

VAN STEEN



MAN-MAD

For Rent

**Overtoom 516**

Amsterdam Oud-West

Colliers







## DESCRIPTION

On the lively Overtoom, in the heart of Amsterdam Oud-West, a characteristic 135 sq.m. l.f.a. commercial space is available for rent. The unit is located on the ground floor of a monumental building and offers excellent visibility with high pedestrian and bicycle traffic. With its high ceilings, generous windows, and open layout, the space provides a bright and inviting atmosphere.

The flexible floorplan offers multiple potential uses and includes a pantry, toilet, and several facilities that may be taken over by the new tenant. In addition, the property benefits from a private garden with a beautifully finished garden house featuring a modern kitchenette, providing an attractive extension of the commercial space.

Thanks to the Mixed - 1 (Gemengd - 1) zoning designation, a wide range of uses is permitted, including retail, consumer-oriented services, public-facing business services, and certain tourist-related activities.

# THE BUILDING



## Available surface

135 sq.m. l.f.a. office space is available for rent on the ground floor.



## Zoning

Mixed – 1 (Gemengd – 1)



## Parking

Parking is available on the public road. Additionally, several parking garages are located nearby, including the Byzantium Garage, only 200 metres away.



## Sustainability

The office space has an A energy label.

# RENTAL CONDITIONS



## Rental price

€ 2,800 per month (including water costs),  
excluding VAT.



## Service costs

No service charges apply. Tenant is  
responsible for its own gas and electricity  
consumption.



## Price parkingspot

Parking is charged at applicable rates on  
public and parking garage spots.



## Lease term

5 years



## Commencement date

Immediately



\*All prices are excluding VAT.

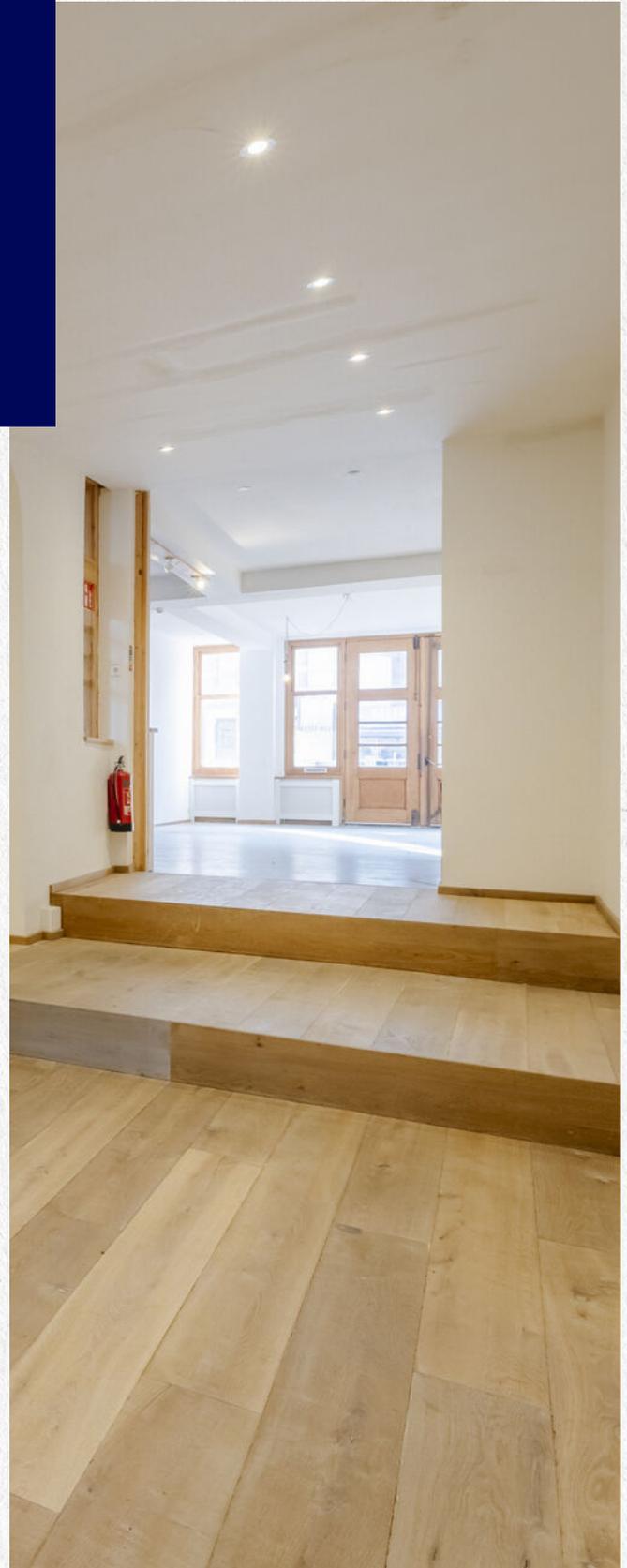
## Delivery level

The office space will be delivered in its current state.

## Facilities

- Alarm system and fire extinguishers € 1,500
- Central heating installation € 1,250
- Wood stove € 750
- Rear-house kitchen € 2,500
- Shop kitchen bar € 3,000
- Oak shop cabinet € 2,000
- Bathroom fittings € 1,000
- Flooring € 2,800

Total: € 14,800 excluding VAT



# ACCESSIBILITY

## By car

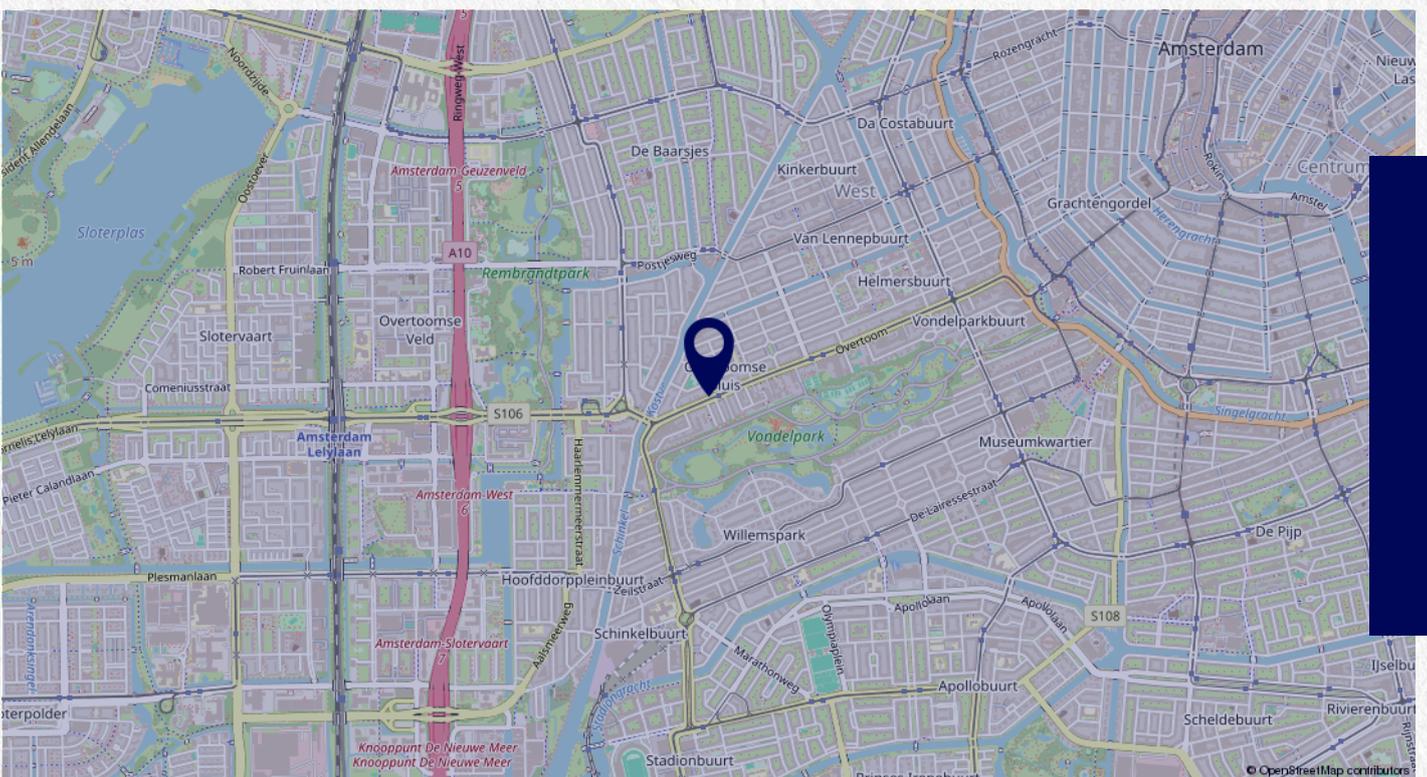
Overtoom provides easy access to both the city centre and the A10 Ring Road via exit S106.

## By public transport

The location is very well accessible by public transport. Multiple tram stops along Overtoom offer fast connections to Amsterdam Central, Lelylaan, the Museum Quarter and the city centre.

## Location

This vibrant part of Oud West is known for its characteristic architecture and dynamic mix of living, working, and leisure. Due to its central location, the Overtoom is a key traffic artery where residents, visitors, and tourists pass by continuously, ensuring excellent visibility for businesses. The popular Vondelpark is only a few minutes' walk away. The surrounding area offers a broad range of amenities such as supermarkets, specialty stores, cafés, restaurants, gyms, and creative boutiques—making the Overtoom an attractive and energetic environment for both commercial users and their clients.



# USP's

## Prime visibility

Located on one of Oud West's busiest streets with continuous pedestrian and bicycle traffic for maximum exposure.

## Central location

Tekst ust a few minutes' walk from the Vondelpark and surrounded by cafés, restaurants, shops, gyms, and creative boutiques. An energetic and highly sought after area.

## Private garden & garden house

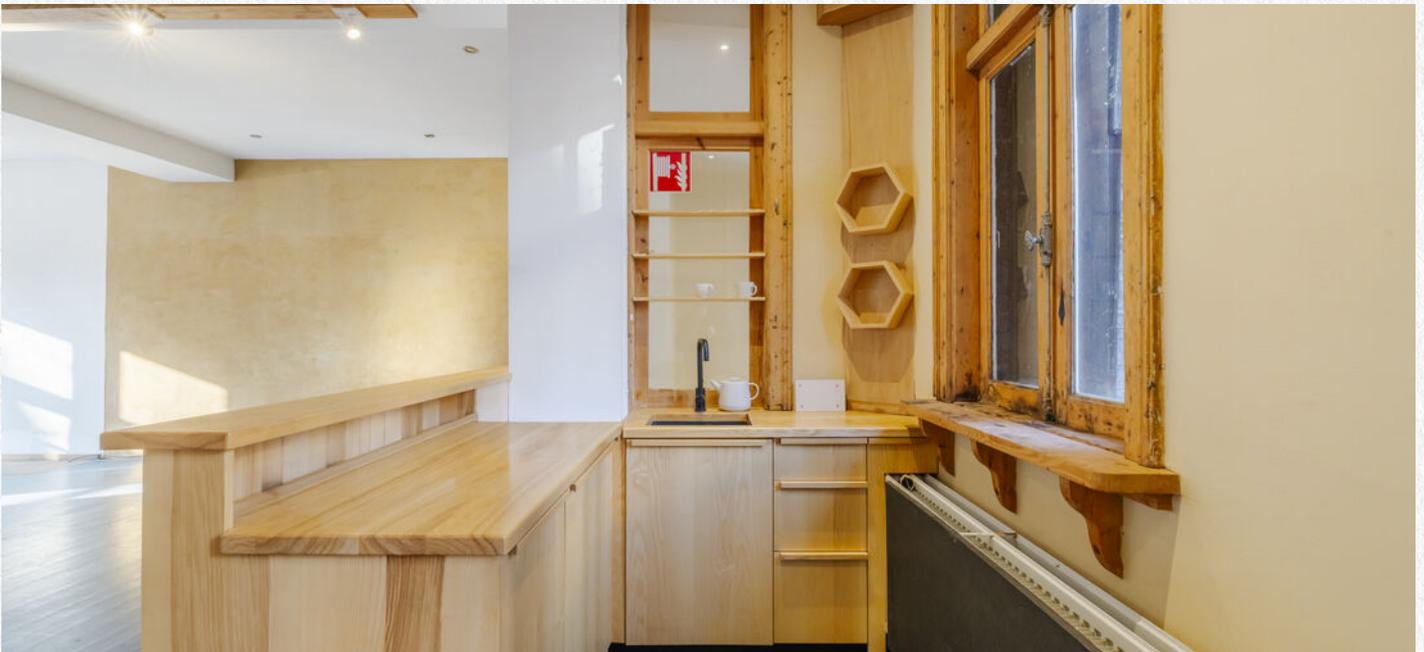
A spacious private garden with a garden house and kitchenette, offering a unique and multifunctional extension of the commercial space.

# FLOOR PLANS

## GROUND FLOOR





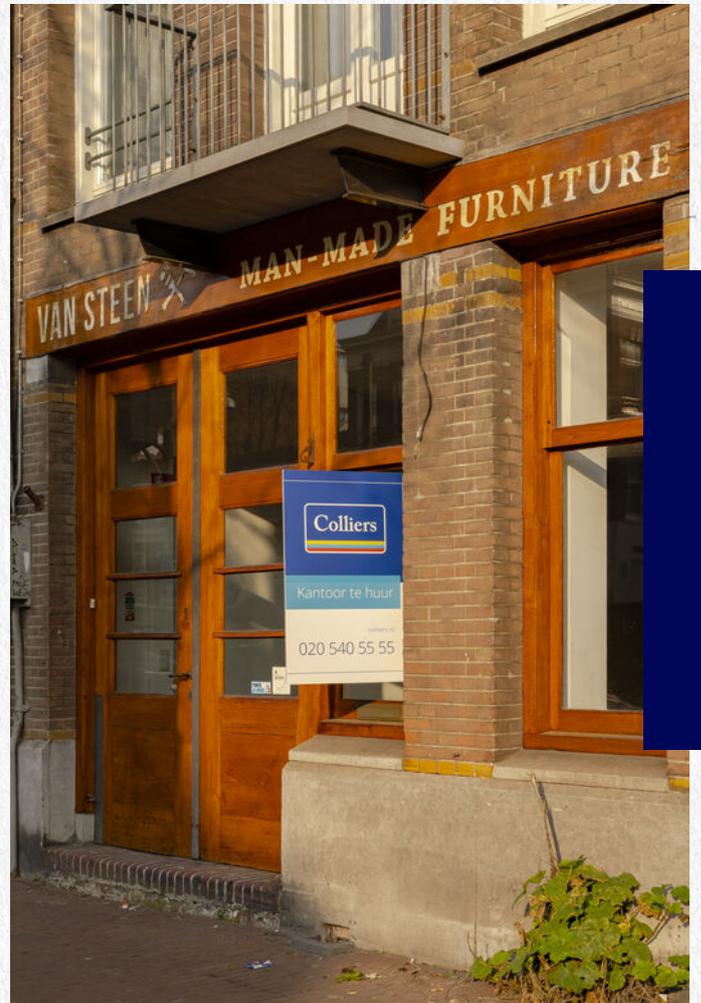












# ABOUT COLLIERS

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

### **Lieke Thijssen** **Advisor Agency**

+ 31 6 19 03 25 36

[lieke.thijssen@colliers.com](mailto:lieke.thijssen@colliers.com)



### **Vera Verboom** **Advisor Agency**

+31 6 13 78 59 83

[vera.verboom@colliers.com](mailto:vera.verboom@colliers.com)





Stadionplein 14  
1076 CM Amsterdam  
Tel.: 020 540 5555  
[amsterdam@colliers.com](mailto:amsterdam@colliers.com)



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