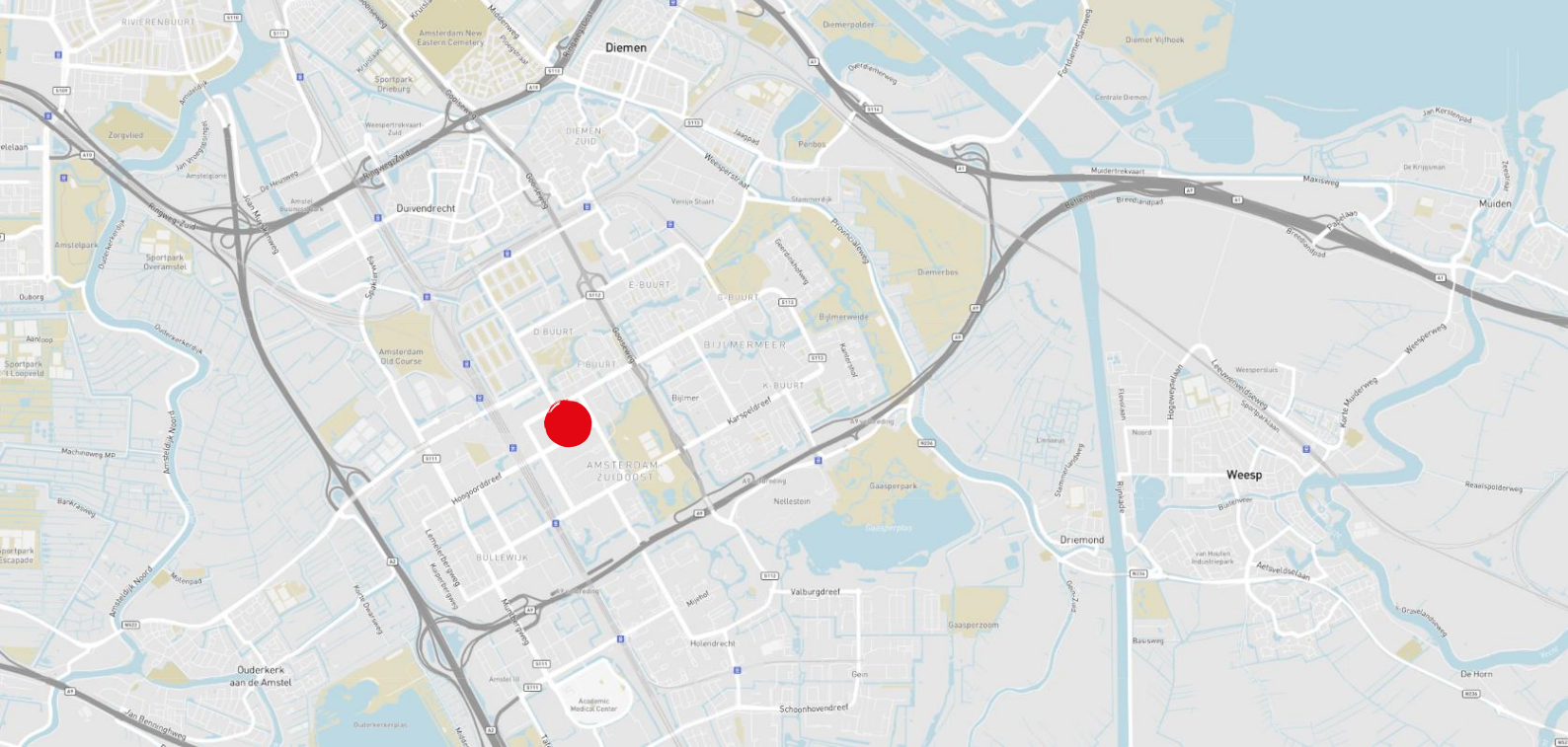




For rent

Bijlmerdreef 101,
Amsterdam



Property description

This representative, turn-key office building is located in the center area of Amsterdam Southeast at Bijlmerdreef 101. Currently Amsterdam Southeast is in full development. In addition to the renovation of a number of large office buildings, housing will also be realized in the near future around the Bijlmer Arena station. This combination of office, living, shopping and entertainment will make the area increasingly attractive.

The office building Bijlmerdreef 101 has a total available floor area of approx. 5,514 sq. m., of which approx. 4,131 sq. m. lettable floor area is currently available. On the first floor you enter the office building through a modern and spacious entrance hall with reception.

Location

Bijlmerdreef 101 is located in a central location of Amsterdam Zuidoost and in the middle of the shopping center 'De Amsterdamse Poort', where several stores and restaurants are located. Amsterdam Southeast has a wide variety of facilities. The Amsterdam Arena stadium, the Arena shopping boulevard, Pathé cinemas, the AFAS Live and the Ziggo Dome are located in the immediate vicinity. In the vicinity are the headquarters and offices of ABN AMRO, ING, BT, Cisco Systems, Bijenkorf, Adidas, Vistra, Huawei and the University of Amsterdam.

Accessibility

Car

The location of Amsterdam Zuidoost makes Bijlmerdreef 101 easy and quick to reach. The location can be reached by car via the A2, A1 and A9 motorways. From the A10 to the A2, take exit 1 - Duivendrecht / Oudekerk a/d Amstel. From the A9 take the exit to the S112 and then turn to the Bijlmerdreef.

Public transportation

The office building is easy to reach by public transportation. The Bijlmer ArenaA train station is a 5-minute walk away and has various train, bus and metro lines. The Zuidtangent, a direct bus connection between Haarlem station and Amsterdam Bijlmer station via Schiphol Airport, also stops at this station.

Available spaces

The availability of this building is approximately 4,131 sq. m. lfa. divided as follows:

Ground floor	116 sq. m. lfa.
1 st floor	1,386 sq. m. lfa.
2 nd floor	1,386 sq. m. lfa.
3 rd floor	792 sq. m. lfa.
Total	4,131 sq. m. lfa.



Parking

There are 65 parking spaces in the underground "Q-Park" garage for the total building. The parking ratio is 1:85.

Rent

Office space:

€ 195.- per sq m lfa per year, excluding VAT.

Parking place:

€ 2,200.- per place per year, excluding VAT

Service charges

€ 45.- per sq. m. lfa. per year, excluding VAT.

Delivery level

The property will be delivered turn-key with, among others, the following facilities:

- Entrance with reception;
- Shared elevators;
- System ceiling with light fixtures;
- Climate system with fan units;
- Current floor finish;
- Multiple pantries;
- Internal staircase between the 1st and 2nd floors;
- Glass partition walls;
- Multiple meeting rooms;
- Cable Trays.



Lease term

5 years with 5 year renewal period. The notice period is 12 months. Flexible lease terms are also possible.

Commencement date

Per January 2023.

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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Foto's

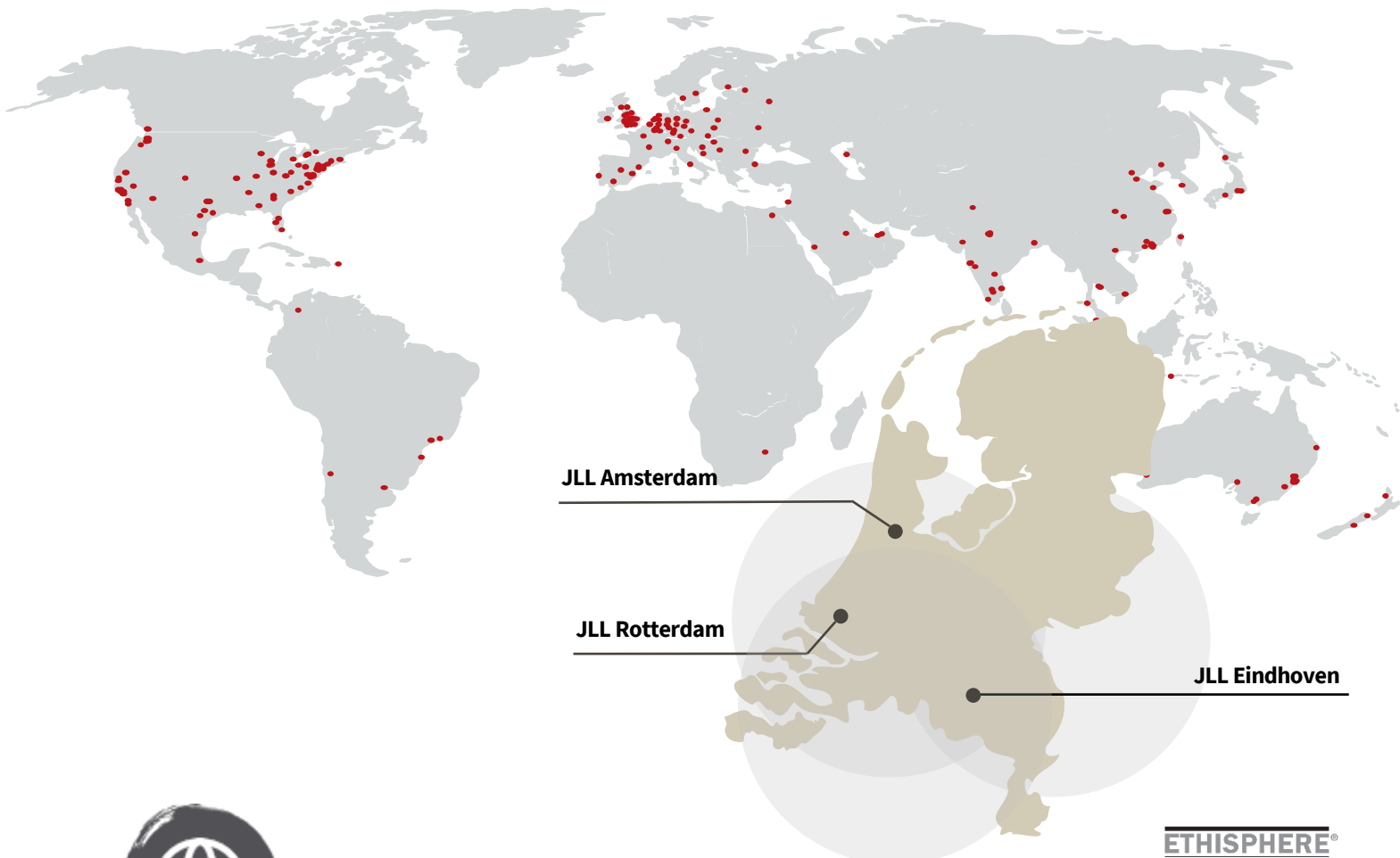


Foto's



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