



For Rent

**OKU Office**

Koningin Wilhelminaplein 8  
Amsterdam West

Colliers





## DESCRIPTION

Located in the former Fashion District in Amsterdam West, at Koningin Wilhelminaplein, you will find the redevelopment of OKU Office. This project offers approximately 6,500 sq. m. l.f.a. office space and is part of the ongoing transformation of Koningin Wilhelminaplein. In recent years, around 60,000 sq. m. l.f.a. office space has been developed, and 600 residential units have been added, making the area a vibrant hub where living, working, and recreation seamlessly intersect.

OKU Office is easily accessible by both car and public transport. NS Station Lelylaan is just a five-minute walk away and serves as a major transport hub, connecting trains, metro, trams, and buses. By car, the building is conveniently located just off the A10 (West), exit S106 (Amsterdam Centrum/Amstelveen).



# THE BUILDING



## Building surface

The building offers 6,679 sq. m. l.f.a. of total office space and 709 sq. m. l.f.a. for a showroom/experience center.



## Available surface

A total of 1,326 sq.m. l.f.a. of office space is available, distributed as follows:

- Ground floor: 1,072 sq. m. l.f.a;
- Third floor: 254 sq. m. l.f.a.



## Parking

Parking is available on-site.

The parking ratio is 1:167.

There is an Interparking garage nearby, where parking spaces can be rented.



## Sustainability

The building has energy label A+++ and is aiming to achieve BREEAM Excellent certification.

# RENTAL CONDITIONS



## Rental price

- Ground floor: € 300 per sq. m. l.f.a. per year.

- Third floor: € 330 per sq. m. l.f.a. per year.



## Service costs

The service charges are € 50,- per sq. m. per year.



## Price parking spot

The cost per parking space is € 2,750,- per year.



## Lease term

Five (5) years with extensions of five (5) years.



## Commencement date

Immediately.



\*All prices are excluding VAT.

## **Delivery level**

The office spaces are delivered in shell condition, including:

- Climate islands with LED lighting fixtures;
- Industrial look and feel with exposed concrete pillars;
- Perimeter cable ducts for data, telecom, and electricity;
- Connections for a pantry on each floor;
- Leveled flooring;
- Sprinkler system;
- Minimum clear ceiling height of three meters;
- Electric charging points for cars and bicycles;
- Shared space with a central staircase.

## **Facilities**

- Sanitary facilities on each floor;
- Two elevators;
- Balcony on several floors;
- The third floor provides access to a private rooftop terrace.

# ACCESSIBILITY

## By car

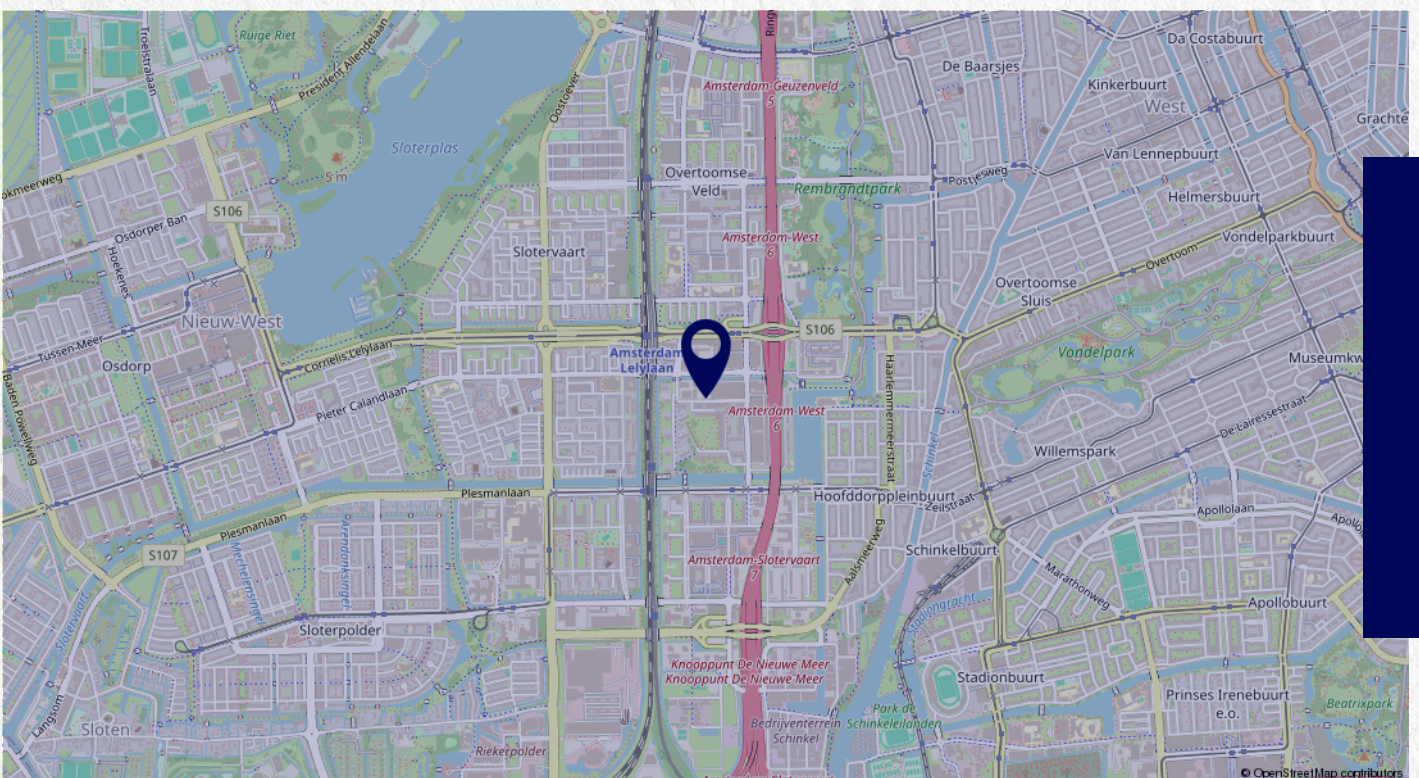
The building is easily accessible by car. From the A10 (West), exit S106 (Amsterdam Centrum/Amstelveen), travel time is just a few minutes.

## By public transport

The building has excellent public transport connections. NS Station Lelylaan is only a five-minute walk away and functions as a central hub for trains, metro, trams and buses.

## Location

The Fashion District is home to a variety of hospitality venues, offering visitors the chance to enjoy a delicious meal or drink at places like Bar Restaurant LELY, Origami Sushi & Pokebowl, and Corner Baker. The area also boasts several sports facilities, such as Basic-Fit, and provides numerous accommodation options, with nearby hotels including Bastion Hotel Amsterdam Zuidwest and WestCord Fashion Hotel.



## USP's



### **Sustainable**

The building is designed with sustainability in mind, featuring an A+++ energy label and aiming for a BREEAM Excellent certification.

### **Modern workspaces**

With a minimum ceiling height of three meters, climate control via climate islands and the option to tailor each floor to your specific needs, this office provides ultimate flexibility for a dynamic work environment.

### **Prime location**

Situated in the heart of Amsterdam West, the building offers exceptional accessibility, just minutes from the A10 motorway and a five-minute walk to Amsterdam Lelylaan, which connects you to train, metro, tram and bus services..



**A private place in a  
lively world**

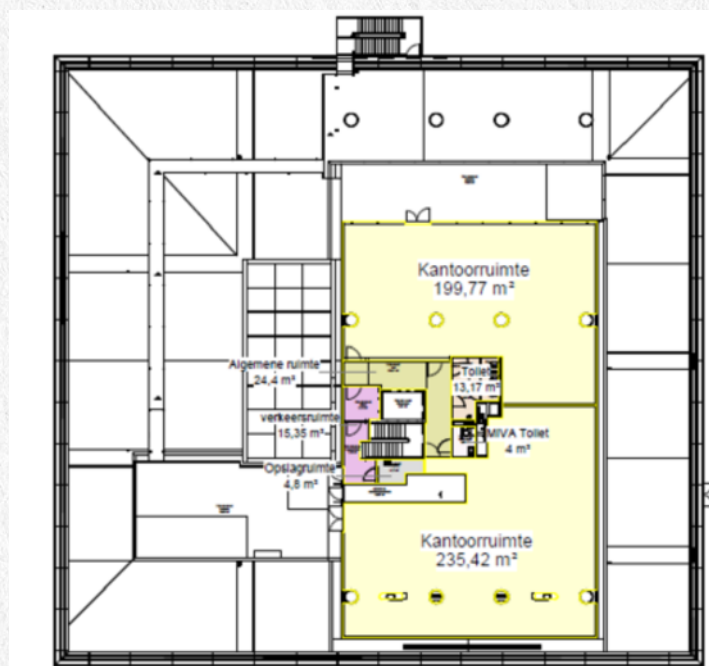


# FLOOR PLANS

## GROUND FLOOR

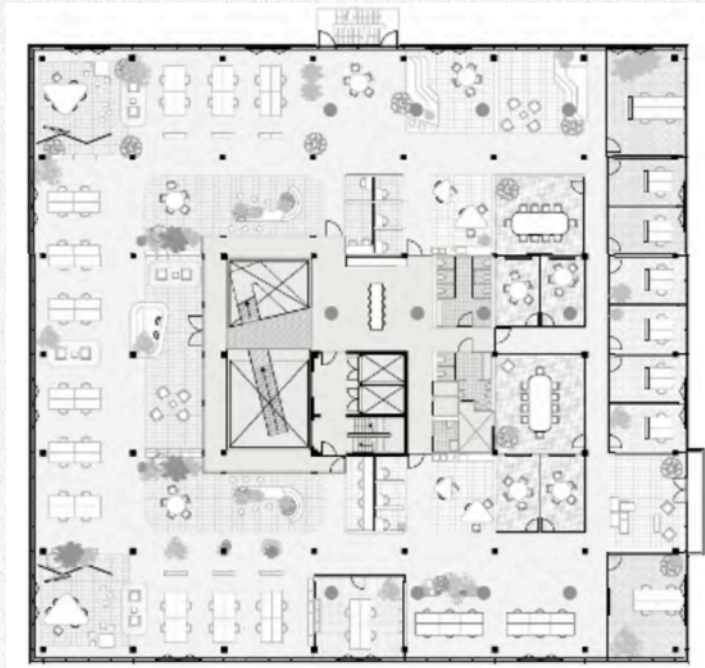


## THIRD FLOOR



# FIT OUT OPTIONS

## TESTFIT SINGLE TENANT



## TESTFIT MULTI TENANT



# 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

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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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