

FIRST REAL ESTATE

FOR RENT | THE GEM

Joop Geesinkweg 901
Amsterdam

KEEP
MOVING
FORWARD





CONTENT

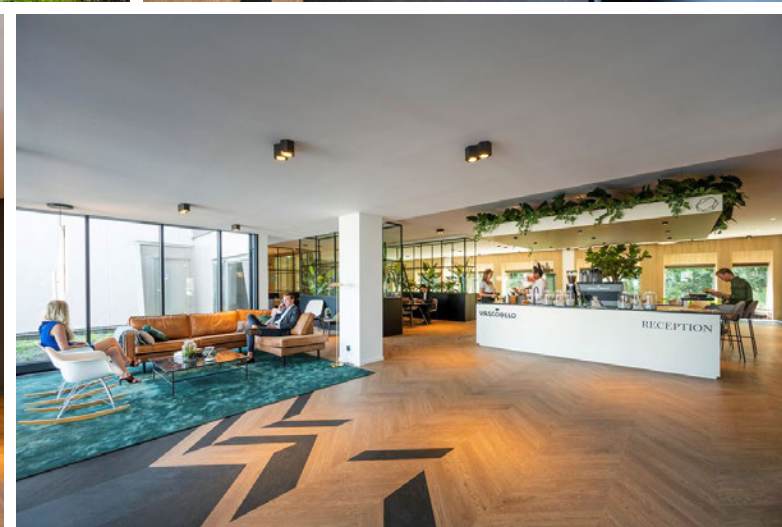
**THE GEM
PREMIUM WORKSPACE**

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KEY HIGHLIGHTS

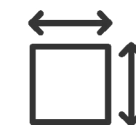
ALWAYS EXCEED EXPECTATIONS



Available office space
approx. 1.087 sqm LFA



Lobby with reception desk,
catering, restaurant and
coffee by Vascobelo



Spacious floor plate



24/7 access



Seamless accessibility



Fully equipped
meeting rooms en shared
office spaces



Vibrant brand new entrance
with lounge area



Energy label A

PROPERTY




A RELAXED YET VIBRANT ATMOSPHERE

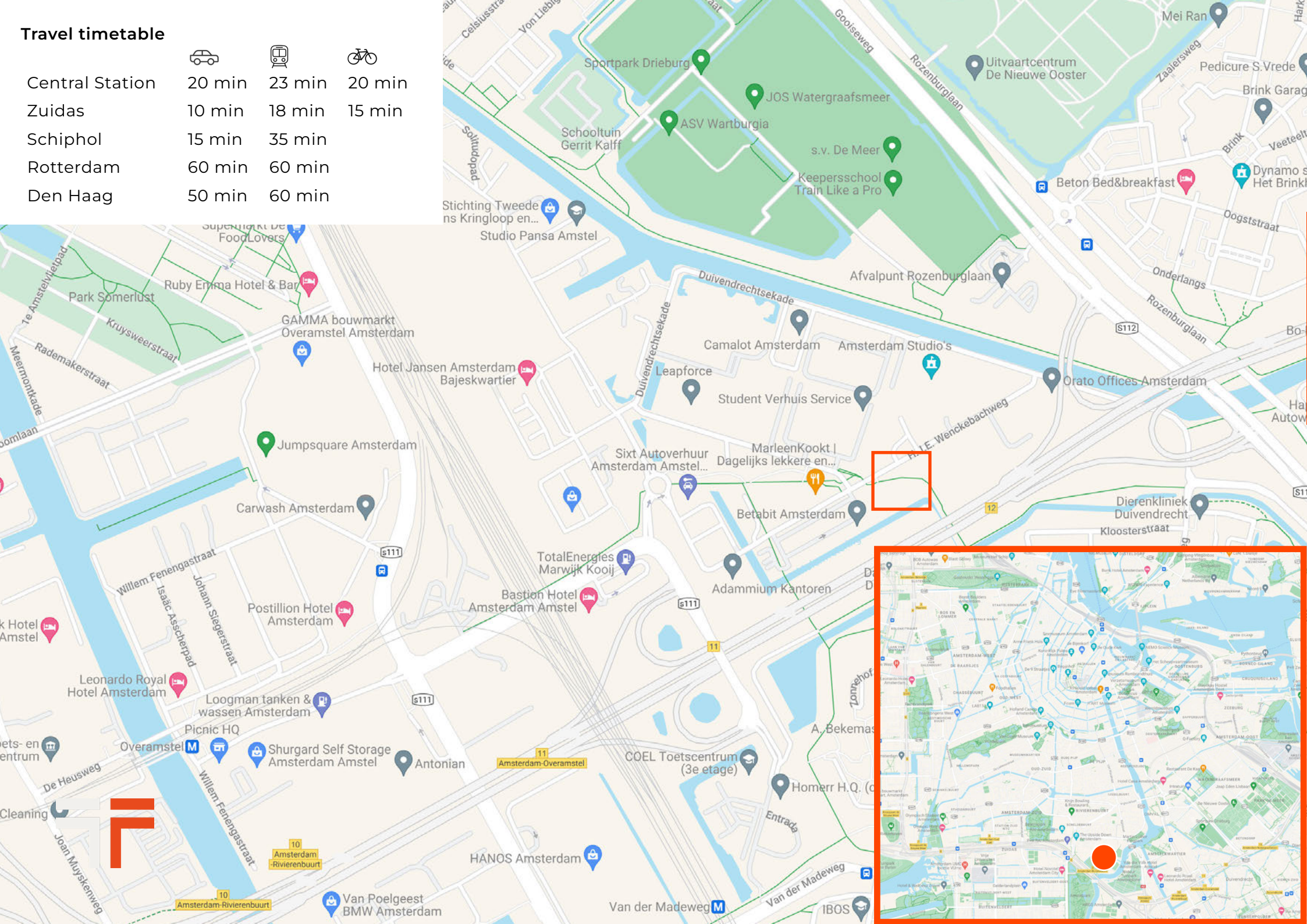
Introducing The Gem. Your strategic business destination. Discover an architectural gem that blends style with accessibility. The Gem was developed with specific clients in mind. A lobby with great lunch, catering and coffee by Vascobelo, well designed public space with design furniture and fully equipped meeting rooms. The Gem is for those who care about quality and understand that life is too short to settle for less.

With this in mind the entrance and public spaces are completely renewed. With a centrally placed reception and coffee bar, low and high seatings and several meeting rooms. The public space is the social heart of the building with a relaxed yet vibrant atmosphere.



Travel timetable

			
Central Station	20 min	23 min	20 min
Zuidas	10 min	18 min	15 min
Schiphol	15 min	35 min	
Rotterdam	60 min	60 min	
Den Haag	50 min	60 min	



LOCATION & ACCESSIBILITY

JOOP GEESINKWEG AMSTERDAM

Welcome to Amstel Business Park. A growing urban area that rapidly develops into a mix of housing, offices, shopping and recreation.

Transportation is a breeze with the Amsterdam Amstel railway just a 5-minutes by bike ride or a 10-minute walk away. The Gem is located next to the A10 highway. Metro Stations Spaklerweg and Van der Madeweg provide direct connections to NS Duivendrecht, and Amsterdam Central Station, both have a direct train connection to Schiphol Airport.

Exploring the area on foot or by bike to find vintage shops, bars and restaurants nearby. Enjoy a craft beer at De Eeuwige Jeugd, visit boutique studio Showpony or work out at the bouldering gym Monk or Paekz Padel. These establishments offer a glimpse into the future of this vibrant area.

AVAILABLE FLOOR AREA

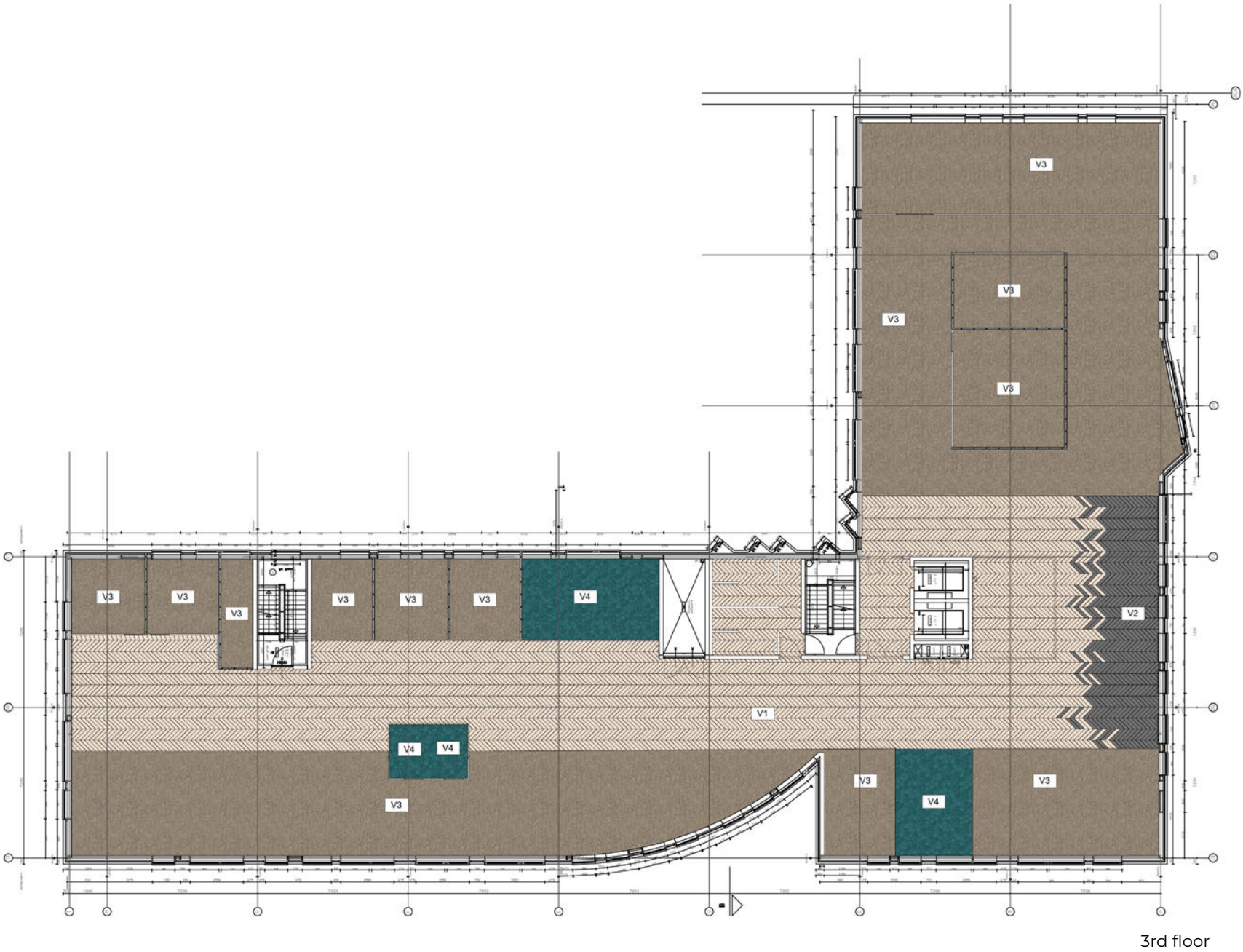
SPACIOUS FLOOR AREA FLEXIBLE LAYOUTS

Approximately 1.087 sqm LFA of rentable space is available at The Gem, divided as follows:

3rd floor : 1.087 sqm LFA

Partial leasing options are also possible for spaces starting from approximately 350 sqm LFA.

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



SPECIFICATIONS

ALL YOU NEED TO KNOW!

Rent price Office space starting from EUR 125.- per sqm LFA per annum.

Parking spaces EUR 1,500.- per parking space per year.

** Rent prices will be increased with service costs and VAT.*

Service costs EUR 60.50 per sqm LFA per year, excluding VAT, as an advance payment.

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 A flexible lease term can be discussed.

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.

Availability Per direct.

Delivery level In it’s current turn key condition.

Lease agreement In accordance with lessor’s model, based on the ROZ 2015 lease agreement for office space, 7:230A BW.

Specifics The lease agreement concerns a sub-lease agreement.

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 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

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PHOTOGRAPHY

WHERE IMAGES SPEAK VOLUMES









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About us

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