



For Rent

The Lobby

Zwaansvliet 1 - 3

Amsterdam Buitenveldert

Colliers





DESCRIPTION

This magnificent building in Buitenveldert, surrounded by greenery, offers an excellent office location just minutes away from the south axis and the Amsterdam ring road. The building is ideally situated between the Amsterdam Forest and the luxurious Gelderlandplein shopping center. The city center of Amsterdam is easily accessible by public transport or bicycle. Several shops, including a Jumbo and an Albert Heijn, are within a minute's walk from the building.

The available office space consists of 4,793 sq. m. l.f.a. spread over the ground floor and five upper floors. Currently, this building is undergoing a complete transformation into a modern and sustainable office building under the leadership of RoosRos Architects. Large windows will ensure a tremendous amount of daylight, creating a sense of space and openness. The building will feature a shared reception, a sports facility, and a business center offering turnkey office spaces up to approximately 100 sq. m. l.f.a.

THE BUILDING



Availability

- First floor: Approx 561 sq. m. l.f.a.
- 1st floor: Approx 337 sq. m. l.f.a.
- 1st floor: Approx 657 sq. m. l.f.a.
- 2nd floor: Approx 345.11 sq. m. l.f.a.
- 2nd floor: Approx 680.05 sq. m. l.f.a.
- 4th floor: Approx 670 sq. m. l.f.a.
- 5th floor: Approx 547 sq. m. l.f.a.

Partial rent is possible from 200 sq. m. l.f.a. office space.



Parking

The number of parking permits is determined in consultation with the municipality, with a guideline of one parking permit per two FTE.



Sustainability

The building is currently estimated to have an A++++ energy label and aims to achieve a BREEAM Excellent certification.

RENTAL CONDITIONS



Rental price

The rent is from € 325 per sq. m. l.f.a. per year, excluding VAT.



Service costs

The service charges are € 65 per sq. m. l.f.a. per year, excluding VAT.



Price parkingspot

Parking costs are determined by the rates set by the municipality of Amsterdam.



Lease term

Five years with consecutive lease terms of five years.



Commencement date

In consultation.



*All prices are excluding VAT.

Delivery level

The offices will be delivered in shell condition.

Facilities

- Entrance with reception area;
- Shared sanitary facilities per floor;
- Internal bicycle storage;
- Business center on the third floor.

ACCESSIBILITY

By car

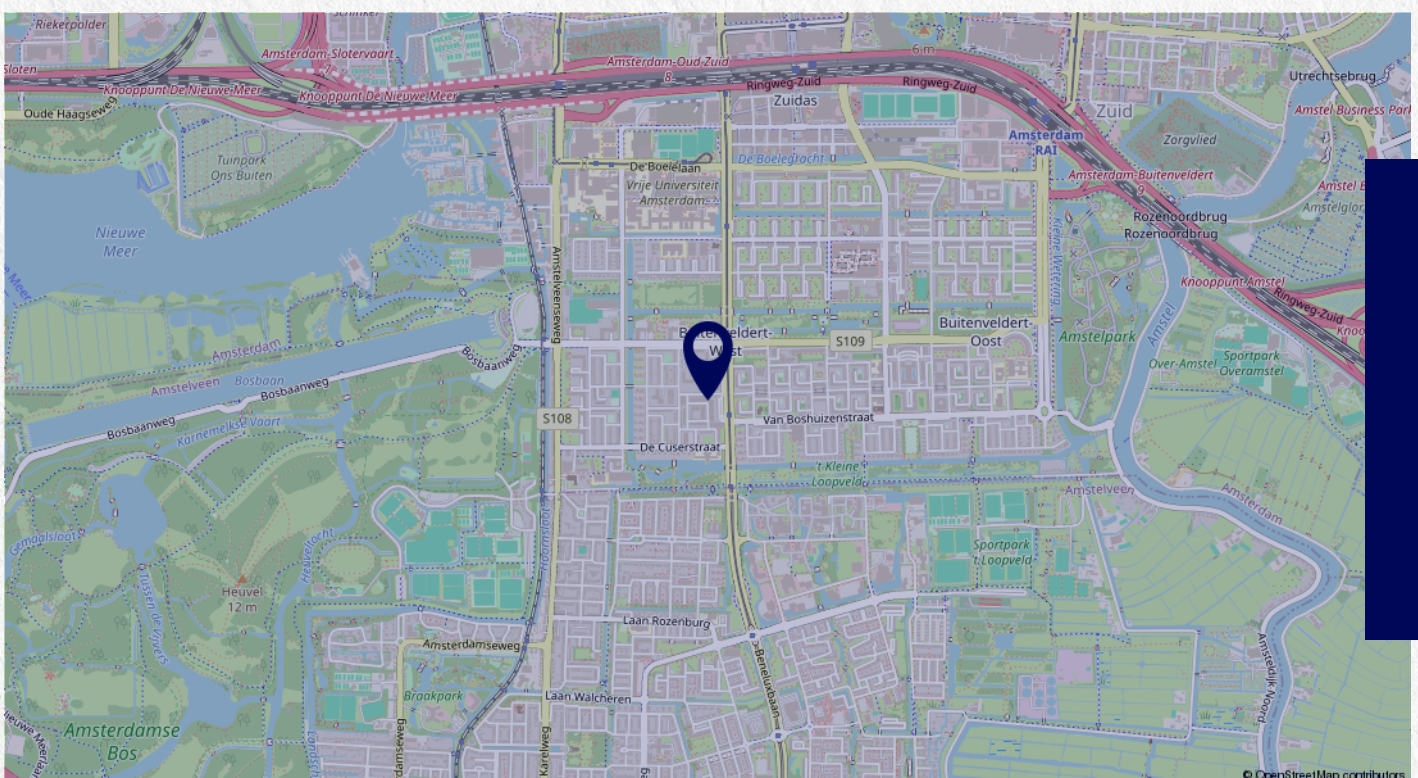
The office building is easily accessible by car from the Ring A10 via exits S108 and S109.

By public transport

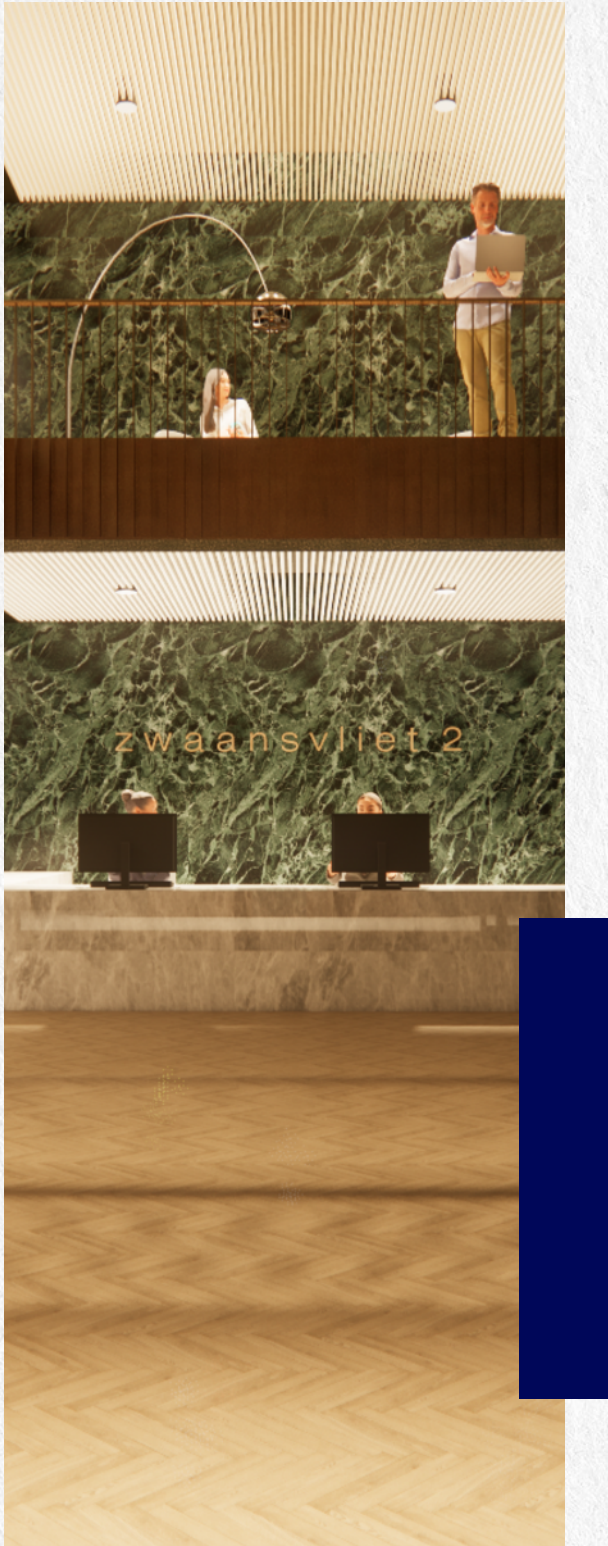
The tram stop 'Van Boshuizenstraat', where tram 5 and 6 stop, is located 100 meters away from the office building. Tram 5 and 6 connect Amsterdam Zuid with Amstelveen Stadshart. Furthermore, the bus stop Buitenveldertselaan is within walking distance, where bus lines 463 and N84 stop.

Location

Buitenveldert is a serene yet strategically located district in Amsterdam, where urban convenience meets natural tranquility. Nestled between the lush expanse of the Amsterdamse Bos and the upscale Gelderlandplein shopping center, the area combines green surroundings with premium amenities. Once known mainly as a residential neighborhood, Buitenveldert is steadily evolving into a dynamic hub where business, lifestyle, and leisure intersect. Just minutes from the south axis and seamlessly connected by public transport, it offers the calm of the suburbs with the access of the city. This blend of nature, accessibility, and quiet charm makes Buitenveldert a unique and desirable location for modern professionals.



USP's



Facilities

The building offers a wide range of facilities including a shared reception, communal restrooms on each floor, an internal bicycle storage area, a fitness facility, and a business center offering turn-key office units of up to approximately 100 sq. m. l.f.a.

Fully Renovated

This office building is undergoing a full transformation led by renowned architecture firm RoosRos. Large windows will flood the spaces with natural light, creating a bright and open atmosphere. The on-site business center offers turn-key units.

Prime Location

Perfectly situated between the Amsterdamse Bos and the upscale Gelderlandplein shopping center, this office building offers a green and peaceful setting just minutes from the Zuidas business district and the A10 ring road.

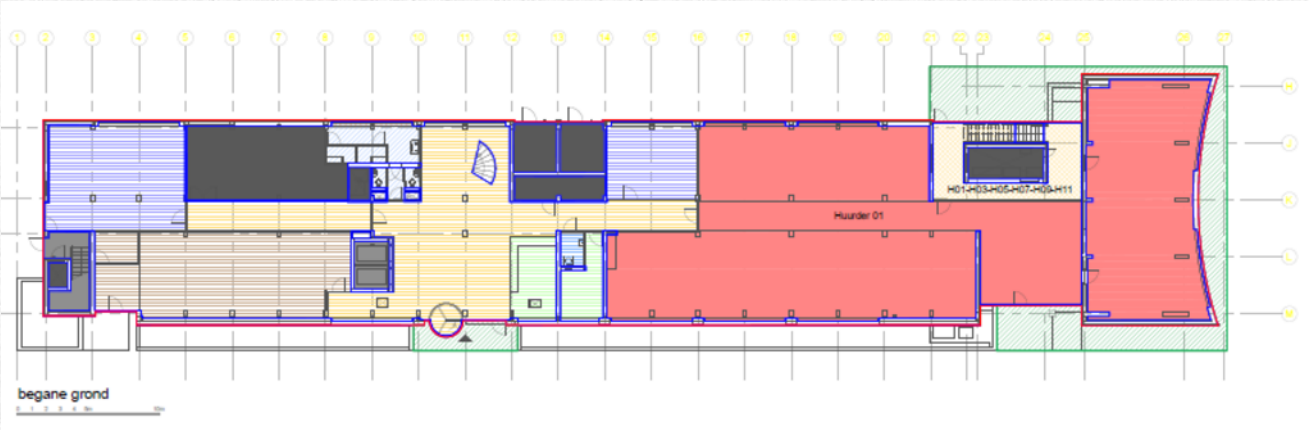
A solid blue vertical rectangular bar is positioned on the left side of the dark blue area, partially overlapping the text.

**Where light, space, and
smart design shape the new
way of working**



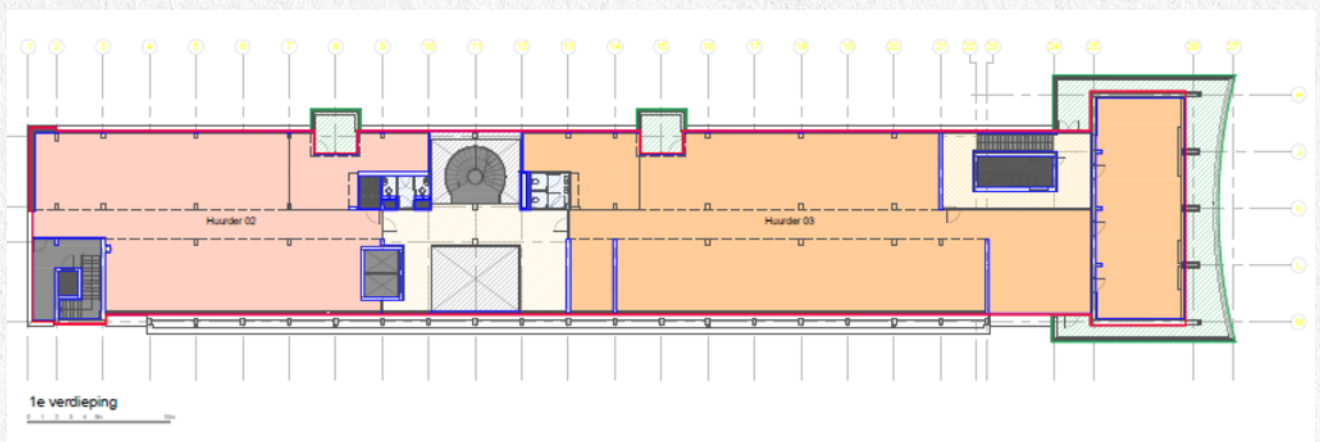
FLOOR PLANS

GROUND FLOOR

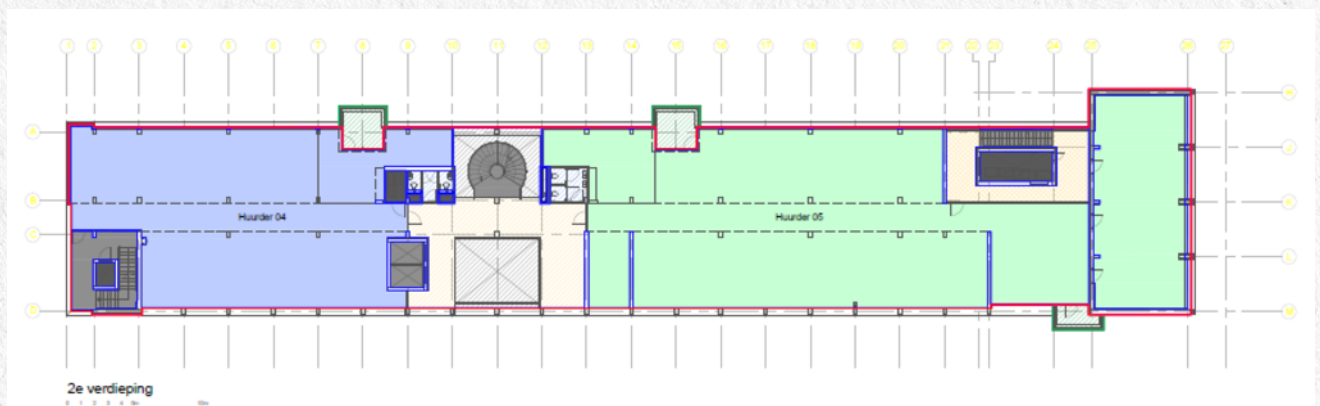


FLOOR PLANS

FIRST FLOOR

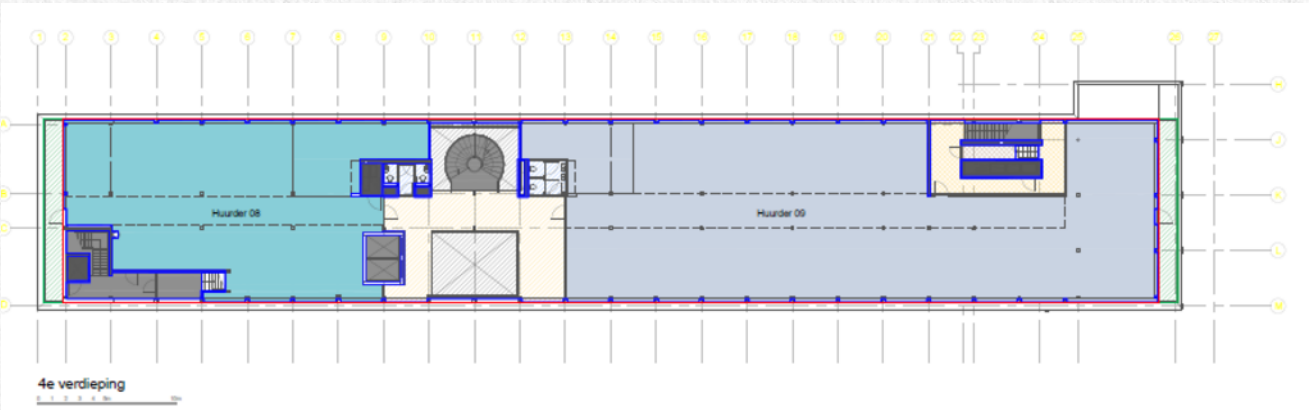


SECOND FLOOR

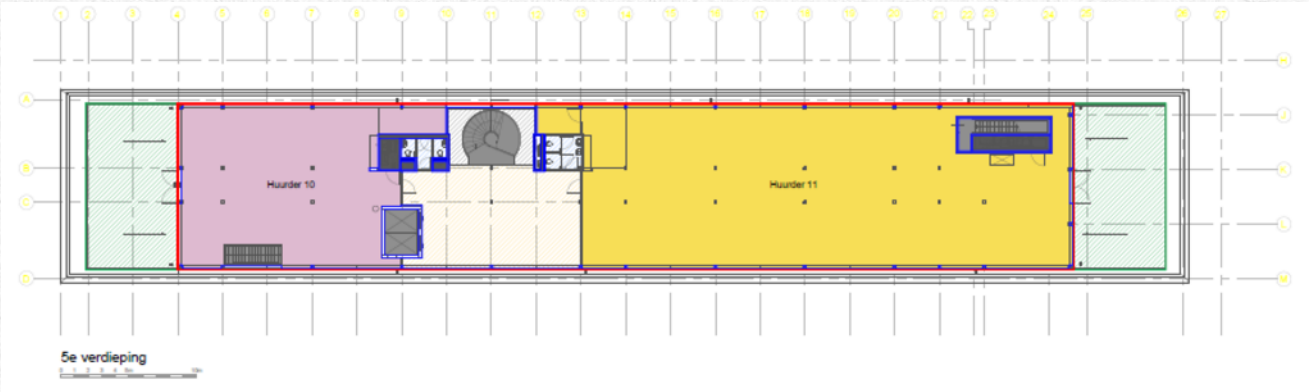


FLOOR PLANS

FOURTH FLOOR



FIFTH FLOOR







ABOUT COLLIERS

Colliers is a listed real estate advisor (NASDAQ, TSX: CIGI). We contribute to a better society by playing an active role in solving complex real estate issues and accelerating the sustainability of the built environment.

We connect global market developments and data with the world of real estate owners, real estate investors and real estate tenants. This ensures that we understand what tomorrow's sector looks like and provide future-oriented advice.

These insights help us add value to all stages in the real estate cycle and build long-lasting customer relationships. We offer creative solutions that are not only attractive today, but also remain relevant and sustainable in time to come. In the

Netherlands we work with 360 professionals who think differently and share the best ideas in a culture of entrepreneurship. Our clients can count on a reliable partner who provides well-thought-out advice. A party that shows them the right opportunities in the real estate sectors.

Of course, we are affiliated with the most important organizations in our field, such as the Dutch Register of Real Estate Valuers, The Royal Institution of Chartered Surveyors, the Quality Register of Real Estate Agents Vastgoedcert and the Dutch Brokers Association.

THIS IS HOW WE SHAPE THE FUTURE OF REAL ESTATE TOGETHER



Hotels



Offices



Social real estate



Logistics



Food & beverage



Retail



Residential



Healthcare

OUR TEAM

Renée Trimbach **Advisor Agency**

+31 6 82 38 25 44

renee.trimbach@colliers.com



Vera Verboom **Advisor Agency**

+31 6 13 78 59 83

vera.verboom@colliers.com





Stadionplein 14
1076 CM Amsterdam
Tel.: 020 540 5555
amsterdam@colliers.com



This brochure has been compiled with the greatest care. No rights can be derived from any inaccuracies.