

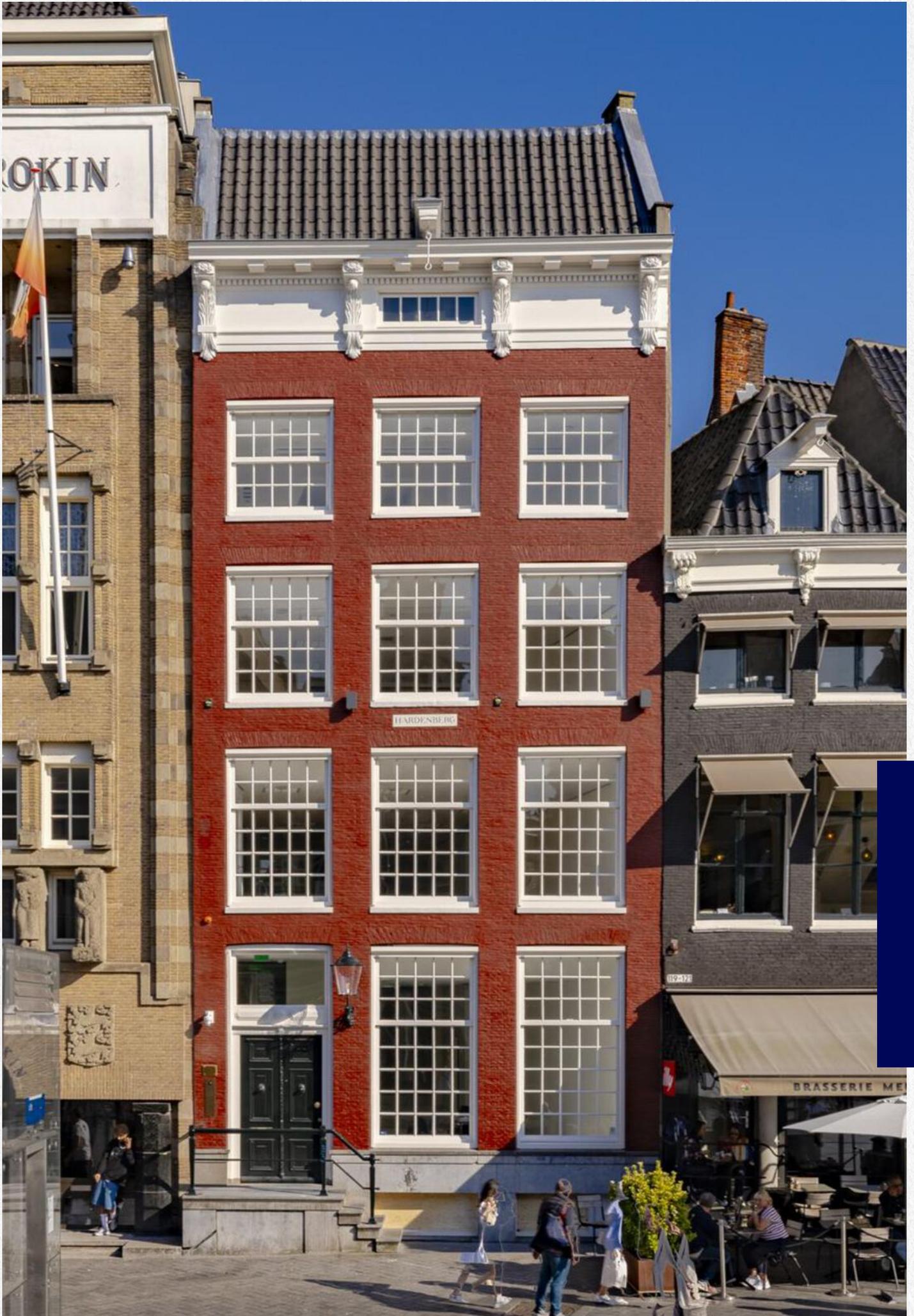


For Rent

Rokin 117

Amsterdam Center

Colliers





DESCRIPTION

This stunning office building at Rokin 117, located in the vibrant heart of Amsterdam, is a national monument featuring classic architecture and an elegant red stone facade. The building boasts a rich history, including a magnificent classical staircase and a marble floor on the ground level. Approximately 360 sq.m. of high-quality office space is available for rent, divided over five floors. The building has been completely renovated and is equipped with modern amenities, ensuring a comfortable and inspiring working environment. Its central location, right next to the entrance of the Rokin metro station, makes it easily accessible.

THE BUILDING



Building surface

The building has approx. 360 sq. m. l.f.a., divided as follows:

- Basement: approx. 83 sq. m. l.f.a.;
- Ground floor: approx. 75 sq. m. l.f.a.;
- First floor: approx. 74 sq. m. l.f.a.;
- Second floor: approx. 73 sq. m. l.f.a.;
- Third floor: approx. 54 sq. m. l.f.a.

The building also has a storage area of approx. 30 sq.m. on the fourth and fifth floor.



Parking

Parking is possible in the Rokin parking garage directly across from the building or on the public road.



Sustainability

As a protected monument, this building is not subject to energy label regulations.

RENTAL CONDITIONS



Rental price

On request.



Service costs

Lessee is responsible for arranging contracts for utilities and any other necessary services.



Price parking spot

Parking at QPark Rokin is € 32.50 per day.
Parking on the street is € 7.76 per hour.



Lease term

Five (5) + five (5) years.



Commencement date

Immediately.

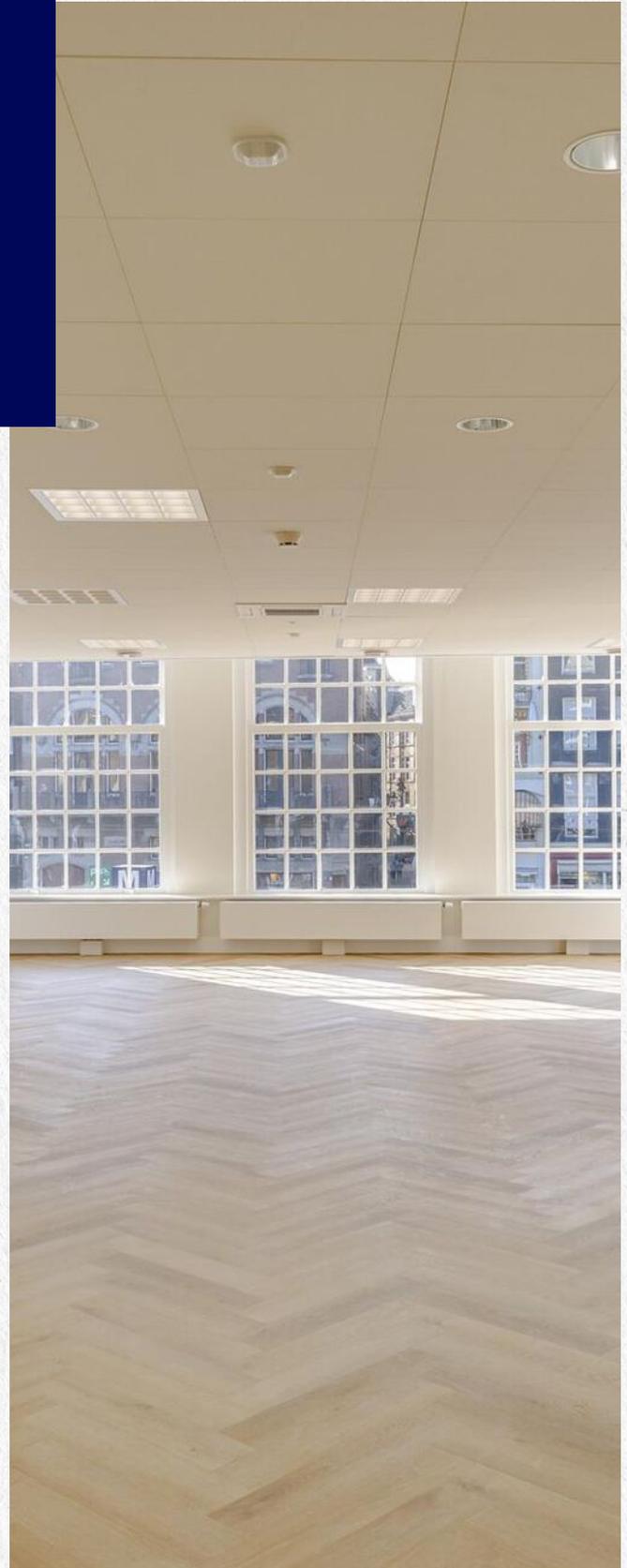


*All prices are excluding VAT.

Delivery level

The office building is equipped with:

- Classic staircase;
- Marble floor (ground floor);
- PVC herringbone floor on the first, second, and third floors;
- Carpet on the stairs;
- Three pantries;
- Partition walls;
- LED lighting;
- Sanitary facilities;
- Ventilation system;
- Cable ducts.



ACCESSIBILITY

By car

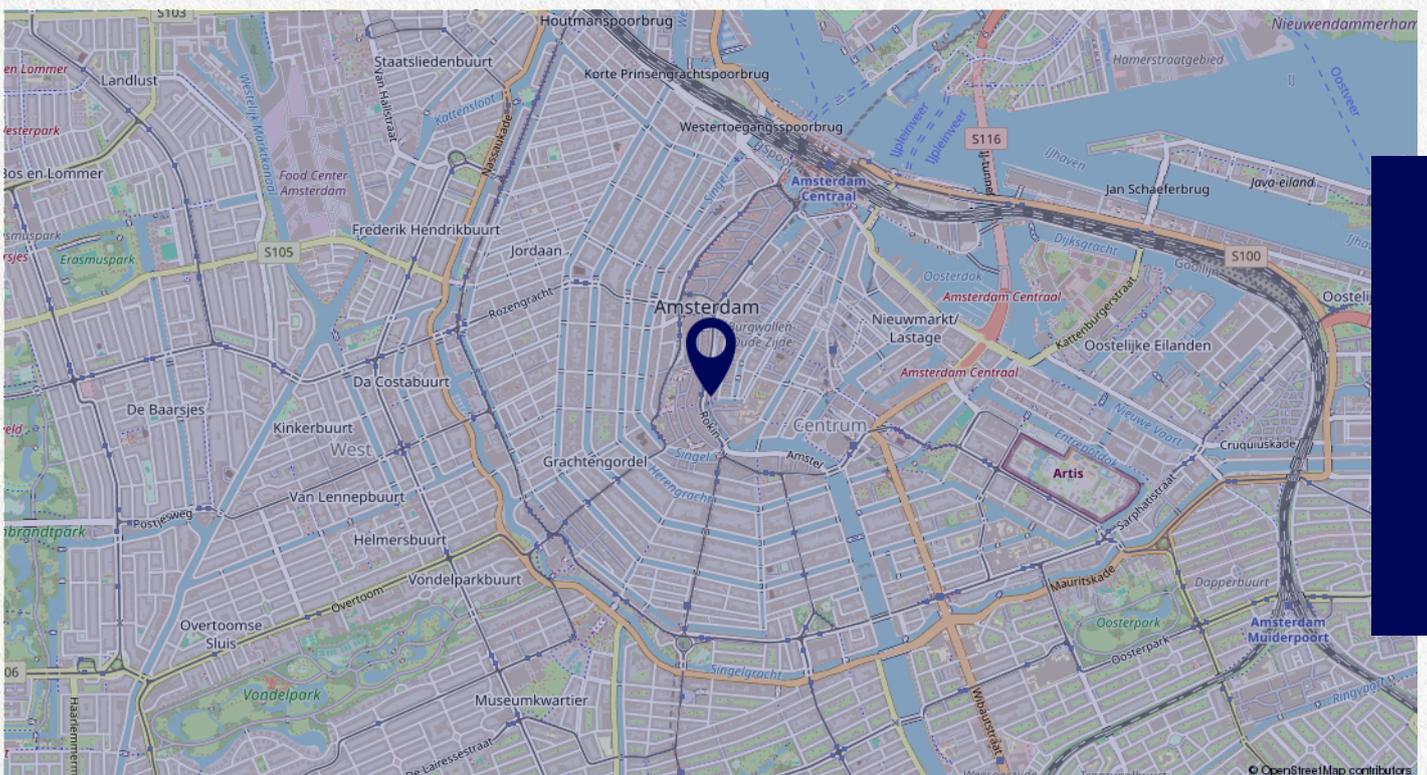
By car, the office is accessible via the A10 ring road. From the A10, there are various exits to the city center, including exit S100 towards the Center via the IJtunnel or S110 via Amsteldijk.

By public transport

The Rokin metro station is located directly in front of Rokin 117 and is part of the North/South line (line 52), which offers a quick connection to key hubs such as train station Amsterdam Central Station and Station Zuid. This makes traveling to both the southern and northern parts of the city very easy. Additionally, several trams operate along Rokin, including tram lines 4, 14, and 24, providing direct connections to areas such as De Pijp, Museumplein, and Dam Square.

Location

The surrounding area is known for its dynamic mix of living, working, and leisure, with a wide range of (coffee) bars, cafés, and restaurants nearby, such as Café de Hoppe, The Seafood Bar, and The Coffee Company. Additionally, Rokin runs parallel to the famous Kalverstraat, one of the most iconic shopping streets in the Netherlands.



USP's



Historic charm with modern comfort

A fully renovated national monument featuring classic elements such as a marble floor and grand staircase, seamlessly combined with modern amenities like LED lighting, ventilation and high-quality flooring.

Unmatched accessibility in the heart of Amsterdam

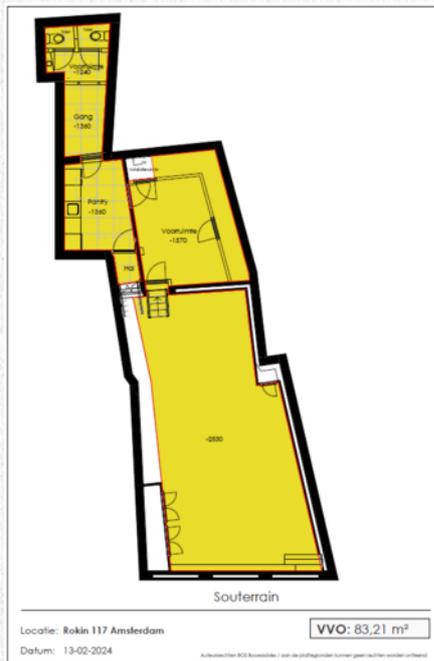
Located directly next to Rokin metro station (North/South line) and within walking distance of train station Amsterdam Centraal, with multiple tram connections to all major city areas.

Prime location surrounded by retail and hospitality

Situated just off the iconic Kalverstraat, this vibrant area offers a dynamic mix of top-tier shops, cafés and restaurants, perfect for businesses seeking visibility and prestige.

FLOOR PLANS

SOUTERRAIN

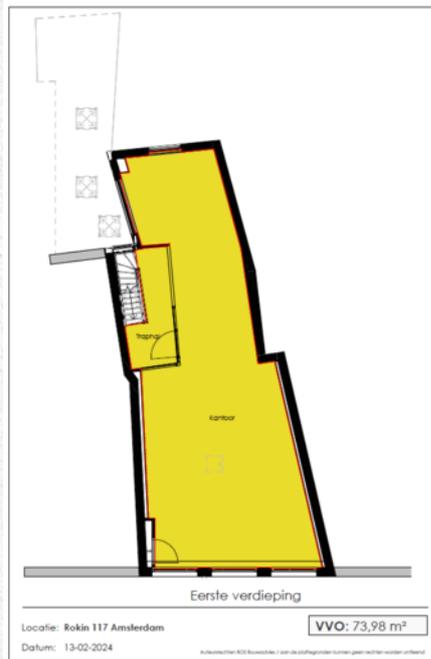


GROUND FLOOR



FLOOR PLANS

FIRST FLOOR

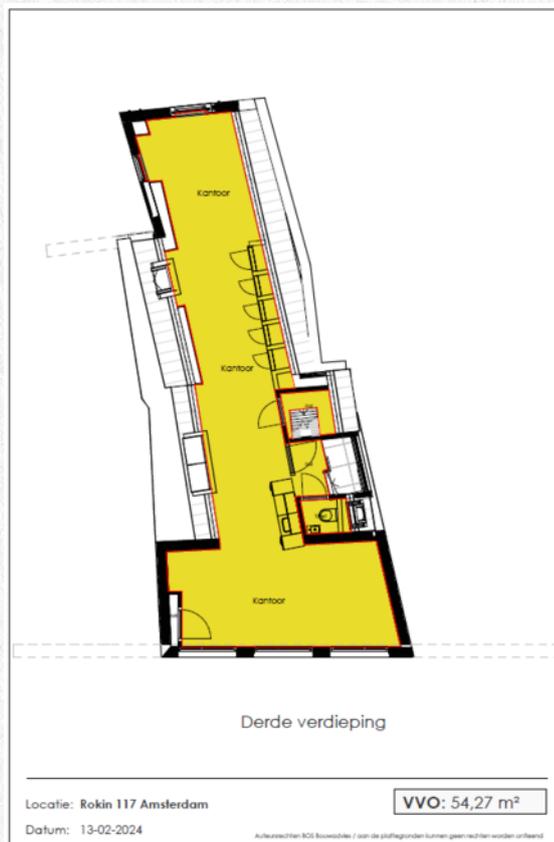


SECOND FLOOR



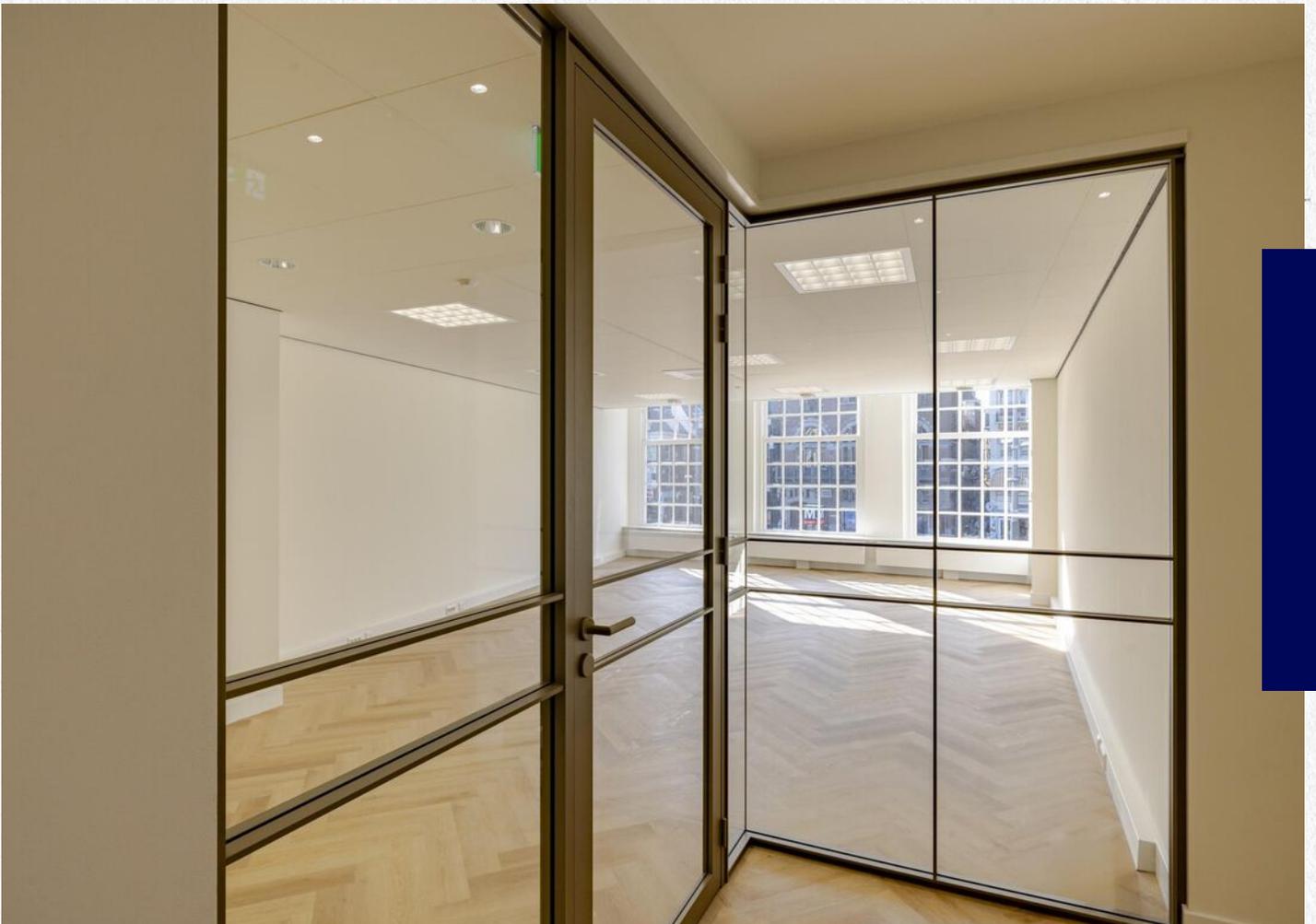
FLOOR PLANS

THIRD FLOOR

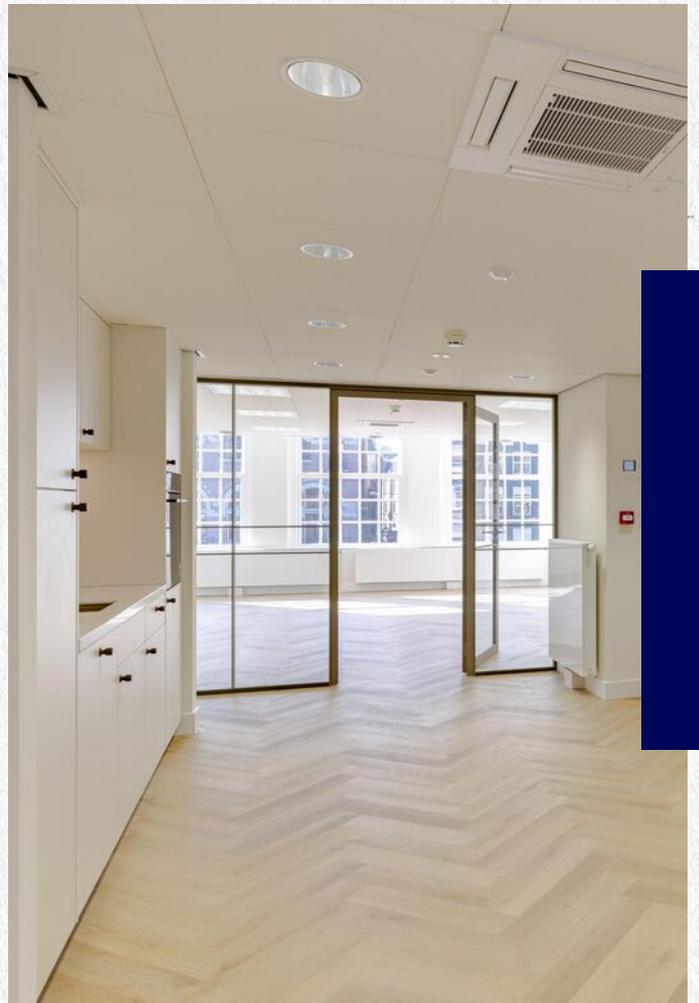




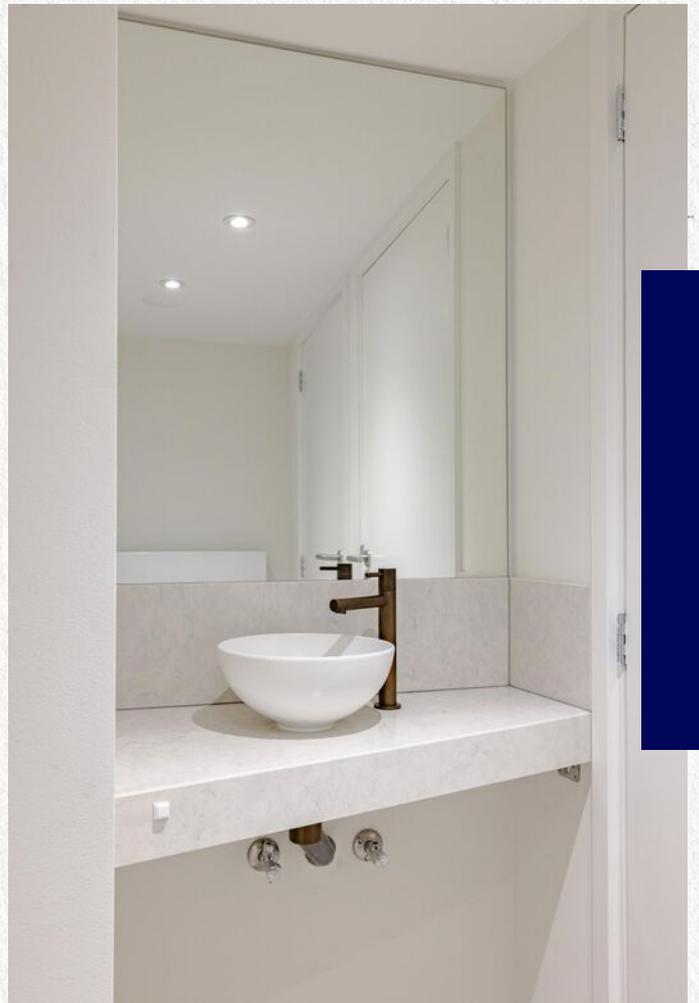














ABOUT COLLIERS

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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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