



**EUROPAHUIS**

For Rent

**Europahuis**

**James Wattstraat 77 K**  
**Amsterdam East**

**Colliers**





## DESCRIPTION

Europahuis, located at James Wattstraat 77 in Amsterdam East, is a mixed-use building that was fully renovated and expanded in 2019 with three modern office floors and ten units on the ground floor. The building offers amenities such as, a reception, a gym and a shared rooftop terrace with panoramic views of the city.

Currently, 646 sq. m. l.f.a. of office space is available for rent on the eighth floor. This space includes a spacious pantry and lunch area, multiple meeting rooms of varying sizes and open workspaces. Large windows provide lots of natural light, creating a pleasant and inspiring work environment.

Europahuis is easily accessible by both car and public transport. It is just a five-minute walk from train station Amsterdam Amstel and conveniently reachable by car via the nearby A10 ring road, exit S112.

# THE BUILDING



## Available surface

In the building, there is 646 sq. m. l.f.a. office space on the eighth floor available for rent.



## Parking

Parking is available in the parking garage, subject to availability.



## Sustainability

The building has energy label A.

# RENTAL CONDITIONS



## Rental price

The rental price is € 300 per sq. m. l.f.a. per year.



## Service costs

The service costs are € 65 per sq. m. l.f.a. per year.



## Price parking spot

The price per parking spot is € 3,000 per parking space per year.



## Lease term

The lease period is 5 (five) + 5 (five) years. Longer or shorter lease term is negotiable.

\*All prices are excluding VAT.



## Commencement date

Immediately.

## **Delivery level**

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

- LED-lighting;
- Air handling systems;
- Leveled floor;
- Radiators;
- Sun blinds;
- Large pantry and lunch area;
- Various meeting rooms.



# ACCESSIBILITY

## By car

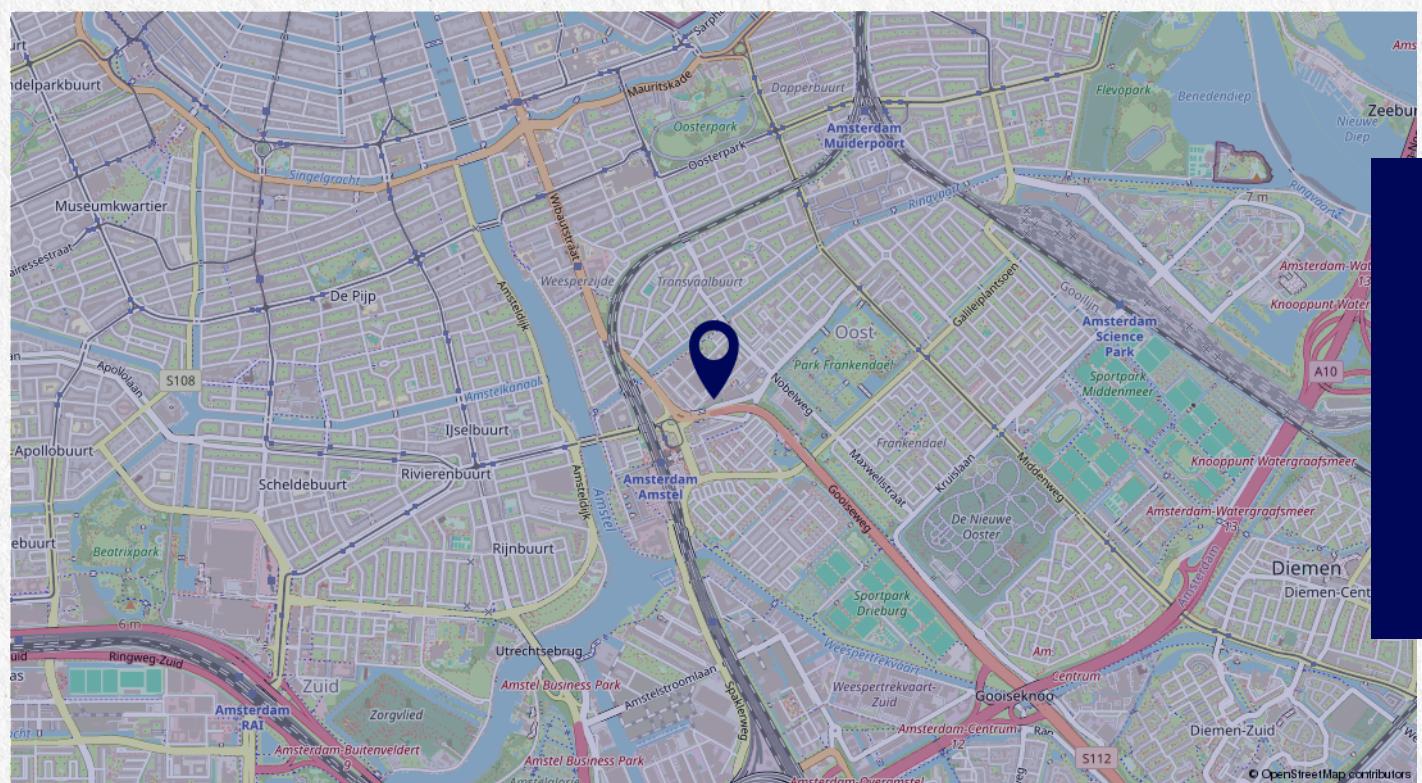
The building is perfectly accessible via the ring road A10 Zuid (exit S112) which gives direct access to the A2 (Amsterdam - Utrecht) and A4 (Amsterdam - Schiphol Airport - The Hague) motorways. From the center of Amsterdam, the building is also easily accessible via Weesperstraat and Wibautstraat.

## By public transport

Accessibility by public transport is great. Train station Amsterdam Amstel is a five-minute walk..

## Location

The area around Europahuis offers numerous dining and hospitality options where you can enjoy a delicious meal or drink, such as House of Watt, rooftop terrace GAPP, De Vergulden Eenhoorn, and restaurant Dauphine. Additionally, there are various hotels nearby, including Hotel Chassé and Hotel Casa.



## U S P ' s



### **Modern turnkey workspace**

The office space offers all facilities needed, such as a pantry, lunch area, several meeting rooms and open workspaces.

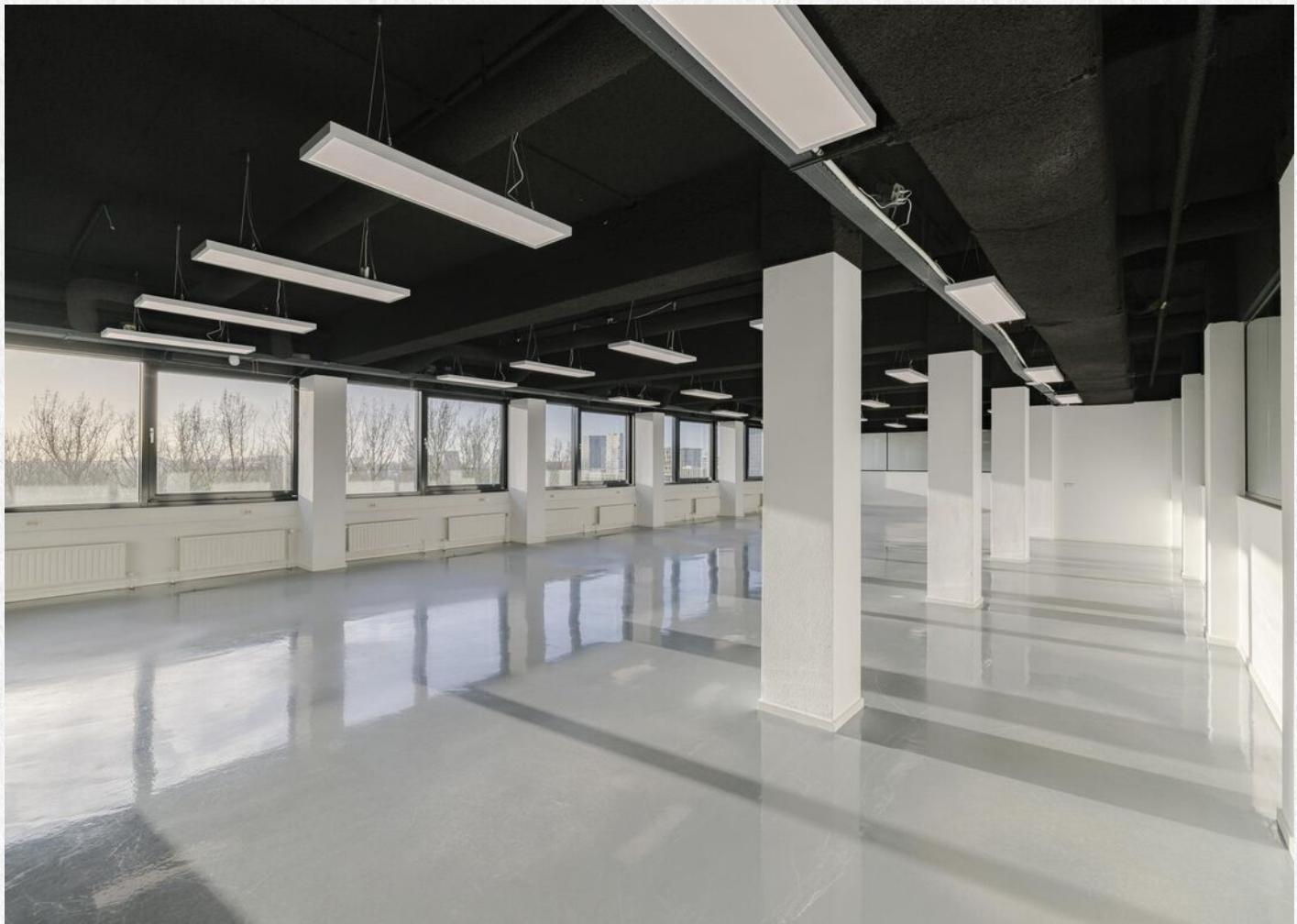
### **Excellent accessibility by both car and public transport**

Just a five minute walk from train station Amsterdam Amstel and immediate access to the A10 ring road via exit S112.

### **Sustainable, light filled interior for a pleasant work environment**

The office holds an energy label A and benefits from large windows that flood the space with natural light.











# ABOUT COLLIER'S

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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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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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