



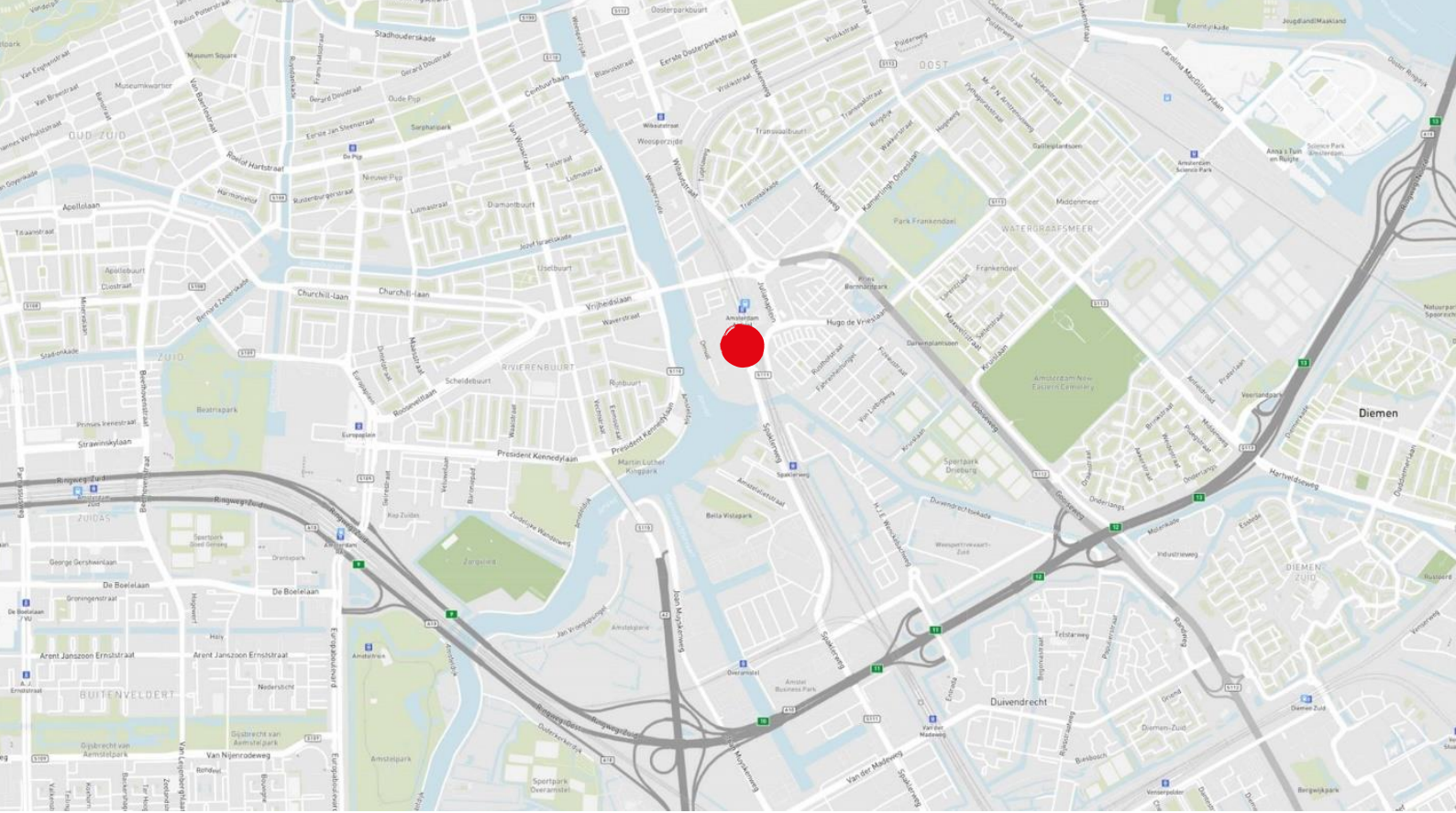
For rent

'Mondriaan Tower'
Amstelplein 6, Amsterdam



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Property description

The Mondriaan Tower is situated directly on the Amstel River, at Amstelplein 6 in Amsterdam. The office tower is a high-quality building located on a very attractive location and comprises a total of approximately 24,870 sqm LFA office space spread over 31 floors. With a height of 120 meters, the Mondriaan Tower is a real icon which, together with the Rembrandt Tower and the Breitner Tower, contributes to the Amsterdam skyline.

The office floors of the Mondriaan Tower have different sizes, ranging from 216 up to 950 sqm LFA office space. The floors are easy to divide due to the rectangular shape around the central core. The central core is equipped with 7 lifts, stairwells and separate sanitary groups per floor. Because the floors all around are equipped with large windows, each floor has a lot of natural light and also a phenomenal view over the whole of Amsterdam. The office building also has energy label A.

On the ground floor, the Mondriaan Tower has a spacious entrance with a coffee bar, informal consultation areas and reception services. The Office Operators is also located in De Mondriaan Tower, where meeting rooms can be booked for a fee. The building also has an underground parking garage and bicycle shed. The parking garage is equipped with electric charging points. The parking standard that is used is 1: 100.

Location

The Mondriaan Tower is exceptionally well located, right next to the Amstel metro- and train station, near the A10 ring road, right on the Amstel River and near the centre of Amsterdam. Several facilities are situated in the direct vicinity of De Mondriaan Tower, such as sports facilities (including sup and canoe rental, Sportcity), restaurants (including Blokker, Ode aan de Amstel, George Marina, Dauphine) and hotels (including Meininger Hotel, Hotel V).

Several large renowned parties have established their offices in Amstel / Omval. These are large tech companies such as Uber, Amazon, ParkBee and Ebay/ Marktplaats, but also large Dutch companies such as Philips, Rabobank, De Nederlandse Bank and DeGiro.

In addition to the establishment of large office users, the area is also increasingly characterized by the mix of living, working and leisure. Several new construction projects have been completed in recent years. Recently completed office developments include Amsteldok along the Amstel and The Cloud on the Mr. Treublaan 7. New residential development includes the Amstel Tower and HAUT. Due to the excellent location of the Omval and Amstelkwartier, the variety of amenities nearby and the addition of residential real estate in this area, the area has an even more popular reputation in all matters.



Accessibility

Accessibility by Public Transport

Due to its convenient location within walking distance from the Amstel Station, the Mondriaan Tower is perfectly accessible by public transport (train, metro, tram and bus).

Amsterdam Central Station, Schiphol Airport and Utrecht Central Station are easy to reach from Amstel Station.

Accessibility by Car

The Mondriaan Tower is easily accessible by car via high ways A1 (Amsterdam - Amersfoort), A2 (Utrecht - Amsterdam) motorways and the A10 ring road.

Available spaces

The availability of this building is divided as follows:

• 3 rd floor	approx. 887.29 sqm lfa
• 18 th floor	approx. 948.73 sqm lfa
• 20 th floor	approx. 270,00 sqm lfa
• 21 st floor	approx. 951.07 sqm lfa
• 22 nd floor	approx. 951.07 sqm lfa
• 24 th floor	approx. 688.33 sqm lfa
• 25 th floor	approx. 768.52 sqm lfa
Total	approx. 5,465.00 sqm lfa



Parking

The office building offers a spacious underground parking garage with a total of 248 parking spaces. The parking ratio is 1:100. Parking spaces including charging stations for electric vehicles are available as well.

Rental price is based on use on working days between 7:00 AM and 7:00 PM.

Rent

Office space:

€ 390.- per sqm lfa per year, excluding VAT.

Parking place:

€ 3,500.- per place per year, excluding VAT

Service charges

€ 75.- per sqm lfa per year, excluding VAT.

Delivery level

The building offers the following amenities:

- o Spacious renovated entrance;
- o Parking garage incl. charging stations for electric vehicles;
- o Covered bicycle shed;
- o Passenger lift (6) and lift for goods (1);
- o Coffee bar open from 08:00 – 15:30 hrs.;
- o Manned reception from 08:00 – 17:30 hrs.;
- o The Office Operators on floor 26 + 27;
- o Restaurants Ode aan de Amstel and Blooker which are a part of te building.

The office floors are delivered in renovated state as follows:

- o Representative entrance per office floor;
- o Sanitary facilities per office floor;
- o Painted walls (white);
- o Climate ceiling (with heating and cooling);
- o Capacity of 1 person per 8 sqm;
- o Suspended ceilings including LED-lighting fixtures;
- o Raised floors;
- o Sprinkler installation;
- o Sun resistant glazing;
- o Floor height of 2.65 m. (net. height).



Commencement date

Directly.

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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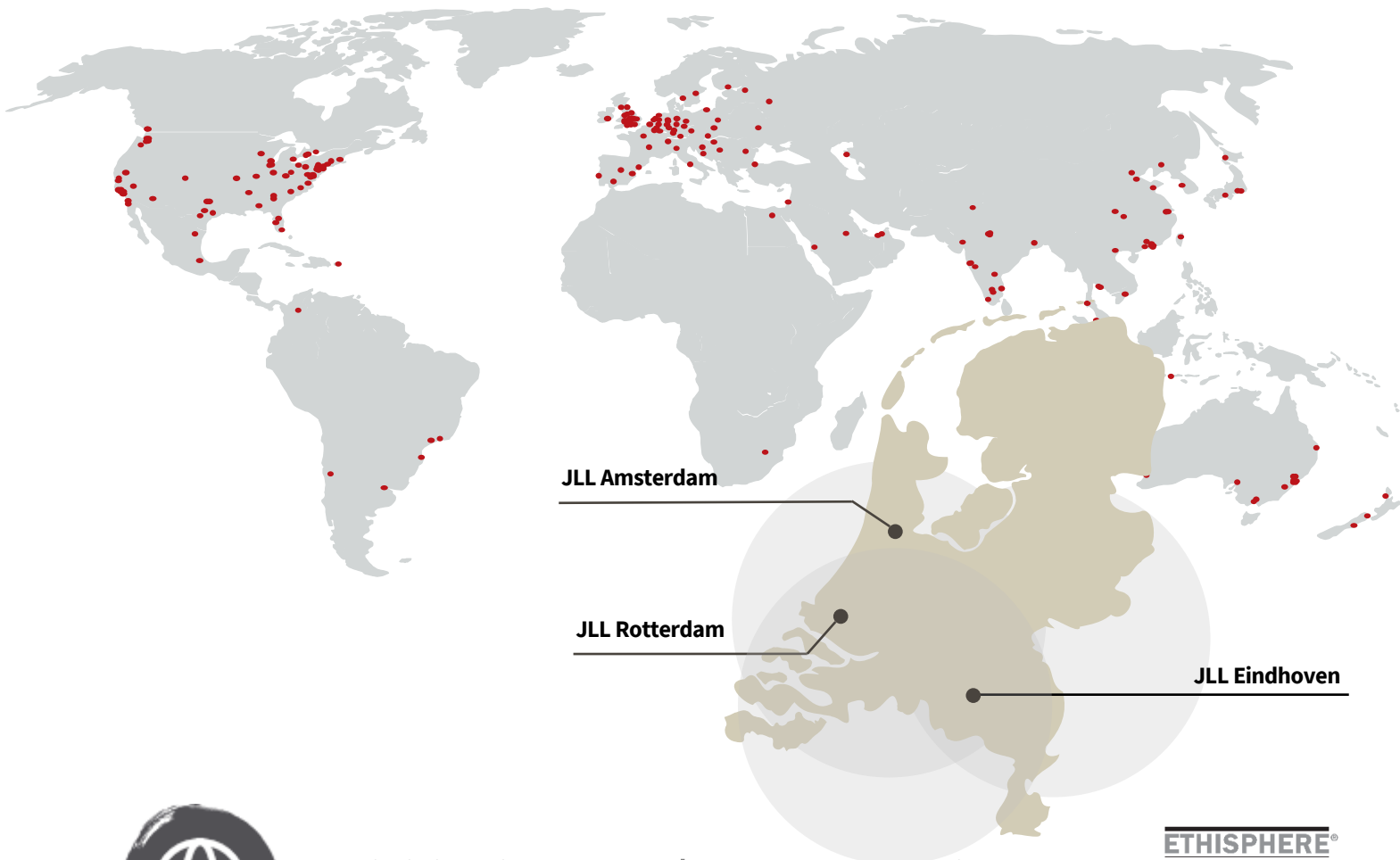






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