

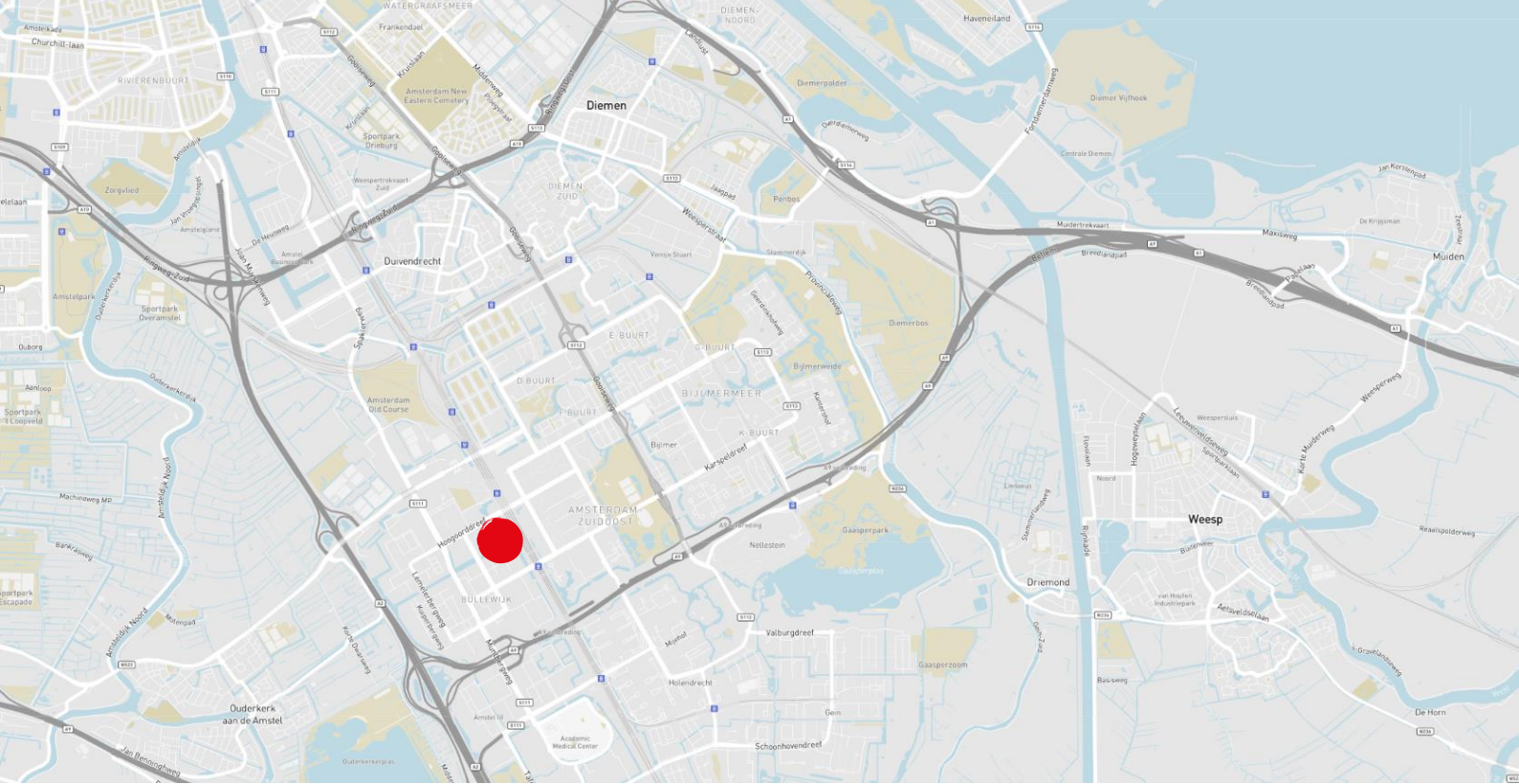


*For rent*

**‘Atlas ArenA Asia’**

**Hoogoorddreef 5,  
Amsterdam**





## Property characteristics

The office complex Atlas Arena Amsterdam consists in total of approximately 75,000 square meters' office space divided in 5 detached office buildings with underground garages and a parking building. Each separate building bears the name of a continent; Afrika, Amerika, Antarctica, Australia, Asia and Europa.

The complex is developed on a relative big surface area which provides a spacious layout with a big external area in a park-like environment.

## Location description

The object is located on a distinctive location next to the centre area Amsterdam Southeast. Amsterdam Southeast has a large diversity of facilities. In the near vicinity are situated the Stadion Amsterdam Arena, Johan Cruijff Arena, Arena shopping boulevard, Pathé cinema's, AFAS Life, Ziggo Dome as well as the shopping centre "De Amsterdamse Poort". The further planned developments of the area around the Amsterdam Arena and the Amsterdamse Poort will provide a new urban area that will grow into a new city center: Arena Boulevard, where people can work, shop, exercise, live and go out. In the immediate vicinity are the HQ's and branches of ABN AMRO, BT, Cisco Systems, Citibank, de Bijenkorf, Europeesche Verzekeringen, ING, KasBank, American, Strycker, American Express, Deutsche Bank and Vattenfall.

## Accessibility

Atlas Arena Amsterdam is strategically located and is easily accessible.

### *By car:*

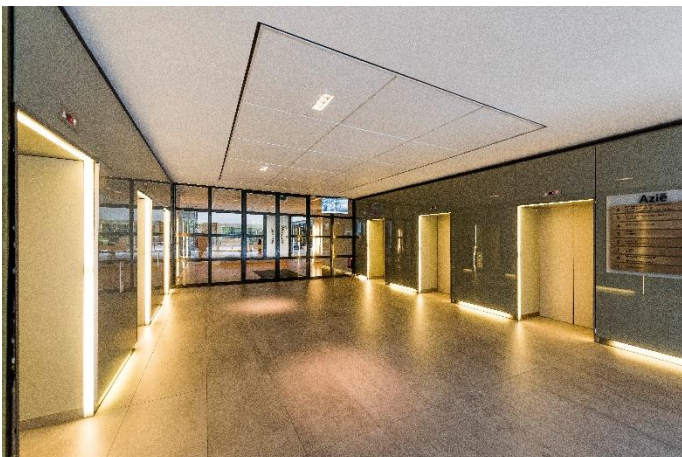
The location is easily accessible via the A2 motorway and indirectly via the A1 and A9 national highways and the A10 ring road. Schiphol Airport and the city center of Amsterdam are 20 and 5 kilometers respectively away and can be reached quickly.

### *By public transport:*

Amsterdam Bijlmer Arena station is located just 125 meters from the object. The Amsterdam Bijlmer Arena station will play an important role in the renewal of the area. A large and new station has been built for train and metro.

Zuidtangent also stops at this station, a direct bus connection between Haarlem station and Amsterdam Bijlmer Arena station via Schiphol Airport.









## Amenities

Atlas ArenA offers the following facilities:

- Company restaurant 'Absolute Break';
- Restaurant 'Absolute Taste', for lunch, drinks or small dinner;
- Courtyard Marriott Hotel, located on the complex;
- Childcare 'Absolute Kids' by CompaNanny;
- Absolute Workout according to the 'Cross Fit' concept;
- Parking garage in building Antarctica;
- On site Property Management.

## Sustainability

At this moment building Asia has an energy label B.

## Lease term

5 years with 5 year renewal period.

## Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.





## Available floor area

The total lettable floor area of the building consist of approx. 1,176 sq. m. l.f.a. and is divided as follows:

### Third floor

Unit 1: 595 sq. m. l.f.a.

### Sixth floor

Unit 1: 581 sq. m. l.f.a.

## Parking

Parking spaces are located in the underground parking garage.

The parking standard is 1:100. It is possible to rent additional parking spaces on a flexible base.

## Rent

*Office space:*

€ 235.00 per sq. m. lfa per year, excluding VAT.

*Parking place:*

€ 2,350.00 per place per year, excluding VAT.

## Service charges

€ 45.00 per sq. m. l.f.a. per year, excluding VAT.

## Delivery level

The leased spaced will be delivered as follows:

- Current (outside) sun protection sun-oriented facades;
- Insulating windows, facade insulation;
- Painted structural walls;
- Equalized floors;
- Spacious sanitary facilities;
- Cable ducts along the plinth. The cable ducts are equipped with a double wall socket per 1.80 meter grid;
- Energielabel A;
- New suspended ceiling with LED lighting;
- The office space is equipped with a climate installation with a cooled water network above the system ceiling;
- Windows that open ('turn-tumble' windows).





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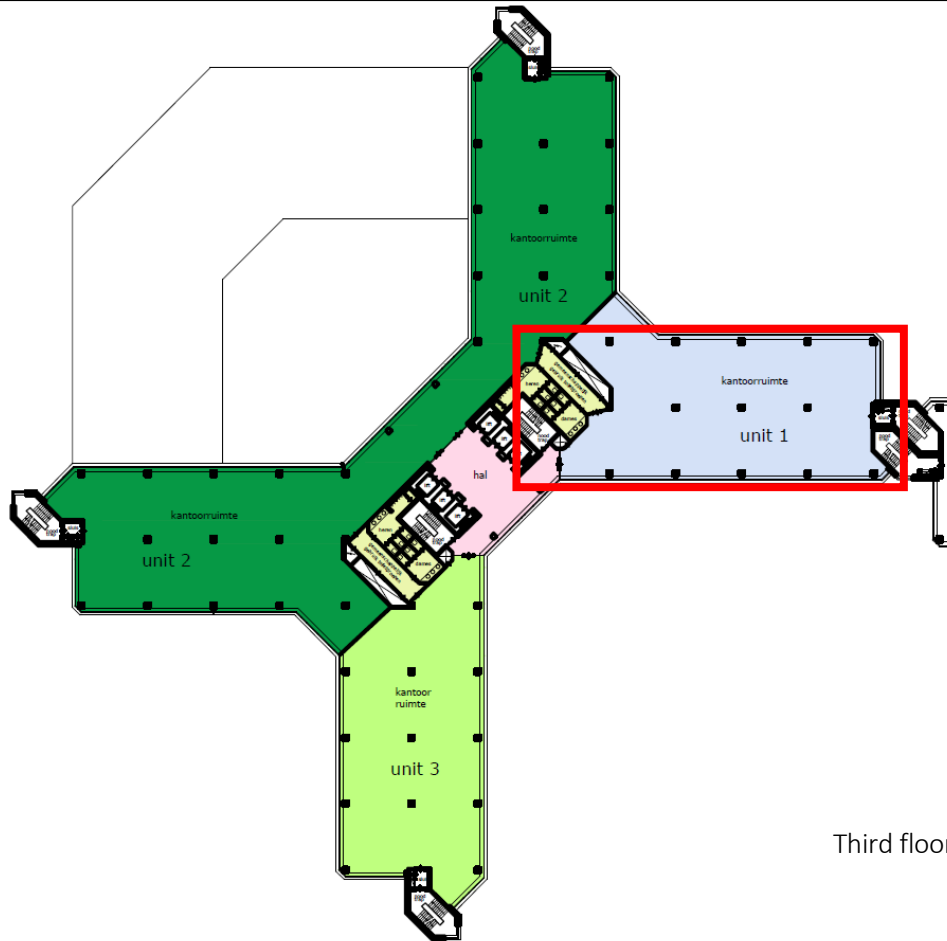




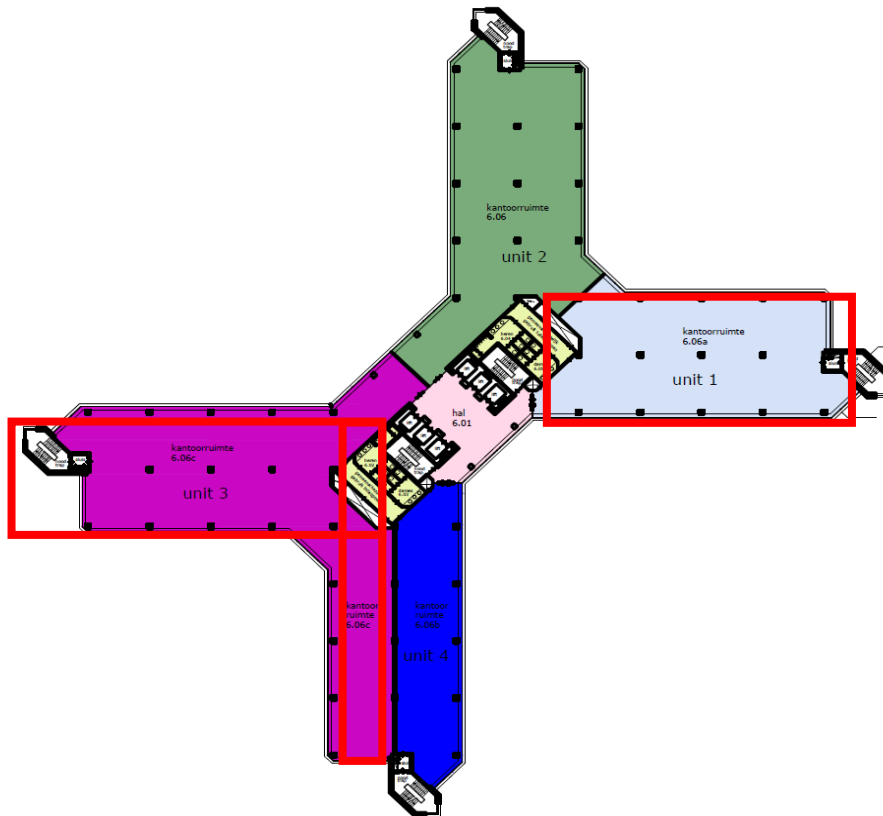




# Floor plan



Third floor

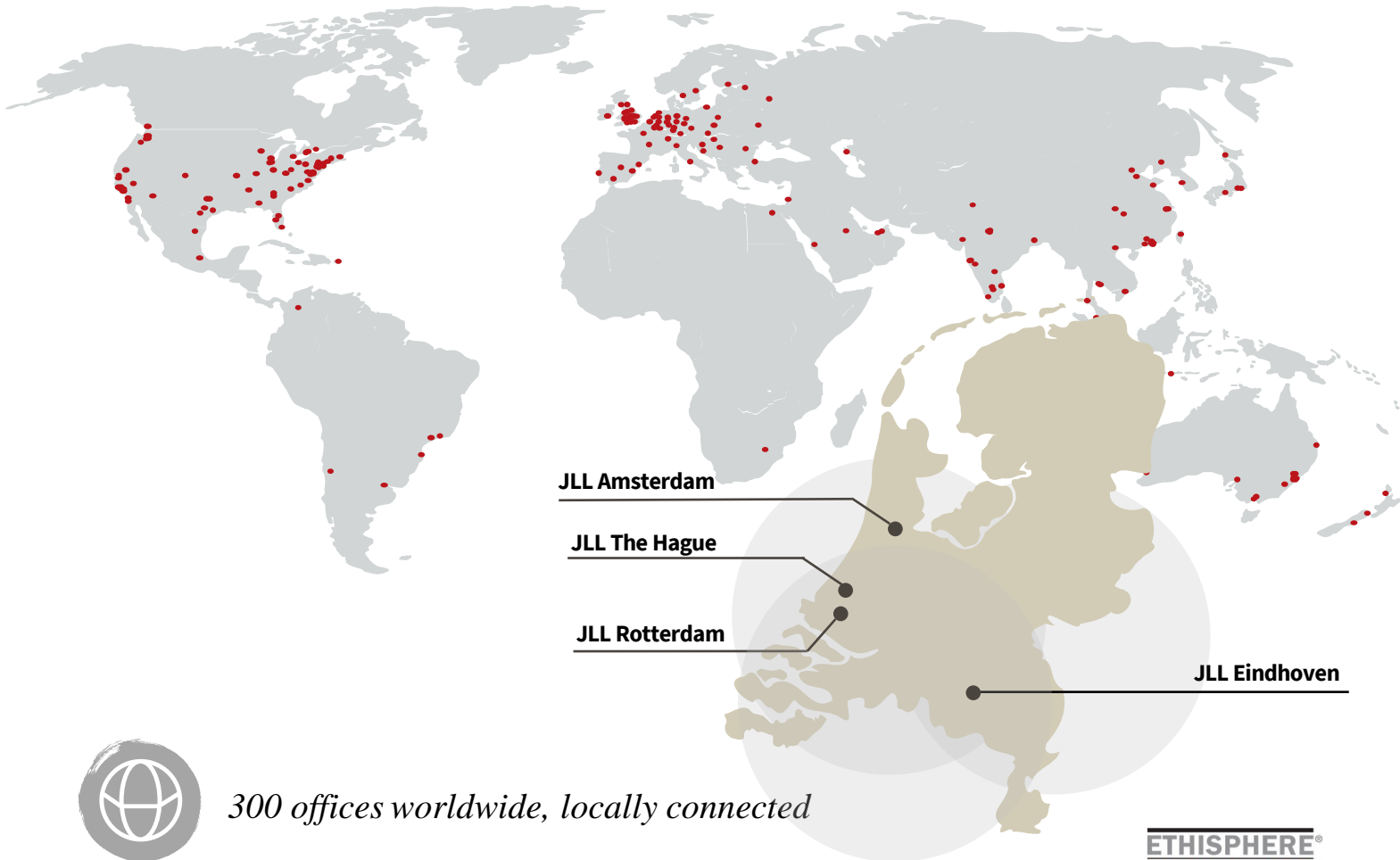


Sixth floor



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