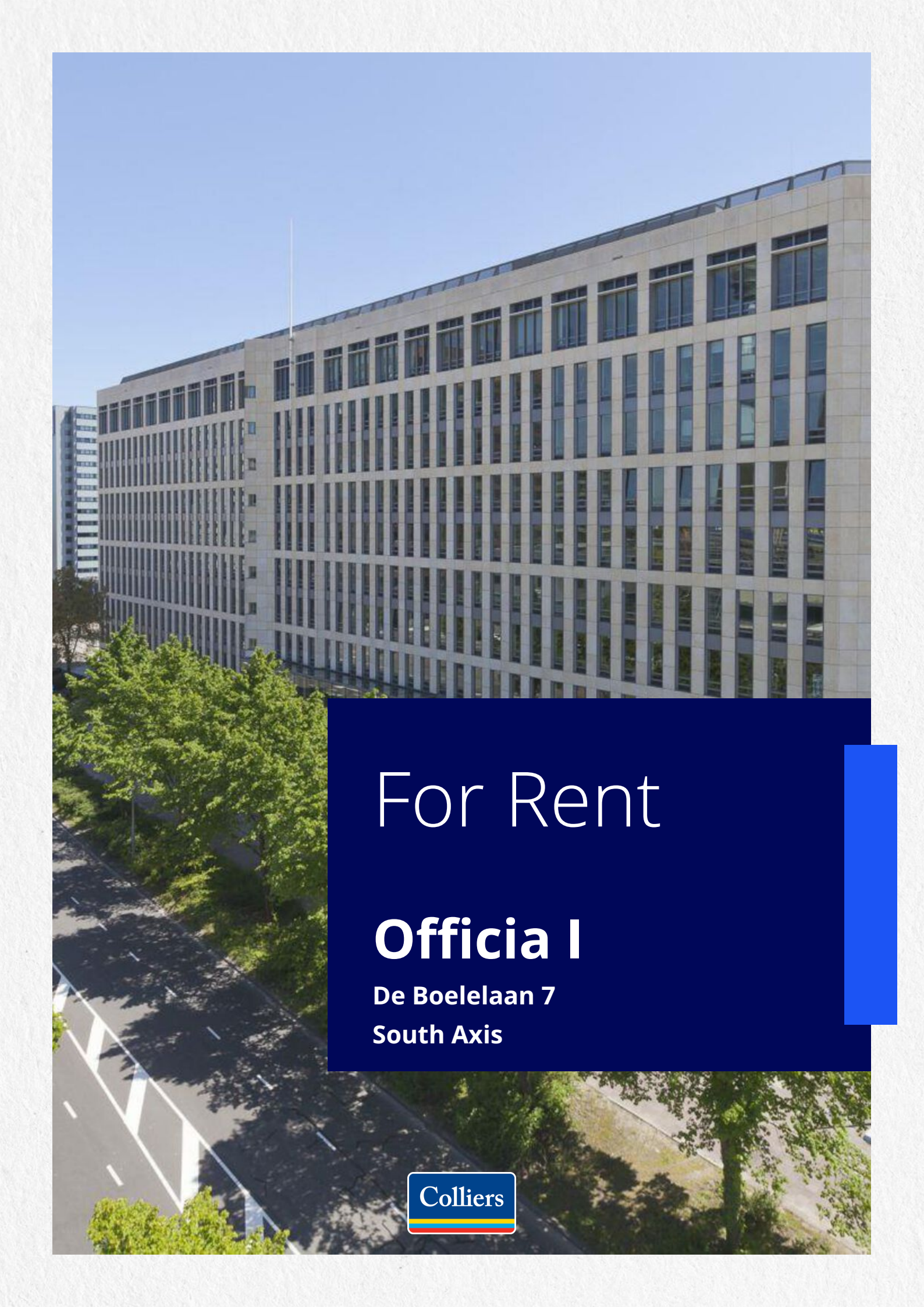




For Rent

Officia I

De Boelelaan 7

South Axis

Colliers





DESCRIPTION

The Officia I building has a total area of approximately 12,725 sq. m. l.f.a. Officia 1 is located on the edge of the South Axis and therefore has excellent accessibility. RAI train station is a stone's throw away, but the highway can also be reached within a few minutes by car. There are also several hotels in the area and the popular Gelderlandplein shopping center is a few minutes' walk away. Ernst & Young, EMA, Suitsupply, Zadelhoff and various law firms are located in the immediate vicinity.



THE BUILDING



Available surface

The total surface of the building is 12,725 sq. m. l.f.a. of lettable floor area.



Available surface

There is approx. 150 sq. m. l.f.a. available on the fourth floor.



Parking

Parking is available on site. The parking ratio is 1:60.



Sustainability

The building has energy label A.

RENTAL CONDITIONS



Rental price

€ 325 per sq. m. l.f.a. per year.



Service costs

The service costs are € 50 per sq. m. l.f.a. per year.



Price parkingspot

€ 3,250 per 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 office spaces on the fourth floor will be delivered casco+, including:

- System ceilings with band grids per 1.80 meters and lighting fixtures provided with lighting;
- Climate installation (approx. 45 w/m²) can be adjusted per 3.60 meters;
- New wall ducts equipped with UTP cabling category 5, 6 electrical points and 4 ICT connections per 3.60 meters;
- Openable windows every 3.60 meters;
- Automatic outdoor sun blinds can be operated per 3.60 meters;
- A ladies' and men's toilet group per floor;
- Four elevators;
- Free height office space 2.70 meters;
- Entrance hall with coffee bar and reception desk. .



ACCESSIBILITY

By car

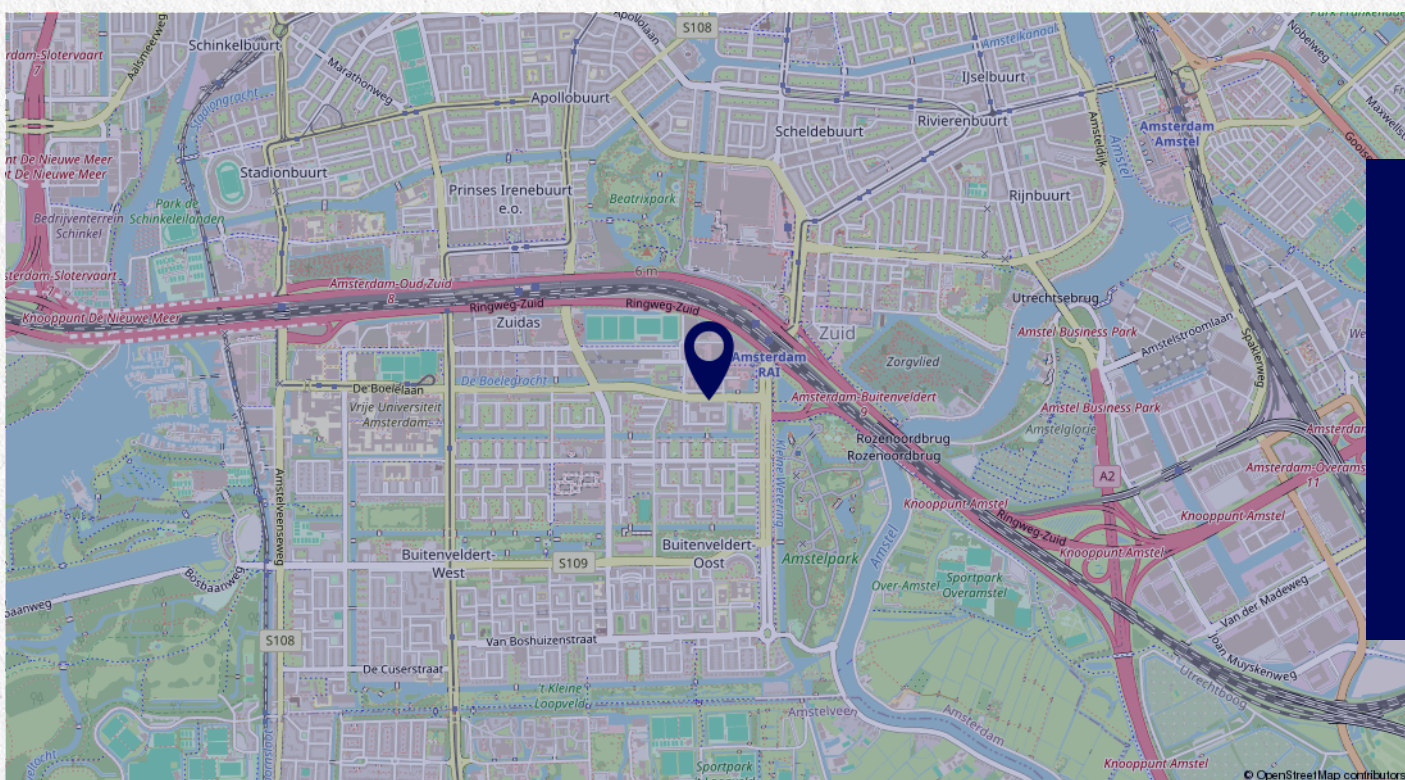
Officia I is easily accessible by car. It is close to the A10 ring road, which runs around Amsterdam. Take exit S 108 Amsterdam Buitenveldert/Oud-Zuid and you'll be at De Boelelaan within minutes.

By public transport

Boelelaan 7 is easily accessible by public transportation. The nearest train and subway station is Amsterdam Zuid. From Amsterdam Zuid you can walk to Boelelaan 7, which takes about 10-15 minutes. In addition, there are several bus and tram stops in the vicinity of Boelelaan 7, including tram lines 5, 16 and 24. With these Tram, other parts of Amsterdam are easy to reach.

Location

The South Axis provides access to a range of amenities. This includes restaurants and cafes such as Loetje, The Basket Amsterdam, PizzaLab, and Oliver's. There are also nearby hotels, including Crowne Plaza Amsterdam, Hilton Amsterdam, and Qbic Hotel WTC Amsterdam. Furthermore, there are fitness facilities in the vicinity, such as TrainMore, Rocycle Zuidas, and Clubsportive.



USP's



Prime Location

Situated on the edge of Amsterdam's South Axis, Officia I offers direct access to the A10 ring road and is just a short walk from NS train station Amsterdam RAI, ensuring excellent connectivity by both car and public transport.

Professional Environment

Surrounded by leading international companies such as Ernst & Young, EMA, Suitsupply and top-tier law firms, Officia I offers a prestigious business setting ideal for networking and collaboration.

On-Site Parking

Ample parking available on private grounds with a favorable parking ratio of 1:60, offering convenience for both employees and visitors.

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**Where connectivity meets
class**



FLOOR PLANS

FOURTH FLOOR



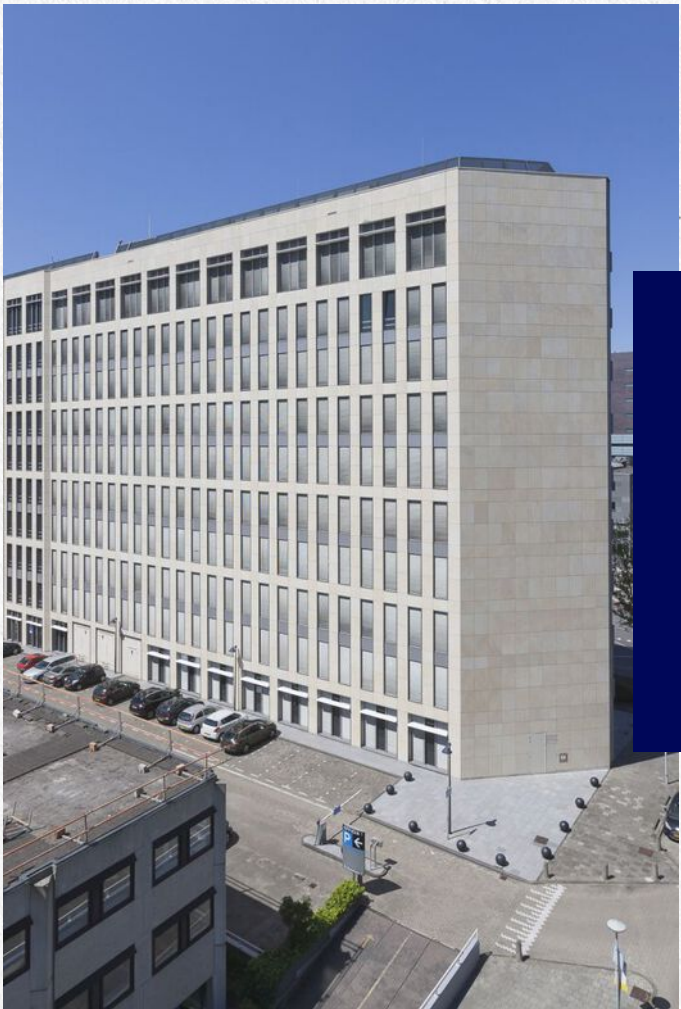












ABOUT COLLIERS

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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