



Zone	
Dojo	
Meeting Room	2.B01 - 2.B07
Meeting Room	2.B08 - 2.B11

For Rent

EDGE Stadium

Fred. Roeskestraat 100
Southaxis







DESCRIPTION

Fred. Roeskestraat 100 is located in the popular Amsterdam Southaxis, an area known for its high-quality office stock, excellent accessibility, and vibrant mix of living, working, and hospitality offerings.

The building is part of a recently redeveloped, highly sustainable office complex and offers a modern, high-end working environment with a strong focus on comfort, hybrid working, and wellbeing.

THE BUILDING



Building surface

29,000 sq.m. l.f.a.



Available surface

1,106 sq.m. l.f.a. located on the second floor



Parking

Approx. 5 parking spaces available



Sustainability

Energy Label A+++

RENTAL CONDITIONS



Rental price

€ 550 per sq.m. l.f.a. per year, to be increased with VAT.



Service costs

€ 85 per sq.m. l.f.a. per year, to be increased with VAT.



Price parkingspot

€ 6,428 per parking space per year, to be increased with VAT.



Lease term

Flexible



Commencement date

Available immediately



*All prices are excluding VAT.

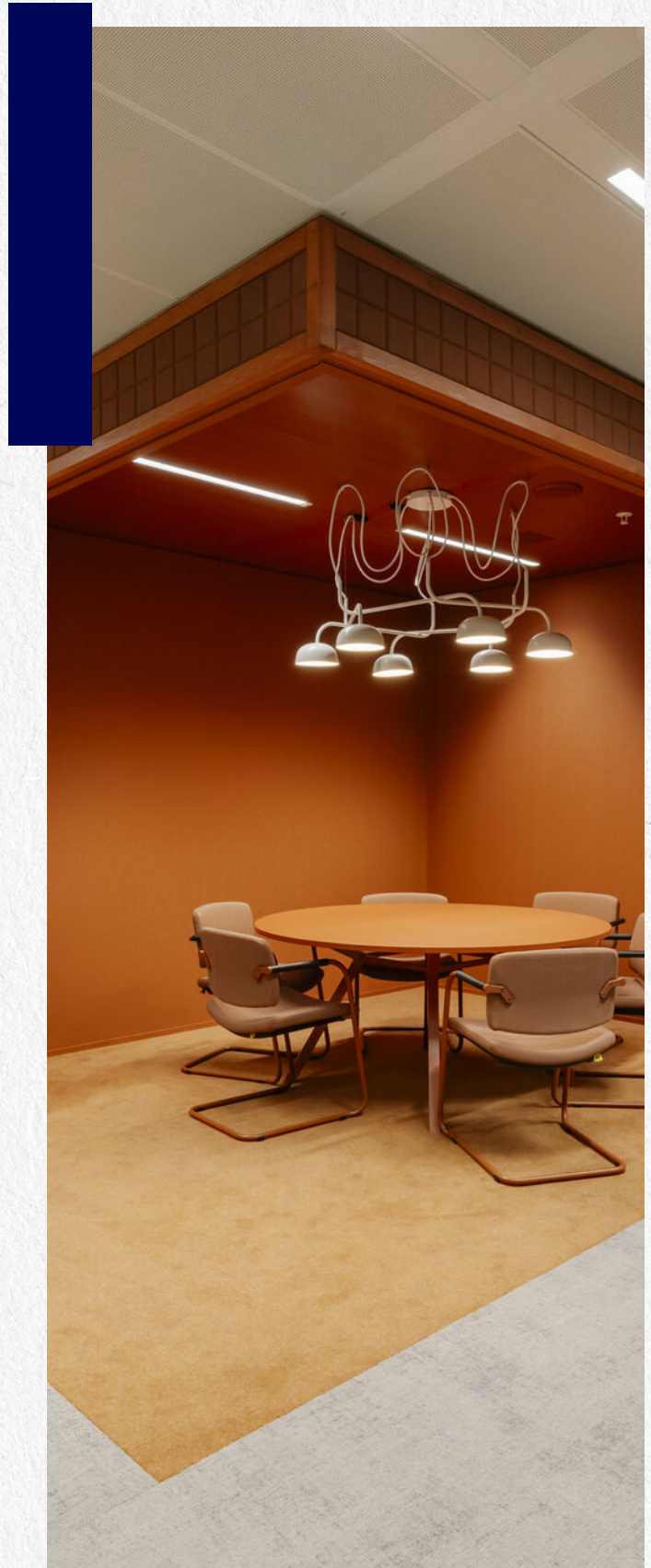
Delivery level

Turn-key, including amongst others:

- Fully fitted and furnished (plugs & play)
- High-quality office furniture throughout (desks, ergonomic task chairs, storage)
- Meeting rooms / conference rooms incl. tables & chairs
- Break-out / collaboration areas
- Reception / welcome area
- Fully equipped pantry / kitchenette (incl. appliances)
- Coffee point
- IT & data cabling / floor boxes (where applicable)
- Climate control (heating/cooling)
- Finished ceilings and wall finishes
- High-quality flooring
- Ready-to-use power supply
- Access control / entry system
- Private phone booths / focus rooms

Facilities

- Manned reception
- Restaurant & coffeebar
- 24/7 access
- Showers and changing rooms
- Bicycle parking
- Car parking
- Fibre-optic internet
- Terrace



ACCESSIBILITY

By car

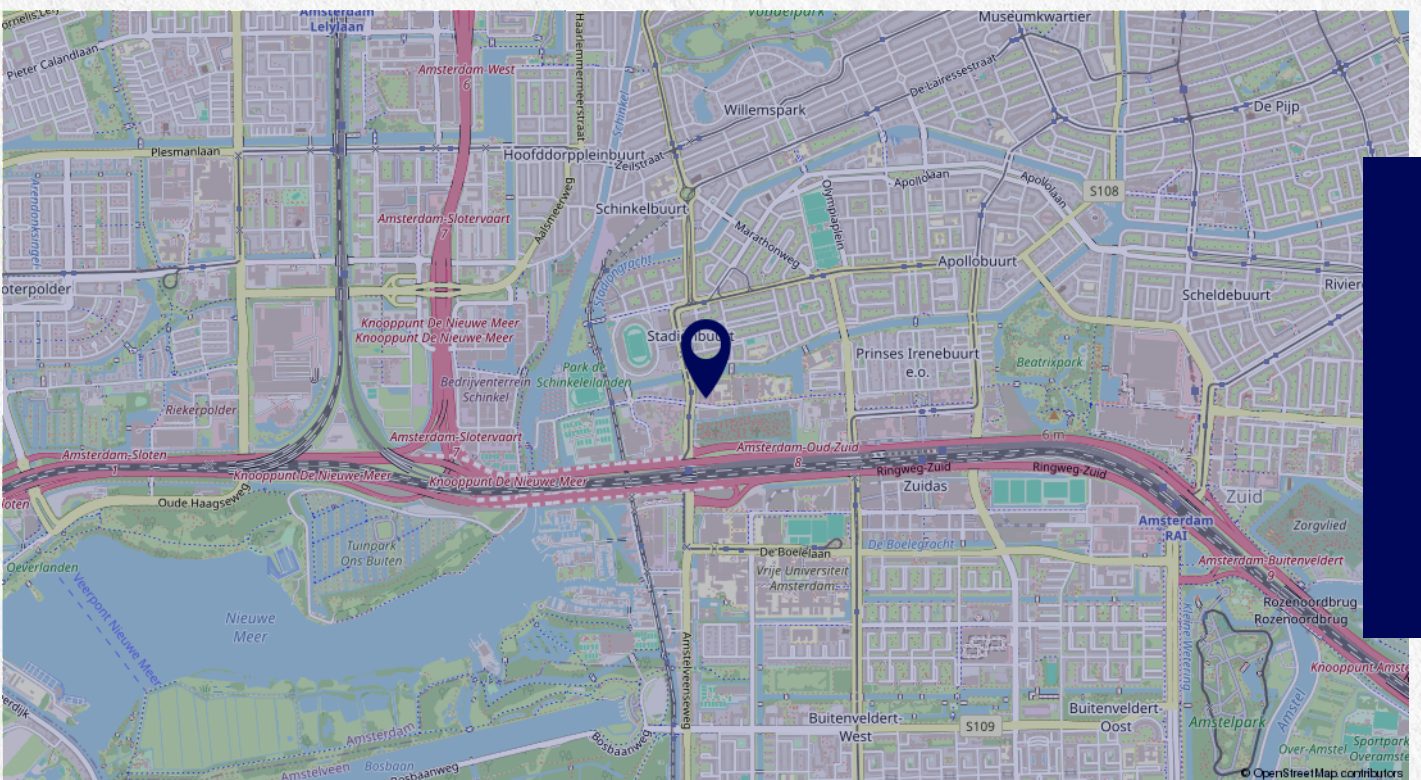
The location is easily accessible via the A10 ring road, with direct routes toward Schiphol Airport, Amsterdam city centre, and surrounding regions.

By public transport

Amsterdam Zuid Station is within a short walking or cycling distance and offers fast train, metro, and tram connections to Schiphol Airport, Amsterdam Central Station, and other national destinations. In addition, several tram and bus lines are located in the immediate vicinity, making the location easy to reach for both employees and visitors.

Location

The location benefits from its proximity to Amsterdam's main arterial roads and public transport nodes. In recent years, the Zuidas has transformed into one of the most dynamic and prestigious office districts in the Netherlands. A wide range of amenities, such as restaurants, coffee bars, hotels, sports facilities, and high-end retail, are located within walking distance. This environment makes the area particularly attractive to international companies, law firms, and financial institutions.



USP's



Quality

Turn-key high-quality office space

Sustainability

Sustainable EDGE building

Hybrid Working

Focused on hybrid working and user comfort.

A vertical blue bar on the left side of the dark blue rectangular area.

High-end sustainable turn-key office space



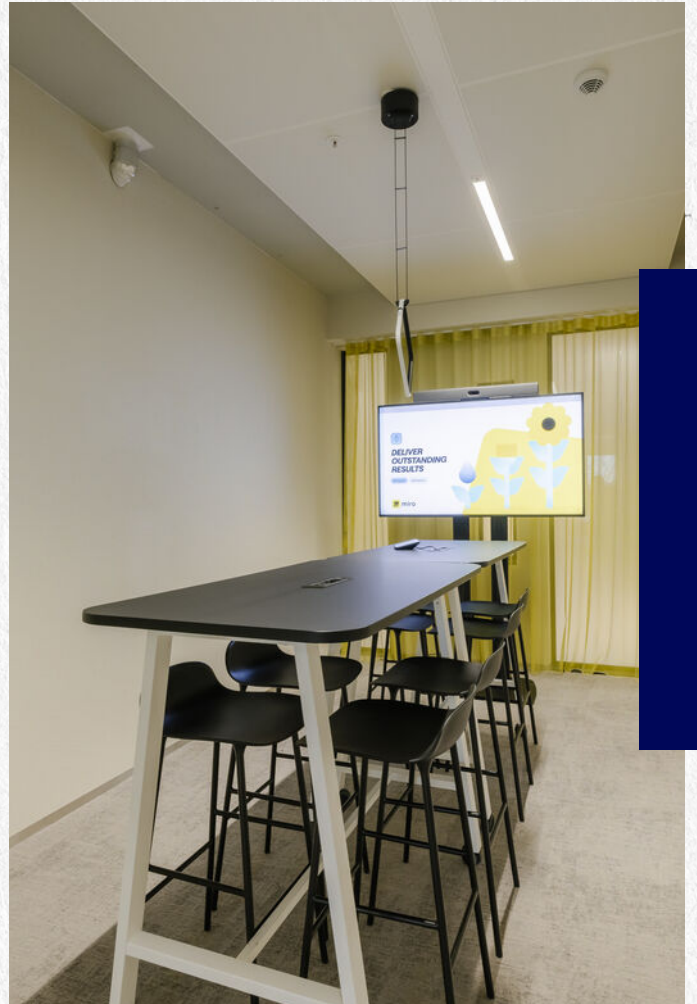
FLOOR PLANS

SECOND FLOOR











ABOUT COLLIERS

Colliers is a listed real estate advisor (NASDAQ, TSX: CIGI). We contribute to a better society by playing an active role in solving complex real estate issues and accelerating the sustainability of the built environment.

We connect global market developments and data with the world of real estate owners, real estate investors and real estate tenants. This ensures that we understand what tomorrow's sector looks like and provide future-oriented advice.

These insights help us add value to all stages in the real estate cycle and build long-lasting customer relationships. We offer creative solutions that are not only attractive today, but also remain relevant and sustainable in time to come. In the

Netherlands we work with 360 professionals who think differently and share the best ideas in a culture of entrepreneurship. Our clients can count on a reliable partner who provides well-thought-out advice. A party that shows them the right opportunities in the real estate sectors.

Of course, we are affiliated with the most important organizations in our field, such as the Dutch Register of Real Estate Valuers, The Royal Institution of Chartered Surveyors, the Quality Register of Real Estate Agents Vastgoedcert and the Dutch Brokers Association.

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Healthcare

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