



QUEENSTOWERS

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.

LOCATION

ACCESSIBILITY AND AMSTERDAM'S HIGHLIGHTS

CITY CENTER

Historic part of the city with monumental buildings

SOUTH AXIS

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



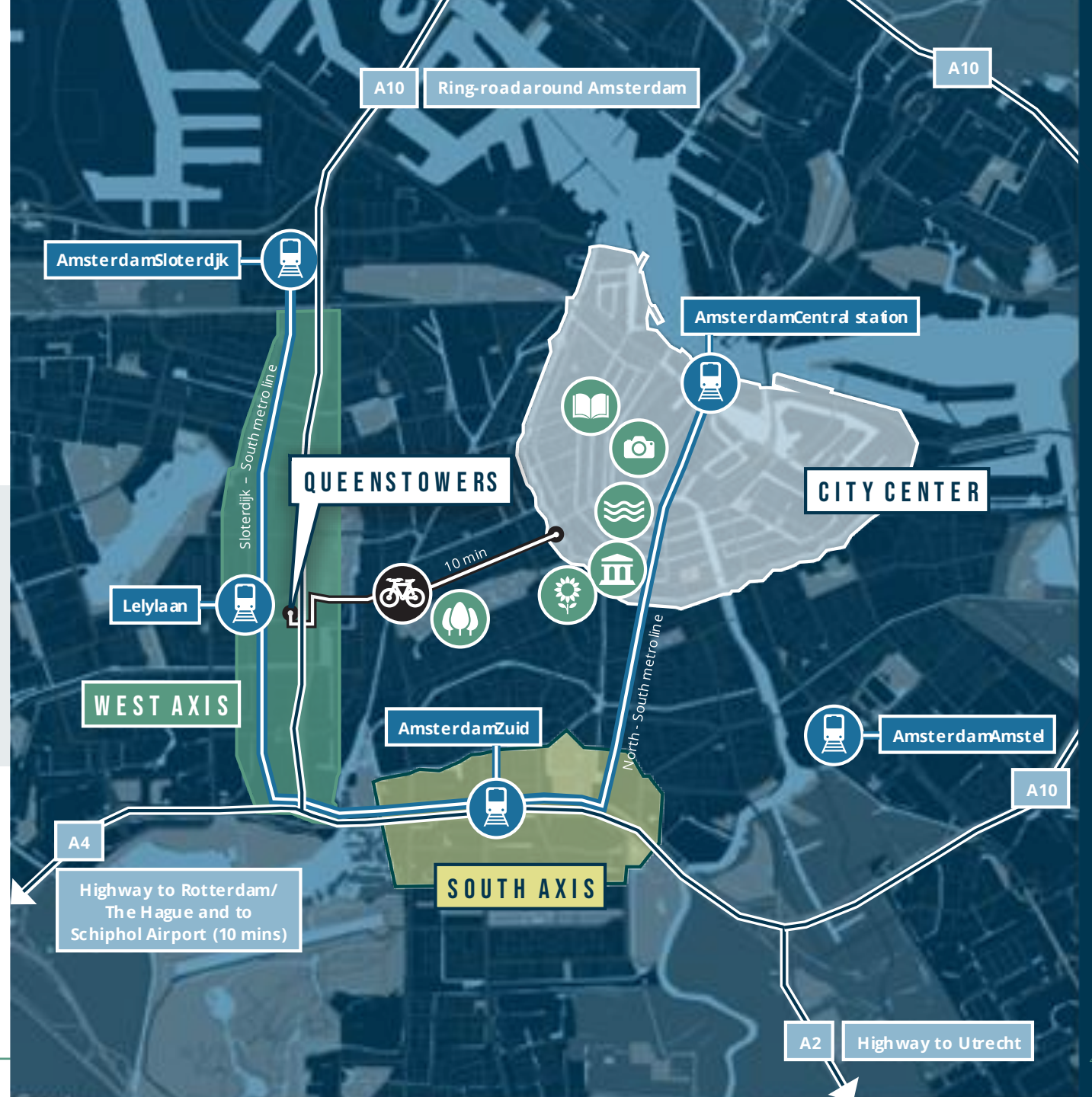
Canal district



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 380 square meters of office space onwards.

Rental price

To be determined.

Service charges

To be determined.

Lease period

To be negotiated.

Commencement date

Immediate.

Sustainability

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

Delivery level

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

- Carpeting;
- Meeting rooms;
- Staffed reception.

Or shell renovated, including:

- New ceiling tiles;
- New LED lighting.

Parking

Parking is available in the parking garage, which has 355 parking spaces.

The parking ratio is 1:79.

TEST-FIT

Lay-out – Level 06



TEST-FIT

Lay-out – Level 06



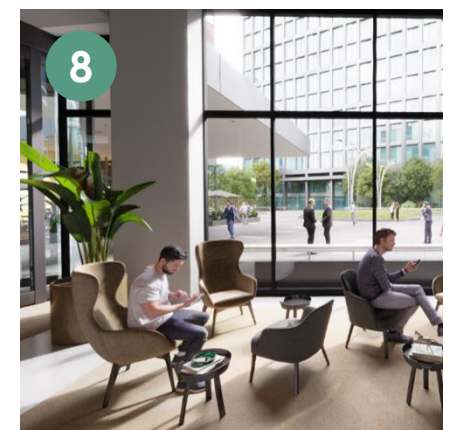
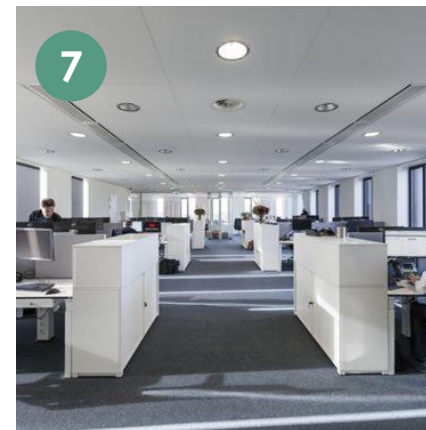
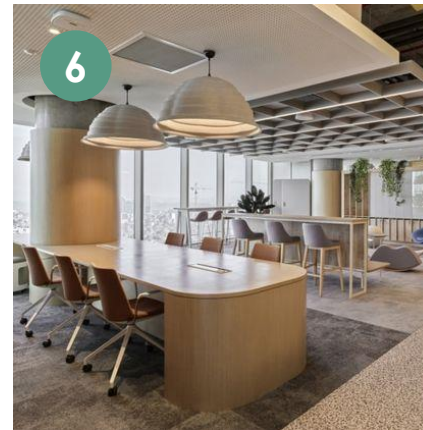
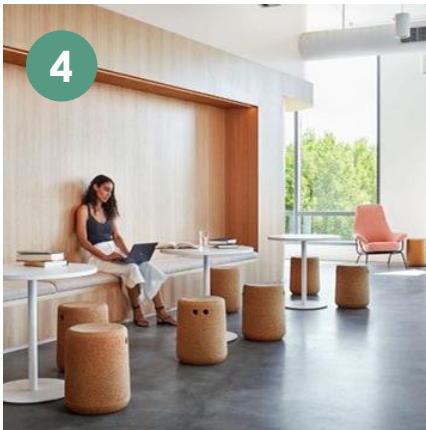
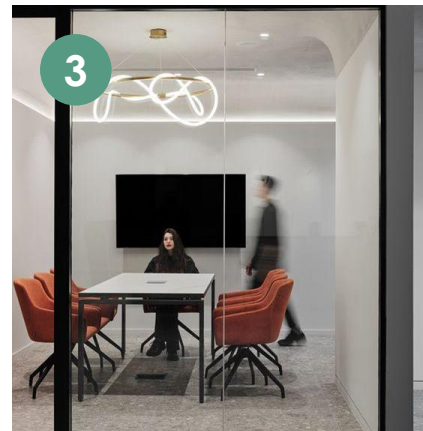
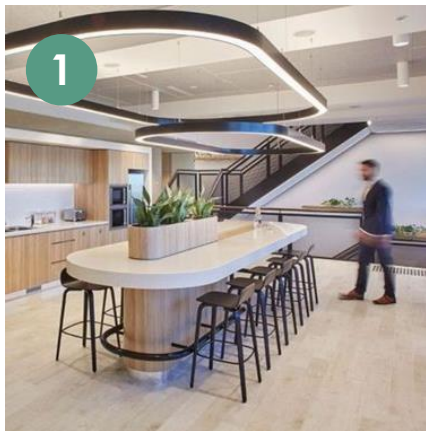
TEST - FIT

Lay-out – Level 06



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