



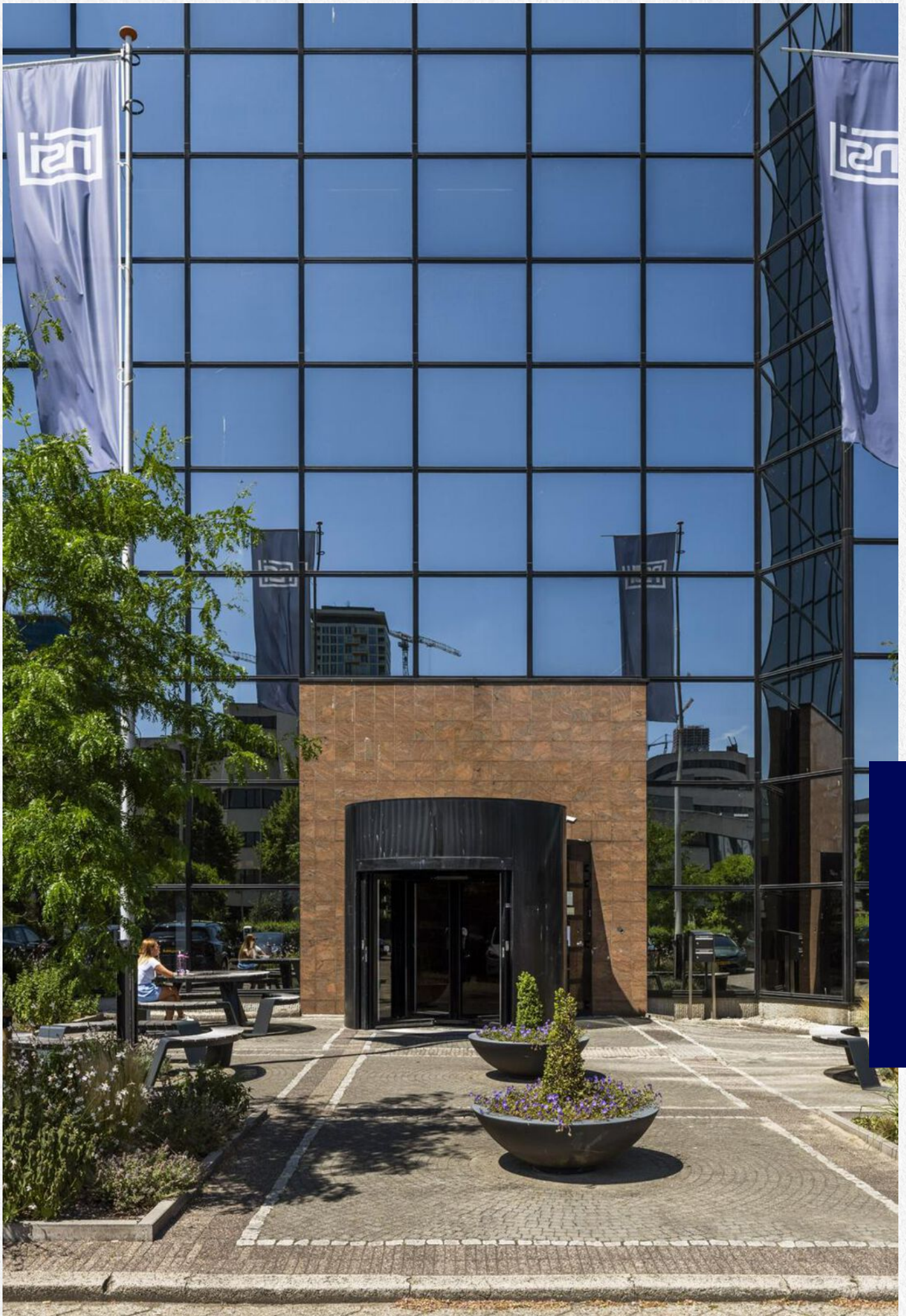
For Rent

Centerpoint II

Hoogoorddreef 62

Amsterdam Southeast

Colliers





DESCRIPTION

Centerpoint II, located at Hoogoorddreef 62 in Amsterdam Southeast is a multi-tenant office building situated directly next to NS Station Amsterdam Bijlmer ArenA. The building is characterized by its reflective windows and triangular shape. The office building comprises approximately 6,291 sq. m. l.f.a., spread across eight floors. Currently approx 968 sq. m. l.f.a. of office space is available for rent on the third floor. This space can be leased as a whole or divided into a unit of approximately 555 sq. m. l.f.a. and a unit of approximately 413 sq. m. l.f.a.

Centerpoint II has a reception, Grab 'n' Go self-service and three meeting rooms for shared use. Tenants of Centerpoint II can also use the facilities in Centerpoint I, such as the restaurant operated by Vermaat and the terrace. Use of the meeting rooms is included in the service charges, can be booked through reception, and is subject to availability. For the restaurant, tenants can make separate arrangements with the caterer.

THE BUILDING



Building surface

The office building comprises approximately 6,291 sq. m. l.f.a., spread across eight floors.



Available surface

In the building, there is 967.86 sq. m. l.f.a. office space available for rent, which is divided in the building as follows:

- Unit 08: 554.56 sq. m. l.f.a. office space;
- Unit 09: 413.30 sq. m. l.f.a. office space.



Parking

Centerpoint II has an outside car park.



Sustainability

The building has an energy label A and a BREEAM In-Use Very Good certification.

RENTAL CONDITIONS



Rental price

€ 225 per sq. m. l.f.a. per year.



Service costs

The service costs are € 75 per sq. m. l.f.a. per year.



Price parking spot

€ 2,000 per parking space per year.



Lease term

5 (five) years with consecutive renewal periods of 5 (five) years. Alternative lease terms can be discussed in consultation with the landlord.



Commencement date

Immediately.



*All prices are excluding VAT.

Delivery level

The office space will be delivered in turnkey condition, including;

- Climate ceiling with LED lightning;
- New carpeting;
- Several meeting rooms;
- Pantry available (shared in case of space division).

Facilities

- Staffed Reception;
- Grab 'n' Go;
- Various meeting facilities (included in the rental price).

Tenants can also make use of the facilities in the Centerpoint I office building:

- Company restaurant (including coffee bar);
- Waterside terrace;
- Flexible workspaces.



ACCESSIBILITY

By car

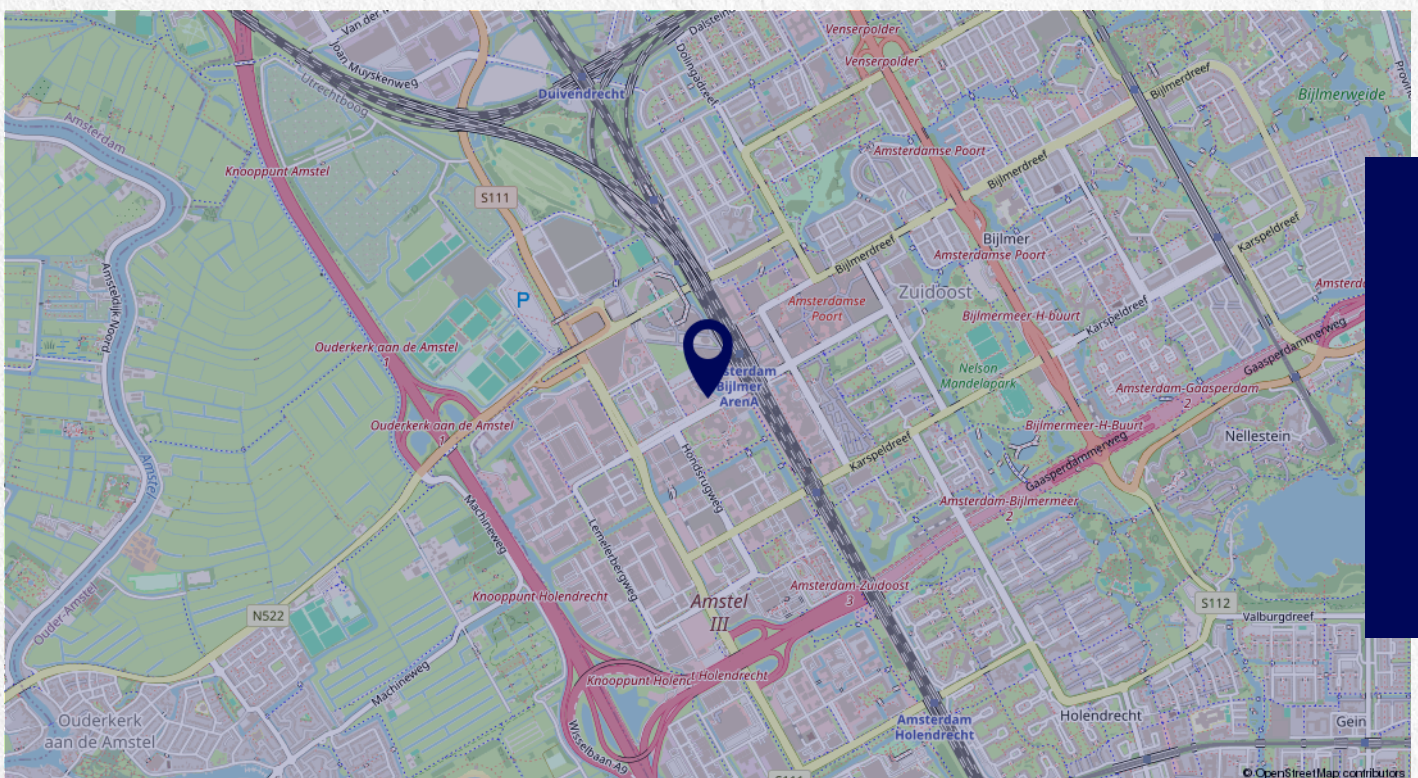
Amsterdam Southeast is strategically located and easily accessible. The location can be reached by car via the A2 motorway and indirectly via the A1 and A9 motorways and the A10 ring road. From the A10 to the A2, exit 1 - Duivendrecht / Ouderkerk a/d Amstel can be taken. Schiphol Airport is twenty minutes away and Amsterdam city center is also approximately twenty minutes away, making it easy to reach.

By public transport

The office building is easily accessible by public transport. The NS railway station Amsterdam Bijlmer ArenA is located just 300 metres from the property. The metro, train and various bus lines all stop at the station. Also stopping at this station is a direct bus connection between stations Haarlem and Amsterdam Bijlmer ArenA via Schiphol Airport.

Location

Amsterdam Southeast is a vibrant district with a mix of offices, shops, and entertainment. Nearby shopping centers like Villa ArenA and ArenAPoort offer stores such as ANWB, and C&A, along with dining spots like Eazie and Salsa Shop. The area also features top venues like the Johan Cruijff ArenA and Ziggo Dome and hosts major companies including Deutsche Bank, ING, and Cisco, making it a key business hub.



USP's



Prime location

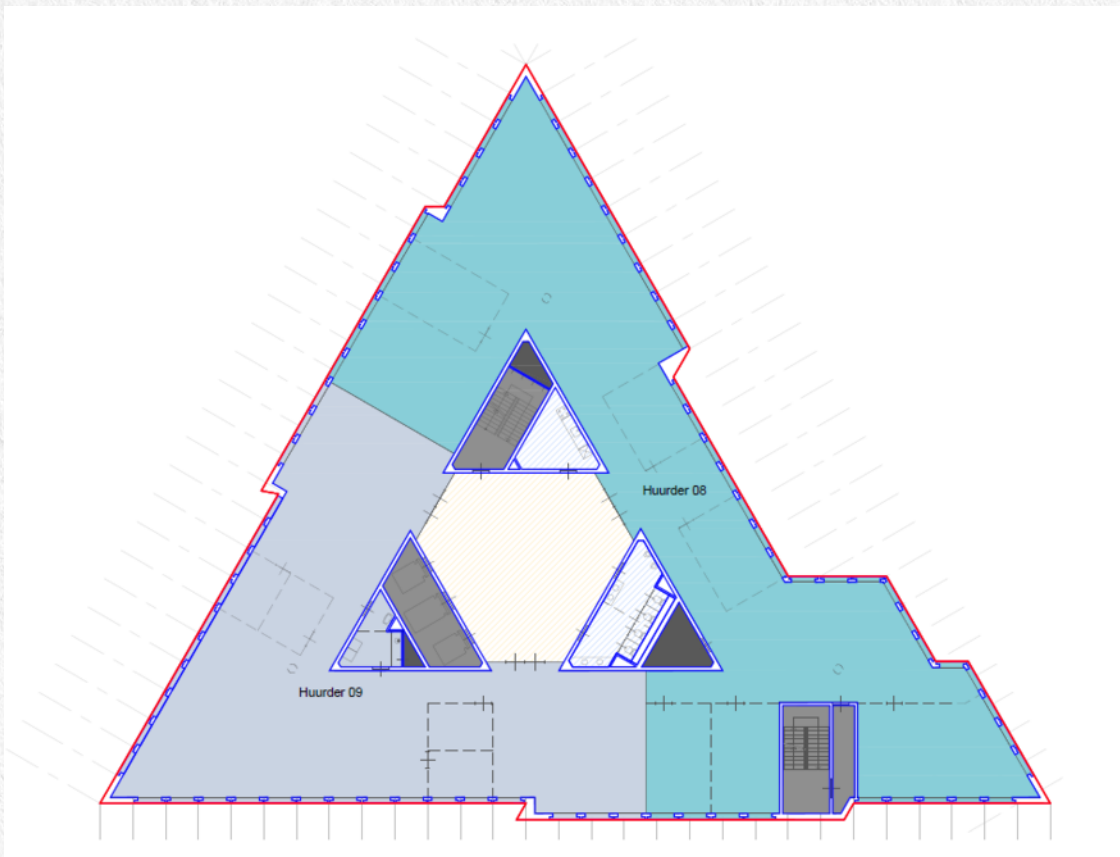
Excellent accessibility by public transport and by car, close to the A2, A10 ring road, and just twenty minutes from Schiphol Airport.

Turnkey office

Available office feature modern finishes and several meeting rooms. The building offers a staffed reception, company restaurant with coffee bar, and a waterside terrace.

FLOOR PLANS

THIRD FLOOR





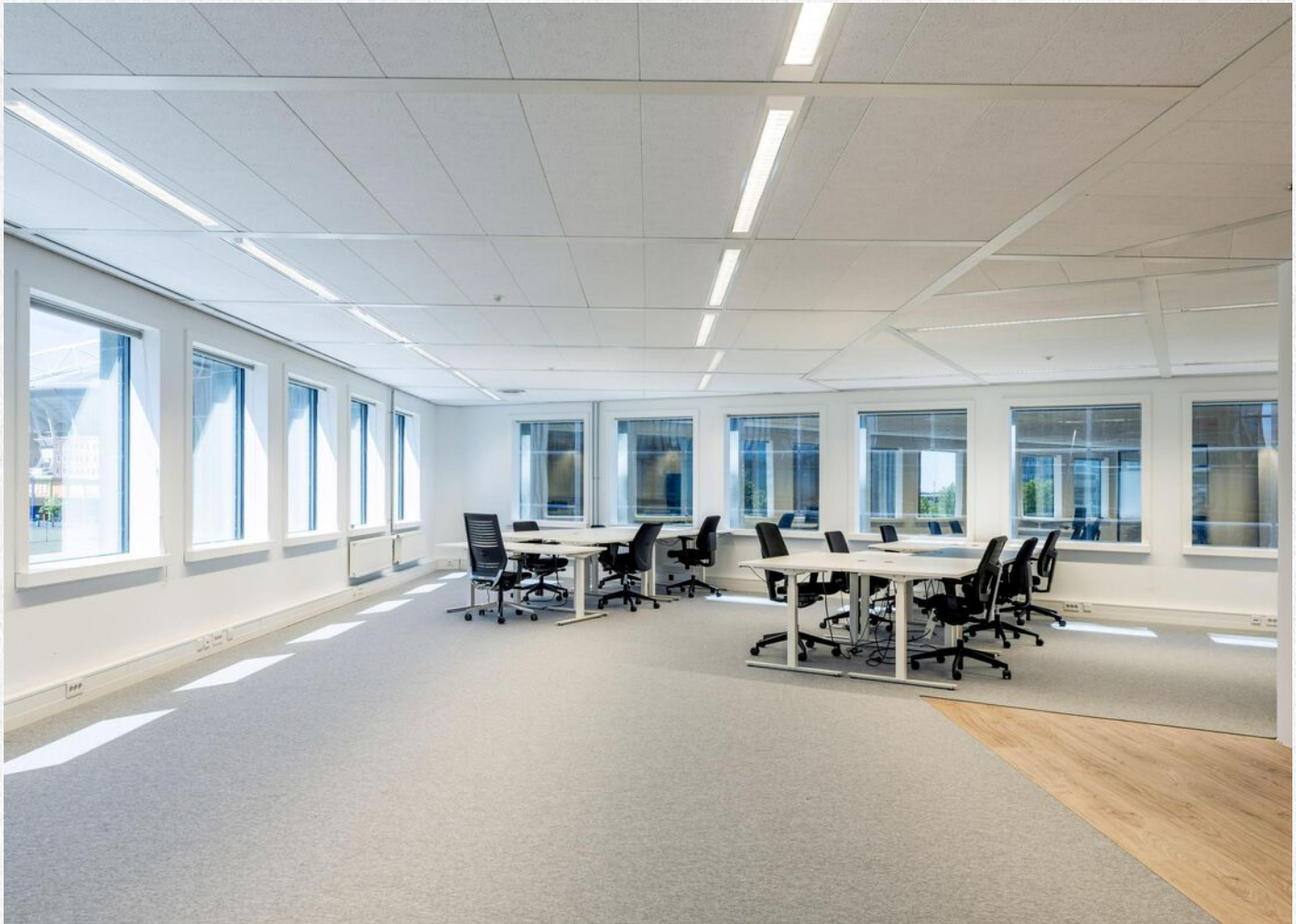














ABOUT COLLIERS

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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