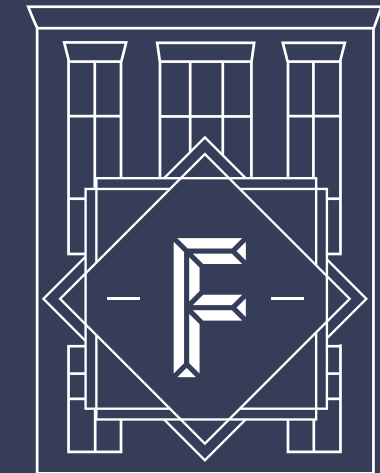




Amsterdam East



Fahrenheitstraat 99

Investment Memorandum

Colliers

Schoolhouse from 1922, now a modern & spacious office space in Amsterdam East.

Colliers is pleased to introduce this office building at the Fahrenheitstraat 99. This historic building was completely renovated in 2001 and is the perfect location for an owner/occupier or investor.



The former Prinses Julianaschool, originally built in 1922. Situated in Amsterdam East, within the esteemed Watergraafsmeer neighborhood. This property is positioned near Amsterdam Amstel.

This Investment Memorandum provides essential information regarding the location, building, function, and sales process.

Please feel free to reach out if you have any questions regarding this proposal.

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Investment Highlights



Location

A strategic location in an area close to the Amstel River, the business park, and various facilities.



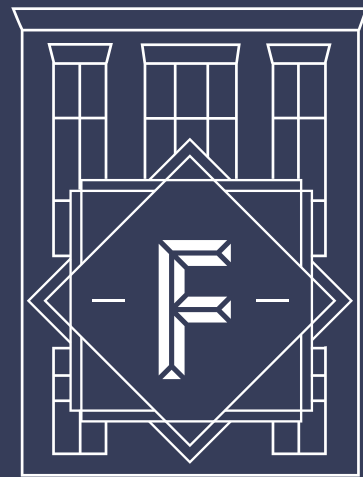
Type of investment

Characteristic office building.
On freehold land.



Type of property

Well-maintained office space of 1,060 square meters with energy label C.



Location

Amsterdam East

Located in Amsterdam East, in the Watergraafsmeer neighborhood, the property sits within a tranquil residential area close to Amsterdam Amstel.

This area is renowned as a significant business hub, housing various companies, offices, and commercial facilities. Thanks to its strategic location, the business park has evolved into a thriving business center.

Surrounding the area are office buildings such as the Rembrandtoren, Mondriaantoren, Omvalgebouw, and Riverstate. Additionally, amenities including hotels, restaurants, and lunchrooms can be found nearby. Park Frankendael and Darwinplantsoen are within walking distance, allowing individuals to quickly immerse themselves in green surroundings.



Accessibility

Fahrenheitstraat 99 is easily accessible by both public and private transport.



By train

Amsterdam Amstel train station is a **10-minute walk away**.



By metro

Amsterdam Amstel metro stop is a **10-minute walk away**.
Metro lines 51, 53, and 54 stop here.



By bus

Fizeastraat bus stop is a **4-minute walk away**.
Buses 37, 40, 41, and 65 stop here.



By car

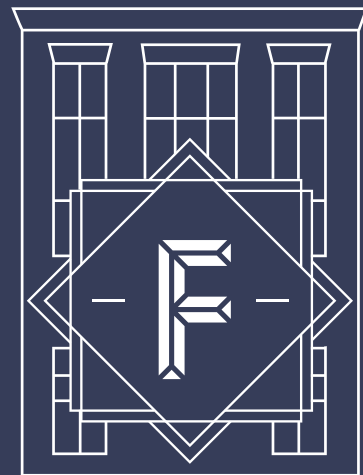
Via exit S112 you can reach the location within 5 minutes. The S112 starts from the junction in the center of Amsterdam, heading southeast through the city, where it connects to the A10, one of Amsterdam's main highways.



Parking

Street parking is available for use with a number of parking permits available via the municipality. Additionally, There are several parking garages nearby. Bike parking is available on the premises.





Property

The Building

The historical building on Fahrenheitstraat underwent renovation in 2001, during which all characteristic elements of the property were preserved.

The property was refreshed in 2011, at that moment all the interior and exterior painting was done.

The building achieved an energy label C in 2021 and is equipped with solar panels on the roof. It concerns 112 solar panels with a capacity of 400 Wp each, with LED lighting throughout the entire property.

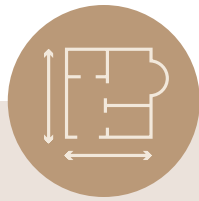
At the rear of the building, there is an enclosed outdoor space, which previously served as a playground.

The property is situated on freehold land providing full ownership rights without any leasehold obligations or restrictions.



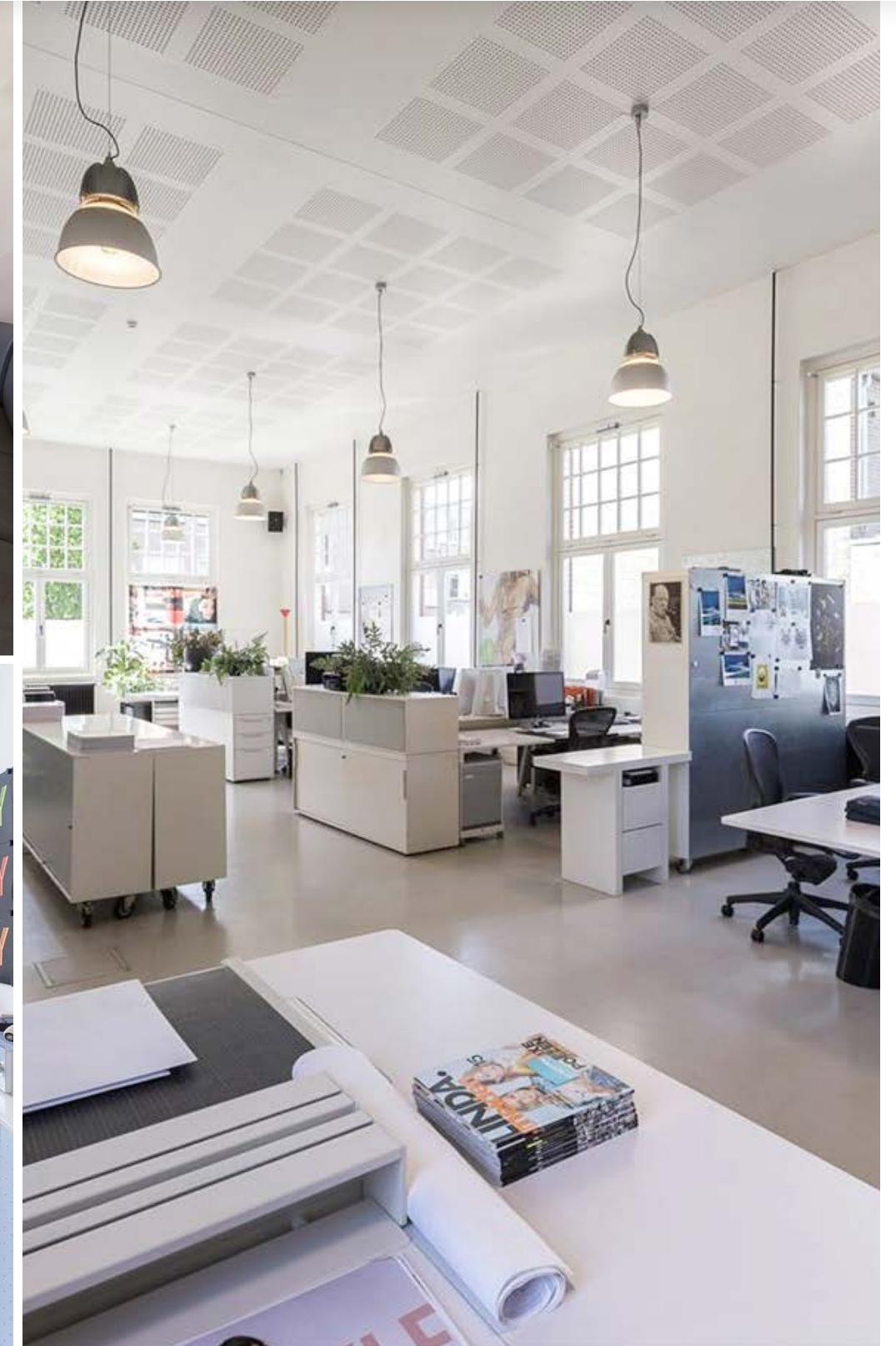
Property Details

The square meters of the property are primarily distributed over the ground floor and the first floor.



The building has a total area of 1,060 square meters L.F.A. distributed as follows:

Basement:	34.82	square meters L.F.A.
Ground floor:	523.20	square meters L.F.A.
First floor:	472.56	square meters L.F.A.
Second floor:	30.29	square meters L.F.A.





Layout

Ground floor

Entrance with reception desk | cafeteria | kitchen | lunchroom | toilet facilities with separate ladies' and gentlemen's toilets | former gymnasium | various office spaces | mailroom | garden at the rear of the building

First floor

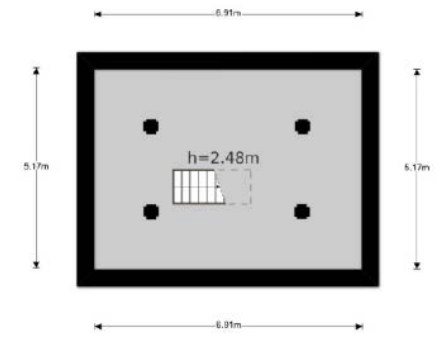
Accessible via a beautiful authentic staircase | office spaces in former classrooms | separate ladies' and gentlemen's toilets | landing

Second floor

Boiler room; server room | air conditioning | access to the roof

Floorplans

Basement

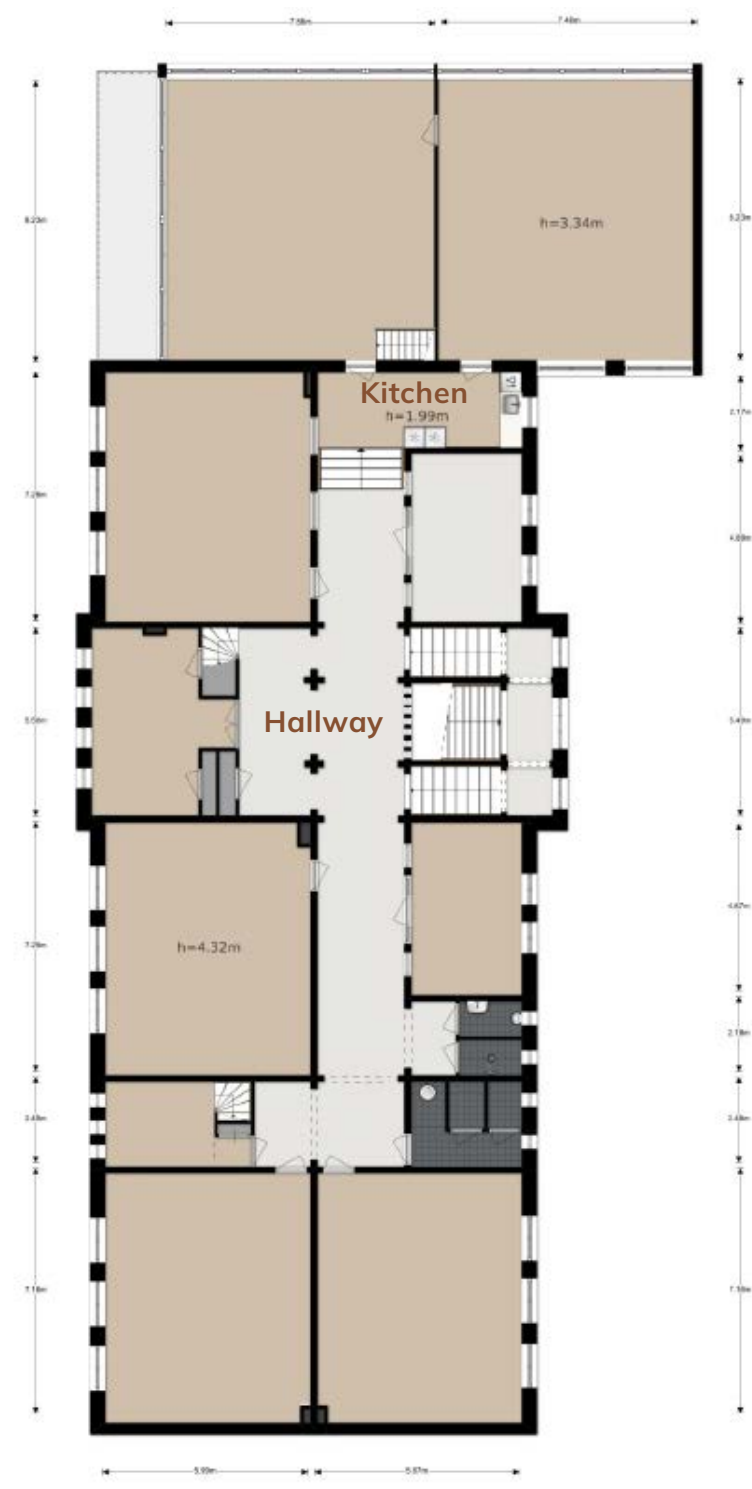


Ground Floor

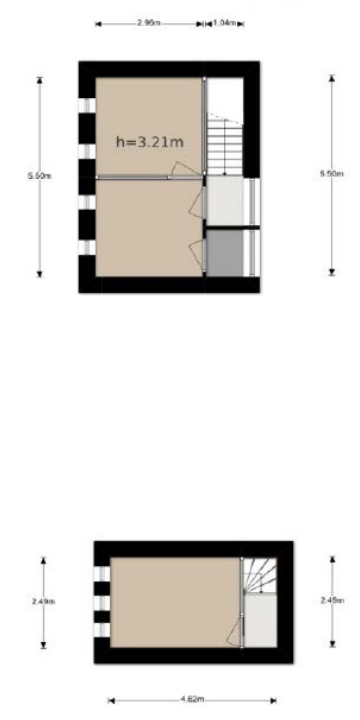


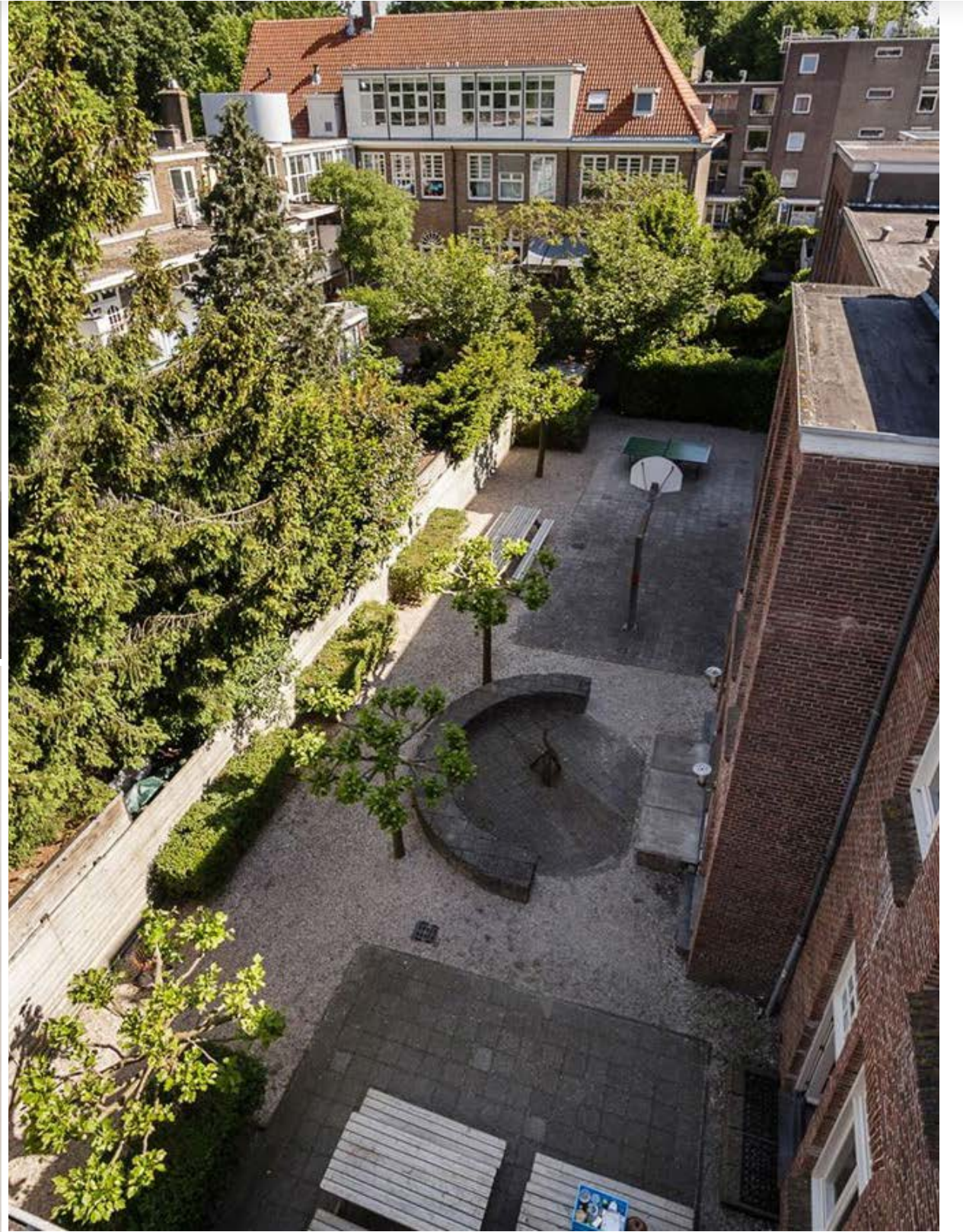
Floorplans

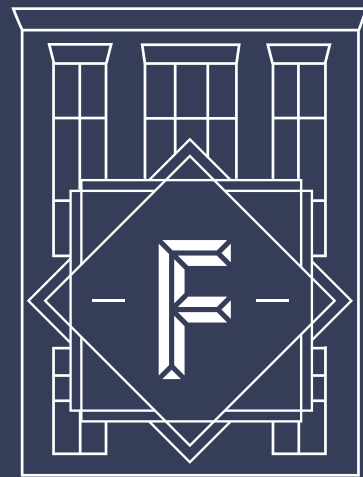
First Floor



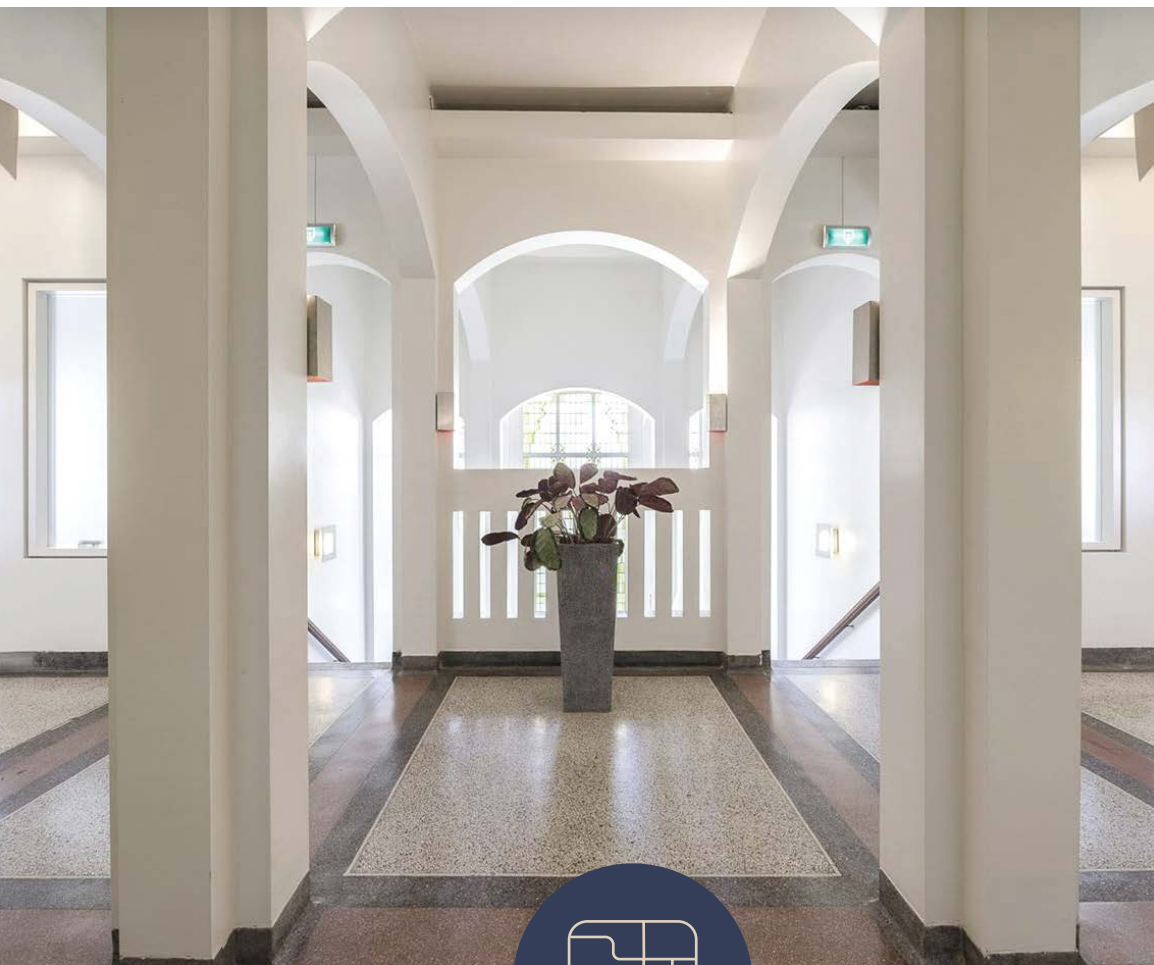
Second Floor







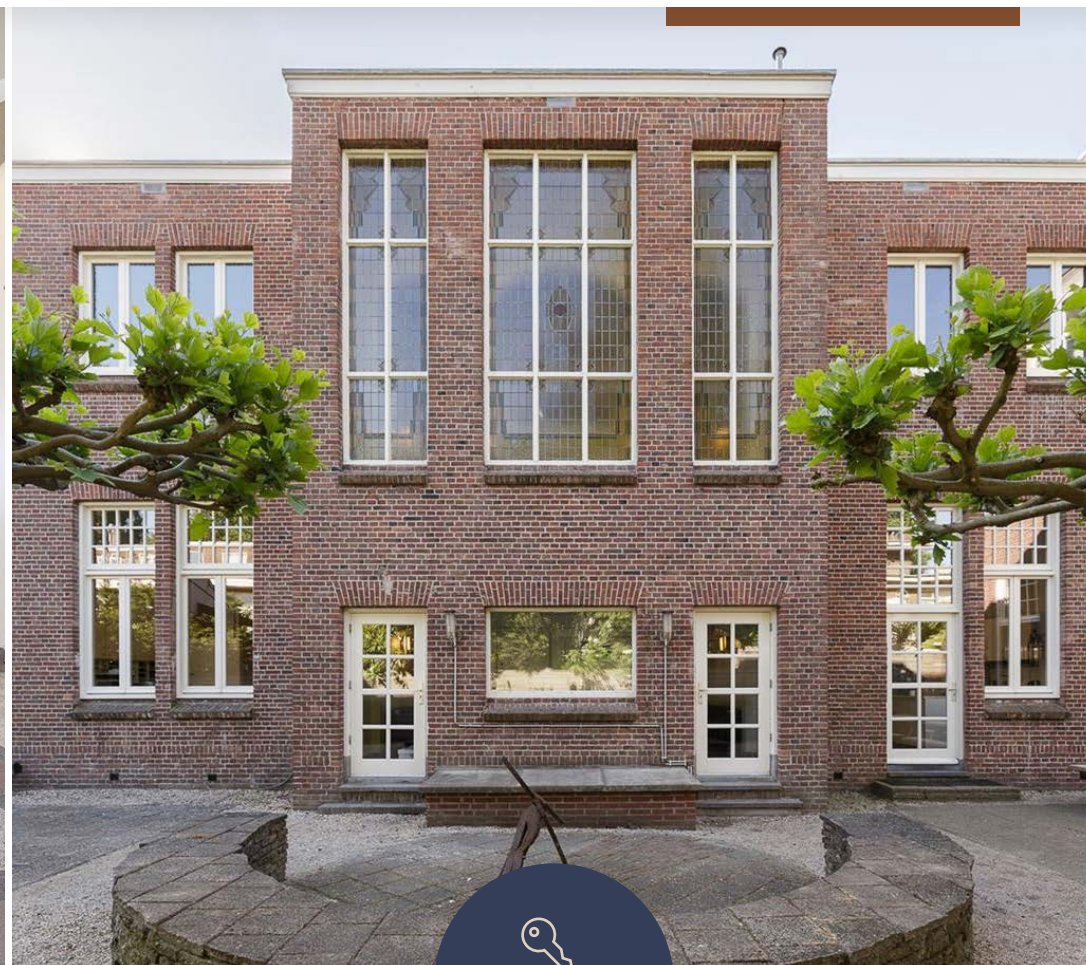
Function



Zoningplan

The zoning plan applicable to this property is mixed-3, allowing activities with a mixed destination (except for residential purposes).

Ownership of freehold land provides flexibility and stability for future developments, making it highly appealing for both value appreciation and personal use.



Owner/ occupier

Freehold property which is completely vacant. Making it ideal for an owner/occupier situation.



For leasing

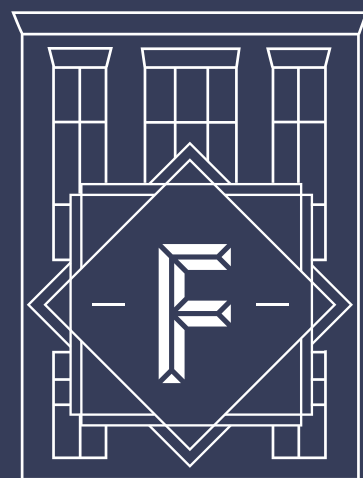
This property represents an attractive investment opportunity with the potential for substantial rental income.

The property can be subdivided into numerous smaller areas, rendering it suitable for multiple lessees.

Cadastral information

Address Fahrenheitstraat 99, 1097 PP, Amsterdam
Municipality Watergraafsmeer
Section A
Number 2865
Size 1,055 sqm





Process and team



Sales process



Basis of transaction

The property will be sold in its current state on a strict “as is/ where is” basis with limited guarantees from the vendor.

Costs

Prospective purchasers must bear their own costs in respect of the bidding process, the negotiation and conclusion of any contract negotiations, including their costs for properties due diligence as well as legal and tax advice.



The vendor has appointed Colliers to act on its behalf on an exclusive, retained basis in the proposed transaction of the specified properties. Prospective purchasers will not be required to pay agency fee or any related introductory commissions to those parties.

Communications

Prospective purchasers are not permitted to contact the vendor, nor any of its respective directors, officers, advisors, employees or agents directly at this stage. Please contact the Capital Markets department of Colliers for further information and/or to arrange an inspection of the property.



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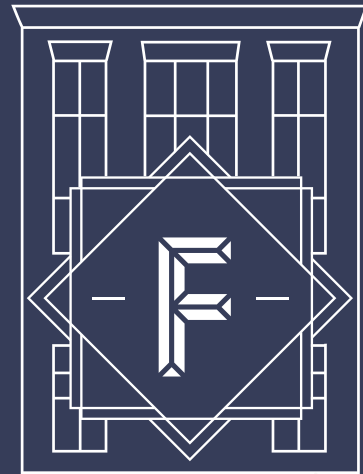
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Fahrenheitstraat 99

