



QUEENSTOWER

A M S T E R D A M



BROCHURE





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

- Dam Square

Van Gogh museum

Public transport hub for trains, metro, trams and buses
- Anne Frank House

Vondelpark

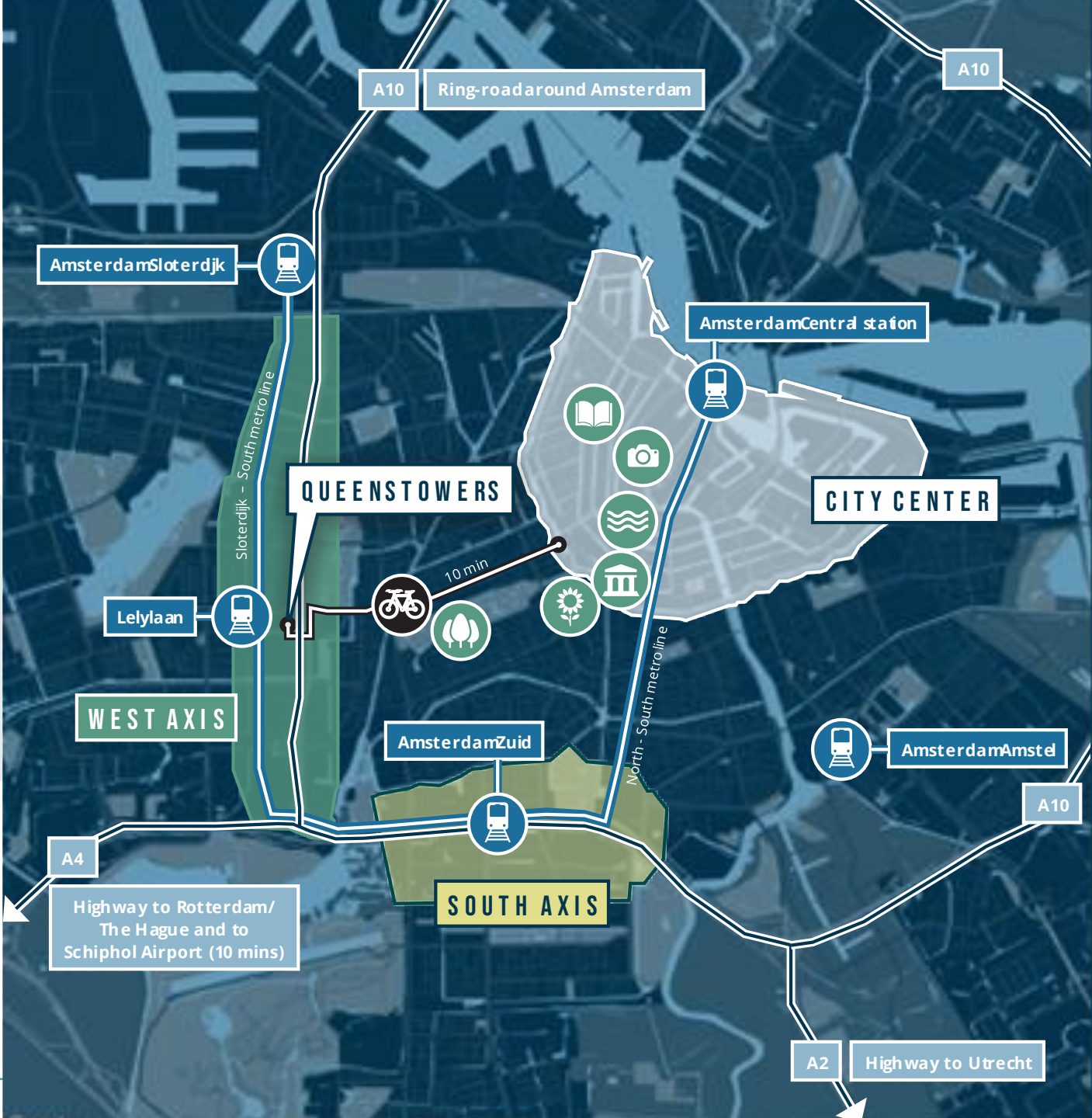
Metro line
- Rijksmuseum

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 3,121 sq.m. l.f.a. of office space available for rent, spread over 4 floors. This is distributed as follows:

- **Third floor:** 780 sq.m. l.f.a. of office space (current state)
- **Fourth floor:** 780 sq.m. l.f.a. of office space (current state)
- **Fifth floor:** 780 sq.m. l.f.a. of office space (white-boxed, recently refurbished)
- **Sixth floor:** 780 sq.m. l.f.a. of office space (turn-key, recently refurbished, with new toilets)

The office floors can be split into units of approximately 380 sq.m. l.f.a..

Rental price

On request.

Lease period

In consultation.

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 € 1,800,- per year, excluding VAT.

Facilities

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

Service charges

The service charges are € 42,- per sq.m. l.f.a. per year, excluding VAT.

Delivery level

The office space can be delivered in the following options:

- **Option 1:** Turn-key (Sixth floor) – Recently refurbished, including new ceiling tiles, new LED lighting, whitewashed walls, new toilets, and a high-quality finish. The space is ready for immediate occupation.
- **Option 2:** White-boxed (Fifth floor) – Recently refurbished, including new ceiling tiles, new LED lighting, whitewashed walls, and a basic layout that provides flexibility for customization.
- **Option 3:** Current state (Third and Fourth floors) – The space is delivered in its current condition, but incoming tenants can benefit from the previous tenant's fit-out, including meeting rooms, carpeting, and partition walls.

Impressions

Turn-key



Impressions

Turn-key



Current state



TEST-FIT

Lay-out two tenants



TEST - FIT

Lay-out





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