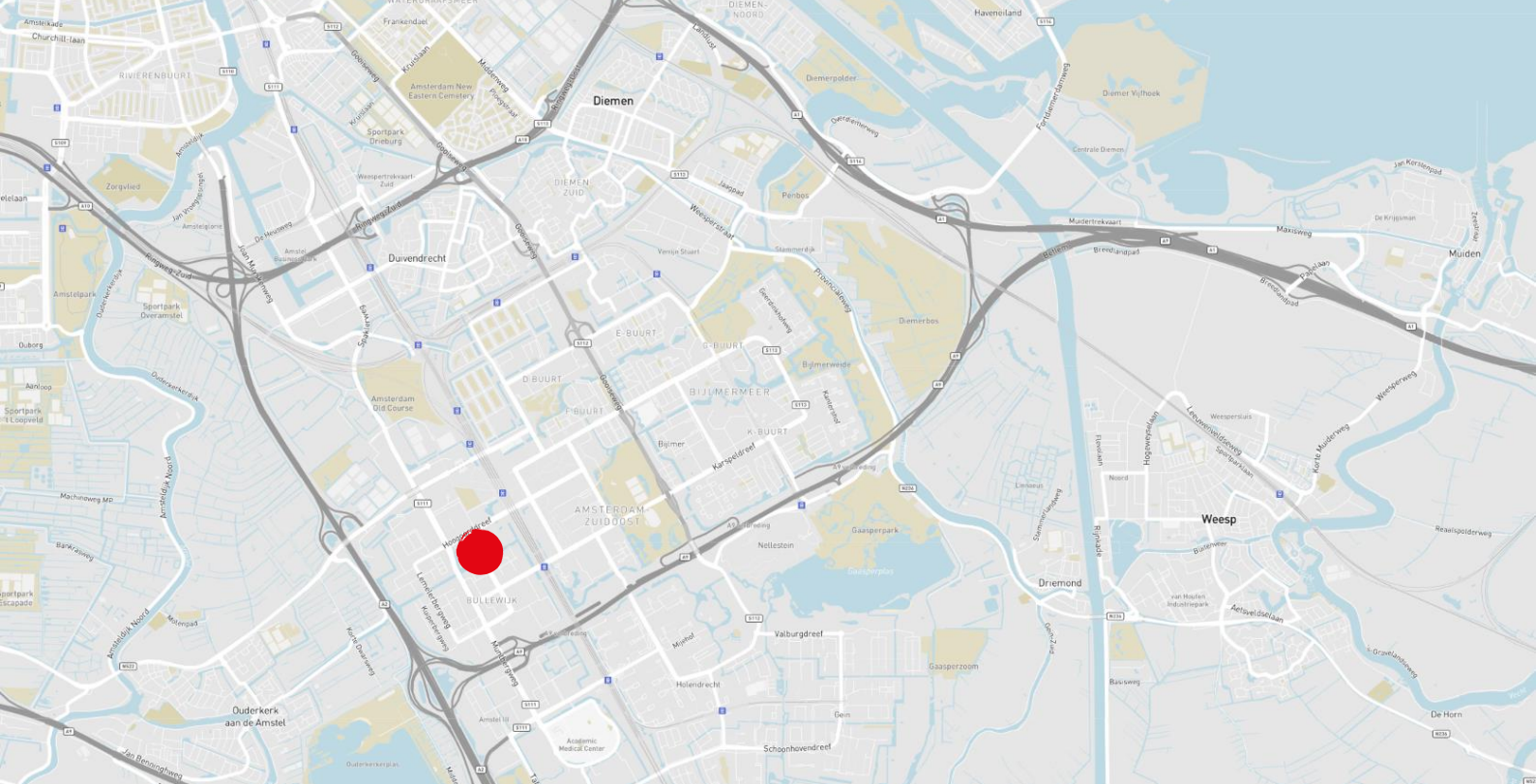




For rent

'Dali'

**Herikerbergweg 240-286,
Amsterdam**



Property description

The office building 'Dali' is one of the eight office buildings of 'Plaza Arena', located in Amsterdam Southeast. The office building is located on the crossroad of the Holterbergweg and the Hoogoorddreef. The total surface of the office building is approx. 5,525 sq. m. lfa. spread over the ground floor and eight upper floors. The entrance of building 'Dali' has been completely renovated and refurbished.

Dali (which is accessible 24 hours a day) is provided with a progressive climate control system and cooling system. A few amenities in this building are (camera) security/alarm, conference rooms, pantry, furniture, manned reception and an underneath parking garage. Office building Dali meets the requirements for energy label A.

Location

The Amsterdam Southeast area is still developing, therefore the area is active and still growing. In the direct vicinity you will find the Headquarters and branches of ABN AMRO, Deutsche Bank, ING, Regus, Cisco Systems, Graydon, De Bijenkorf, Adidas and Vattenfal.

The office building is located in the direct vicinity of the Johan Cruyff Arena, Villa Arena shopping boulevard, Ziggo Dome, the IMAX Pathé cinema and the AFAS Live theater. The shopping center "De Amsterdamse Poort" is also within walking distance. The entire centre area is valued as a multifunctional office location in the Randstad.

Accessibility

By car

The accessibility by car is optimal due to the central location between the different crossroads. By car the office is very easily accessible from the A2 highway (Amsterdam - Utrecht) which has a direct connection with the A9 and A10 ring road (Haarlem - Amsterdam Zuidoost). On the highway A2 take exit 1 Oudekerk a/d Amstel and then take the N522 (Burgermeester Stramanweg) to the left.

By public transport

Train and metro station Bijlmer ArenA is nearby, which provides a direct connection to the city center of Amsterdam, Schiphol and the rest of the Netherlands.

Available spaces

The current availability of this office building is divided as follows:

Ground floor	343 sq.m.	
4 th floor	655 sq.m.	1-11-2022
5 th floor	651 sq.m.	1-11-2022
6 th floor	206 sq.m.	1-11-2022
7 th floor	473 sq.m.	
8 th floor	94 sq.m.	
Total	2,422 sq.m.	



Parking

Parking is possible in the underground parking garage under the entire Plaza Arena complex. The garage is operated by the municipality of Amsterdam. You can park here at an hourly or daily rate.

Rent

Office Space:

€ 200.00 per sq. m. lfa per year, excluding VAT.

Parking Place:

€ 2,250.00 per place per year, excluding VAT

Service charges

€ 40,00 per sq. m. lfa. per year, excluding VAT.

Amenities

The building will be delivered including the following facilities:

- Representative entrance;
- System ceilings with bandrasters per 1.80 m and lighting fixtures with lighting;
- Climate installation (approx. 42 w / m²) adjustable per 3.60 m;
- Current wall channels with 6 wdc's and 4 (whether or not empty) ICT connections per 3.60 m;
- Openable windows per 3.60 m;
- Sanitary facilities per floor;
- Two common lifts.



Lease term

5 years, with 5 year renewal period.

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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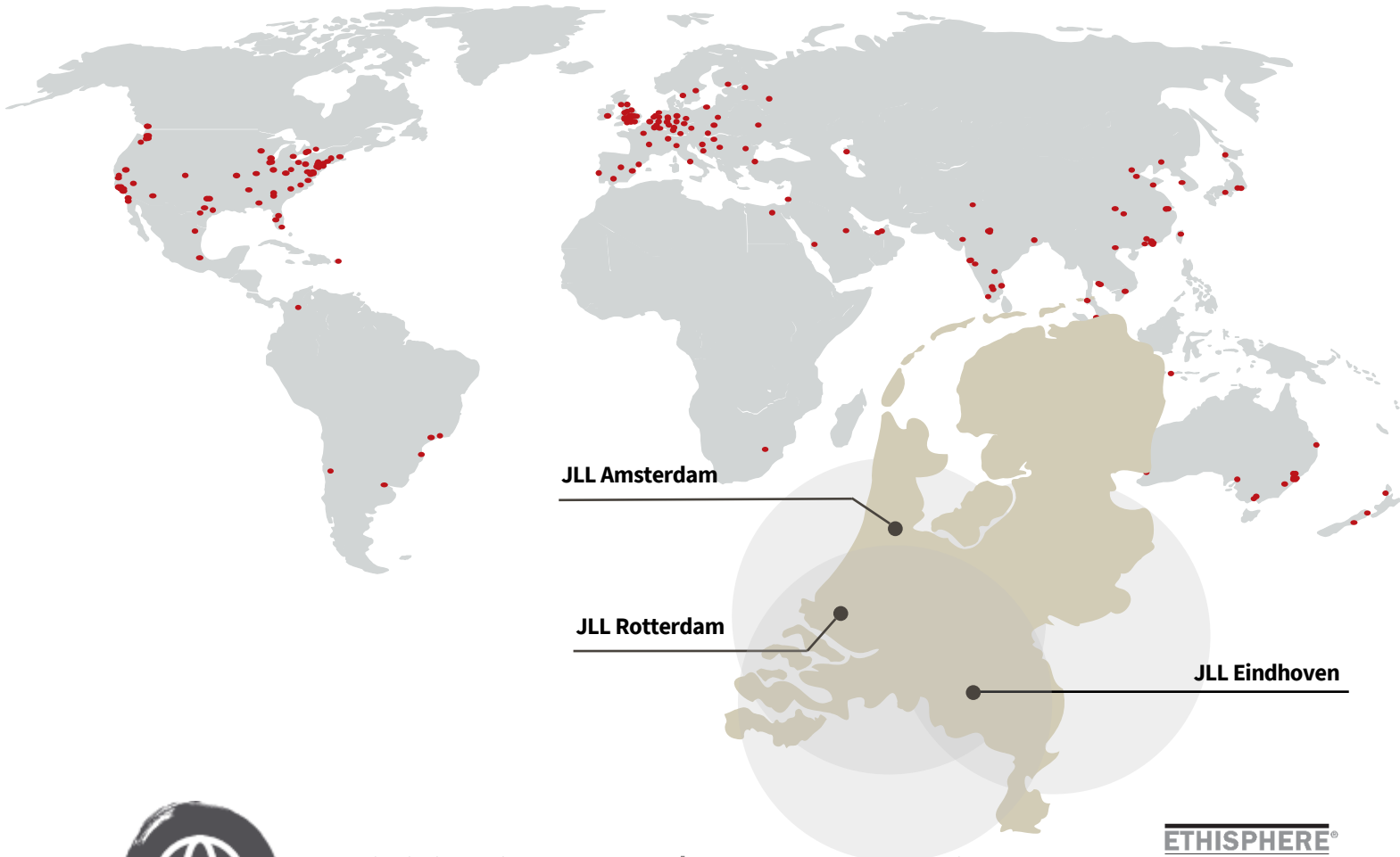






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