

FIRST
REAL
ESTATE

FOR LEASE
LAAN VAN LANGERHUIZE 3-A

KEEP
MOVING
FORWARD



THE BEST CLIMATE FOR YOUR BUSINESS

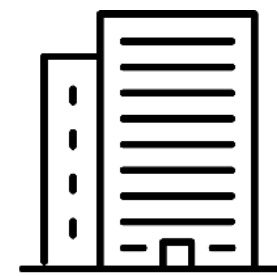
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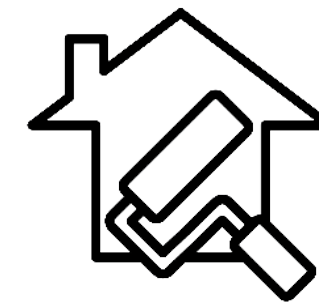


KEY HIGHLIGHTS

PERFECT BALANCE BETWEEN TRANQUILITY AND CONNECTIVITY



Available office spaces
approx. 4.419 sqm LFA



Modern design with premium
amenities



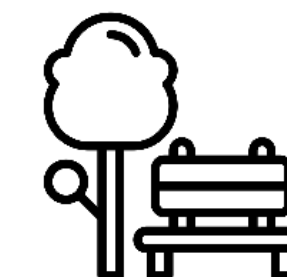
Energy Label A+++



In close distance to
Amsterdam Zuid & Schiphol
Airport



Fully equipped
work spaces available



High-quality finishes and advanced
climate control

A PRESTIGIOUS OFFICE LOCATION IN A PRIME AREA OF AMSTELVEEN


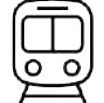

Langerhuize Offices, located at Laan van Langerhuize 3-A, is a distinguished multi-tenant office building completed in 2010. With its **A+++ energy label**, the property represents a future-proof workplace where sustainability and functionality go hand in hand. Following the lease extension of KPMG, the building is evolving into a modern working environment, with a new name and refreshed identity to be introduced soon.

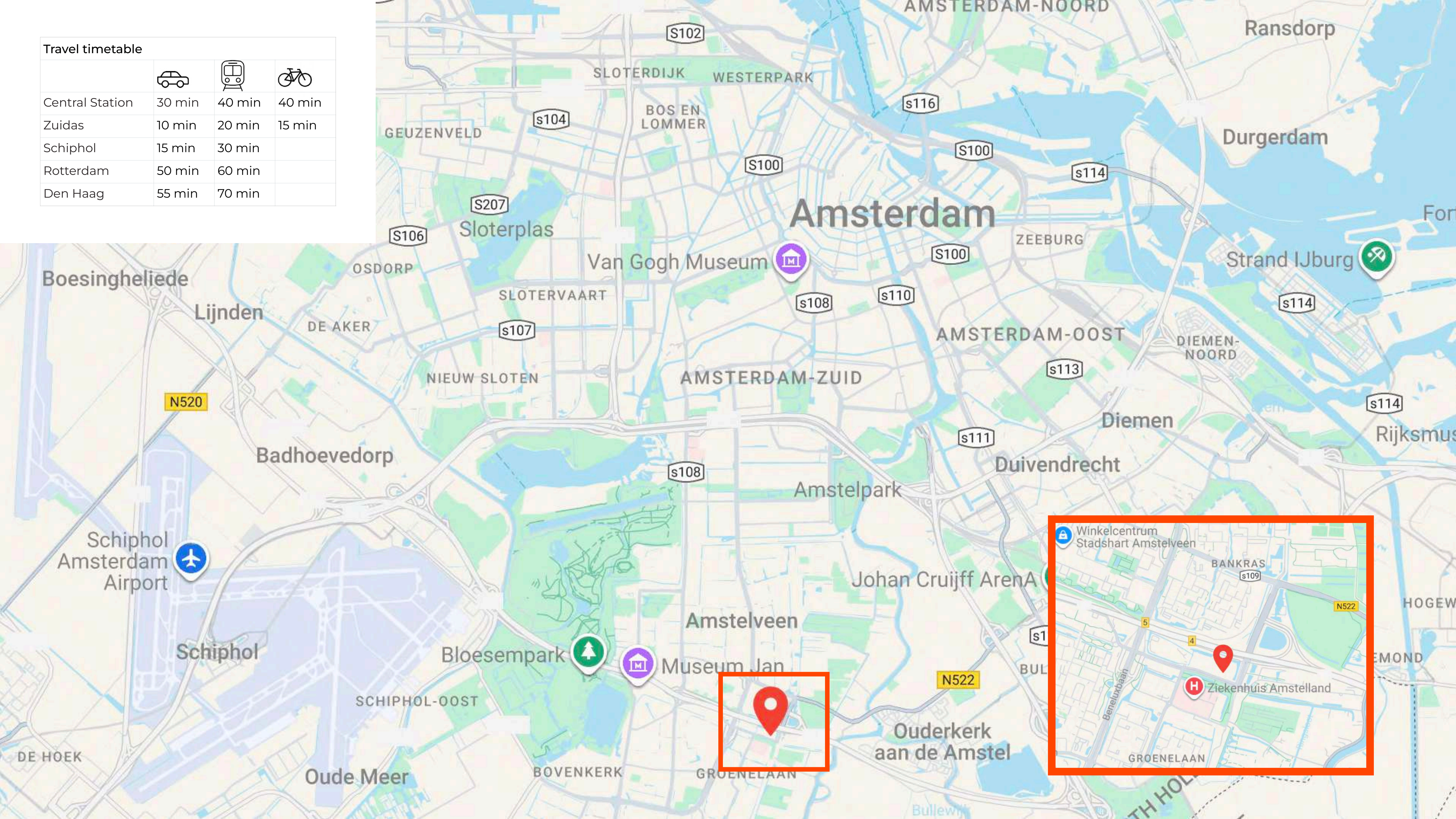
Inside, tenants benefit from a wide range of high-quality amenities. The building features a representative entrance with a staffed reception, natural stone flooring in communal areas, flexible workplace solutions, and shared meeting rooms. A restaurant with a lunch and coffee bar, parcel and dry-cleaning services, and shower facilities further enhance the daily working experience. Premium finishes and advanced climate control ensure a comfortable and professional environment throughout.

To further enrich the tenant experience, the landlord has allocated a budget for a comprehensive renovation of the ground floor. This upgrade will create space for additional services such as a sandwich bar, coffee point, hairdresser, and more, providing a modern and convenient workplace for all occupants.





Travel timetable			
			
Central Station	30 min	40 min	40 min
Zuidas	10 min	20 min	15 min
Schiphol	15 min	30 min	
Rotterdam	50 min	60 min	
Den Haag	55 min	70 min	



LOCATION & ACCESSIBILITY

LAAN VAN LANGERHUIZE 3-A, 1186 DS AMSTELVEEN

Nestled in a peaceful and green environment, Amstelveen offers the perfect balance between tranquility and connectivity. From Laan van Langerhuize 3-A, you are directly linked to the vibrant city of Amsterdam and Schiphol Airport via the A9, with swift access to the A2, A4, and A10. Public transport is equally convenient: trams and buses within walking distance ensure quick connections to Amsterdam Zuid station and the airport, making the building easily accessible for both employees and visitors. Bus lines 149, 174, 199, and 356, as well as tram line 25, provide excellent connections in all directions.

For those commuting by bike, safe cycle paths and generous on-site bicycle parking encourage sustainable travel. This emphasis on accessibility enhances the daily working experience, ensuring a smooth journey no matter the mode of transport.

Beyond connectivity, the location benefits from an abundance of nearby amenities. The prestigious Stadshart Amstelveen, the charming village of Ouderkerk aan de Amstel, and Amsterdam's dynamic city life are all within close reach, offering a wide variety of upscale restaurants, boutique shops, cafés, and hotels. The immediate surroundings further enrich the working environment with green parks and inviting outdoor spaces - an ideal setting for both productivity and relaxation.



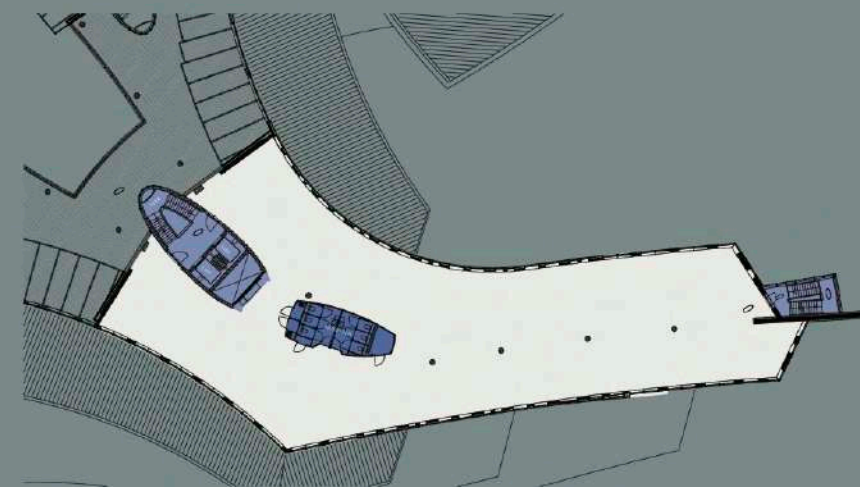
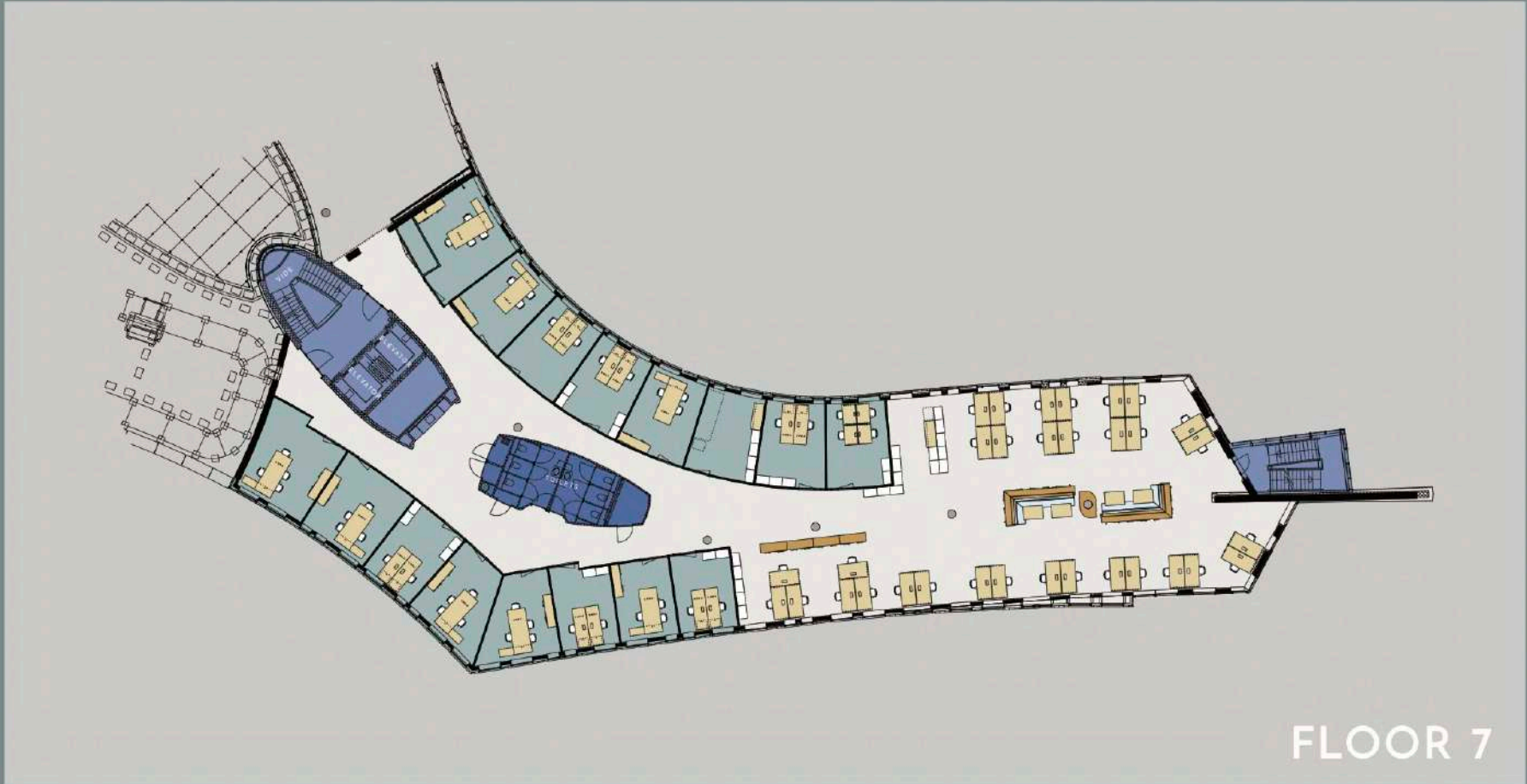
FLEXIBLE OFFICE LAYOUTS AND EXTENSIVE ON-SITE SERVICES

The building offers a total of **4.212,33 sq. m. of office space**, with units available starting from approx. **350 sq. m.** The landlord provides flexible floor plans, making it possible to tailor the layout to the needs of tenants of various sizes.

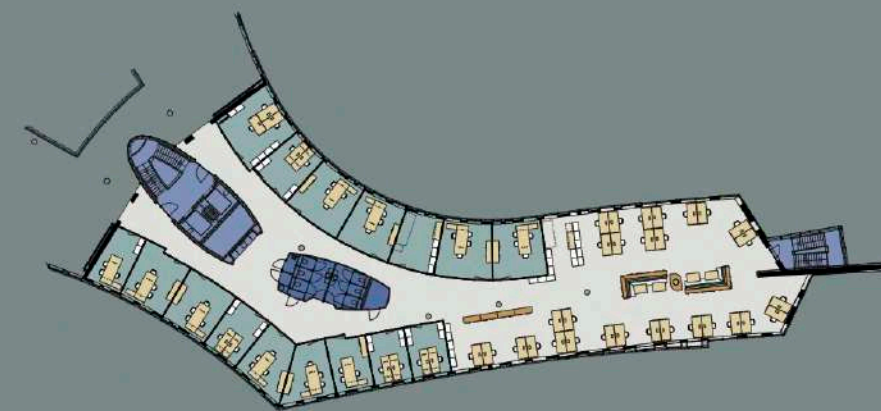
Available for lease, divided over the following floors:

- 2nd floor: 1.053,43 sq. m.
- 3rd floor: 1.051,90 sq. m.
- 4th floor: 1.053,37 sq. m.
- 6th floor: 1.080,42 sq. m.

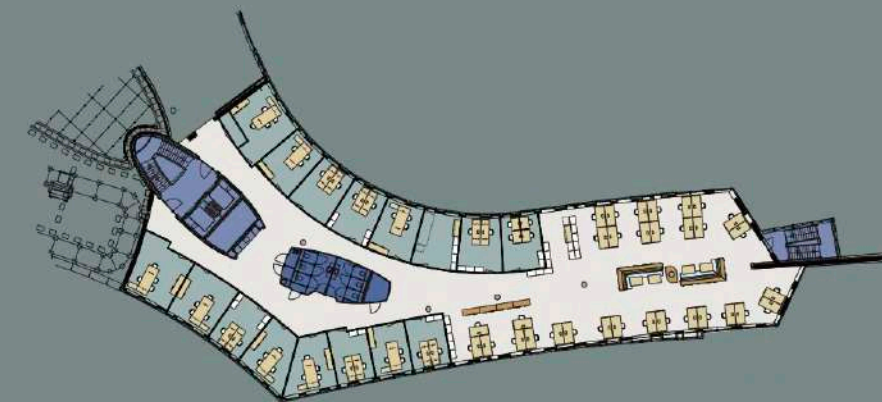
FLOOR AREAS



TOTAL 1.009 M² V.V.O.



TOTAL 1.010 M² V.V.O.



TOTAL 988 M² V.V.O.



SPECIFICATIONS

ALL YOU NEED
TO KNOW

Rent price Office space
From EUR 185.- per sqm LFA per year
month.

Underground parking garage with a
generous 1:40 ratio and ample EV
charging points.
EUR 1,850,- per parking space per
year, excluding VAT.

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

Service costs EUR 60.- per sqm LFA per year,
excluding VAT, on a costing basis.

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 5 years.

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.





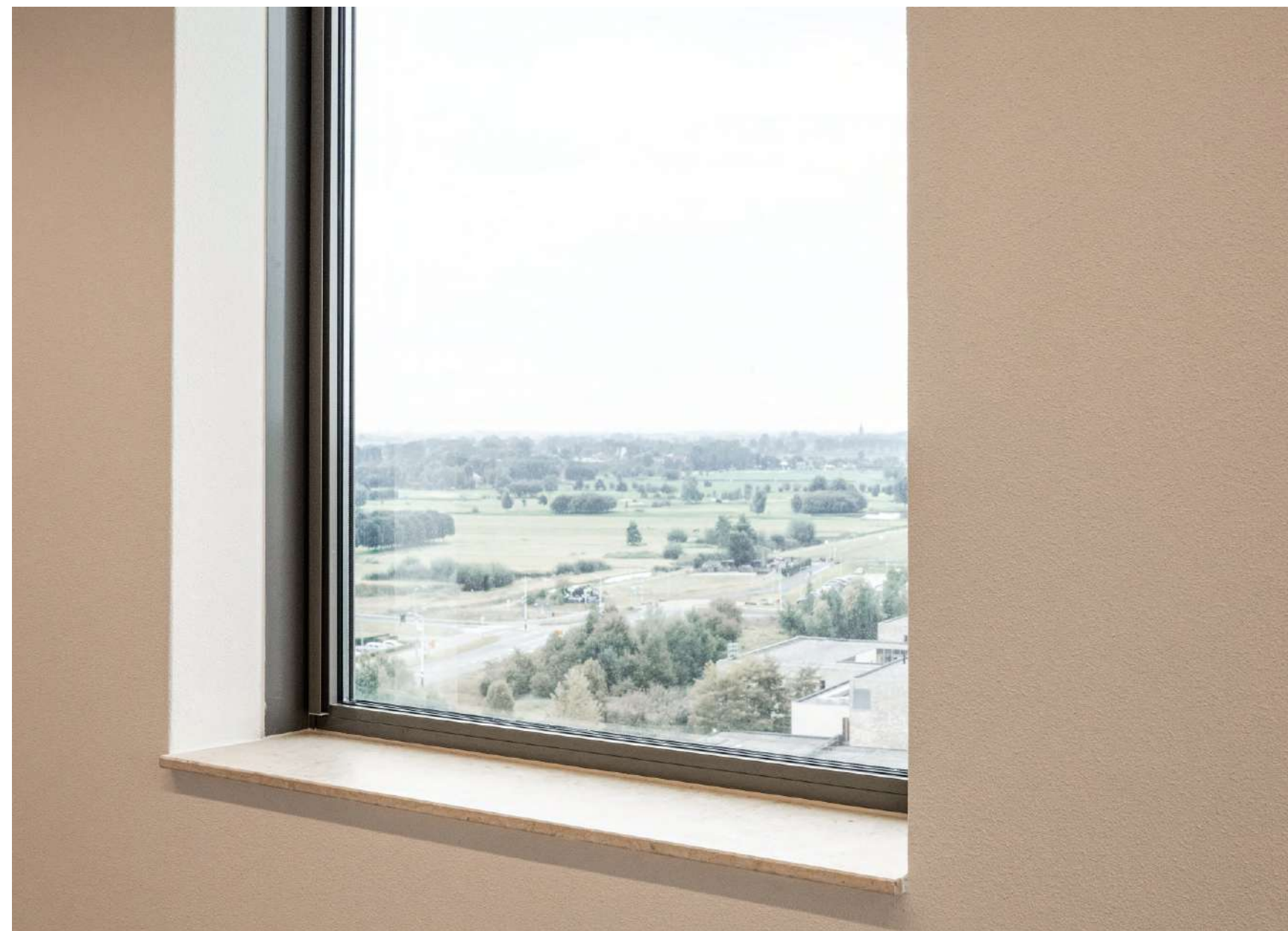
Security deposit	The lessee is obligated to provide a bank guarantee equivalent to a minimum of 3 months' rent, to be increased with service charges and VAT.
Availability	5 floors - per direct
Delivery level	Turn-key is available.
Lease agreement	In accordance with lessor's model, based on the ROZ 2015 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.

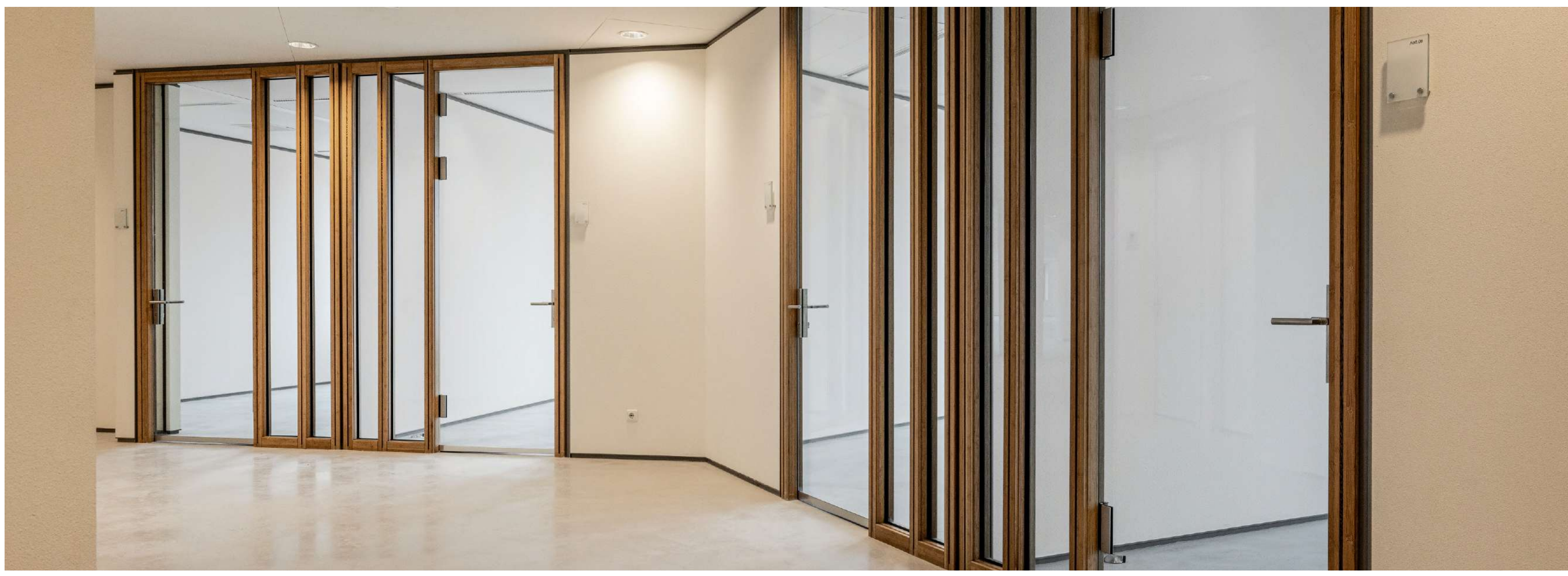
Reservation	This information is provided for informational purposes only and should not be considered as binding. It serves as an invitation to submit an offer. Any agreement reached is explicitly subject to written approval from our client or the building owner, as applicable. Until such approval is granted, all proposals made are non-binding. 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.
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PHOTOGRAPHY

IMAGES

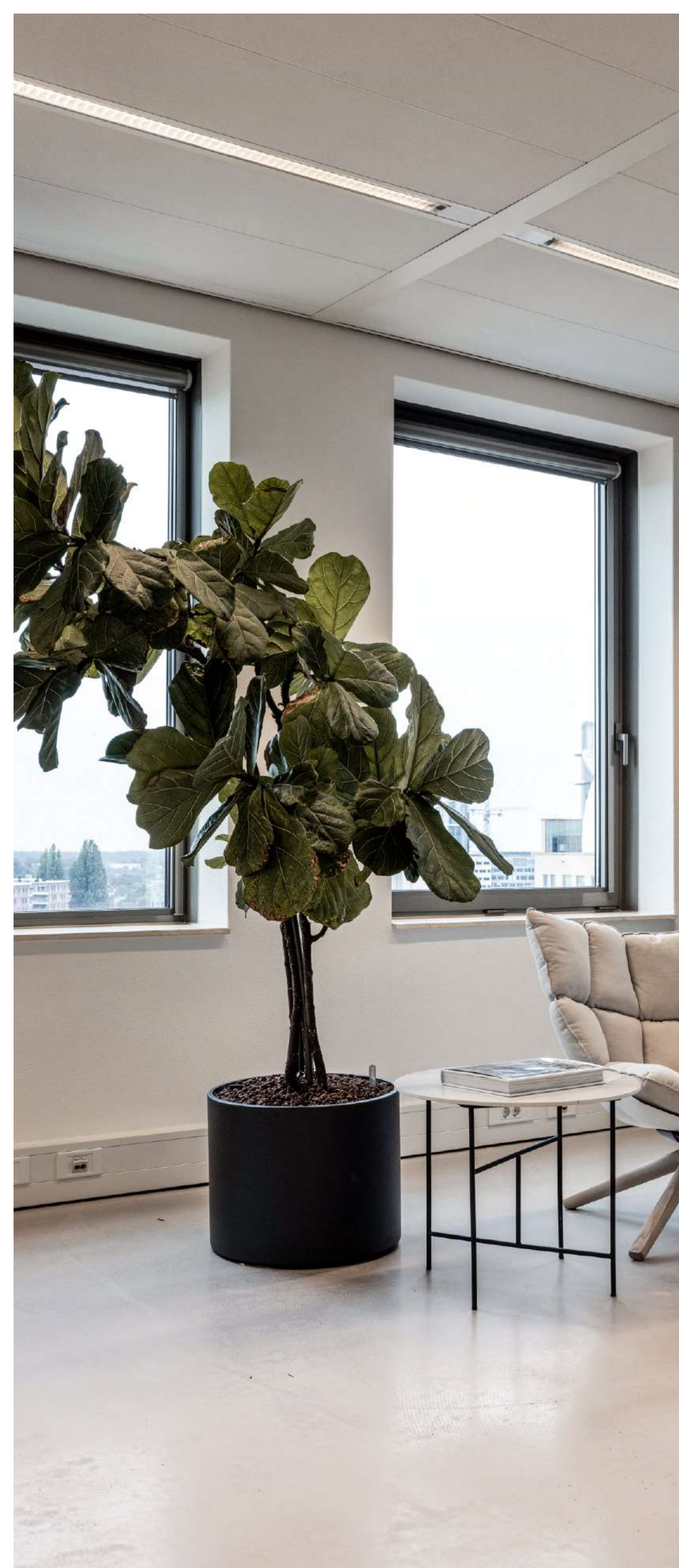
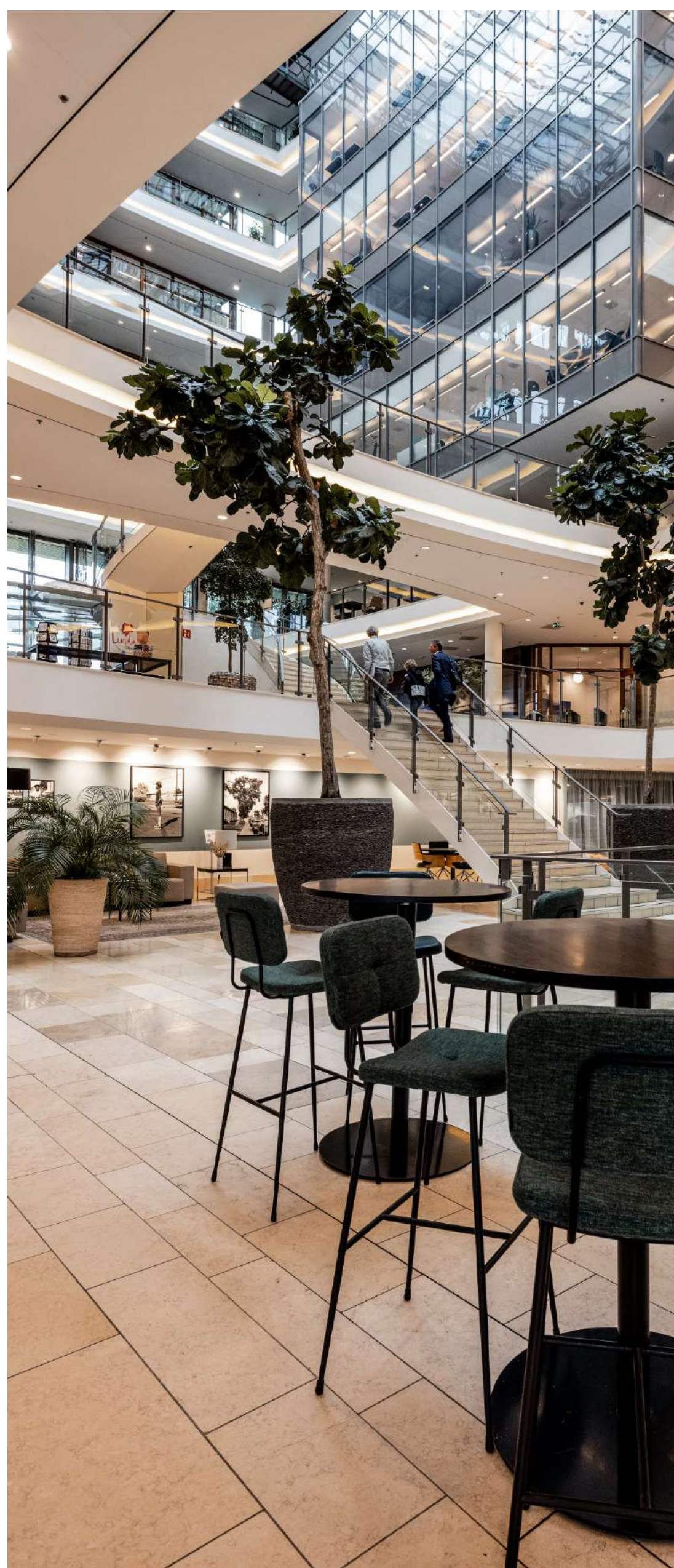














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