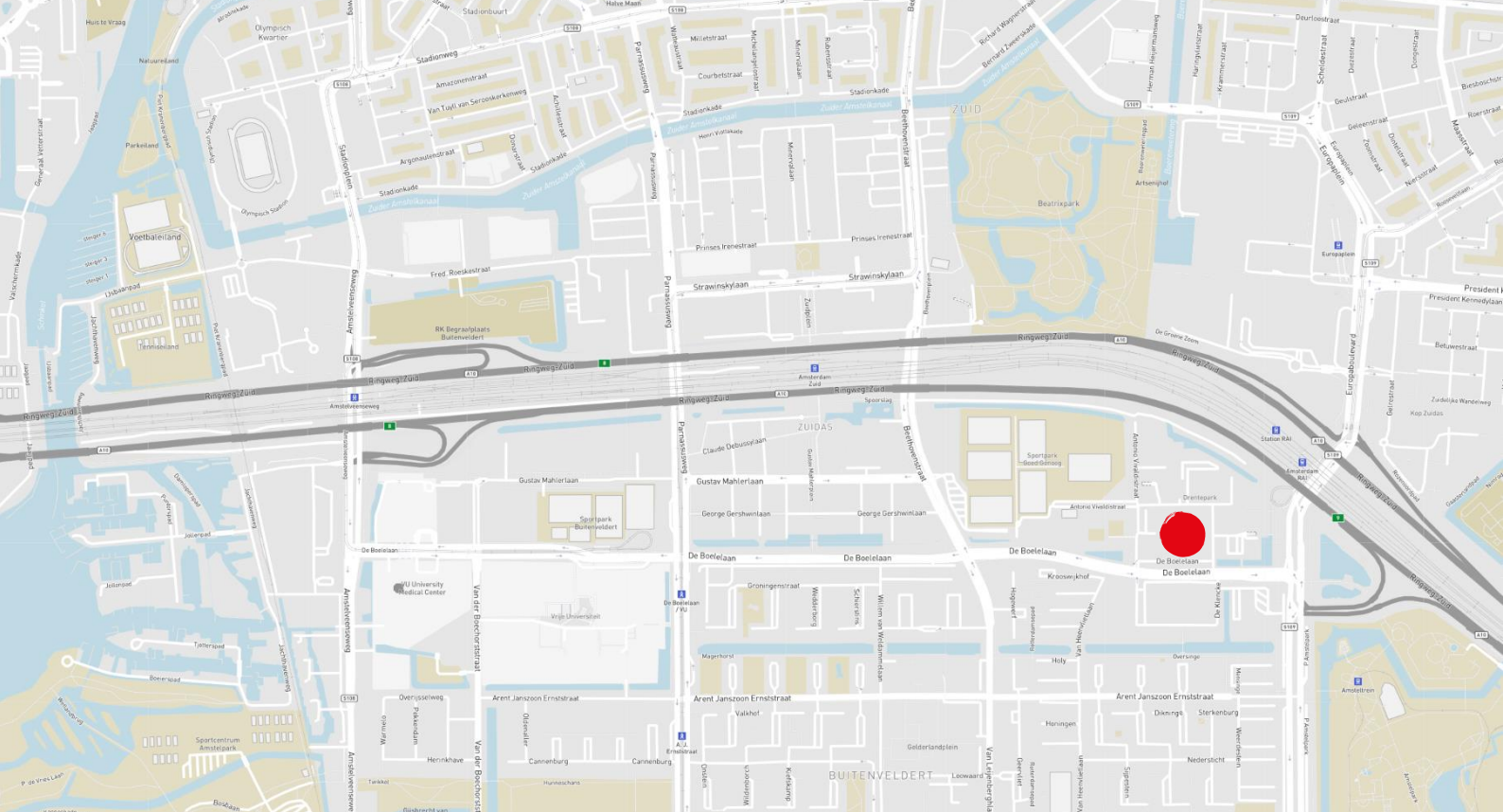




For rent

**'The Boardyard'**

De Boelelaan 32,  
Amsterdam



## Property description

The prestigious and remarkable office building 'The Boardyard' is located at De Boelelaan 32 in Amsterdam, near the Zuidas. The high quality of the interior and spacious floor areas makes this building very attractive. In addition, the office building has a spacious parking garage with space for approximately 60 cars, a bicycle parking garage, archive space, shower rooms and a roof terrace.

The building has an open, modern appearance and gives both visitors and staff a sense of class.

The office building comprises a total of 4,682 m<sup>2</sup> lettable floor area divided over the basement to the 3rd floor. We can currently offer office space divided over the ground floor and the 1st floor.

## Location

The office building is located in a high demand area on the east side of the Zuidas, near the Amsterdam-RAI train station.

The Zuidas is the number one office location in Amsterdam. In the vicinity are companies, among others, such as EY, AkzoNobel, ABN AMRO, Spaces, various leading law firms and several hotels. The Gelderlandplein shopping center is within walking distance.

## Accessibility

### By car

The office building is easily accessible due to its central location on the A-10 ring road (exit S109).

### Public transport

The accessibility by public transport is also versatile and good. Amsterdam-RAI train / metro station is approximately a 10-minute walk away. From here there are various connections possible to Schiphol, Utrecht and Amsterdam Central. In addition, there is a bus station at approximately 4 minutes walking distance from the building with connections to destinations in the surrounding municipalities. Amsterdam Zuid train station is 1 stop away.

## Available spaces

The availability of this building is approximately 410 sq. m. lfa. Divided as follow:

Ground floor – unit 0.3	117 sq. m. lfa.
1 <sup>st</sup> floor – unit 1.4	293 sq. m. lfa.
<b>Total</b>	<b>410 sq. m. lfa.</b>



## Parking

The underground parking garage has space for approximately 18 cars. In addition, the officebuilding offers a bicycle parking garage

## Rent

*Office space:*

€ 275.- per sq. M. lfa. per year for the office space

€ 125.- per sq. M. lfa. per year, for het archive space

*Parking place:*

€ 3,500.- per place per year

The prices are excluding VAT

## Service charges

€ 70.- per sq. m. lfa. per year, excluding VAT.

## Delivery level

The office floors are delivered in 'as-is' condition, including;

- Current floor covering;
- Openable windows;
- Current climate installations;
- Sun protection;
- Data cabling;
- Pantry;
- Shower in the building;
- Room for lunch and informal meetings;
- Private terrace;
- Partition walls with doors.



## Lease term

To be discussed

## 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

### Maarten Tieleman

Office Agency Amsterdam  
[Maarten.Tieleman@eu.jll.com](mailto:Maarten.Tieleman@eu.jll.com)  
+31 6 54283992



### Pieter Ravelli

Office Agency Amsterdam  
[Pieter.Ravelli@eu.jll.com](mailto:Pieter.Ravelli@eu.jll.com)  
+31 6 11 85 57 03

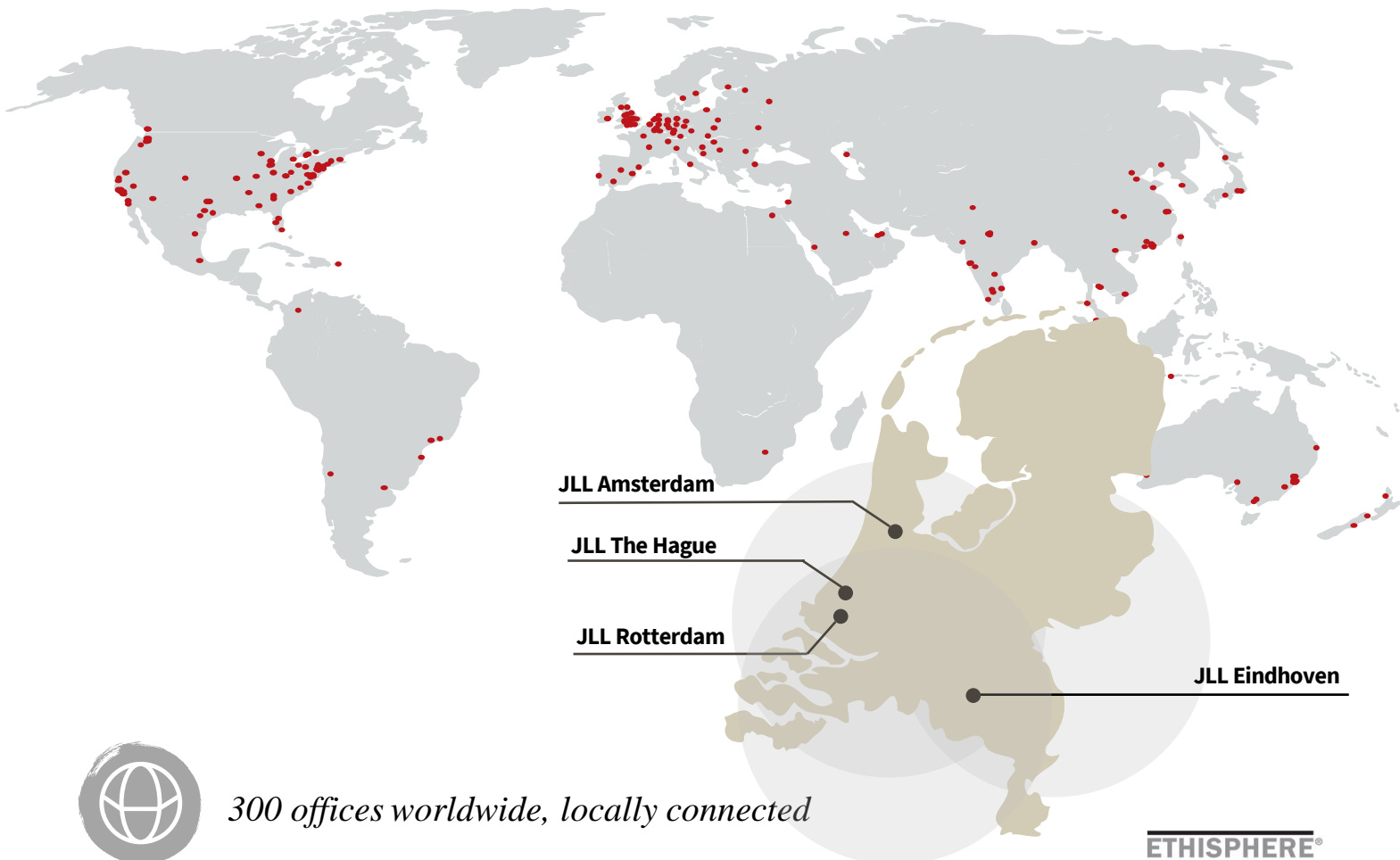






# About JLL

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](http://jll.com).



*300 offices worldwide, locally connected*



*100.000 colleagues worldwide*



*4 offices in the Netherlands, with a global mindset*



*170 professionals in The Netherlands*



*Five Real Estate Markets (Offices, Industrial & Logistics, Retail, Living, Health care)*

**ETHISPHERE<sup>®</sup>**  
**WORLD'S MOST**  
**ETHICAL**  
**COMPANIES<sup>®</sup>**  
**2008 - 2022**

**FORTUNE**  
**WORLD'S MOST**  
**ADMIRER**  
**COMPANIES<sup>®</sup>** 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 here in is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

