



QUEENSTOWER

AMSTERDAM



BROCHURE



QUEENSTOWERS



DESCRIPTION

The Queens Towers are located in Amsterdam, the capital and largest city of the Netherlands. As part of the Randstad metropolitan area, the Dutch economic center, it has proven to be a highly sought-after destination for both occupiers and investors. The office complex is situated at the Amsterdam West Axis, a prime office location with significant further potential for development in the coming years. The West Axis is an exceptionally well-connected mixed-use destination, incorporating offices, residential areas, and attractive surroundings, including large parks and water features.

In the coming years, several developments will add thousands of residential units to the area, making it more vibrant and increasing the availability of local amenities, benefiting both residents and office users. Excellent transportation links via train, tram, bus, and roads further enhance the location's attractiveness. The Queens Towers offer approximately 28,000 square meters of Grade-A office space, spread across three towers.

LOCATIE

BEREIKBAARHEID EN HOOGTEPUNTEN VAN AMSTERDAM

CENTRUM

Historic part of the city with monumental buildings

ZUIDAS

Amsterdam's cbd with modern high-rise buildings

ESTABLISHED OFFICE LOCATION WITH UNLOCKED POTENTIAL

Established office location with unlocked potential



Dam Square



Van Gogh museum



Public transport hub for trains, metro, trams and buses



Anne Frank House



Vondelpark



Metro line



Rijksmuseum



Canal district



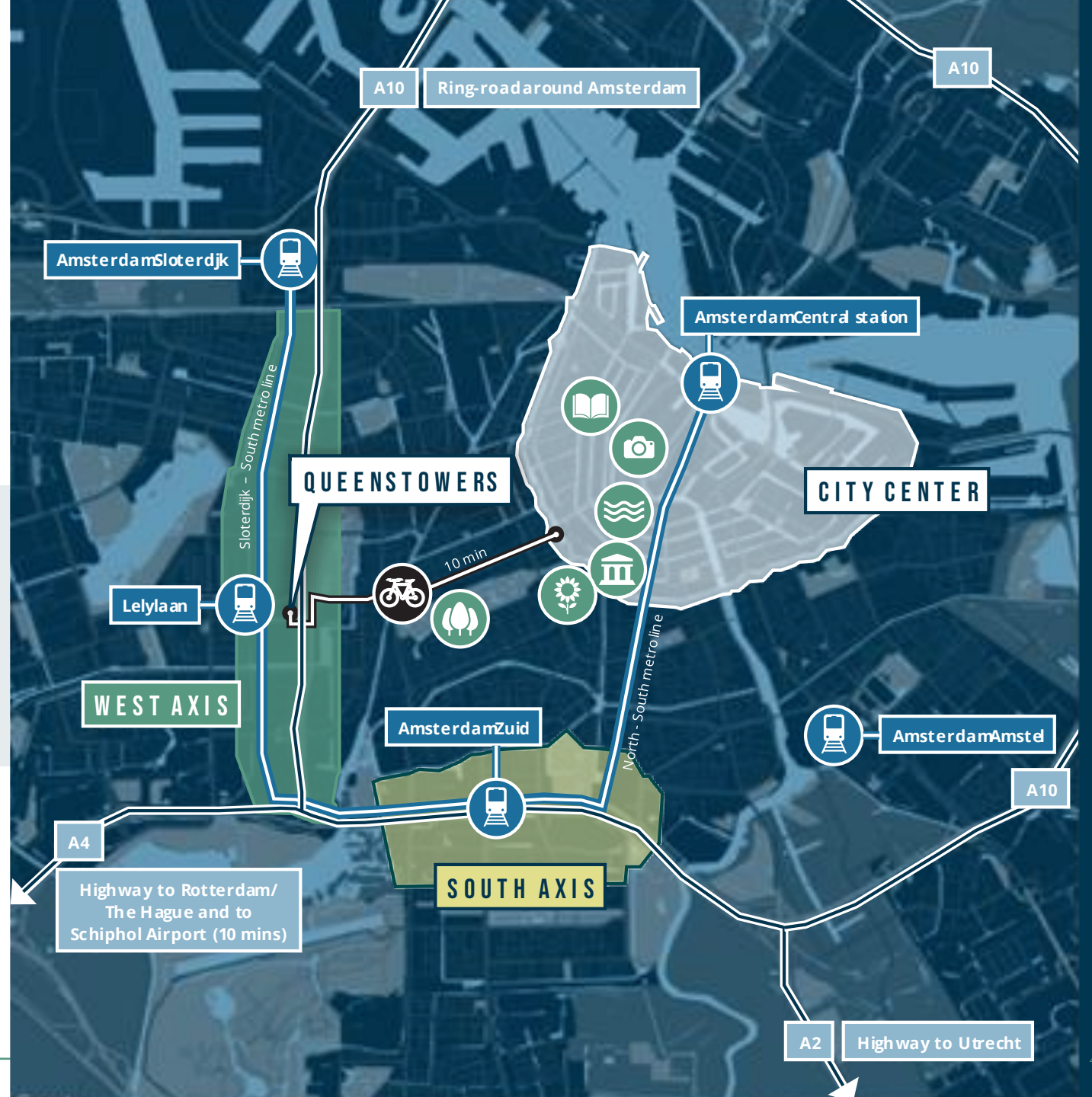
Highway



Bicycle route

TRAVEL BY PUBLIC TRANSPORT TO IMPORTANT HUBS:

| | Minutes | Frequency per hour |
|----------------------|---------|--------------------|
| South Axis | 6 | 13 |
| Schiphol | 6 | 7 |
| Central Amsterdam | 10 | 11 |
| Amsterdam Amstel | 17 | 7 |
| Amsterdam Sloterdijk | 3 | 15 |





Availability

In tower Wilhelmina, there is 3,120 sq.m. l.f.a. of office space available for rent, spread over 4 floors. This distributed as follows:

- Third floor: 780 sq.m. l.f.a. of office space;
- Fourth floor: 780 sq.m. l.f.a. of office space;
- Fifth floor: 780 sq.m. l.f.a. of office space;
- Sixth floor: 780 sq.m. l.f.a. of office space.

Subletting is possible from approx. 380 sq.m. l.f.a. of office space onwards.

Rental price

On request.

Service charges

The service charges are € 65,- per sq.m. per year, excluding VAT.

Lease period

5 + 5.

Commencement date

Immediate.

Sustainability

The building has an A++ energy label and the Queen Towers have a BREEAM "Very Good" certificate.

Parking

The parking ratio is 1:122. The costs per parking space is € 1,794.51 per year, excluding VAT.

Facilities

On the ground floor of Tower Wilhelmina, you'll find a reception area along with comfortable informal seating spaces.

Delivery level

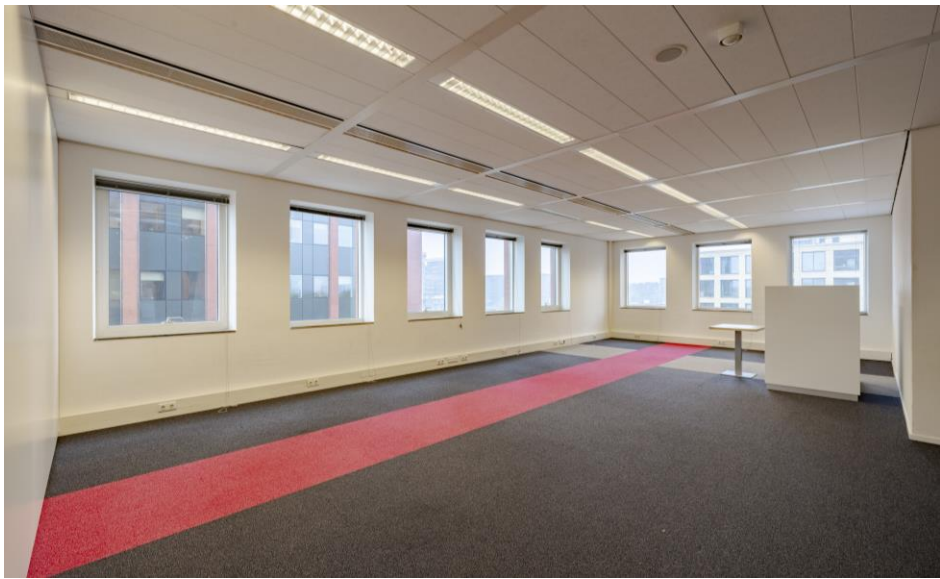
The office space can be delivered in its current state, including:

- Meeting rooms;
- Carpeting;
- Partition walls.

Or shell renovated, including:

- New ceiling tiles;
- New LED lighting;
- Whitewashed walls.

Or turn-key delivery in consultation.



Impressions

Turn-key



Impressions

Turn-key



TEST-FIT

Lay-out two tenants



TEST - FIT

Lay-out





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