

A photograph of a modern building with a facade of grey concrete panels. A row of windows is visible on the upper floor. The building is situated on a street with a sidewalk, a road, and some greenery in the foreground. A blue overlay box is positioned on the right side of the image, containing text.

For Rent

Ven

Hatostraat 28

Amsterdam Sloterdijk

Colliers





DESCRIPTION

The Ven building is an iconic property located in Amsterdam Sloterdijk. The building is characterized by its oval-shaped design and glass façade, making it a true eye-catcher in the area.

Currently, approximately 1,688 square meters of lettable floor area available for lease, spread across the ground floor, mezzanine, and first floor. The building has a flexible zoning plan, making the space suitable for office use, commercial activities, leisure, services, and sports.

The surrounding area offers a wide range of dining options, perfect for a business lunch or drinks, including Azura Amsterdam and Café Brasserie Helden. Excellent accommodations can be found in the vicinity, such as the MEININGER Hotel and Holiday Inn Express Amsterdam. Additionally, Holland Casino is located right next to the building, offering entertainment options within walking distance.

THE BUILDING



Building surface

In the building, there is approx. 1,688 sq. m l.f.a available for rent, which is divided in the building as follows:

- Ground floor: approx. 635 sq. m. l.f.a
- Mezzanine: approx. 283 sq. m. l.f.a
- First floor: approx. 770 sq. m. l.f.a



Parking

Public street parking is available at local rates, nearby garages offer subscription options.



Sustainability

TBA.

RENTAL CONDITIONS



Rental price

€ 215 per sq. m. l.f.a. per year.



Service costs

To be determined.



Additional parking

Parking available in the immediate vicinity or in the parking garage beneath the hotel.



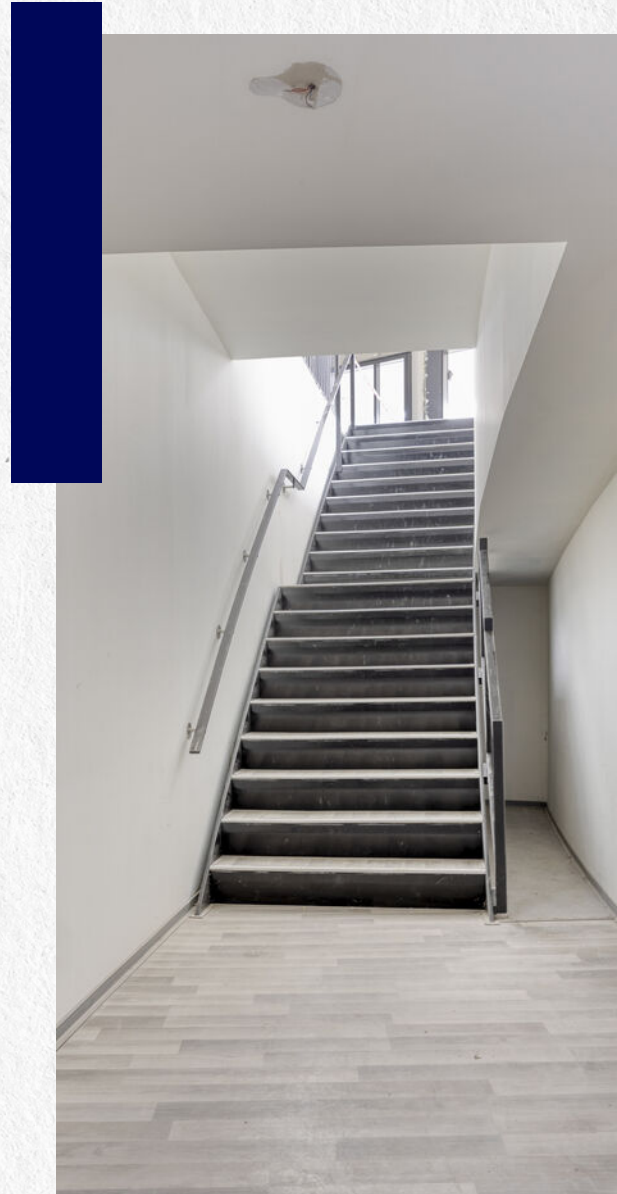
Lease term

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 building will be delivered in core and shell condition, including:

- Private entrance;
- Large window sections;
- Connection to the air treatment system;
- Possibility to create a terrace.

Zoning

The building falls under zoning plan Mixed – 3, which allows for a wide range of uses, for example:

- Retail;
- Sports facilities;
- Leisure and entertainment;
- Cultural amenities.

For more information, please visit ruimtelijkeplannen.nl.



ACCESSIBILITY

By car

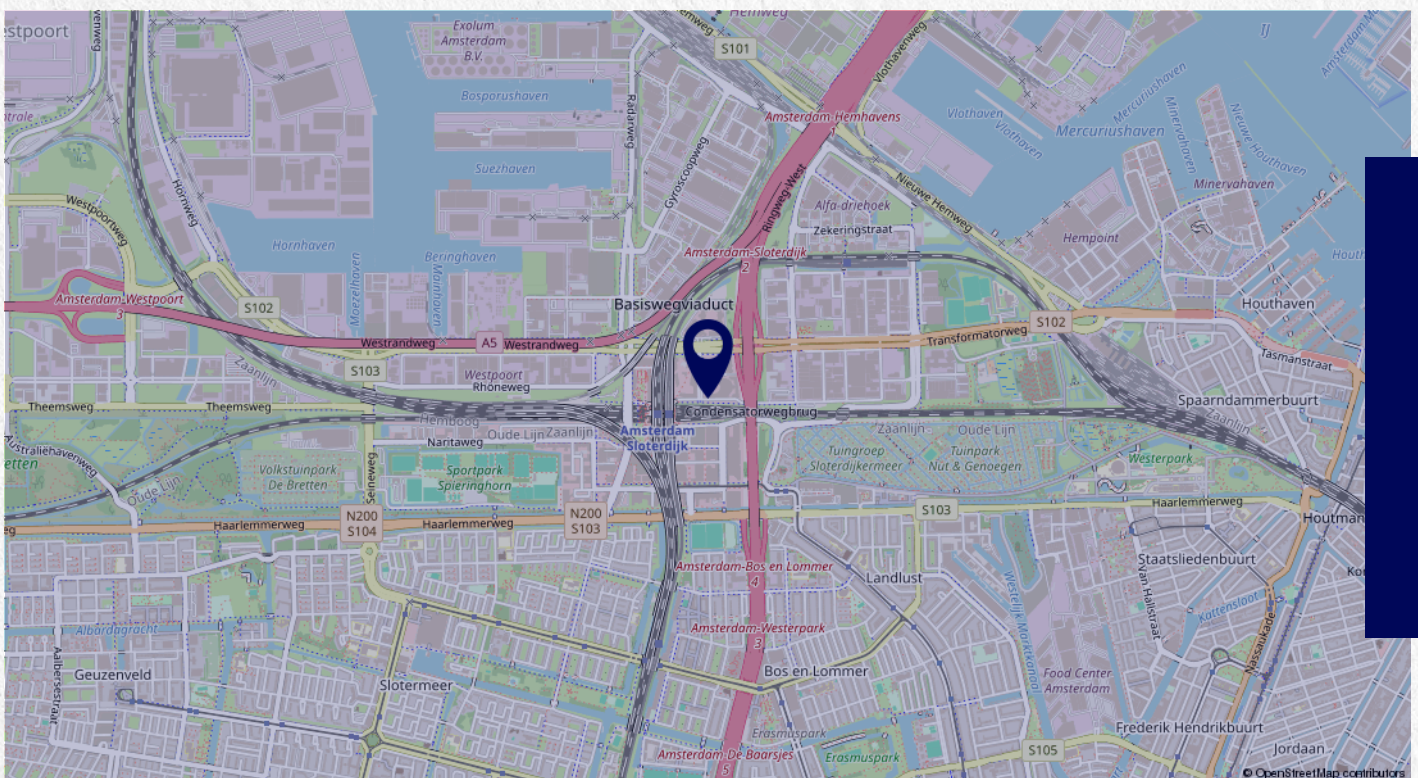
The Ven building is located directly at exit S102 of the A10 (ring road), providing excellent accessibility to the surrounding areas of Amsterdam.

By public transport

The Ven building is easily accessible by public transport. Amsterdam Sloterdijk is just a one to two-minute walk away and serves as both a metro and train station.

Location

Amsterdam Sloterdijk is evolving from a traditional business district into a vibrant, mixed-use area where living, working, and leisure blend seamlessly. Around Sloterdijk Station, modern offices now stand alongside trendy hotels, creative hubs, and new residential developments. Hospitality is growing too, with hotspots like restaurants. Amid all the change, the charm of old Sloterdijk remains: a small historic village that once stood on the edge of the former Sloterveer lake, now a subtle but meaningful part of Amsterdam's layered history.



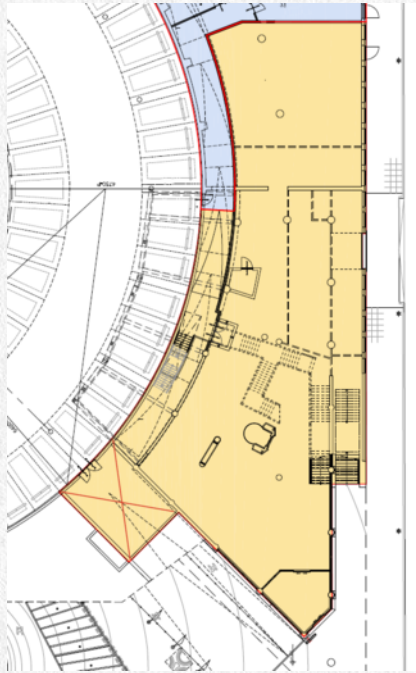
A solid blue vertical bar is positioned on the left side of the dark blue rectangular area, partially overlapping the text.

**Where flexibility meets
connectivity**

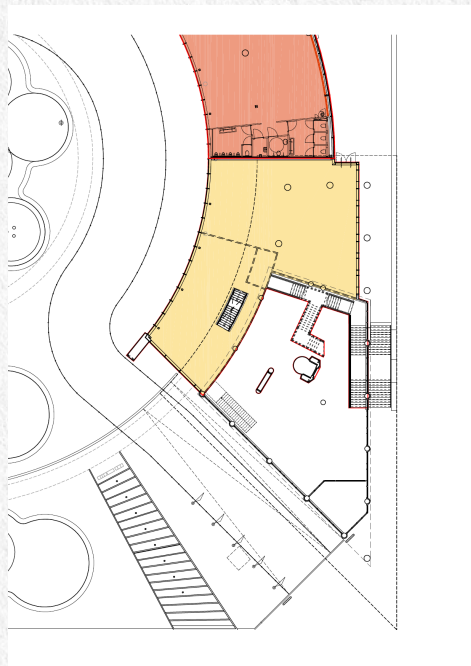


FLOOR PLANS

GROUND FLOOR

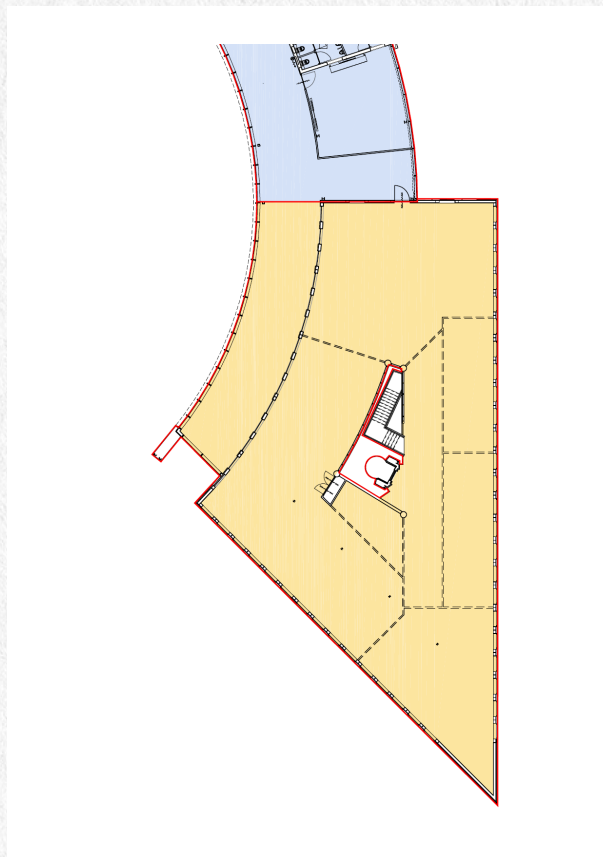


MEZZANINE



FLOOR PLANS

FIRST 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

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