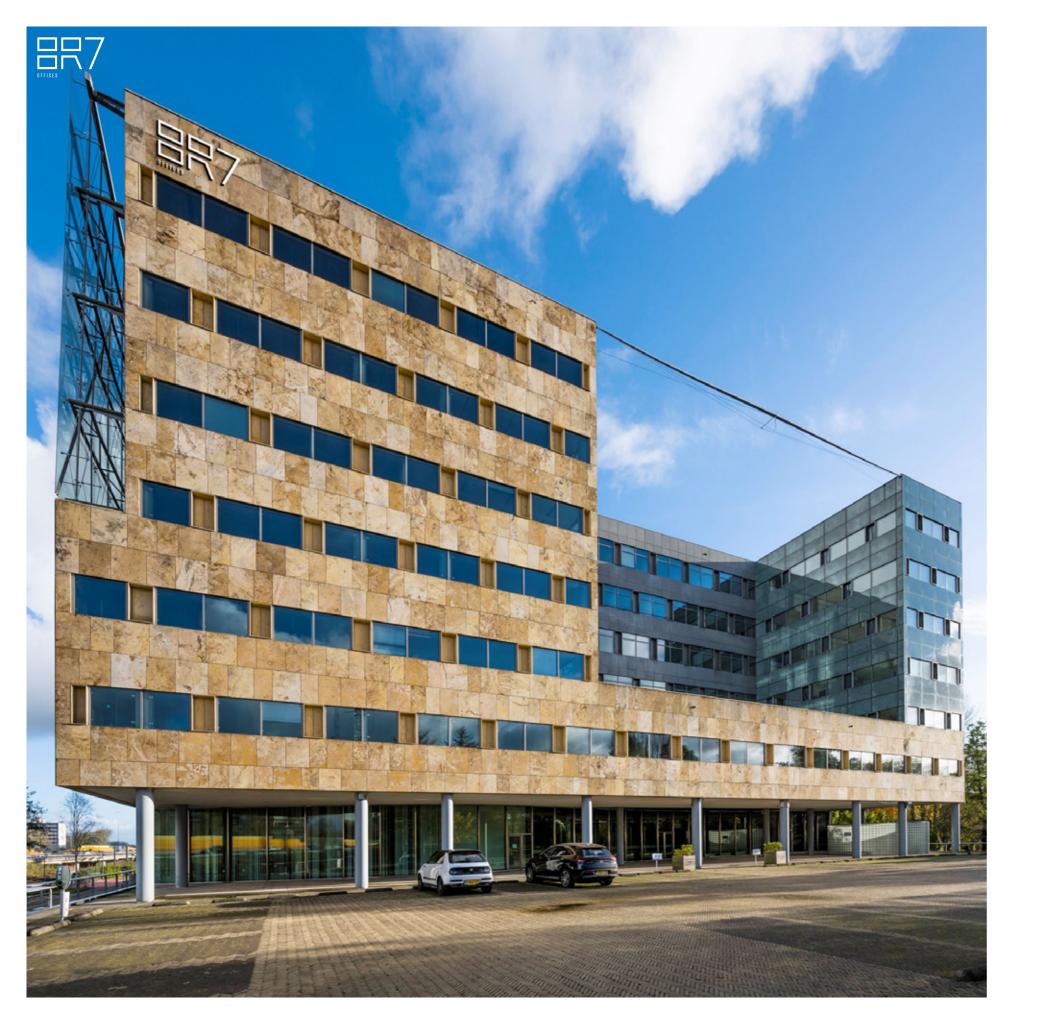




Burgemeester Rijnderslaan 7 Amstelveen



### Introduction

This standalone office building of approximately 14,500 sq.m. is perfectly suited for a wide range of businesses.

Its prominent location along the A9, near the city center of Amstelveen, combined with a flexible ground floor layout and ample parking provisions, makes Burgemeester Rijnderslaan 7 (BR7) a unique opportunity.

The impressive office building BR7 is a striking landmark in the area, with its distinctive yellow Cannstatter ravertine cladding. BR7 was designed by the renowned architectural firm de Architekten Cie., known for creating Amstelveen's first sustainable office building with a BREEAM certification.

The architectural H-shaped design of BR7 promotes natural ventilation,

ensuring an abundance of daylight and offering stunning views.

The beautiful light that fills the interior is further enhanced by the soundproof glass wall on the highway side and the custom safety glass on the entrance side. Large windows provide a spectacular view of the garden. These features contribute to an exceptionally pleasant working environment.





## Highlights



### **Ground Floor**

Spacious areas with flexible layout options. Room for a reception, coffee bar, restaurant, auditorium, and meeting facilities, among others.



### Efficient and flexibel

Exceptional office floors, easily divisible, with up to 2,000 sq. m. of usable space.



### **Excellent parking ratio**

Approximately 1:35, with > 400 parking spaces available.



### **Energy-efficient**

BREEAM certification,
Energy Label A+++ and
Aiming for Paris Proof.



### Parking spaces

Charging stations available for electric cars and bikes.

Covered parking for bicycles and scooters.



### Visible location

More than 150,000 cars pass by per day, which is attractive for advertising for OMG or its clients.



# Perfect location along the A9 motorway

Just 10 minutes from Schiphol and the Zuidas.



# Location at a public transport hub

Tram and bus connections in the immediate vicinity. Direct connection to intercity station Amsterdam Zuid.



### Gym

Well-equipped gym with spacious changing room and showers.



## Sustainability within BR7







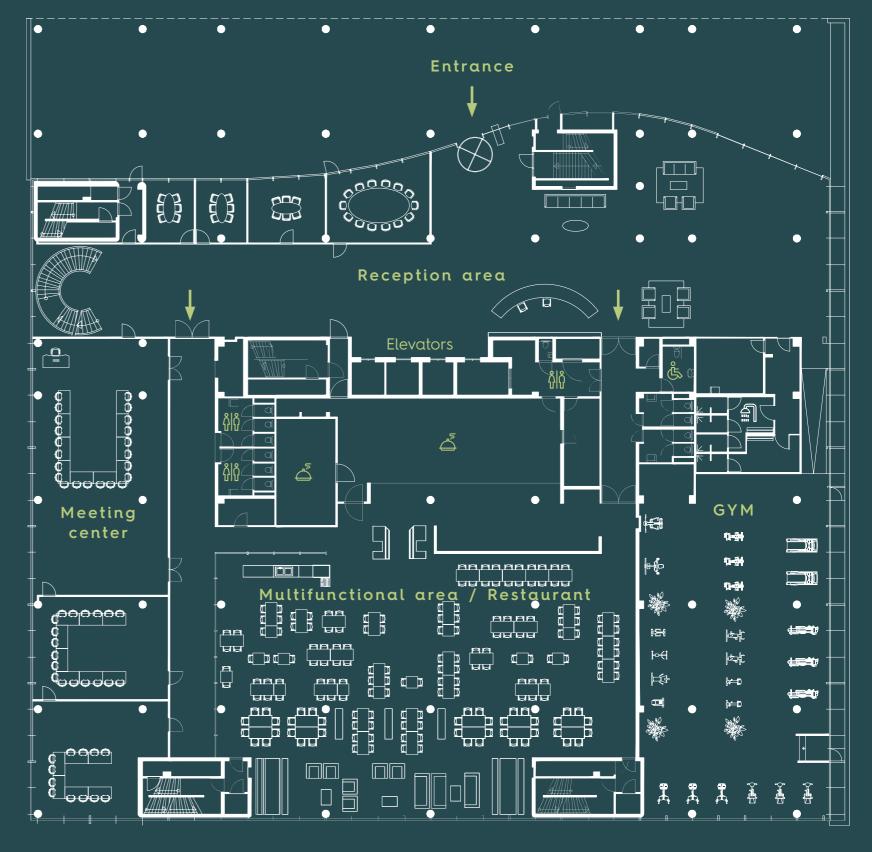


## Impressive reception

The ground floor of BR7 offers a unique and spacious reception experience, complete with a stylish reception area and the option for a cozy coffee bar. This versatile space is flexible in design and can easily be transformed into an environment for presentations and events.

Behind that, two spacious entrances lead to a multifunctional area that can serve as a restaurant (with kitchen facilities), an event space, or be creatively adapted to suit various needs. The ground floor

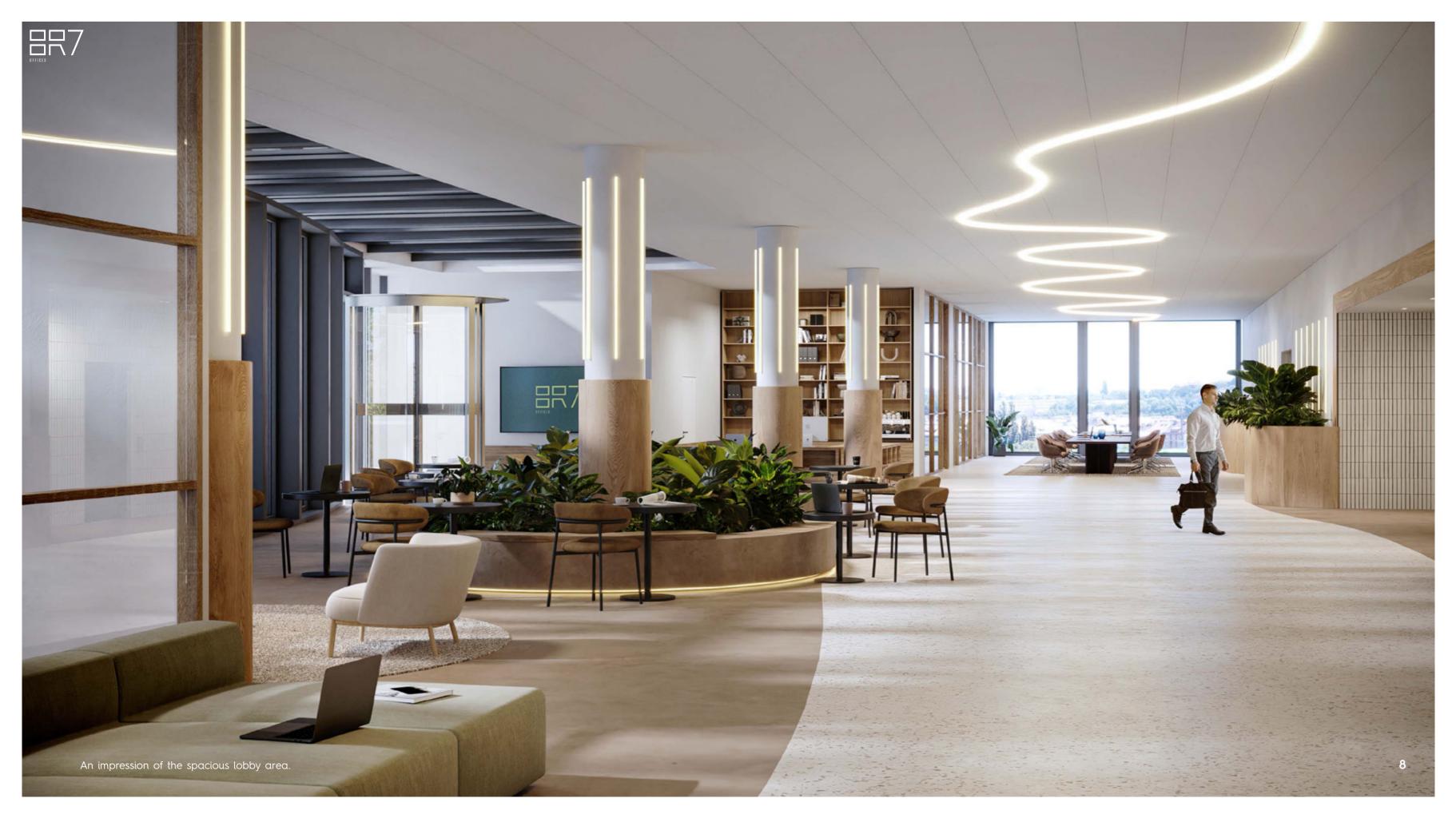
also features a gym and a meeting center. Additionally, you'll find a stunning, grand staircase leading to the first floor, restroom facilities including an disabled toilet, changing and shower rooms.



Ground floor

2.317 sq. m.







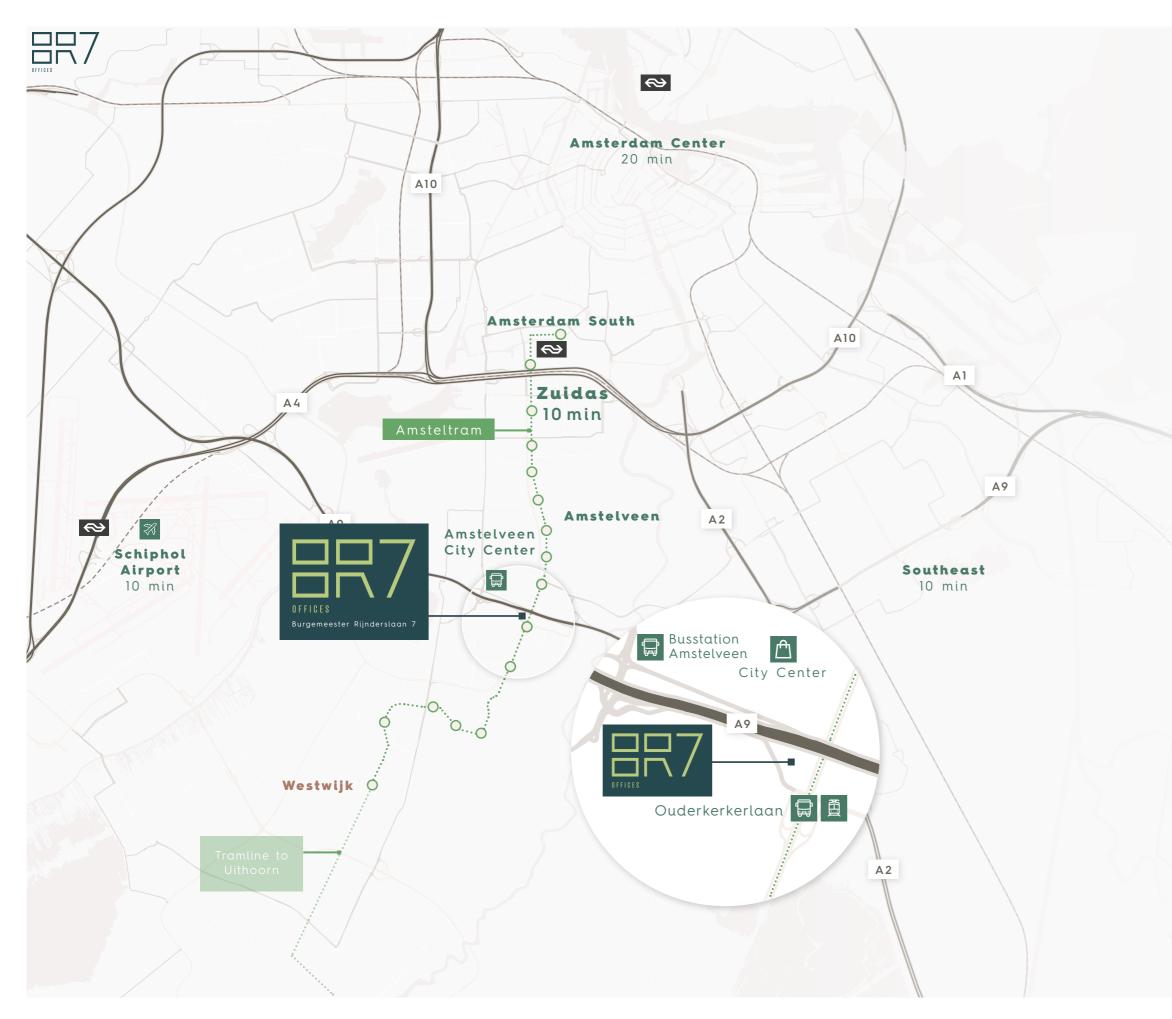
## Location

The prominent location of BR7 Offices provides a striking landmark, visible from both directions along one of the busiest highways in the Netherlands. About 150,000 cars pass here every day!

Amstelveen offers a vibrant city center, featuring a prestigious shopping mall, museums, and a theater.

The city attracts international companies due to its excellent value for money, accessibility, and global ambitions.



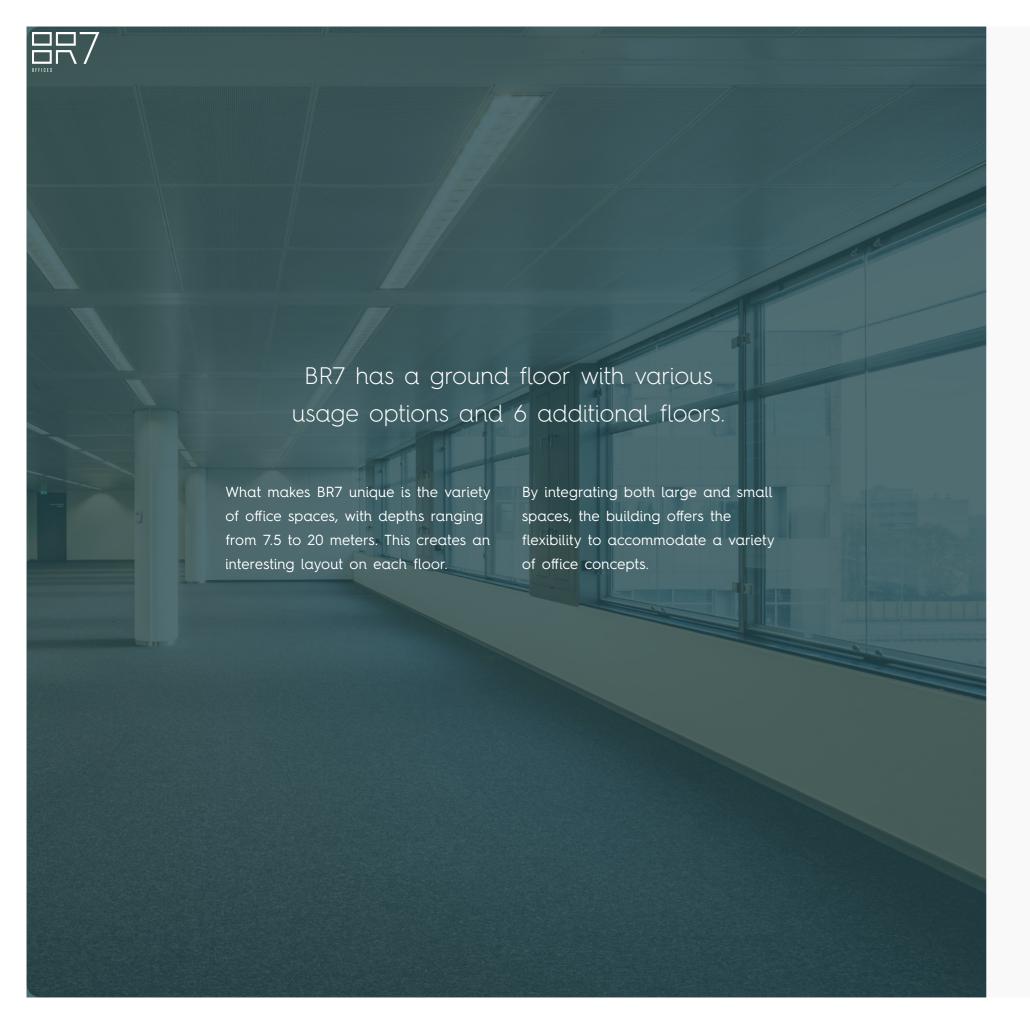


## Accessibility

BR7 is easily accessible by both car and public transport.

BR7 located just outside Amsterdam, directly on the A9 motorway. Tram line 5 departs every 6 minutes towards Amsterdam South station. By car, both the Zuidas and Schiphol are reachable within 10 minutes.





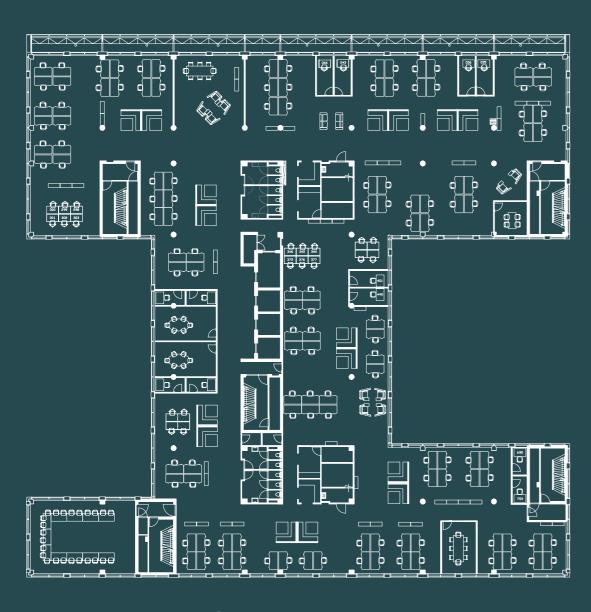
## Lettable floor area

BR7 offers a total leasable floor area of approximately 14,500 sq. m.

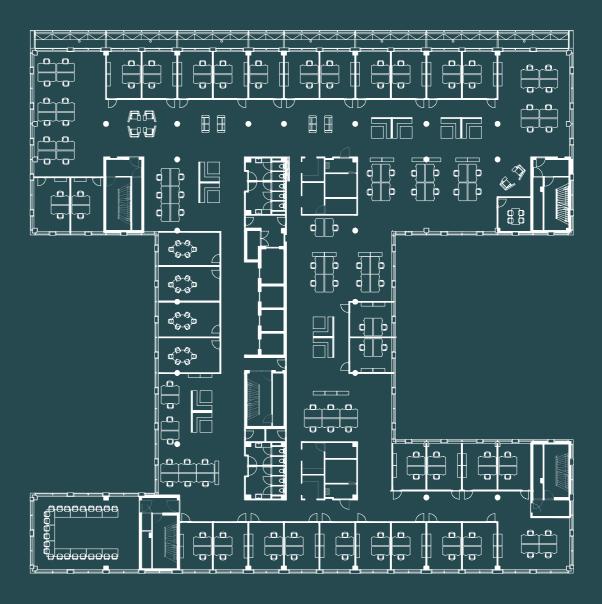
6th	1,865 sq. m.	
5th	2,400 sq.m.	
4th	2,400 sq. m.	
3rd	2,400 sq. m.	
2nd	2,530 sq.m.	
1st	2,885 sq.m.	
GF	Reception Restaurant Meeting Center Auditorium Gym	



## Test fits



Open layout



Semi-open layout





## Indicative rental conditions

Tennant:	
Location:	Burgemeester Rijnderslaan 7 (1185 MD) Amstelveen
Leased:	The entire building, covering approximately 14,500 sq. m. complemented by an outdoor area with over 400 parking spaces.
Rental price:	<ul><li>Office space EUR 225,00 per sq. m.</li><li>Parking spaces EUR 1,750.00</li></ul>
Advance service charges:	per month, subject to further discussion
Energy supply:	To be requested by the tenant from their own energy supplier.

Payment:	Paid in advance per calendar month/quarter
Lease term:	5 or 10 years
Lease extension:	In periods of 5 years
Lease start date:	By agreement
Notice period:	1 year
Indexation:	Annually based on CBS index figures
Deposit (security deposit):	Equivalent to a payment obligation of at least 3 months

Delivery level:	Based on complete renovation or
	necessary renewal, including technical
	installations

#### Features:

- Large, efficient, and flexible floor plans up to approximately 2,000 sq. m.
- Excellent parking ratio (1:35) with >400 parking spaces
- · Charging stations for electric vehicles
- · Visitor parking spaces directly at the entrance
- Bicycle parking
- 4 elevators
- Central ground floor area with reception, coffee bar, restaurant, shared meeting rooms, and seating areas.

### Durability:

Energy Label A\*\*\*, BREEAM certification, heat and cold storage, smart lighting and aiming for Paris Proof.



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would like more information,
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