

A photograph of a modern, multi-story brick building with large windows and glass doors. The building is constructed from light-colored bricks and features a grid-like pattern of windows. The ground in front is paved with cobblestones. A dark blue rectangular overlay is positioned on the right side of the image, containing white text.

For Rent

IVY Amsterdam

Klaprozenweg 36 a
Amsterdam North

Colliers





DESCRIPTION

IVY Amsterdam, located at Klaprozenweg 36a in Amsterdam North is a new development in the emerging Klaprozenbuurt area. The complex comprises approximately 157 rental apartments and several commercial units on the ground floor. In the coming years, the area will continue to grow with the addition of more housing and business activity, driven by numerous ongoing redevelopment plans.

The building was designed by Burton Hamfelt Urban Architecture and developed by BLVG Ontwikkeling. The project represents the transformation of a former industrial site into a vibrant urban residential and working environment.

As part of this development, IVY Amsterdam offers a prominent commercial unit of approximately 125 sq. m. l.f.a. on the ground floor, visible from Klaprozenweg. The space is fully prepared for retail use and will be delivered in shell condition. It features large glass façades and a floor load capacity of 500 kg/sq. m.



THE BUILDING



Building surface

The building totals approximately 238 sq. m. l.f.a.



Available surface

Approx. 125 sq. m. l.f.a. retail space



Parking

Parking is possible on the public road.



Sustainability

The building has energy label A++++.

RENTAL CONDITIONS



Rental price

€ 240,- per sq. m. l.f.a. per year.



Service costs

€ 10 per sq. m. l.f.a. per year. The Lessee is responsible for arranging and maintaining contracts with utility providers and other services.



Price parkingspot

Parking is permitted on public roads in accordance with the applicable parking rates.



Lease term

Five years with extensions of five years, Longer lease terms are negotiable.



Commencement date

Immediately.



*All prices are excluding VAT.

Delivery level

The retail space will be delivered as shell, including;

- Floor load capacity of 500 kg/Sq. m ;
- Ceiling height of approximately three meters;
- Plentiful natural light through tall glass façades.

ACCESSIBILITY

By car

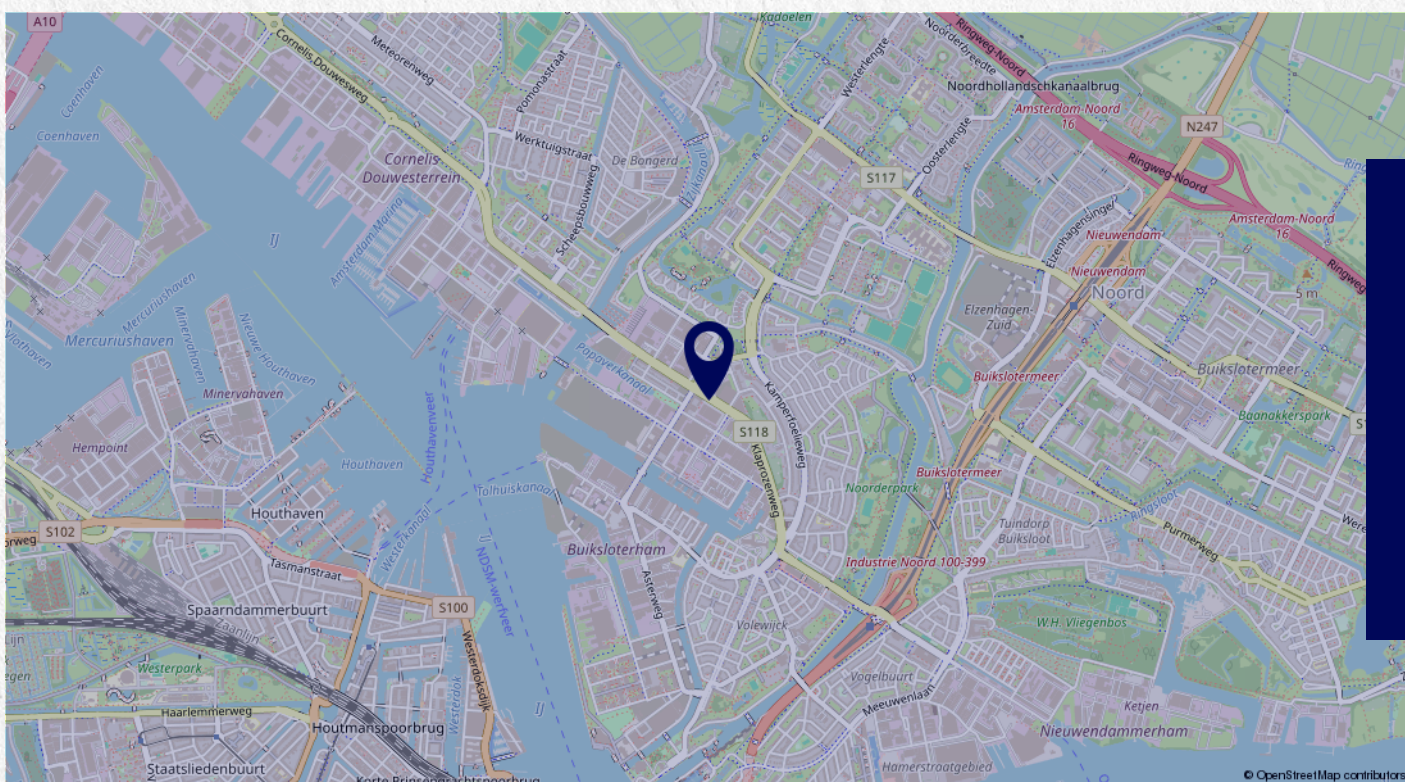
By car, IVY Amsterdam is five minutes from the 'Nieuwe Leeuwarderweg' (S116), ten minutes from the A10 ring road, and the city center is accessible via the IJtunnel in under ten minutes.

By public transport

A bus to Amsterdam Central Station and Zaandam stops right in front of the door, and metro station Noorderpark is a five-minute bike ride or a fifteen-minute walk away. The ferry to Amsterdam Central Station is also a five-minute bike ride or a fifteen-minute walk, and the ferry to Pontsteiger is within a five-minute bike ride or a ten-minute walk.

Location

Amsterdam North has evolved into one of Amsterdam's most dynamic and promising districts. Once primarily known as an industrial area, North has, in recent years, undergone an impressive transformation into a vibrant urban environment where living, working, and leisure seamlessly come together. With innovative residential developments, creative hubs, trendy hospitality venues, and green parks, Noord has become a beloved destination for both residents and visitors alike.



USP's



Strategic location

The retail space is situated at a prominent corner of IVY Amsterdam, highly visible from Klaprozenweg in Amsterdam-Noord a district undergoing a major transformation into a vibrant urban environment with thousands of new homes, amenities, and businesses. A unique opportunity to grow.

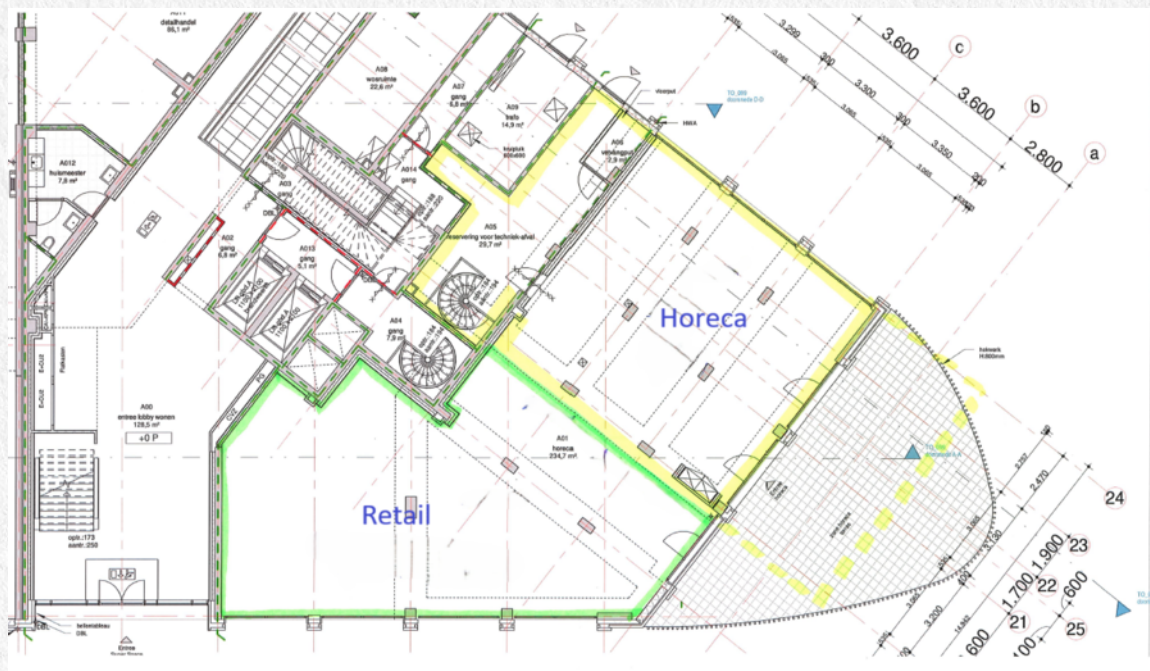
A solid blue vertical bar is positioned on the left side of the dark blue rectangular area, partially overlapping the text.

Position Your Retail Business at the Frontline of Urban Renewal



100

GROUND FLOOR



FIRST 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

OUR TEAM

Renée Trimbach **Advisor Agency**

+31 6 82 38 25 44

renee.trimbach@colliers.com



Vera Verboom **Advisor Agency**

+31 6 13 78 59 83

vera.verboom@colliers.com





Stadionplein 14
1076 CM Amsterdam
Tel.: 020 540 5555
amsterdam@colliers.com



This brochure has been compiled with the greatest care. No rights can be derived from any inaccuracies.