new city center: Arena Boulevard, where people can work, shop, play sports, live and go out. The headquarters and branches of ABN AMRO, BT, Cisco, de Bijenkorf, Stryker, Adidas, Europeesche Verzekeringen, ING, Vattenfall, American Express, Deutsche Bank and Vistra are located in the immediate vicinity.

Accessibility

By car

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

By public transport

The office building is very easy to reach by public transport via the Bullewijk metro station, which is directly connected to the Bijlmer ArenA station. Amsterdam Bijlmer ArenA station has an important place in the renewal of the area. The Zuidtangent, a direct bus connection between Haarlem station and Amsterdam Bijlmer ArenA station via Schiphol Airport, also stops at this station.



Available spaces

The total lettable floor area of the building consists of 2,544 sq. m. and is divided as follows:

4th floor	approx. 848 sq. m. l.f.a.
5th floor	approx. 848 sq. m. l.f.a.
6th floor	approx. 848 sq. m. l.f.a.

Parking

The building has a parking standard of 1:75 m². Electric charging stations for car and bicycle are also available in consultation.

Rental price

Office space:

€ 195.00 per sq. m. l.f.a. per year

Parking in the parking garage:

€ 2,000.00 per parking space per year.

The rental prices are yet to be increased with VAT.

Service charges

€ 35.00 per sq. m. l.f.a. per year to be increased with VAT.

Delivery level

The object will be delivered in its current state, including:

- Renovated entrance hall and elevator lobbies;
- New sanitary facilities;
- Insulating glazing, facade insulation;
- Painted structured walls;
- Raised floors;
- Cable ducts along the plinth;
- New lowered acoustic ceiling with LED lighting;
- The office space is equipped with a climate installation with a cooled water network above the system ceiling;
- Windows that can be opened;
- Connection to fiber optic is possible.

Sustainability

The entire complex has an energy label A and BREEAM In-Use Excellent certificate.



Lease term

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

Commencement date

Immediately.

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.

Lease agreement

The lease agreement is based on the ROZ model 2015.

Contact

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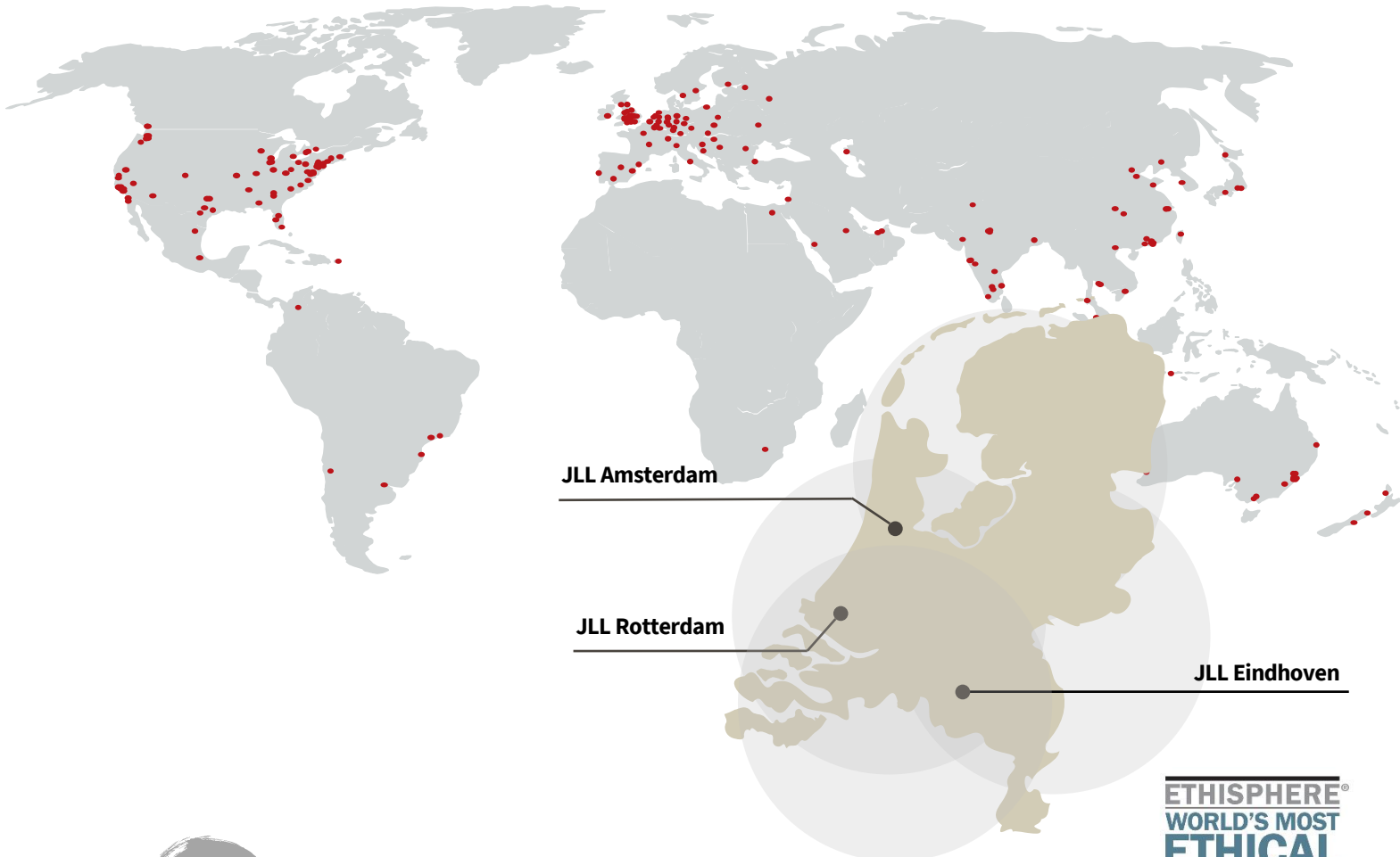




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