



For Rent

De Walvis

**Grote Bickersstraat 74 - 78
Amsterdam City Center**

Colliers





DESCRIPTION

The Walvis is located at a truly unique location. Grote Bickersstraat 74 - 78 is positioned directly along the water. It offers a rare combination of tranquility and centrality, right in the heart of Amsterdam. With views over the water and the possibility to dock a boat at your doorstep, it offers a work environment unlike any other. The office building is a multi-tenant building which houses several representative companies, such as Brinkhof lawyers and Zuidbroek Notarissen. Spaces is also renting out workspaces on the ground, first and second floor. In this office building approximately 1,266 sq. m. l.f.a. is available on the third floor, complemented by 89 sq. m. l.f.a. of shared space on the ground floor. The building was originally built in 1964 and completely renovated in 2020. It has a modern glass façade, which provides panoramic views.

The office building is located on Bickerseiland, one of the three Western Islands in the center of Amsterdam. This area, developed between 1611 and 1615, was originally intended for shipbuilding and trade and is named after Jan Bicker, an influential merchant of the 17th century.



THE BUILDING



Building surface

The total lettable floor area of the building is approx. 9,250 sq. m. l.f.a..



Available surface

Approx. 1,266 sq. m. l.f.a. on the third floor, complemented by 89 sq. m. l.f.a. of shared space on the ground floor.



Parking

In total there are 20 parking spaces available.



Sustainability

The office space has energy label A+++.

RENTAL CONDITIONS



Rental price

On request.



Service costs

The service costs are € 61 per sq. m. l.f.a.



Price per parking space

€ 3,500 per parking space per year.



Lease term

Five years with consecutive renewal periods of five years. Alternative lease terms can be discussed in consultation with the landlord.



Commencement date

Immediately.



*All prices are excluding VAT.

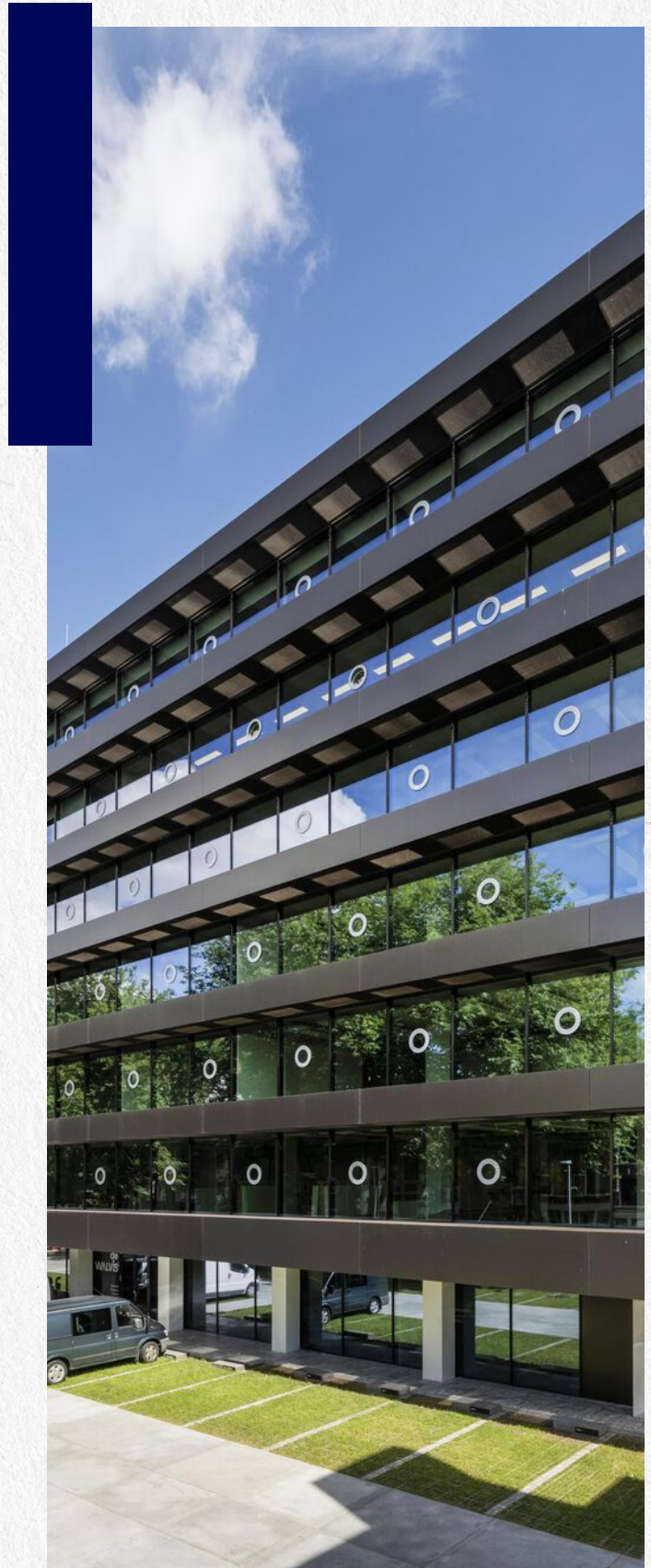
Delivery level

The building will be delivered in shell and core state, including:

- Open industrial ceilings;
- Top cooling system;
- Finished floors;
- LED lighting;
- Floor sockets;
- Elevators.

Facilities

- Several meeting rooms;
- Pantry including equipment;
- Toilet groups;
- Manned reception on the ground floor;
- Coffee bar with grab-and-go snacks;
- Bicycle storage;
- Parking facilities including EV charging stations;
- Waterside seating area.



ACCESSIBILITY

By car

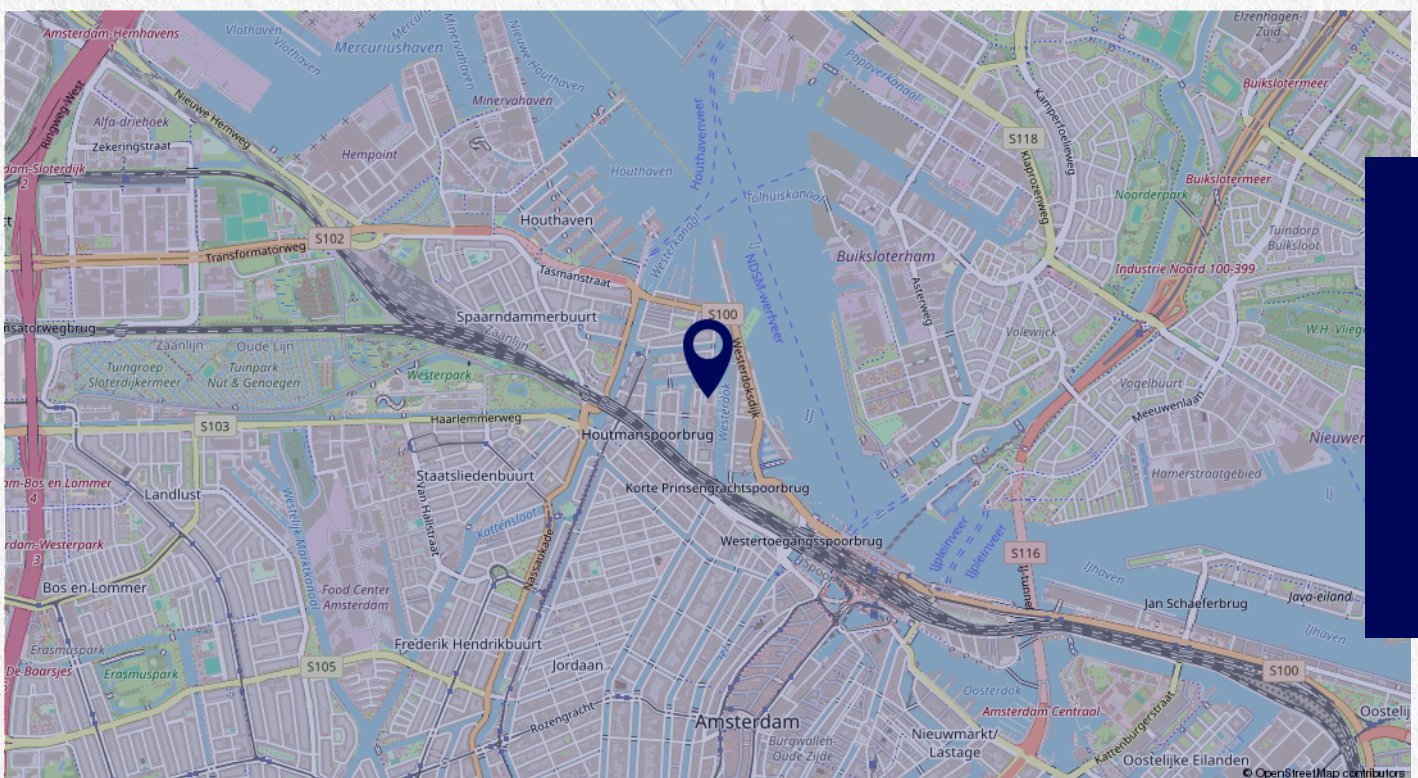
The office building is easily accessible. The A10 ring road can be reached within 10 minutes via exit S100.

By public transport

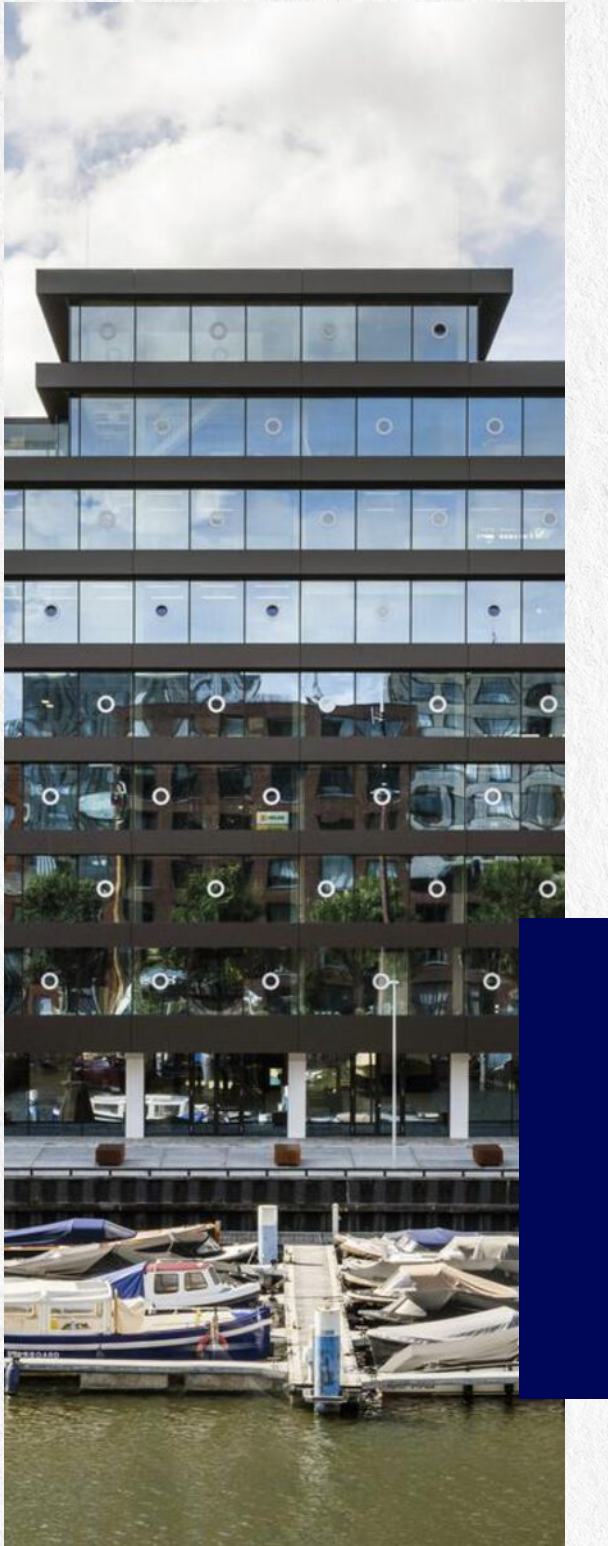
The office building is easily accessible by public transport. The bus stop Buiten Oranjestraat is just a five-minute walk away, offering convenient access to bus lines 18, 21, 22, N81, N84, and N88. In addition, Haarlemmerplein is only an eight-minute walk from the building. From there, you can easily take tram 5 towards train station Amsterdam Centraal, which offers direct train connections to Schiphol Airport, Utrecht Centraal, Rotterdam Centraal, and other major destinations.

Location

Bickerseiland is a vibrant part of town with a diverse range of offices, shopping facilities and entertainment venues. In the immediate vicinity are many restaurants where one can go for a delicious meal or a drink, such as Tasca Bellota, 't Blaauwhoofd and Tannay. Several sports facilities are also available in the area, such as Squash City and TrainMore. In addition, the area offers several accommodation options, with hotels nearby such as Room Mate Aitana, The Bank Hotel and YAYS Amsterdam.



USP's



Unique waterfront location

Situated directly on the waterfront of the historic Bickerseiland, De Walvis offers an inspiring and peaceful working environment. A rare advantage for an office in the heart of Amsterdam.

High quality renovation

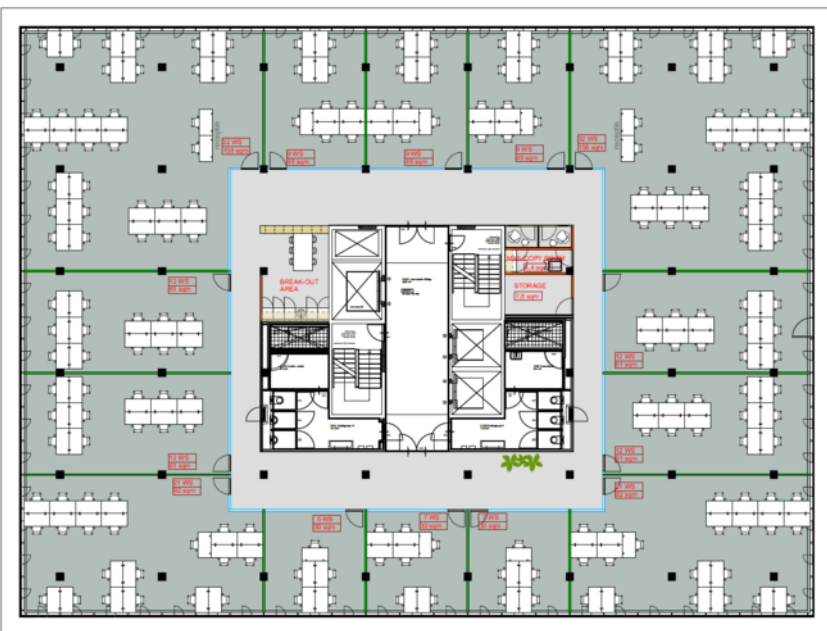
Fully renovated in 2020 with premium finishes and modern installations, including top cooling, LED lighting, and energy-efficient features (energy label A++).

FLOOR PLANS

GROUND FLOOR



THIRD FLOOR





**De Walvis offers oceans of
space to grow and thrive**



de WALVIS

Brinkhof
Epistemic
Spaces

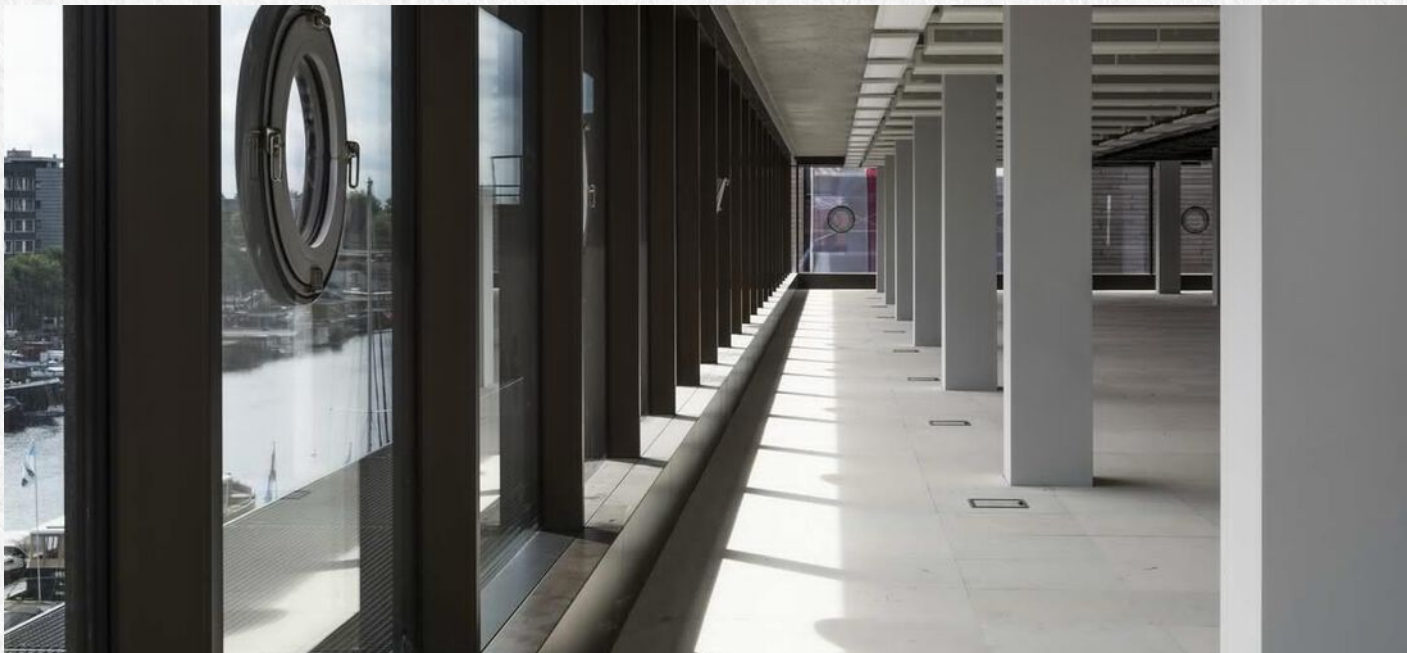
















ABOUT COLLIERS

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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