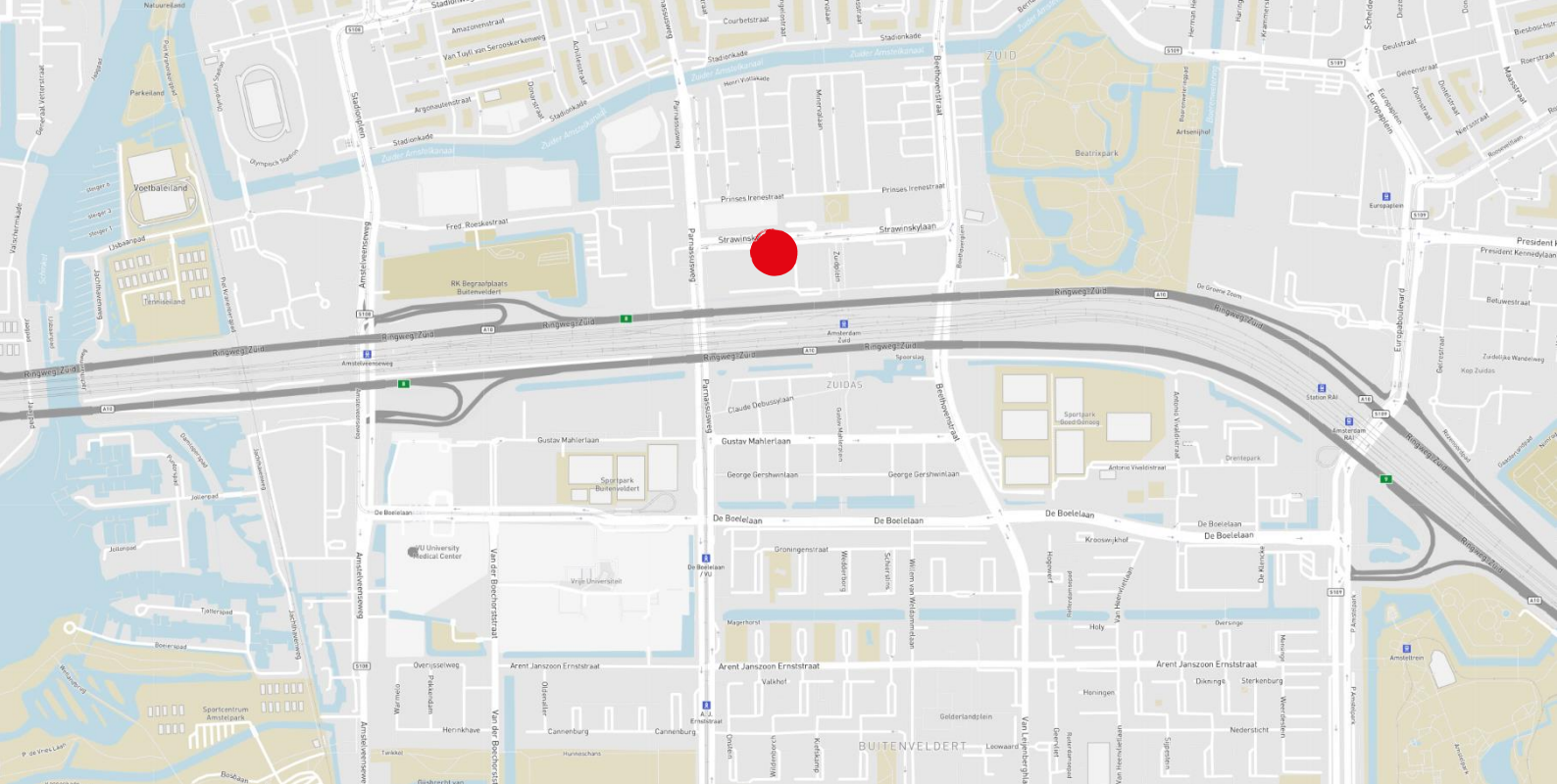




*For rent*

**'Atrium'**

**Strawinskylaan 3001-4111,  
Amsterdam**



## Property description

The Atrium is an iconic office complex ideally situated in the best office location of Amsterdam: the Zuidas. The building has a unique character with three towers arranged around three atria offering up to 4,500 sq m on one floor. The Atrium has been fully renovated in 2016 & 2017 under the guidance of renowned architect Roberto Meyer, making the Atrium one of the most modern and vibrant buildings in Amsterdam.

In addition to the upgrading of the existing building, a brand new underground parking facility and two new towers were built, bringing the total size of the Atrium to approximately 58,000 sq m.

The Zuidas as an international business centre is the chosen location for a number of tenants of international reputation including: Google, NautaDutilh, Akzo Nobel, and ABN Amro.

## Location

The Amsterdam Zuidas has developed itself through the last decennia as the most wanted office location of the Netherlands. For both national as international parties from the higher segments factors like quality, durability, international allure but also a good balance between living, working and relaxing of great importance in choosing housing. The Zuidas complies amply to all these conditions. To strengthen the current combination of functions, for the next few years there will be built more homes and a variety of commercial amenities at the Zuidas.

## Accessibility

The Atrium is situated within 200 meters of the Amsterdam-South metro and train station. It is also well served by numerous bus and tram routes. There is direct access to Schiphol Airport and Mainline Train Station (6 minutes), Central Station, The Hague, and Rotterdam.

The local government is currently carrying out the initial Dokmodel works which will result in the opening of a 2nd main entrance to the metro/train station directly in front of the Atrium. The Atrium offers ample secure bicycle parking. At the station itself there is an impressive underground bicycle parking facility.

By car the Atrium is also very easily accessible with access to and from the A10 within two minute drive.

## Available spaces

The availability of this building is approximately 4,516 sq.m. lfa. divided as follows:

<b>Atrium South Tower</b>	
2 <sup>nd</sup> floor	1.071 sq.m.
3 <sup>rd</sup> floor	1.167 sq.m.
4 <sup>th</sup> floor	1.165 sq.m.
5 <sup>th</sup> floor	1.113 sq.m.





## Parking

Parking ratio: 1:120 sq m.

## Rent

*Office space:*

€ 450.- per sq m lfa per year, excluding VAT.

*Parking place:*

€ 6,000.- per place per year, excluding VAT

## Service charges

Office: € 65.- per sq. m. lfa. per year, excluding VAT.

Parking: 250.- per place per year, excluding VAT.

## Delivery level

The Atrium now offers:

- New reception and lobby area;
- Newly designed garden and outside seating area;
- Modern, spacious, and bright entrance;
- Refurbished elevators and elevator lobby's;
- New design for internal Atria facades;
- New underground parking facility;
- Bar, café, and restaurant;
- New climate ceiling installation system New sanitary facilities;
- Conference centre.

## Amenities

Focussing on the wellbeing of its occupants, the Atrium caters for a range of restaurant needs:

- o High end company restaurant option, catering for the daily needs of the majority of the occupants in the building;
- o Semi-formal brasserie/bar option offering the perfect solution for business lunches, entertaining, or simply relaxing after work;
- o Espresso bar. The Atrium has selected a high-end operator in keeping with the image of the building and its occupants;
- o Juice bar. Given the importance of healthy living, the Atrium will cater for the needs of those looking for a healthier option.

*Conference facilities:*

The new conference center offers tenants the possibility to offer their clients and guests the highest quality facilities run by an experienced operator in the most efficient way possible.

*Sustainability:*

- BREEAM In-Use Very Good;
- Energy label A.

*Other services:*

The Atrium offers the following additional services:

- Dry cleaning;
- Free WI-FI in the common areas;
- Optional electric car charging points in the underground car park;
- A brand new Vondelgym.





## Lease term

5 years.

## 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

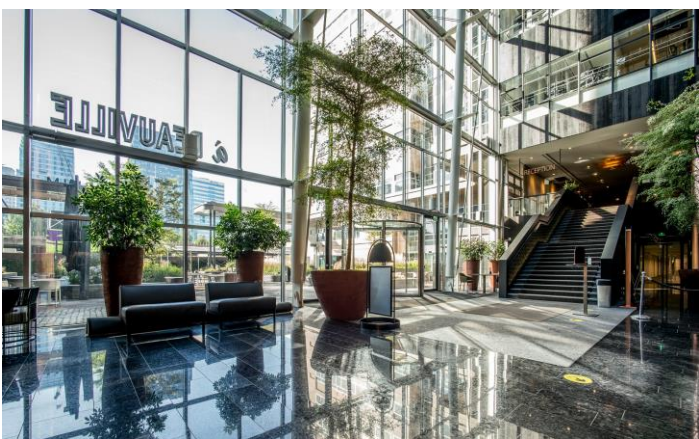
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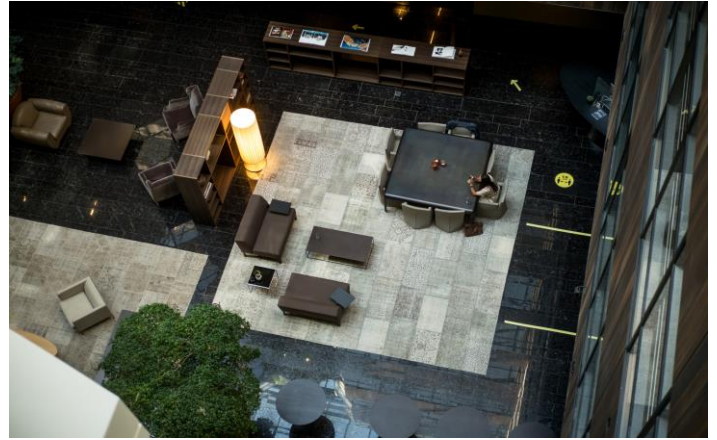
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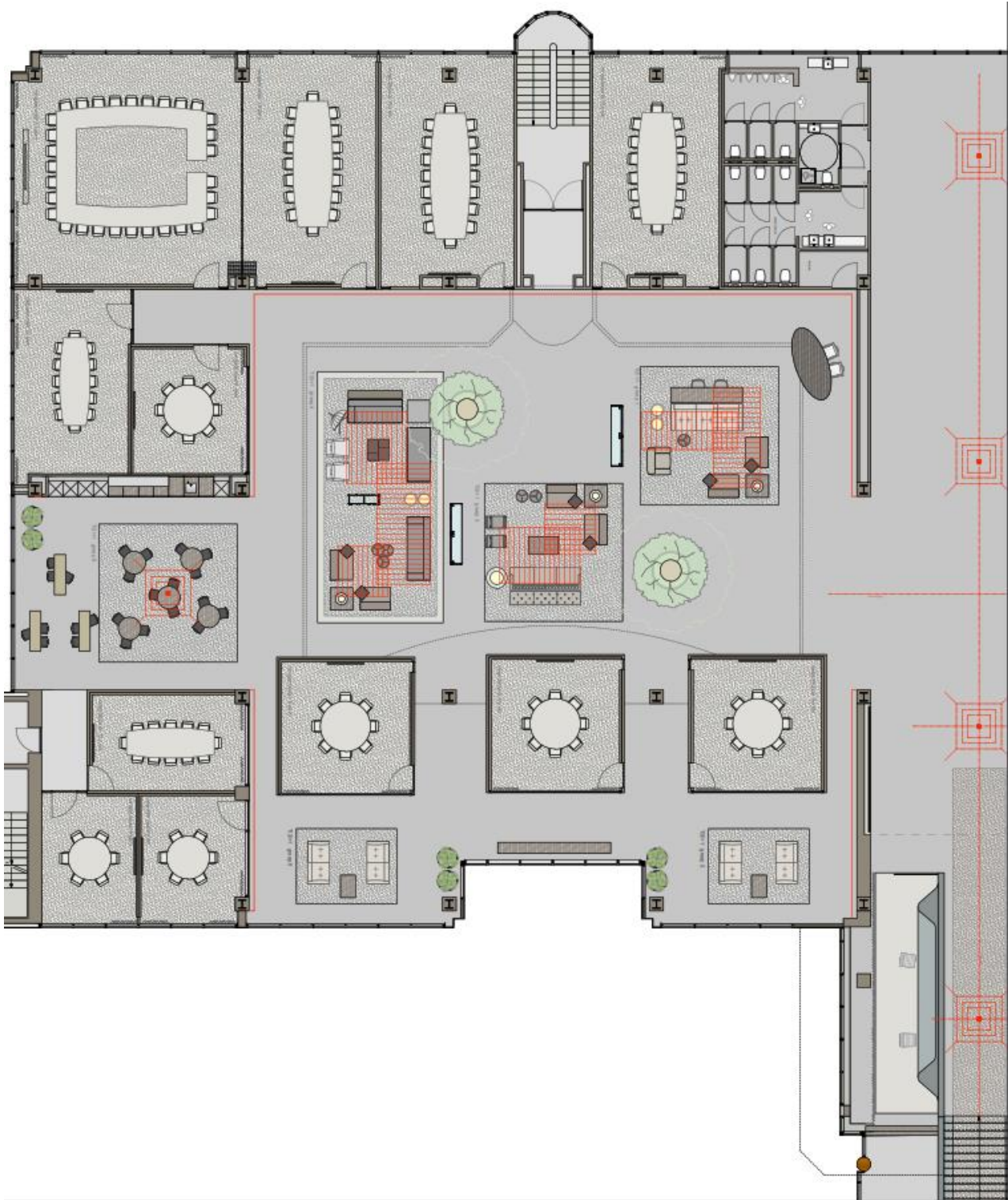






# Meeting center

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## Meeting center – Noord toren

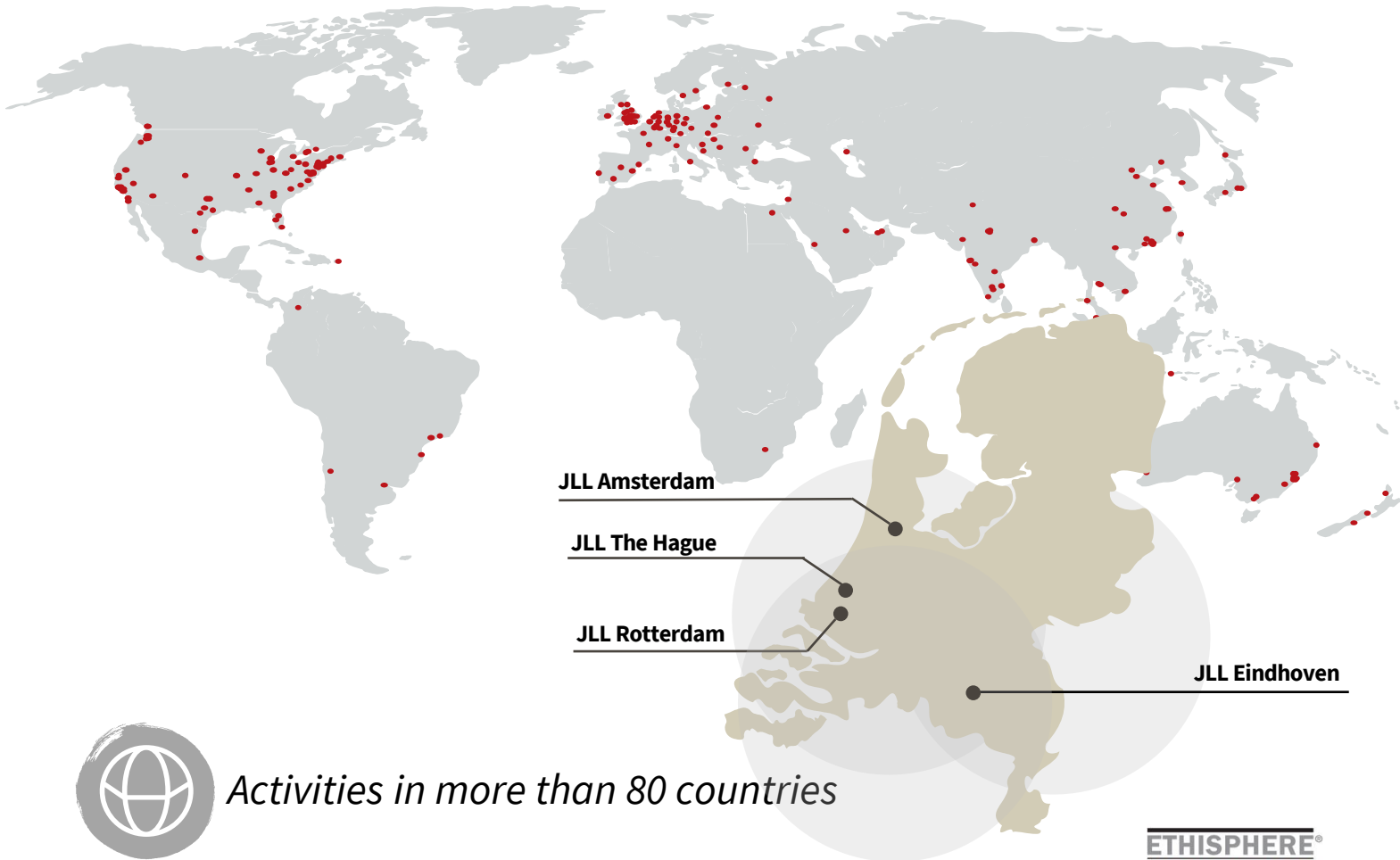
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