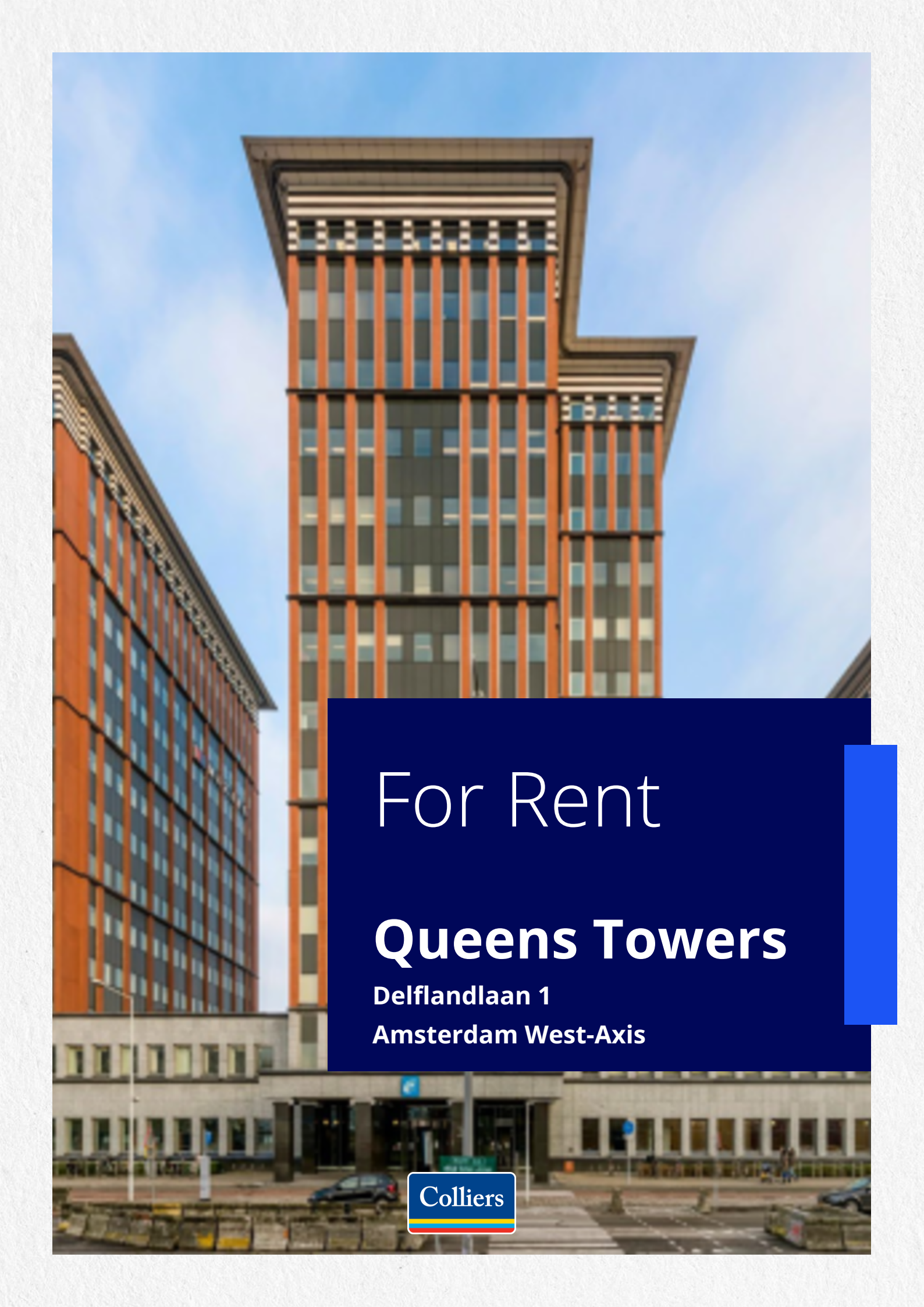




For Rent

Queens Towers

Delflandlaan 1

Amsterdam West-Axis

Colliers





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.

THE BUILDING



Building surface

In the Wilhelmina tower, there is 3,120 square meters of office space available for rent, spread over 4 floors. This distributed as follows:

- Third floor: approx. 780 sq.m. l.f.a.;
- Fourth floor: approx. 780 sq.m. l.f.a.;
- Fifth floor: approx. 780 sq.m. l.f.a.;
- Sixth floor: approx. 780 sq.m. l.f.a.;



Subletting is possible from approx. 380 sq.m. l.f.a.



Parking

The property includes a dedicated parking garage with a parking ratio of 1:122.



Sustainability

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

RENTAL CONDITIONS



Rental price

On request.



Service costs

The service costs are € 65 per sq.m. l.f.a. per year, plus VAT.



Price parkingspot

The costs per parking space is € 1,795.- per year, excluding VAT.



Lease term

5 + 5 years.



Commencement date

Immediate.



*All prices are excluding VAT.

Delivery level

The available floors are offered with different levels of fit-out:

3rd and 4th floors

These spaces will be delivered on a turnkey basis, including:

- The existing fit-out of the former tenant;
- Two pantries;
- Toilet facilities;
- Various meeting and workspaces;
- Floor finishes;
- Suspended ceilings.

5th floor

This space will be delivered following a basic refurbishment, including:

- Toilet facilities;
- Pantry connection;
- Suspended ceiling;
- New LED lighting;
- White-painted walls.

6th floor

This floor will be delivered on a turnkey basis, including:

- Refurbished toilet facilities;
- Refurbished floor finishes, including PVC flooring;
- Various meeting rooms;
- Two pantries.



ACCESSIBILITY

By car

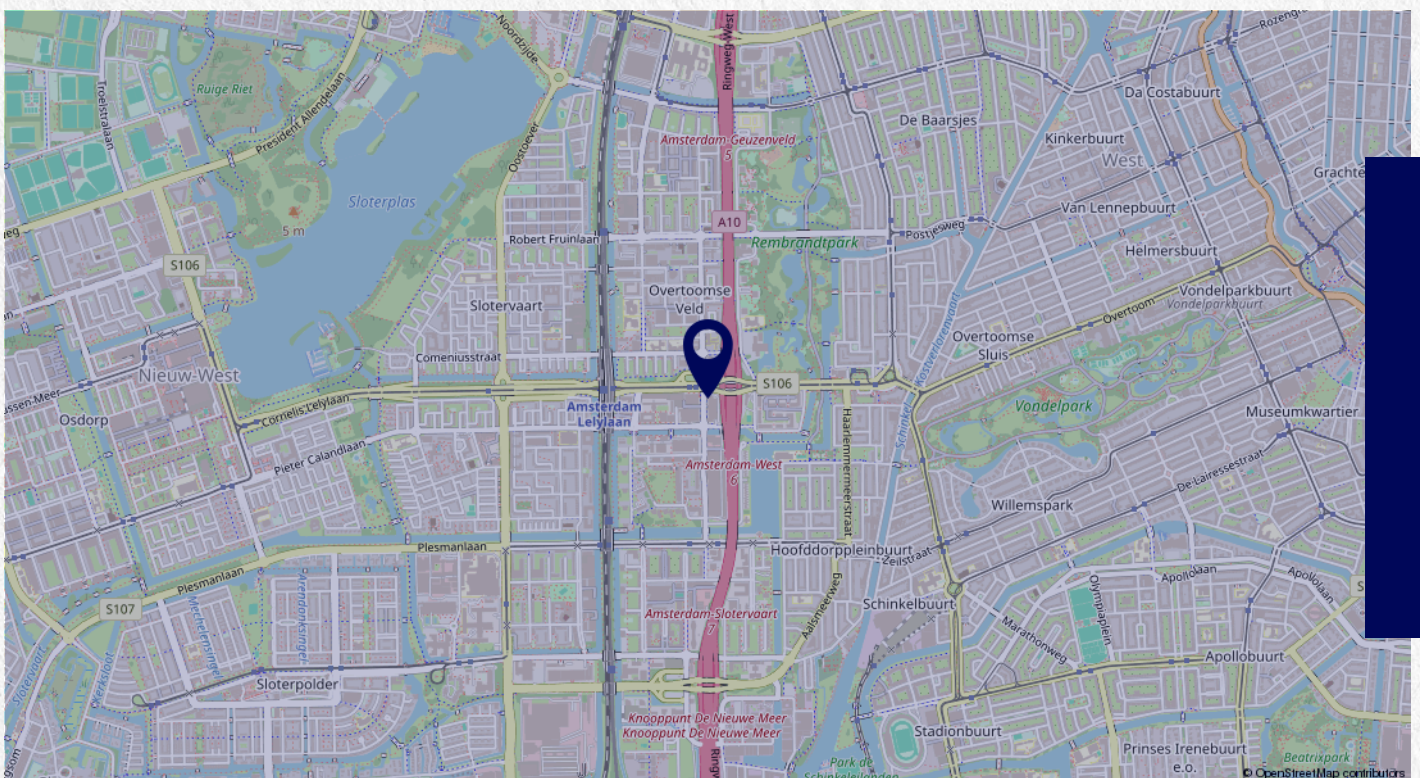
Due to its direct location on the A10 West ring road, at exit S106, the property is easily accessible by car. From the Ring, you can reach Schiphol Airport within 10 minutes and Haarlem within 20 minutes.

By public transport

Lelylaan station is approximately 600 meters away. From here, various NS stations can be quickly reached, with Schiphol Airport accessible within one stop. Several bus lines depart from Lelylaan station, and trams 1, 2, and 16 stop a three-minute walk from Koningin Wilhelminaplein.

Location

Located on Amsterdam's prominent West Axis, Queens Towers benefits from a strategic position within one of the city's most established business corridors. The surrounding area offers a diverse mix of offices, hotels, restaurants and amenities, creating a dynamic environment for businesses and their employees.



USP's



West Axis Location

Situated on Amsterdam's prestigious West Axis, Queens Towers benefits from a prime business location surrounded by leading companies, hotels, restaurants and amenities.

Outstanding Sustainability

Queens Towers holds an A++ energy label and a BREEAM "Very Good" certification, supporting occupiers in achieving their sustainability objectives.

Flexible Office Solutions

Available office space ranges from approximately 380 sq.m. to 3,120 sq.m., with options for existing fit-out, refurbished shell condition, or a fully turn-key delivery.



**Work at one of Amsterdam's
most prominent office
locations, where
sustainability, flexibility and
accessibility come together**























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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Logistics



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Healthcare

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