



FIRST
REAL
ESTATE

FOR RENT

PLAZA ARENA, GAUDI

HERIKERBERGWEG 288-190

**KEEP
MOVING
FORWARD**



CONTENT

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

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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

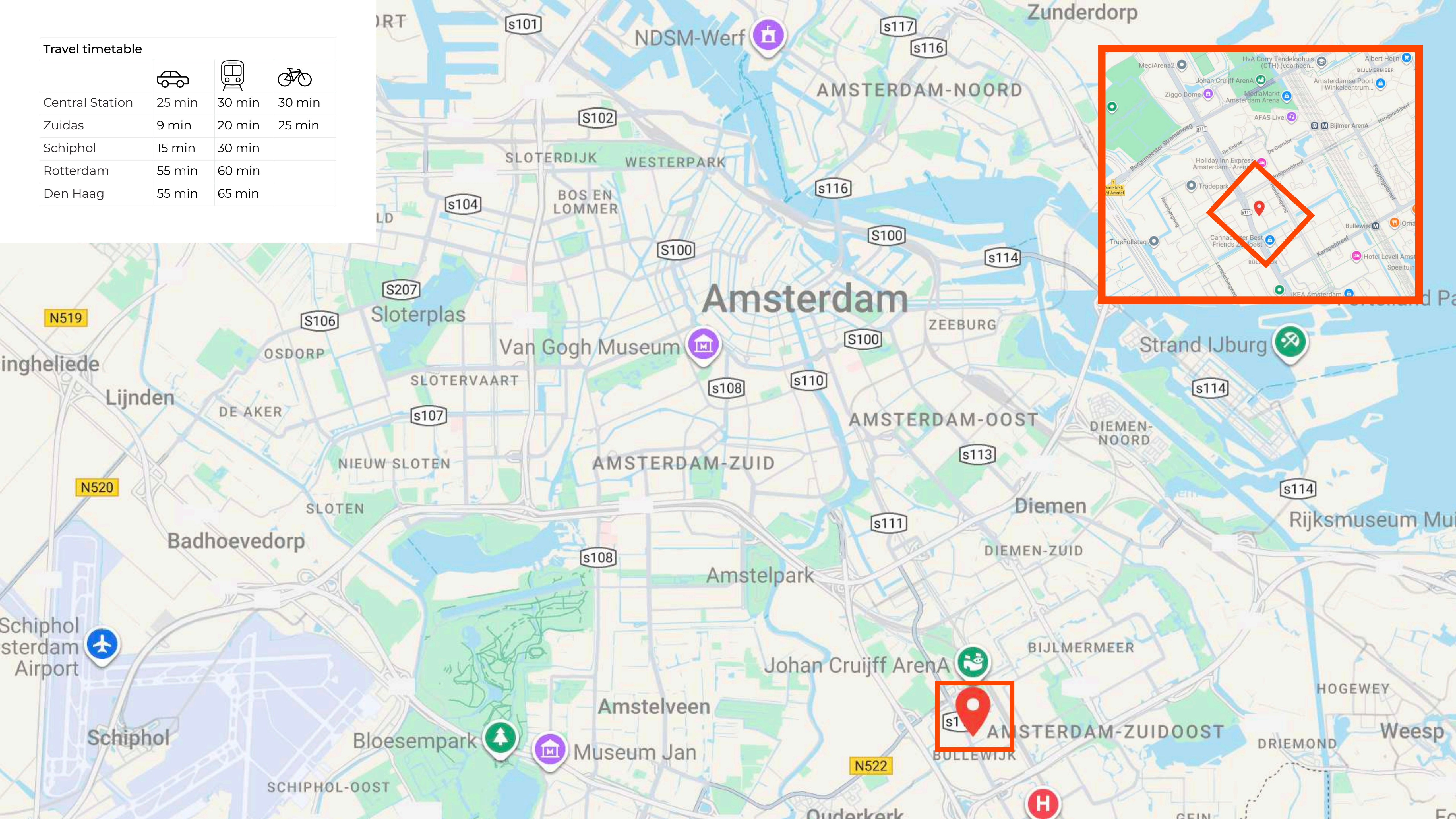
Situated in the heart of Amsterdam Southeast's dynamic Plaza ArenA district, Gaudi offers elegant, light-filled boutique offices within a striking, fully renovated landmark building. The nine-floor property has been transformed to meet the highest standards, combining refined architecture with modern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

EFFICIENT FLOOR SPACE

Approximately 8,660 sq m LFA of office space is available at Gaudi, Herikerbergweg 288-290:

- 1st floor: approx. 928 sq m LFA
- 2nd floor: approx. 1,096 sq m LFA
- 3rd floor: approx. 1,100 sq m LFA
- 4th floor: approx. 1,111 sq m LFA
- 5th floor: approx. 1,093 sq m LFA
- 6th floor: approx. 1,217 sq m LFA
- 7th floor: approx. 1,089 sq m LFA
- 8th floor: approx. 993 sq m LFA

Parking garage: 74 spaces (1/120 sq m ratio)

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 IDEA



Herikerbergweg 288-290



SPECIFICATIONS

ALL YOU NEED
TO KNOW

Rent price € 255 per sqm LFA per year

74 parking spaces available

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

Service costs € 77,50 — 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 To be determined

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.





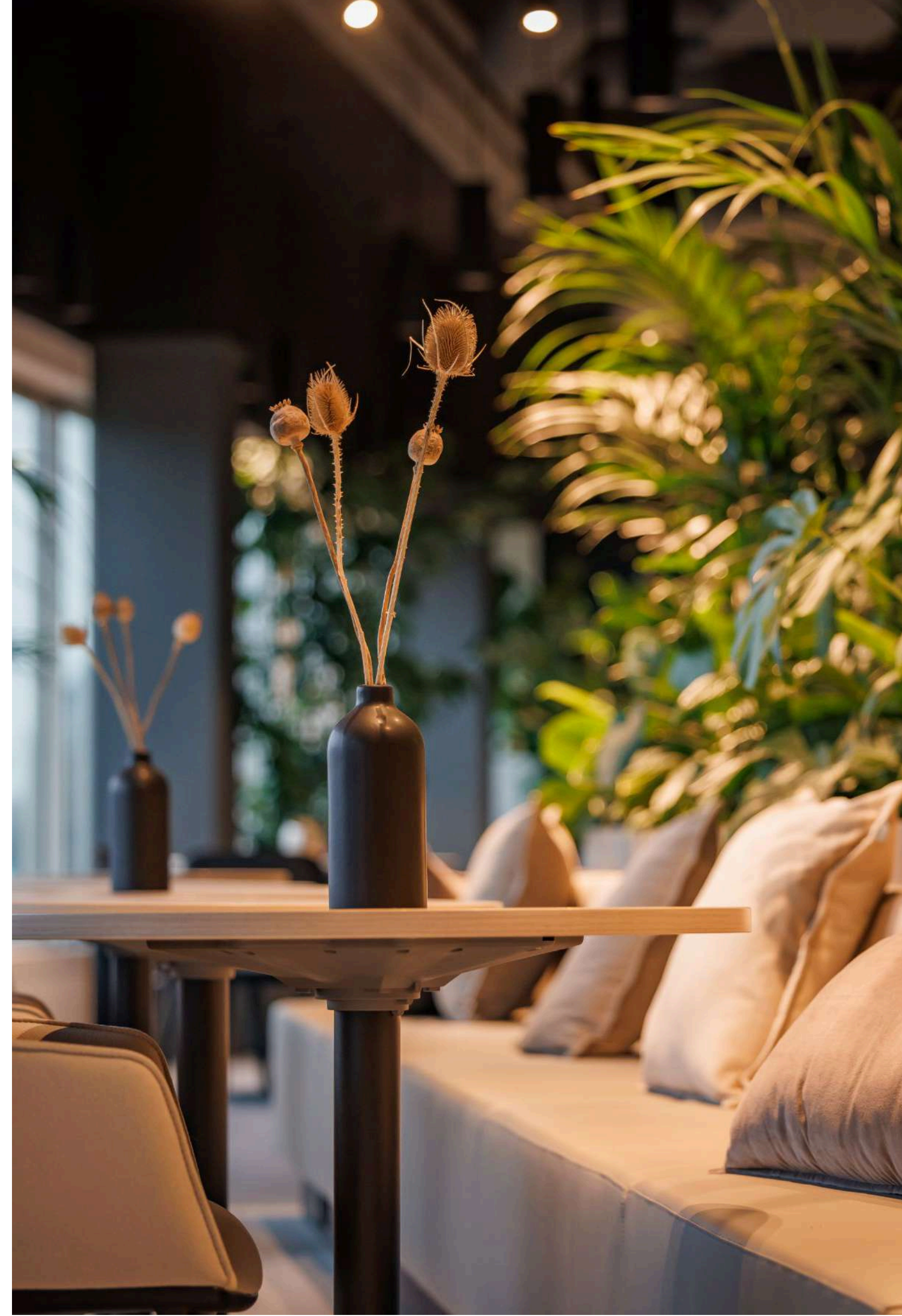
Security deposit	The lessee is obligated to provide a bank guarantee equivalent to a minimum of 3 months' rent, to be increased with service charges and VAT.
Availability	Six floors available, ranging from approx. 934 m ² to 1,104 m ² . Partial leasing possible from 300 m ² .
Delivery level	Recently 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.
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PHOTOGRAPHY

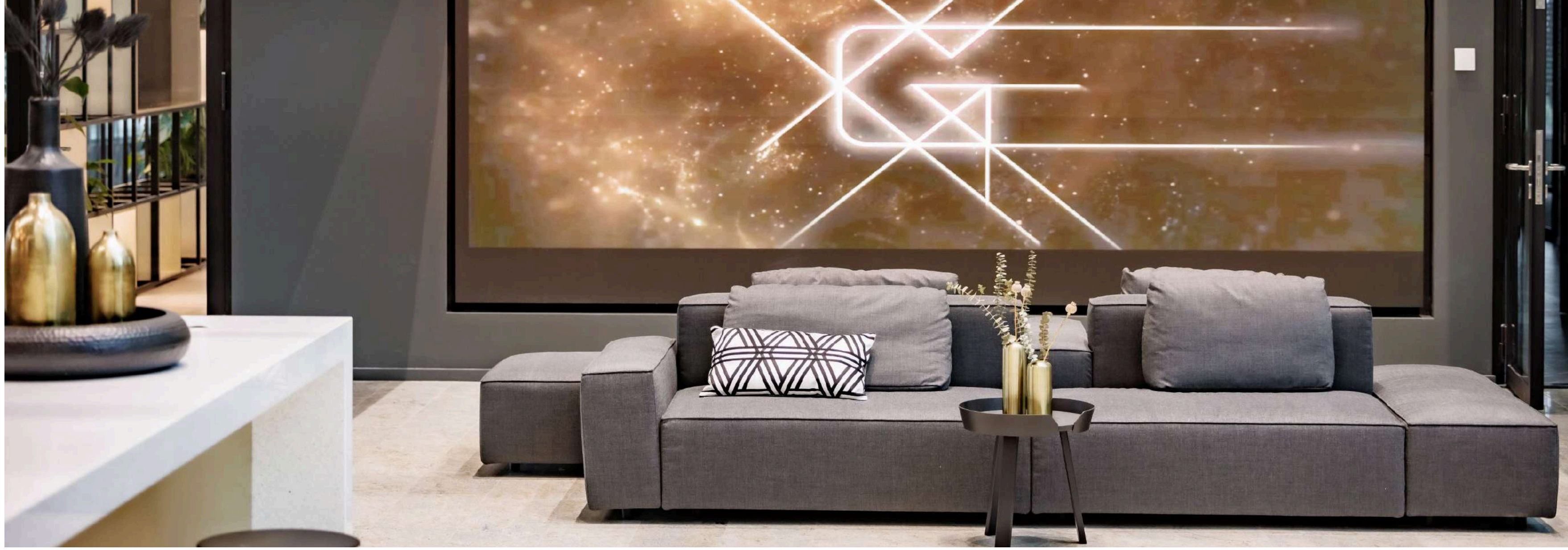
IMAGES















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