



FIRST
REAL
ESTATE

FOR LEASE
PLAZA ARENA, GAUDI
HERIKERBERGWEG 288-190

**KEEP
MOVING
FORWARD**



CONTENT

**HIGH-END BOUTIQUE OFFICE
LOCATED IN THE PLAZA
ARENA COMPLEX**

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





KEY HIGHLIGHTS

FULLY
RENOVATED



Approx. 8,660 sq m of premium office space, flexible layouts available



Fully renovated with high quality finishings



Energy label A++ and BREEAM In-Use Excellent certification



74 parking spaces including EV charging facilities



Hospitality services: reception & barista, lounge, restobar, conference centre and gym



Modern design with sustainable materials and abundant natural light



WHERE CONTEMPORARY DESIGN MEETS THE ENERGY OF AMSTERDAM SOUTHEAST

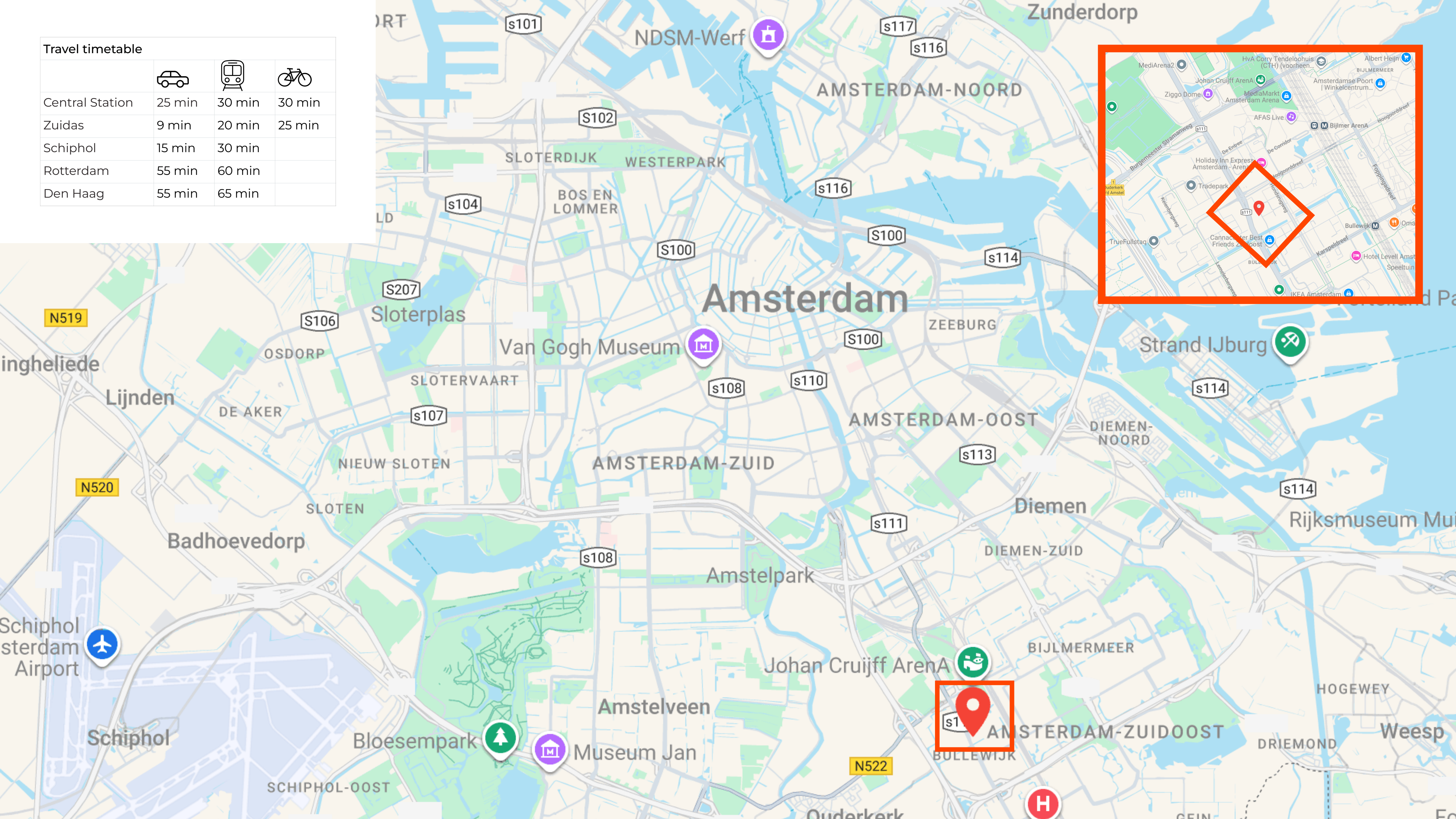
Situated in the heart of Amsterdam Southeast's dynamic Plaza ArenA district, Gaudi offers elegant, light-filled boutique offices within a striking, fully renovated landmark building. The nine-floor property has been transformed to meet the highest standards, combining refined architecture with modern functionality.

Each floor is finished to an exceptional level, featuring natural stone and steel accents, abundant glass, LED lighting with daylight control, raised computer floors, and high-performance climate systems. Flexible layouts allow for open workspaces, enclosed offices, or hybrid configurations — all designed to foster collaboration, wellbeing, and productivity.





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	



HERIKERBERGWEG 288-290

Welcome to Gaudi, perfectly positioned at Herikerbergweg 288-290 in the heart of Amsterdam Southeast's vibrant Plaza ArenA district. This dynamic area combines the energy of a thriving business hub with the excitement of renowned entertainment venues such as Ziggo Dome, AFAS Live and the Johan Crujff ArenA. Neighbouring companies like ING, Endemol and Deutsche Bank further underline its corporate prestige.

Accessibility is exceptional. Amsterdam Bijlmer ArenA station is just a five-minute walk away, offering direct train, metro and bus connections to Amsterdam Central, Schiphol Airport and Utrecht. By car, the A1, A2, A9 and A10 motorways are all within easy reach, placing key destinations across the country within comfortable driving distance.

Here, business and leisure meet seamlessly; whether you're entertaining clients, catching a concert after work, or enjoying the area's excellent choice of cafés, restaurants and hotels.

AVAILABLE FLOOR AREA

EFFICIENT FLOOR SPACE

Approximately 6,278.60 sq m LFA of office space is available at Gaudi, Herikerbergweg 288-290:

- 1st floor: approx. 934.30 sq m LFA
- 2nd floor: approx. 1,104.10 sq m LFA
- 4th floor: approx. 1,101.10 sq m LFA
- 5th floor: approx. 1,101.40 sq m LFA
- 7th floor: approx. 1,037.20 sq m LFA
- 8th floor: approx. 1,000.50 sq m LFA

Parking subscriptions are available based on the ratio of 1:110 LFA office space.

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.



FLOORPLAN, POSSIBLE LAY-OUT



Herikerbergweg 288-290



SPECIFICATIONS

**ALL YOU NEED
TO KNOW**

Rent price Office space
EU 255,- per sqm LFA per annum.

Parking
Parking subscriptions are available
based on the ratio of 1:110 LFA office
space.

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

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	Recently completed, high-quality renovation
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.
Disclaimer	FIRST Real Estate does not accept any liability regarding the accuracy of the information contained in this document, and no rights can be derived from the information provided.

PHOTOGRAPHY

IMAGES











CONTACT

020 888 7999
HELLO@FRE.NL
WWW.FRE.NL

Jeroen Jansen

jeroen@fre.nl

06 1062 7475

Didier Mulkens

didier@fre.nl

06 10 01 26 51



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.

Disclaimer

Although the information in this document has been compiled with the greatest care, no right can be derived in any way from its contents. The published images provide inspiration or a possible state of delivery. No guarantees are given for the final state of delivery.

01-09-2025

BOEINGAVENUE 50
1119 PE SCHIPHOL-RIJK

POSTBUS 75324
1070 AH AMSTERDAM