

# FIRST REAL ESTATE

FOR RENT | APOLLO  
HERIKERBERGWEG 1-35

KEEP  
MOVING  
FORWARD





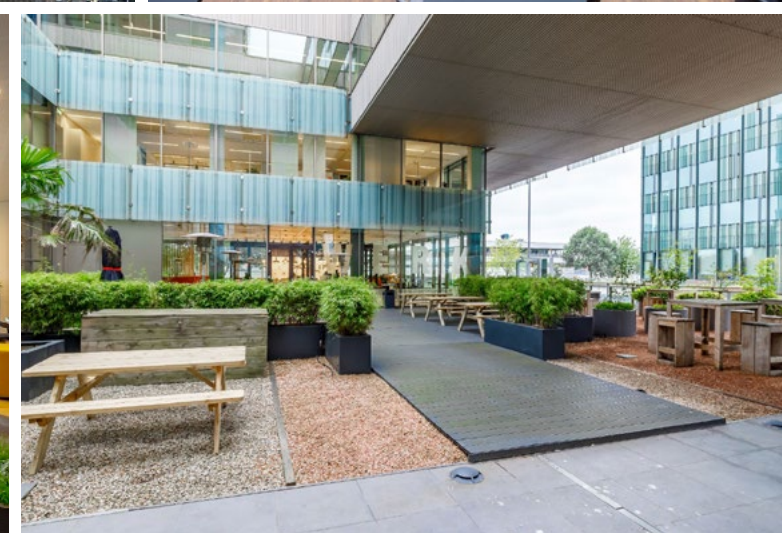


*CONTENT*

LET THE  
COUNTDOWN  
BEGIN

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## KEY HIGHLIGHTS

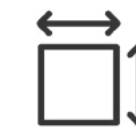
# ABUNDANT FACILITIES FOR A THRIVING WORKSPACE



Available office space  
starting from approx.  
628 sqm



Hospitality, catering,  
restaurant and coffee bar



Spacious floor plates



24/7 access



Seamless accessibility



Board room



Vibrant outdoor oasis and  
terrace



BREEAM certification and  
energy label A++



## PROPERTY

# READY FOR LIFT OFF

Introducing Apollo: your strategic business destination in Amsterdam South East. Discover an architectural gem that blends style with accessibility and exemplifies sustainability. This state-of-the-art building boasts an impressive energy-efficiency rating with an A++ energy label and holds a prestigious BREEAM certification. Enjoy spacious workspaces flooded with natural light, a restaurant offering delightful lunches. The heart of the office building offers the possibility to network and relax, providing employees with a dynamic space to forge valuable connections and unwind, fostering both professional growth and well-deserved relaxation.




Experience seamless connectivity with Wifi and glass fiber, 24/7 access, and a host of amenities including a board room, showers, bike storage, parking, and charging station. The dedicated team ensures a welcoming environment for all. Step onto the terrace for a breath of fresh air.

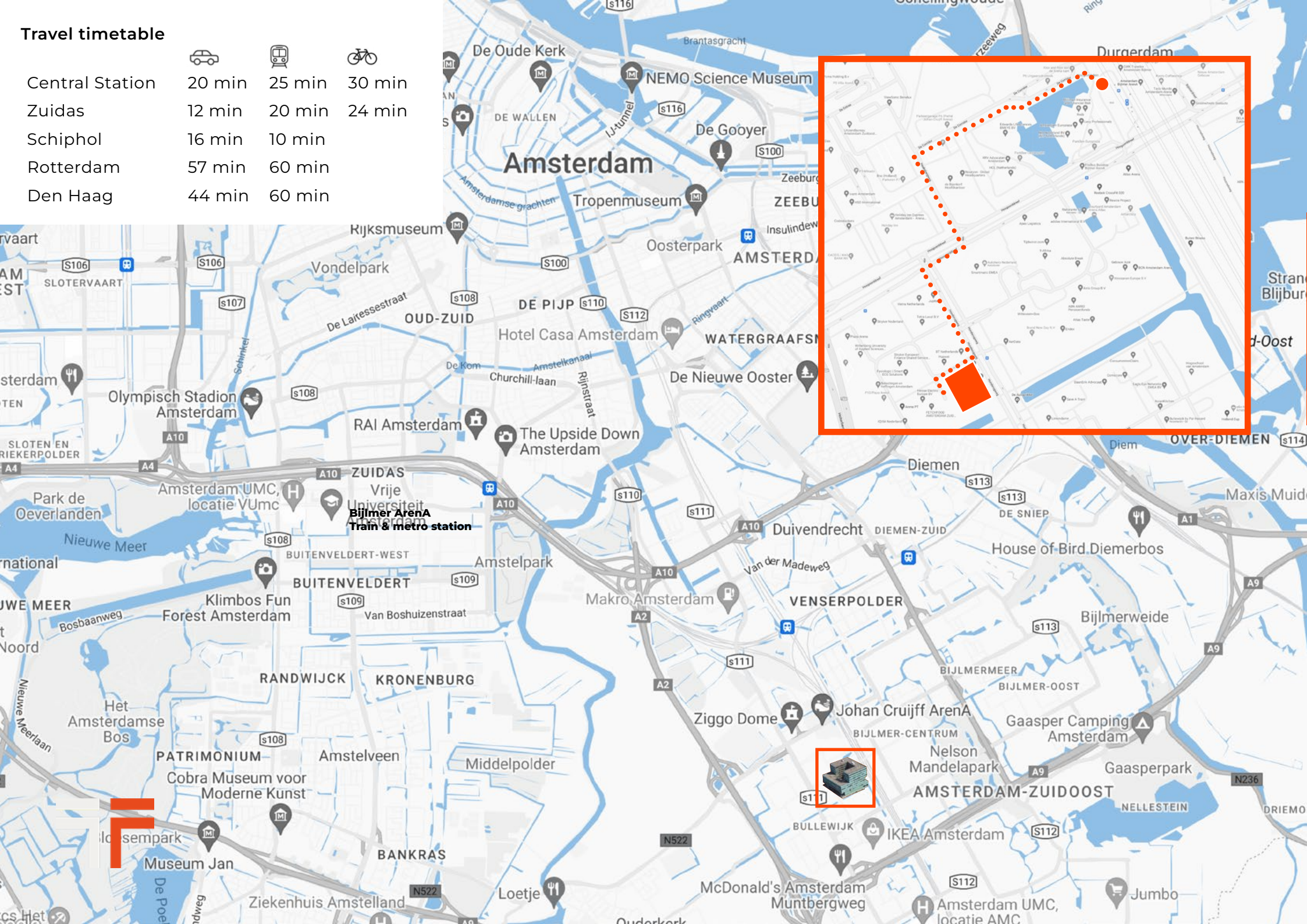
Apollo: where location, amenities, sustainability, and community converge for your business success.





Travel timetable

			
Central Station	20 min	25 min	30 min
Zuidas	12 min	20 min	24 min
Schiphol	16 min	10 min	
Rotterdam	57 min	60 min	
Den Haag	44 min	60 min	



LOCATION & ACCESSIBILITY

HERIKERBERGWEG 1-35  
1101 CN AMSTERDAM

Welcome to Amsterdam South East, a dynamic and high-profile area that has flourished over the years. As the city's largest business district and becoming an important mixed-use destination, it also doubles as a popular sports and leisure destination. Home to iconic venues like the Johan Cruijff Arena, the Ziggo Dome and AFAS Live, there's never a shortage of entertainment options.

Transportation is a breeze with the Amsterdam Bijlmer Arena train and metro station within just a 5 minutes walk. Utrecht Central Station is a short 20-minute train ride away, and Schiphol Airport is only two stops (10 minutes) away. Similarly, Amsterdam Central Station is just a quick train or metro ride in the opposite direction.

Just steps away from Apolloliesthe bustling Amsterdamse Poort shopping center that provides to everyday needs and offers an diverse array of eateries and fashion stores.



AVAILABLE FLOOR AREA

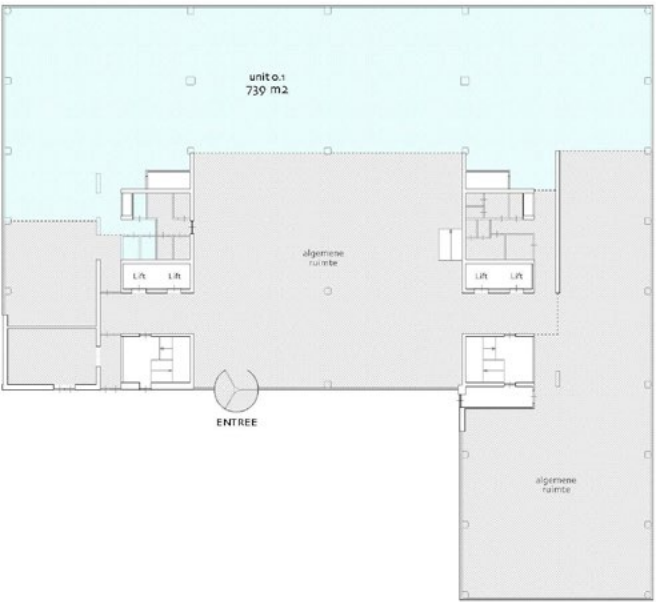
SPACIOUS FLOOR AREAS  
FLEXIBLE LAYOUTS

Approximately 4,302 sqm LFA of office space is available at Apollo, divided as follows:

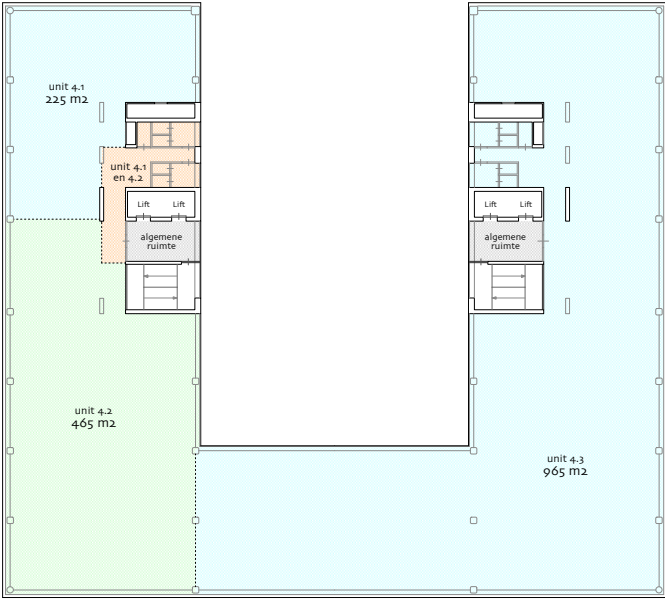
- Ground floor : 739 sqm LFA (turn-key)
- 4th floor : 1,655 sqm LFA
- 5th floor : 1,280 sqm LFA (available in units of 640m² turn-key)
- 8th floor : 628 sqm LFA

Partial leasing options are also possible for spaces starting from approximately 628 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.



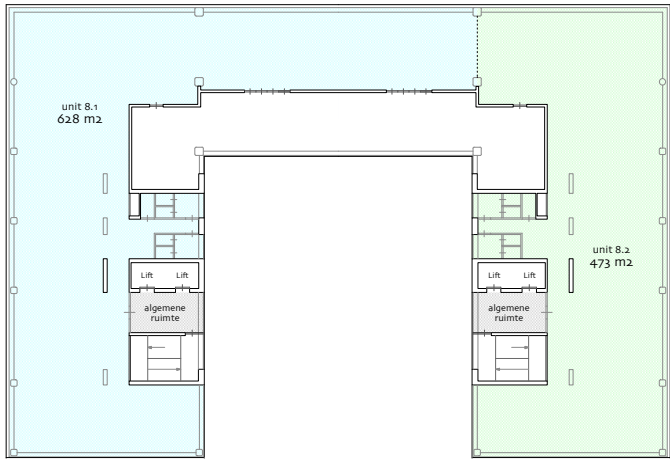
Ground floor



4th floor



5th floor



8th floor



SPECIFICATIONS

ALL YOU NEED TO KNOW



**Rent price** Office space  
€ 245.- per sqm LFA per annum.

Parking subscriptions  
€ 2,250.- per parking  
subscriptions per annum.

*\* Rent prices will be increased  
with service charges and VAT.*

*\*The parking subscriptions  
provide parking in the P10  
parking garage underneath the  
Plaza Arena complex of which*

*the Apollo building forms part  
of. These subscriptions provide  
parking from 7:00 till 19:00  
from Monday till Friday. For  
parking outside these hours the  
applicable parking rate will apply.*

**Service costs** € 80.- 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 minimum lease term  
of 5 years. 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.

**Delivery date** 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** This information is provided for  
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PHOTOGRAPHY

# IMAGES

















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**FIRST**  
**REAL**  
**ESTATE**

### **About us**

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.

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2024.08.16

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