



Millennium Tower. A new era.



Be invited to this new era of the Millennium Tower, where several office floors from 525 sq.m to 1,760 sq.m are now available for leasing. This stunning landmark is highly renovated by Graziosi Progetti. Enter into the foyer, and be welcomed by glistening white marble which then evolves into shades of bronze as the Tower ascends. Perhaps, the piece de resistance is the 360 exposure overlooking the entire borough. Beckoning the sunset.

The Millennium Tower. A new era.





A FULL-SERVICE OFFICE BUILDING



HOSPITALITY

Welcoming hostesses and a fully staffed reception provided by The Office Operators.



CATERING

Enjoy excellent coffee at the Bakery Café or a healthy lunch at the newly renovated restaurant.



GYM

A fully equipped fitness centre to keep your energy levels high throughout the day.



MEETING FACILITIES

3 well-appointed meeting rooms available for shared use.



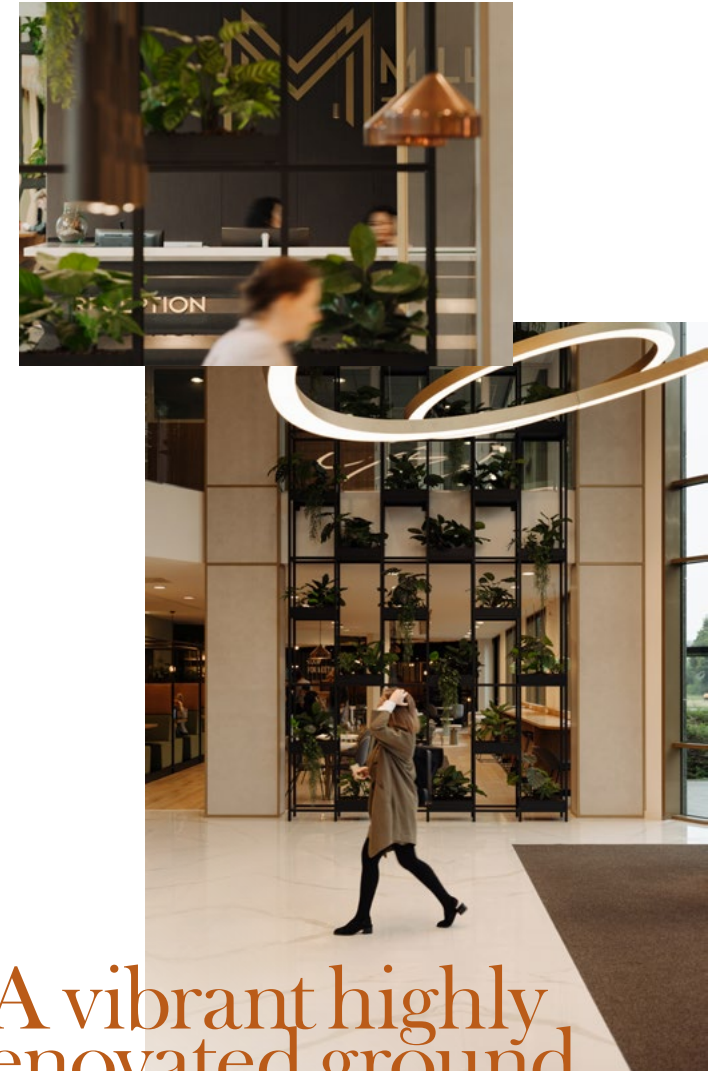
GREEN SPACES

Lush terraces and green areas offer a tranquil escape for a moment of serenity.



FUTURE PROOF

With sustainability top of mind and a community focus approach.



A vibrant highly renovated ground floor with 3,000 sq.m of amenities

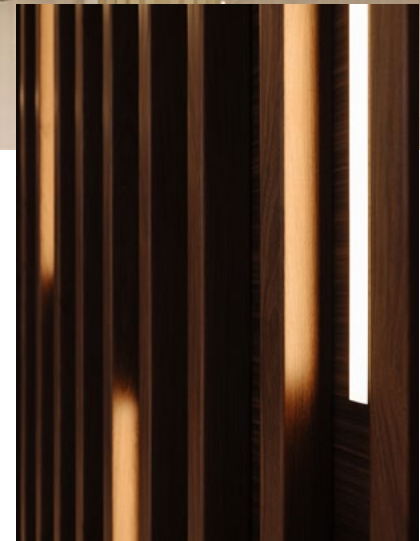
WELCOME

An iconic landmark will open its highly renovated doors

The Millennium Tower is a full-service building, designed to connect and meet. A real landmark at Amsterdam Sloterdijk, bringing together all parts of the city and beyond.

The renovation has been led by the renowned architecture firm Graziosi Progetti. Through this revitalization, they have successfully unveiled the beauty of this iconic twenty-year-old building. With respect for the original exterior design and a focus on sustainable reuse of materials, the landmark's allure has been elevated to new heights.

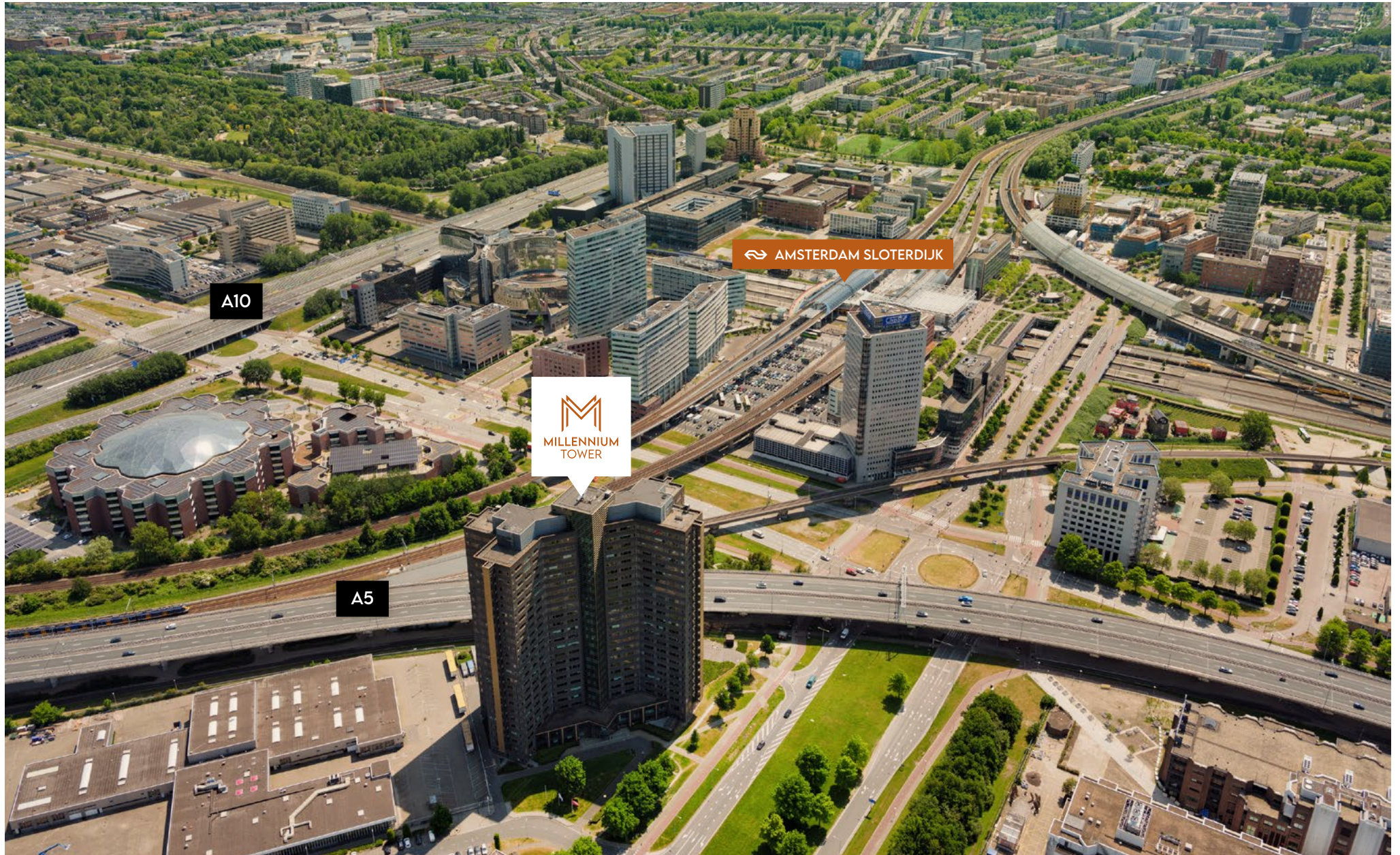
The redesign of the ground floor, staircases, gym, the entrance area and parking entrance showcases an elegant blend of materials with a modern finish. White marble paired with warm wooden accents, geometric patterns, and sleek lines creates a sophisticated interior that subtly echoes the building's exterior architecture.



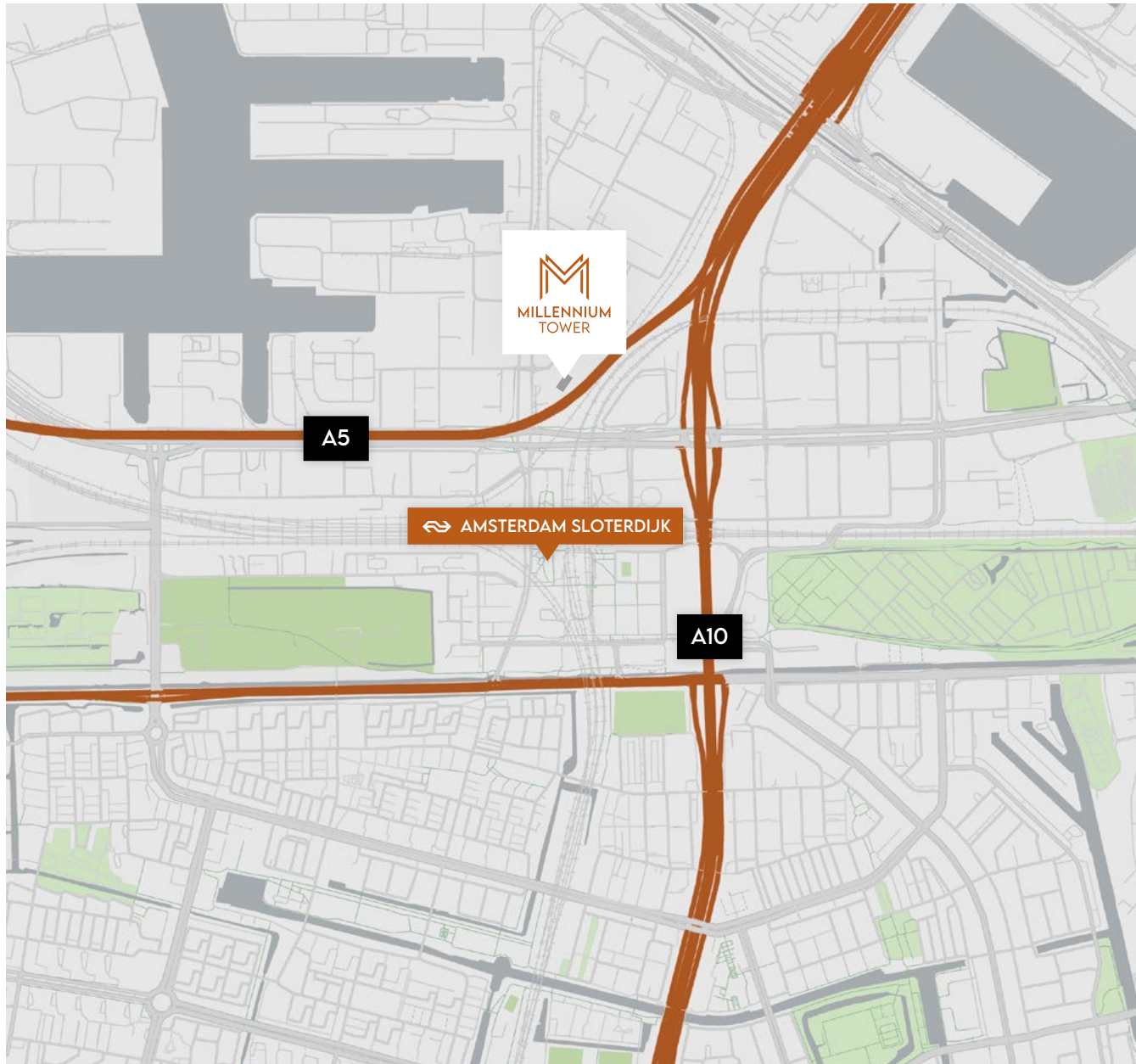


A new era of growth

THE LOCATION



AREA

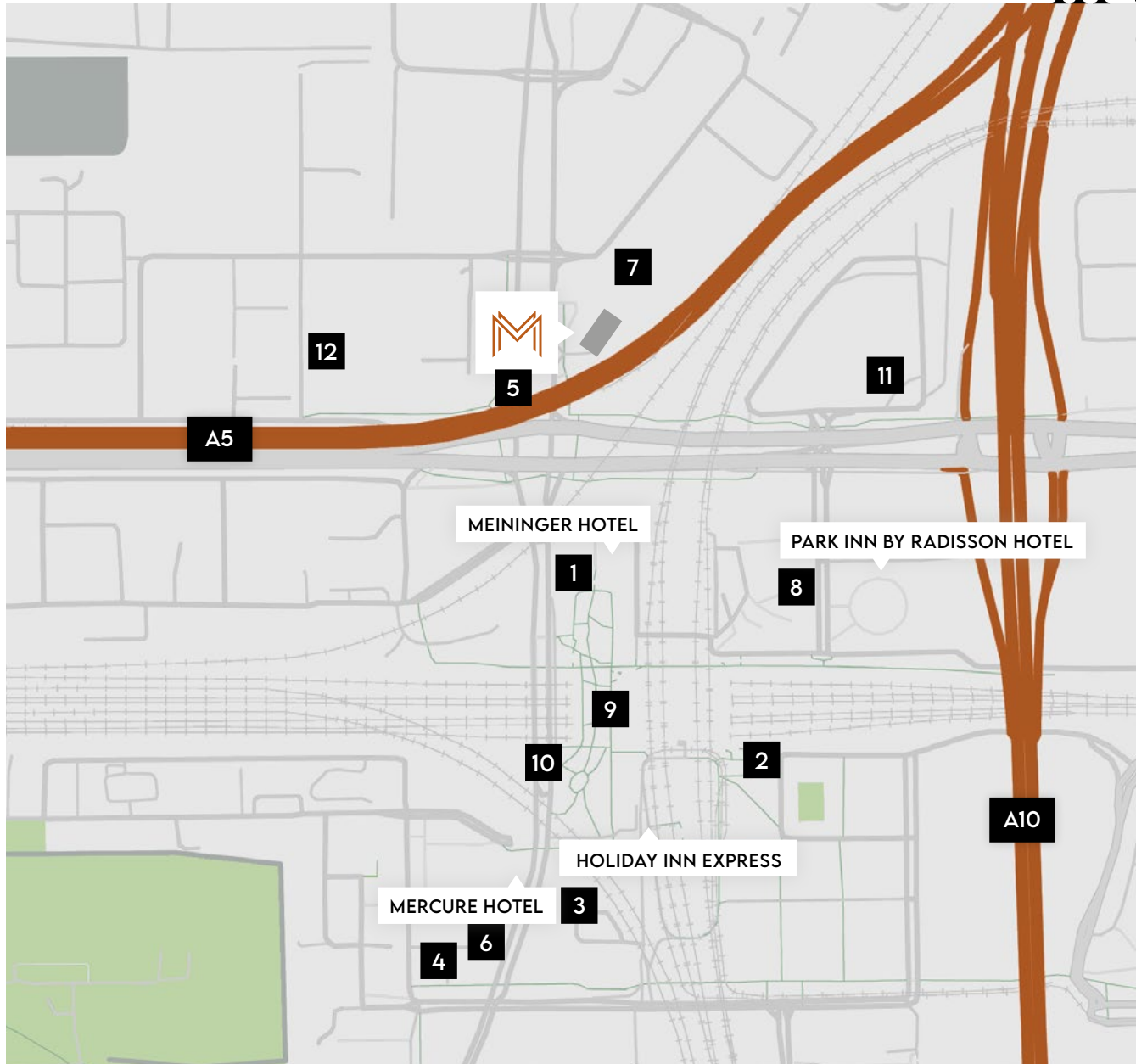


Positioned at the intersection of the A10 ring road and the new A5 road, the Millennium Tower stands as a prominent beacon at one of Amsterdam's most visible locations.

The Sloterdijk Station District is rapidly transforming into a vibrant, mixed-use area where work, living, and leisure blend seamlessly. Once a traditional office hub, the neighborhood is evolving with green spaces, modern architecture, and new residential developments. The Millennium Tower's strategic location offers unparalleled access to Amsterdam's city center, the raw allure of the harbor, natural landscapes, and urban dynamism. It's no surprise that leading companies such as UWV, KPN, Signify, Intertrust, De Belastingdienst, and De Telegraaf have chosen this area. Just like RELX former Reed Elsevier, NCR and Vermillion have chosen the Millennium Tower.

Amsterdam Sloterdijk serves as a major transportation hub, making it the ideal location for businesses with a global outlook. With Schiphol Airport just around the corner, the area is exceptionally well-connected, reinforcing its appeal as a top destination for international organizations.

A neighborhood in the middle of everything



BRET BAR
Restaurant,
club & bar



THE BREAKFAST CLUB
All day breakfast
& lunch



MOTOWN
161 apartments



LAB4YOU
27 apartments,
bike café &
restaurant



PILATES4LUNCH
Yoga



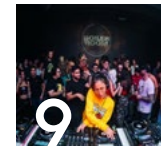
THE VERTICAL
168 apartments
& commercial
space



KOFFIE ACADEMIE
Coffee bar



CAFÉ BRASSERIE HELDEN
Breakfast, lunch
& diner



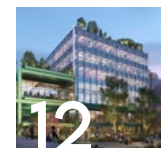
BOILER ROOM
Parties, film and
video connecting
club culture



GRAND CAFÉ HERMES
Casual lunch
& diner



EDGE WEST
Office Space



DISTRICT WEST
Office Space &
various facilities

EASE OF ACCESS

ACCESSIBILITY

Ideally situated just a few minutes' walk from Amsterdam Sloterdijk Station, the Millennium Tower offers exceptional connectivity by both car and public transport. With direct access to the A5 and A10 motorways, reaching any part of the city—and beyond—has never been easier.

PUBLIC TRANSPORT

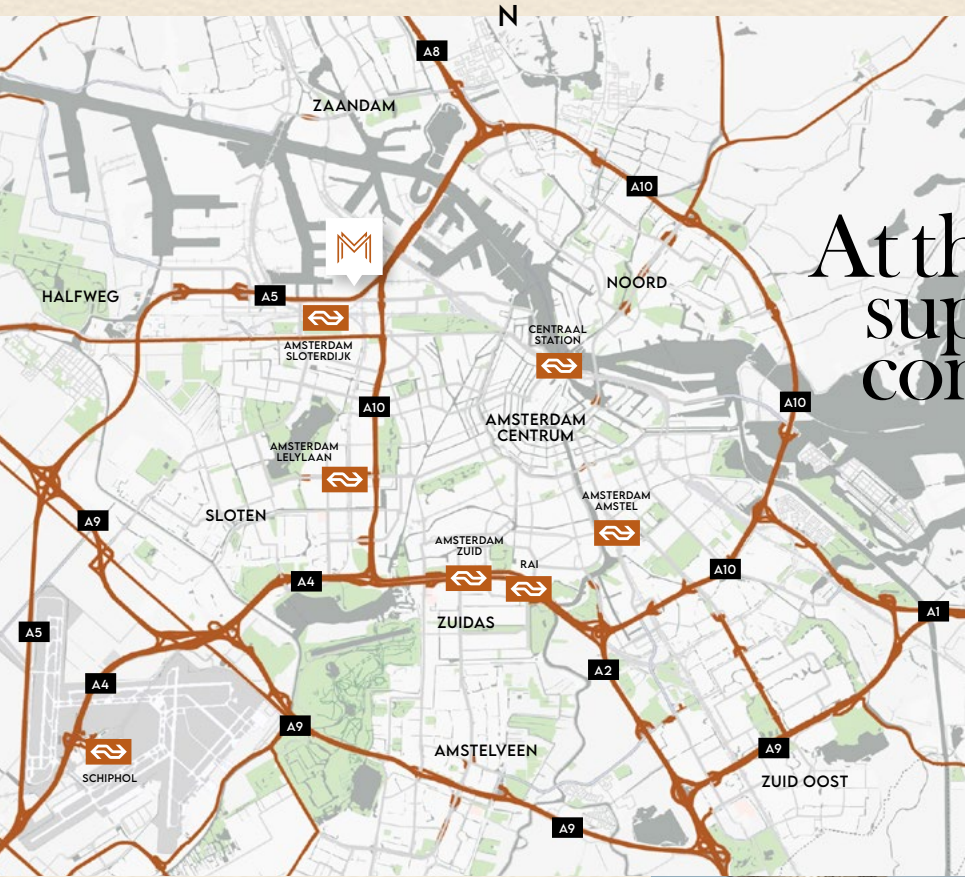
Only a short stroll from Amsterdam Sloterdijk Station. With a direct train connection to Amsterdam Central, Haarlem, Leiden and Schiphol Airport. And an extensive tram, metro, and bus service for urban mobility.

BY CAR

For those who prefer driving, the office is easily accessible via the A10 ring road (exits S102 and S103). Allowing connections to major Randstad cities within a 45-minute drive and a quick link to Schiphol Airport.

SUSTAINABLE PARKING

The Millennium Tower offers 382 parking spaces in the underground garage. Of which 20 shared charging stations for electric vehicles, supporting sustainable mobility.



At the centre,
supremely
connected

TIMETABLE IN MINUTES

			
Amsterdam CS	15	6	20
Amsterdam Zuid	12	14	30
Schiphol Airport	12	10	-
Utrecht	45	39	-
Rotterdam	52	45	-
Den Haag	47	45	-





A radical sense of place

THE MILLENNIUM TOWER

A wonderful place to work,
full of warmth and welcome,
and thoughtful touches.
Where occupants will be
inspired by the unique design
of the building they sit in.



Standing 100 meters tall and boasting a total of approximately 42,000 sq.m LFA of office space, the Millennium Tower is a true landmark at a prime, highly visible location. The dynamic entrance area and common spaces have been meticulously renovated to a high standard to foster greater synergy between tenants.

The Millennium Tower is a vibrant, high-quality full-service office building, featuring 24 office floors and offering stunning 360-degree views over Amsterdam. A total of approximately 12,675 sq.m LFA of office space is currently available for lease.

THE COMMUNITY



The Millennium Tower is home to a vibrant and thriving community, shaped by shared values and a spirit of collaboration. The recently renovated entrance area and communal spaces, designed by Graziosi Progetti, are crafted to foster synergy

and connection among residents. Here, people come together to enjoy a curated collection of experiences, unique to this moment and this location, creating a true sense of belonging.



Green power

The Millennium Tower integrates sustainability at every level, featuring energy-efficient systems, the reuse of original materials, and modern upgrades that minimize its environmental footprint. With a focus on sustainable design principles, the building is committed to creating a workspace that not only serves its tenants but also contributes to a greener future.



Energy label
A++

BREEAM
In-use Very Good
(ambition)

Heat- and cold storage
Gasless and underground



TECHNICAL SPECIFICATIONS



BUILDING

Year of construction

- 2004

Total

- 42,000 sq.m LFA

Floors

- 24

Elevators

- 8

Available for lease

- 12,675 sq.m LFA



DELIVERY LEVEL

Lights

- New ceiling system with LED lightning

Floors

- Computer floor

Walls

- Plastered and painted

Climate

- Individual climate control
- Mechanical ventilation with top cooling

Sprinkler

- Yes

Interior

- Renewed sanitary facilities
- Renovated lift lobbies and landings



PARKING

Parking ratio

- 1:110 per sq.m LFA

Amount

- 382 car parking
- Approx. 350 bike parking

Electric vehicles


- 20 shared charging stations

Type

- Secured parking for cars and bikes

Access

- Through a barrier with a smart parking system and plate recognition



No matter
where you are,
the panoramic views
are nothing short
of spectacular.

AVAILABILITY

The building's design and spacious layout provide the flexibility to accommodate various workspace models. Each floor can host around 164 workstations, with rentable floor areas ranging from approximately 524 sq.m to 1,759 sq.m LFA per floor.

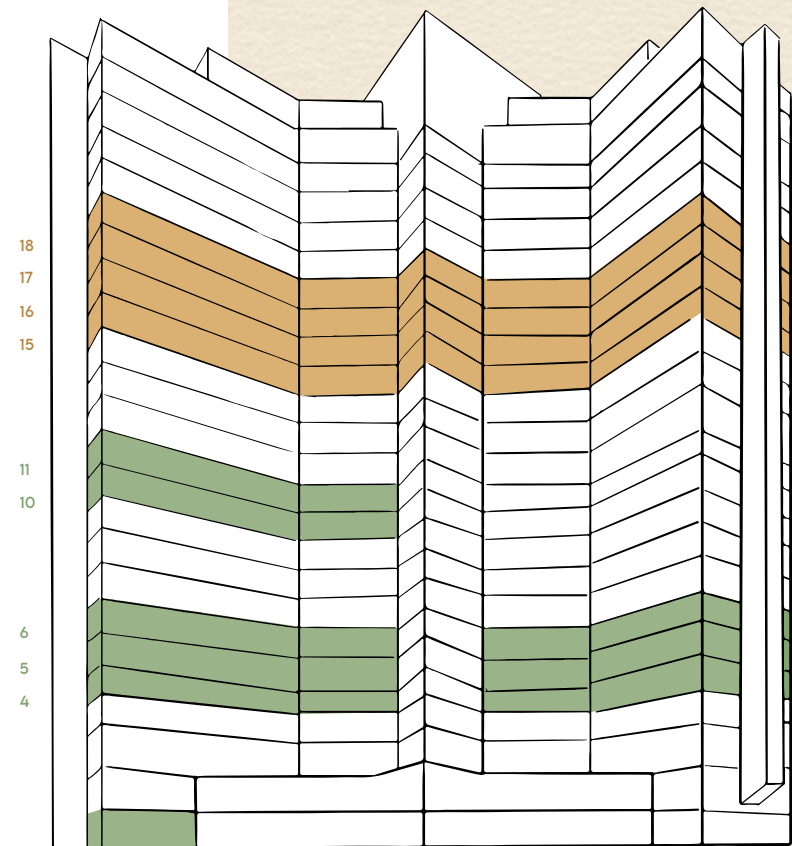
HIGH-RISE

- > **18th FLOOR**
1,759 sq.m LFA
Available per July 2025
- > **17th FLOOR**
1,759 sq.m LFA
- > **16th FLOOR**
1,759 sq.m LFA
- > **15th FLOOR**
1,759 sq.m LFA

LOW-RISE

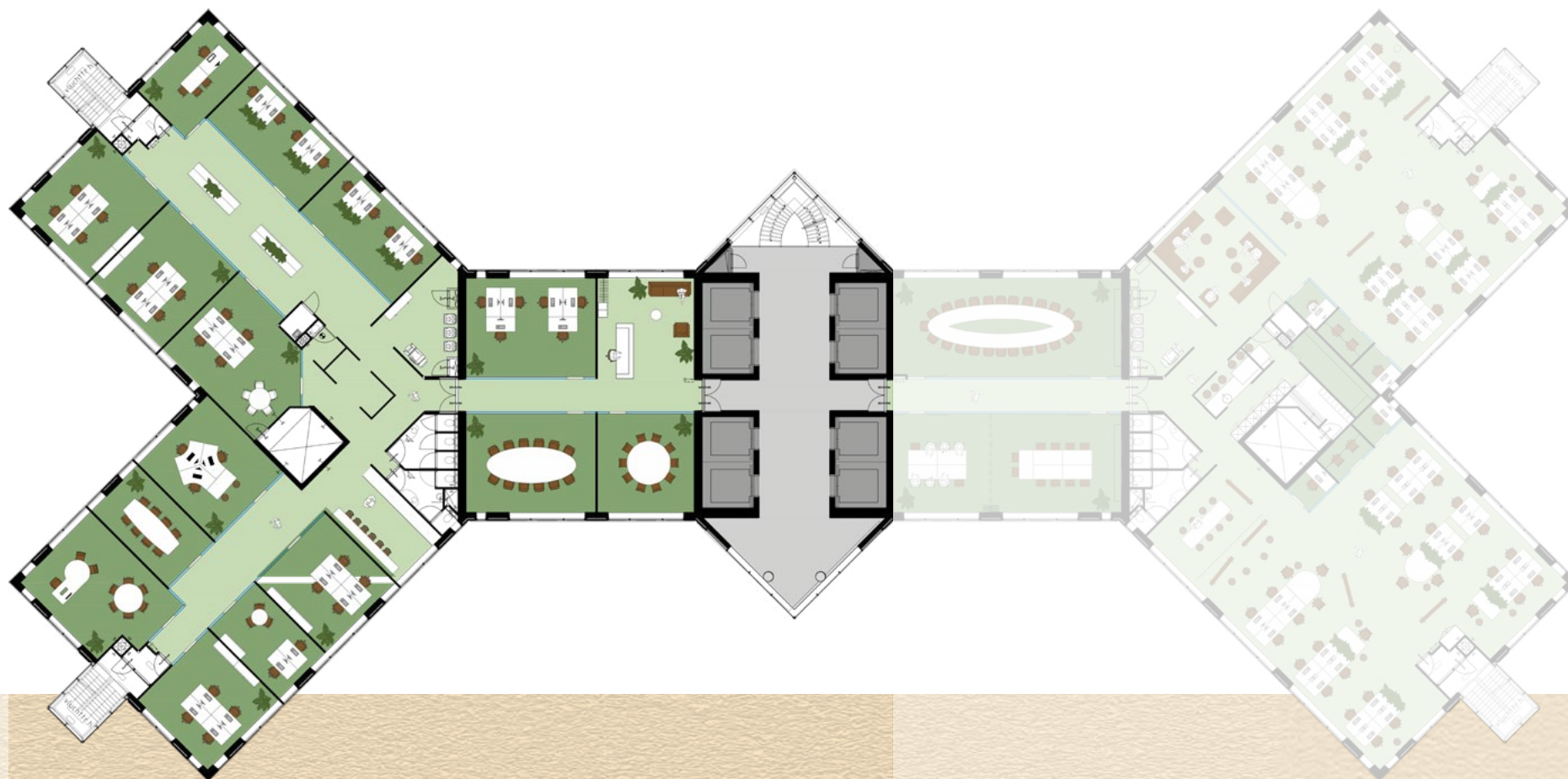
- > **11th FLOOR**
Unit I 859 sq.m LFA
- > **10th FLOOR**
Unit I 859 sq.m LFA
- > **6th FLOOR**
Unit I 859 sq.m LFA
Unit II 859 sq.m LFA
- > **5th FLOOR**
Unit I 859 sq.m LFA
Unit II 859 sq.m LFA
- > **4th FLOOR**
Unit I 859 sq.m LFA
Unit II 859 sq.m LFA
- > **GROUND FLOOR**
524 sq.m LFA

The sq.m 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.



AVAILABILITY

LOW-RISE | UNIT I



Floors

4, 5, 6, 10, 11

Available office space

approximately 859 sq.m LFA



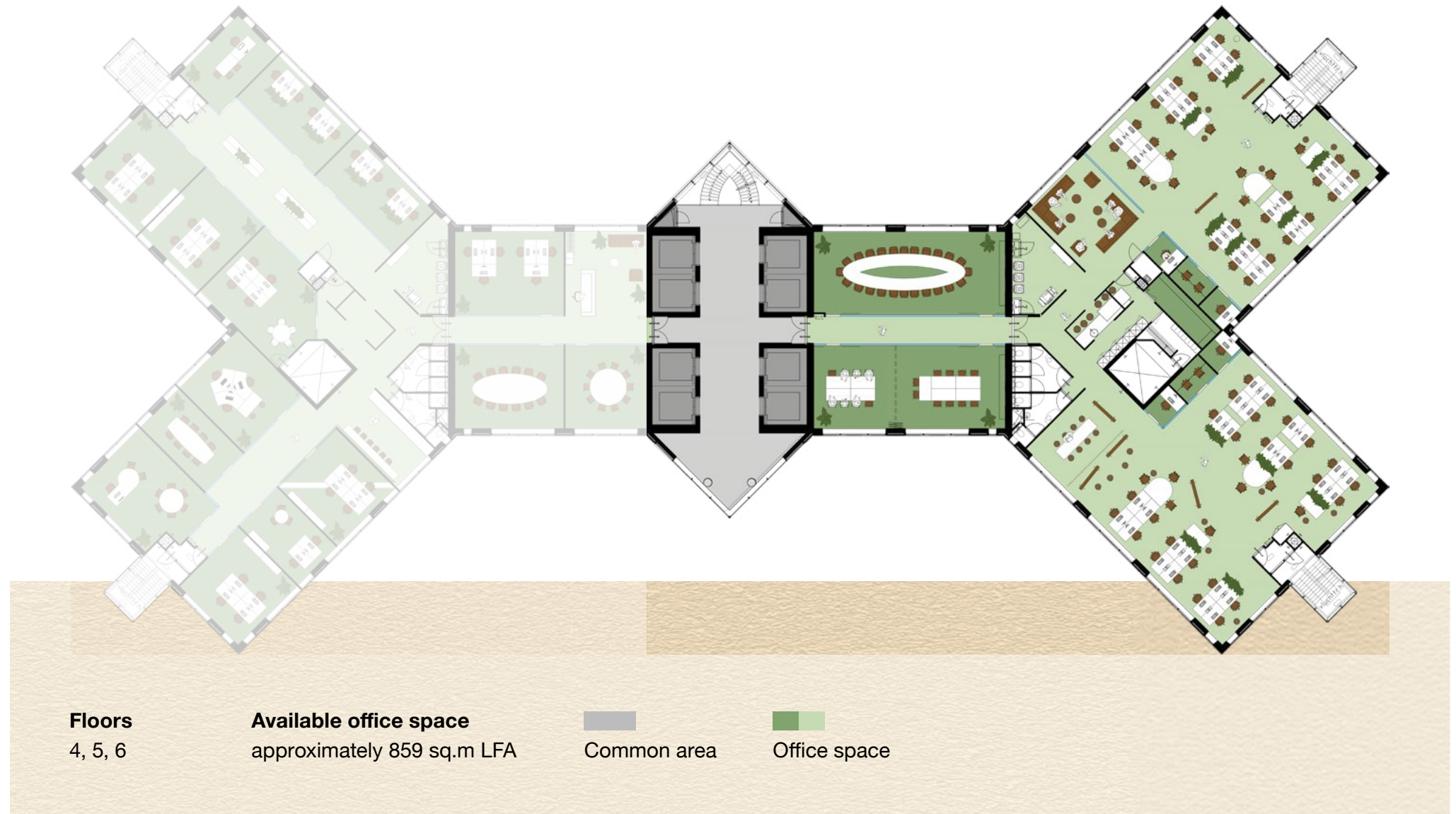
Common area



Office space

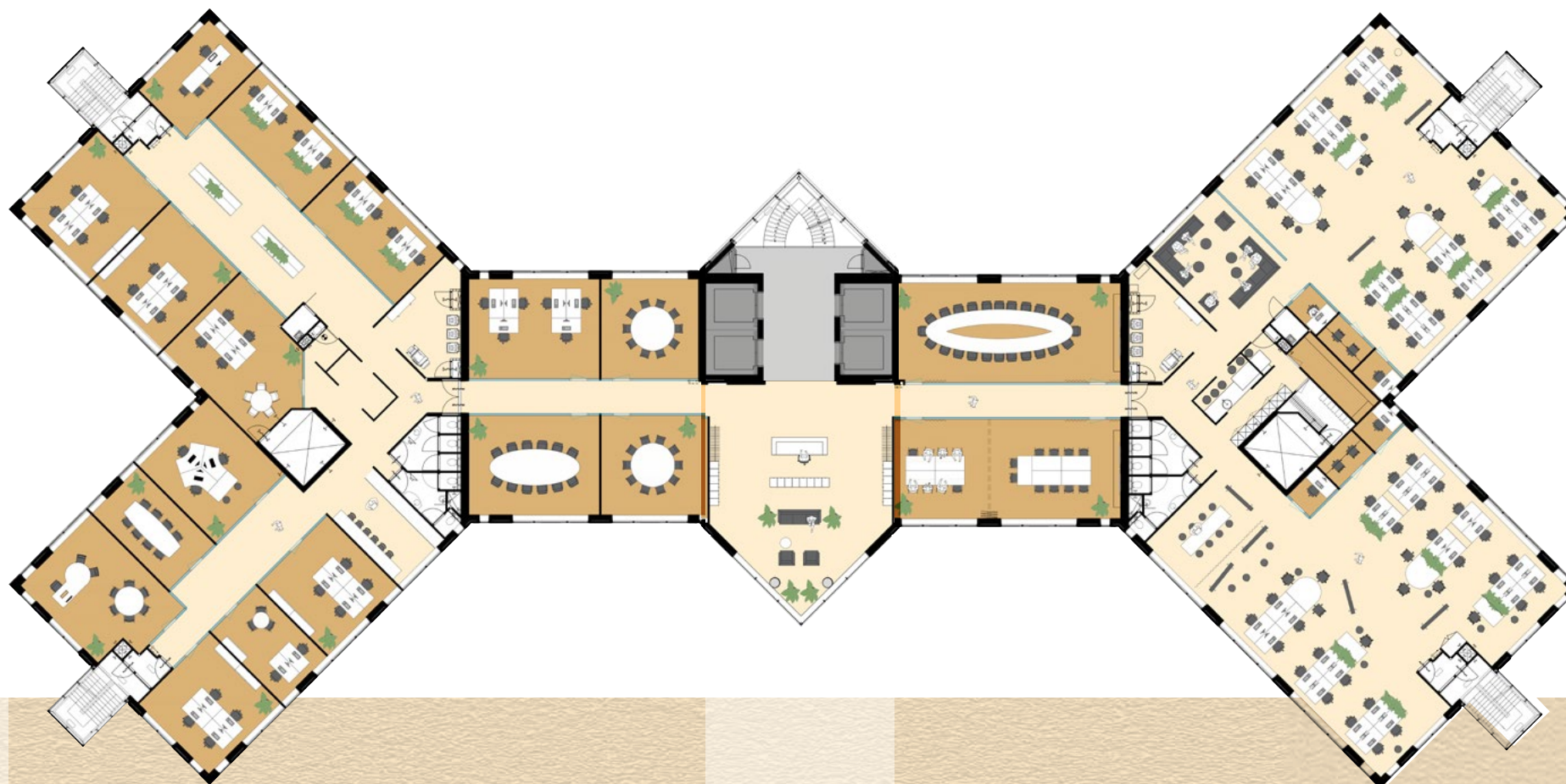
AVAILABILITY

LOW-RISE | UNIT II



AVAILABILITY

HIGH-RISE



Floors

15, 16, 17, 18

Available office space

approximately 1,759 sq.m LFA



Common area



Office space

ALL YOU NEED TO KNOW

RENT PRICE

Office space

Starting from € 225.00 per sq.m LFA per year.

Parking place

€ 2,200.00 per parking place per year.

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

SERVICE COSTS

€ 72.50 per sq.m 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 tenant 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 landlord 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.

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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 subject to written approval from our client or the building owner, as applicable. Until such approval is granted, all proposals made are non-binding.

We would
love to
meet you

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REAL
ESTATE

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**MILLENNIUM
TOWER**

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