



**TO LET**  
**683 SQM**

**VALLEY**  
**BEETHOVENSTRAAT**  
**AMSTERDAM**  
**SOUTH AXIS**

**The Evolution of City Life**

*Live, Work, Play*



# 01 BUILDING LOCATION

Valley is situated in the core of the South Axis, Amsterdam's Central Business District and the most prime office location in the Netherlands.

## By car

Valley is located near the highway A10. The highway Exit S109 - Buitenveldert and Exit S108 - Amsterdam Oud Zuid are located at 5 car minutes away from Valley.

## By public transport

Valley is also easily accessible by public transport. Amsterdam South Station is within walking distance. From this station there are direct connections to Schiphol Airport, The Hague, Rotterdam and Utrecht. Furthermore stops for the highspeed metro lines 51 (Amsterdam Central Station - Amstelveen), 50 (Amsterdam Sloterdijk - Gein) and tram line 5 can be found.





# 02 HIGHLIGHTS THE VALLEY

Valley is a unique mixed-use complex on the Amsterdam South Axis (Zuidas), with an exciting mix of offices, residential, retail and culture.

- Icon building on the Amsterdam Southaxis;
- High quality office space;
- Premium facilities, including restaurants, hotels, bars, gyms and parks;
- Excellent accessible by car and public transport.



# 3 RENTAL INFORMATION

## SIZE

A total of 683 sqm office space is available in building North, situated on the 6<sup>th</sup> floor.

Partial letting is possible.

## PARKING

8 parking spaces.

## RENTAL PRICE OFFICE

€ 516 per sqm per annum, excl. VAT.

## RENTAL PERIOD

Minimum 10 years.

## AVAILABLE

Immediately.

## PAYMENT

Rent, service charges and VAT to be paid quarterly in advance.

## VAT

The rental price will be subject to VAT.

## INDEXATION

Annual.

## SERVICE CHARGES

To be agreed.

## SECURITY

Bank guarantee of three months, rent increased with service charges and VAT.

## LEASE AGREEMENT

Based on a standard lease from the Raad van Onroerende Zaken (ROZ), model July 2015

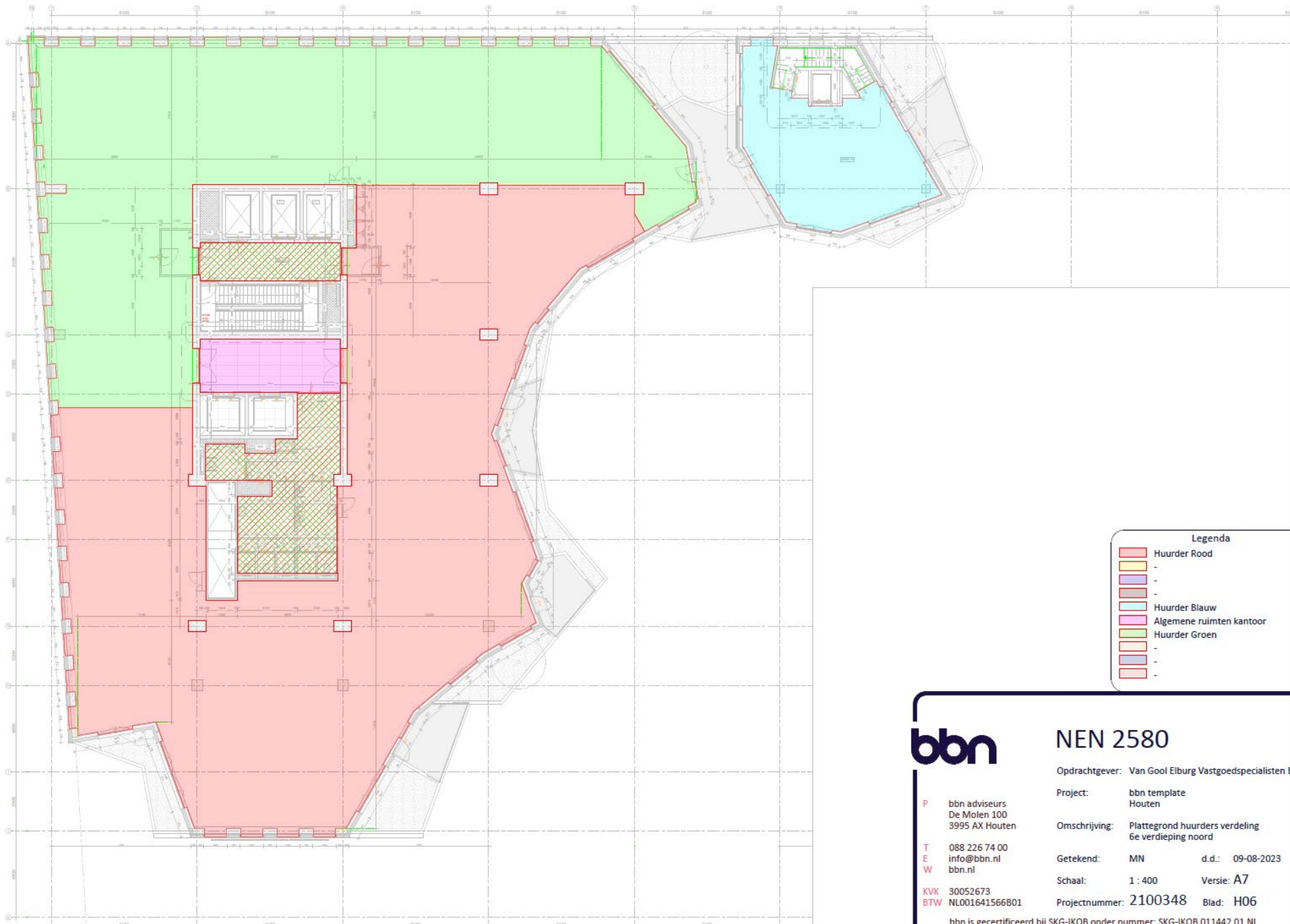


# 04 PICTURES



# 05 FLOOR PLAN

## 6TH FLOOR



**bbn**

**NEN 2580**

Opdrachtgever: Van Gool Elburg Vastgoedspecialisten B.V.

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Project: bbn template  
Houten

Omschrijving: Plattegrond huurders verdeling  
6e verdieping noord

Getekend: MN d.d.: 09-08-2023

Schaal: 1 : 400 Versie: A7

Projectnummer: 2100348 Blad: H06

bbn is gecertificeerd bij SKG-IKOB onder nummer: SKG-IKOB.011442.01.NL



# 06 THE TEAM



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*"PLEASURE IN THE JOB PUTS  
PERFECTION IN THE WORKS"*



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*"QUALITY OF CONTACT IS MOST  
STRENGTHENING OUR RELATIONSHIP  
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*"SHE KNOWS WHAT SHE WANTS AND  
HOW TO GET THERE"*