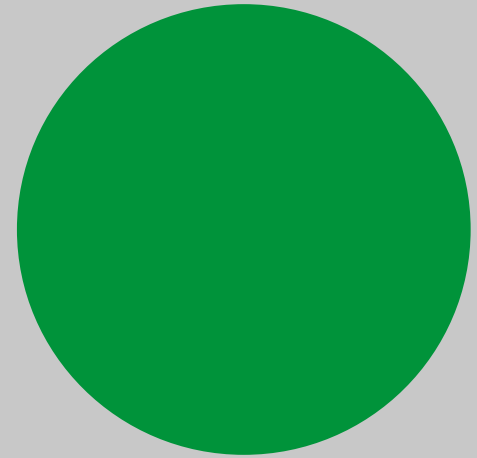




**KEEP
MOVING
FORWARD**



FOR RENT | Mt. Lincolnweg 38-40, Amsterdam

THE 1



**FIRST
REAL
ESTATE**



CONTENT

ARE YOU THE ONE

Key highlights

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KEY HIGHLIGHTS

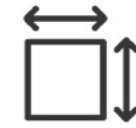
THE ONE WITH AN ATTRACTIVE ATMOSPHERE



Available office space starting at 207 sq.m. LFA



Welcoming Lobby with Coffee and Lunch Bar



Spacious floor plates



Waterfront views & a communal courtyard



Excellent underground parking with sustainable solutions



Meeting facilities



Gym with group fitness and private training



Attractive atmosphere

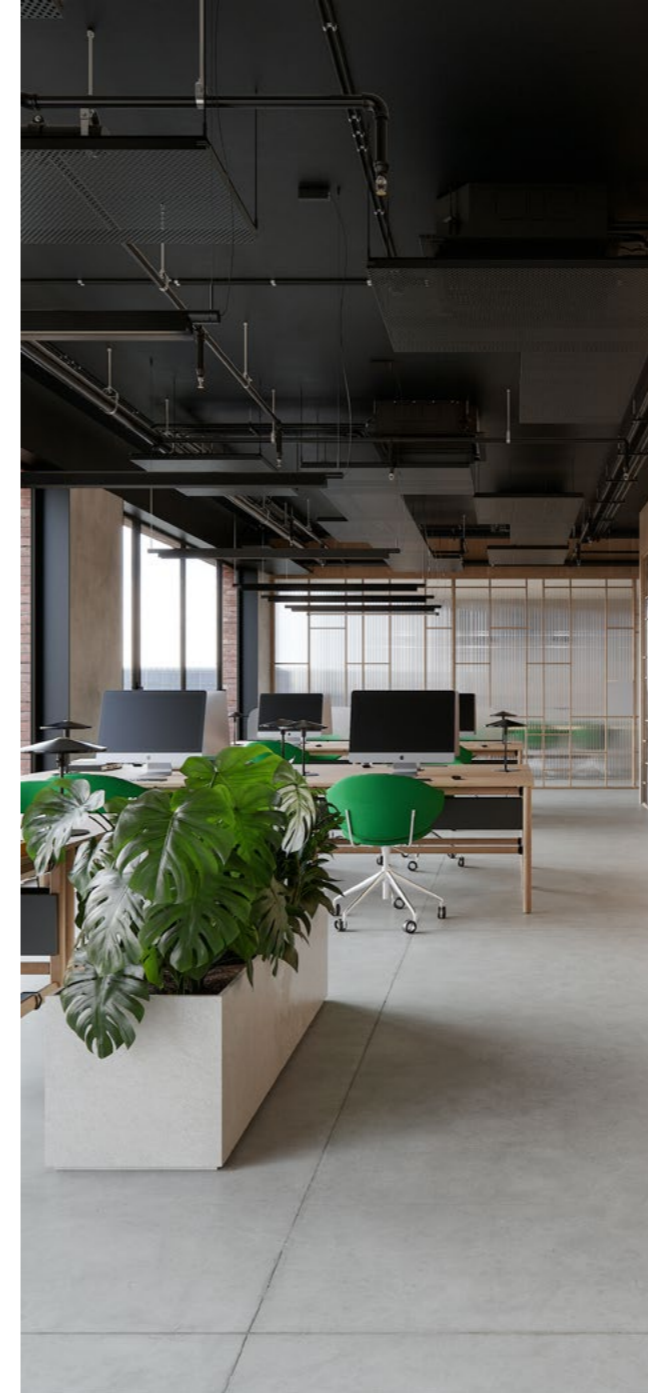


PROPERTY

ONE OF A KIND

The One that stands out with its robust, massive and tough look, complementing the architectural lines of the adjacent Kraanspoor and the industrial character of NDSM wharf. The One at Amsterdam's most diverse creative hub the NDSM Wharf, already housing iconic (Dutch) companies such as HEMA, MTV, Paramount, Denham, and Pernod Ricard. The One is attractive, colorful, sustainable and has a lot of space.

Built in 2010, the building compasses approx. 28,800 sq.m. LFA of office space, of which approximately 5,330 sq.m. LFA will be available for lease, including a three-level parking garage. The renovated ground floor and entrances now provides modern amenities like a welcoming host, coffee and lunch bar, flexible working spaces, a meeting room, and a gym. The office floors also feature improved suspended ceilings with high-quality LED lighting for a productive and comfortable environment.



PROPERTY

WHY ARE WE THE ONE

The One has an attractive atmosphere and amazing views, it's inviting you to step into the office. In addition, we strive to build a strong sense of community that fits the vibrant culture of the NDSM wharf.




At the One you will also have your very own recognizable entrance. By using different colors for different entrances, your company will stand out. By following the colors, you and your guests will arrive at your destination quickly and easily.

The One is ready for the future. Highly energy efficient (class A) and flexible office spaces that accommodate the diverse needs of all tenants. On top of that, The One has plenty of sustainable solutions for car & bike parking.

Last but not least, with mighty office floors nearing approx. 2,465 sq.m. LFA, we create an attractive office for both, creative and corporate tenants.



Travel timetable

			
Central Station	18 min	25 min	15 min
Zuidas	24 min	42 min	
Schiphol	21 min	50 min	
Rotterdam	58 min	75 min	
Den Haag	54 min	80 min	



LOCATION & ACCESSIBILITY

**MT. LINCOLN WEG 38-40
1033 SN AMSTERDAM**

The One is a prestigious office building located at the NDSM wharf in vibrant Amsterdam North. With a prime location nearby the IJ waterfront offering breathtaking views.

As part of the NDSM area, a former shipyard, this building embodies Amsterdam's commitment to urban redevelopment. In the near future, the NDSM area will be transformed into a dynamic space with offices, retail outlets, residences, educational facilities, cultural hubs and leisure amenities.



AVAILABLE FLOOR AREA

A PLACE FOR EVERY COMPANY

Approximately 5,330 sq.m. LFA of office space is available at The One.

Partial leasing options are also possible for spaces starting from approximately 207 sq.m LFA.

Ground floor	approx. 207	sq.m. LFA
3 rd floor	approx. 1,159	sq.m. LFA
6 th floor	approx. 2,469	sq.m. LFA
7 th floor	approx. 1,495	sq.m. LFA

The sq.m. 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.



SPECIFICATIONS

ALL YOU NEED TO KNOW

Rent price Office space
starting from € 260.- per sq.m.
LFA per annum.

Parking place
€ 2,500.- per parking place per
annum.

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

Service costs € 60,- per sq.m. per years as an
advance payment, based on
annual subsequent calculation.

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.
A flexible lease term can be
discussed.

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

Rent payment The tenant is obligated to
provide a bank guarantee
equivalent to a minimum of 3
months’ rent, to be increased to
include service charges and VAT.

Security deposit Per direct.

Delivery date In accordance with landlord
model, based on the ROZ
2015 lease agreement for
office space, 7:230A BW.

Lease agreement 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.

VAT This information is provided for
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PHOTOGRAPHY

THE ONE WITH AN ATTRACTIVE ATMOSPHERE







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FIRST
REAL
ESTATE

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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2024.04.08

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