

FIRST REAL ESTATE

FOR RENT | DE ENTREE II
Amsterdam South East

KEEP
MOVING
FORWARD



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**A NEW START
AT ENTREE II**

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KEY HIGHLIGHTS

EXPERIENCE A MODERN WORK CULTURE



Available office space
approx. 1.396 sqm LFA



Lobby with reception desk,
cafe and coffee bar
by 'De Huismeesters'



Spacious floor plate
with lots of natural daylight
and amazing views over
Amsterdam Sout East



8 parking spaces available
in the parking garage
below.



Seamless accessibility
In close distance to
Public Transport Station
Amsterdam Bijlmer ArenaA



Fully equipped
business centre



A vibrant area, home to
iconic venues like Johan
Crujff Arena, the Ziggo
Dome and AFAS Live



A++ Energy Label

PROPERTY

A MODERN MULTI-TENANT OFFICE BUILDING




Introducing De Entree II: a multi-tenant office building at the premier business hub in Amsterdam South East. Just a few moments away from the Johan Crujff ArenA, this exceptionally designed office space with the warmest hosts at the reception.

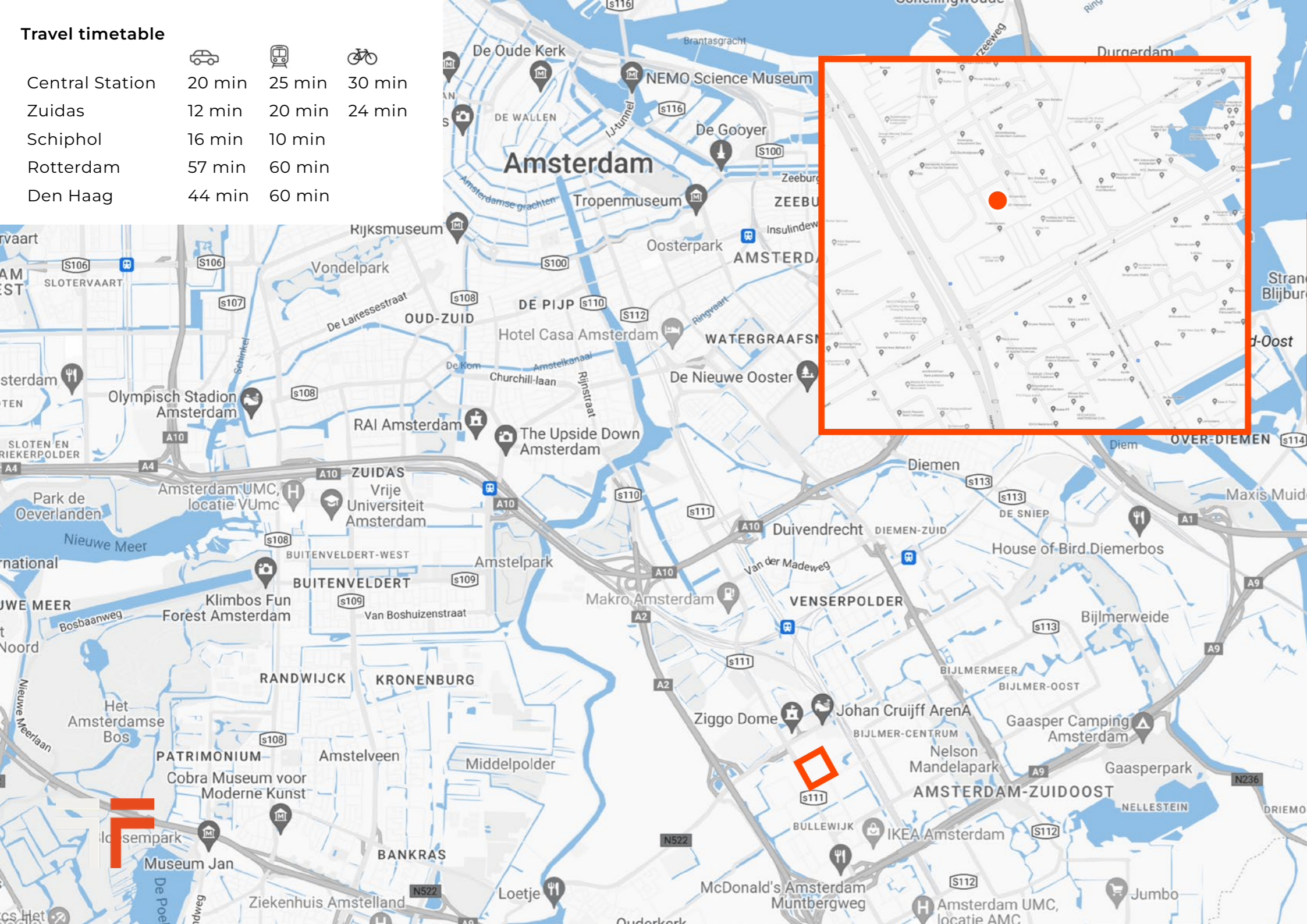
Step into the coffee bar, where you can engage in fruitful discussions, and catch up on the latest news. Need a quick bite and a cappuccino on the go? We've got this covered. Plus, if you're in need of a delicious lunch without leaving the office, look no further!

De Entree II combines stylish architecture with accessibility, while championing sustainability. This building proudly flaunts an A++ energy label. With spacious office spaces and natural daylight combined with amazing views and a vibrant networking hub at its core, it's the ideal environment for professional growth. Experience the modern work culture at De Entree II.



Travel timetable

			
Central Station	20 min	25 min	30 min
Zuidas	12 min	20 min	24 min
Schiphol	16 min	10 min	
Rotterdam	57 min	60 min	
Den Haag	44 min	60 min	



LOCATION & ACCESSIBILITY

DE ENTREE 230-266 1101 EE AMSTERDAM

Welcome to Amsterdam South East, a dynamic and high-profile area that has flourished over the years. As the city's largest business district and becoming an important mixed-use destination, it also doubles as a popular sports and leisure destination. Home to iconic venues like the Johan Cruijff Arena, the Ziggo Dome and AFAS Live, there's never a shortage of entertainment options.

Transportation is a breeze with the Amsterdam Bijlmer Arena train and metro station within just a 5 minutes walk. Utrecht Central Station is a short 20-minute train ride away, and Schiphol Airport is only two stops and 10 minutes away. Similarly, Amsterdam Central Station is just a quick train or metro ride in the opposite direction.

Just steps away from De Entree II lies the bustling Amsterdamse Poort shopping center that provides to everyday needs and offers an diverse array of eateries and fashion stores.

AVAILABLE FLOOR AREA

TRANSFORMING SPACES

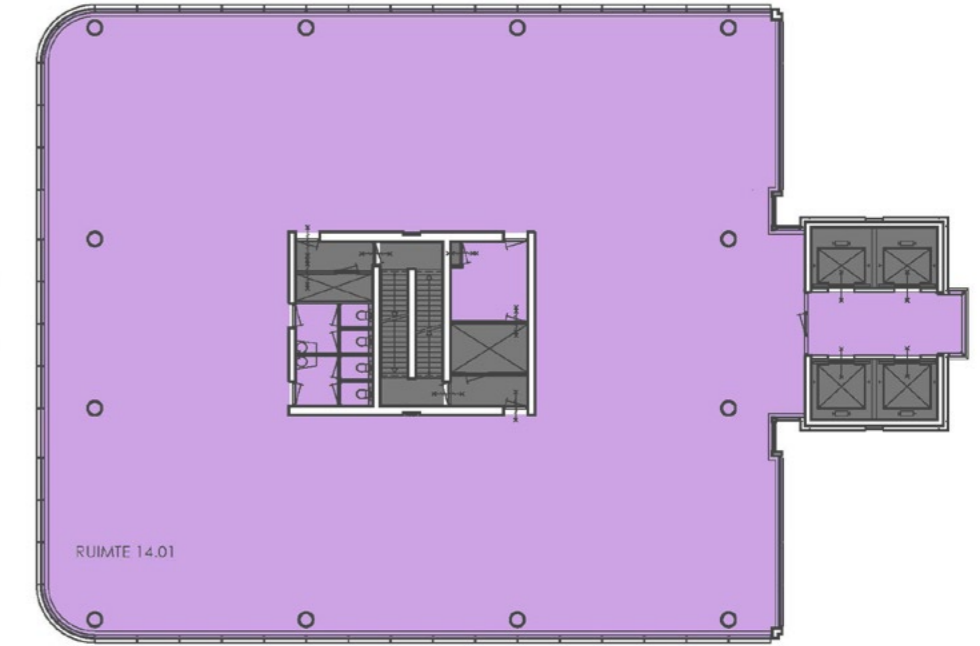
Approximately 1.396 sqm LFA of rentable space is available at De Entree II, divided as follows:

7th floor : 569 sqm LFA | per September 1st, 2024
14th floor : 827 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.



7th floor



14th floor



SPECIFICATIONS

ALL YOU NEED TO KNOW

- Rent price** Office space starting from € 235.-- per sqm LFA per annum.
- Parking spaces
8 parking spaces available in the parking garage below.
€ 2,500.-- per parking space per year.
- * Rent prices will be increased with service costs and VAT.*
- Service costs** € 70.-- per sqm LFA per year, excluding VAT, on a costing basis

- 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** 7st floor - per September 1st, 2024
14th floor - per direct
- Delivery level** 7th floor - renovated shell & core condition.
14th floor - 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.

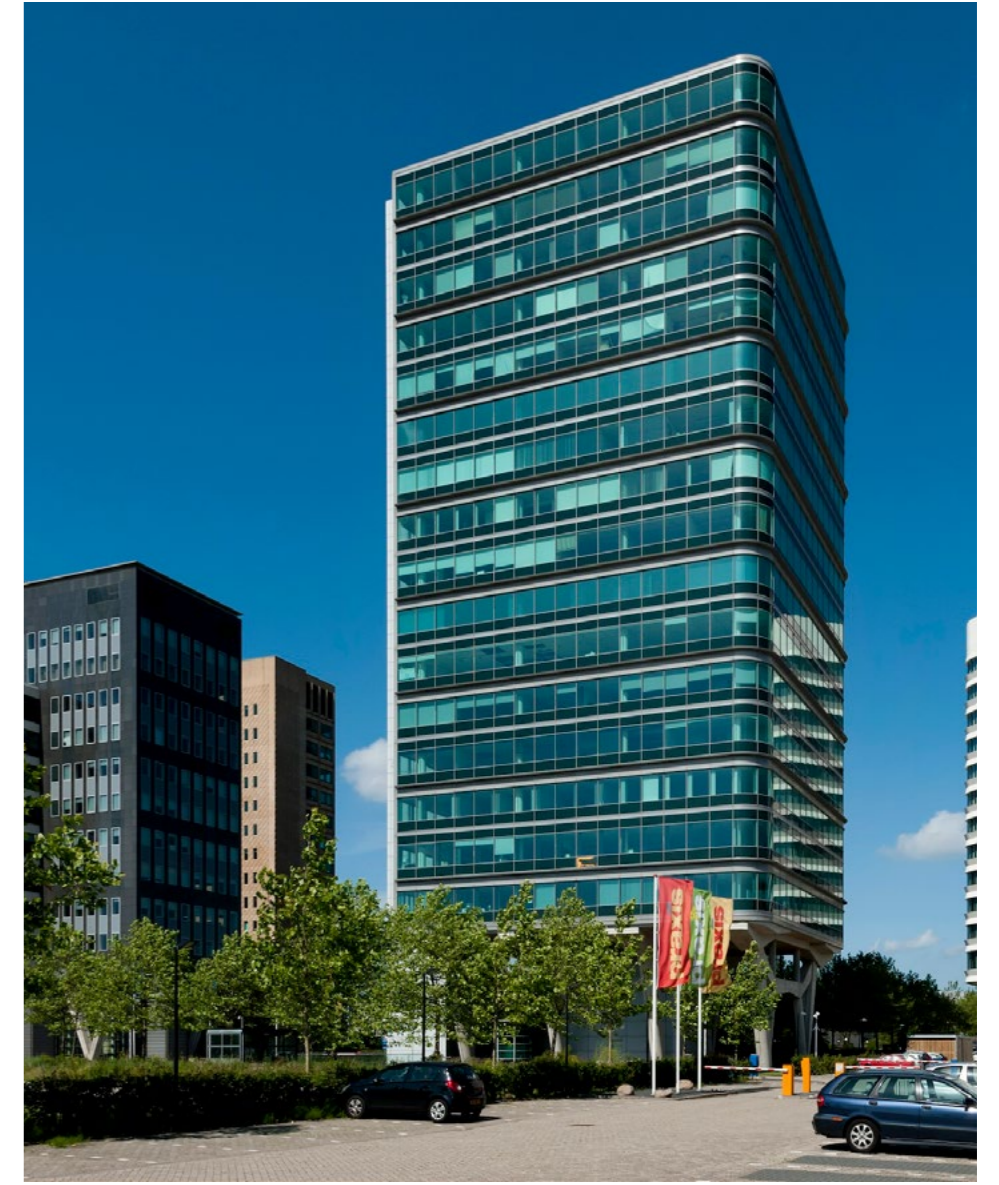
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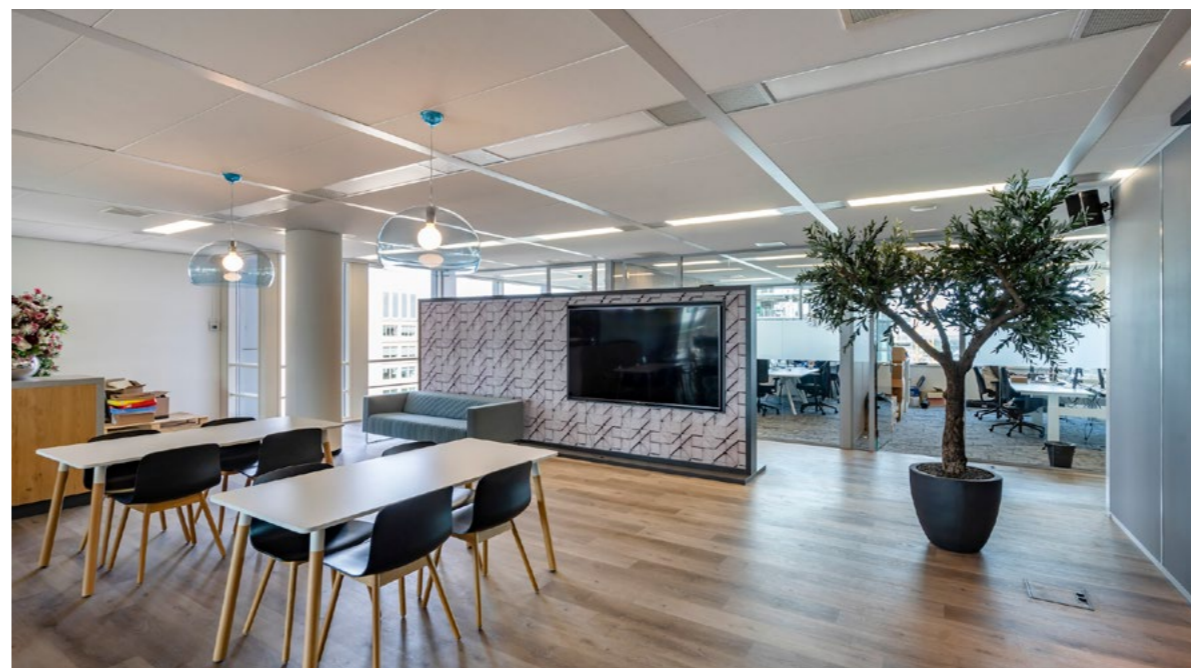


PHOTOGRAPHY

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About us

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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