

FOR LEASE

BRIQ
REAL ESTATE

FOR LEASE



Maastoren

Wilhelminakade 1
Rotterdam

From € 205 to € 235 per m² per year.

Very high-quality office space in the highest building of the Netherlands. An absolute eye-catcher in Rotterdam. The central location makes the building easy to reach.



Introduction

With a height of 165 meters, the Maastoren is the highest building in the Netherlands. The office building is located on the south bank of the 'Nieuwe Maas' river, after which the building is named, at the Kop van Zuid district of Rotterdam. The building was completed in 2010. The Maastoren has 44 above-ground floors and also 2 underground floors. Dam & Partners Architects and Odile Decq Benoit Cornette are the architects of this iconic building.

The Maastoren is pre-eminently a multi-tenant building with a representative restaurant on the 1st floor which is accessible to all tenants, a new coffee bar with flex workplaces and a new reception on the ground floor (Q1 2020) and a gym on the 12th floor (with an additional charge). Current tenants include Oxbow Coal, Sthree, ALP, Lukoil, Central Government, Royal Insurance Group, Deloitte, AKD, BNP Paribas and Broadview Energy Solutions.

In the Maastoren you can rent office space from approx. 250 m² to a total continuous availability of approx. 1,500 m² on the 37th and 38th floor. Entire floors can be rented from approx. 750 m².

Specifications

- Renowned iconic office building of very high quality;
- Highest building in the Netherlands 165 meters;
- Very prominent location at the Kop van Zuid;
- Sustainable heat/cool storage in the river Maas, EPC label A+;
- Total contiguous approx. 1,500 m²;
- Various areas are available, approx. 250 m², 500 m² or 750 m²;
- Excellent parking standard about 1:80 high-rise buildings;
- Easily accessible by car and public transport.



Location & accessibility

Location

The special building is located on the corner of Laan op Zuid and Wilhelminaplein. The place is unique, on the river where the Erasmus Bridge reaches the south bank, and at a junction of public transport and roads to the national road network. This building gives you the opportunity to work at one of the most beautiful locations in Rotterdam with an excellent view of the Rotterdam Skyline. In the immediate vicinity there are many facilities including restaurants, shops, the New Luxor theater, the prestigious Hotel New York and the NHow Hotel.



Accessibility

Car

Given its location on the Kop van Zuid directly at the foot of the Erasmus Bridge, the Maastoren is easily accessible by car. The building is accessible via four access roads, namely the Laan op Zuid, the Posthumalaan, the Stieltjesstraat and the Erasmus Bridge, making the Rotterdam ring road (A15, A16, A20) accessible in just a few minutes by car. Rotterdam Center is also very easily accessible via the Erasmus Bridge.

Public transport

The Wilhelminaplein metro station (Rotterdam Central-Hoogvliet/ Spijkenisse metro line) is located directly opposite the building, so that both Rotterdam Center and the suburbs located south of Rotterdam can be reached within minutes.



Surfaces

Additional information

Different sizes are available for rental, varying from:

- High-rise buildings (floors 31-44): approx. 250 m², approx. 500 m² and approx. 750 m².

We would like to inform you more about the possibilities

Parking

Parking is available in the parking garage belonging to the building, which is managed by Apcoa. The parking standard is 1:80 for high-rise buildings.



Delivery level

The object will be delivered including:

- renovated spacious central entrance with various facilities; system
- ceilings;
- cable trays;
- toilet groups;
- if desired with existing carpets, partitions, cabinets and kitchen;
- elevators;
- light fixtures;
- coffee corner in entrance
- data cabling
- general restorative facilities;









Terms and conditions

Lease price

The lease price of the office space is from € 210,- to € 235,- per m²/year, excluding VAT.

Service costs

The advance payment of the service costs are € 40 per m² per year, to be increased with VAT.

Acceptance

In consultation.

Lease price review

Annually, for the first time one year after rental commencement, based on the Consumer Price Index, series CPI- all households (2015 = 100) as published by the Central Bureau of Statistics.

BTW (Dutch VAT)

In determining the rental price, the basic assumption has been that the tenant will continue to use the rented property for at least the minimum percentage determined or to be determined by law for services that give the right to deduct VAT, such that it can be opted for a taxable) rent. If a non-taxable rental is agreed, a surcharge will be calculated on the rental price.

Lease price parking

The lease price of a parking place is € 2.400,- per year, excluding VAT.

On working days from 8:00 to 18:00.

Payments

Payment of the rent and service costs is made quarterly in advance.

Lease term(s)

10 years + subsequent extension periods of 5 years each.

Security

The tenant will provide an unconditional and irrevocable bank guarantee with a bank recognized in the Netherlands, in the amount of at least three months' rent and service costs, plus VAT, to provide additional security for the fulfillment of his obligations.

Lease agreement

Lease agreement based on the standard model of the Council for Real Estate (ROZ) for office space and other commercial space, version February 2015, with associated general provisions.



Disclaimer

BRiQ real estate B.V. has compiled this non-binding project information with the greatest possible care, but accepts no liability for any inaccuracy.

All texts and images in this non-binding project information are copyrighted by BRiQ real estate B.V. This means that nothing is allowed without permission from BRiQ real estate B.V. may be copied.

This non-binding project information serves only as an indication of information and can never be regarded as an offer or quotation.



Westersingel 94
Rotterdam



+31 (0)10 511 99 55



info@briq.nl



briq.nl