



**symphony  
offices**



# SYMPHONY OFFICES

**01** *Symphony Offices*

**02** Location

**03** Accessibility

**04** Amenities

**05** Availability

**06** Contact

# PRIME OFFICE SPACE AT THE CENTER OF AMSTERDAM ZUIDAS

Symphony Offices is a true landmark, prominently located at one of the most visible locations in the heart of the vibrant business district Amsterdam Zuidas. This high end office building offers excellent hospitality services and contributes to the high-quality appearance of its tenants.

The Dutch Architect Pi de Bruijn (De Architecten Cie) was responsible for the iconic architectural design. The mixture of various functions, which makes the Zuidas a metropolitan quarter, is realized at building level in Symphony.





The total building of Symphony Offices consists of approximately 35,000 sq m office space, divided over a ground floor and 27 upper floors. Symphony Offices offers a business environment of the highest possible level. The many windows guarantee a spectacular view of Amsterdam Zuidas, the city center and the surrounding area.

It is a multifunctional building, with a mixture of public, semi-public, and private functions. The unity of the two tower blocks (Symphony Residence and Symphony Offices) is emphasized in the elevations by means of the choice of material and pattern composition. The façade has brick cladding, which combines the residential with the commercial and has urban allure.

# LOCATION

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# CENTRAL BUSINESS DISTRICT

Amsterdam Zuidas is the prime central business location of The Netherlands and one of the most favourable office locations in Europe. Thanks to its strategic location, the area is attractive to Dutch and international businesses and institutions. The area hosts a wide range of headquarters of companies such as Google, NautaDutilh, Salesforce, Spencer Stuart, Accenture, IMC and Optiver.



# VIBRANT HIGH END AREA

The Amsterdam Zuidas is an outstanding location for working, living and recreation in an area with optimum infrastructure. Zuidas has its own NS-trainstation "Amsterdam Zuid" and has two exits from the ring road A10. Symphony is located in the heart of the Amsterdam Zuidas and in the direct vicinity of a wide range of amenities such as restaurants, coffee bars, gyms, shops and supermarkets. Zuidas offers a vibrant high end 24/7 lively area of international allure.



**5 MIN  
WALK**

- RESTAURANTS
- BARS
- GYMS
- SHOPS
- COFFEE
- SUPERMARKET
- HOTELS
- RESIDENTIALS
- PUBLIC TRANSPORT HUB

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# ACCESSIBILTY

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## EXCELLENT ACCESSIBILITY

Symphony is located next to the train station Amsterdam Zuid. Schiphol Airport is only a 6 minute train ride away. You can take the train, metro, tram, bus or bike and reach the city centre of Amsterdam in just 5 minutes. The accessibility will even be further optimized following the infrastructural project 'Zuidasdok', which include an expansion of the train station and bringing the A10 highway underground.



### BY FOOT

Amsterdam Zuid	2 min
Club Sportive	2 min
Gelderlandplein	10 min



### BICYCLE

Vondelpark	10 min
De pijp	11 min
Rijksmuseum	10 min



### PUBLIC TRANSPORT

Schiphol	6 min
Amsterdam CS	13 min
Utrecht CS	22 min
Rotterdam CS	38 min



### CAR

Schiphol	14 min
Amsterdam CS	21 min
Utrecht	35 min
Rotterdam	45 min



# AMENITIES

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## AMENITIES

- ✓ Symphony Offices offers a 24/7 manned reception / hospitality desk with an appealing ambiance. The lobby is fully renovated in 2020 and transformed into a contemporary, luxurious space with a coffee corner, informal seating & break out area. In addition to the hospitality and security team, there is an onsite building manager who is responsible for the daily operations and the first line of contact with the tenants of the building.
- ✓ Symphony Offices offers a 125 person auditorium at the first floor for larger conferences, presentations or training sessions.





- ✓ There are two restaurants at the ground floor of the building; a company restaurant for the daily lunches of tenant's employees and a à la carte restaurant for business lunches and dinners. Both restaurant are scheduled to be refurbished in 2021.
- ✓ Symphony Offices offers the possibility to lease parking subscriptions in the Q-park parking garage underneath the building based on a unique parking ratio of 1:70.



# AVAILABILITY

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# AVAILABLE OFFICE SPACE

Total for rent

**3,249 SQ M LFA**

divided into:

14th floor

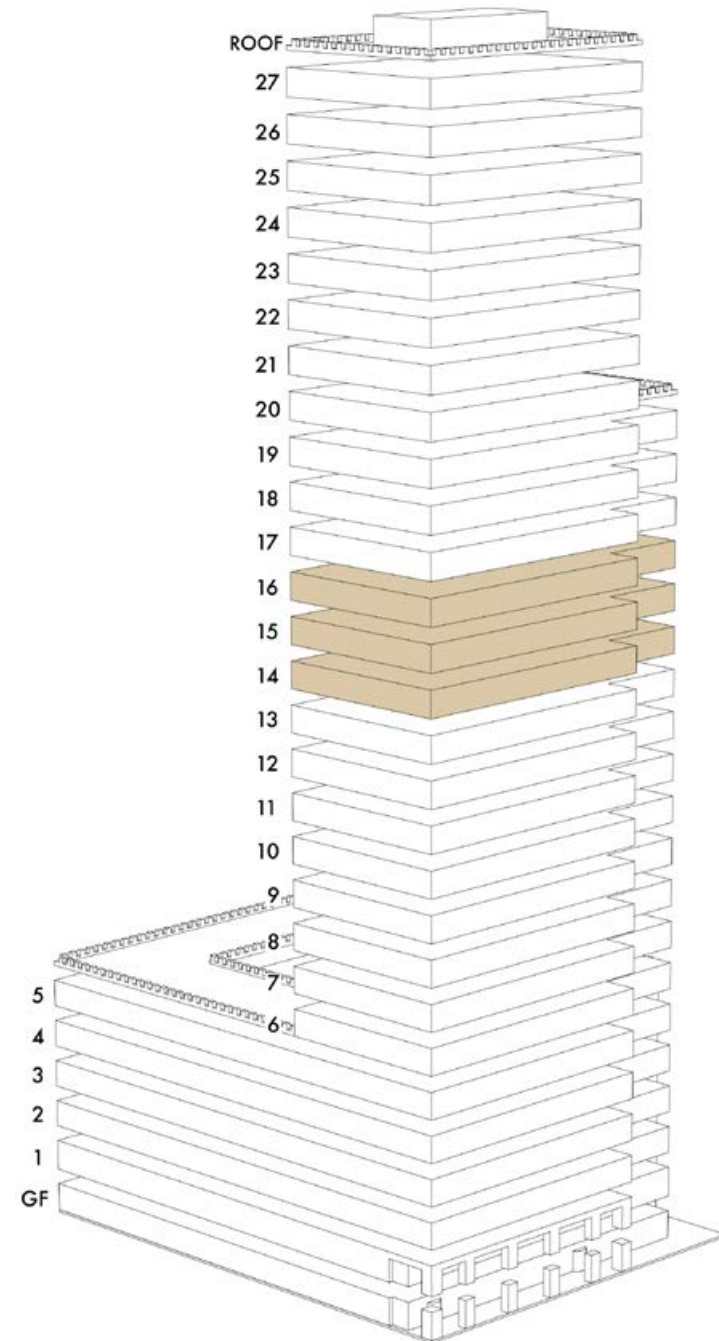
**1,083 SQ M**

15th floor

**1,083 SQ M**

16th floor

**1,083 SQ M**



# TESTFIT "CLOSED"



- workplace in closed office
- workplace in focusarea
- conference room
- hal
- office centre / archive
- reception area
- sanitary
- elevators

10TH FLOOR  
 1083 SQ M OFFICE SPACE  
 71 WORKSTATIONS













# TESTFIT "OPEN"



- workplace in open space
- workplace in fixed office
- workplace in focusarea
- conference room
- hal
- office centre / archive
- reception area
- sanitary
- elevators

**18TH FLOOR**  
**1102 SQ M OFFICE SPACE**  
**89 WORKSTATIONS**





## AVAILABLE OFFICE SPACE

Total for rent

**3,249 SQ M LFA**

divided into:

14th floor

**1,083 SQ M**

15th floor

**1,083 SQ M**

16th floor

**1,083 SQ M**

\* Floor sizes including 4% surcharge common area of the building

## RENTAL PERIOD

1. Direct lease with landlord DEKA
2. Sublease (optional full service) with APG until mid 2025

## AVAILABILITY

14th – 16th floor : Immediately

## RENTAL PRICE

As from € 425 per sq m office space per annum, excl. VAT.

## SERVICE CHARGES

€ 114 per sq m office space per annum, excl. VAT, incl. contribution for restaurant and auditorium.

## PARKING

In the Q-Park parking garage underneath the building based on the parking ratio of 1:70.

## DELIVERY LEVEL

The office spaces will be delivered in its current condition, including the current tenant fit out. Privacy sensitive parts will be removed by current tenant(s). An inventory list of the current fit out can be provided upon request, as well as the technical description of the base building delivery level.

# CONTACT

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