

# FIRST REAL ESTATE

FOR RENT  
Funenpark  
Amsterdam

**KEEP  
MOVING  
FORWARD**







CONTENT

**A THRIVING  
WORKSPACE**

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**PROPERTY**

# STRATEGICALLY LOCATED OFFICE COMPLEX

Discover the perfect office in a prime location near Amsterdam's bustling city center and the Amsterdam Central Station. Welcome to a turnkey office space on the second floor of the Sporenboog building, nestled within the vibrant Eastern Islands district.




Spanning an office space of 335 sqm LFA, this office space comes fully equipped with a private pantry and restroom facilities. The space is ready for immediate occupancy, and there's even an option to take over the furnishings.

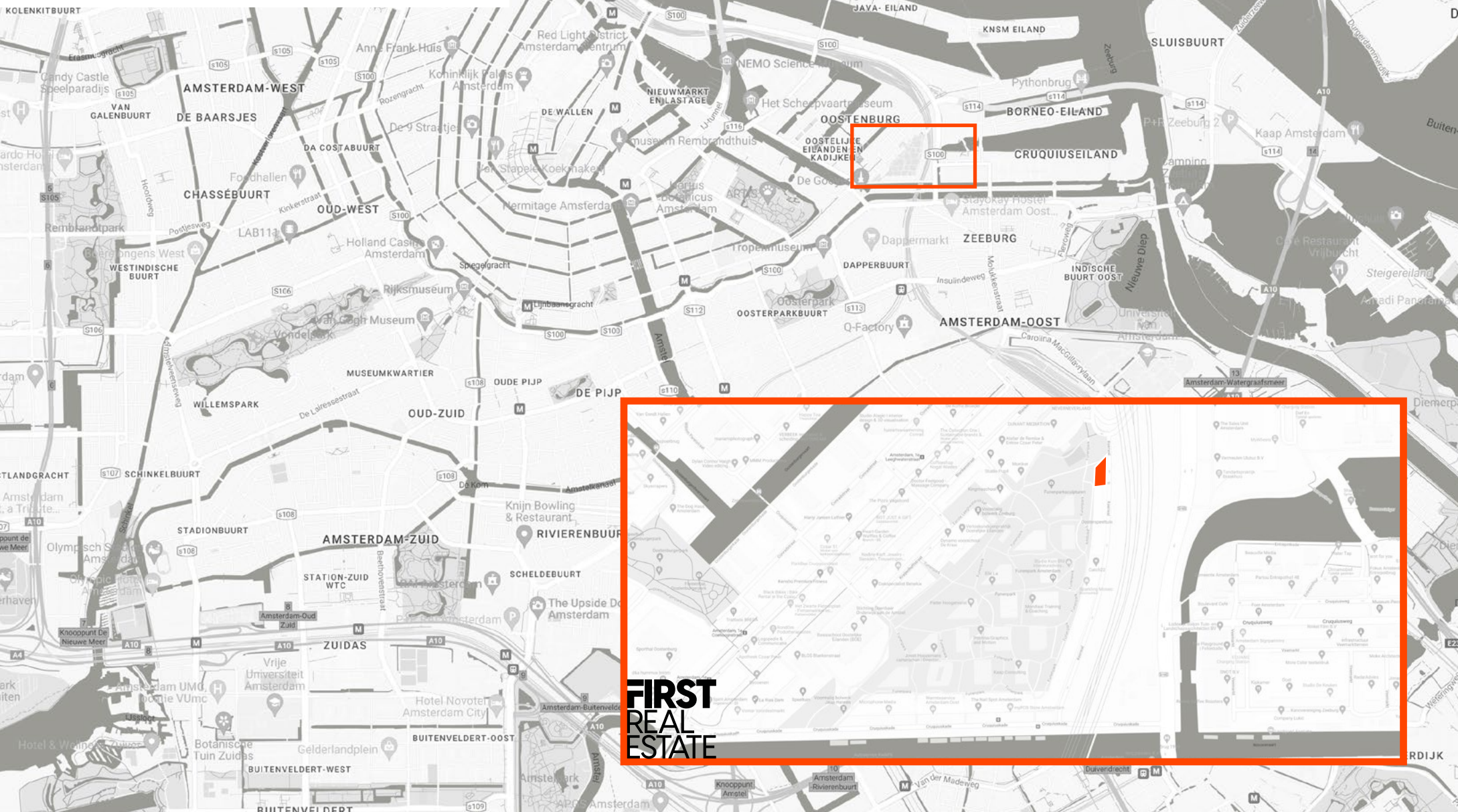
Become part of a complex that blends residences, offices, and an underground parking creating a day-to-day pleasant and welcoming environment.





## Travel timetable

			
Central Station	11 min	17 min	13 min
Zuidas	18 min	30 min	25 min
Schiphol	22 min	40 min	
Rotterdam	60 min	65 min	
Den Haag	60 min	70 min	



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## LOCATION

# FUNENPARK 1C 1018 AK AMSTERDAM

Nestled within the Funenpark, this office space has perfect accessibility and immediate proximity to a diverse array of amenities which include well-known places as Café Czaar, Boulevard Café, Bar Restaurant Pompstation, Panama, Brouwerij 't IJ, and Rosa & Rita.

The green surroundings provide space for relaxation before, during, and after work. This harmonious blend of work and leisure underscores the appeal of this location.

An array of public transport options are conveniently situated within a brief 5-minute stroll from the office location.

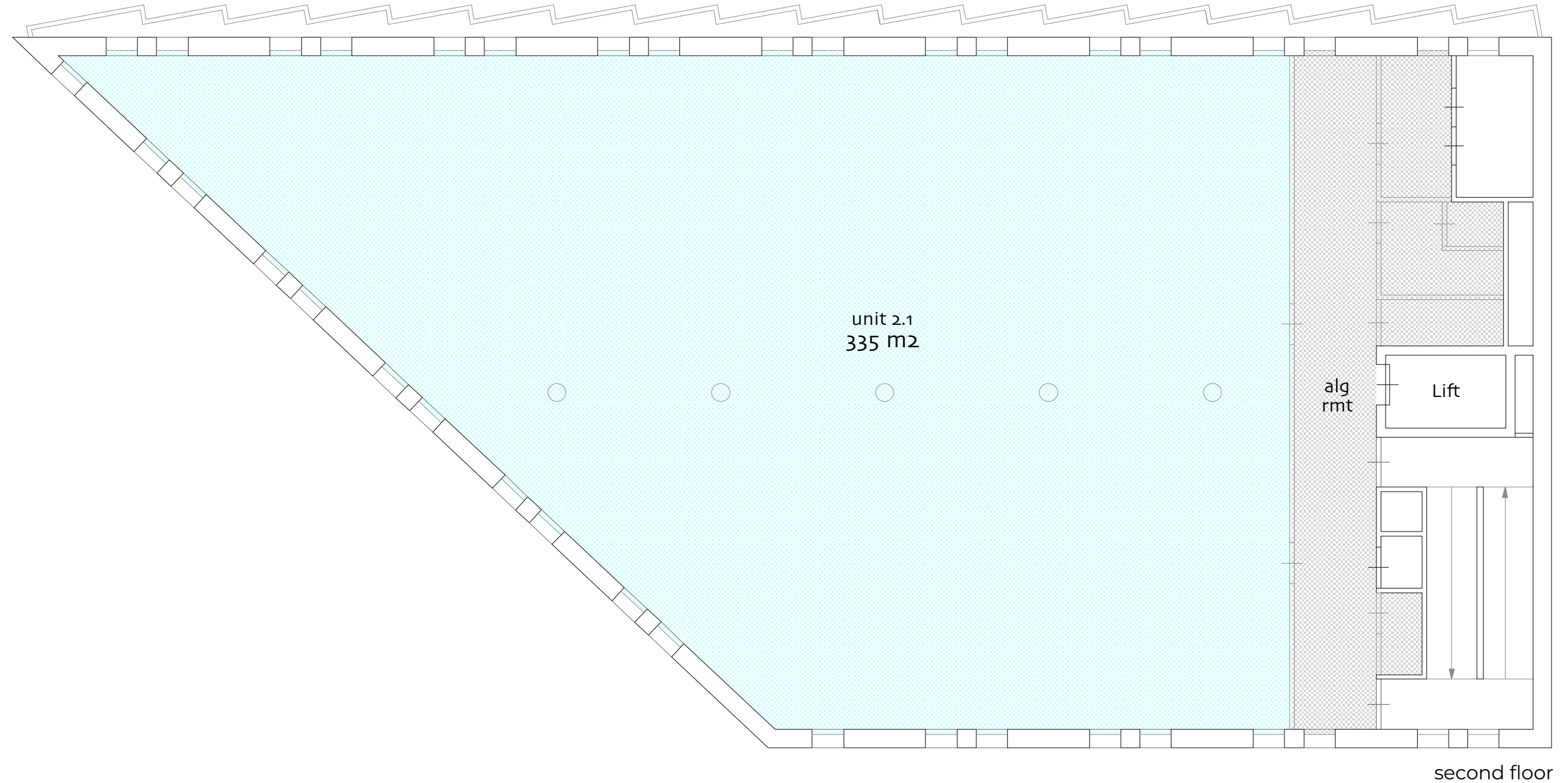


**AVAILABLE FLOOR AREA**

# THE PERFECT OFFICE LAYOUT

Approximately 335 sqm LFA of rentable space is available at Funenpark 1C.

The sqm LFA (Lettable Floor Area) provided adhere to the NEN 2580 measurement standards and include a pro rata share in the building's common areas.



## SPECIFICATIONS

# ALL YOU NEED TO KNOW!

**Rent price** Office space  
EUR 235.- per sqm. per annum.

Parking spaces  
EUR 2,500.- per parking place per annum.

*\* Rent prices will be increased with service charges and VAT.*

**Service costs** EUR 55.- per sqm. LFA per year, excluding VAT.

**Indexation** Annually, starting one year after the lease commencement date, rental adjustments will be made based on the Consumer Price Index (CPI), specifically the “series all households 2015=100” published by the Central Bureau of Statistics (CBS).

**Lease term** A minimum lease term of 5 years.

**Notice period** A minimum notice period of 12 months prior to the expiration of the lease term.

**Rent payment** Quarterly advance payment equivalent to 3 months’ rent and service charges, both subject to VAT.

**Security deposit** The lessee is obligated to provide a bank guarantee equivalent to a minimum of 3 months’ rent, to be increased to include service charges and VAT.

**Available** Per direct.

**Lease agreement** In accordance with lessor’s model, based on the ROZ 2015 lease agreement for office space, 7:230A BW.

**VAT** VAT will be applied to the rental price and service charges. The rental prices are calculated under the assumption that the tenant conducts activities within the leased space, of which 90% or more are subject to VAT.

**Reservation** This information is provided for

informational purposes only

and should not be considered as binding. It serves as an invitation to submit an offer. Any agreement reached is explicitly subject to written approval from our client or the building owner, as applicable. Until such approval is granted, all proposals made are non-binding.

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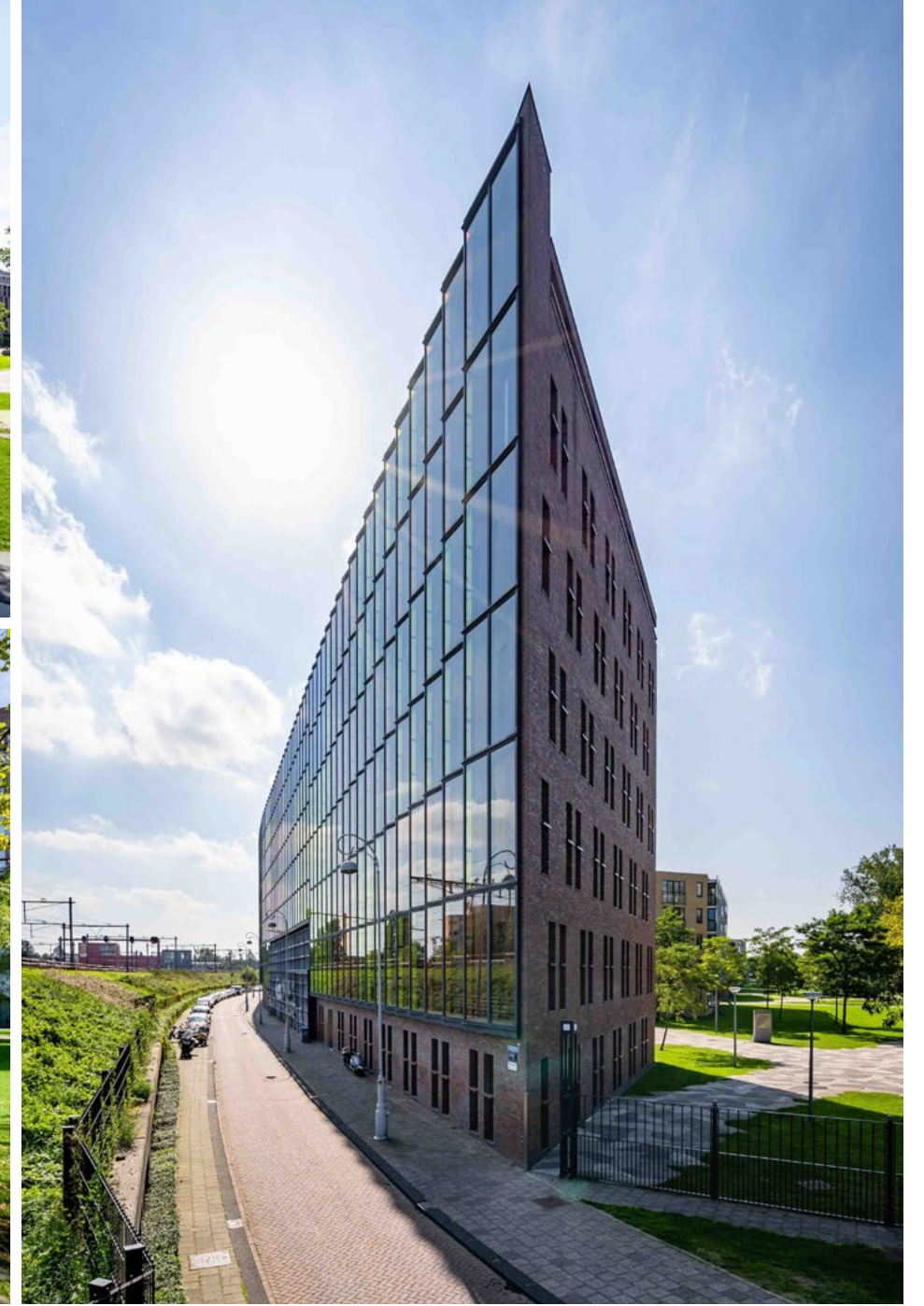


*PHOTOGRAPHY*

# WHERE IMAGES SPEAK VOLUMES!











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### About *FIRST Real Estate*

As the leading boutique firm in commercial real estate, FIRST Real Estate helps you achieve maximum results. Whether it's commercial property advice, property management, or marketing, we optimize your real estate utilization with a fresh, creative mindset and profound market knowledge. Working as one team from diverse disciplines, we offer innovative perspectives on the real estate sector and tailor-made solutions for your success, combining creativity, insights, and transparency.

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