



# For Rent

## Huys Azië

Jollemanhof 6-20  
Amsterdam Center

Colliers









## DESCRIPTION

Huys Azië (2005) consists of two building sections and combines a large L-shaped brick volume with a low-rise section that has the appearance of a renovated old warehouse. In terms of dimensions and materials, this design blends seamlessly with the surrounding buildings. The brick section becomes increasingly transparent towards the top due to the varying window arrangements. Wide, angular windows on the upper floors create a light and open feel. The entrance has recently been completely renovated. A mezzanine was added and a large reception desk where users and visitors can be welcomed and have a cup of coffee. The operation of the coffee bar is facilitated by D&B. In addition, two meeting rooms have been created in the corners. In addition, there are several informal meeting areas, which can be closed off with a curtain, and several flex workstations on the first floor and mezzanine. This creates a welcoming and creative atmosphere. The office building has a parking garage on -1 and -2, followed by the first floor and seven upper office floors.



# THE BUILDING



## Building surface

There is approx. 2,911 sq. m. l.f.a. distributed as follows:

- Unit 1.2: approx. 529 sq. m. l.f.a.;
- Unit 1.3: approx. 314 sq. m. l.f.a.;
- Unit 2.2: approx. 304 sq. m. l.f.a.;
- Unit 4.1: approx. 659 sq. m. l.f.a.;
- Unit 4.2: approx. 360 sq.m. l.f.a.;
- Unit 6.1: approx. 659 sq. m. l.f.a.;
- Unit 7.1: approx. 446 sq. m. l.f.a.



## Parking

Huys Azië offers a parking ratio of 1:80. The parking garage is accessible 24/7 and publicly available. Several spaces are equipped with electric charging points specifically for charging electric and hybrid cars.



## Sustainability

The office building has energy label A++ and a BREEAM Good In-Use certificate.



# RENTAL CONDITIONS



## Rental price

On request.



## Service costs

€ 85 per sq. m. l.f.a. per year.



## Price parking spot

€ 3,950 per parking space per year.



## Lease term

In consultation with the Landlord.



## Commencement date

In consultation.



\*All prices are excluding VAT.



## Delivery level

All office units will be delivered in their current condition ('as is'), with the exception of unit 6.1.

The units will be delivered as-is, including:

- Current installations;
- System ceilings with LED-lighting fixtures;
- Cable ducts for electrical connection/data cabling;
- Pantry;
- Flooring;
- Open and enclosed workstations;
- Multiple call and meeting rooms;
- Opening windows.

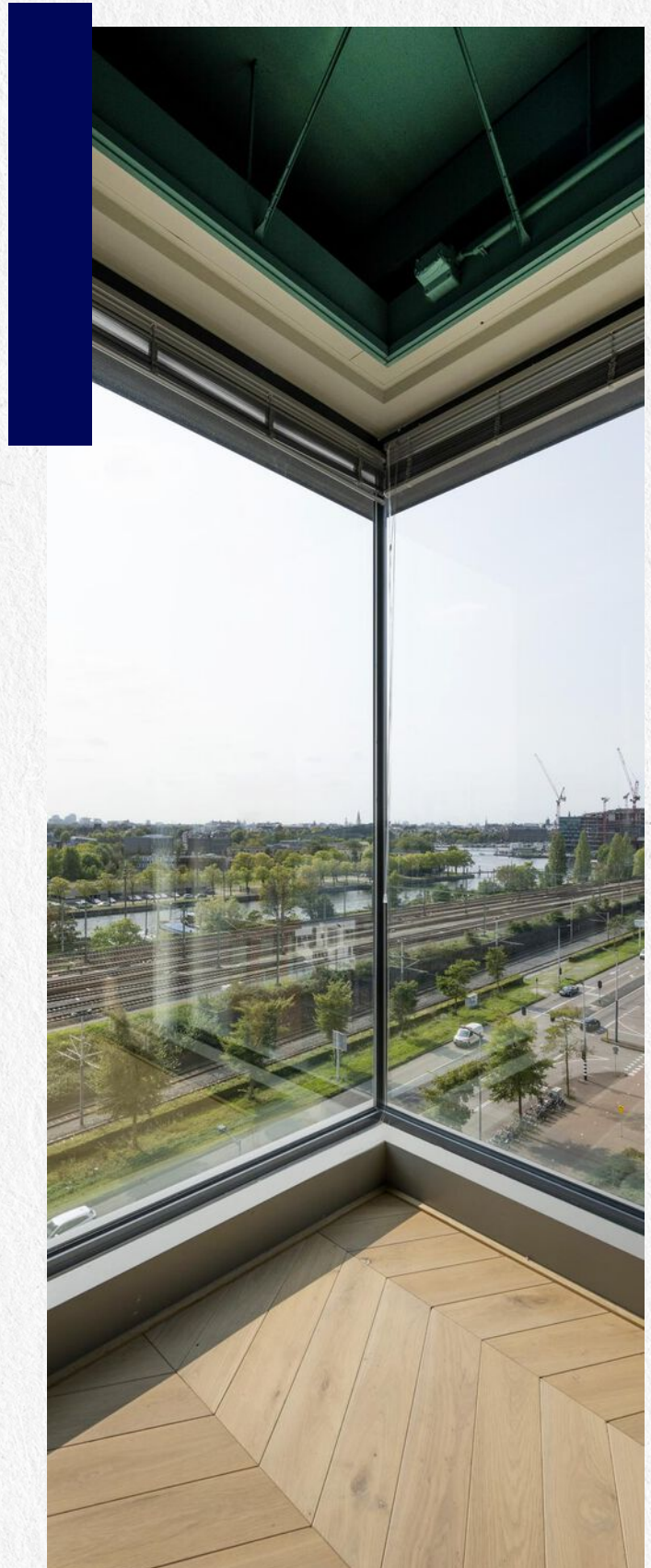
Unit 6.1 will be delivered in casco+ condition, including:

- Current installations;
- System ceilings with LED-lighting fixtures;
- Cable ducts for electrical connection and data cabling;
- Pantry connection;
- Leveled floor;
- Opening windows.

## Facilities

The office building has the following facilities:

- Staffed reception and coffee bar (D&B);
- New entrance including mezzanine equipped with (informal) meeting rooms;
- Underground parking garage;
- Shower facility.





# ACCESSIBILITY

## By car

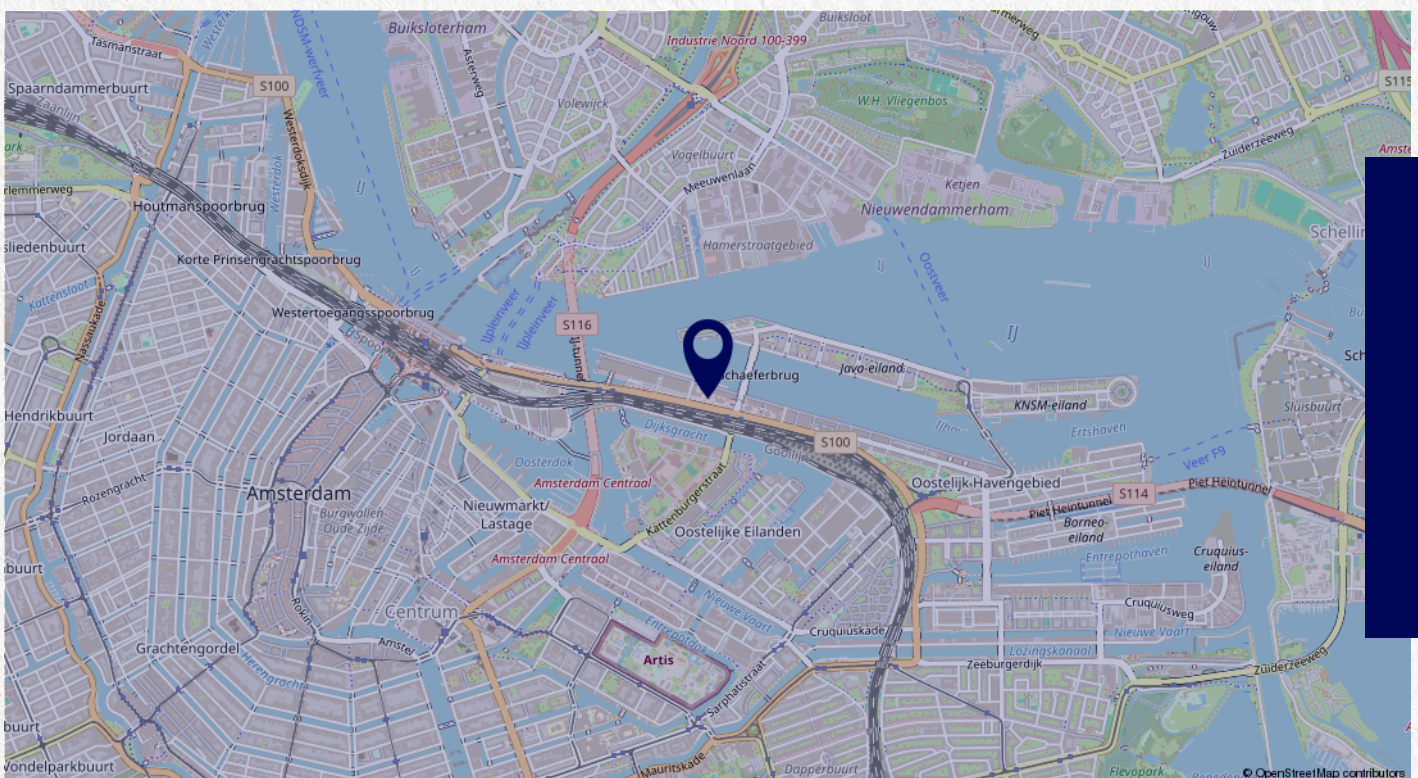
Huys Azië is easily accessible by car thanks to its proximity to the Piet Hein Tunnel. The A10 ring road, with exit S114 Zeeburg, is accessible within minutes. Furthermore, the office building is only minutes away from the IJ Tunnel, which offers direct access to the A10 Ring Road.

## By public transport

Tram 26 from train station Amsterdam Centraal stops at Kattenburgerstraat, just a few minutes' walk away. The building is also about 20 minutes by foot from train station Amsterdam Centraal.

## Location

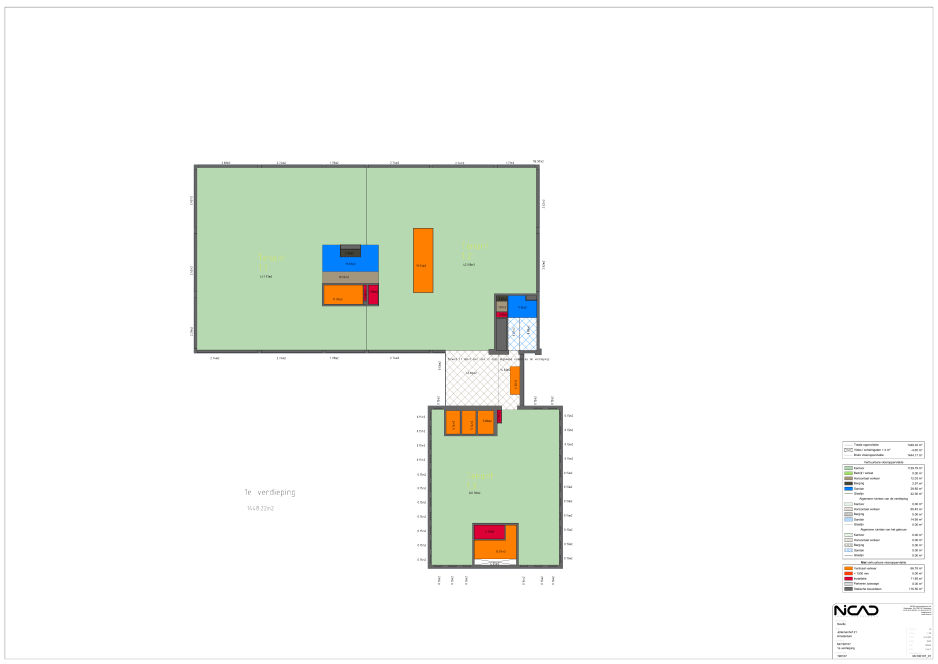
Huys Azië is located near the center of Amsterdam along the southern bank of the IJ, in close proximity to train station Amsterdam Centraal and the Piet Hein Tunnel. In recent years, an attractive new city center has emerged here with a unique appearance due to the characteristic mix of monumental, historic warehouses and innovative, modern architecture. The area has a special dynamic due to a combination of living, working and relaxing. There are many stores, restaurants and cultural facilities, such as restaurant Hanneke's Boom, Muziekgebouw aan 't IJ, Bimhuis, Scheepvaartmuseum, Mövenpickhotel, Lloyd Hotel, Hotel Jakarta and the Public Library.



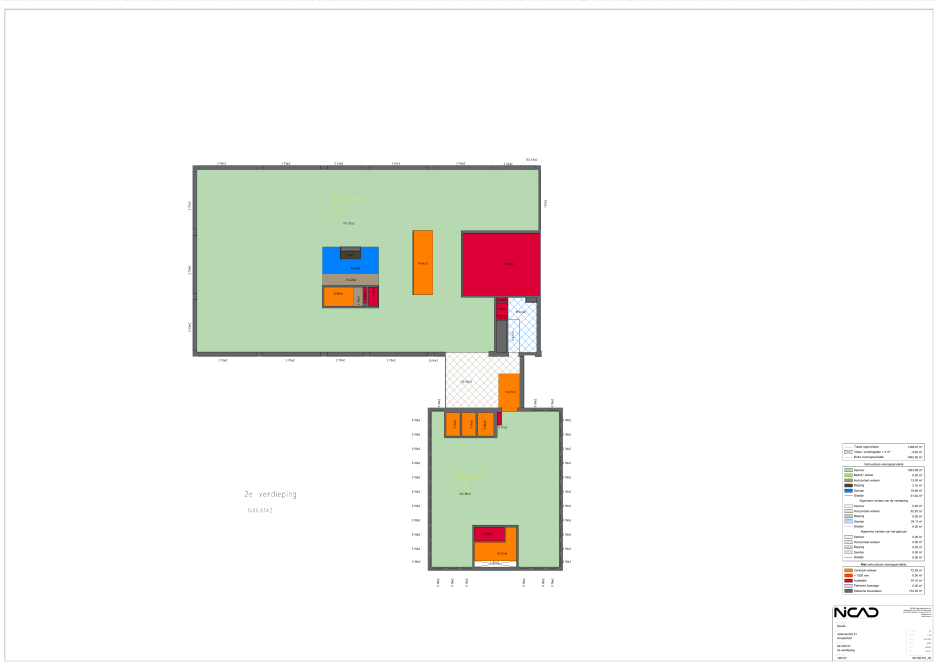


# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR





100

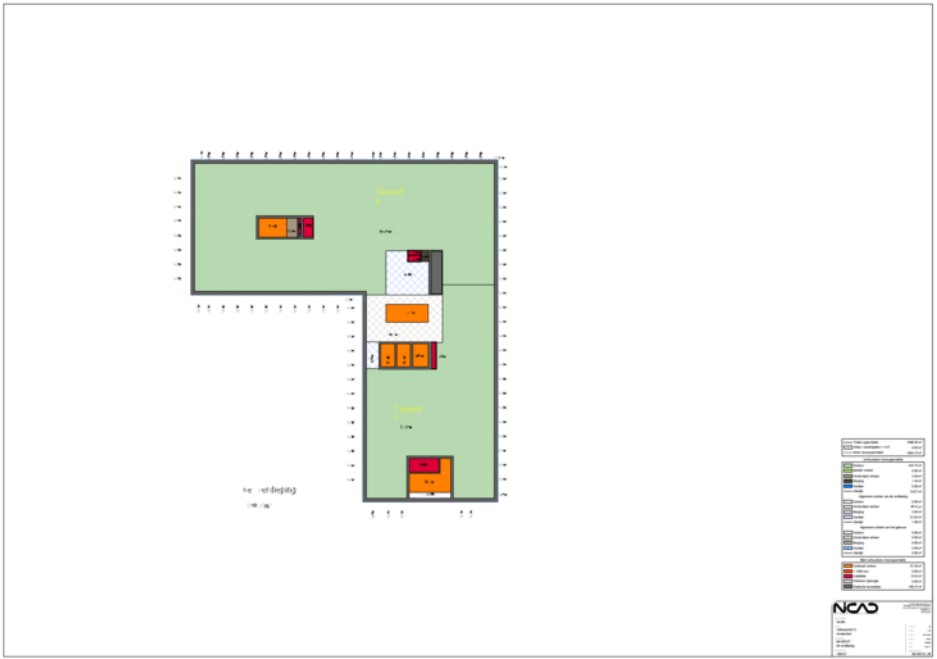
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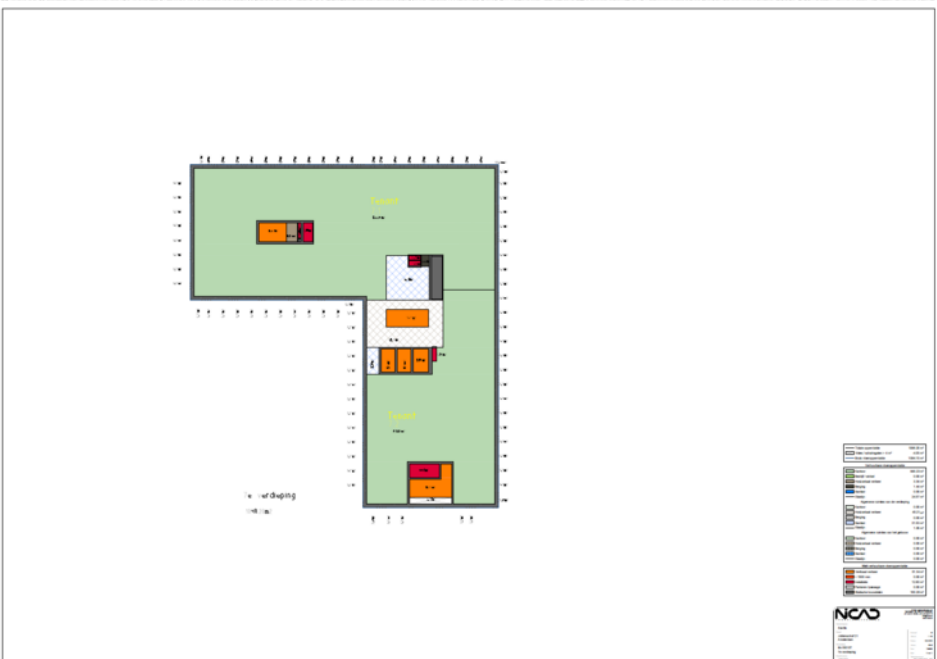


# FLOOR PLANS

## SIXTH FLOOR



## SEVENTH FLOOR





# TEST FIT

## TEST FIT

HUYS AZIE I TEST FIT

FLOOR PLAN

D/DO  
CK



6th floor









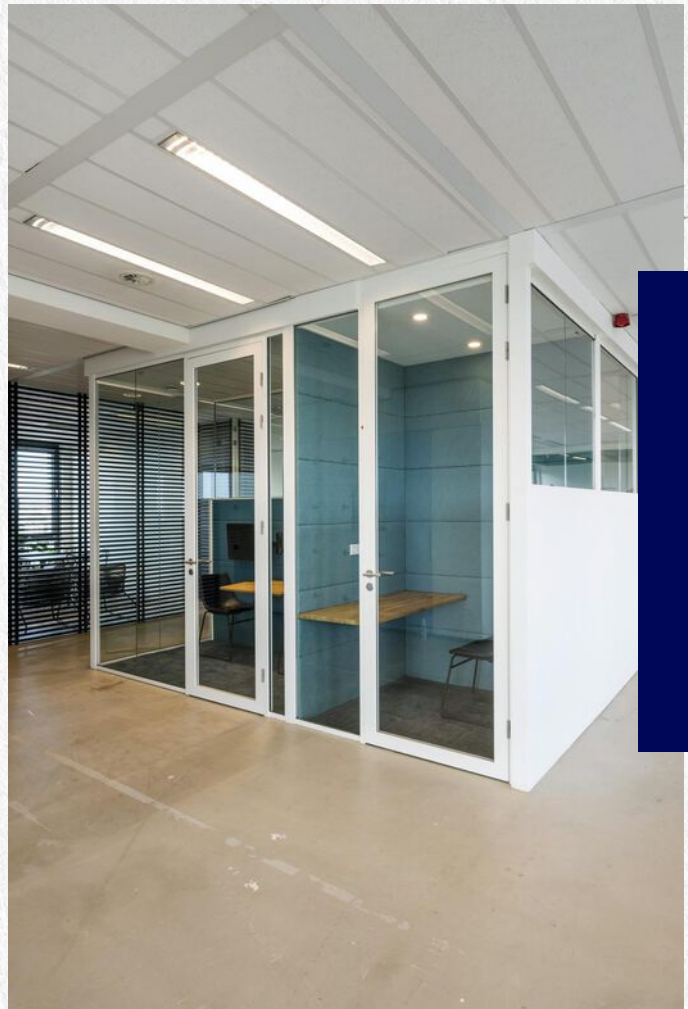






















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We connect global market developments and data with the world of real estate owners, real estate investors and real estate tenants. This ensures that we understand what tomorrow's sector looks like and provide future-oriented advice.

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

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