

For Rent

Helmholtz Arena

Helmholtzstraat 61 - 63

Amsterdam East

Colliers



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DESCRIPTION

The office building Helmholtz Arena, located at Helmholtzstraat 61-63, is situated in the Watergraafsmeer district on the eastern side of Amsterdam. This location is in bustling Amsterdam East, an area that has sharply risen in popularity among companies and organizations in recent years. This is partly due to the unique combination of a lively environment, proximity to the city center, and excellent accessibility by both public transport and car. Its strategic location in a district known for its cultural diversity, green character, and emerging business dynamism makes this area particularly attractive for companies looking for a representative location in an emerging business hub. The building's name refers to the first Ajax stadium, which stood on this same location on Helmholtzstraat approximately 90 years ago. The name was chosen in honor of this historic site, as a nod to the past and the sporting history of the area.

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THE BUILDING

Building surface

A total of 1,975 sq.m. l.f.a. is available on the first floor.

Available surface

The available surface is as follows:
- Unit 1.1: 1,064 sq.m. l.f.a.;
- Unit 1.2: 911 sq.m. l.f.a.

Parking

There are 15 parking spaces available for lease. Additionally, it is possible to park on the public road with a permit (one permit per ten FTE).

Sustainability

The building has energy label A.

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RENTAL CONDITIONS

Rental price
The rent is € 225 per sq.m. l.f.a. per year.

Service costs
The servicecosts are € 47.50 per sq.m. l.f.a. per year.

Price parking spot
The cost for parking is € 1,200 per parking space per year, to be increased with VAT.

Lease term
The lease period is 5 (five) + 5 (five) years. A longer lease period is negotiable.

Commencement date
Immediately.



*All prices are excluding VAT.

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Delivery level

The entrance and first floor of the building have been fully renovated and now include shared meeting rooms, informal workspaces, and seating areas.

Delivery level office space

The office space is delivered in shell+ condition, including:

- High ceilings;
- Lots of natural light;
- Painted walls;
- Climate control system;
- Renewed sanitary facilities;
- Pantry connection.

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ACCESSIBILITY

By car

The nearest highways are:

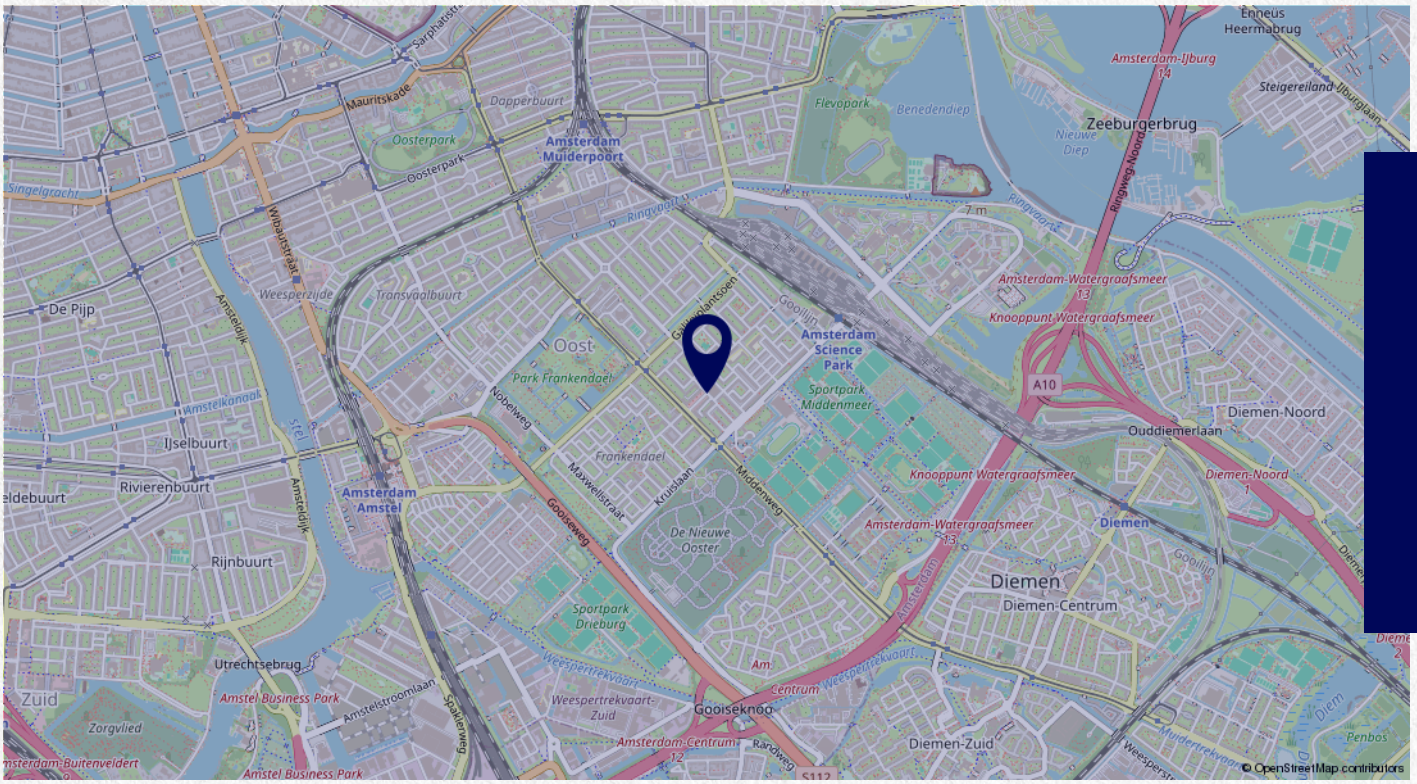
- A10 at 1.2 km distance, four minutes by car over a 1.6 km route.
- A1 at 2.7 km distance, eight minutes by car over a 6.4 km route.
- A2 at 4.4 km distance, ten minutes by car over an 8.5 km route.

By public transport

The nearest bus, tram, or metro stop is Linnaeusparkweg, which is just 0.2 km from the property and a three-minute walk. The closest train station is Science Park, located 0.8 km away and reachable by foot within ten minutes. Amsterdam Amstel train station is seven minutes away by public transport.

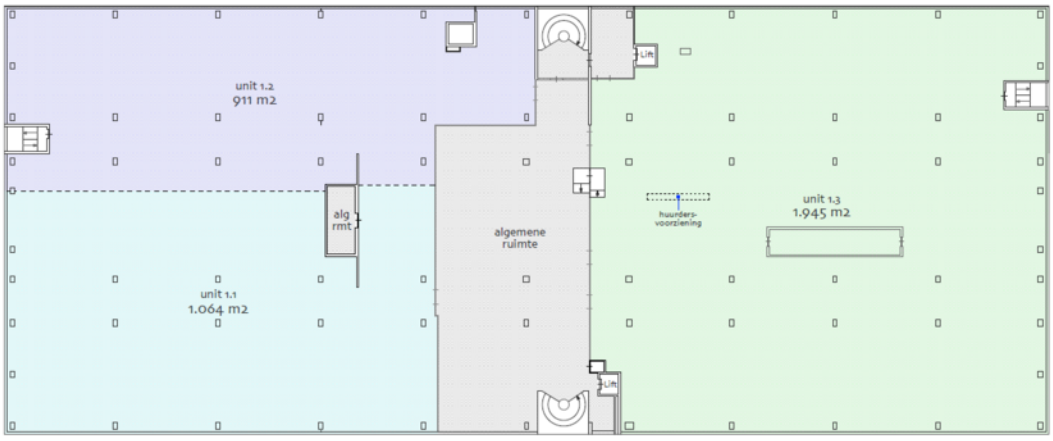
Location

Located in a culturally diverse neighborhood with lush green surroundings and growing business activity, the building offers an attractive setting for companies seeking a representative address within an emerging commercial hub. Its name pays tribute to the original Ajax stadium, which stood on this very site nearly 90 years ago.



FLOOR PLANS

FIRST FLOOR



object: Helmholtzstraat 61
plaats: Amsterdam
datum: 1 oktober 2025
betreft: VVO per unit
conform NEN 2580
schaal: 1:400
AeQO Property Support BV | www.aeqo.nl

NB: de vermelde VVO is inclusief toerekening van algemene ruimte

1e verdieping







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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 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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Residential


Healthcare

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