

An aerial photograph of a modern, multi-story office building with a prominent glass facade and white structural elements. The building is situated in a dense urban environment in Amsterdam, with traditional European architecture visible in the background. A canal with several boats is in the foreground, and a wide street runs along the side of the building. The text 'FIRST REAL ESTATE' is overlaid in the top left corner.

FIRST REAL ESTATE

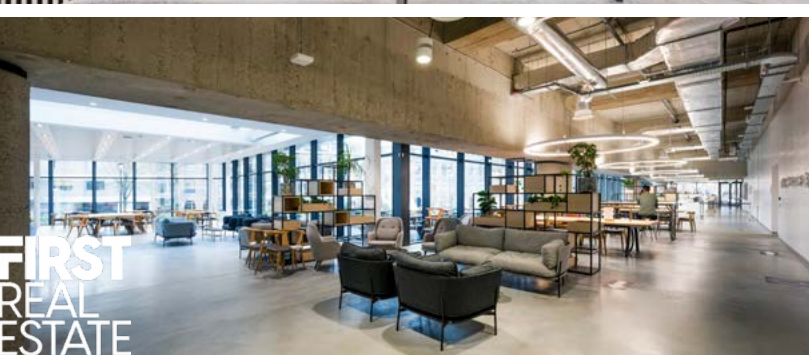
FOR RENT
Amsteldijk 166
Amsterdam

KEEP
MOVING
FORWARD



CONTENT

Key highlights	03
Property	04
Location	05
Available floor area	06
Specifications	07
Photography	08
Contact	14



KEY HIGHLIGHTS

PROMINENT BUILDING FEATURES INCLUDE



Available office space from
approx. 934.87 sqm



Lunchroom and
meeting rooms



Office with a view



Welcoming entrance
and reception



Excellent accessibility via
metro and by car.



Parking spaces and electric
charging stations



Skybar



Various hotels in the vicinity

PROPERTY




STRATEGICALLY LOCATED OFFICE COMPLEX

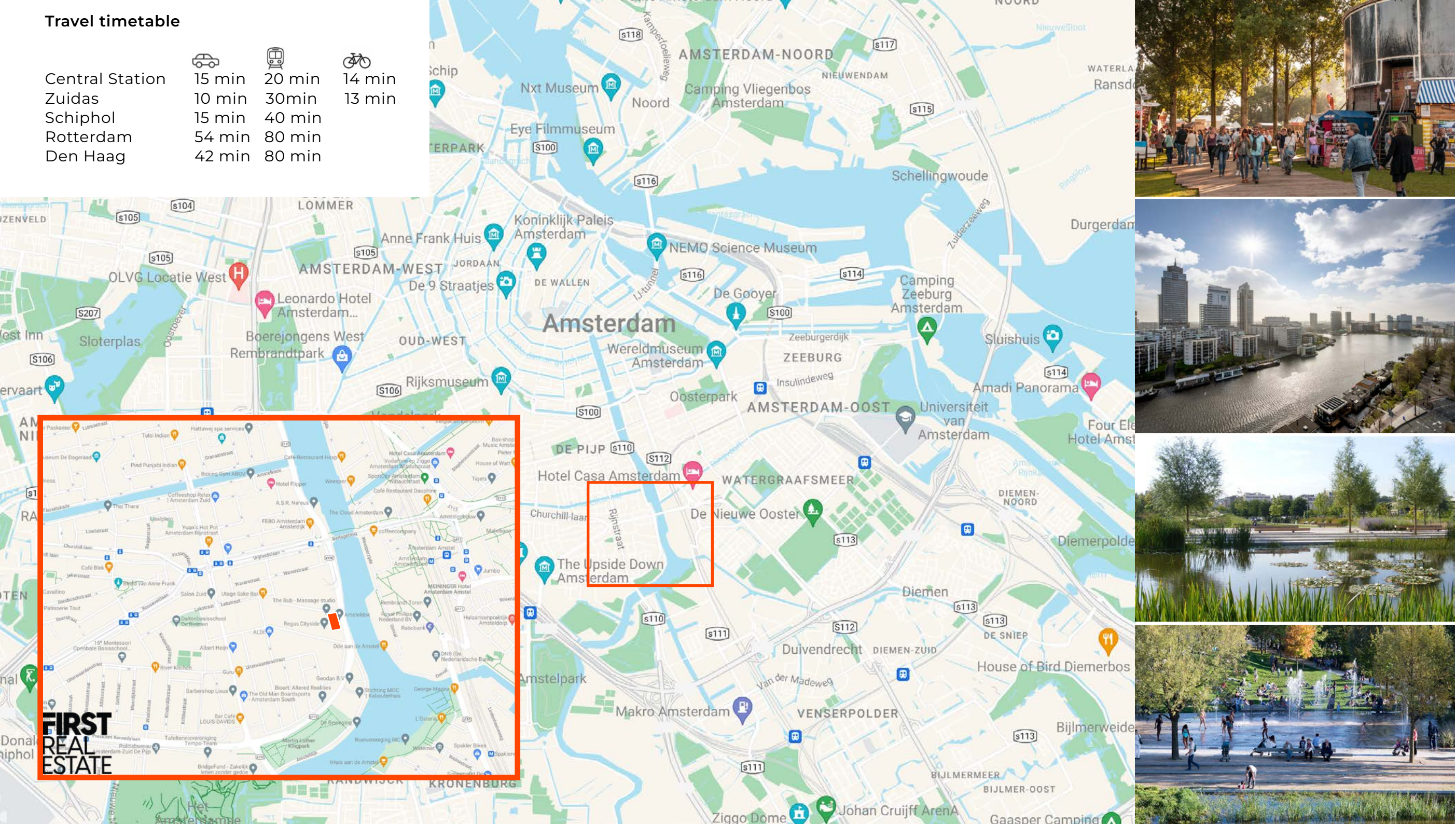
Amsteldok, a uniquely striking presence in Amsterdam, is situated at Amsteldijk 166 and is conveniently close to Amstel Station and the A10 highway. This fully refurbished building boasts a total area of approximately 30,000 square meters. The office complex is divided into two distinct sections: Amsteldok and CitySide. The building features a ground-floor company restaurant, an eighth-floor skylounge, and a ninth-floor skybar that provides stunning panoramic views of the city.

The building offers an exceptional office space on the fourth floor spanning 934.87 sqm. Boasting a generous layout and expansive floor-to-ceiling windows, this office space creates a bright and delightful working environment for your team. What's more, it's ready for immediate occupancy and comes equipped with a well-appointed pantry and multiple meeting rooms, ensuring a seamless and productive work environment. Seeking the ease of turnkey delivery? No problem at all, this falls within the realm of possibilities.



Travel timetable

			
Central Station	15 min	20 min	14 min
Zuidas	10 min	30min	13 min
Schiphol	15 min	40 min	
Rotterdam	54 min	80 min	
Den Haag	42 min	80 min	



LOCATION

AMSTELDIJK 166

1079 LH AMSTERDAM

Amsteldok is nestled in the charming Rivierenbuurt, a residential area where living and working seamlessly coexist. In close proximity to Amsteldok, you'll discover renowned dining establishments like Café Vrijdag, Dauphine, and Riva, perfect for lunch, dinner, and casual gatherings. Moreover, the Rijnstraat, just a short walk away, offers a diverse range of shops and amenities, making it a convenient destination for your daily needs.

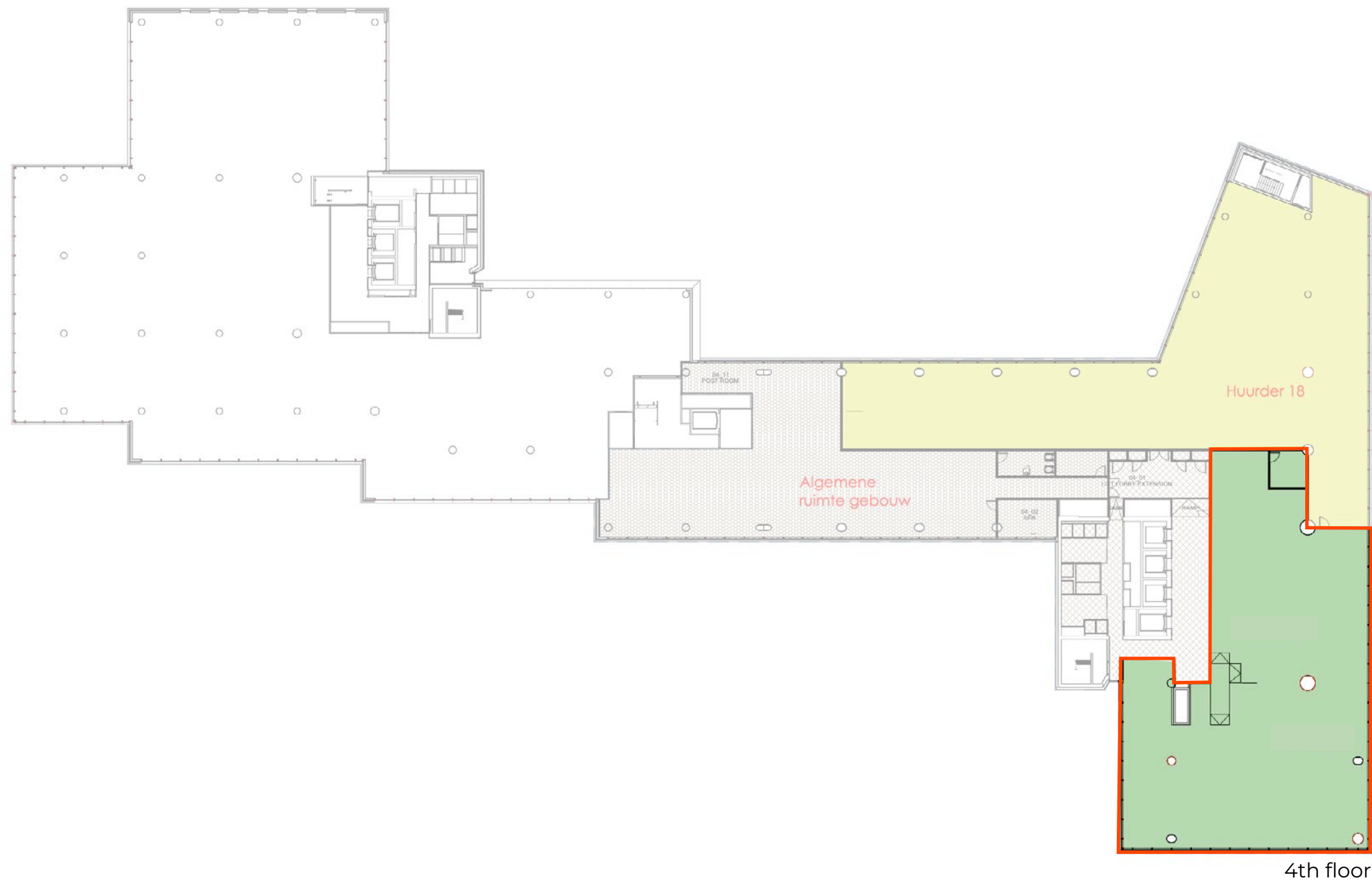
AVAILABLE FLOOR AREA

OPEN AREA, FLEXIBLE LAYOUT.

The fourth floor offers an availability of approximately 934.87 sqm LFA rentable space.

The sqm LFA (Lettable Floor Area) provided adhere to the NEN 2580 measurement standards and include a pro rata share in the building's common areas.

A total of 5 parking spaces are available for the entire rentable office space.



SPECIFICATIONS

ALL YOU NEED
TO KNOW!

Rent price	Office space EUR 400.- per sqm. per annum.
	Parking EUR 4,000.- per parking place per annum.
	<i>* Rent prices will be increased with service charges and VAT.</i>
Service costs	To be determined.
Indexation	Annually, starting one year after the lease commencement date, rental adjustments will be made based on the Consumer Price Index (CPI), specifically the “series all households 2015=100” published by the Central Bureau of Statistics (CBS).
Lease term	In consultation.
Notice period	A minimum notice period of 12 months prior to the expiration of the lease term.

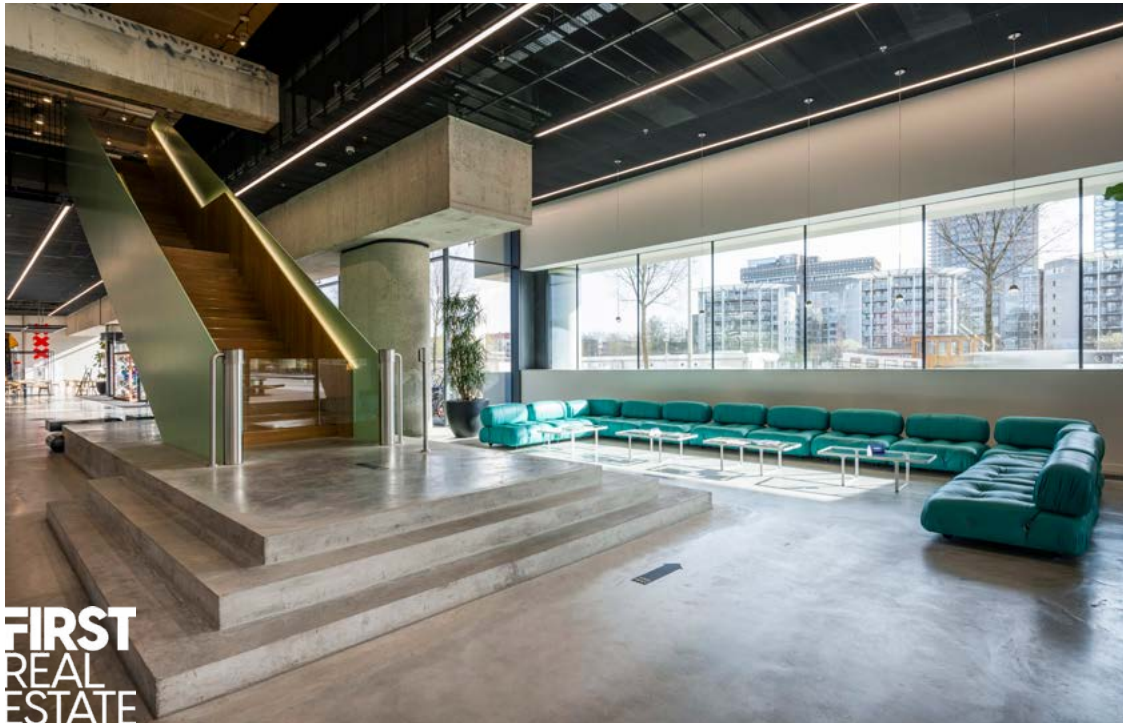
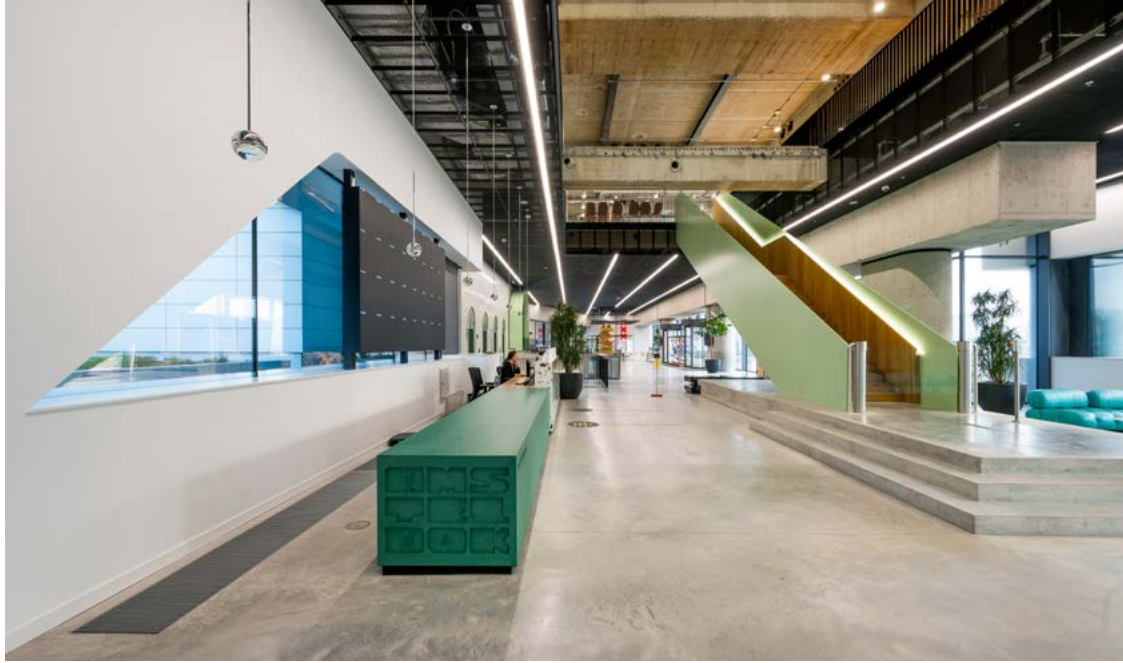
Rent payment	Quarterly advance payment equivalent to 3 months’ rent and service charges, both subject to VAT.
Security deposit	The lessee is obligated to provide a bank guarantee equivalent to a minimum of 3 months’ rent, to be increased to include service charges and VAT.
Available	Per direct.
Lease agreement	In accordance with lessor's model, based on the ROZ 2015 lease agreement for office space, 7:230A BW.
VAT	VAT will be applied to the rental price and service charges. The rental prices are calculated under the assumption that the tenant conducts activities within the leased space, of which 90% or more are subject to VAT.

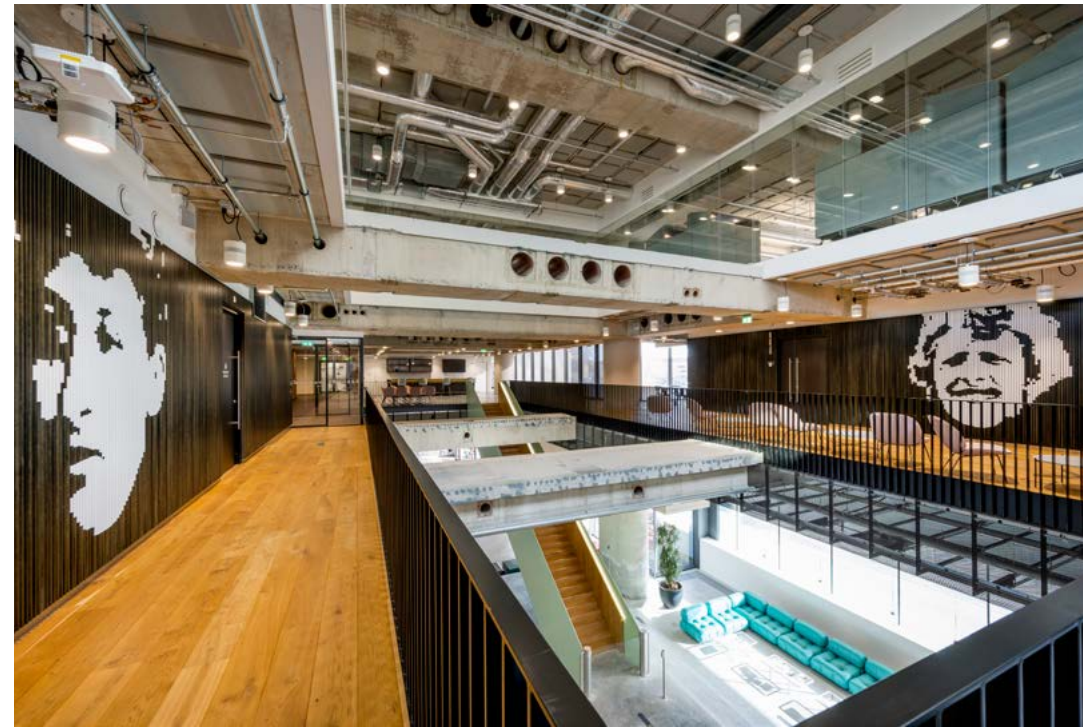
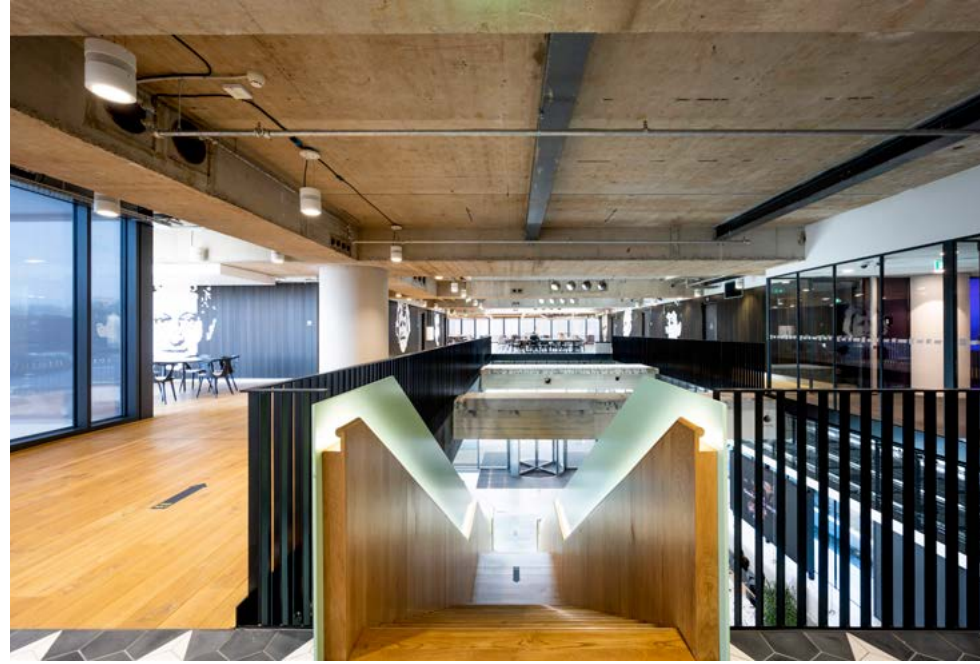
Reservation	<p>This information is provided for informational purposes only and should not be considered as binding. It serves as an invitation to submit an offer. Any agreement reached is explicitly subject to written approval from our client or the building owner, as applicable. Until such approval is granted, all proposals made are non-binding.</p> <p>This document, or any portions thereof, may not be reproduced or transmitted in any form or by any means without the written consent of FIRST Real Estate.</p>
Disclaimer	FIRST Real Estate does not accept any liability regarding the accuracy of the information contained in this document, and no rights can be derived from the information provided.

PHOTOGRAPHY

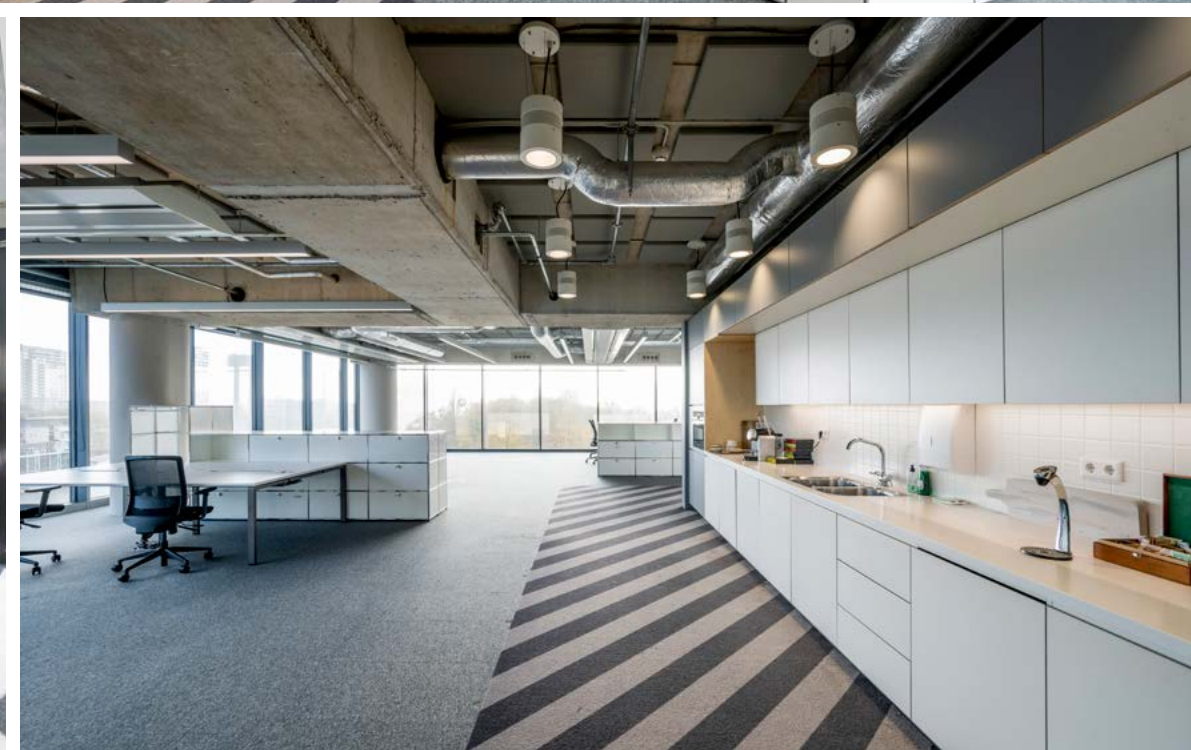
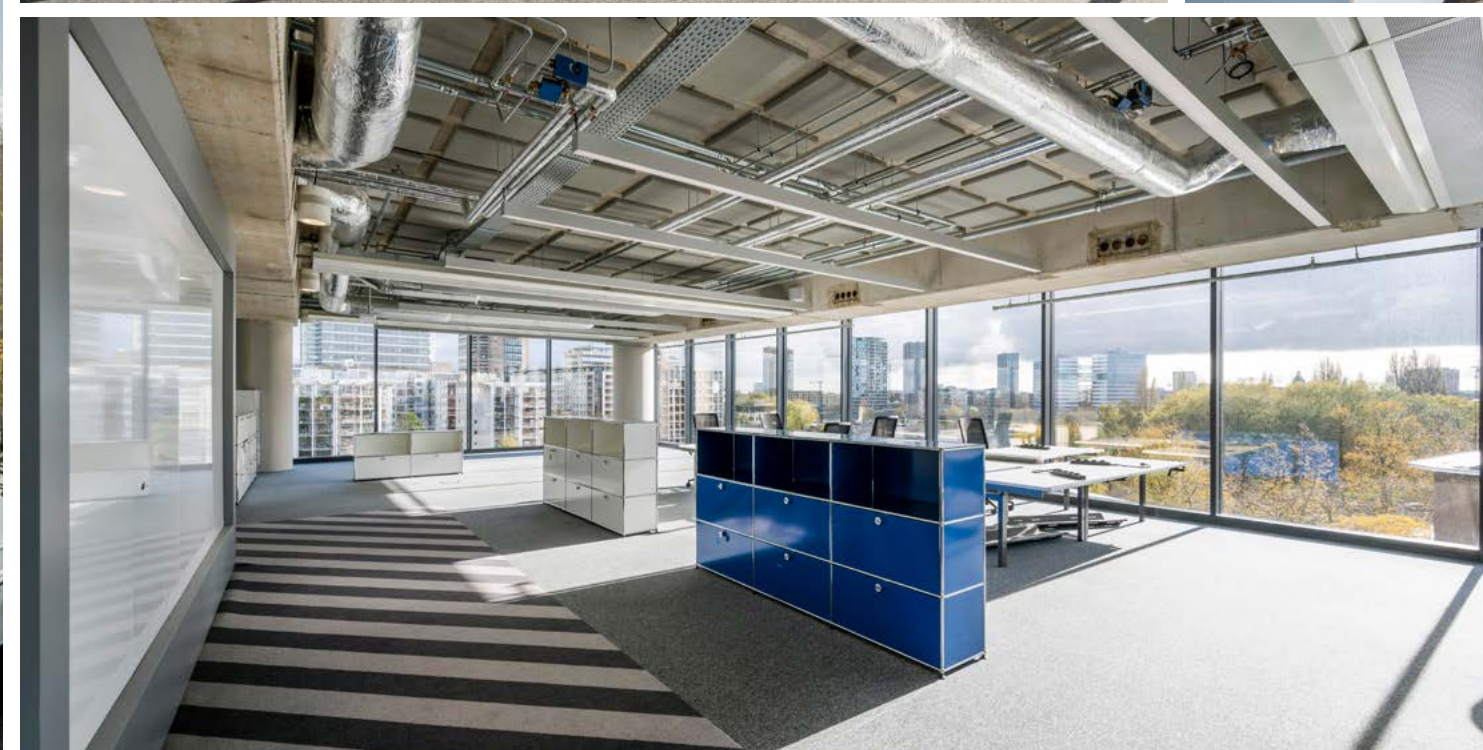
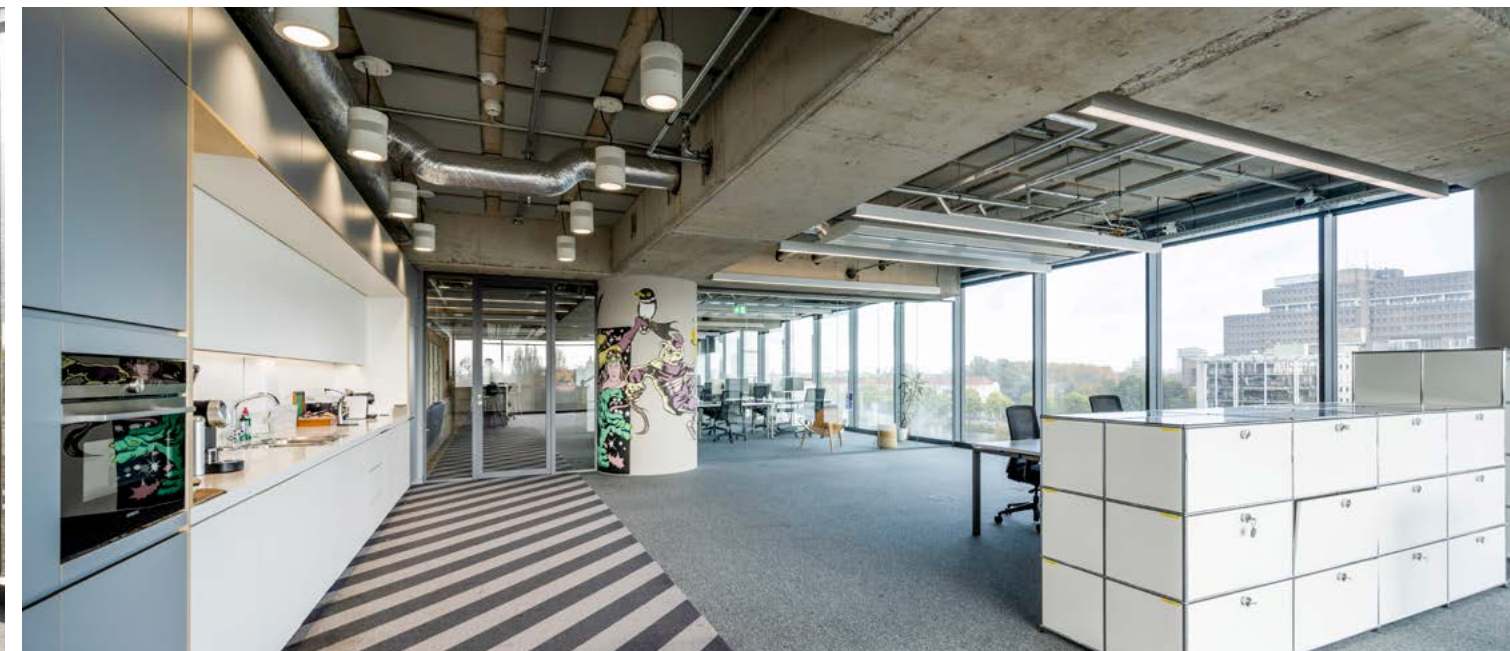
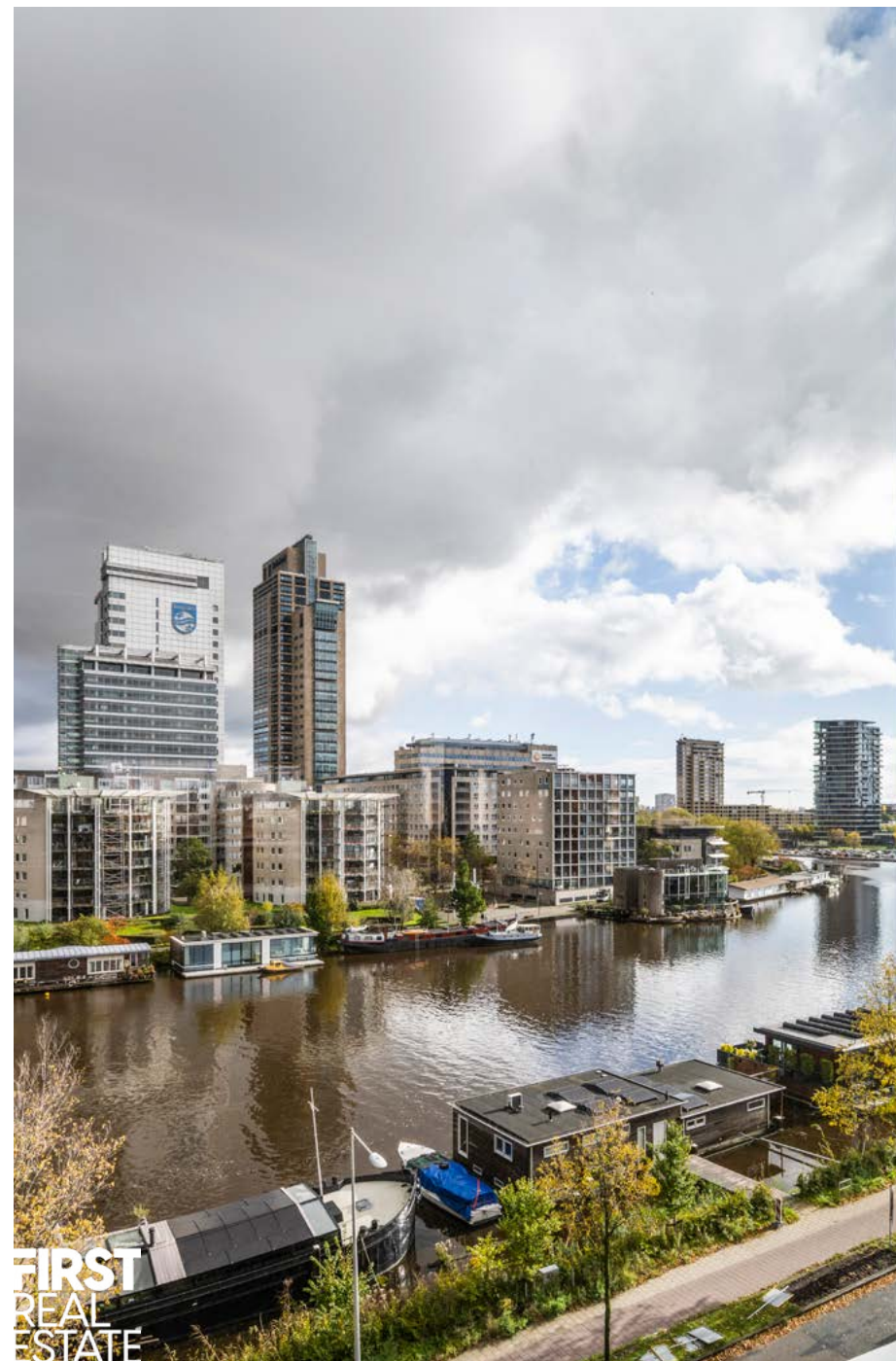
WHERE IMAGES SPEAK VOLUMES!













FIRST
REAL
ESTATE





About *FIRST Real Estate*

As the leading boutique firm in commercial real estate, FIRST Real Estate helps you achieve maximum results. Whether it's commercial property advice, property management, or marketing, we optimize your real estate utilization with a fresh, creative mindset and profound market knowledge. Working as one team from diverse disciplines, we offer innovative perspectives on the real estate sector and tailor-made solutions for your success, combining creativity, insights, and transparency.

DISCLAIMER

Although the information in this presentation has been compiled with the greatest care, no rights can be derived in any way from its contents. The published images provide inspiration for a possible state of delivery, but no guarantees are given for the final state of delivery.

FIRST
REAL
ESTATE

CONTACT

020 888 7999
HELLO@FRE.NL
WWW.FRE.NL

Jeroen Jansen

jeroen@fre.nl

06 1062 7475

Kick Rademakers

kick@fre.nl

06 3085 0119



FIRST REAL ESTATE

BOEINGAVENUE 245
1119 PD SCHIPHOL-RIJK

POSTBUS 75324
1070 AH AMSTERDAM

020 888 7999
HELLO@FRE.NL