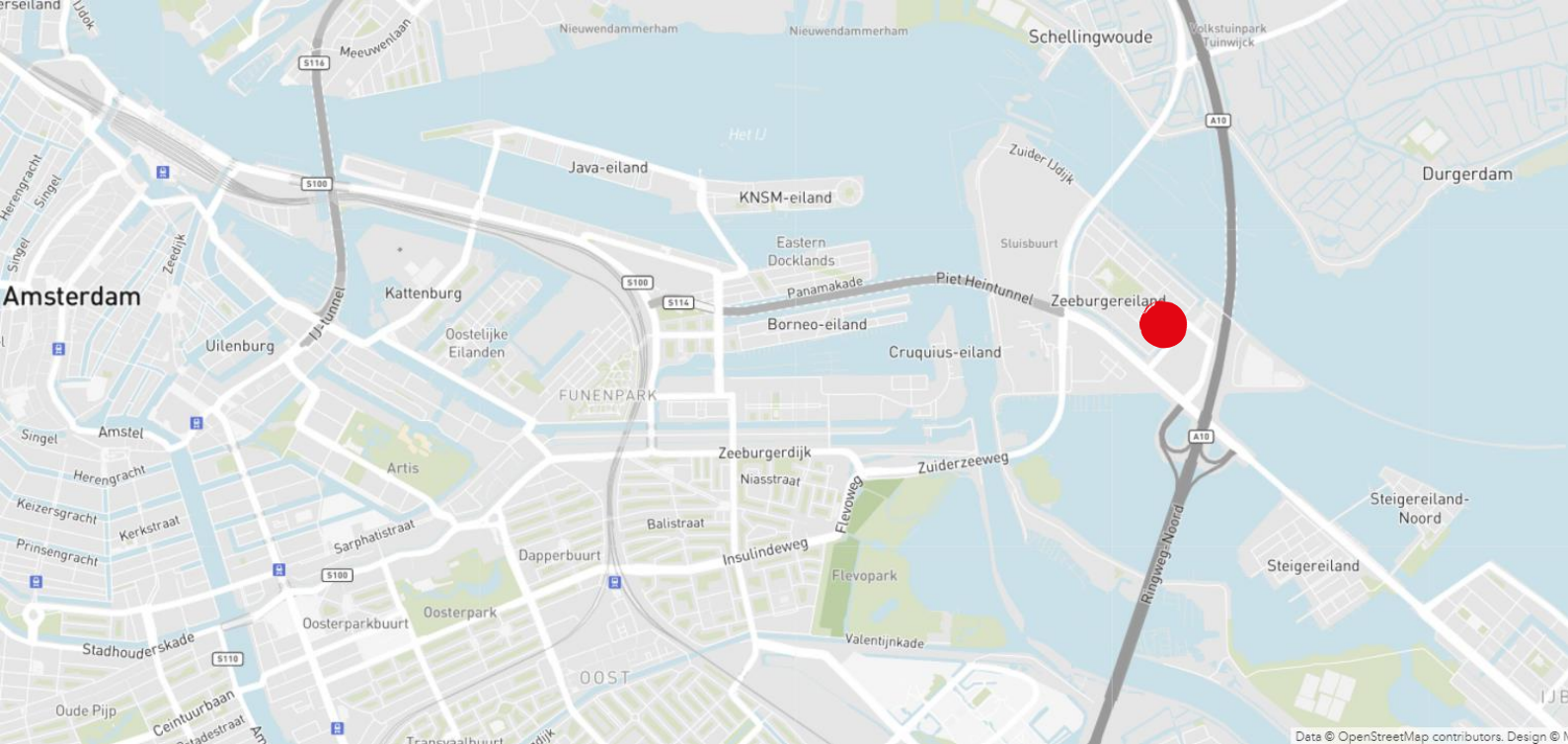




For rent

‘De Drie Koningen’  
Faas Wilkesstraat 102-106  
te Amsterdam



## Property description

‘De Drie Koningen’ (Caspar, Melchior and Balthasar) is a redevelopment of three former fermentation silos located on Zeeburgereiland in Amsterdam. De Drie Koningen comprise a total of approx. 10,000 sqm LFA of which currently approx. 7,000 sqm LFA is available. The structure with office function means that the silos have the best view of Zeeburgereiland and the nearby marker lake. The Three Kings are located in the middle of a new residential area, the silos are the oldest buildings on the island. The silos have been turned into impressive icons by Architectenbureau ELEPHANT and the development consortium Vink Bouw and Grayfield, without detracting from the uniqueness of the existing silos.

Each silo gets its own character through the new functions. Together they form De Drie Koningen who stand head and shoulders above the neighborhood. The various functions such as a cinema and grand café / restaurant ensure that there is always something to do during the day and in the evening, for young and old.

The terraces on top of the silos will remain and are publicly accessible. Due to the space left between the silos and the superstructures, the superstructures emphasize the uniqueness of the existing silos as well as the uniqueness of the new interpretation. The development has a BREEAM Outstanding certificate.

In addition to sports and recreation, the zoning plan also allows for retail, culture, catering and meetings. The options regarding layout and the functional program can be discussed in consultation.

## Location

Zeeburgereiland is located in Amsterdam East, within the ring road. This new part of Amsterdam currently has about 3,000 inhabitants and will grow to approx. 15,500 inhabitants in 2040. The silos are located in the middle of the residential area and are adjacent to three schools and a sports hall.

## Accessibility

Besides its outstanding visibility, the Drie Koningen has an excellent accessibility by car due to its location along the ring A10. This ring road connects all different city parts of Amsterdam and offers swift access to other cities in the Randstad area like Rotterdam, Utrecht and The Hague. Furthermore Zeeburgereiland is in direct connection to Amsterdam Central train station through tram connection no. 26. In the near future a pedestrian bridge will be realized from Borneo Sporenburg.

## Parking

Visitors and employees of the Drie Koningen will park on public parking spots in the surrounding neighborhood. Besides that there will be a park & ride realized on the neighboring lot. This will provide the area of sufficient parking facility and is in line with its ambitions of becoming a lively living and working area.



## Available spaces

The availability of this building is approximately 6,950 sqm LFA divided as follows:

### Silo Oost

Silo – Restaurant	1,058 sqm LFA (+ t.b.d. terrace)
Roof + Neck – Café/terrace	131.5 sqm LFA (+ 100 sqm terrace)
1 <sup>st</sup> floor – office	484.5 sqm LFA
2 <sup>nd</sup> floor – office	484.5 sqm LFA
3 <sup>rd</sup> floor – office	484.5 sqm LFA

### Silo Middle

Silo – under option	1,288 sqm LFA (+ t.b.d. terrace)
Roof + Neck – Café/terrace	112 sqm LFA. (+ 100 sqm terrace)
1 <sup>st</sup> floor – office	484.5 sqm LFA
2 <sup>nd</sup> floor – office	484.5 sqm LFA
3 <sup>rd</sup> floor – office	484.5 sqm LFA

### Silo West

Silo – movie theater Rialto	Sold
Roof + Neck – café movie theater	Sold
1 <sup>st</sup> floor – office	484.5 sqm LFA
2 <sup>nd</sup> floor – office	484.5 sqm LFA
3 <sup>rd</sup> floor – office	484.5 sqm LFA

**Total** 6,950 sqm LFA

## Rent

Office space:

€ 250.- per sqm LFA per year, excluding VAT.

## Service charges

To be determined.

## Delivery level

De Drie Koningen will be delivered in shell and core state as follows:

- Three open and spacious office floors per silo;
- 360 views of the surroundings from the offices;
- Lift per Silo;
- Core in the middle of the silo;
- Large windows;
- Sanitary facilities per floor;
- Terraces on the ground floor around the silos;
- Terraces with a spectacular view halfway between the silos.



## Amenities

The surrounding location enjoys a wide and diverse range of amenities. For example, Zeeburgereiland disposes over an extensive supply of schools and other educational establishments. The local supermarket is reached within 8 minutes by a relaxing stride through the newly designed city park. This city park is part of what is called the Urban Sports Zone and was designed and realized in consultation with the local community to benefit the entertainment of all residents in the area, young and old. This resulted in half of the park to be the biggest skate park in Europe and the other half to consist of only park, with gravel made roads to avoid nuisance of skateboards or bicycles. The way this park is designed characterizes the way the area will develop in the future.

## Lease term

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

## Commencement date

To be discussed.

## 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

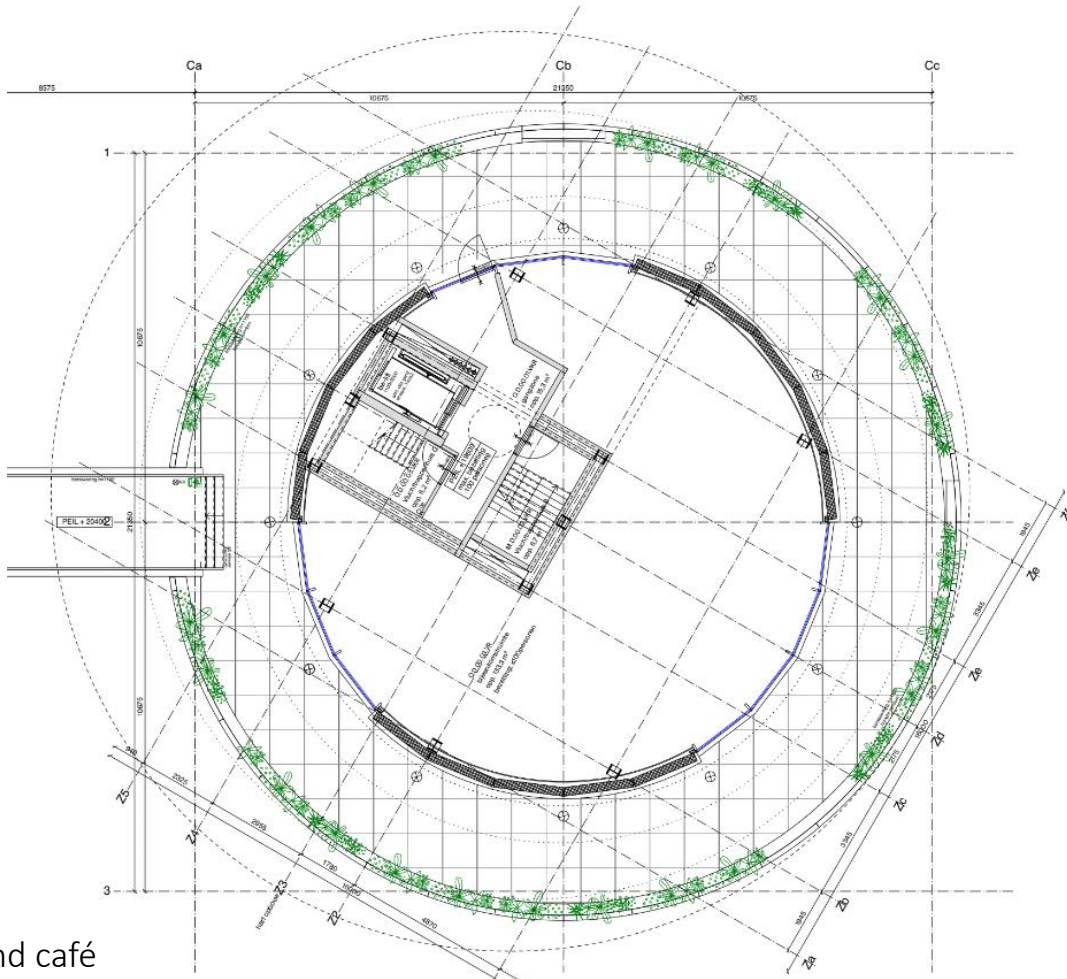
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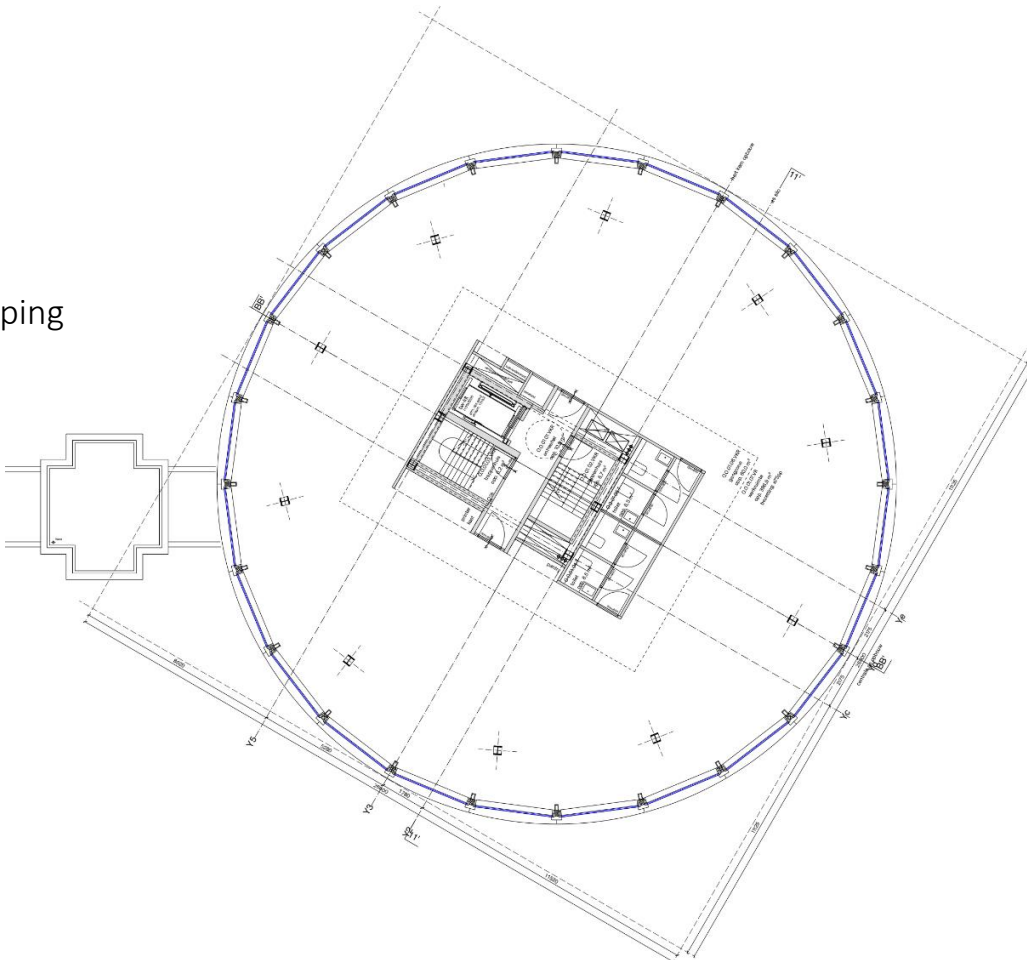
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Terrace and café



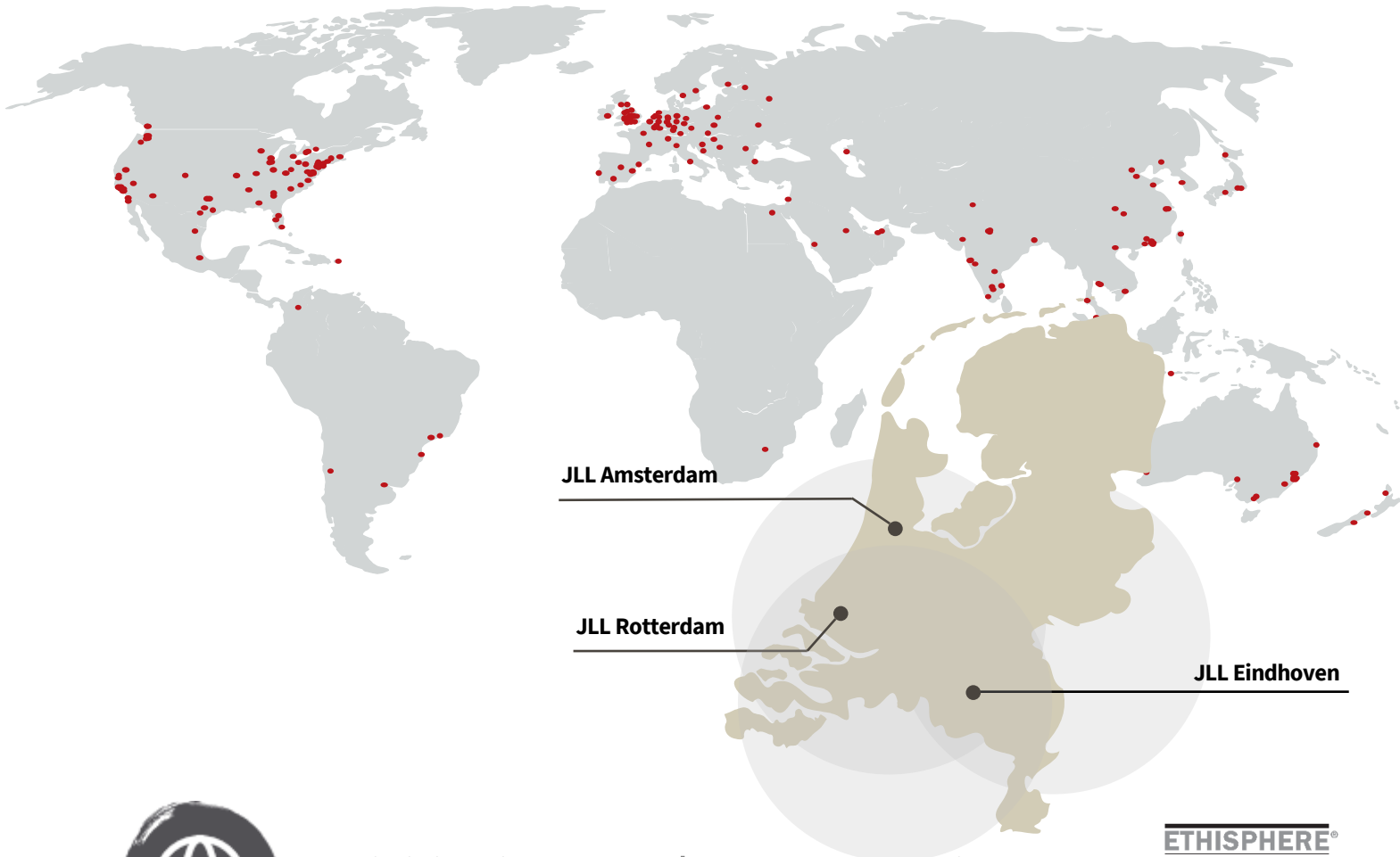
Office topping

## Surroundings De Drie Koningen



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