



For rent

‘Mercurius & Minerva’
Herikerbergweg 145-179,
Amsterdam



Property description

This office building is situated in the middle of the officepark 'Plaza ArenA', which is in the centre of 'Amsterdam Southeast'. The office complex 'Mercurius & Minerva' offers besides very accessible and centrally located office space also a range of facilities in both entrances of the building. You can think of a manned reception, an extensive coffee bar and a company restaurant. At the 'Plaza Arena' complex itself, there is also a large diversity of facilities.

Location

In the direct area of this office building a lot of entertainment is happening in the Amsterdam Johan Cruiff ArenA, the Afas Live, Pathé Cinema and the Ziggo Dome. De Poort shopping centre is within walking distance of the building too. In the Plaza ArenA there are a lot of other offices of many different companies e.g.: Deutsche Bank, BT, Cisco Systems, Citibank, Corporate Express, Europeesche Verzekeringen, Graydon, Adidas/Reebok, ING Bank and Peugeot/Citroën Groep. In the close area of the building are a lot of entertainment centres, which attract a wide variety of public and attracts hotels to open in the near future.

Accessibility

By car

The object is located next to the highway A2 (Amsterdam - Utrecht) with direct connections to the highway A1 (Amsterdam - Amersfoort), highway A9 and the highway

A10 (Haarlem - Amsterdam Zuidoost). On highway A2, take exit 1 Ouderkerk a/d Amstel and then take the N552 (Burgermeester Stramanweg) to the left.

By public transport

Train- and metro station Bijlmer ArenA Station is located nearby, which provides direct connections to the city centre of Amsterdam, Schiphol and the rest of The Netherlands.

Parking

The parking garage has a total of 231 parking spaces, the parking standard is 1: 108. There is a parking garage underneath the building. Below mentioned prices needs to be paid quartely in advance.



Available spaces

The availability of this building is approximately 14,919 sq. m. lfa divided as follows:

Mercurius	Minerva
BG: Unit 0.01: 252 sqm LFA Unit 0.02: 287 sqm LFA	BG: Unit 0.01: 828 sqm LFA
1 ^e etage:* Unit 1.01: 1,190 sqm LFA	
2 ^e etage:* 1,294 sqm LFA	
3 ^e etage:* 1,375 sqm LFA	3 ^e etage: 1,567 sqm LFA
4 ^e etage:* 1,376 sqm LFA	4 ^e etage: 1,569 sqm LFA
5 ^e etage: * 1,378 sqm LFA	
6 ^e etage: 472 sqm LFA	
7 ^e etage:* 1,116 sqm LFA	7 ^e etage: 1,108 sqm LFA
	8 ^e etage: 1,107 sqm LFA

Rent

Office Space:

€ 205.00 per sq. m. lfa per year, excluding VAT.

Parking Place:

€ 1,850.00 per place per year, excluding VAT (from Monday till friday 07:00 AM - 07:00 PM).

Service charges

€ 40.00 + € 3.00 for the usage of the restaurant. per sq. m. lfa per year, excluding VAT.

Amenities

- The object will be delivered including the following facilities:
- A representative entrance;
- Manned reception;
- Coffee corner;
- Restaurant;
- Suspended ceiling including light fittings;
- Lifts;
- Cable ducts for Electricity, data and telephone;
- A separate toilet block on each floor;
- Big floors.



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.

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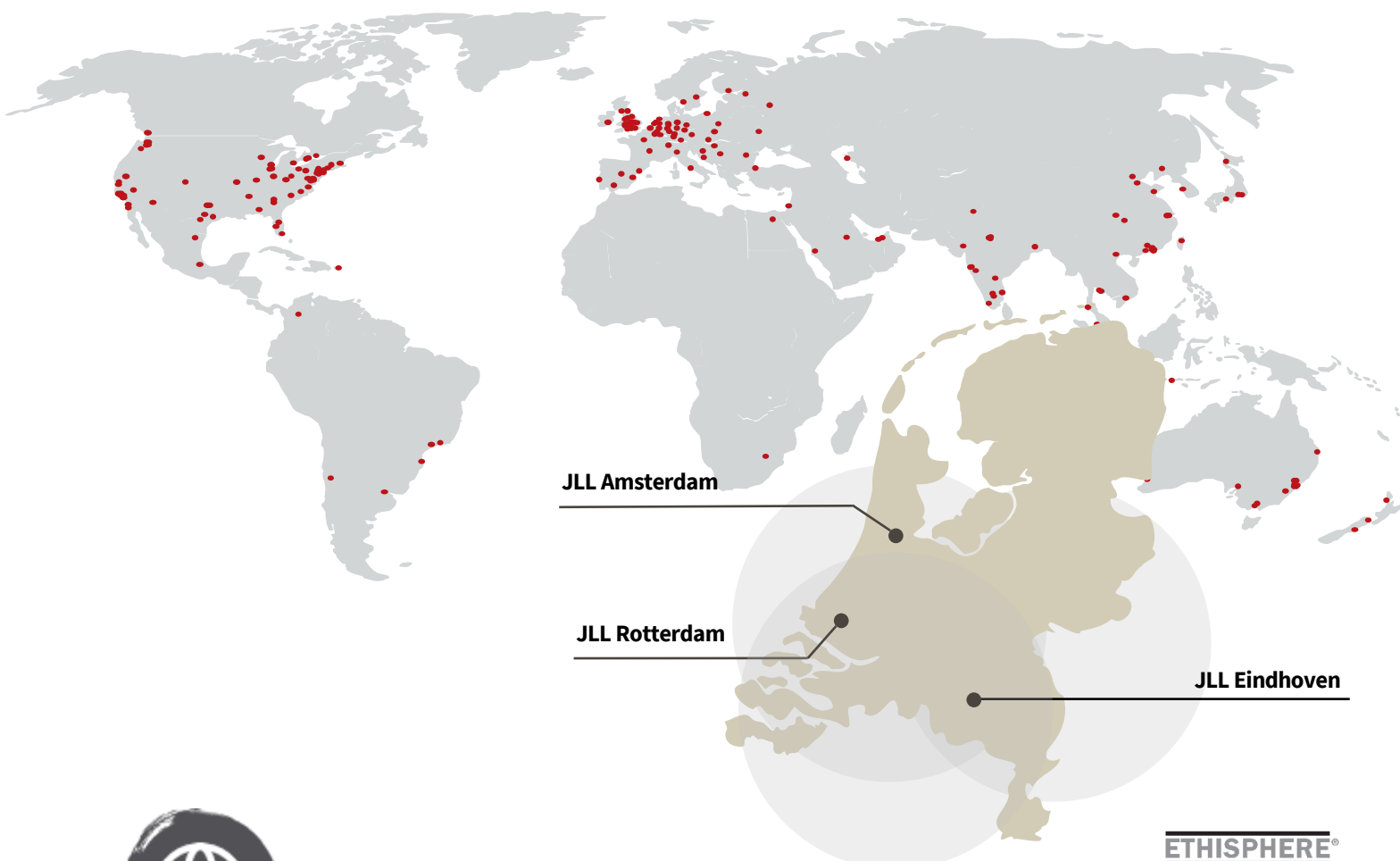






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