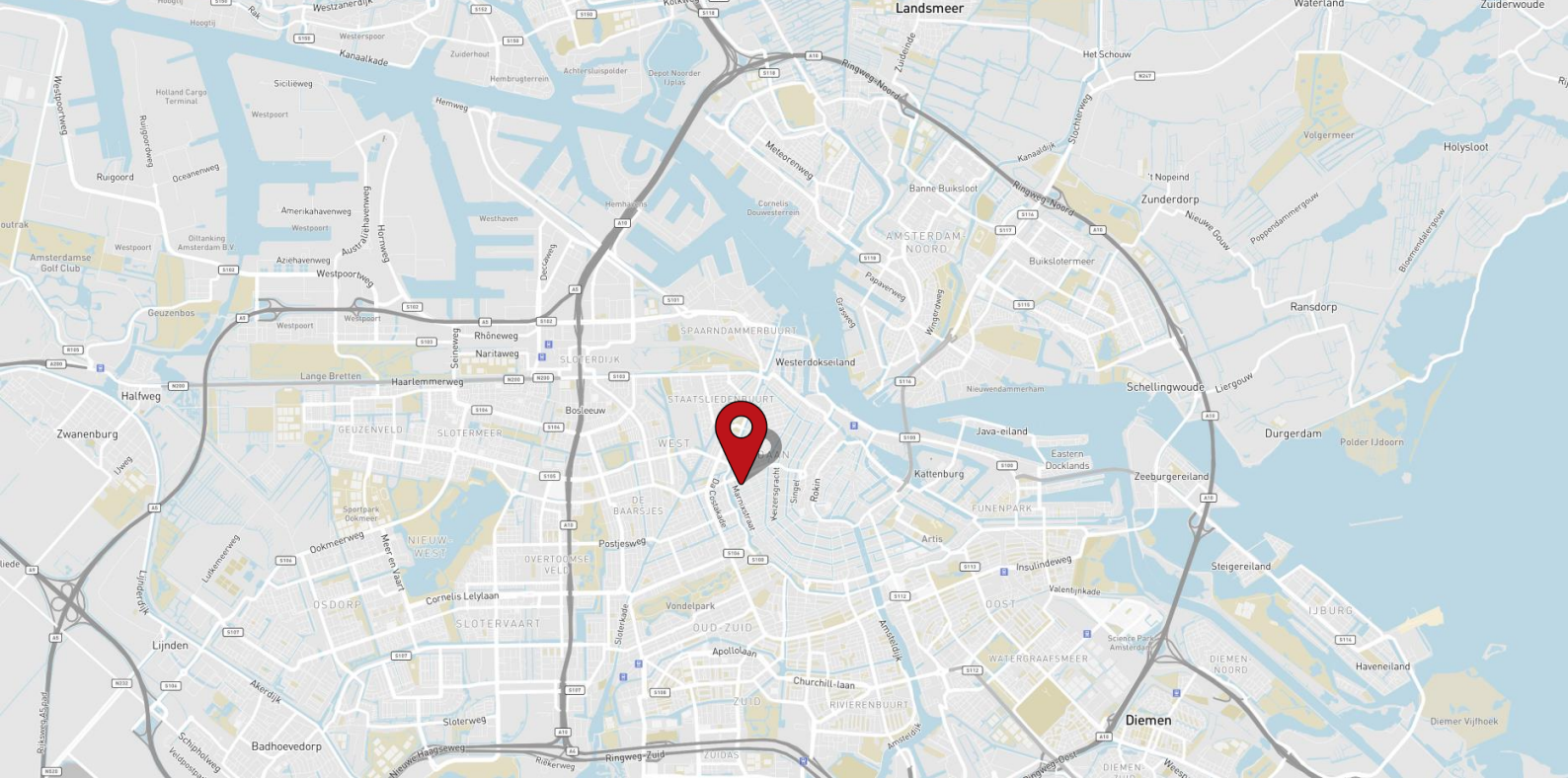




For rent

'Het Atelier'
Rozengracht 207,
Amsterdam



Property description

Building 'Het Atelier' is located at the Rozengracht 207 in Amsterdam. The building dating 1921 has a rich history of several industrial functions, including the Berghaus firm, which manufactured its ladies' coats here. The developer derives the name of the building 'het Atelier' from this. This former fashion studio provided pret-a-porter collections for the larger department stores during the middle of the last century. The building has a striking facade, front width of approximately 15 meters and a depth of approximately 20 meters. The building offers 5 floors, a ground floor and the 1st to the 4th floor.

The 1st and the 2nd floor is currently available with approx. 610 sq. m. LFA office space. The floors all have a loft-like appearance due to the combination of an enormous free height with plenty of daylight. In the main entrance facilitates a lift and an original staircase to the office floors.

Location

The Rozengracht located in the Amsterdam Jordaan, is a busy street in the city centre of Amsterdam. This well-known Amsterdam neighbourhood is characterized by its many shops, restaurants for lunch / dinner and attractive cafés. The Rozengracht is an extension of the Westermarkt with it's beautiful 'Wester Toren'. In the Jordaan you can also find well-known markets on the Lindengracht, Westerstraat and Noordermarkt. All are within walking distance. At last, various hotels such as The Hoxton and Pulitzer are also within walking distance.

Accessibility

Car

The Rozengracht can be reached by car via the ring A10 (S103, 104 and 105).

Public transport:

Within walking distance, several tram stops facilitate lines 5, 12, 13, 14 and 17 with a good connections to Amsterdam Central Station, Amsterdam Amstel, Zuidas and the other parts of Amsterdam.

Also, within walking distance Diemen the bus stops of lines 284 and 288 do offer a direct connection to NS Station: Amsterdam Central Station, Amsterdam RAI and Amstelveen.

Available spaces

The availability of this building is approximately 610 sq. m. LFA. divided as follows:

1 st floor	304.72 sq. m. lfa.
2 nd floor	305.15 sq m. lfa.
Total	609.87 sq. m. lfa.



Parking

Paid parking is possible on the public road or with a parking permit. The Europarking (Qpark) is located on Marnixstraat, a 5-minute walk from the 'Het Atelier' building.

Rent

Office space:

€ 380.00 per sq. m. lfa per year, excluding VAT.

Service charges

€ 40.00 per sq. m. lfa per year, excluding VAT.

Delivery level

The building will be delivered in a high-quality renovated condition, including the following:

- New high-quality climate installation & ventilation;
- Connection for a pantry;
- Big windows, which can be opened;
- Double glass doors, which can be opened;
- Shower on the 1st and 2nd floor (in the leased space);
- New sanitary groups per floor;
- Levelled Fermacell floors;
- Floor heating & air heating / cooling;
- 10 floor pots per office floor for electricity;
- Solar panels and water pump;
- Ceilings and walls are plastered and painted.



Lease term

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

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.

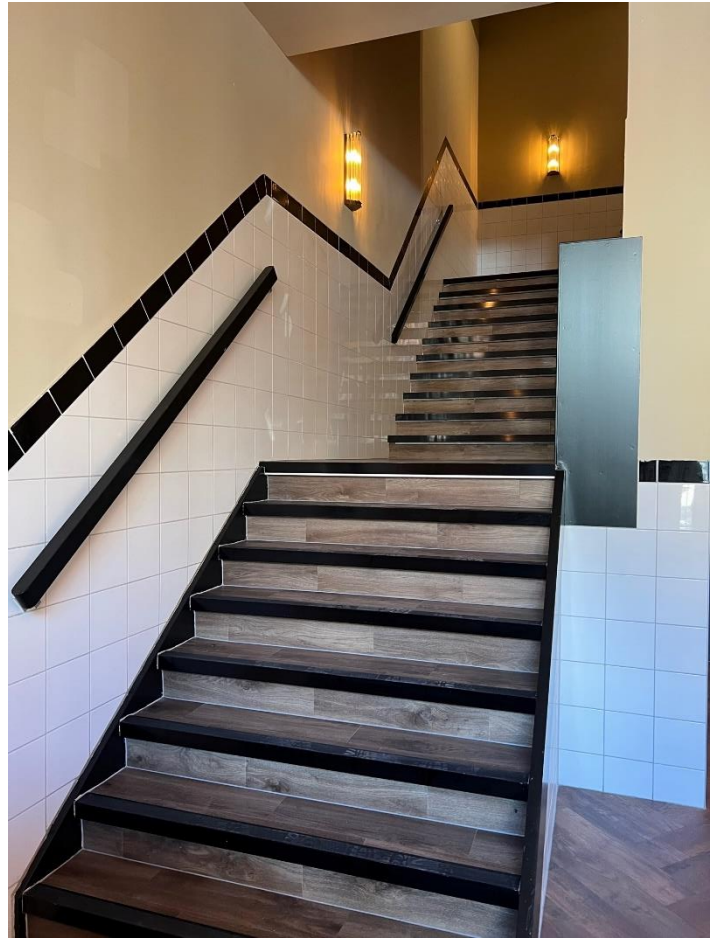
Contact

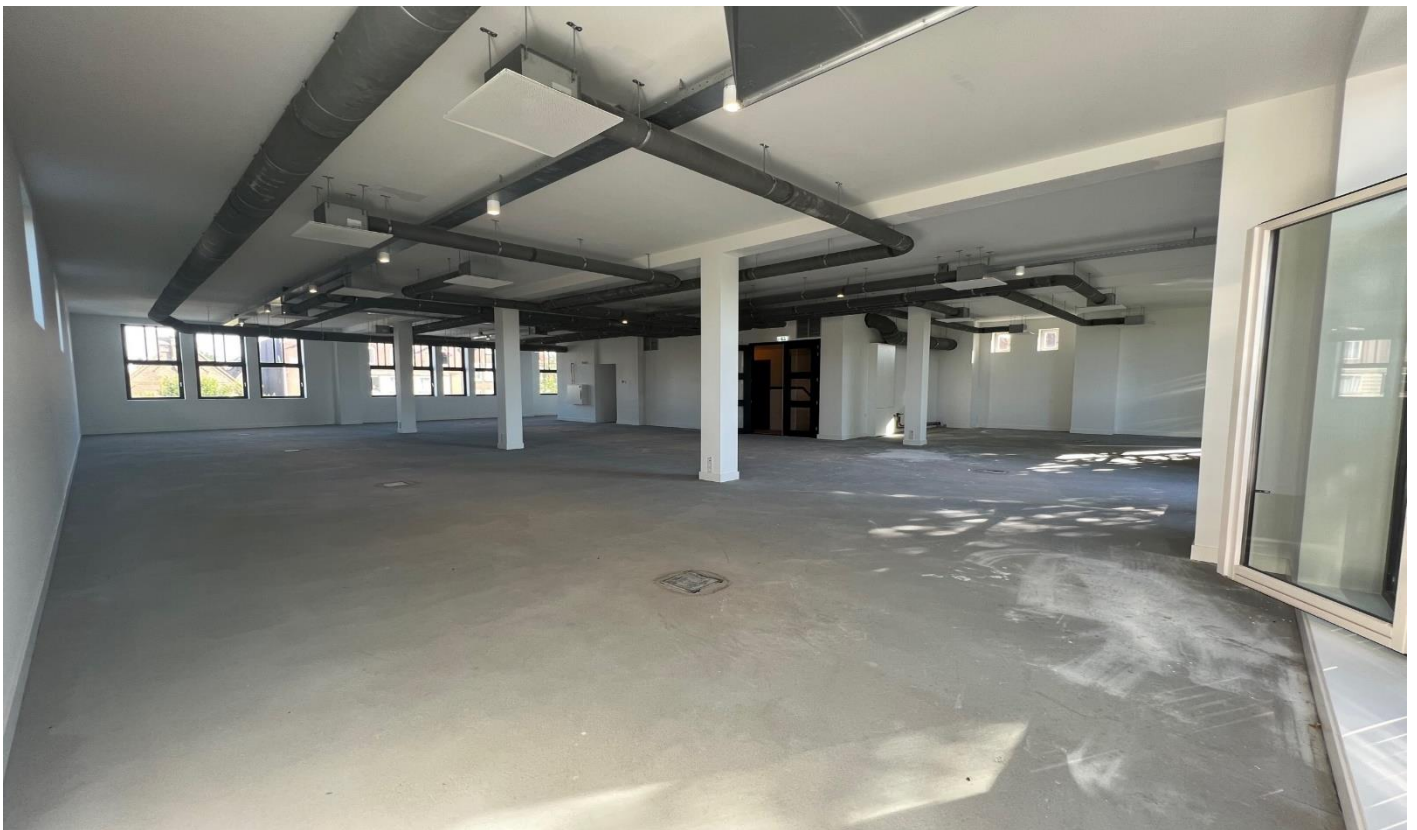
Frederique Ensink
Office Agency Amsterdam
Frederique.Ensink@eu.jll.com
+31 6 2006 1041



Maarten Tieleman
Office Agency Amsterdam
Maarten.Tieleman@eu.jll.com
06 54 28 39 92









Rozengracht

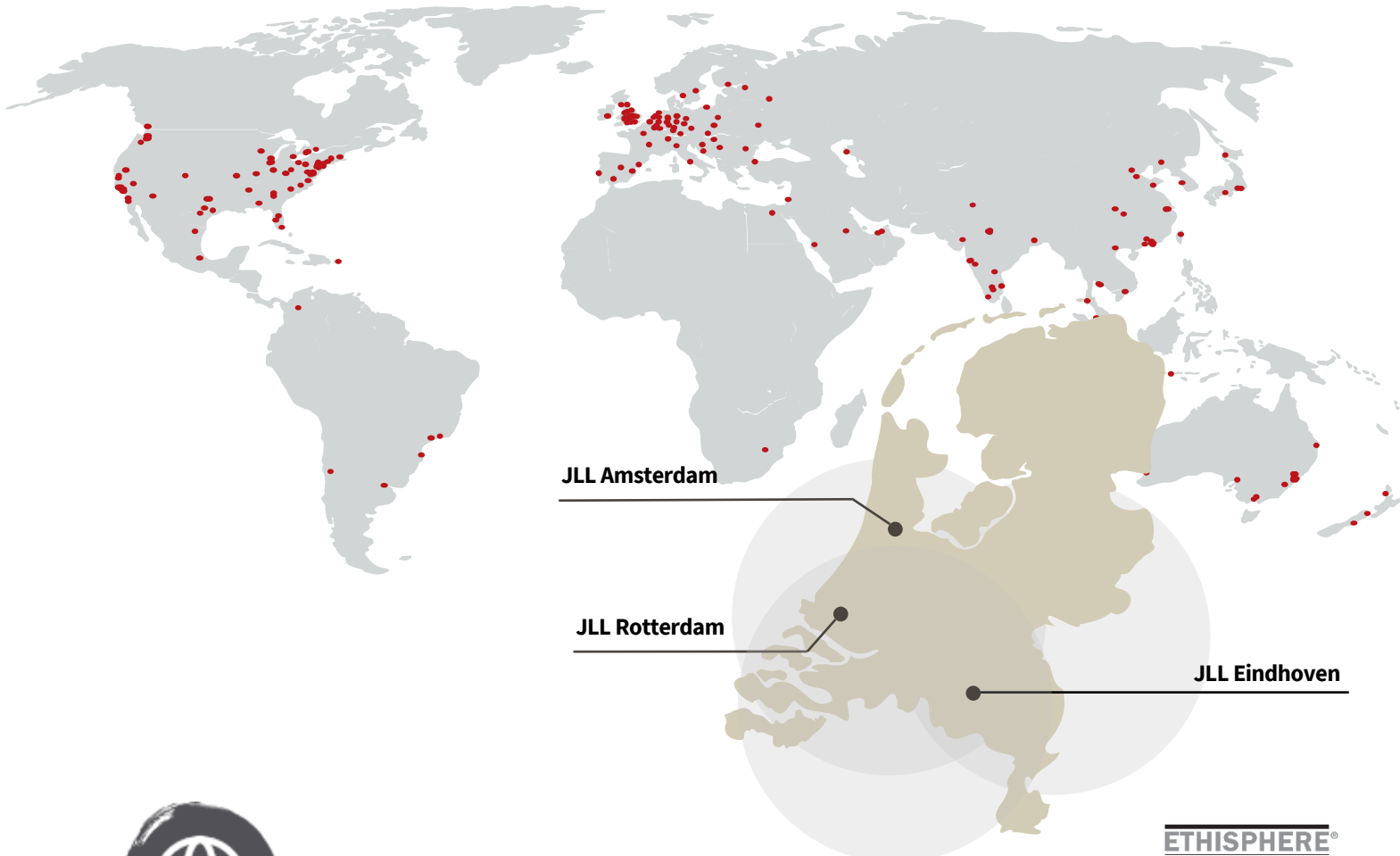


Impressions 'Het Atelier'



About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



activities in more than 80 countries



100,000 employees worldwide



3 offices in the Netherlands with an international connection



180 professionals in the Netherlands

ETHISPHERE®
WORLD'S MOST
ETHICAL
COMPANIES®
2008 - 2022

FORTUNE
WORLD'S MOST
ADMIRED
COMPANIES 2021

IAOP GLOBAL
OUTSOURCING100

ISO
9001
QUALITY
ASSURANCE

DISCLAIMER

© 2022 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

