



For Rent

Europahuis

James wattstraat 77 A4/A5
Amsterdam Oost

Colliers





DESCRIPTION

The Europahuis building, located at James Wattstraat 77 in Amsterdam East, was renovated and delivered in 2019. The building has been expanded with three new office floors and a rooftop terrace. The facade has been renewed, and through the redevelopment of the Europahuis, eight modern creative office spaces have been created on the ground floor.

On the ground floor of the Europahuis at James Wattstraat 77, an office space is available with a total area of 242.75 sq. m. l.f.a. The space is functionally divided between the ground floor and a basement, offering various layout and usage possibilities. In addition, the office holds an energy label A, ensuring an energy-efficient and sustainable working environment.

The Europahuis is situated right next to the Amsterdam Amstel NS station, making it easily accessible by public transport. Additionally, the Europahuis is easily reachable by car, with the A10 ring road just five minutes away.



THE BUILDING



Building surface

In the building, there is 242,75 sq.m. l.f.a. office space available for rent



Available surface

The available office space is divided as follows:

- Ground floor: 98,40 sq. m. l.f.a.
- Basement: 144,35 sq. m. l.f.a.



Parking

Parking is available in the adjacent parking garage, subject to availability.



Sustainability

The office space has an Energy Label A

RENTAL CONDITIONS



Rental price

€ 4.595,66 per month, excluding VAT.



Service costs

€ 35- per sq.m. per year, excluding VAT.



Price parkingspot

€ 3,000.- per parking space per year.



Lease term

The lease period is 5 + 5 years.



Commencement date

Immediately available.



*All prices are excluding VAT.

Delivery level

The office space will be delivered in shell+ condition, including:

Facilities

- Kitchen
- Two toilets
- Shower
- High ceiling in the basement
- Basic lighting



ACCESSIBILITY

By car

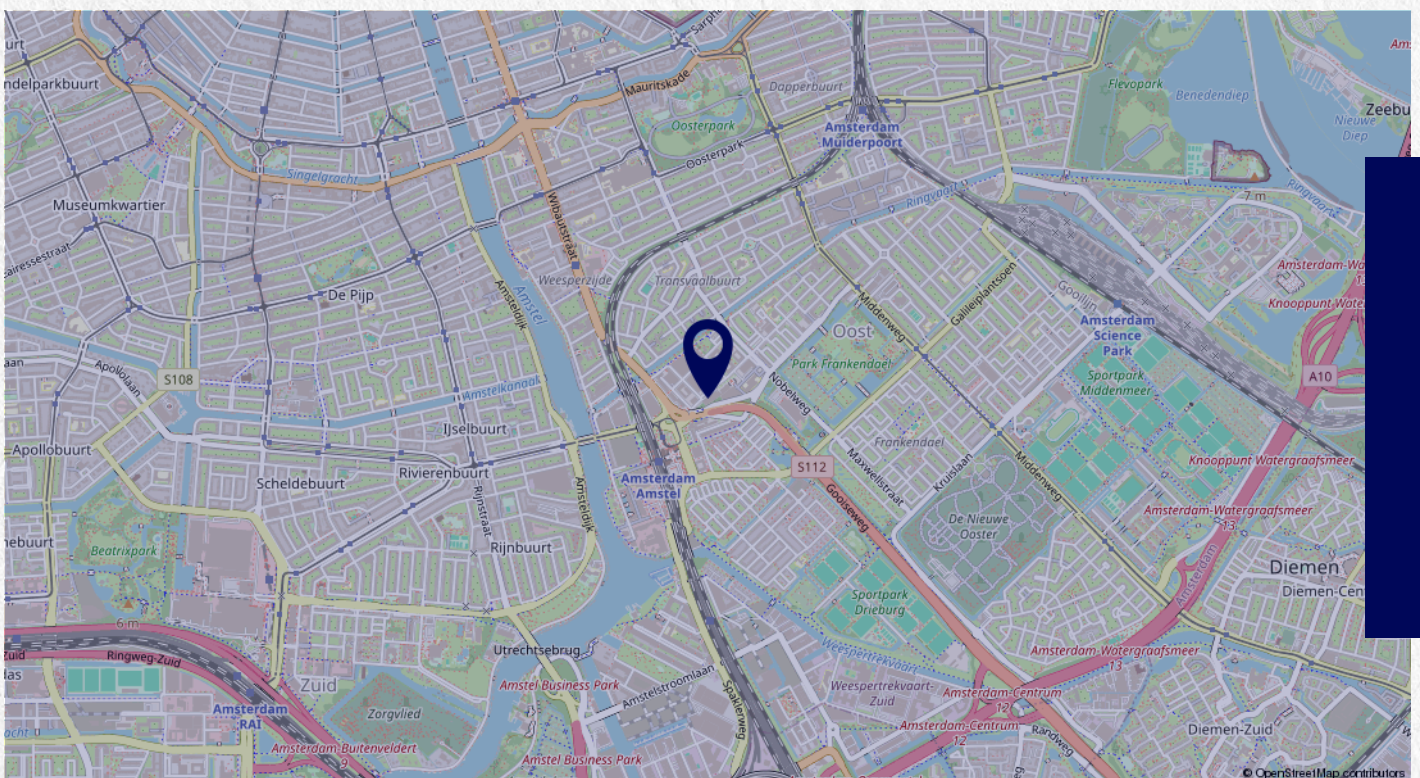
The building is easily accessible via the A10 South ring road (exit A112), which connects directly to the A2 motorway (Amsterdam – Utrecht) as well as the A4 (Amsterdam – Schiphol – The Hague). The property is also easy to reach from Amsterdam city centre via Weesperstraat and Wibautstraat.

By public transport

The accessibility by public transport is also excellent. Amsterdam Amstel Station is located within walking distance and offers direct connections to NS Intercity stations.

Location

The surrounding area offers numerous hospitality venues where you can enjoy a meal or a drink, including House of Watt, rooftop bar GAPP, De Vergulden Eenhoorn, and restaurant Dauphine. There are also several accommodation options nearby, such as Hotel Chassé and Hotel Casa.



USP's



Prime location near Amsterdam Amstel

Just a five minute walk from Amsterdam Amstel Station and surrounded by various restaurants, hotels, fitness facilities, and business services, offering great convenience for both employees and visitors.

Flexible layout across two functional levels

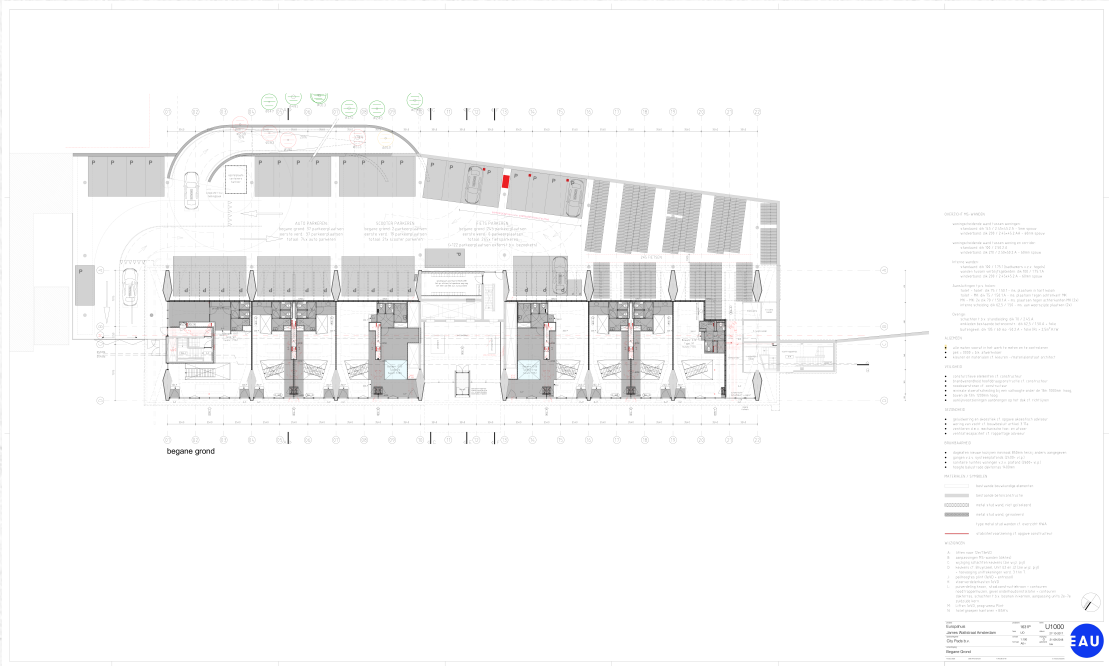
The combination of a representative ground floor and a spacious, high quality basement offers exceptional flexibility.

Prominent street level presence

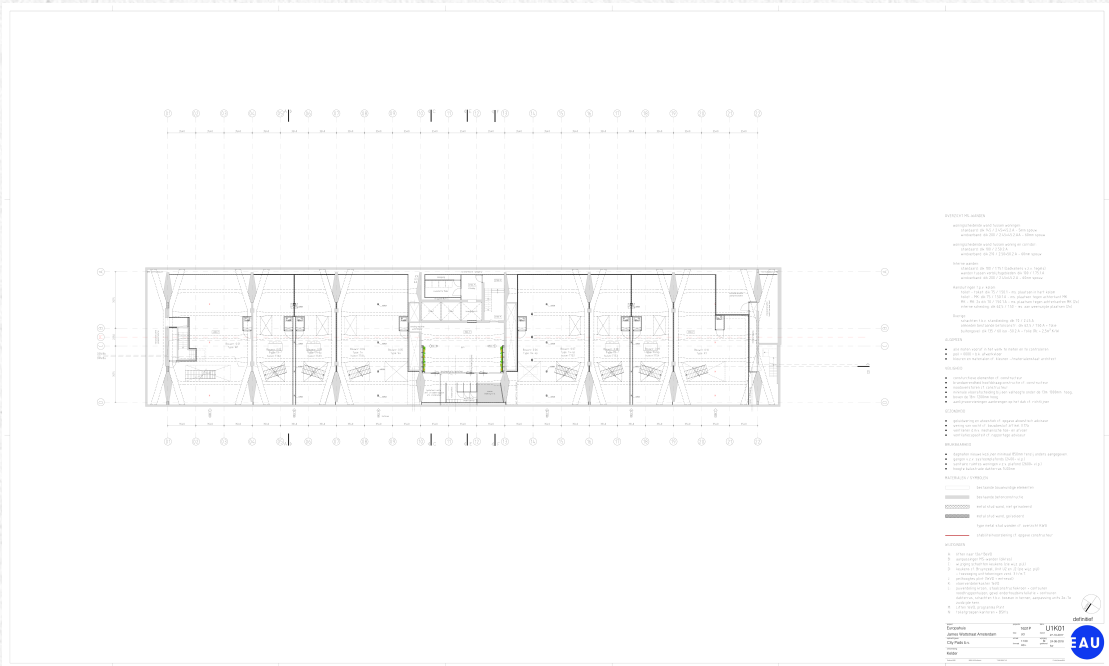
The glass frontage provides strong street level presence and a professional, welcoming appearance, ideal for businesses aiming to make a distinctive impression.

FLOOR PLANS

GROUND FLOOR



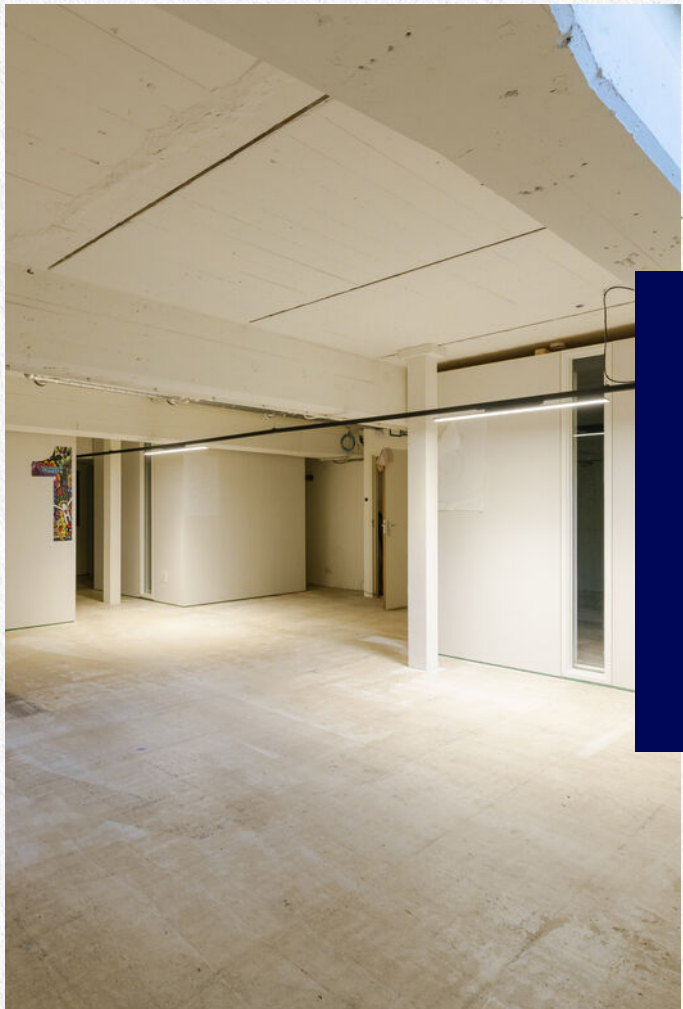
FIRST FLOOR











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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

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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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OUR TEAM

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