

# FIRST REAL ESTATE

FOR RENT  
Prof. E.M. Meijerslaan 1  
Amsterdam

**KEEP  
MOVING  
FORWARD**





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**KEY HIGHLIGHTS**

**PROMINENT BUILDING FEATURES INCLUDE**



Available office space from approx. 500 sqm



Lunchroom and meeting rooms



Spacious floor plates of approx 1,000 sqm



Reception



Excellent accessibility via metro and by car.



Parking spaces and electric charging stations



Shower facilities



Various hotels in the vicinity



**PROPERTY**




# STRATEGICALLY LOCATED OFFICE COMPLEX

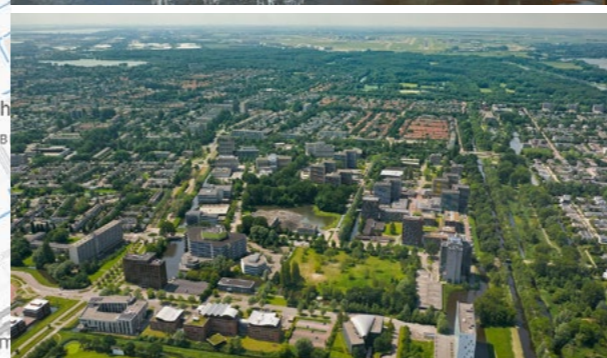
The representative office building is located at Professor E.M. Meijerslaan and is strategically situated between Amstelveen and Amsterdam South, close to the 'Zuidas'. The building comprises six office floors, with availability on the second and the sixth floor. The building is characterized by a timeless architectural design and offers a range of amenities, including an on-site lunch facility, shower facility and a total of 182 parking spaces.

The building is located in Amstelveen's Kronenburg neighborhood, in an area synonymous with a variety of amenities. Due to its refined atmosphere and accessibility, this neighborhood has drawn numerous esteemed companies.



**Travel timetable**

			
Central Station	20 min	30 min	30 min
Zuidas	10 min	15 min	10 min
Schiphol	14 min	30 min	
Rotterdam	55 min	60 min	
Den Haag	40 min	70 min	



**LOCATION**

# PROF. E.M. MEIJERSLAAN 1 1183 AV AMSTELVEEN

The office building at Prof. E.M. Meijerslaan 1 boasts a neat and high-quality office location near the center of Amstelveen. Just moments away from an array of dining, bars & shopping experiences. This welcoming office building epitomizes contemporary refinement. With generous parking provisions, its strategic position between Amsterdam and Amstelveen it ensures effortless access to both cities, whether by car or public transfer.

**AVAILABLE FLOOR AREA**

# OPEN AREAS, FLEXIBLE LAYOUTS.

Approximately 2,204.25 sqm LFA of rentable space is available at Prof. E.M. Meijerslaan 1, divided as follows:

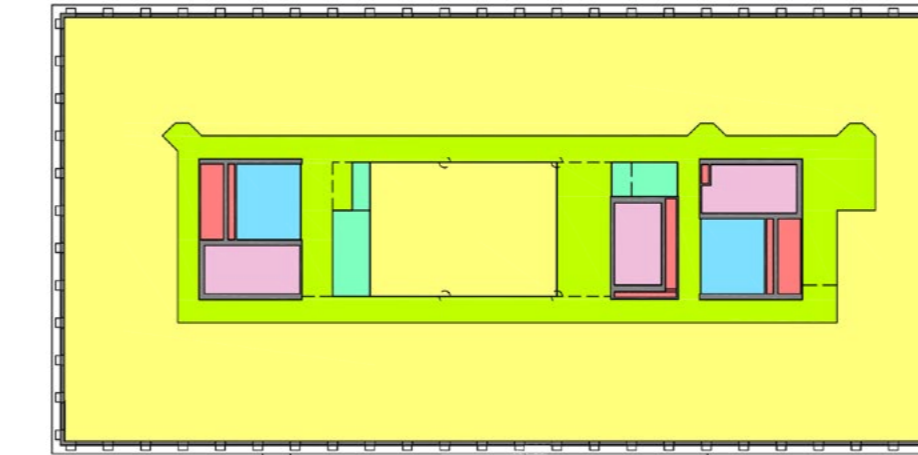
2nd floor : 1,102.13 sqm.  
6th floor : 1,102.12 sqm.

Partial leasing options are also possible for spaces starting from approximately 500 sqm.

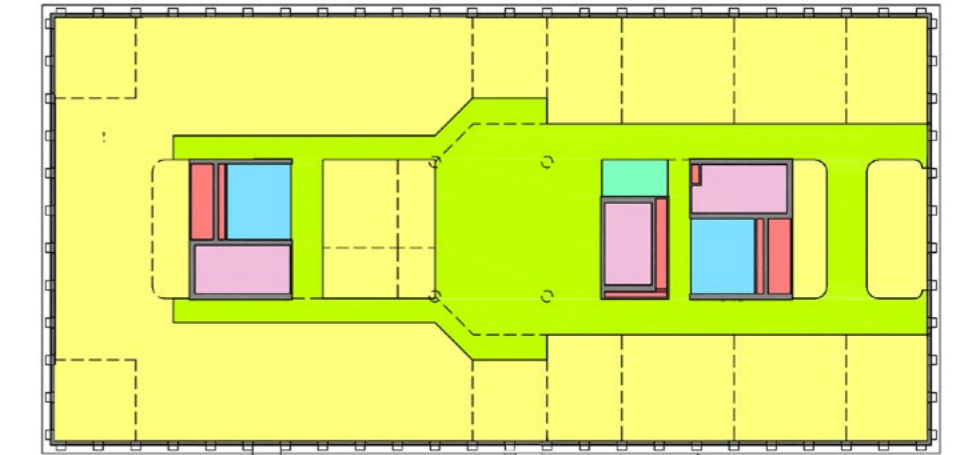
The sqm LFA (Lettable Floor Area) provided adhere to the NEN 2580 measurement standards and include a pro rata share in the building's common areas.

A total of 41 parking spaces are available for the entire rentable office space.

- Office space
- Sanitary
- Storage
- Horizontal traffic
- Vertical traffic surface
- Installation area



2nd floor



6th floor

## SPECIFICATIONS

# ALL YOU NEED TO KNOW!

<b>Rent price</b>	Office space EUR 175.- per sqm. per annum.  Parking EUR 1,000.- per parking place per annum.  <i>* Rent prices will be increased with service charges and VAT.</i>
<b>Service costs</b>	EUR 65.- per sqm. LFA per year, excluding VAT.
<b>Indexation</b>	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).
<b>Lease term</b>	A minimum lease term of 5 years.
<b>Notice period</b>	A minimum notice period of 12 months prior to the expiration of the lease term.

<b>Rent payment</b>	Quarterly advance payment equivalent to 3 months' rent and service charges, both subject to VAT.
<b>Security deposit</b>	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.
<b>Available</b>	Per direct.
<b>Lease agreement</b>	In accordance with lessor's model, based on the ROZ 2015 lease agreement for office space, 7:230A BW.
<b>VAT</b>	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.
<b>Reservation</b>	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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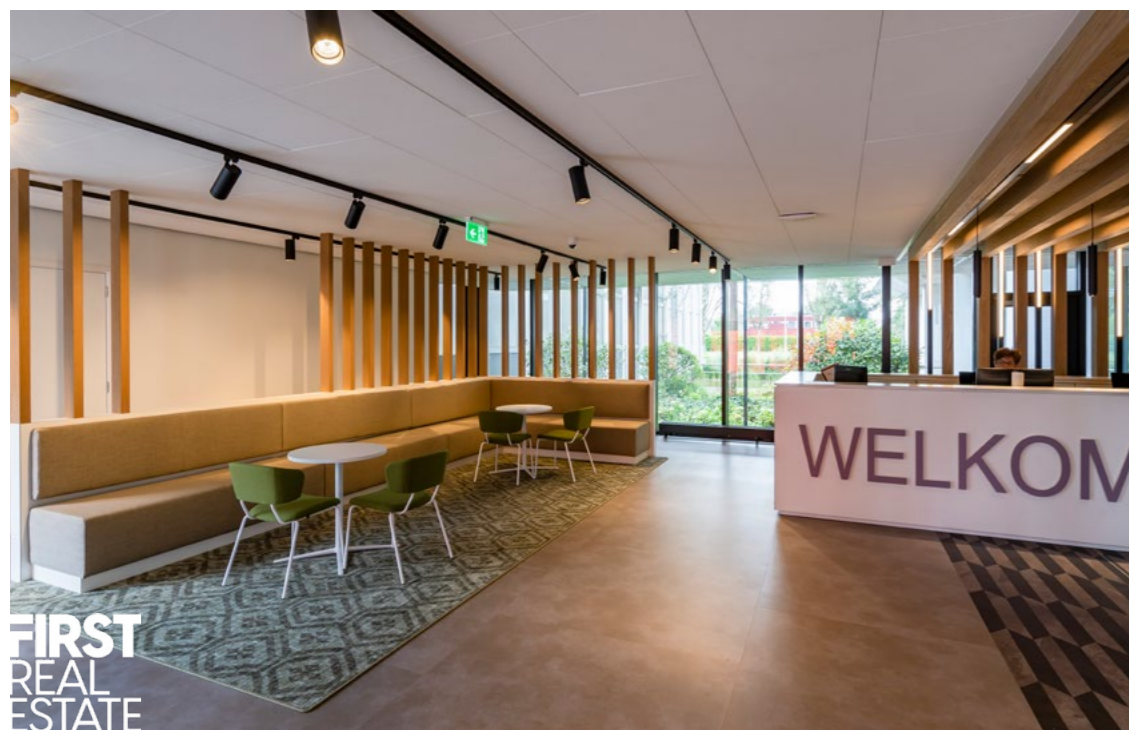
PHOTOGRAPHY

**WHERE IMAGES  
SPEAK VOLUMES!**













FIRST  
REAL  
ESTATE  
Second floor









### 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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