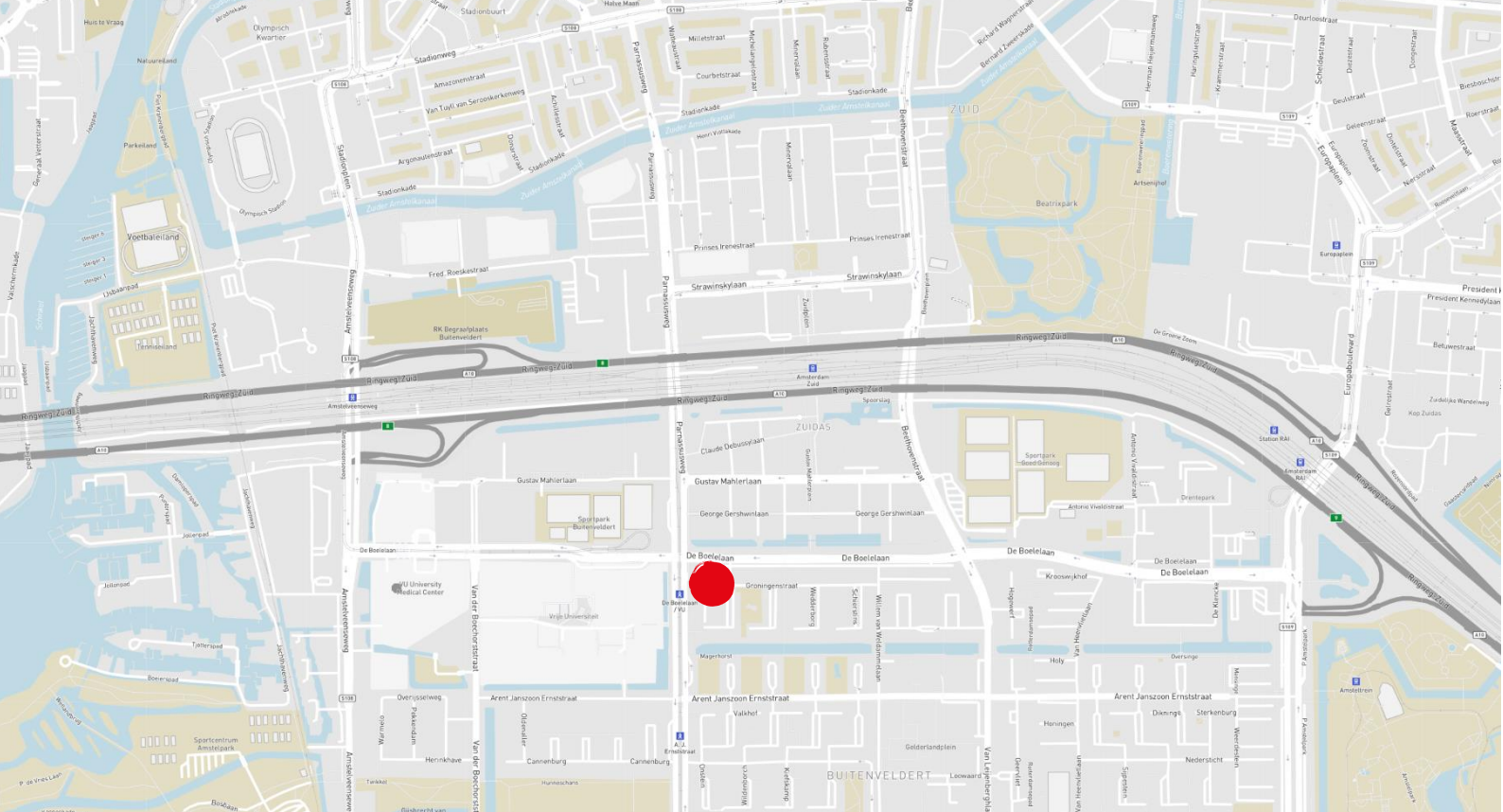




For rent

‘Metropolitan’

**Buitenveldertselaan 1-5,
Amsterdam**



Property description

The entire renovation of the 'Metropolitan' office building is just completed. The renovation has upgraded the façade, entrance, surrounding area, office floors and installations to the latest standards.

The trend towards more mobility in the workplace is not the result of the pandemic, but it has certainly accelerated. Post-pandemic, this is expected to lead to more flexible working strategies, again driving demand for flexible space. Metropolitan is the answer to this trend and currently offers a completely renovated and turn-key office space that is fully equipped.

Location

The 'Metropolitan' building is situated in the Zuidas business area, providing it with outstanding accessibility via the Amsterdam Zuid train station and the Amsterdam Schiphol airport. Any thinkable facility one would need, are in the near vicinity; the luxurious shopping centre 'Groot Gelderlandplein', various bars, restaurants, daycare facilities and gyms.

The sum of the incredible location, the state of the art facilities and great look and feel of the building will make the 'Metropolitan' building the latest and most popular multi-tenant office building in Amsterdam.

Accessibility

The accessibility by public transport is excellent. The property is located next to Station Zuid, which can be reached by foot within a few minutes. From here there are various connections to Schiphol, Utrecht and Amsterdam Central Station.

Furthermore, there is a bus and tram station in front of the building with connections to destinations in the surrounding municipalities.

By car, easily accessible via the A10 ring road, exit S108 and S109.

Furthermore, the building is situated just outside of the area in which extensive redevelopments are planned (model 'Zuiddok').

Available spaces

The availability of this building is approximately 1,842 sq. m. lfa. divided as follows:

2 nd floor	1,842
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Parking

The parking standard is 1:64. The underground parking garage and adjacent parking space are available 24 hours a day, seven days a week.

Rent

Office space:

€ 385,- per sq m lfa per year, excluding VAT.

Parking place:

€ 4,500,- per place per year, excluding VAT

Service charges

€ 50,- per sq. m. lfa. per year, excluding VAT.

Delivery level

The Leased Space will be delivered in the current, fully renovated and turn-key state, including amongst others:

- Representative entrance
- Manned reception
- System ceilings
- Climate installation
- Sanitary facilities per floor
- Fully equipped pantry
- Meeting rooms and desks

The leased space can be reached via a spacious staircase, which means that the current guidelines of the RIVM (1.5 metres distance) can be applied.

Amenities

The shared entrance is accommodated with a completely renovated and occupied reception. The reception is of service to all tenants. The shared entrance also facilitates a coffee bar, a flexible working area and there will be, in consultation, a possibility to rent conference rooms.

Users of the 'Metropolitan' are able to choose from a wide range of facilities, as the 'Metropolitan' is situated next to the ever expanding Zuidas business district.

Facilities:

- Coffeebar; (08:00-18:00)
- Restaurant; (12:00-14:00)
- Manned reception (08:30-18:00)
- In consultation, meeting facilities;
- Parking garage;
- Bicycle shed;
- Security.



Lease term

To be discussed.

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.

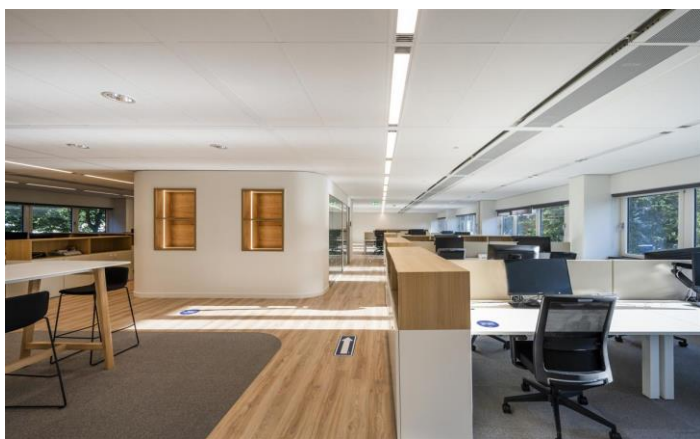
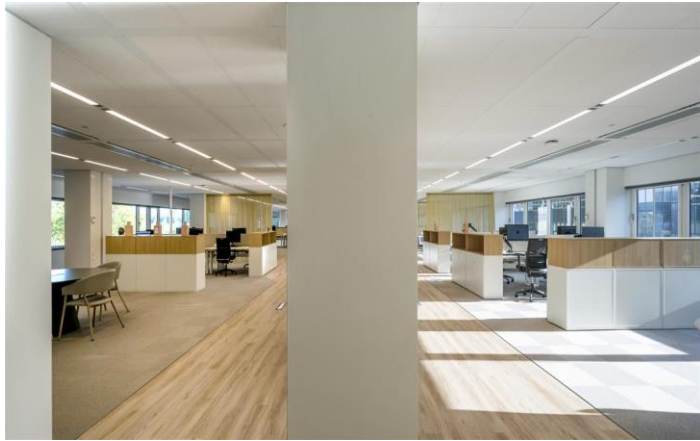
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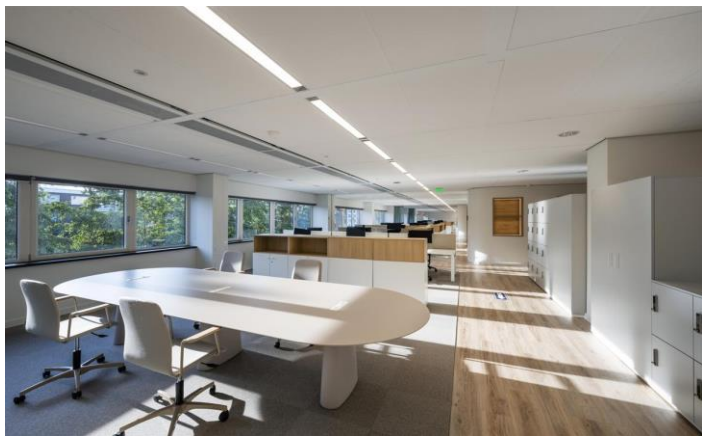
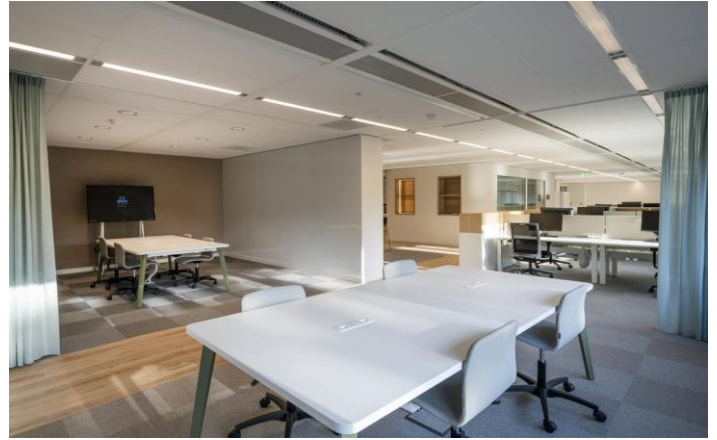
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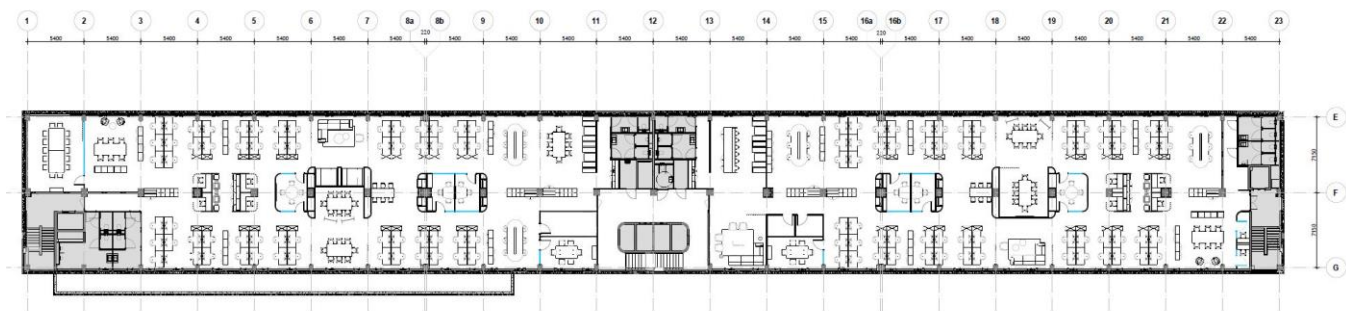
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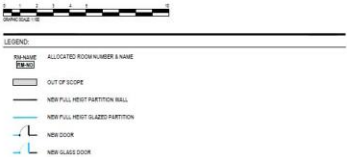




Floor plans

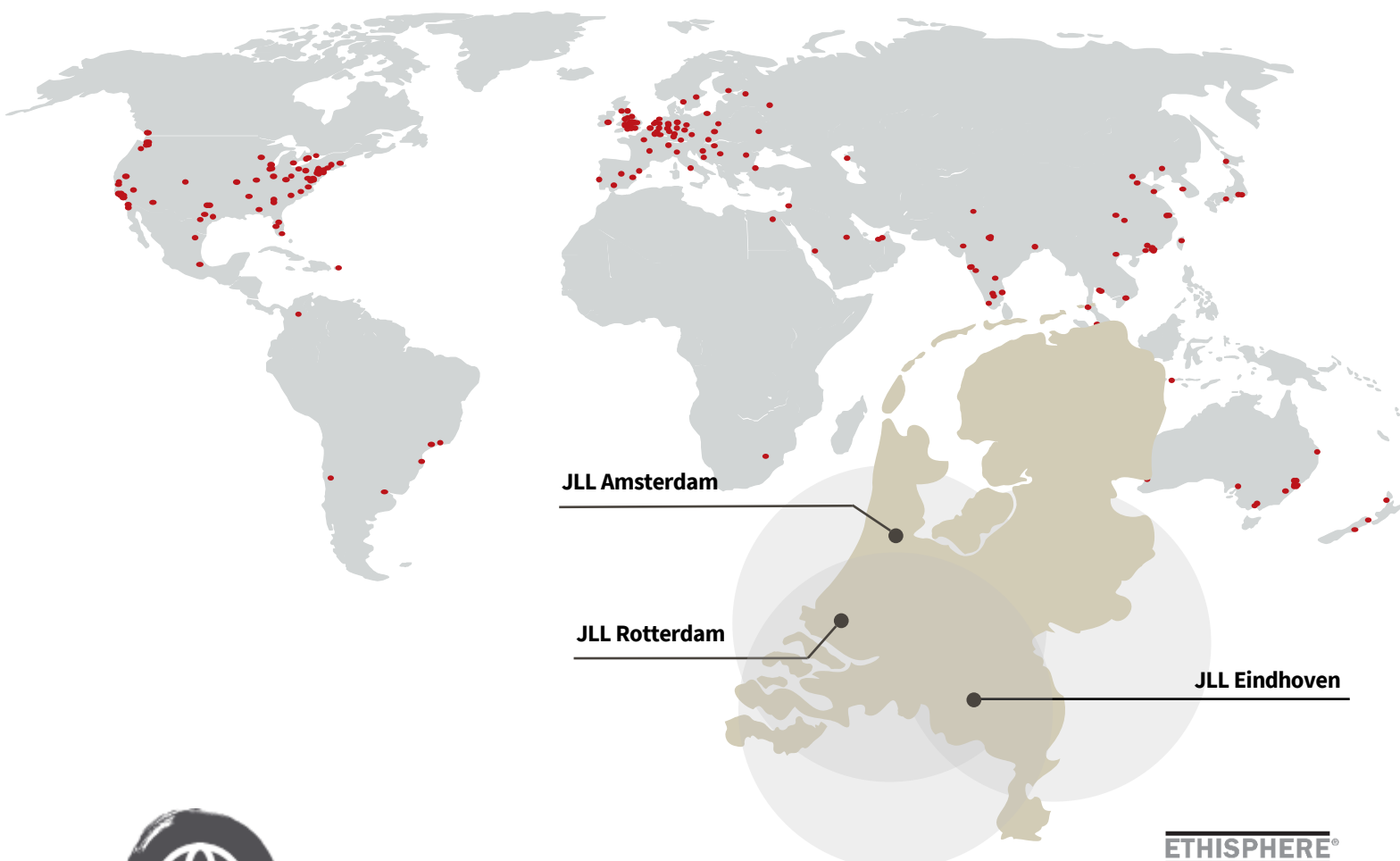


Level 2



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