

THE ULTIMATE IN PARK AND CITY LIFE

REM
BRANDT
PARK

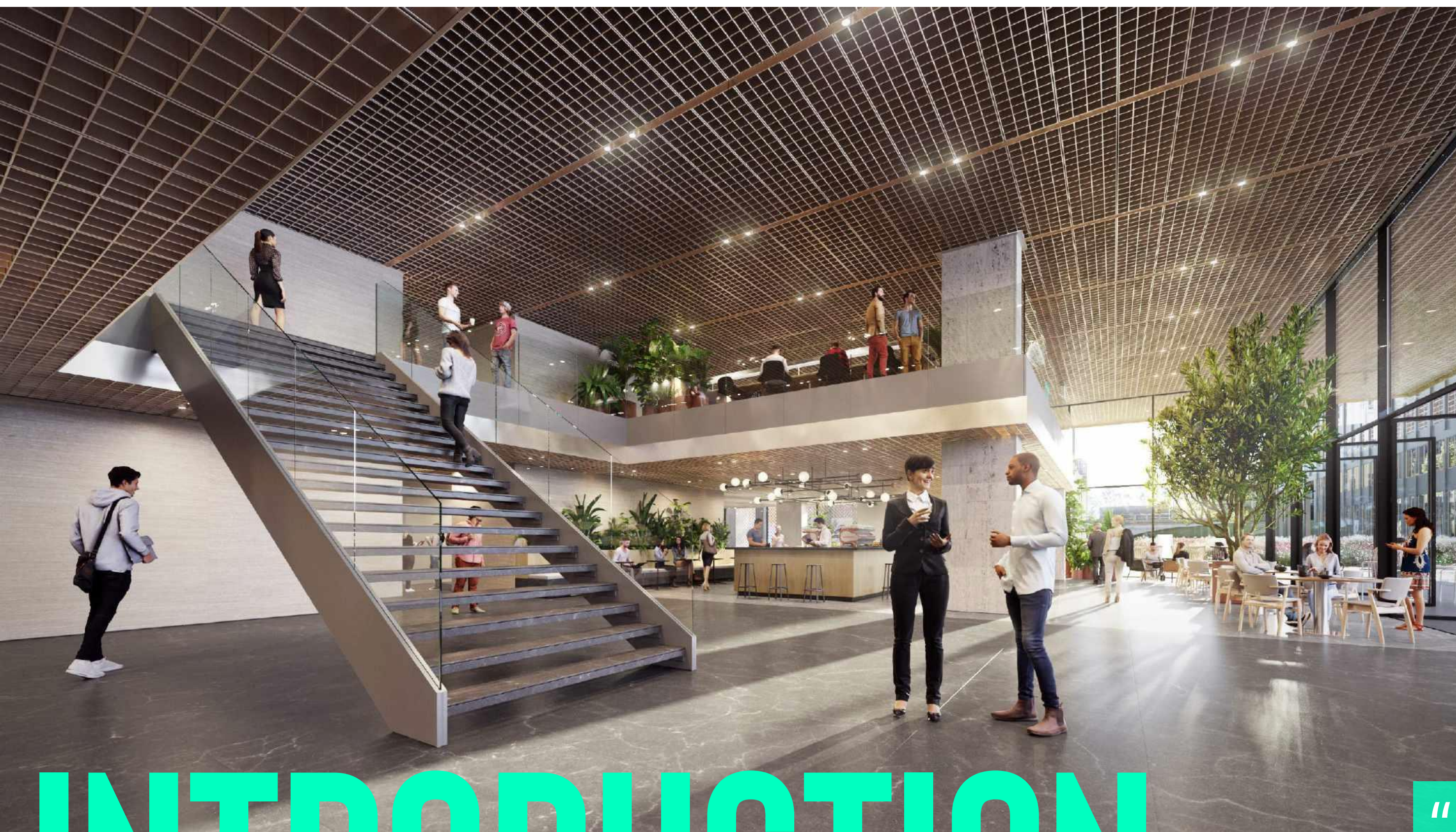
KEY HIGHLIGHTS



A unique urban location with Amsterdam's second largest park as its garden.



- Rembrandt Park is a new destination in Amsterdam. Rembrandt Park One is part of a development plan of three buildings in total. Rembrandt Park One, Two and Three
- High quality renovated 24,000 sqm landmark office building adjacent to the A10 highway
- Excellent accessibility, close to the city centre, 5 minute walking distance from public transport hub and 15 minutes by train or car to Schiphol Airport
- Spectacular views and direct access to one of the largest city parks of Amsterdam
- Programmable ground floor with a mix of office and social services, including a new fully glazed pavilion with direct connection to the parkland
- Private underground parking for 161 cars (parking ratio of 1:150 sqm) and 600 bikes (ratio of 1:27.5 sqm) including charging points for electric vehicles
- Flexible and efficient floor plates of 1,900 sqm LFA in the main building and 962 sqm LFA in the pavilion with generous 2.80 metre plus high ceilings
- BREEAM Excellent



A UNIQUE DESTINATION

Inspired by its unique natural parkland setting, Rembrandt Park One welcomes and connects like-minded people to inspire new ways of experiencing business and leisure. Transforming and updating the original 1967 iconic building by renowned Dutch architect Frederik Willem de Vlamming, into a modern, premium work-life office destination.

Situated between Rembrandt Park and the Amsterdam A10 ring road, Rembrandt Park One is a high quality, 24,000 sqm LFA renovation of a landmark office building. Introducing a striking new waterside pavilion with an extra 2,947 sqm LFA of additional office space and public facilities.

Located within the ring road Rembrandt Park One is perfectly positioned for businesses who want the benefit of a city centre location with excellent connections, along with on-site amenities such as a coffee bar, restaurants, sport facilities but at the same time appreciate the space and natural parkland as a back garden.

Amsterdam's second largest park was inspiration for the design of the re-development of this iconic 1960s building. The design brings the outside in, well conceived greening and light-filled floors ensure the office environment will support the business community in their day to day needs and offer an enhanced quality of working life.

INTRODUCTION

“
A rare opportunity to be part of a new and dynamic destination in Amsterdam West.
”

UNRIVALLED LOCATION



REMBRANDT
PARK

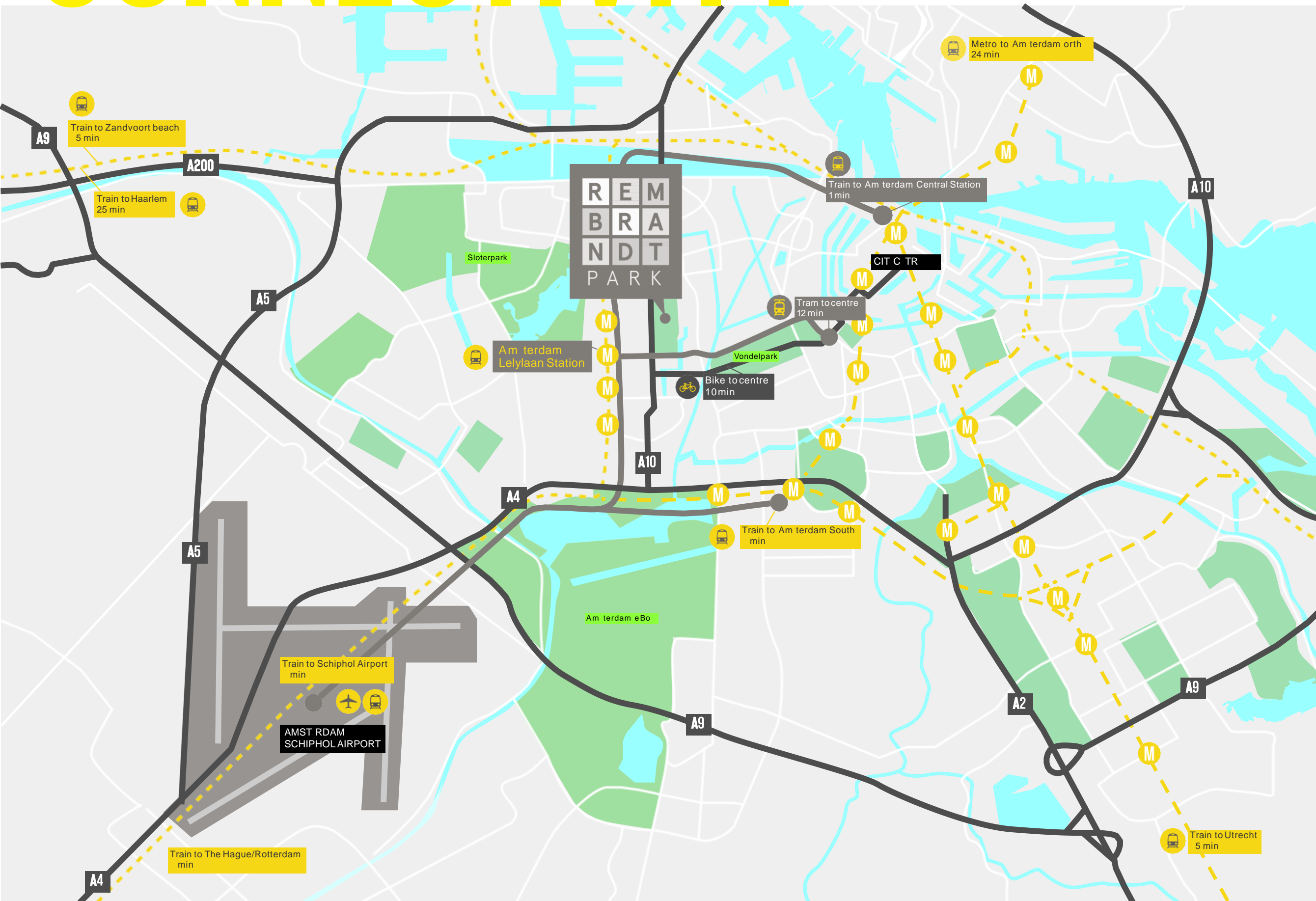
45 acres of unspoilt natural green space, offering an oasis of calm away from the busy city.

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You only have to look out the window to see why this location is so special.

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CONNECTIVITY



SMARTER CONNECTIONS

Rembrandt Park One is located in the West of Amsterdam, a rapidly expanding and prosperous region of the city with excellent transport links.

It is ideally situated within the A10 ring road, enjoys excellent multiple transport connections via train, tram, bus and metro with Schiphol Airport only 15 minutes away and the city centre only 10 minutes by bicycle.



2 mins by car to A10

Rembrandt Park is directly accessed by the A10 allowing most locations in Amsterdam to be reached in 15 minutes.



5 mins to public transport

Rembrandt Park is highly accessible from Amsterdam Lelylaan Station which serves as a transport hub for trains, metro, trams and buses.



10 mins by bike to city centre

Rembrandt Park focuses on excellent cycling friendly accessibility and facilities.



15 mins to Schiphol Airport

Easily accessible by car or train Schiphol Airport allows Rembrandt Park to offer excellent international connectivity.

CONNECTIVITY BY BIKE



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19 mins to Central Station

13 mins to Dam

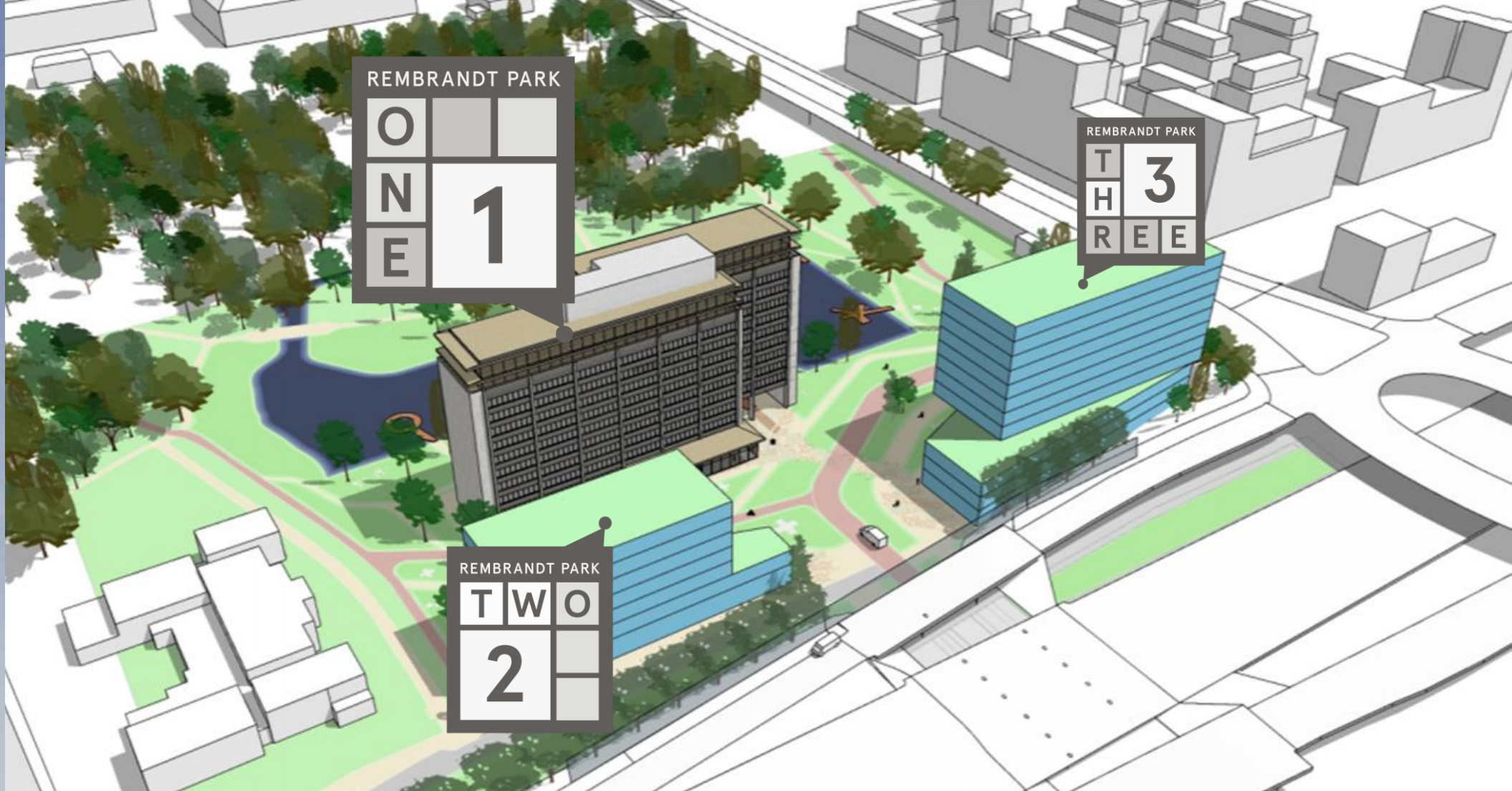
12 mins to Leidseplein

10 mins to Museum square

5 mins to Vondelpark



REMBRANDT PARK



With the addition of two striking new buildings a new vibrant destination in the West of Amsterdam will be born.

After the re-development of the existing building the second phase of this development will commence. On the plot two new buildings will be added with an underground parking garage. The buildings, Rembrandt Park Two and Three, will bring additional premium and further opportunity for convenience retail and services. The second phase is scheduled to be delivered in 2024.



This lively destination will have a new public square where people can come together, enjoy the public services and being part of this new and dynamic park community.

RE-DEVELOPMENT OF A 60'S ICON

TERRACES

ADDING TWO TOP FLOORS

HIGH-END OFFICE SPACE

REBUILDING THE PAVILION

UNDERGROUND PARKING

DIRECT CONNECTION WITH PARK

WATERFRONT RESTAURANT



WHERE OFFICE





MEETS THE PARK

WALK AND TALK IN THE PARK



The backyard of Rembrandt Park offers a unique area for outdoor meetings.

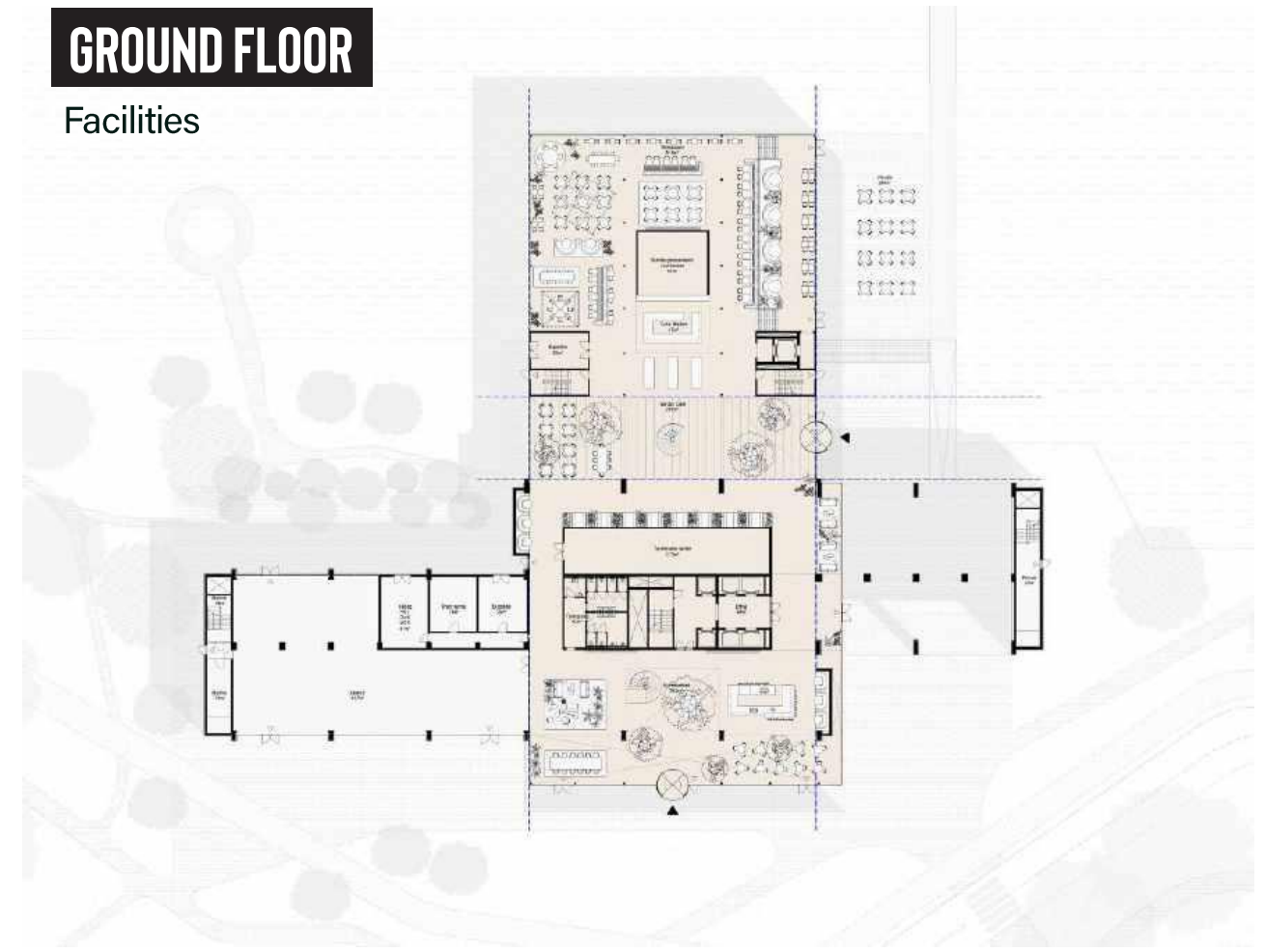
45 acres of unspoilt natural green space, offering an oasis of calm away from the busy city.

Routes with different lengths are possible in the park and offers the perfect experience and will add the fun factor to meetings.



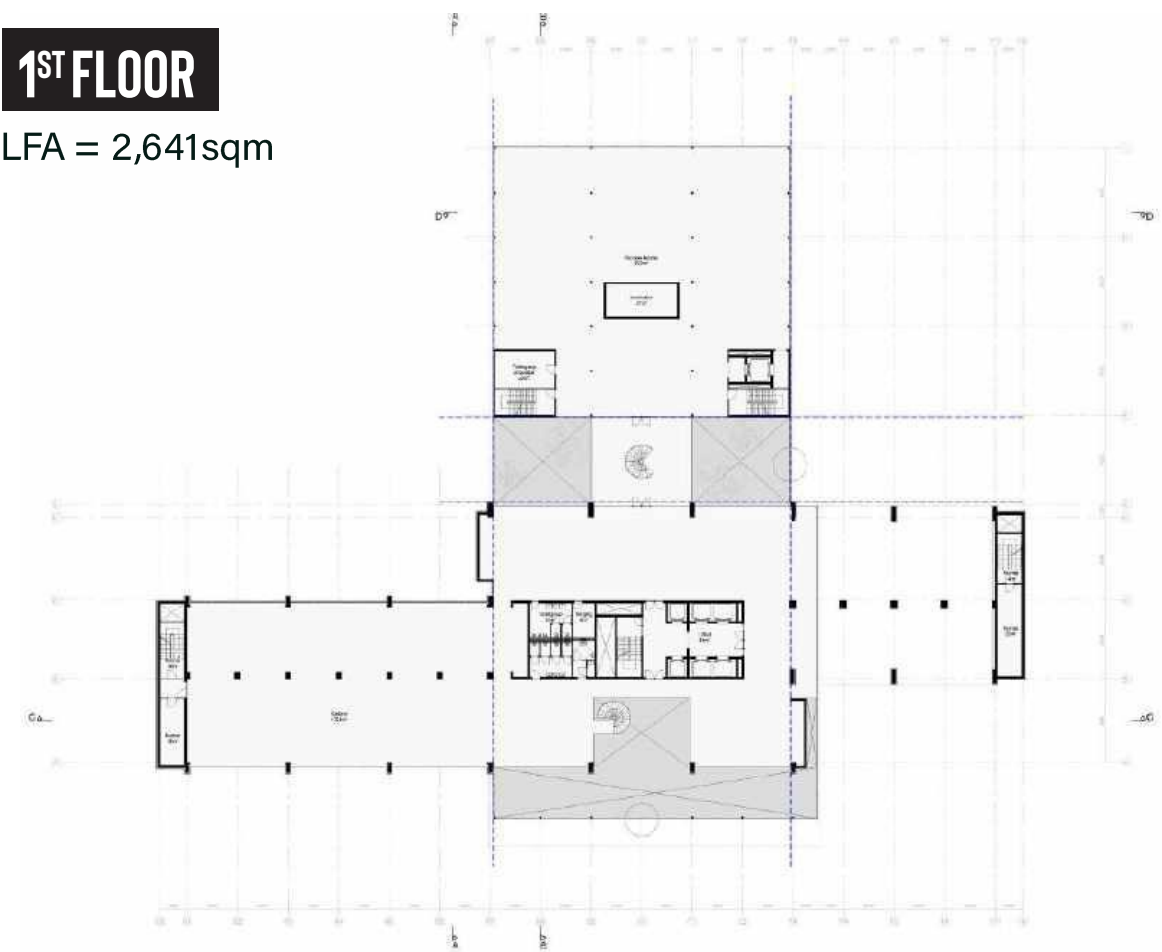
GROUND FLOOR

Facilities



1ST FLOOR

LFA = 2,641sqm

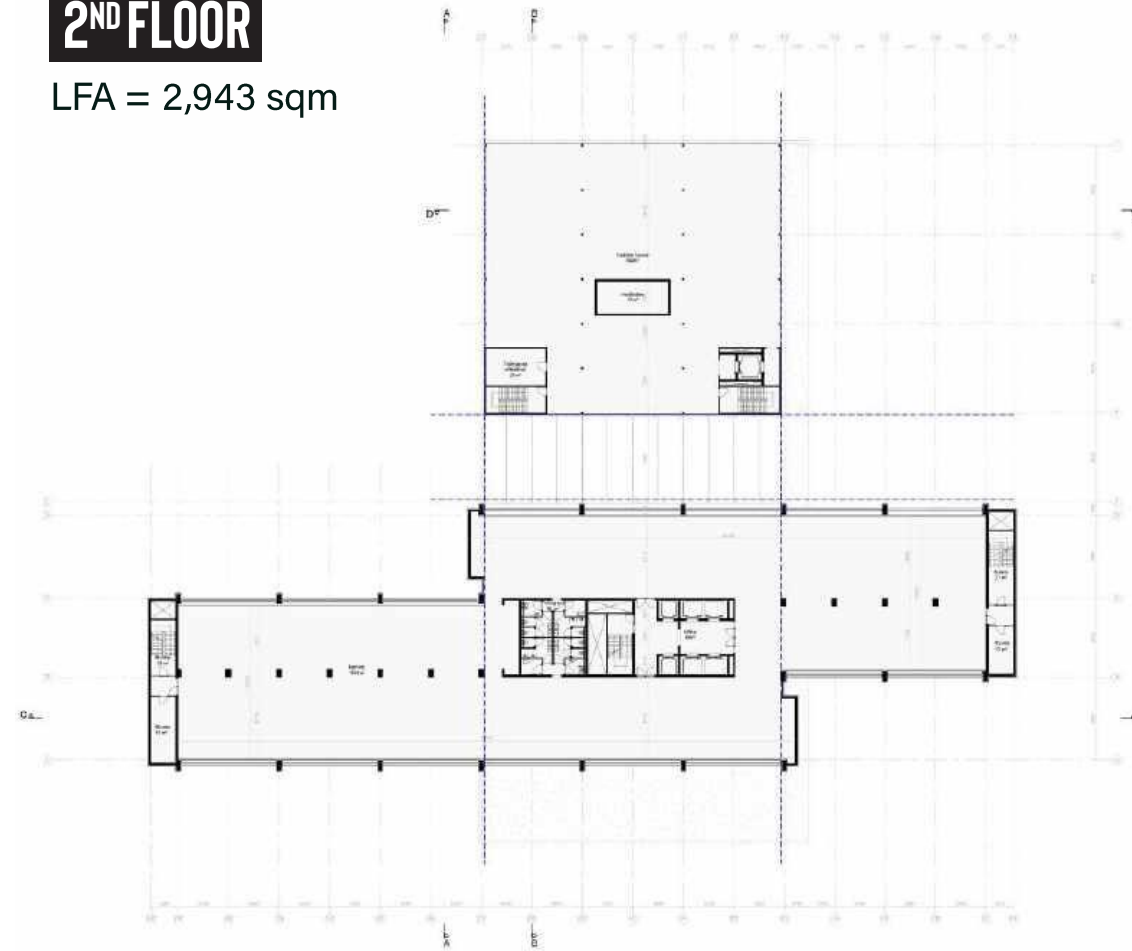


FLOOR PLANS

2nd - 9th floor

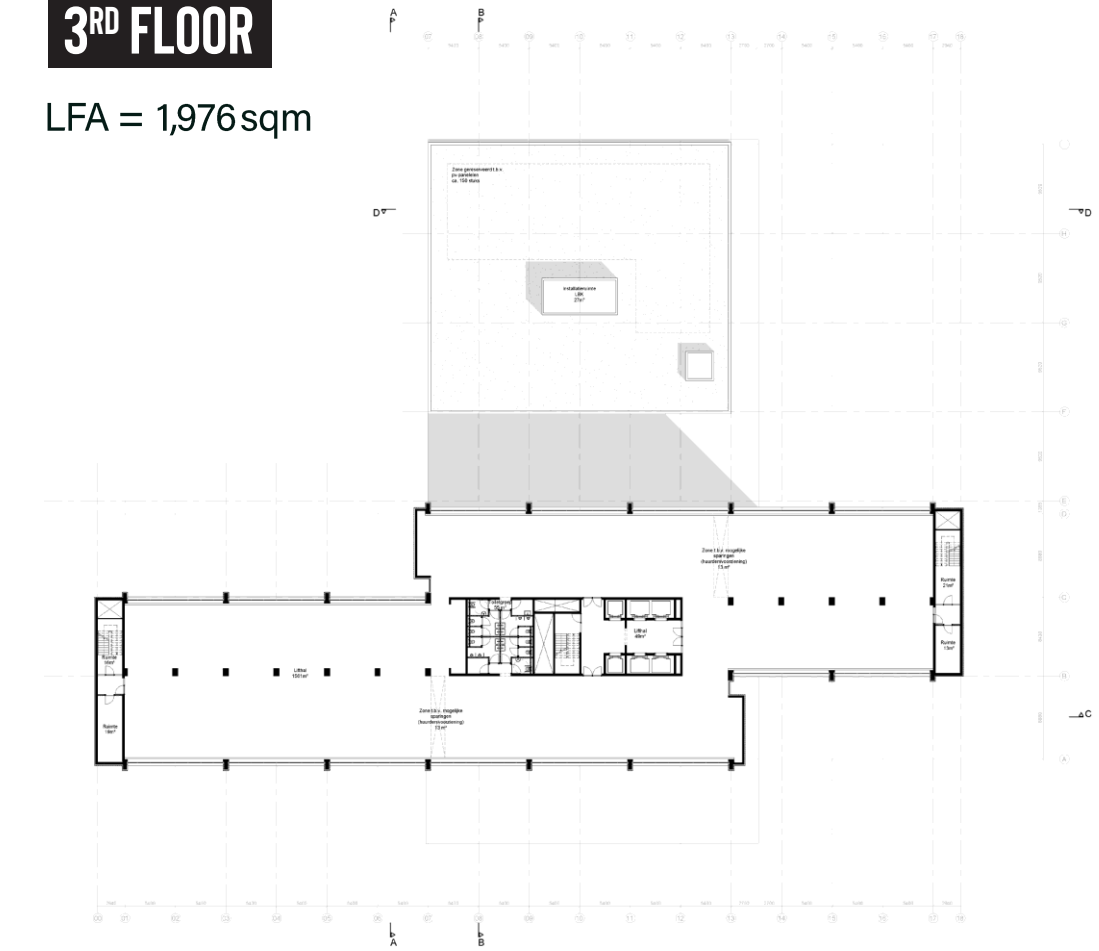
2ND FLOOR

LFA = 2,943 sqm



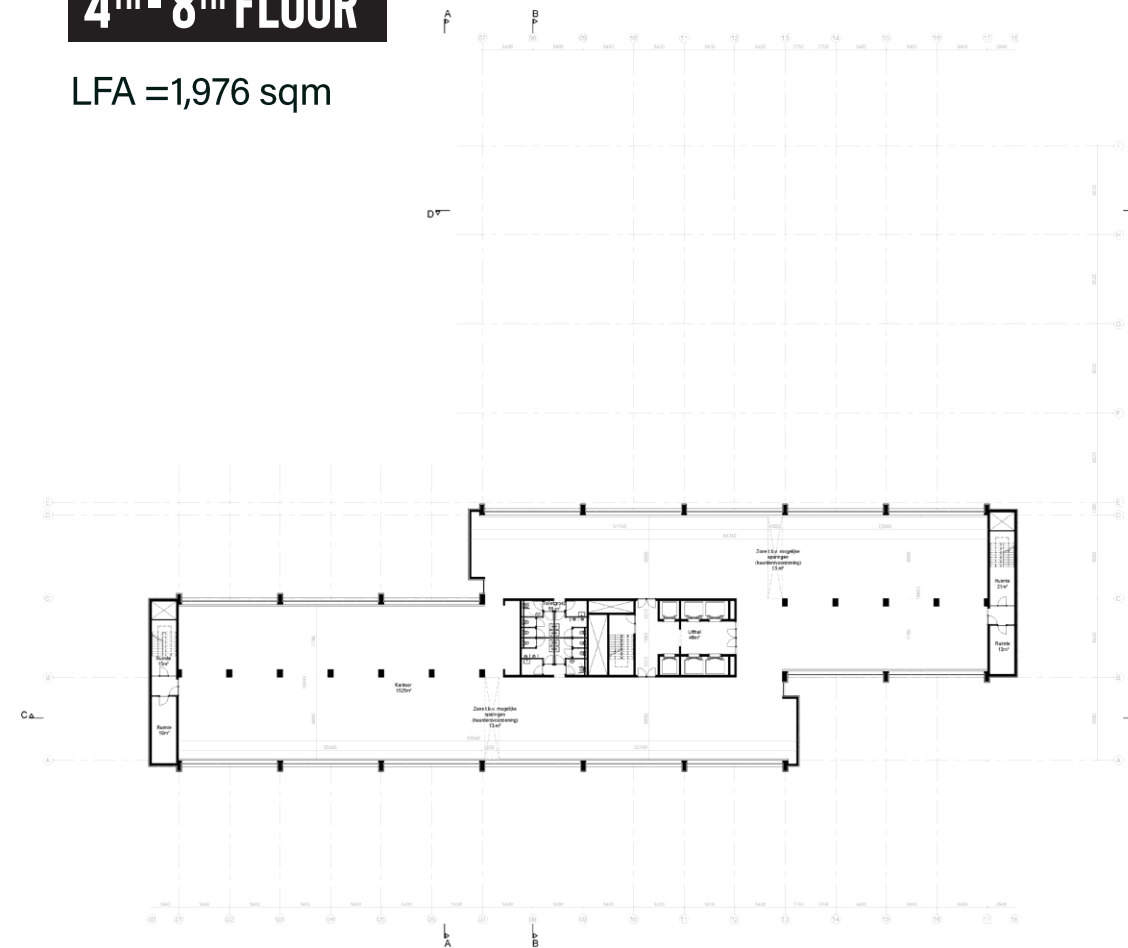
3RD FLOOR

LFA = 1,976 sqm



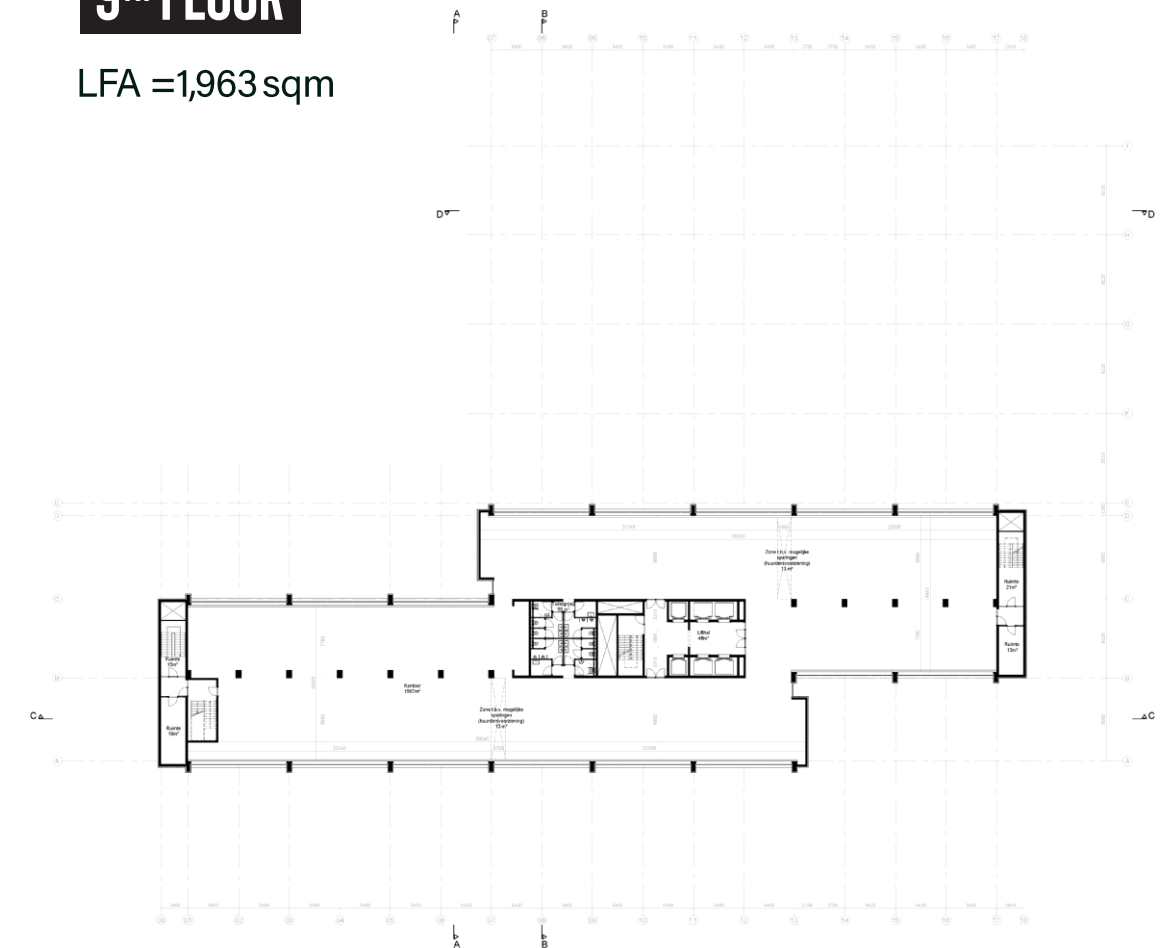
4TH - 8TH FLOOR

LFA = 1,976 sqm



9TH FLOOR

LFA = 1,963 sqm



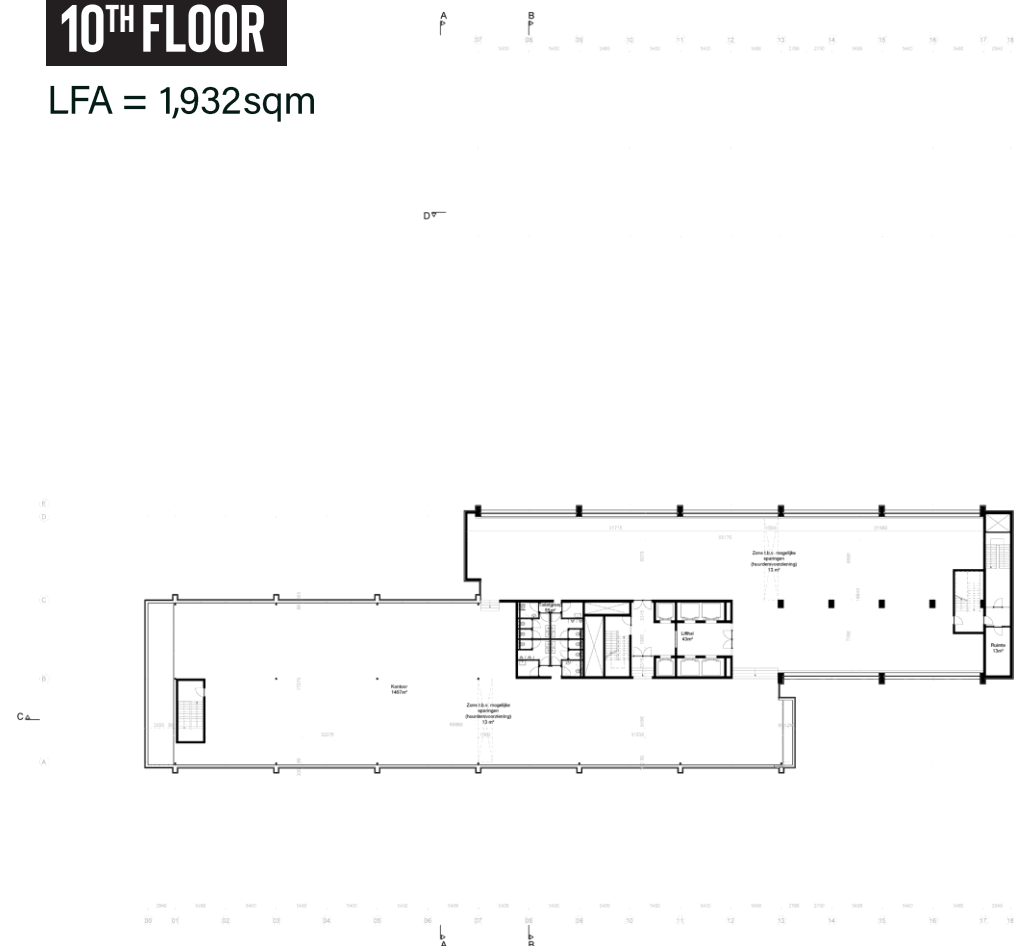
FLOOR PLANS



10th - 12th floor

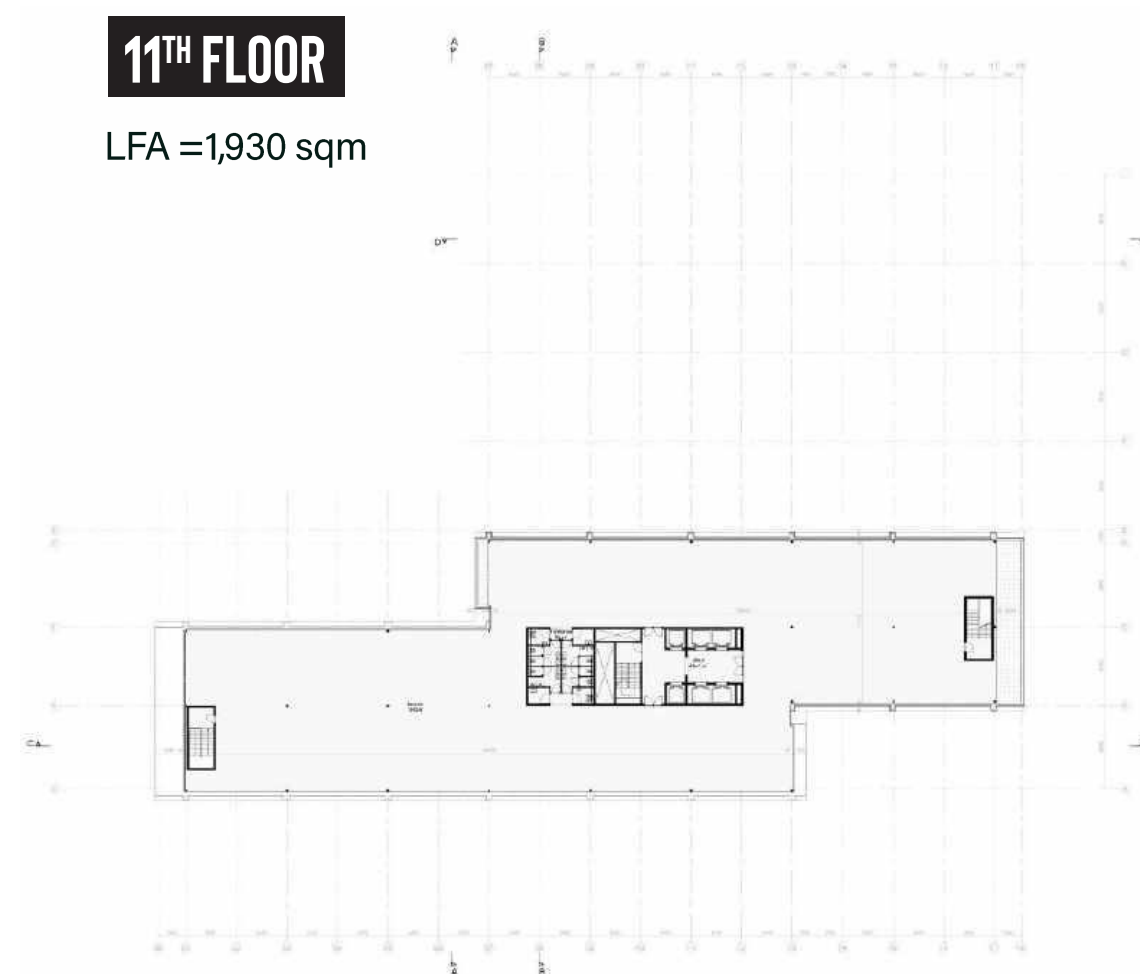
10TH FLOOR

LFA = 1,932sqm



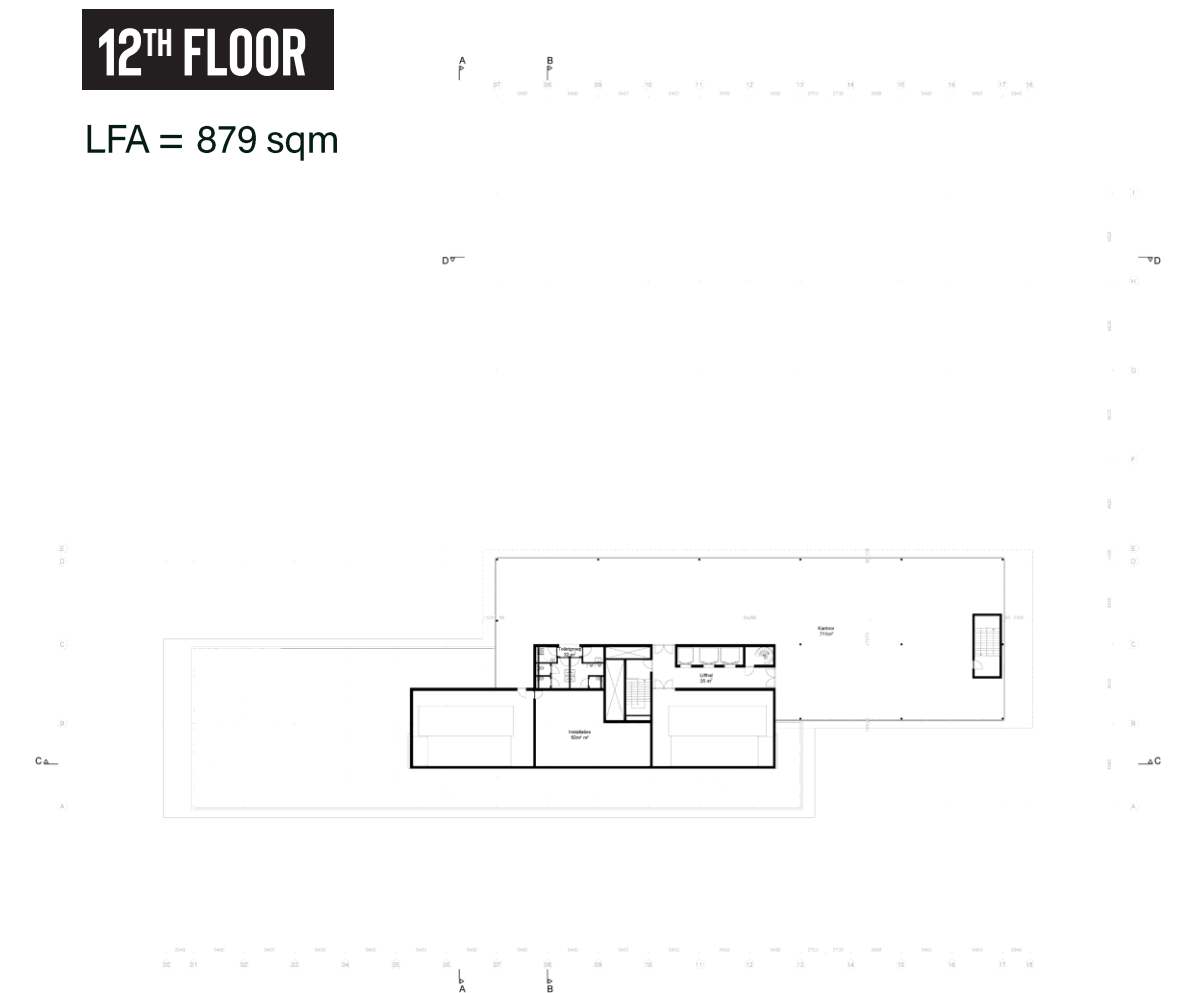
11TH FLOOR

LFA = 1,930 sqm



12TH FLOOR

LFA = 879 sqm



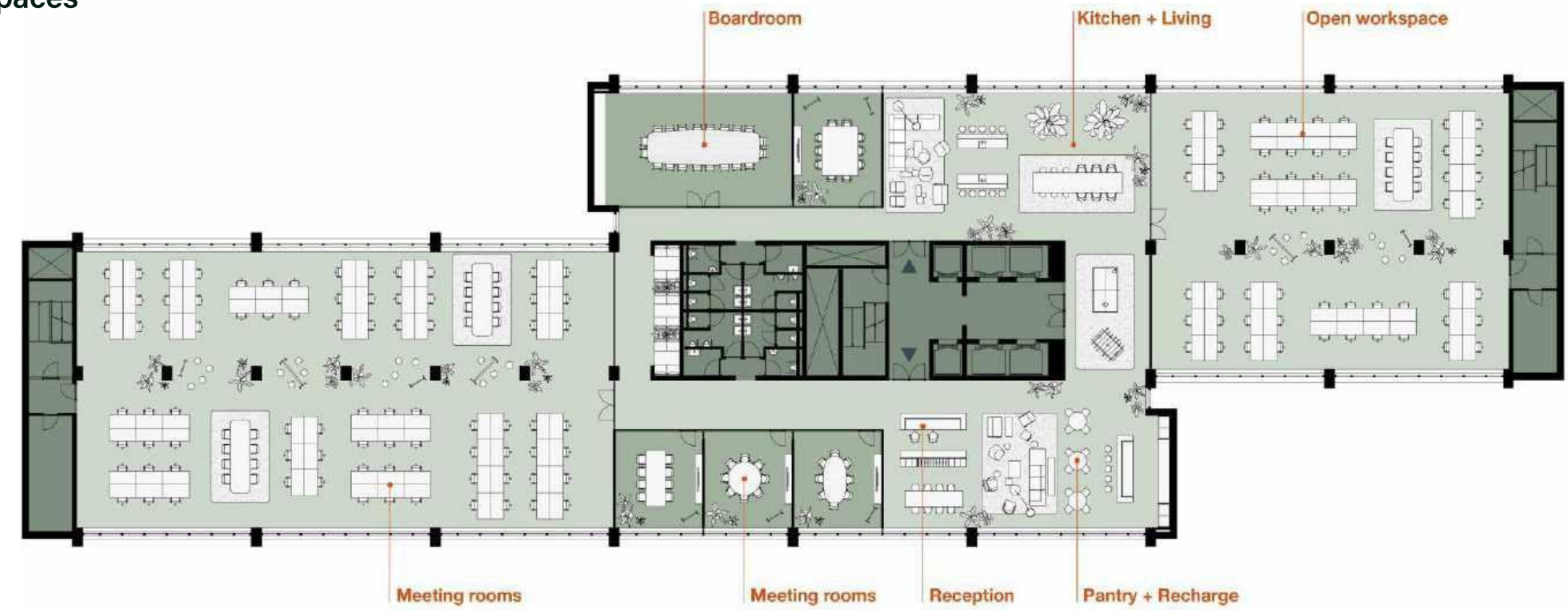
FIT OUTS

The building has flexible and efficient floor plates of 1,966 sqm LFA which can be customized to your company culture.



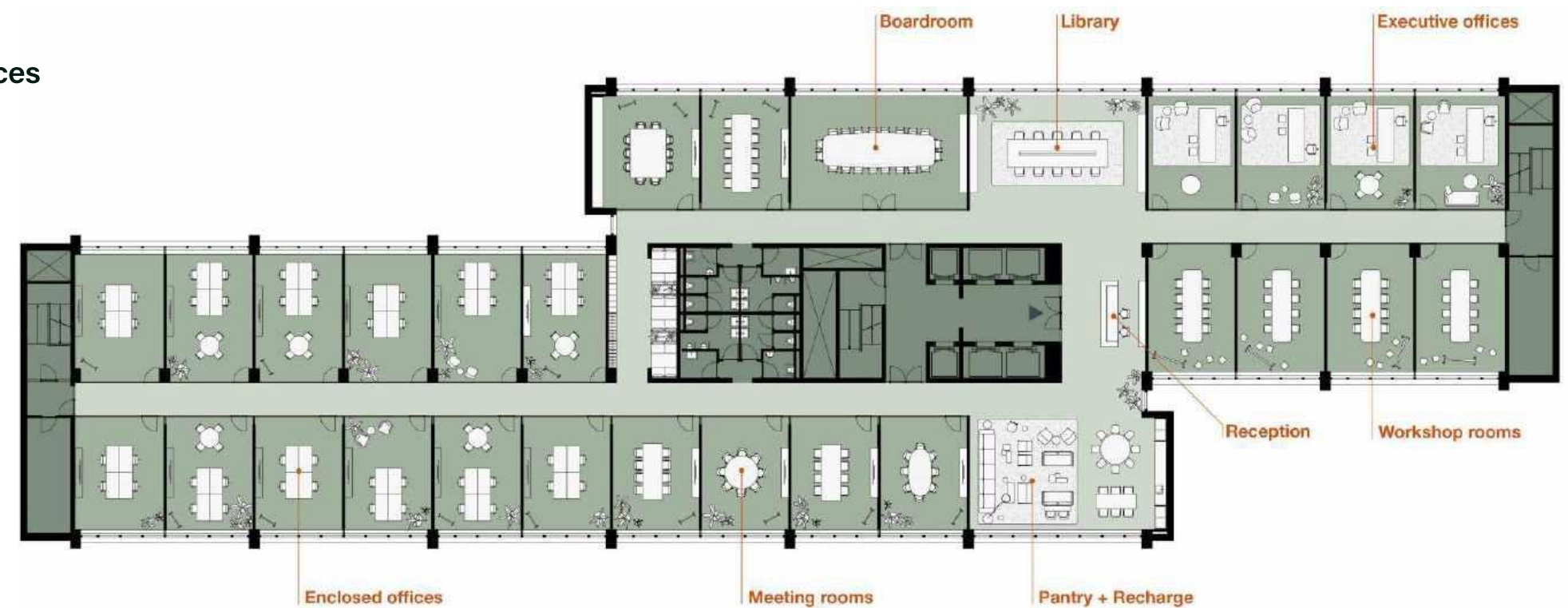
OPTION 1. FLEXIBLE WORKSPACE

154 workspaces



OPTION 2. SERENE CONCENTRATION

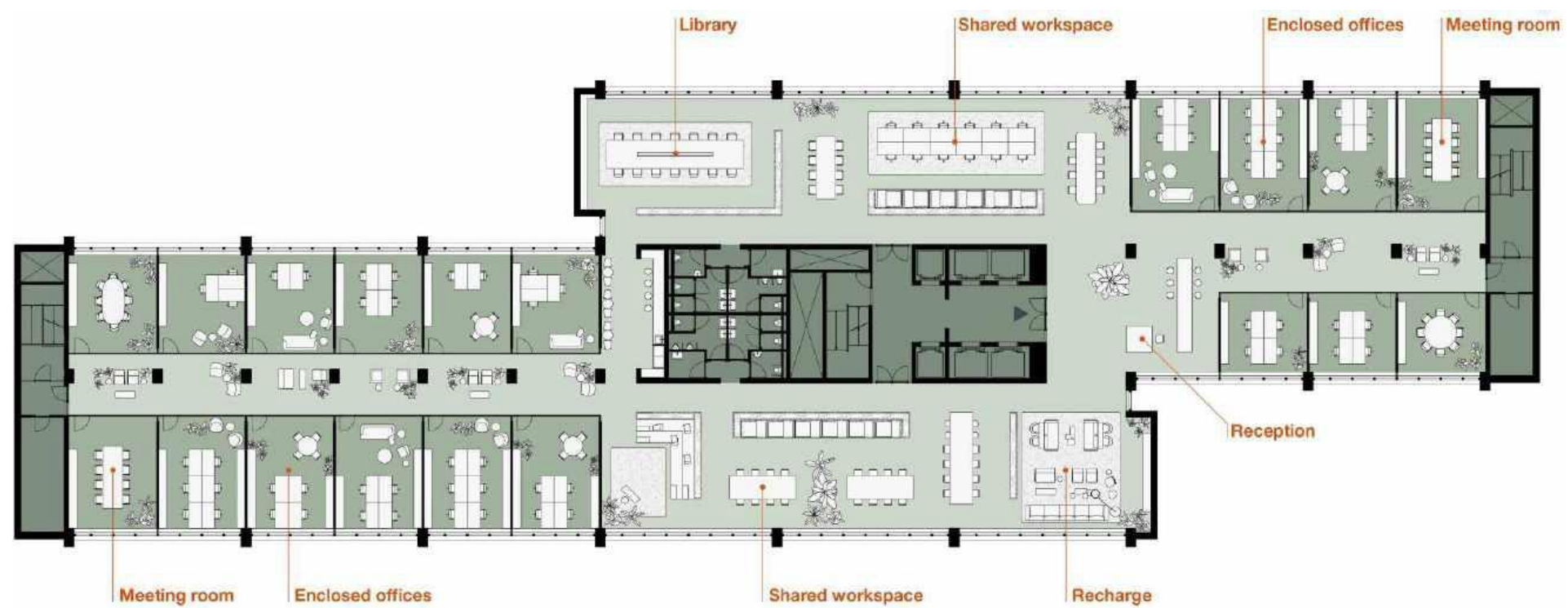
52 workspaces



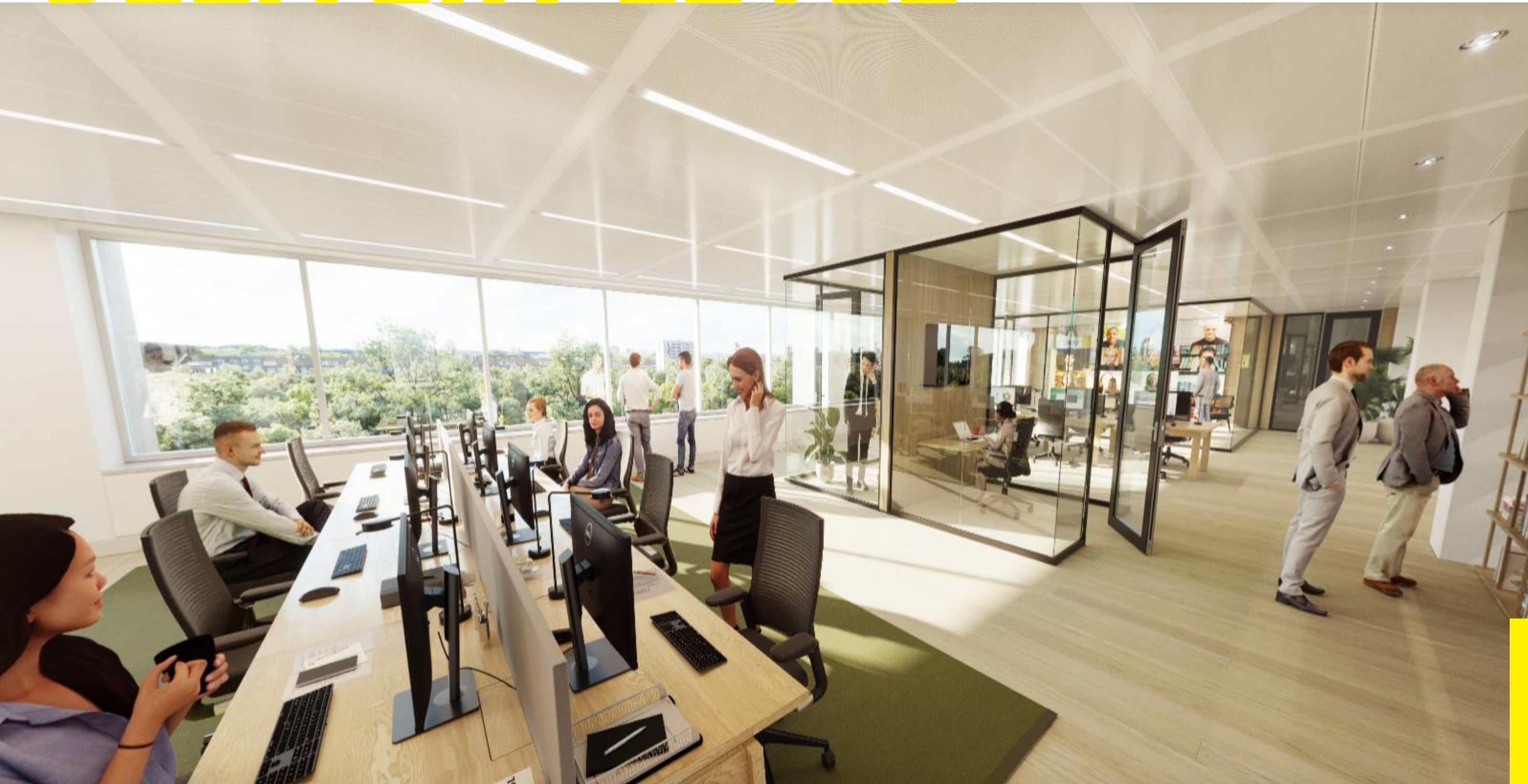
FIT OUTS

OPTION 3. OFFICE SHARING

96 work spaces



DELIVERY LEVEL



The leased space will be delivered in a new and high-end renovated core and shell condition including :

- Climate ceiling class A
- Interior in-built feature LED lighting
- Wall cable ducts along the façade for data, telecom and electricity
- Connection for a pantry on each floor
- Levelled (class 4) floor
- Sanitary groups per floor
- 6 elevators in the main building and 1 elevator in the pavilion
- Nett ceiling height of the floors to be at least 2.80 meters

An extensive technical report is available upon request.

SUSTAINABILITY

- BREEAM Excellent
- Local energy generation by a Thermal Energy Storage (TES) system and solar panels
- The use of natural materials
- A good air system for a very comfortable indoor climate (comfort class A)
- Located in the park and next to the water
- Excellent accessibility by bicycle and public transport



Direct contact with the environment and plenty of daylight through transparent façades.

MORE THAN AN OFFICE



Rembrandt Park One is a new destination for everyone. It's unlike any other office building in Amsterdam. Its unique location in the park provides an oasis of calm away from the busy city offering spectacular views over the parkland.

It's a place to meet, enjoy and relax. You can stop with your bike to enjoy a coffee at the coffee bar, do your daily work-out, expand your network while working in one of the inspiring co-working areas. Later have drinks with friends, dinner with business colleagues or take a break with your family during a walk through the park. Weekdays and weekend. Day and night.



FACILITIES

Rembrandt Park One will be equipped with facilities for employees and visitors. No 9 till 5 economy, Rembrandt Park One will be a place open to you any time of the week or weekend.

F&B
With different food and drink operators on the ground floor there will always be a place that suits your mood. The different F&B areas will be connected by an impressive open atrium with relaxing seating to meet and dwell.

Gym
With work life balance being important to health and well-being, the gym makes it easy to stay healthy and fit for you and your employees. Choose to work-out inside or enjoy the opportunity for a class together in the park.



DELIVERY Q4 2022

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**A RARE OPPORTUNITY TO BE PART OF A
NEW DYNAMIC CITY PARK DESTINATION
FOR AMSTERDAM AND EUROPE.
WILL YOU JOIN US?**

