

FIRST
REAL
ESTATE

FOR LEASE | APOLLO
HERIKERBERGWEG 1-35

**KEEP
MOVING
FORWARD**





APOLLO
TYRES LTD

apollo

CONTENT

LET THE
COUNTDOWN
BEGIN!

Key highlights	05
Property	06
Location & Accessibility	09
Available floor area	10
Specifications	12
Photography	14
Contact	22





KEY HIGHLIGHTS

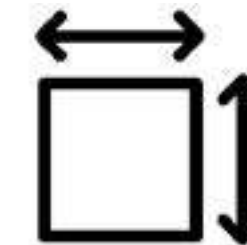
ABUNDANT FACILITIES FOR A THRIVING WORKSPACE



Available office
space starting
from 473 sqm up
to 1,655 sqm per
floor



Hospitality,
catering,
restaurant and
coffee bar



Spacious floor
plates



24/7 access



Seamless
accessibility



Board room



Vibrant outdoor
oasis and
terrace



BREEAM
certification and
energy label A++

YOUR GATEWAY TO SUCCESS IN AMSTERDAM ZUIDOOST!

Introducing Apollo: your strategic business destination in Amsterdam South East. Discover an architectural gem that blends style with accessibility and exemplifies sustainability. This state-of-the-art building boasts an impressive energy-efficiency rating with an A++ energy label and holds a prestigious BREEAM certification. Enjoy spacious workspaces flooded with natural light, a restaurant offering delightful lunches. The heart of the office building offers the possibility to network and relax, providing employees with a dynamic space to forge valuable connections and unwind, fostering both professional growth and well-deserved relaxation.

Experience seamless connectivity with Wifi and glass fiber, 24/7 access, and a host of amenities including a board room, showers, bike storage, parking, and charging station. The dedicated team ensures a welcoming environment for all. Step onto the terrace for a breath of fresh air.

Apollo: where location, amenities, sustainability, and community converge for your business success.

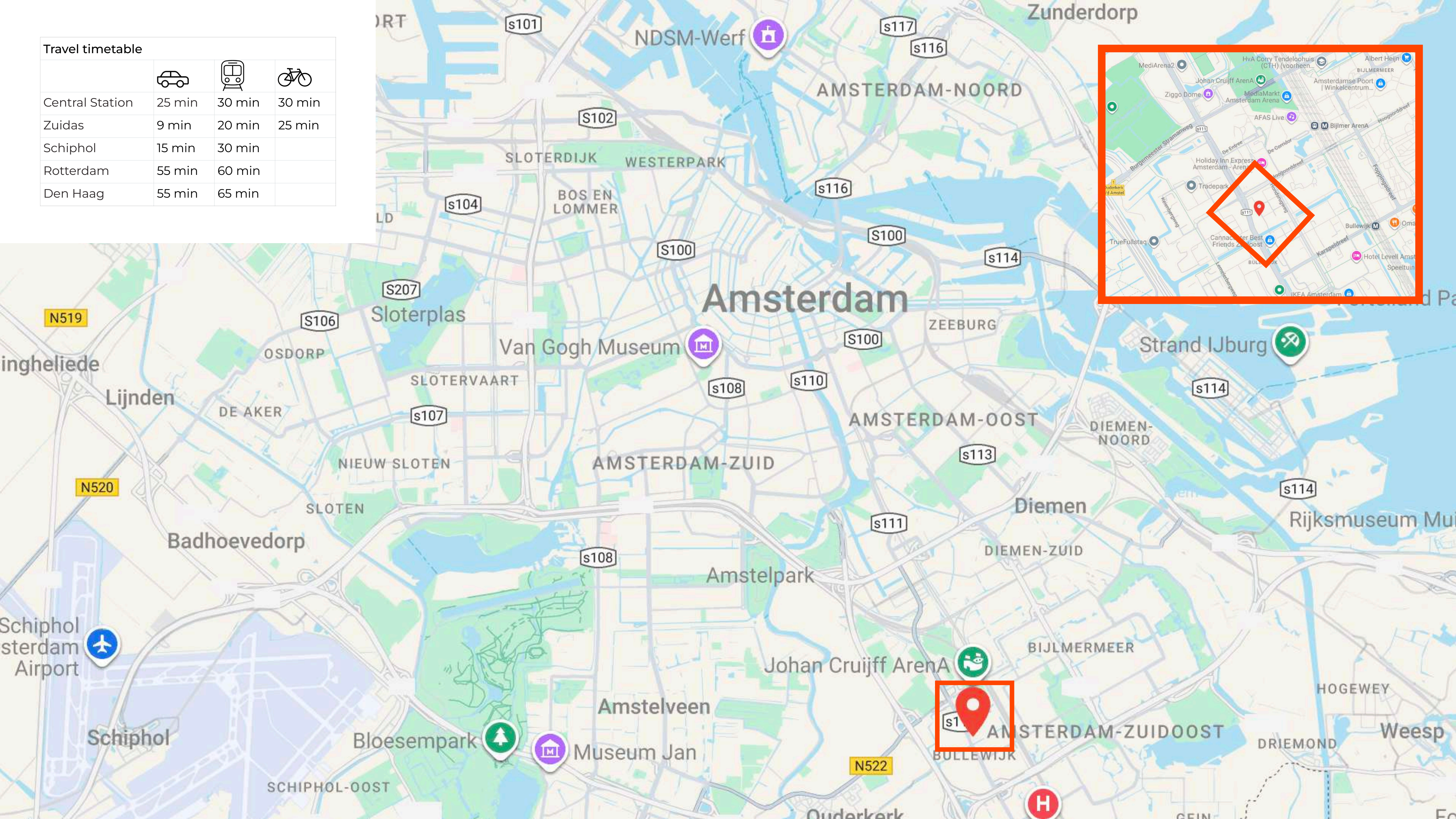




Apollo

BG 1 2 3 4 5 6 7 8

Travel timetable			
			
Central Station	25 min	30 min	30 min
Zuidas	9 min	20 min	25 min
Schiphol	15 min	30 min	
Rotterdam	55 min	60 min	
Den Haag	55 min	65 min	



LOCATION & ACCESSIBILITY

HERIKERBERGWEG 1-35 1101 CN 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 an increasingly important mixed-use destination, it also doubles as a popular sports and leisure hotspot. Home to iconic venues like the Johan Cruijff ArenA, the Ziggo Dome and AFAS Live, there's never a shortage of entertainment options. Just steps away from Apollo lies the bustling Amsterdamse Poort shopping center, offering a wide variety of shops, restaurants and everyday conveniences.

Accessibility is one of Apollo's strongest assets. Amsterdam Bijlmer ArenA train and metro station is within just a 5-minute walk, connecting you to Utrecht Central Station in only 20 minutes, Schiphol Airport in 10 minutes (two stops), and Amsterdam Central Station in the opposite direction. Bus connections are available right outside the building, with lines 120 (Amsterdam Bijlmer ArenA – Utrecht CS Jaarbeurszijde) and 126 (Amsterdam Bijlmer ArenA – Mijdrecht, Centrum) departing from a bus stop only 75 meters away.

For those traveling by car, Apollo is easily accessible via the A2, A9 and A10 motorways. Parking is available in the Plaza ArenA complex's underground garage, of which Apollo is part.



AVAILABLE FLOOR AREA

SPACIOUS FLOOR AREAS OFFERING FLEXIBLE LAYOUTS.

Approximately 3,650 sqm LFA of rentable space is available at Apollo, divided as follows:

4th floor: 1,655 sqm LFA

5th floor: 504 sqm LFA

7th floor: 1,018 sqm LFA (available as of January 1, 2026)

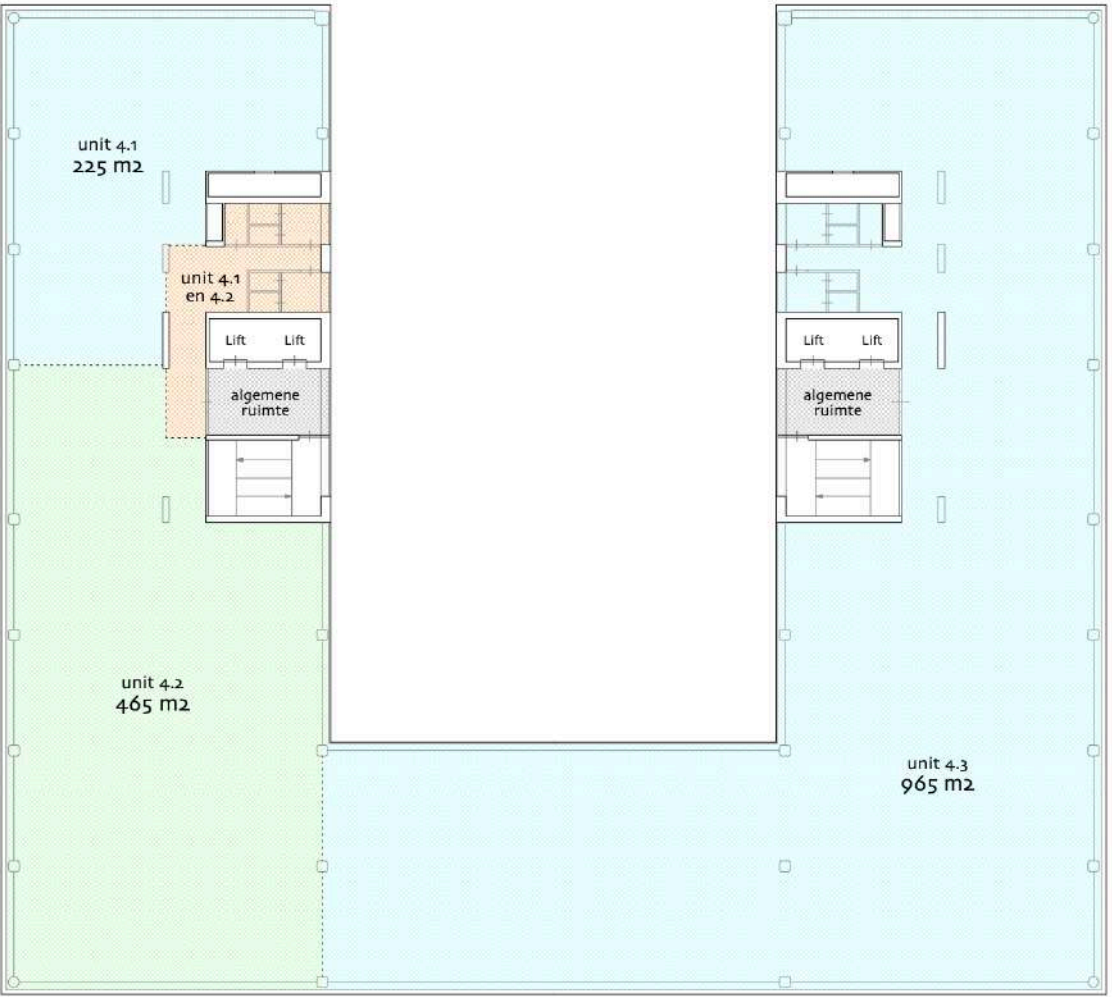
8th floor: 473 sqm LFA + 155 sqm archive space

Partial leasing options are available.

All sqm LFA (Lettable Floor Area) figures are measured in accordance with NEN 2580 standards and include a pro rata share in the building's common areas.



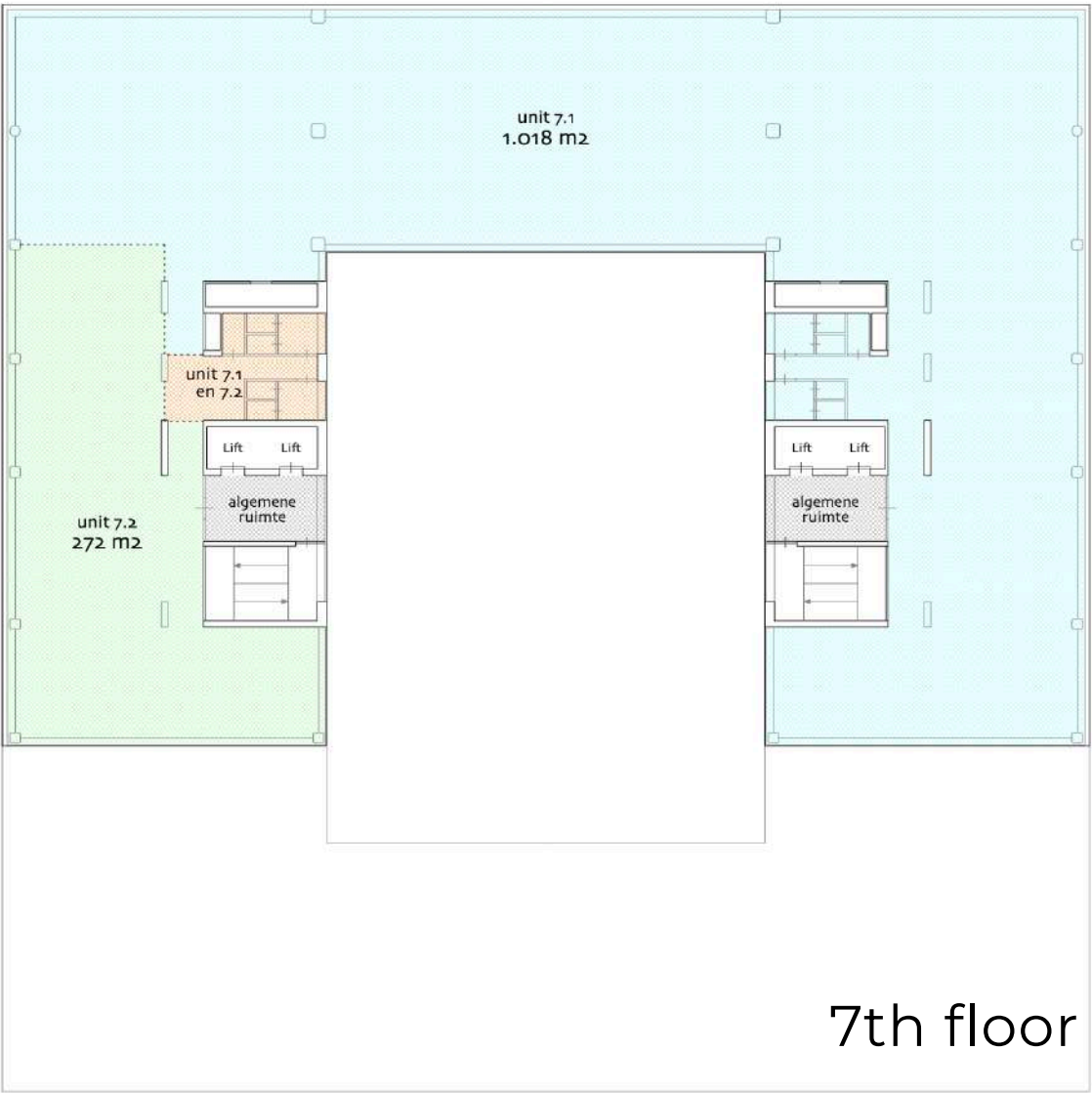
FLOORPLAN



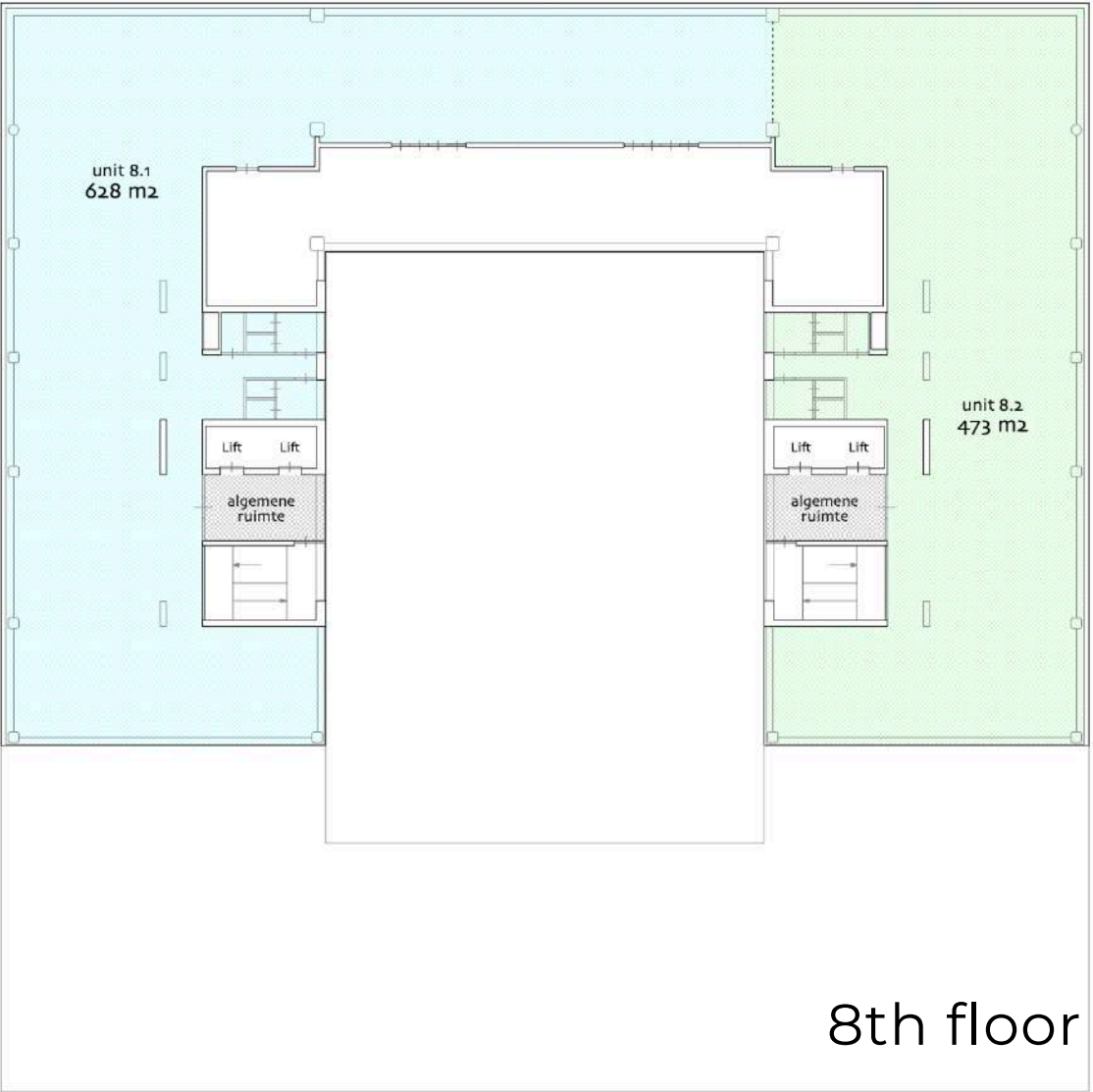
4th floor



5th floor



7th floor



8th floor

Herikerbergweg 1-35



SPECIFICATIONS

ALL YOU NEED
TO KNOW

- Rent price** Office space
EUR 245.- per sqm LFA per annum.
- Parking subscriptions
EUR 2,250.- per parking
subscriptions per annum.
- * Rent prices will be increased with service charges and VAT.
 - * The parking subscriptions provide parking in the P10 parking garage underneath the Plaza Arena complex of which the Apollo building forms part of.

- Service costs** EUR 80.- per sqm LFA per year, excluding VAT, as an advance payment.
- 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** 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 with service charges and VAT.
Delivery level	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.

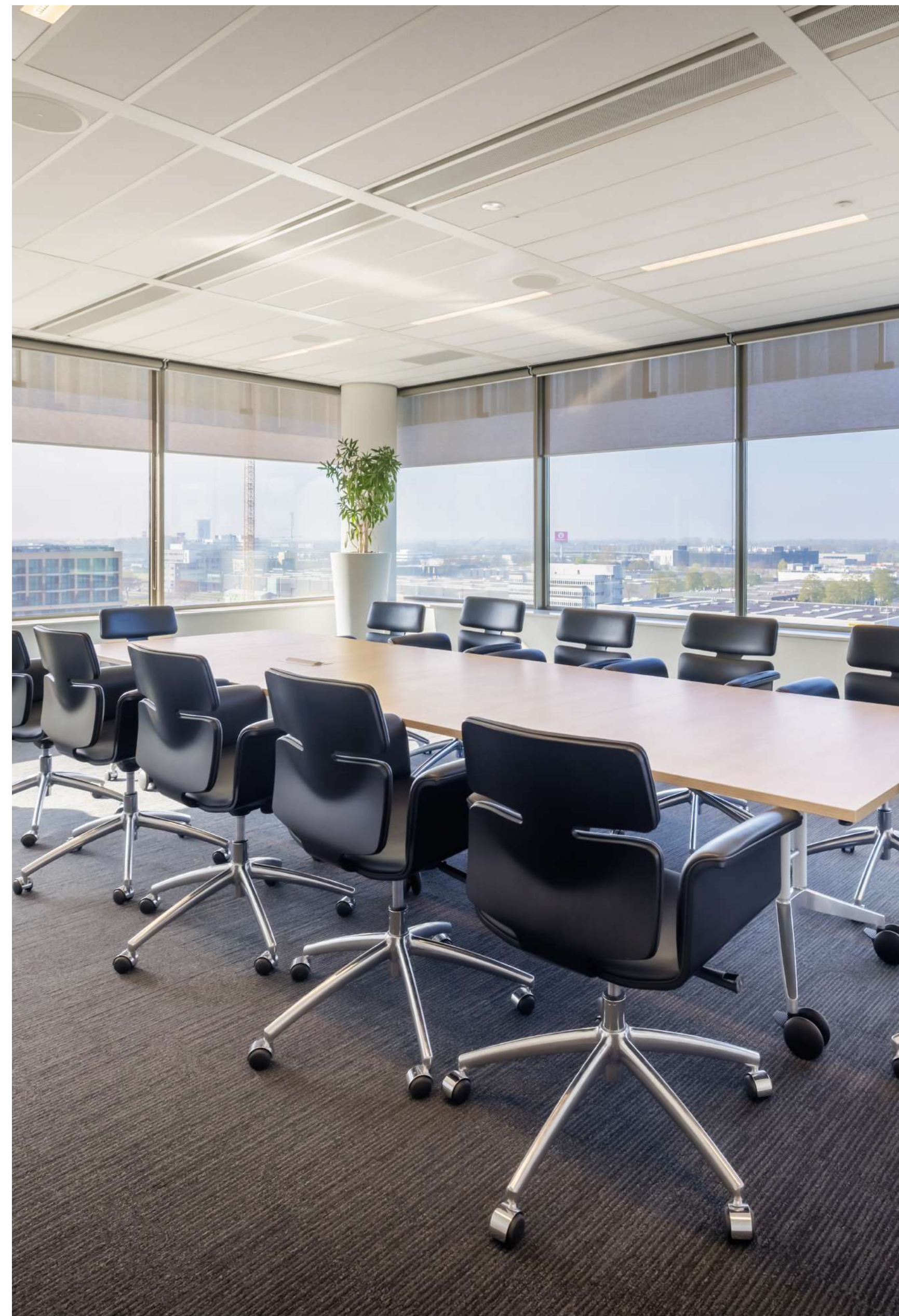
Reservation	This information is provided for informational purposes only and should not be considered as binding. It serves as an invitation to submit an offer. Any agreement reached is explicitly subject to written approval from our client or the building owner, as applicable. Until such approval is granted, all proposals made are non-binding. This document, or any portions thereof, may not be reproduced or transmitted in any form or by any means without the written consent of FIRST Real Estate.
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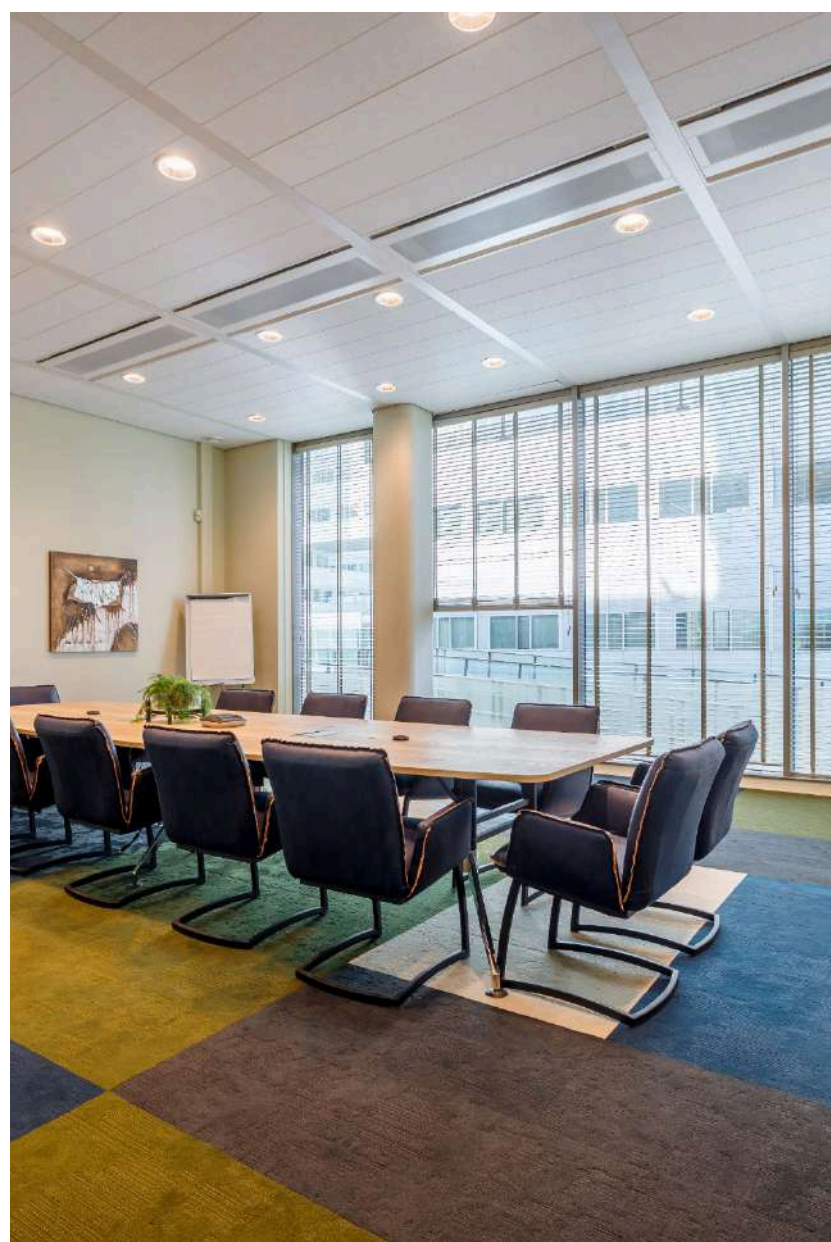
PHOTOGRAPHY

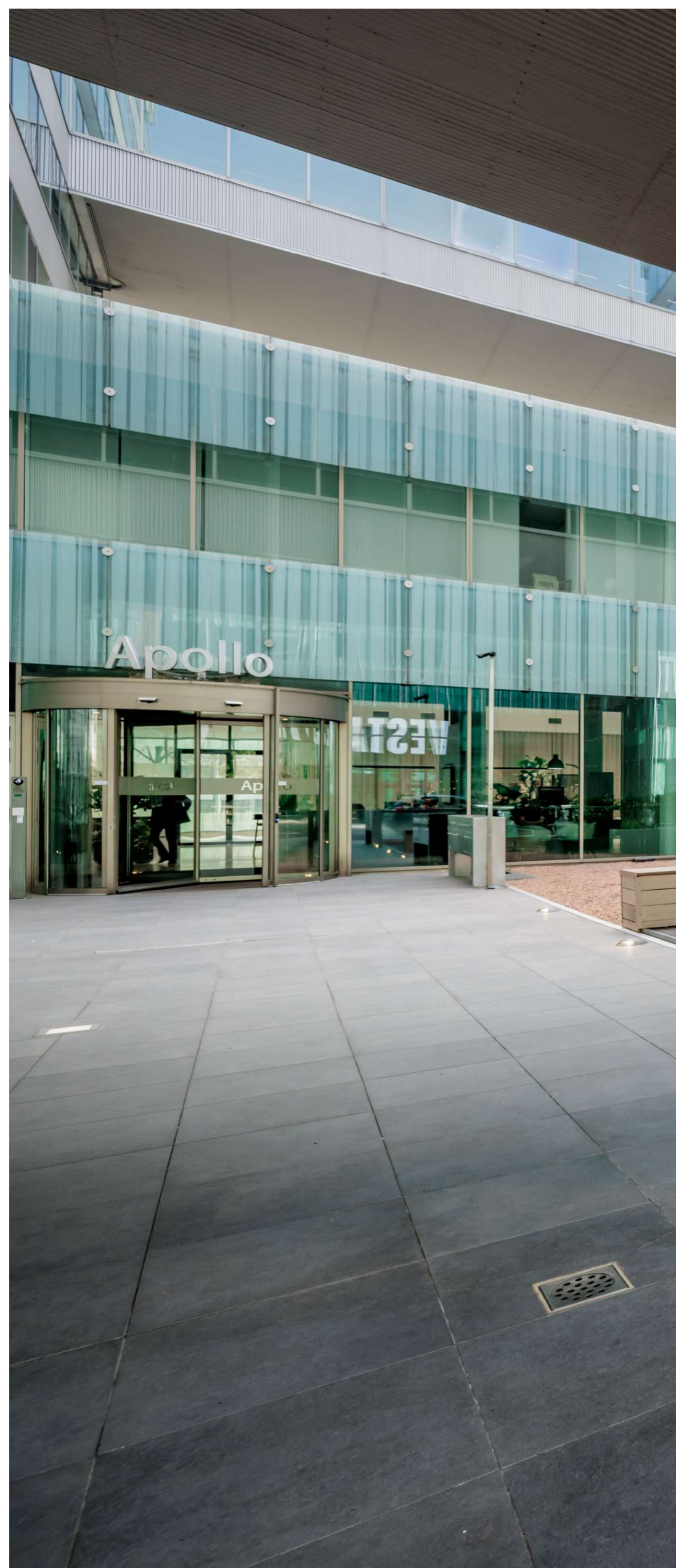
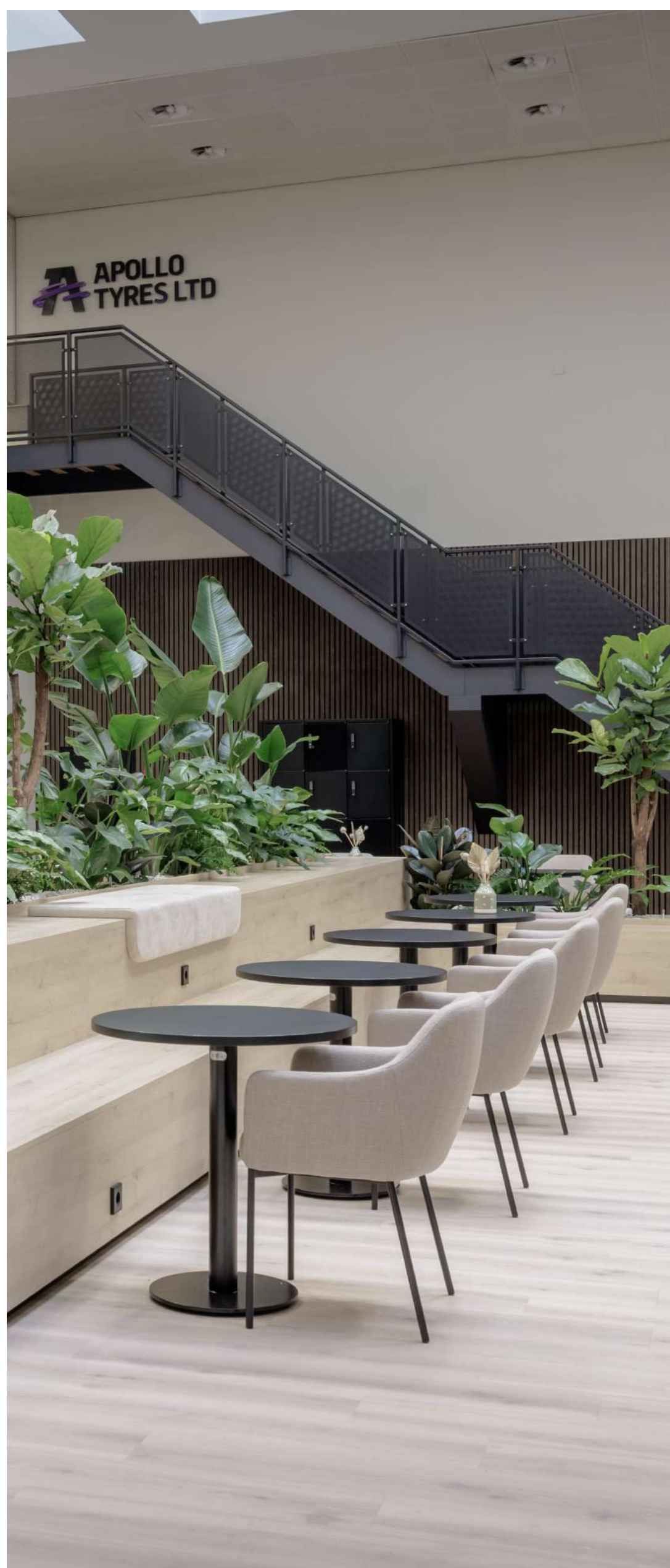
IMAGES











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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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15-09-2025

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