



For rent

‘Centerpoint I’

**Hoogoorddreef 60,
Amsterdam**



Property description

Object information Centerpoint I' has a total lettable floor area of approx. 5,167 sq.m. office space divided over the ground floor and 9 upper floors. On the ground floor there is a reception area, meeting room and company restaurant. At the moment Amsterdam Zuidoost is in full development. In addition to the renovation of a number of large office buildings, housing will also be built around Station Bijlmer Arena in the near future. The combination of offices - including the future head office of ING on Bijlmerdreef - housing, shopping and entertainment is making the area increasingly attractive.

Location

The 'Centerpoint I' office building on Hoogoorddreef 60 is located in a prominent spot in the centre of Amsterdam Zuidoost. The office building is located on an easily accessible road very close to the metro and train station Amsterdam Bijlmer Arena. Amsterdam Zuidoost has a wide variety of facilities. The area is characterised by its diverse range of offices, shops and entertainment venues. For example, in the immediate vicinity you will find the Amsterdam Arena - Johan Cruyff Arena.

Ziggo Dome, Villa Arena shopping boulevard, Pathé cinema, AFAS Live and the De Amsterdamse Poort shopping centre. The head offices and branches of ABN AMRO, Deutsche Bank, ING, Regus, Cisco Systems, Citibank, Graydon, De Bijenkorf, Amex, Adidas and Telfort are also in the immediate vicinity. In addition, new developments are planned.

On Arena Park, the grassy field near the Amsterdam Arena, AFAS Live and Ziggo Dome, the Urban Interactive District is to be built. It includes the development of a district consisting of a theatre, a pop stage, offices, catering establishments, a hotel and approximately 650 homes. It will make a positive contribution to a new urban area that will grow into a new city centre. Amstel III is also being developed between Amsterdam Arena and Amsterdam UMC, as part of a metropolitan area development project in Zuidoost. Together with the ArenAPoort, it is Amsterdam's third business district, where as many as 26,000 people come to work every day.

Accessibility

By car

Amsterdam Zuidoost is strategically located and easily accessible. By car, the location is accessible via the A2 and a good direction to A1, A9 and A10. From the A10 to the A2, exit 1 - Duivendrecht / Oudekerk a.d. Amstel can be taken. Schiphol Airport is 20 minutes away and the center of Amsterdam about 10 minutes away and therefore quickly accessible.

By public transport

The office building is easily accessible by public transport. The Amsterdam Bijlmer Arena railway station is located only 300 meters away from the object. Both the metro, train and various bus lines stop at the station. The Zuidtangent also stops at this station, a direct bus connection between Haarlem station and Amsterdam Bijlmer railway station via Schiphol Airport. .



Available spaces

The availability is in total of 2.932 sq. m. l.f.a. divided as follows:

1 st floor	507 sq. m. lfa.
4 th floor	192 sq. m. lfa.
4 th floor (1-1-2023)	244 sq. m. lfa.
8 th floor (1-2-2023)	995 sq. m. lfa.
9 th floor (1-2-2023)	995 sq. m. lfa.
Total	2.932 sq. m. lfa

Parking

Centerpoint features 20 parking spaces per floor.

The garage under the Amsterdam Arena - Johan Cruijff Arena (Transferium Amsterdam - P1) offers a wide range of parking lots. The garage is directly located next to the A2. The address is Burgemeester Stramanweg 130, 1101 EP Amsterdam-Zuidoost. At the municipality of Amsterdam, it is possible to apply (online form) for an individual parking subscription for municipal garages, including the P1 garage - Johan Cruijff Arena. Parking subscriptions are available for parking during office and off-peak periods but also for full-time parking.

In addition to the parking facilities under the Amsterdam Arena, the parking garage of the Pathé Arena cinema is also an easily accessible option (P6 -Organic triangle).

Rent

Office Space:

€ 195.00 per sq. m. lfa per year, (1st en 4th floor) excl VAT
 € 200.00 per sq.m. lfa per year (8th en 9th floor) excl VAT

Parking Place:

€ 1,750.00 per place per year, excluding VAT

Service charges

€ 55,00 per sq. m. lfa per year, excluding VAT.

Amenities

The object will be delivered with the following facilities:

- entrance with manned reception;
- common lifts;
- office restaurant;
- suspended ceiling;
- cleaned carpeting;
- painted walls (white);
- renovated pantry;
- partition walls;
- data cabling;
- delivery in hull condition is possible.



Lease term

Maximum of 3 years with an option to rent 2 times 1 years.

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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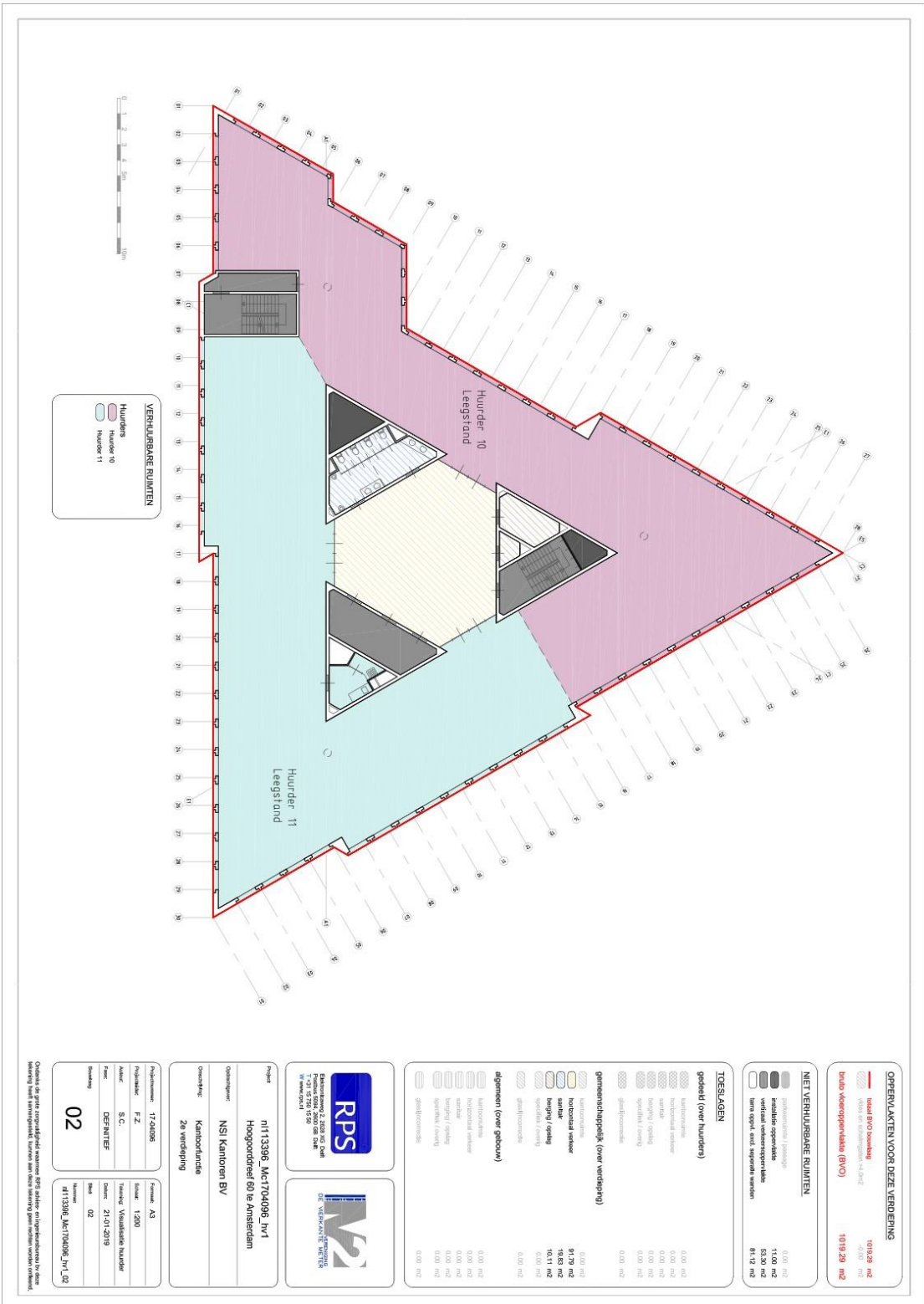








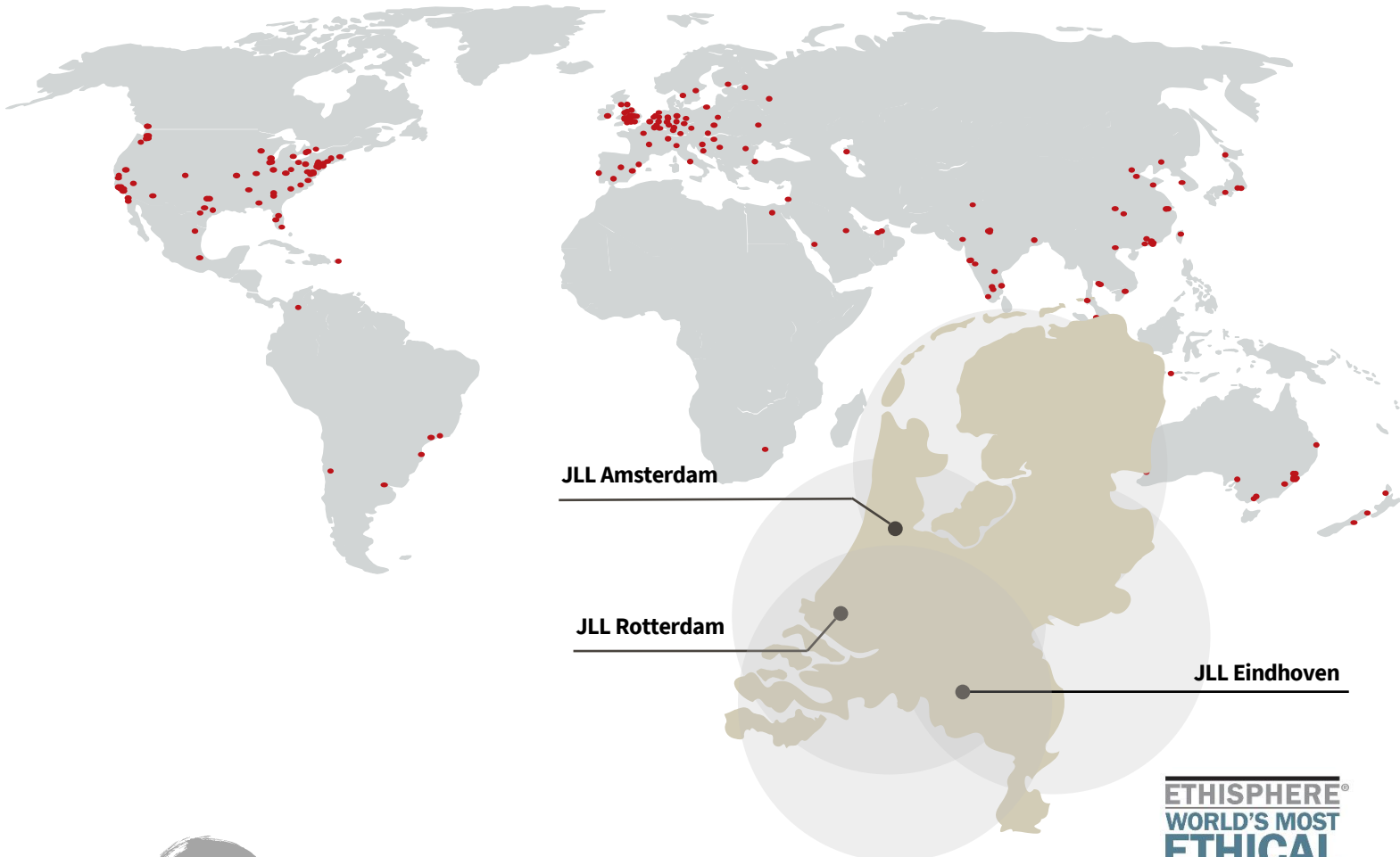
1e verdieping



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