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REAL  
ESTATE**

FOR RENT  
HAARLEM HOUTTUINEN

**KEEP  
MOVING  
FORWARD**





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# AT THE HEART OF AMSTERDAM CITY CENTRE

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## KEY HIGHLIGHTS

# FULLY RENOVATED



Available office space  
approx. 128 sqm LFA



Fully renovated  
with high quality  
finishings



Energy Label A



In close distance to  
Amsterdam Central Station



Fully equipped  
work spaces available



Effortlessly enjoy  
everything that the city  
centre has to offer



**PROPERTY**

# IN THE HEART OF AMSTERDAM'S HISTORIC CITY CENTRE




Located in the heart of Amsterdam's historic city center, the Haarlemmer Houttuinen now offer elegant and spacious workspaces on the first floor of a monumental building. Following an extensive renovation, this floor boasts refined finishes, including herringbone flooring, ample glass, and black steel window frames.

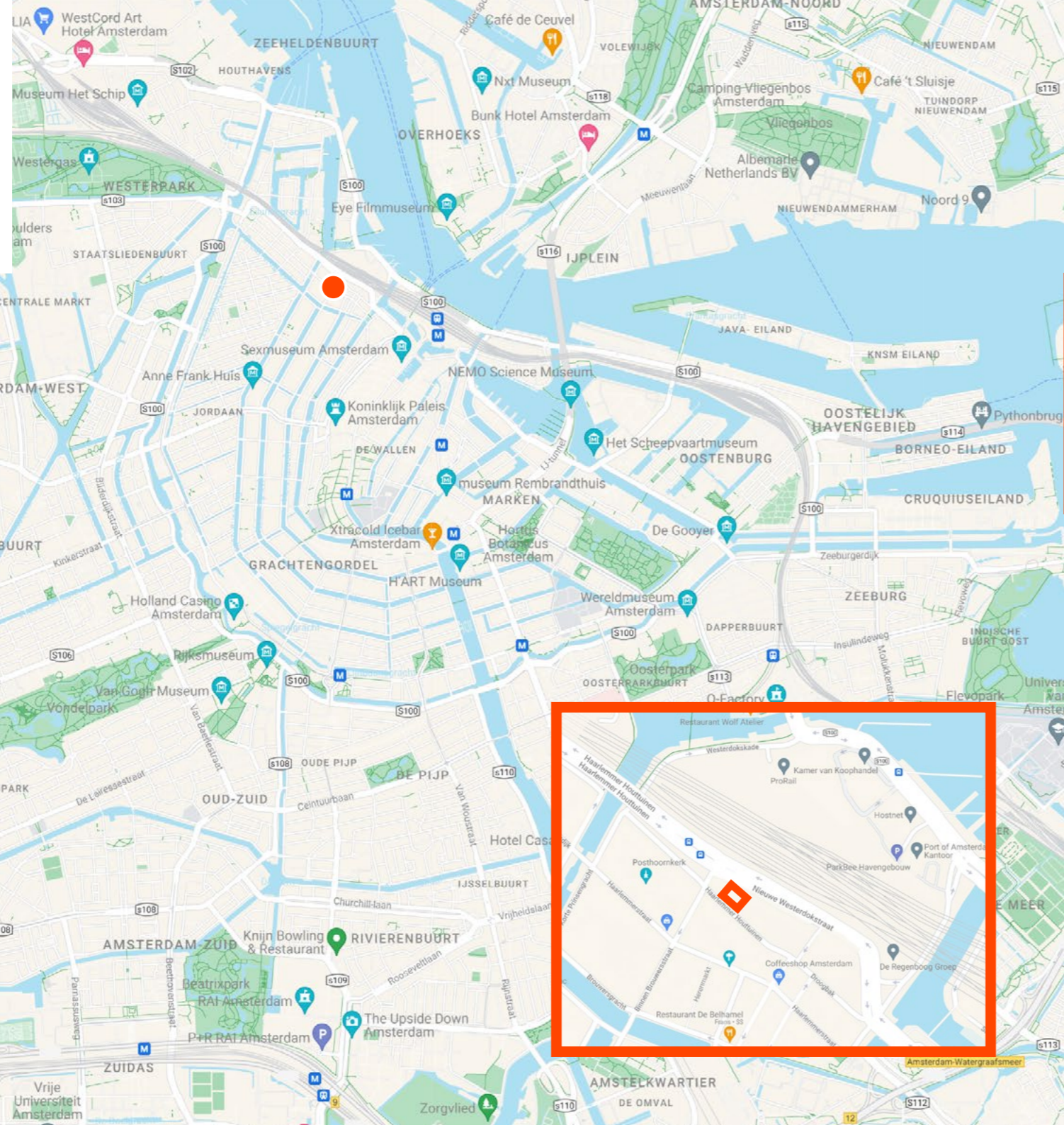
Each space is meticulously finished with high-quality materials and modern installations, such as a PVC herringbone parquet floor, a stylish pantry, data cabling, an LED lighting plan, underfloor heating, and an energy-efficient, high-capacity air conditioning system.





## Travel timetable

			
Central Station	5 min	9 min	5 min
Zuidas	30 min	20 min	20 min
Schiphol	22 min	30 min	
Rotterdam	60 min	55 min	
Den Haag	59 min	70 min	



## LOCATION & ACCESSIBILITY

# HAARLEMMER HOUTTUINEN 23 1101 EE AMSTERDAM

Welcome to this location near Amsterdam Central, a vibrant and sought-after area in the heart of the city. This district combines the dynamism of a work environment with the charm of Amsterdam's cultural and recreational center.

The accessibility is unparalleled. Amsterdam Central Station is just a few minutes' walk away, providing quick connections to both national and international destinations. Schiphol Airport is easily reachable within 15 minutes by train, and other major cities like Utrecht are accessible within half an hour. This location offers the perfect balance between work and leisure, with everything you need close at hand.

With its prime location, this office provides easy access to Central Station and Amsterdam's iconic canals, allowing you to effortlessly enjoy the city's many excellent amenities, cafés, restaurants, and attractions.





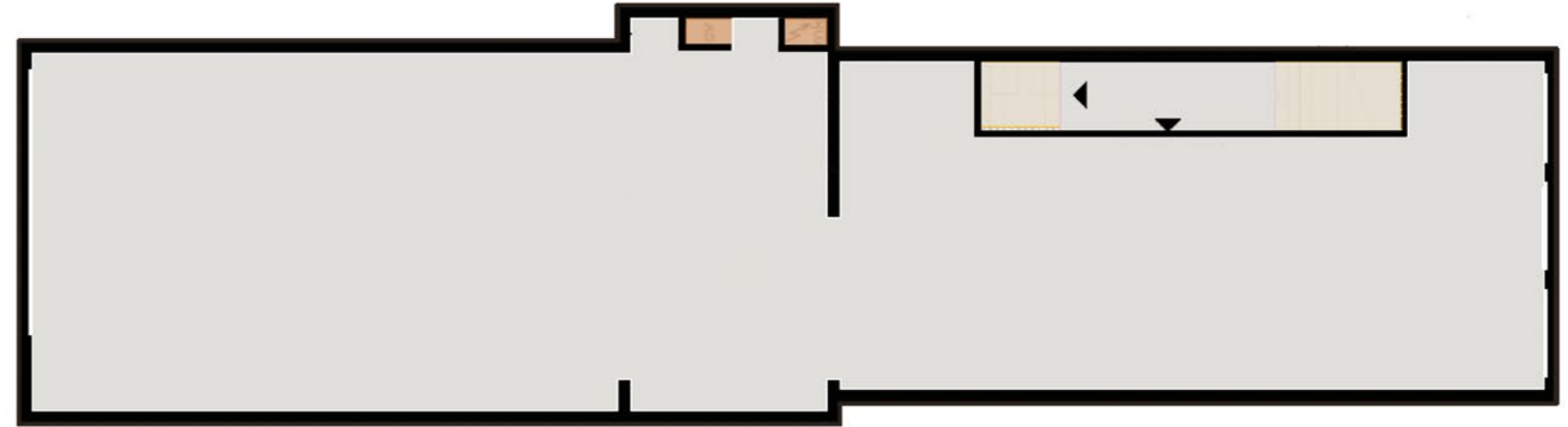
AVAILABLE FLOOR AREA

# EFFICIENT FLOOR SPACE

Approximately 128 sqm LFA of office space is available at the Haarlemmer Houttuinen 23:

2<sup>nd</sup> floor : approx. 128 sqm LFA | per direct

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.



Haarlemmer Houttuinen 23, 1013 GL Amsterdam  
1<sup>st</sup> floor



## SPECIFICATIONS

# ALL YOU NEED TO KNOW

**Rent price** Office space € 4.250.-- per per month.

Parking spaces  
No parking spaces available.

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

**Service costs** € 25.-- 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** 1<sup>st</sup> floor - per direct

**Delivery level** Renovated 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*

# 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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