

FIRST REAL ESTATE

FOR RENT | THE BUBBLE
Amsterdam

**KEEP
MOVING
FORWARD**





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KEY HIGHLIGHTS

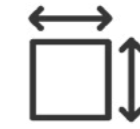
BUBBLICIOUS



Available office space
approx. 861 sqm LFA, in
units as from 430 sqm. LFA



A grand entrance with a
newly renovated lobby



Spacious floor plate
with lots of natural daylight
and amazing water views



Roof terrace exclusively
for the 2nd floor



Public Transport
in a stone throw away, with
a direct link to Amsterdam
Central Station



19 parking
spaces available at
ground level.



Amazing water views
in a lively neighborhood
where living, working and
recreation come together



Energy Label A

PROPERTY




LOST IN THE BUBBLE WITH MESMERIZING WATER VIEWS

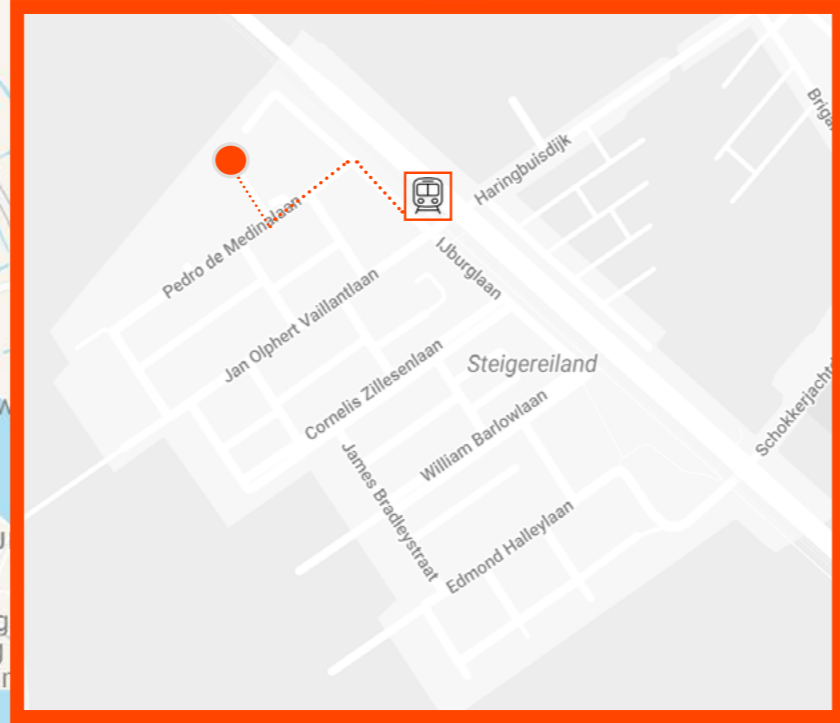
Located in a unique location in Amsterdam at Pedro de Medinalaan 11. The building 'The Bubble' is a high quality finished office building with sustainability on top of mind with an energy label A. The building is located directly at the waterfront and has excellent visibility from the A10 ring road.

The Bubble is a modern office building of approximately 2,730 sqm LFA which houses at the moment 5 companies. In total approximately 861 sqm LFA is available or will become available for rent, located on the second floor of the building. The front and back of the building consists of large windows with glass from floor to ceiling, which makes the rooms very light and allows you to enjoy the maximum view. The building has a recently renovated, representative common area which includes renewed furniture.



Travel timetable

			
Central Station	15 min	20 min	25 min
Zuidas	13 min	35 min	
Schiphol	15 min	45 min	
Rotterdam	56 min	60 min	
Den Haag	50 min	80 min	



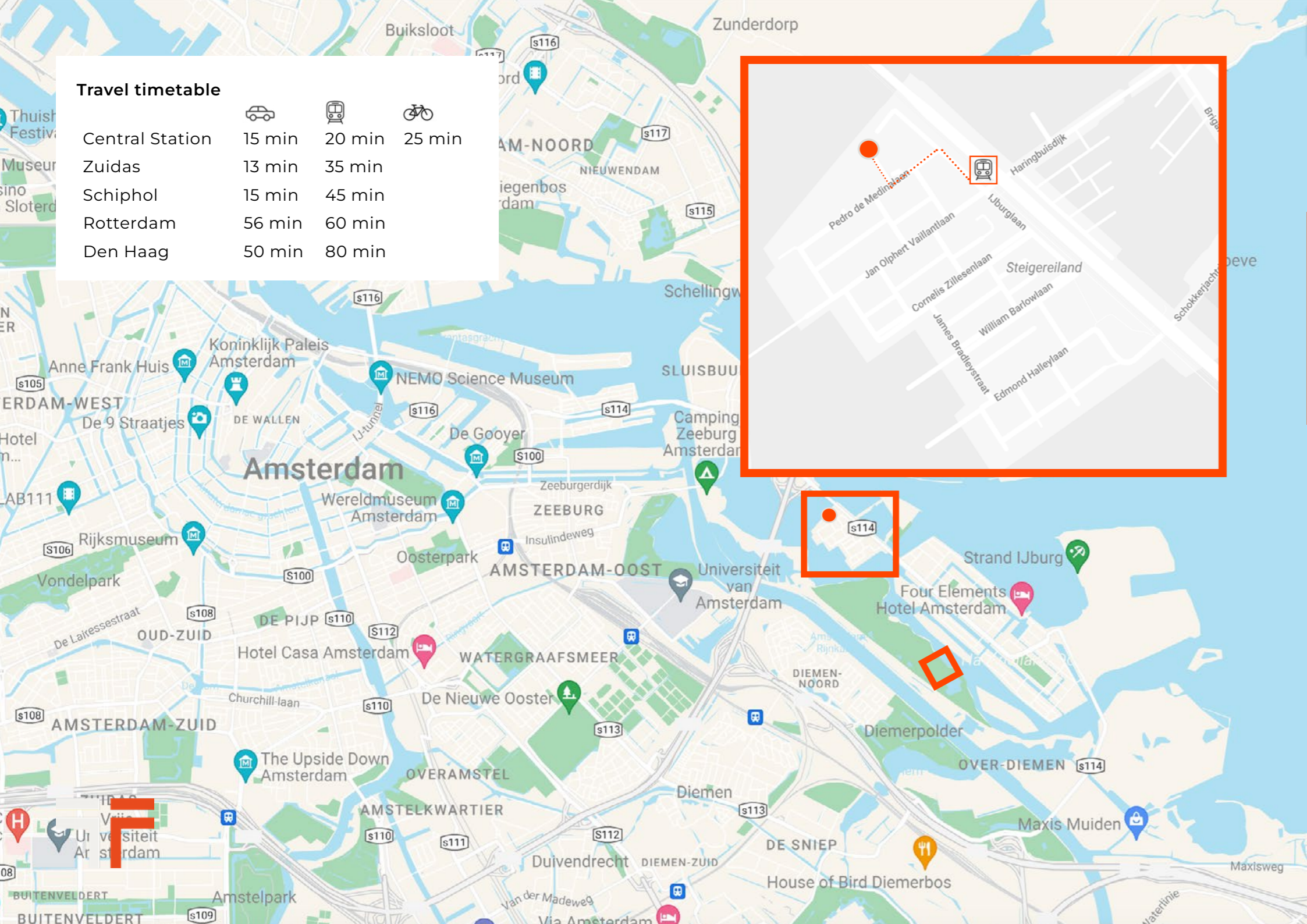
LOCATION & ACCESSIBILITY

PEDRO DE MEDINALAAN 11 1086 XK AMSTERDAM

The Bubble is located on Steigereiland, which is part of IJburg. IJburg has been developed into a neighborhood where living, working and recreation on and near the water go together.

The Bubble is easily accessible by public transport and by car. The office building is located directly at the foot of the Zeeburg/S114 exit of the A10 motorway.

The Steigereiland Public Transport stop is 300 meters away, from where busses and trams depart frequently to and from Amsterdam Central Station.



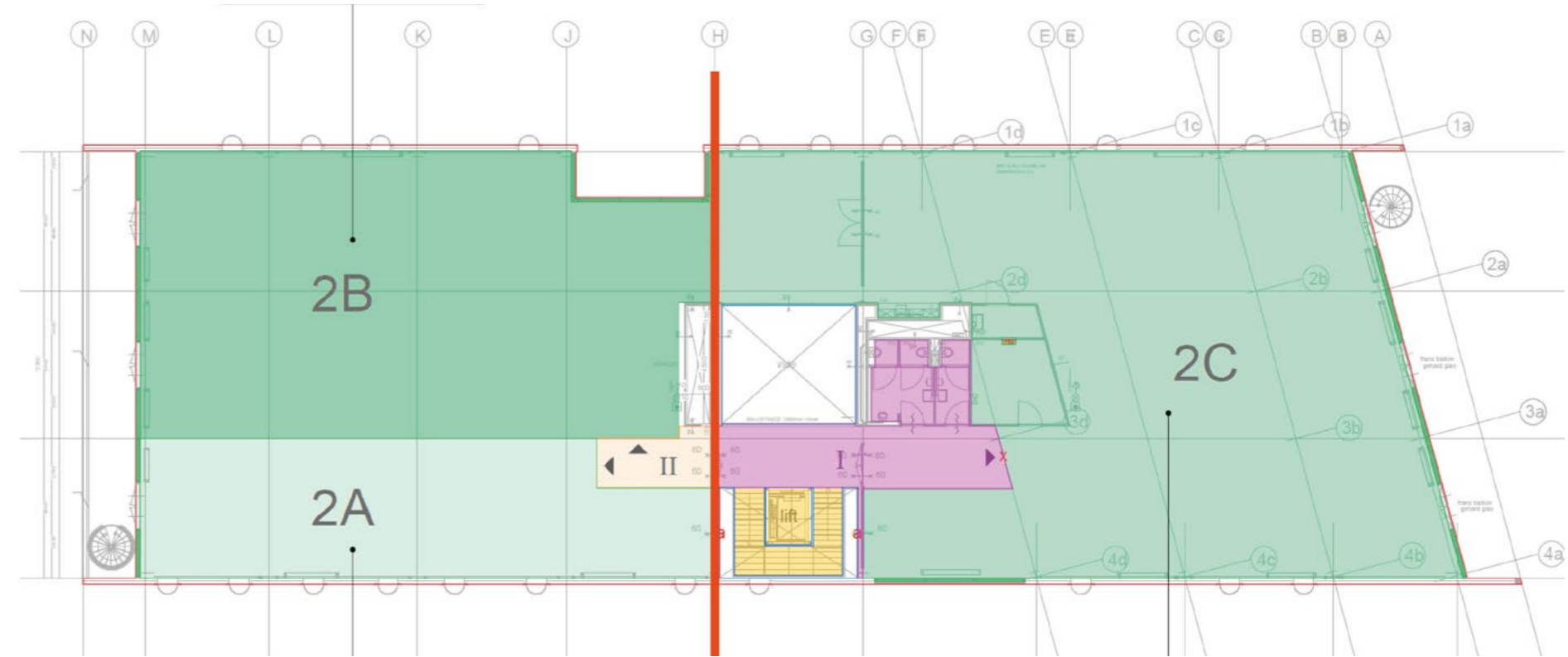
AVAILABLE FLOOR AREA

BUBBLE'S OFFICE BLISS

In total approximately 861 sqm LFA office space is available at The Bubble, divided as follows:

2nd floor : 861 sqm LFA, available in units starting from 430 sqm LFA.

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



2nd floor



SPECIFICATIONS

ALL YOU NEED TO KNOW

Rent price Office space starting from € 215.-- per sqm LFA per annum.

Parking spaces
19 parking spaces available.
€ 2,500.-- per parking space per year.

** Rent prices will be increased with service costs and VAT.*

Service costs € 45.-- per sqm LFA per year, excluding VAT, as advance payment with annual settlement.

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 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 with service charges and VAT.

Availability 861 sqm LFA per direct. Available in units starting from 430 sqm. LFA.

Delivery level In it’s current turn-key condition.

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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