

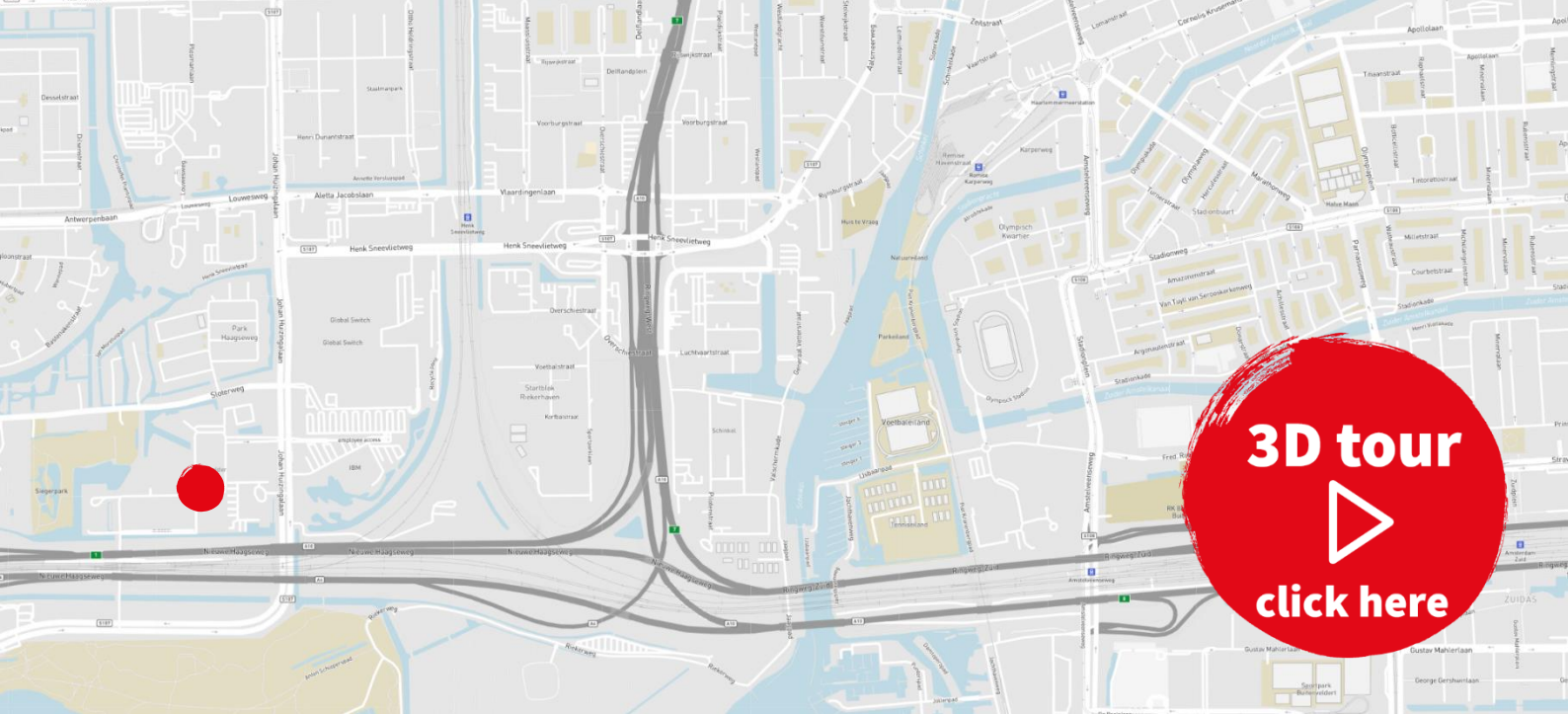


For rent

‘Adam Smith Building’

Thomas R. Malthusstraat 1-3

Amsterdam



Property description

Building 'Adam Smith Building', designed by Aukett Associates Europe in 2002, is a striking office building located in Riekerpolder. The building consists of a low-rise and a high-rise. The common areas, the atrium and office floors have recently been adapted and given a new and fresh look.

The building has various facilities for its tenants such as; a manned reception, a supermarket called Adam's market, a coffee bar, restaurant facilitated by WeCanteen, a game room, a deck with a terrace and parking facilities and showers.

The office building has a total surface area of 20,786 sq. m. LFA. spread over 13 floors of approx. 1,000 sq. m. LFA. up to 2,500 sq. m. LFA The building has a spacious Atrium and large windows that provide plenty of natural light and a pleasant working environment. The office floors have a spacious and open character and offer flexibility in deviation.

The following tenants are housed in the Adam Smith Building; TKB, Aegon, CAN Europe, Tribes, Nichia Europe and Expereo International.

Location

Adam Smith Building is situated at the Riekerpolder Business Park in Amsterdam Southwest. It is a high-quality business park with an international appearance. It is a relatively new rising and attractive office park due it's given prominent location.

The Riekerpolder Business Park is one of the sub-areas within the Amsterdam office market, which is preferred by users mainly because of its great accessibility by car, location and affordable rents in positive economic climate.

Nowadays, the Riekerpolder Business Park is completely revitalized by numerous new facilities, where Adam Smith Building has a big share with a Coffee Bar, restaurant and supermarket. Other international companys such as PwC, Atradius, Brunel and B. Amsterdam are located here as well.

Hotel Artemis, a Dutch Design Hotel is also located in Riekerpolder Business Park and offers 256 hotel rooms as well as one Convention Center with 11 conference rooms.

Accessibility

By car:

The accessibility by car towards Riekerpolder via the A10 ring road is perfect and exit Sloten-Slotervaart (S107) or via the A4 exit Sloten (Anderlechtlaan). In addition to the route via the A10 ring road, Riekerpolder can also be reached via the A9 within a few minutes.

Public transport:

The business association Riekerpolder developed an initiative called, the "Rieker Circle Line - 68" whereby extra shuttle buses drive to Riekerpolder during business peak hours. The shuttle bus connects Riekerpolder with metro station Henk Sneevlietweg, which has a direct connection with NS stations Zuid WTC, Sloterdijk, Lelylaan, RAI, Duivendrecht and Zuidoost. From Lelylaan Station you can reach Schiphol Airport by train within 7 minutes.



Available spaces

The current availability is approx. 6,900 sq. m. LFA divided as follows:

Ground floor	lowrise	410 sq. m. LFA
4 th floor	lowrise	1,327 sq. m. LFA
4 th floor	highrise	1,008 sq. m. LFA
5 th floor	lowrise	1,127 sq. m. LFA
5 th floor	highrise	1,008 sq. m. LFA
7 th floor	highrise	1,008 sq. m. LFA
8 th floor	highrise	1,008 sq. m. LFA

Total: 6.896 sq. m. LFA

Parking

Under the office building a spacious parking garage is located for approx. 188 cars. Outside there is a parking deck as well for approx. 45 parking spaces including charging stations for electric vehicles. The parking ratio is 1:83.

Rent

Office Space:

€ 199.00 per sq. m. LFA per year, excluding VAT.

Parking Place:

€ 2,500.00 per place per year, excluding VAT

Service charges

€ 55.00 per sq. m. LFA per year, excluding VAT.

Delivery level

- Mechanical ventilation and top cooling;
- Big en open office floors;
- Suspended ceilings with lighting fixtures;
- Floor height of 2.70 m. up to 4.5 m.;
- Industrial ceiling or traditional suspended ceiling.

Amenities

- Representative and open entrance;
- Reception from 07:00 – 16:30 hrs;
- Coffeebar from 07:30 – 16:00 hrs;
- Restaurant WeCanteen open from 10:30 – 13:30 hrs;
- Supermarket Adam's Market – self-service;
- Meeting rooms facilitated by Tribes;
- Sanitary facilities per floor;
- Charging stations on parking deck;
- Under the building located parking garage;
- Showers;
- 5 common lifts.



Lease term

5 years with 5 year renewal period.

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.

Rather a virtual tour? Watch this video:

<https://www.youtube.com/watch?v=gcakJyr16zA>

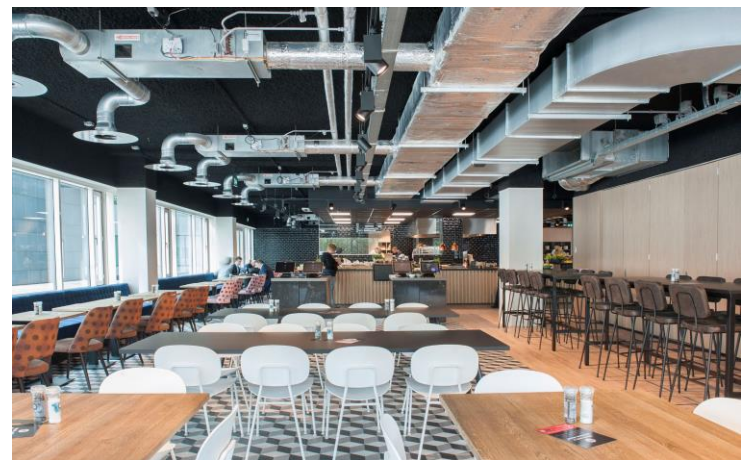
Contact

Frederique Ensink
Frederique.Ensink@jll.com
+31 6 20 06 10 41

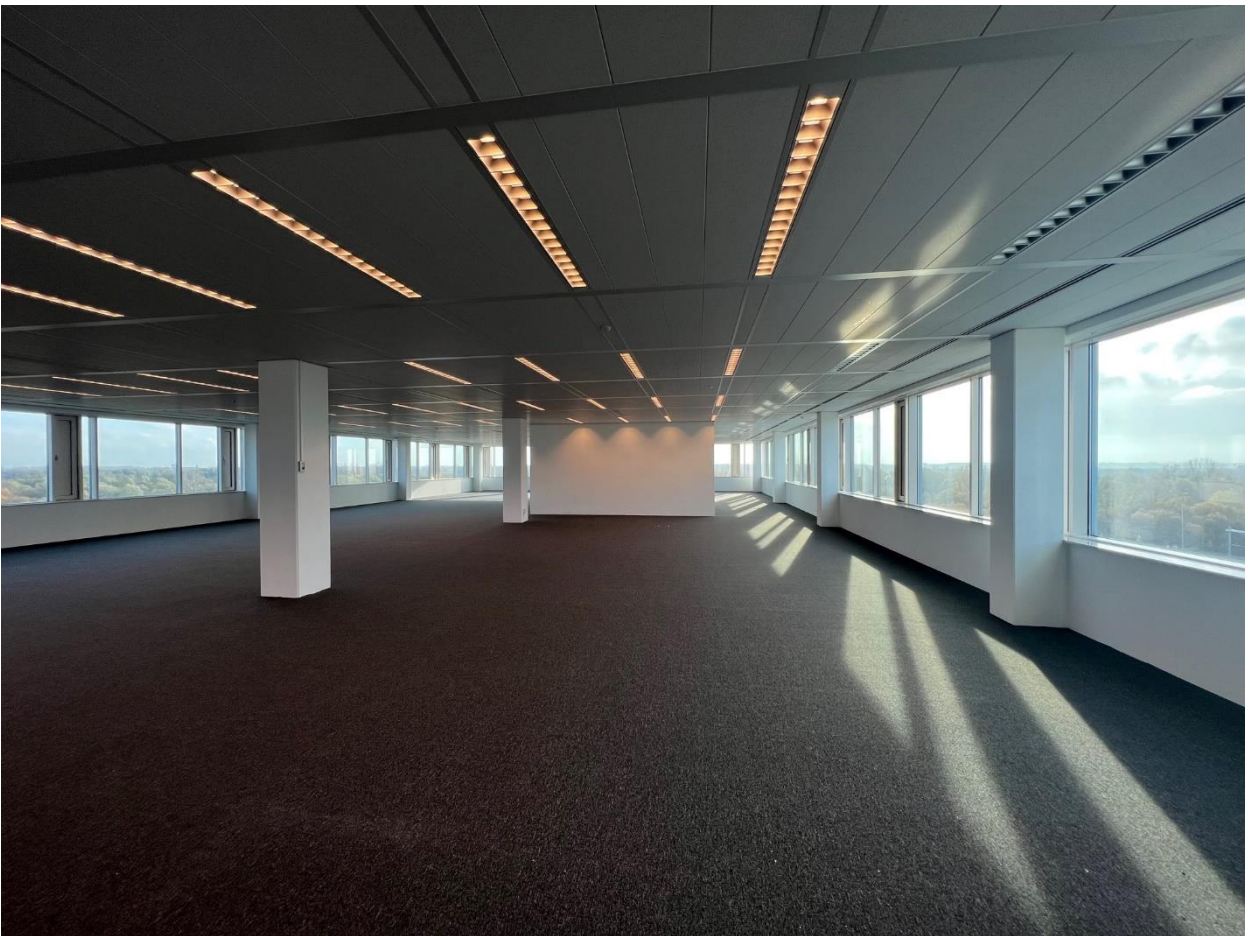


Maarten Tieleman
Maarten.Tieleman@jll.com
+31 6 54 28 39 92

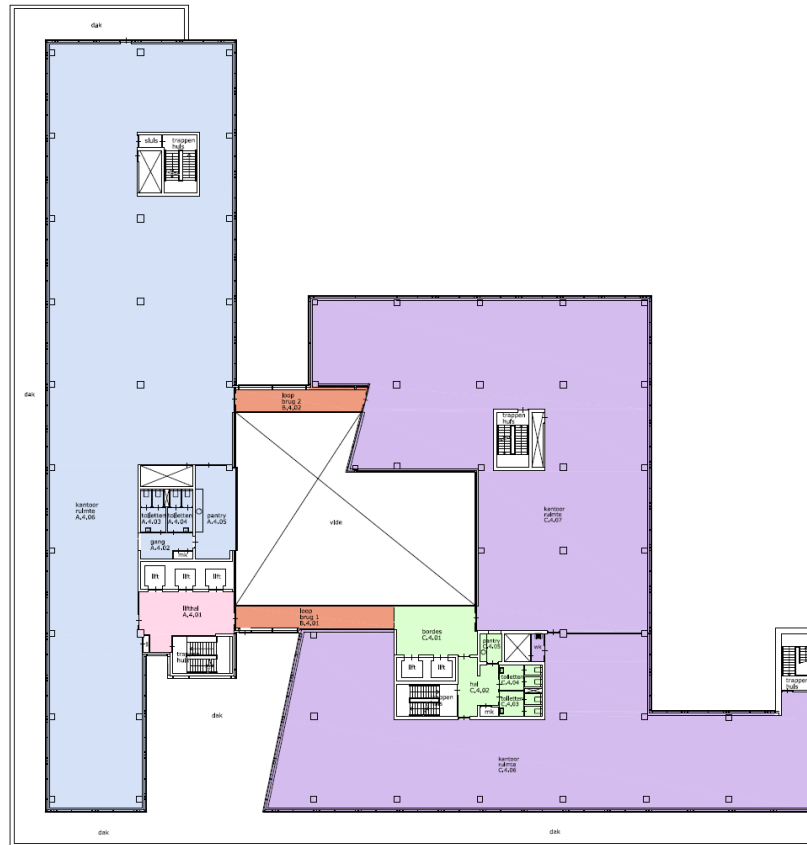




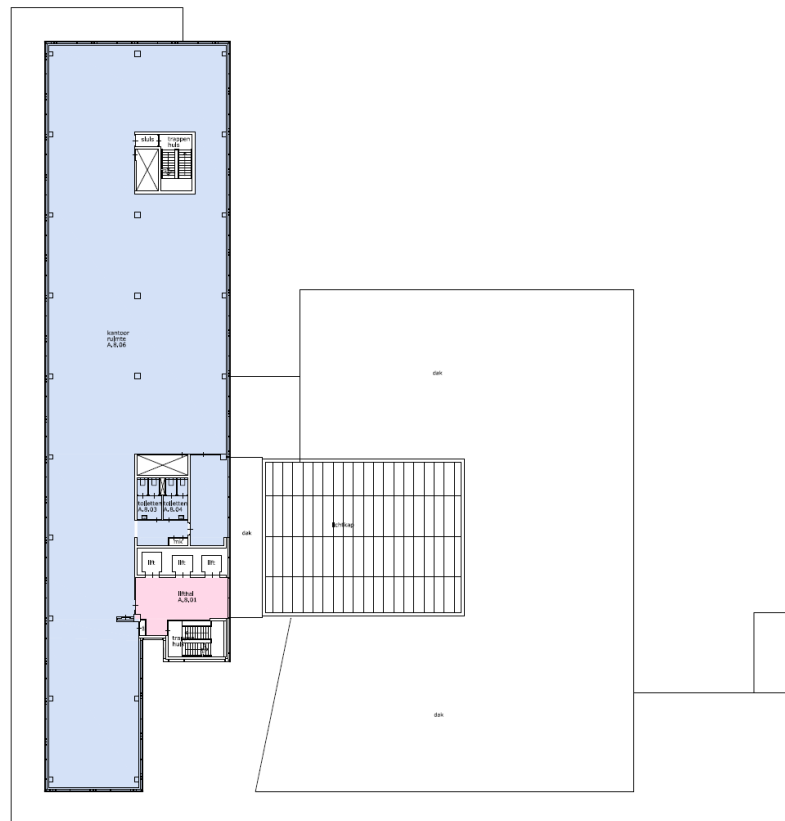




Floor plan



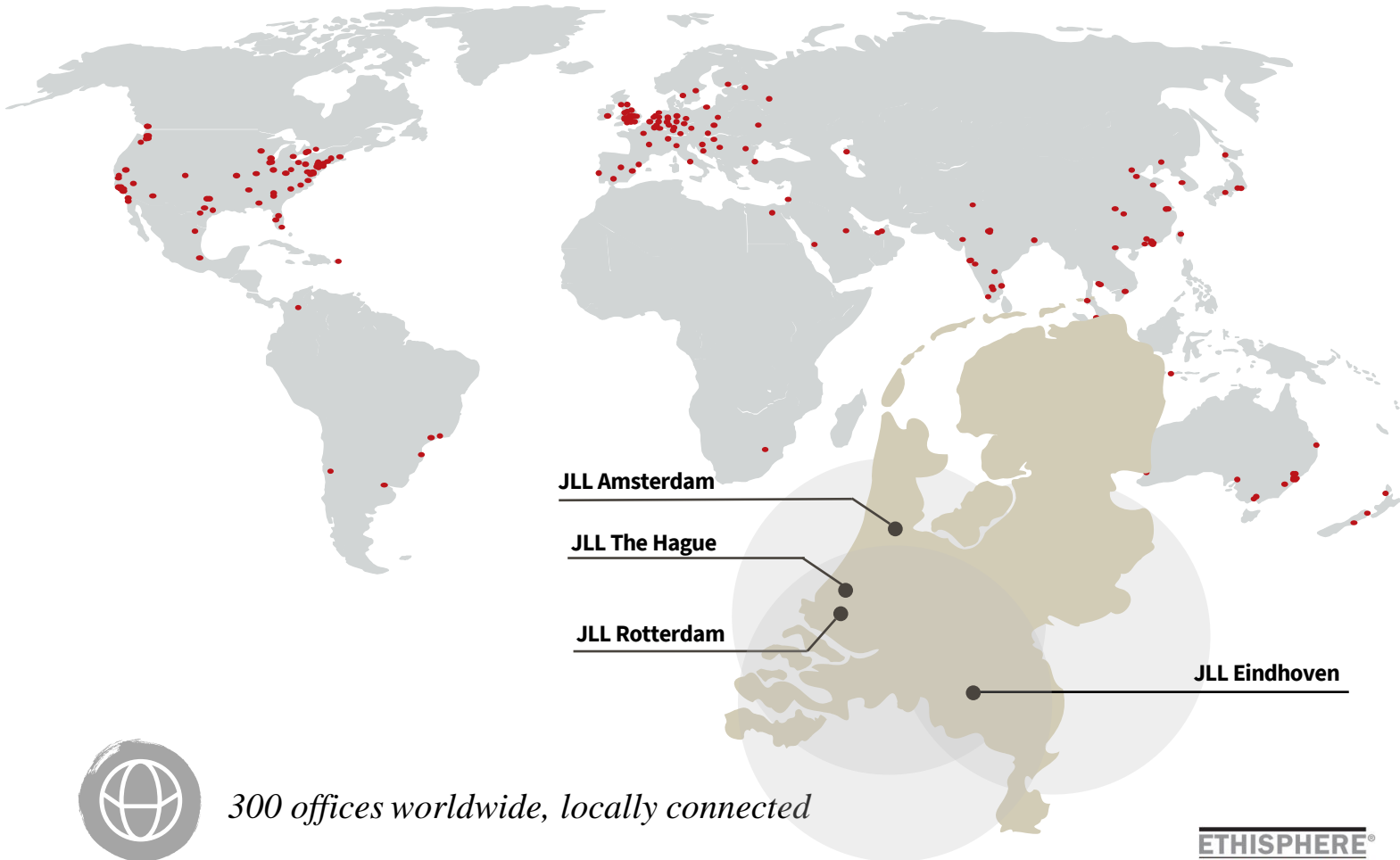
4e verdieping



8e verdieping

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.



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®
WORLD'S MOST
ETHICAL COMPANIES®
2008 - 2022

FORTUNE
WORLD'S MOST
ADMIRED COMPANIES™ 2021

IAOP GLOBAL
OUTSOURCING 100

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.

