

**FIRST
REAL
ESTATE**

**FOR LEASE
ORLYPLEIN 73**

**KEEP
MOVING
FORWARD**





IN THE HEART OF DYNAMIC SLOTERDIJK

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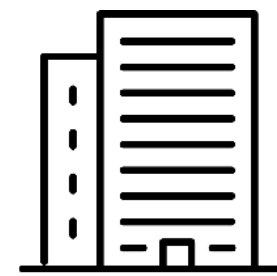


Orlyplein 97... Nederlandse Obesitas Kliniek/NOK Clinics
Orlyplein 89... GoDai
Orlyplein 85... Avantor
Orlyplein 81... Beschikbaar
Unit 9 Hardt Advocaten
Unit 8: Singh Verzekerings Unit 7: Yoores
Unit 6: Recovered2work Recruitment Solutions
Unit 4: Fortstaete
Orlyplein 77 Unit 1, 2: ICEPAY
Orlyplein 73 Hardt Advocaten
UMB Busitel Orlyplein

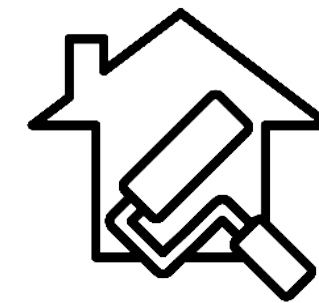


KEY HIGHLIGHTS

FULLY RENOVATED



Available office space
approx. 695,10 sqm LFA



Modern,
turn-key office spaces



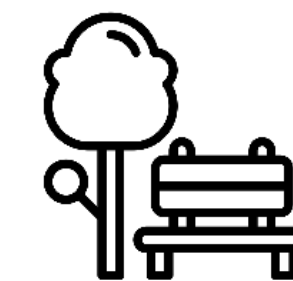
Energy Label A++



Next to Amsterdam Sloterdijk
Station



Internal meeting rooms
available



Mixed-use hub where working,
living, and leisure blend seamlessly

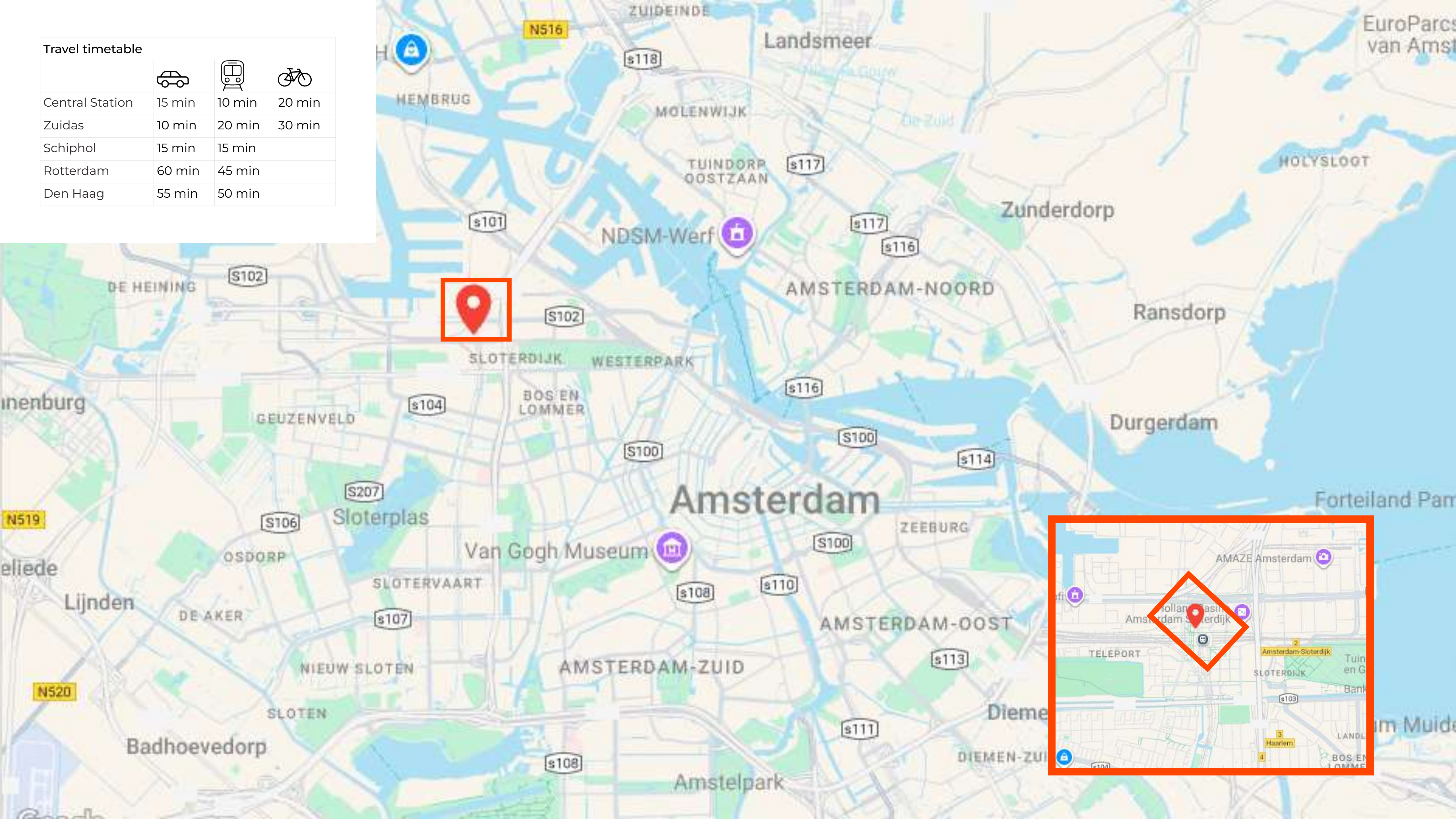
MODERN ARCHITECTURE WITH EXCELLENT FUNCTIONALITY

Orlyplein 89 is a striking office building located directly at Amsterdam Sloterdijk Station. The property combines modern architecture with excellent functionality, offering tenants a professional and inspiring working environment. Its spacious floorplates, high-quality finishes and turn-key delivery make it a perfect fit for companies that value both design and efficiency.

The building is equipped with all essential amenities, including a stylish lobby, modern installations and energy-efficient features that contribute to an A++ energy label. With on-site parking facilities and outstanding accessibility by both car and public transport, Orlyplein 89 provides everything a modern organisation requires to thrive in one of Amsterdam's fastest-growing business districts.



Travel timetable			
			
Central Station	15 min	10 min	20 min
Zuidas	10 min	20 min	30 min
Schiphol	15 min	15 min	
Rotterdam	60 min	45 min	
Den Haag	55 min	50 min	



ORLYPLEIN 89

1043 DS AMSTERDAM

Orlyplein 89 is located directly at Amsterdam Sloterdijk Station, offering an exceptional opportunity for organisations seeking a dynamic and highly accessible business environment. The location combines outstanding public transport connections with excellent access by car. From Sloterdijk Station, you are only five minutes away from Amsterdam's historic city centre and less than ten minutes from Schiphol Airport. By car, the property is easily accessible via the A10 and A5 motorways, as well as key arterial roads leading directly into the city.

Sloterdijk is one of Amsterdam's fastest-developing districts. Once known primarily as a business district, it is rapidly transforming into a lively mixed-use hub where working, living, and leisure blend seamlessly. The area is home to an increasing number of residential developments, restaurants, sports facilities, and amenities, creating a vibrant atmosphere that makes it attractive for both businesses and employees. Its strategic location, combined with excellent accessibility and a lively urban setting, positions Sloterdijk as one of Amsterdam's most promising business destinations.

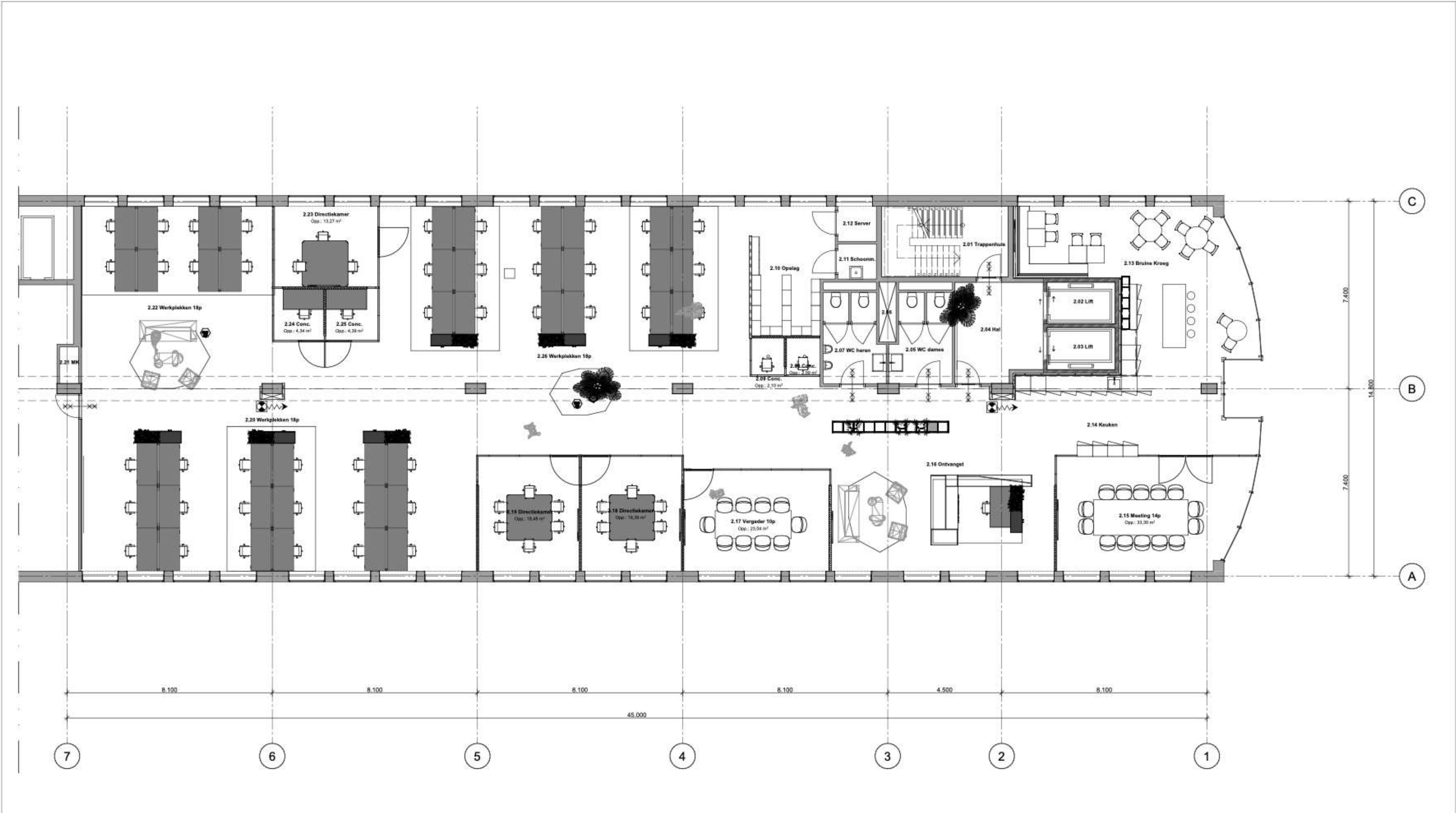
AVAILABLE FLOOR AREA

EFFICIENT FLOOR SPACE

On the second floor, approximately 695.10 m² LFA of modern, turn-key office space is currently available for lease. The space has been designed with flexibility and contemporary working styles in mind. It features a stylish interior, complete with a bar, a generous pantry, and multiple internal meeting rooms – making it an ideal solution for dynamic and forward-thinking organisations.



FLOORPLAN



SPECIFICATIONS

ALL YOU NEED
TO KNOW

Rent price €195 per m² LFA per year, excluding VAT and service charges.

The property offers 10 dedicated parking spaces for this office unit, with additional spaces available on request. €175 a month per space

Service costs €50 per m² LFA per year, excluding VAT.

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.





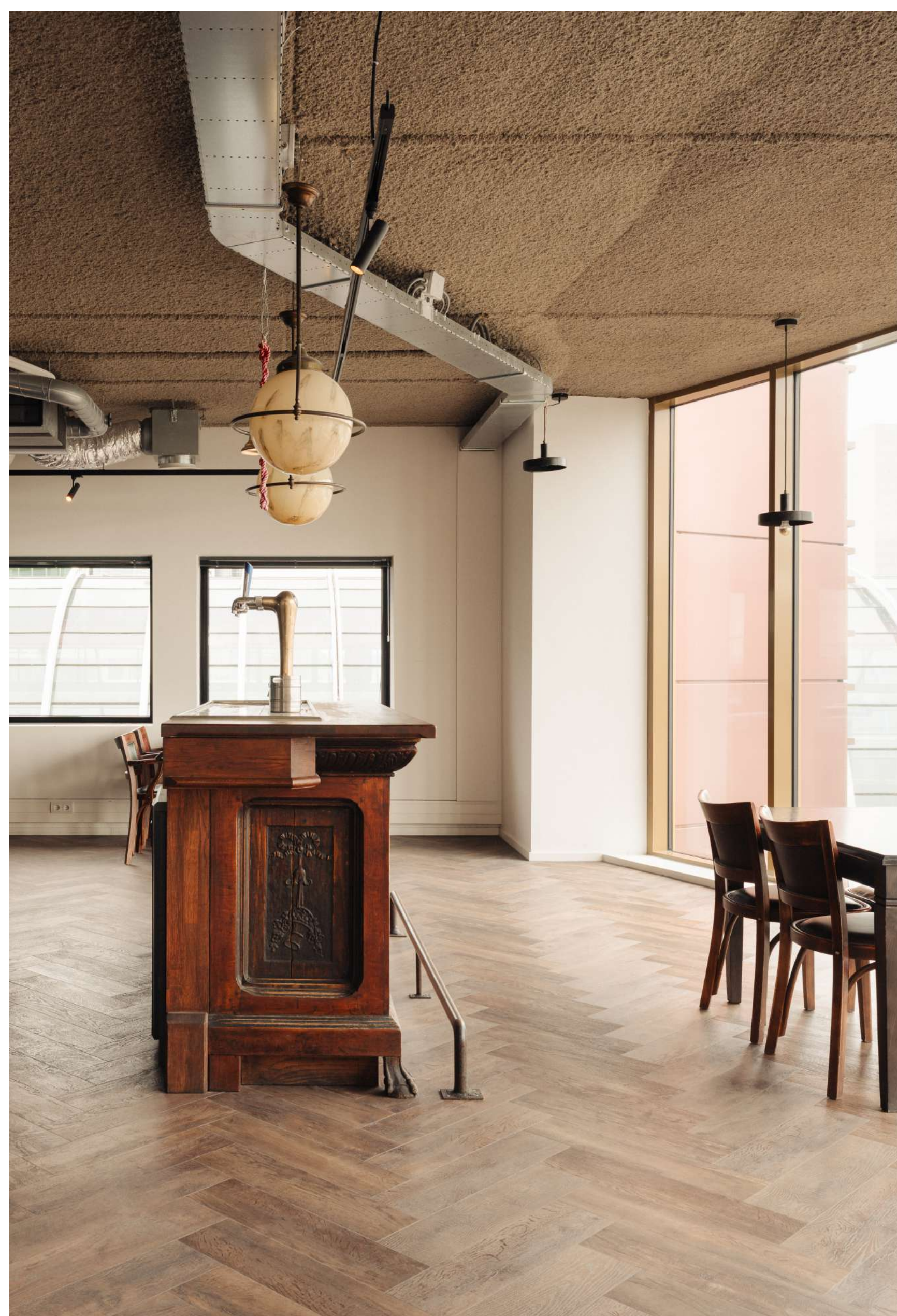
Security deposit	The lessee is obligated to provide a bank guarantee equivalent to a minimum of 3 months' rent, to be increased with service charges and VAT.
Availability	Immediately available
Delivery level	The office space will be delivered turn-key, fully fitted and ready for immediate occupation.
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









CONTACT

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

Jeroen Jansen
jeroen@fre.nl
06 1062 7475

Kick Rademakers
kick@fre.nl
06 3085 0119



About us

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BOEINGAVENUE 50
1119 PE SCHIPHOL-RIJK

POSTBUS 75324
1070 AH AMSTERDAM