



For Rent

# Newday Offices

Apollolaan 151

Amsterdam South

Colliers





## DESCRIPTION

Newday Offices South is located at Apollolaan 151 in Amsterdam South. The office building is situated directly across from the Amsterdam Hilton Hotel. The complex comprises approximately 5,000 sq. m. l.f.a. of office space, spread across six floors, and includes an underground parking garage. The ground floor features a Newday Café, a restaurant, a shared meeting center, quiet zones, and flexible workspaces. The office building also offers a large garden with seating areas, which can be used for events or simply to enjoy a cup of coffee outdoors.

The building operates under the Newday concept, which means a Club Manager is present on weekdays. The Club Manager provides a familiar face for both tenants and their clients. There's also a coffee bar where you can grab a cappuccino and catch up with fellow entrepreneurs. A fresh and affordable lunch is served daily along with healthy juices.

# THE BUILDING



## Building surface

Approximately 5,000 sq. m. l.f.a. of office space.



## Available surface

Approximately 430 sq. m. l.f.a. office space on the fourth floor.



## Parking

Parking is possible in the underground parking garage, or at ParkBee Hilton Apollolaan, which is within walking distance.



## Sustainability

A+ energy label.

# RENTAL CONDITIONS



## Rental price

€ 550 per sq. m. l.f.a. per year.



## Service costs

The service costs are € 50 per sq. m. l.f.a. per year.

The hospitality costs are € 30 per sq. m. l.f.a. per year.



## Price parkingspot

€ 450 per space per month.



## Lease term

Five (5) years. Shorter period can be discussed.



## Commencement date

Immediately.



\*All prices are excluding VAT.

## **Delivery level**

The building will be delivered turnkey, including:

- Large pantry;
- Desks;
- Partition walls;
- Lighting;
- Power supply via wall sockets and floor boxes;
- Climate ceiling;
- Private toilets;
- LED lighting.

## **Facilities**

- Reception and barista service from 08:30 to 17:00;
- Mail service;
- MyPup parcel service;
- Lunch café;
- Wi-Fi in common areas;
- Meeting center;
- Access to the outdoor garden;
- Copier/printer.

# ACCESSIBILITY

## By car

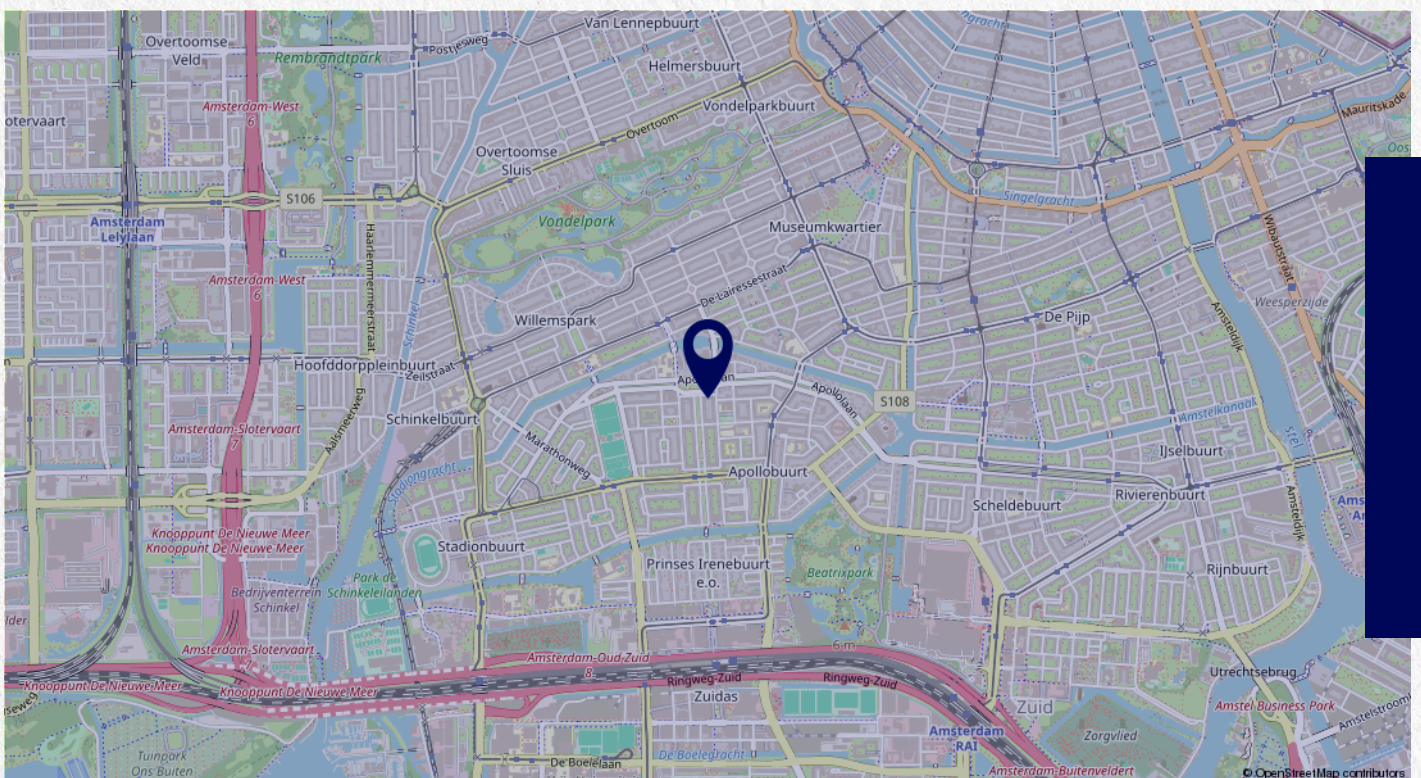
The location lies in the heart of Amsterdam South and is easily accessible via the A10 ring road. The Amsterdam city center is easily accessible via exit S108.

## By public transport

The nearest tram stop is Minervaplein, a five minute walk away. From this stop, train station Amsterdam South can be reached within ten minutes.

## Location

Amsterdam South is a dynamic district where sophistication meets everyday city life. Known for its elegant architecture, tree-lined avenues, and world-class cultural institutions, Amsterdam South has long been a prestigious residential and business area. Today, it's evolving into a more vibrant, mixed-use neighborhood, where stylish apartments, high-end offices, and lively restaurants come together in harmony.



## USP's



### Turnkey

The spaces is turnkey with high-quality fit-out, with no signs of use. The furniture can be taken over in consultation.

### Prestigious location in Amsterdam South

Located on the prestigious Apollolaan, directly opposite the Hilton Hotel. Surrounded by top-tier restaurants, hotels, and amenities. An iconic business address that enhances your company's profile.

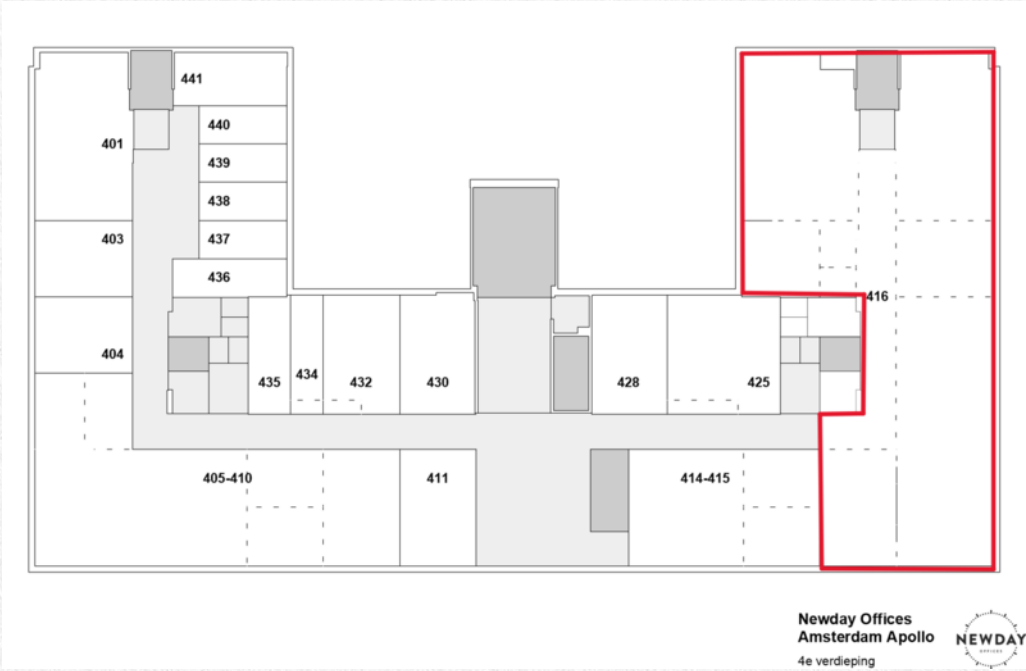
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**Your best workday begins at  
Newday**



# FLOOR PLANS

## FOURTH 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.

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## OUR TEAM

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