

Finished by  
summer  
2023!

# are you ready to crossover?

Sustainable development at Kop Zuidas Amsterdam

A development by  
AM & Equity Estate





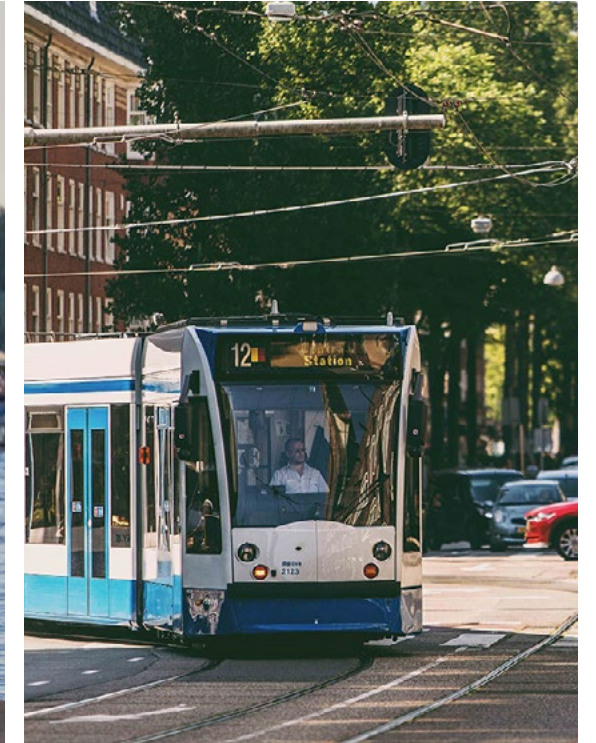
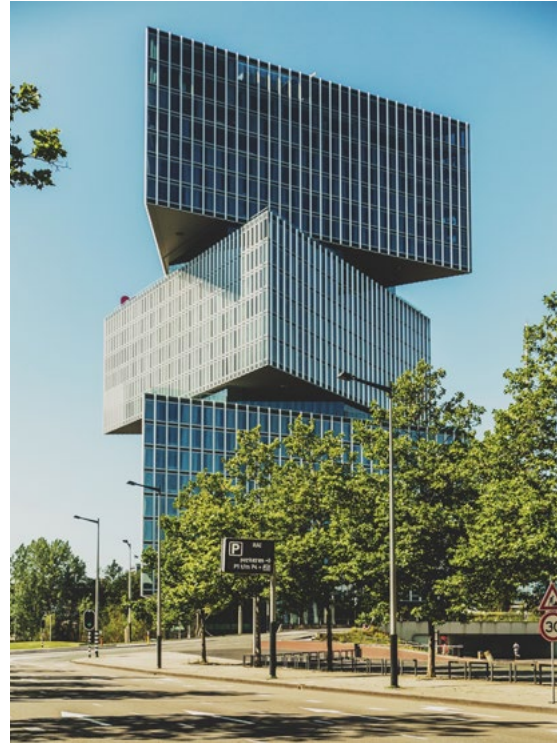
## **Crossover to your own unique office floor with private terraces?**

**Connect your organisation to the genuine Amsterdam feel and at the same time to Zuidas professionalism. Literally at the highway exit, across from the train and subway station and on biking distance of the city centre.**

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### CROSSOVER SPECS

- 9 unique floors
- over 11.000 sq m LFA office space private terraces and balconies
- Energy Label A+++
- WELL Silver Certified
- BREAAAM-NL Outstanding



**Crossing over to the business district Zuidas brings a close connection to the historic and lively neighborhoods of Amsterdam Oud-Zuid and the city centre.**

At CROSSOVER business meets city life. The variety of functions in the building and in the surroundings gives a pleasant atmosphere to work and live. After a working day relax along the Amstel river at the Beatrixpark or in the Amstelpark.



# Crossing over to kop Zuidas

CROSSOVER is uniquely situated in Amsterdam Zuid on both the lively and vibrant residential areas of de Rivierenbuurt en de Pijp and the Zuidas Business District.

Connecting the worlds of working and enjoying living in a healthy and natural way. Located directly along the A10 motorway opposite the RAI Convention Centre, the RAI Station and NHOW hotel positioned on the east side which is a rapidly growing area that integrates professional, recreational and residential activities with ease.

# Crossover Locally Connected



## Flight

Schiphol International Airport is the primary Dutch airport, connected to more than 320 destinations on all continents and handled over 71 million passengers in 2019, making it the 3rd busiest airport in Europe. Schiphol can be reached within 15 minutes by car and 10 minutes by train from RAI train station.

## Car

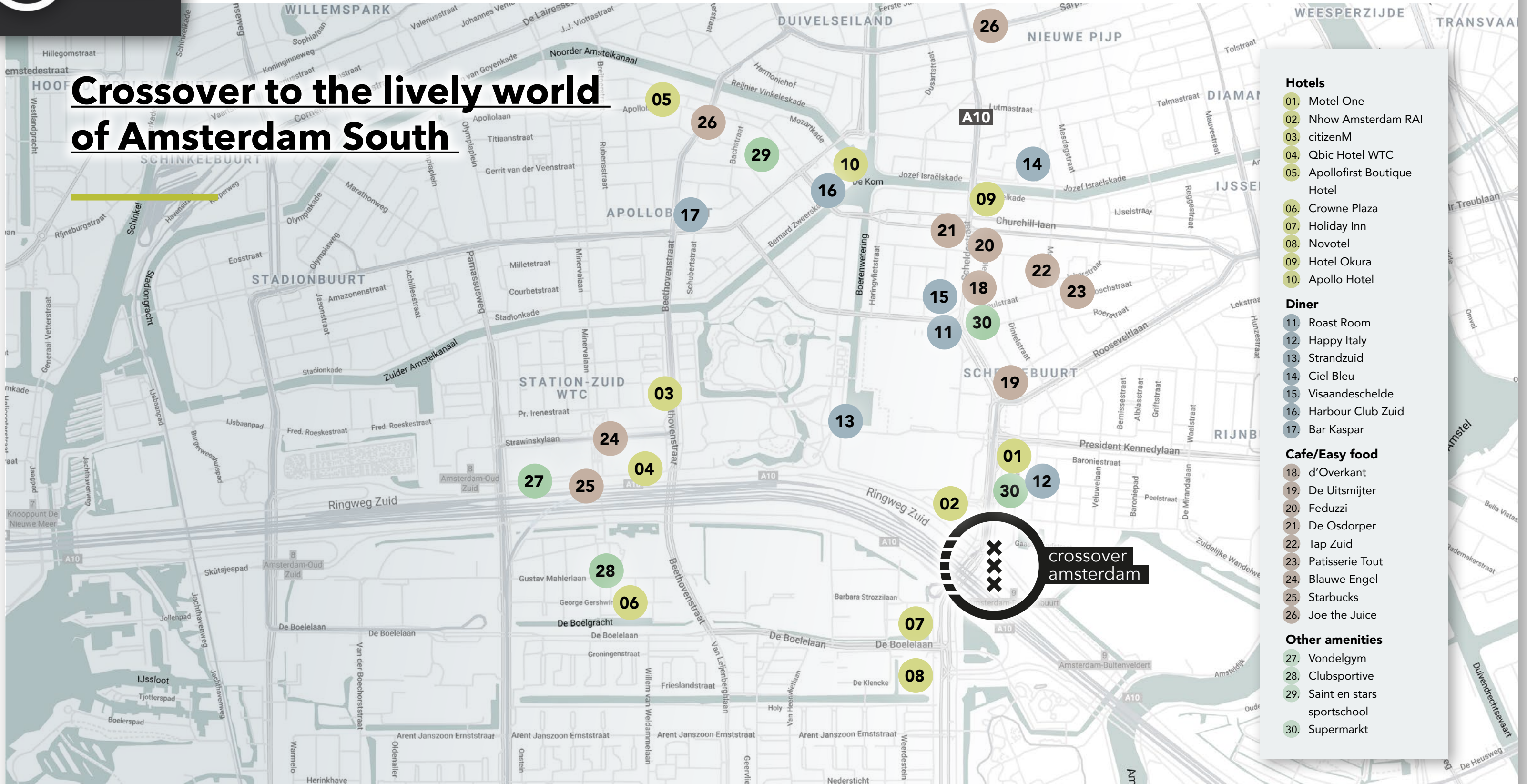
The property is directly located next to the exit of the A10 motorway, the Amsterdam ring road. The location provides excellent access to the national motorway network with Utrecht, The Hague and Rotterdam situated all within a 60 minute drive.

## Public Transport

Amsterdam RAI station and metro station Europaplein are both within a 5 minute walk. Metro station Europaplein is on the new Noord-Zuidlijn providing frequent and fast connections to Amsterdam Zuid Station, Amsterdam Central Station and Amsterdam North. Amsterdam RAI Station is connected to the Amsterdam metro-, tram- and the national railway network.

Destination	By car	By train / metro
<b>Amsterdam Zuid</b>	2 min	2 min
<b>Amsterdam Central Station</b>	20 min	7 min
<b>Schiphol Airport</b>	15 min	W10 min
<b>Utrecht</b>	39 min	36 min
<b>The Hague</b>	52 min	49 min
<b>Rotterdam</b>	53 min	54 min

# Crossover to the lively world of Amsterdam South



- Hotels**
- 01. Motel One
- 02. Nhow Amsterdam RAI
- 03. citizenM
- 04. Qbic Hotel WTC
- 05. Apollofirst Boutique Hotel
- 06. Crowne Plaza
- 07. Holiday Inn
- 08. Novotel
- 09. Hotel Okura
- 10. Apollo Hotel
- Diner**
- 11. Roast Room
- 12. Happy Italy
- 13. Strandzuid
- 14. Ciel Bleu
- 15. Visaandeschelde
- 16. Harbour Club Zuid
- 17. Bar Kaspar
- Cafe/Easy food**
- 18. d'Overkant
- 19. De Uitsmijter
- 20. Feduzzi
- 21. De Osdorper
- 22. Tap Zuid
- 23. Patisserie Tout
- 24. Blauwe Engel
- 25. Starbucks
- 26. Joe the Juice
- Other amenities**
- 27. Vondelgym
- 28. Clubsportive
- 29. Saint en stars sportschool
- 30. Supermarkt

# The Building Concept



## **office**

Offering approx. 11.000 sq.m.  
LFA of office space, your own  
floor from 650 sqm and up



## **light**

Floor-to-ceiling  
glass facades



## **healthy surroundings**

Blue and green roofs and terraces  
with grass, plants and water  
(BREEAM-NL label 'outstanding')



## **climate solutions**

Climate installation ad-  
justable locally and per zone



## **terrace**

Step out of your office onto  
your own terrace with a  
great view of Amsterdam



## **energy saving**

LED lighting, energy saving  
elevators, electric car  
chargers, occupancy control  
for lighting


CROSSOVER is a distinctive work complex, in which the many diverse functions create an ecosystem that allows for successful and sustainable working.

**Every floor carefully designed  
to create healthy workspaces**





# Towards a healthy future with all your colleagues


CROSSOVER meets the highest sustainability standards and scores 'Outstanding' the highest possible sustainable score within BREEAM-NL. It proves that it is possible to combine great architecture with the highest ambition in the fields of sustainability, well-being and energy efficiency.


 **solar panels**  
The roof of the building has solar panels. The energy performance coefficient of the building is 0.

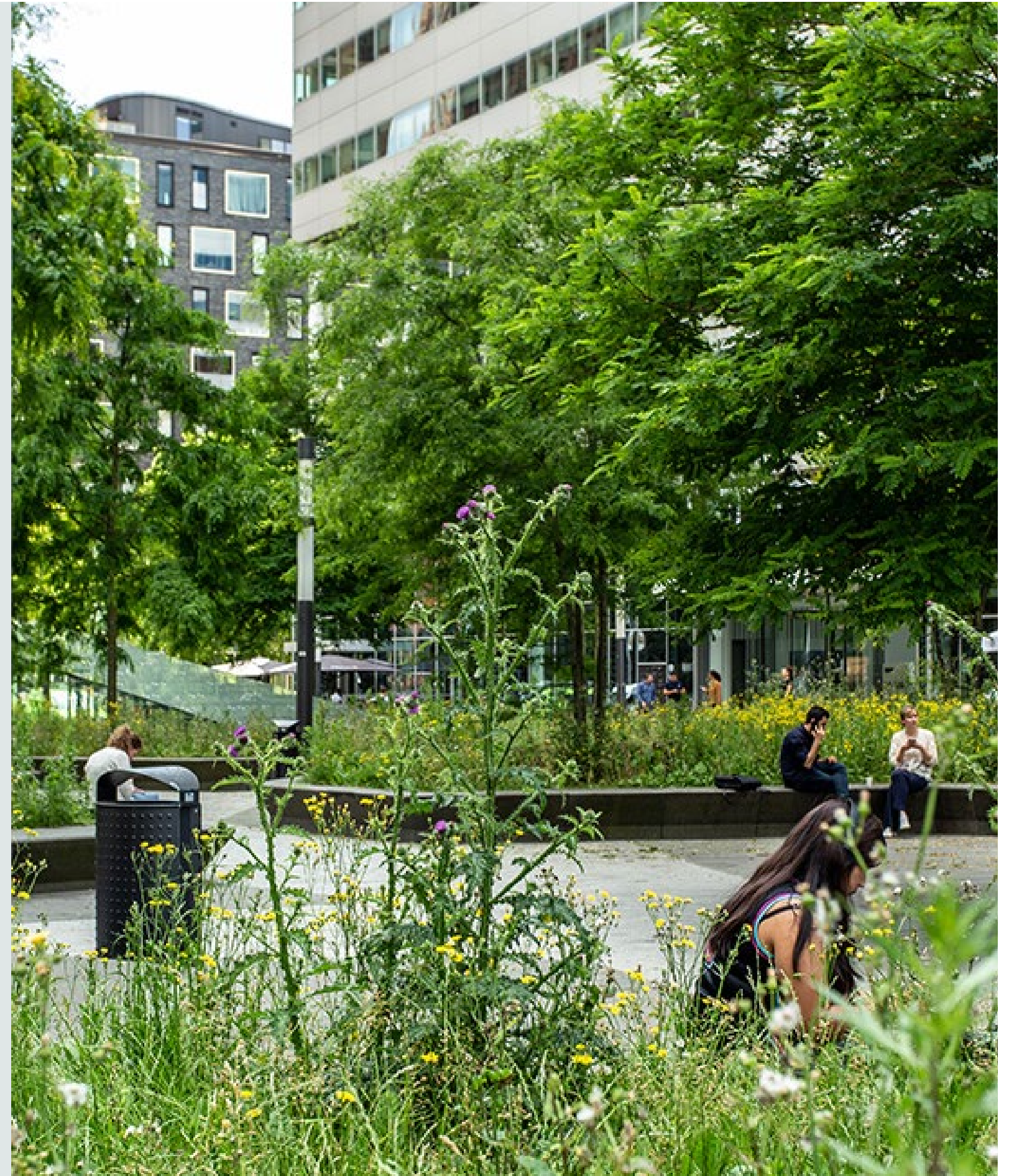
 **smart mobility**  
The parking garage has 6 places for sustainable car sharing. The electric cars can be used by tenants of the building and the surrounding area.

 **lighting**  
CROSSOVER will be equipped with energy efficient led lighting and motion detection sensors.

 **blue and green roofing**  
On the roof grasses, plants and water will lower temperature and add to a sustainable environment.

 **borehole thermal energy**  
A borehole underneath the building generates thermal energy through heat and cold storage underground.

 **circular**  
Reuse (partial) of concrete in the main structure and aluminum window frames.



Crossover offers different types of office space totalling approximately 11.000 sq.m LFA. Spanning from the 2<sup>nd</sup> up to the 9<sup>th</sup> floor, all of them high quality office spaces with lot's of natural lighting, a private balcony or roof terrace. The offices are easily accessible via the spacious entrance with an inviting staircase that leads up to the 1<sup>st</sup> floor.

The upper floors can be reached by 4 (energy saving) elevators. Combined with 130 residential apartments. Crossover connects the worlds of working, enjoying and living in a healthy and natural way. A restaurant and social spaces can be found on the ground floor; the underground parking garage allows for 80 cars to be parked.





## Available office space

### floor

09	657,24 sq.m LFA +29 sq.m private terrace
08	750,36 sq.m LFA +29 sq.m private terrace
07	821,01 sq.m LFA +26 sq.m private terrace
06	987,38 sq.m LFA +100 sq.m private terrace
05	1.071,13 sq.m LFA +30 sq.m private terrace
04	1.136,02 sq.m LFA +23 sq.m private terrace
03	1.188,79 sq.m LFA +17 sq.m private terrace
02	1.225,97 sq.m LFA +10 sq.m private terrace
01	2.419,88 sq.m LFA
GF	Social & hospitality
-1	Parking (80 parking spaces)

# the best of both worlds

## Business meets city life

The variety of functions in the building and in the surroundings brings a pleasant atmosphere to work and live. Why not have a drink at the restaurant on the ground floor or relax along the Amstel river after a long working day?

# Flexible floor plan



**First floor**  
2.420 m<sup>2</sup>  
50 workspaces



**Second floor**  
1.225 m<sup>2</sup>  
40 workspaces

A versatile floor plan for multitenant use. Flexibility with high quality. Each floor with a terrace outside with a fantastic view over Amsterdam.



## **Spacious terraces**

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CROSSOVER is developed with the luxury of having terraces situated on almost each floor creating a green and urban atmosphere which allows people to experience the city centre and Zuidas view in the best way.

The building is designed to create a healthy, green, light and spacious atmosphere that ensures organisations an attractive and sustainable workplace for their employees.



# Coming soon!

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The construction of Crossover  
is scheduled for completion in  
Q2 2023.

# Contact us



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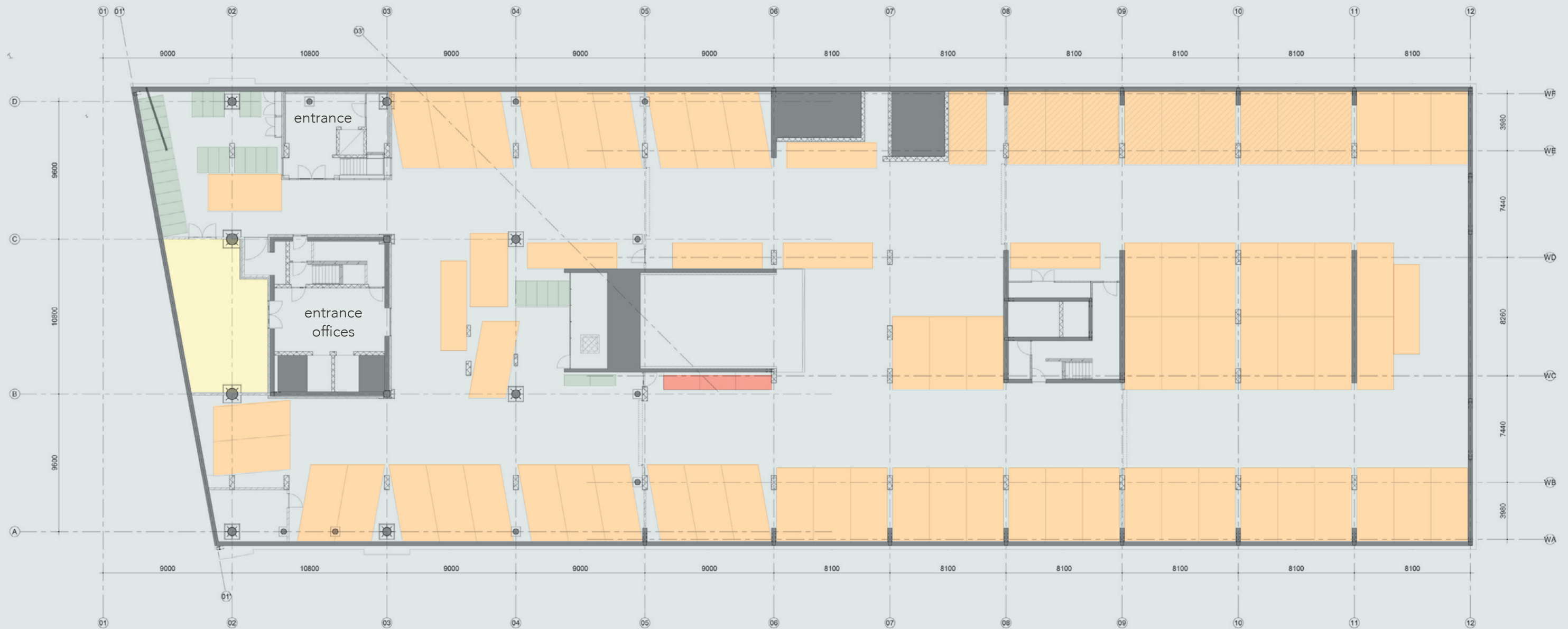









# floor plans

# parking -1

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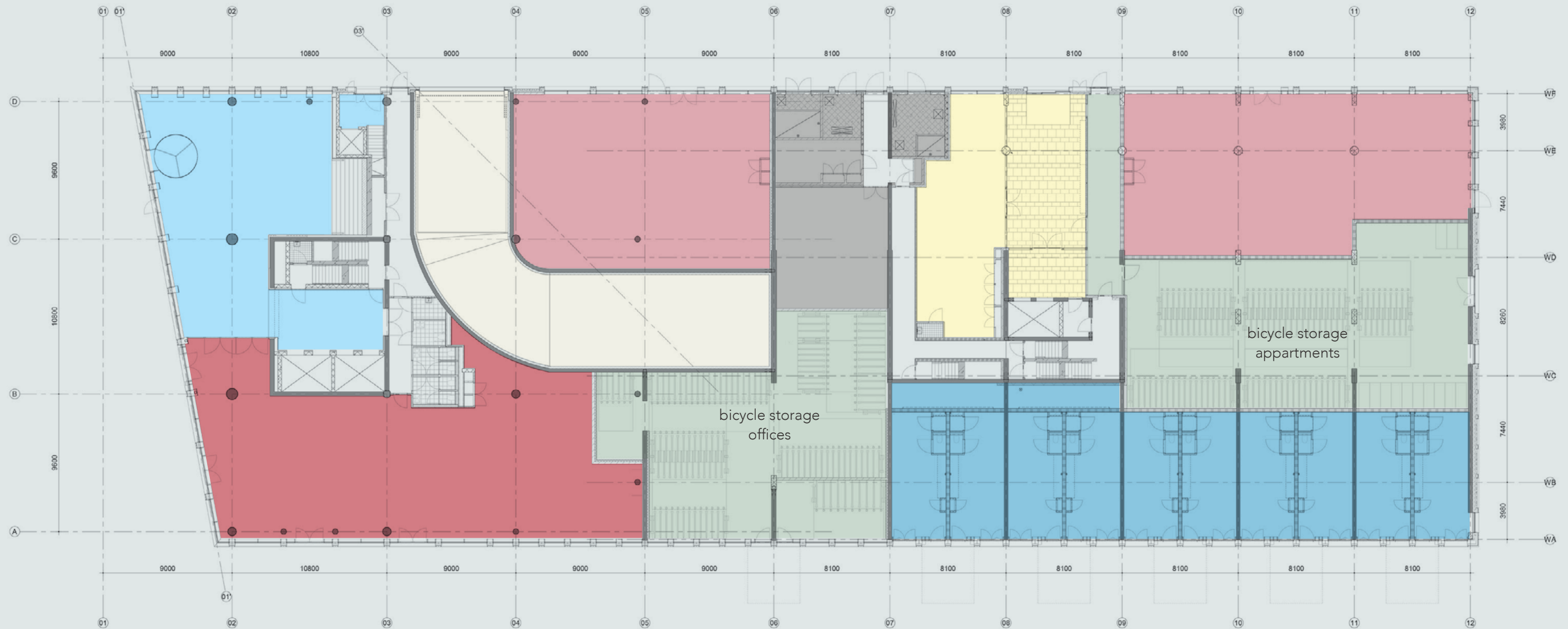


## Legend









-  Storage
-  Parking car (80)
-  Parking scooter
-  Parking motorcycle
-  Utilities

# ground floor

September 2021

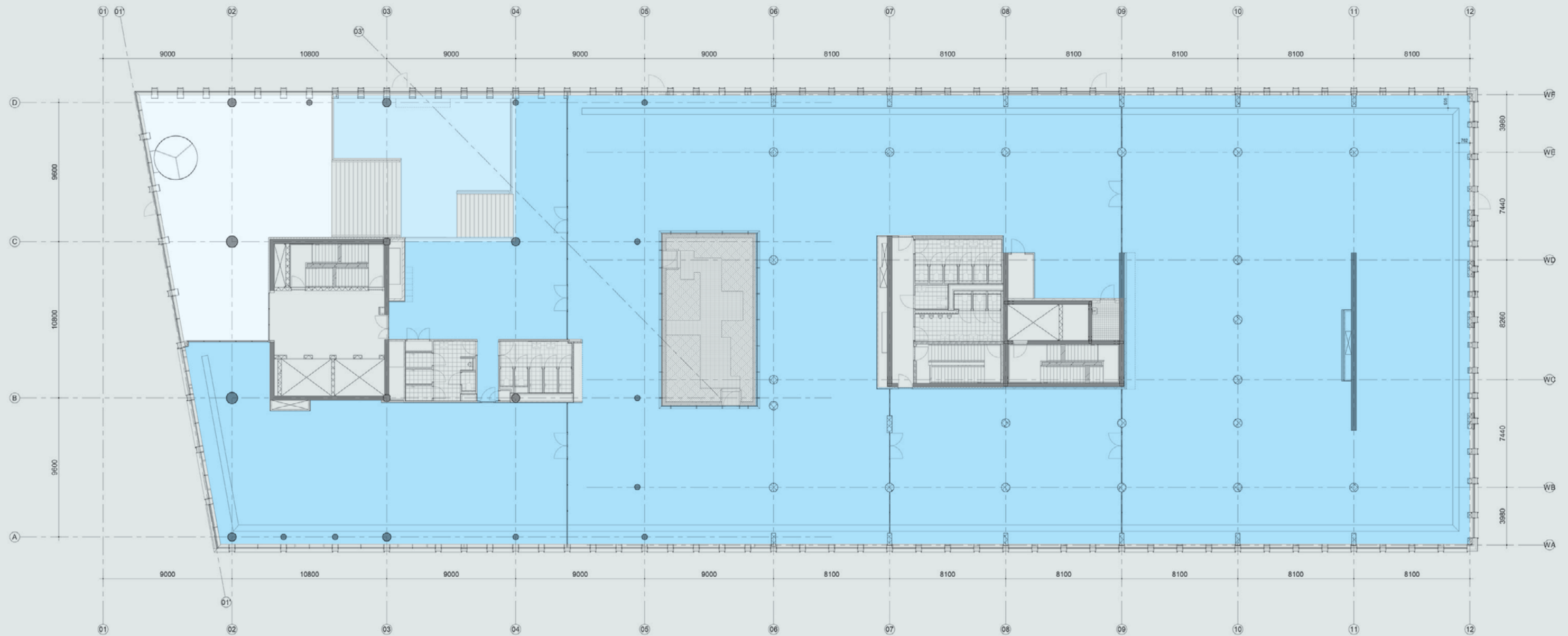


## Legend

- |  |  |
|--|--|
|  Offices entrance           |  Public function  |
|  Bar/Restaurant             |  Entrance parking |
|  Bicycle storage            |  Utilities        |
|  Apartments (10)            |  |
|  Entrance apartments De Key |  |

# 1<sup>st</sup> floor

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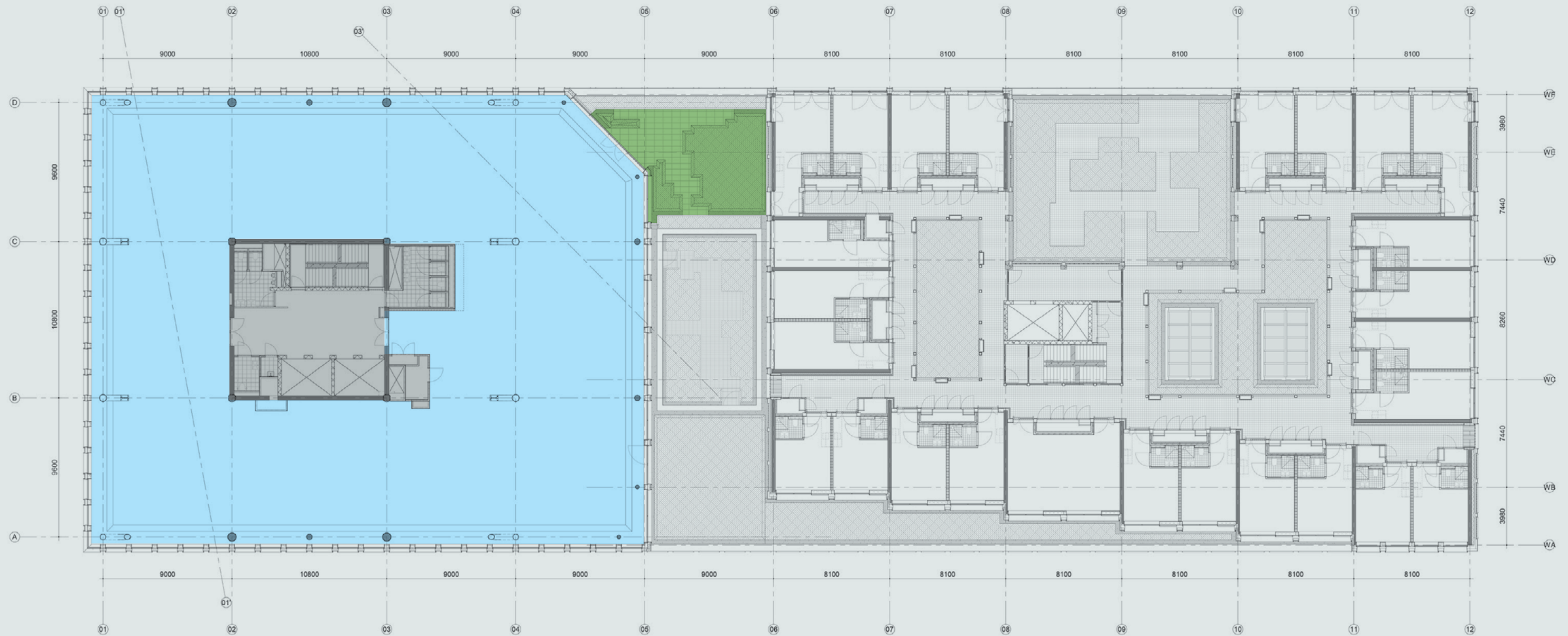


## Legend

- Ground floor
- Mezzanine
- Office

# 2<sup>nd</sup> floor

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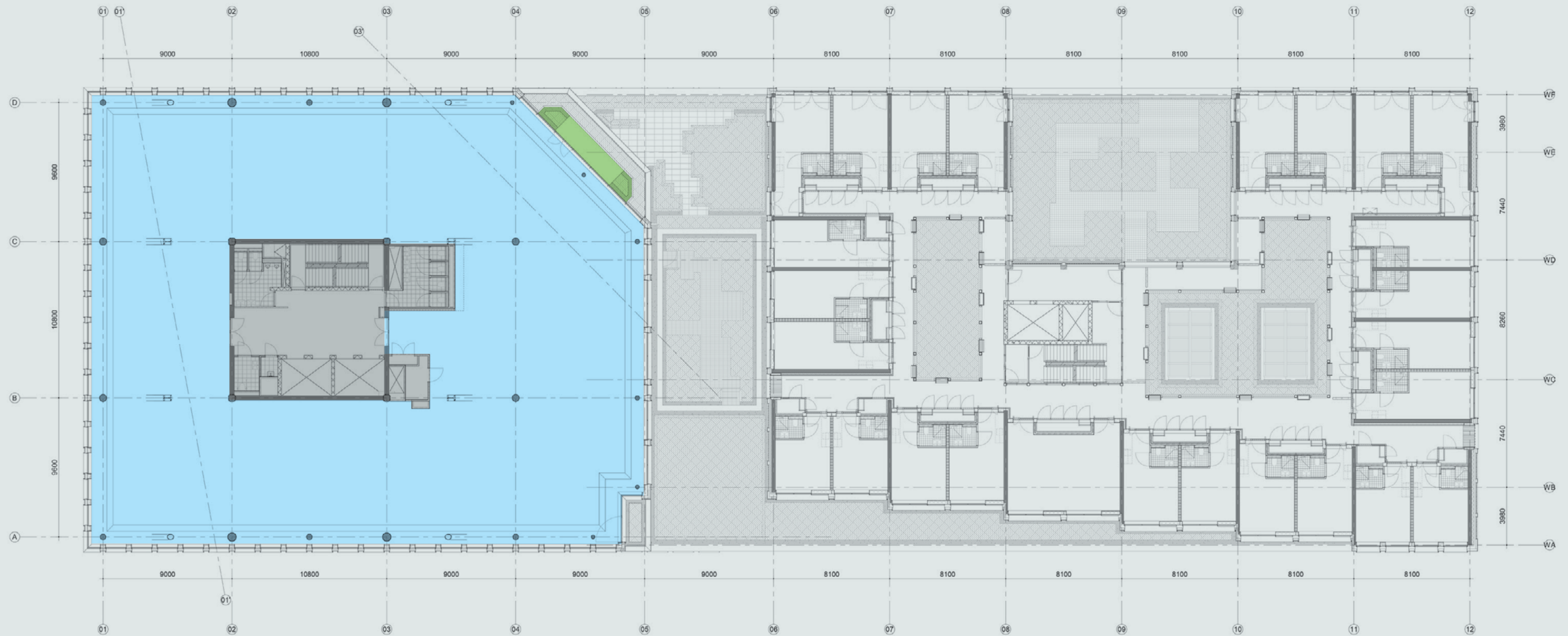


## Legend

- Office
- General (elevators / toilets / exits)
- Terrace

# 3<sup>rd</sup> floor

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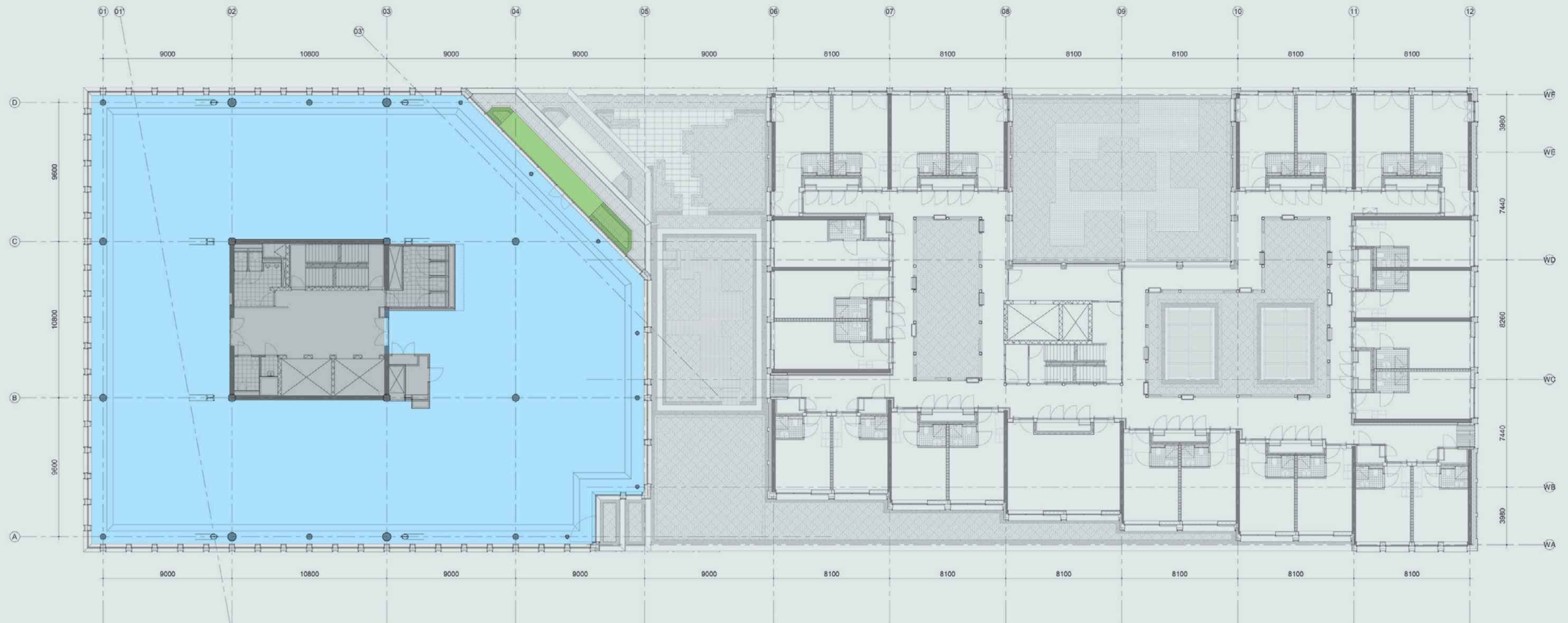


## Legend

- Office
- General (elevators / toilets / exits)
- Terrace

# 4<sup>th</sup> floor

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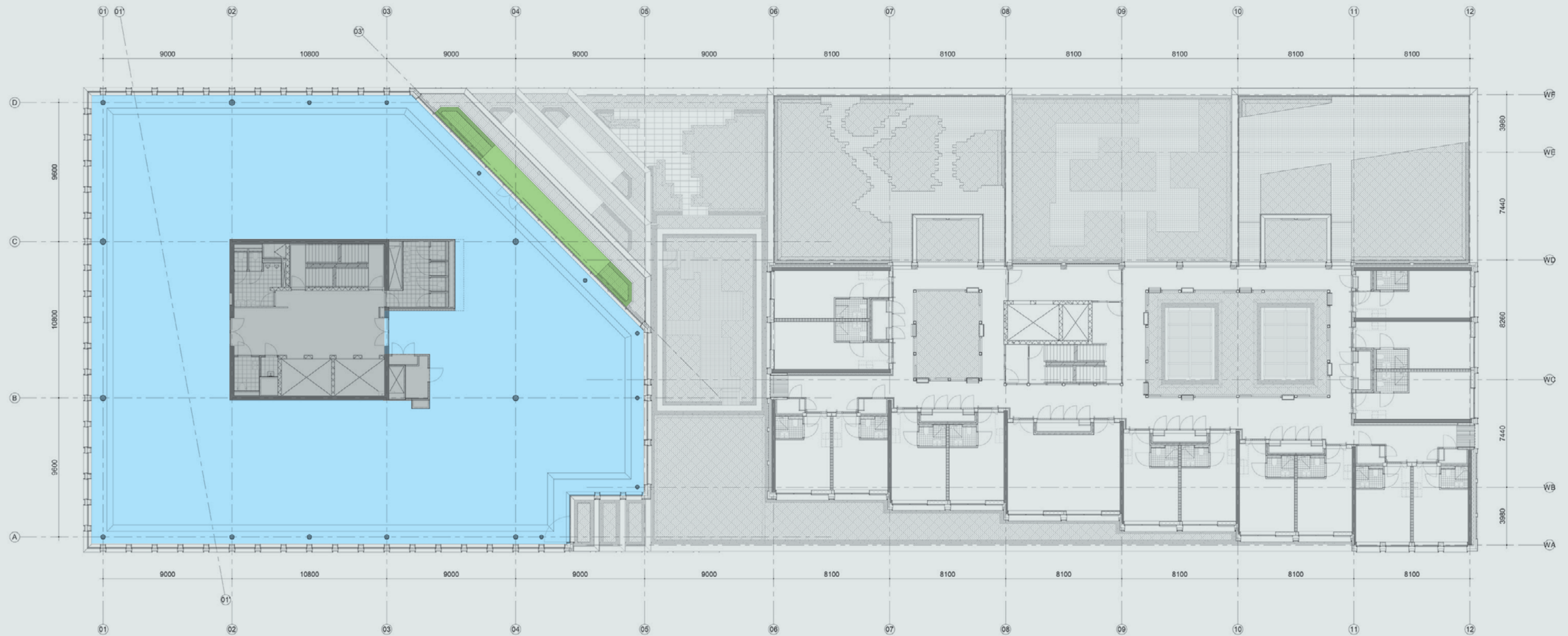


## Legend

- Office
- General (elevators / toilets / exits)
- Terrace

# 5<sup>th</sup> floor

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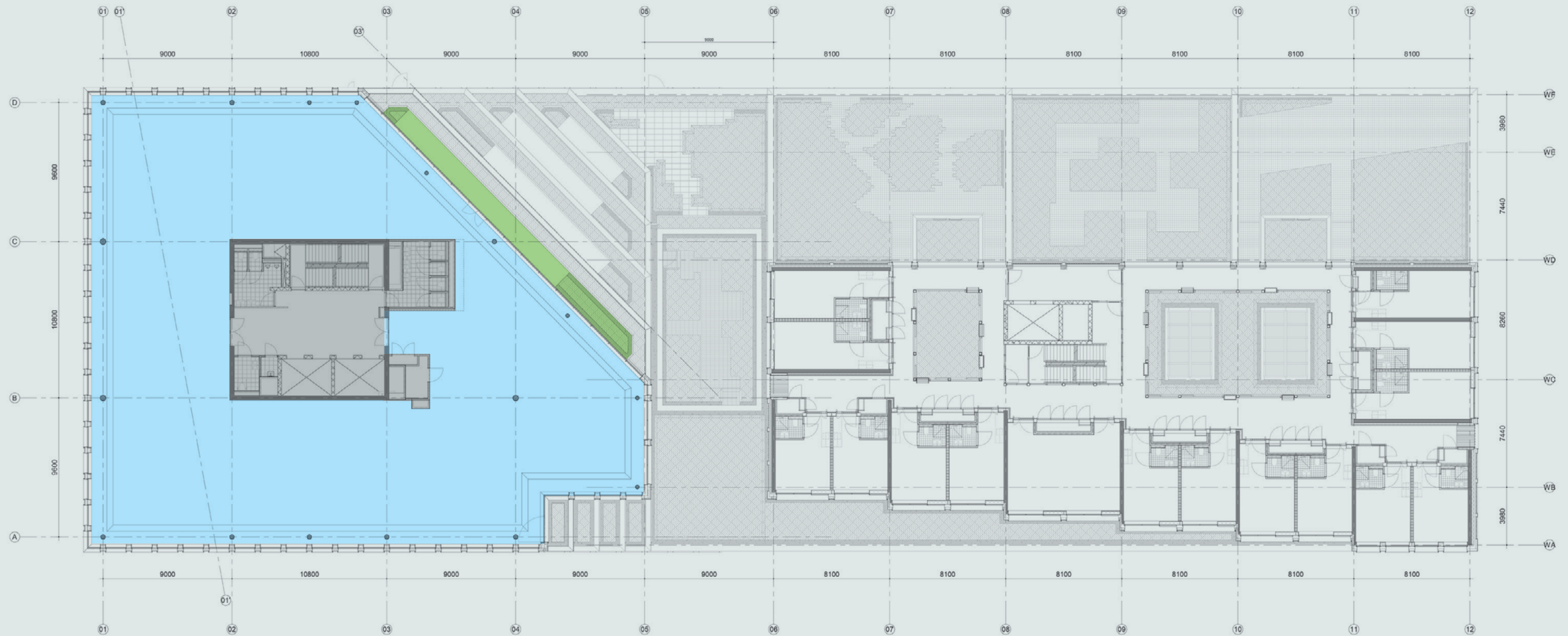
## Legend

- Office
- General (elevators / toilets / exits)
- Terrace



# 6<sup>th</sup> floor

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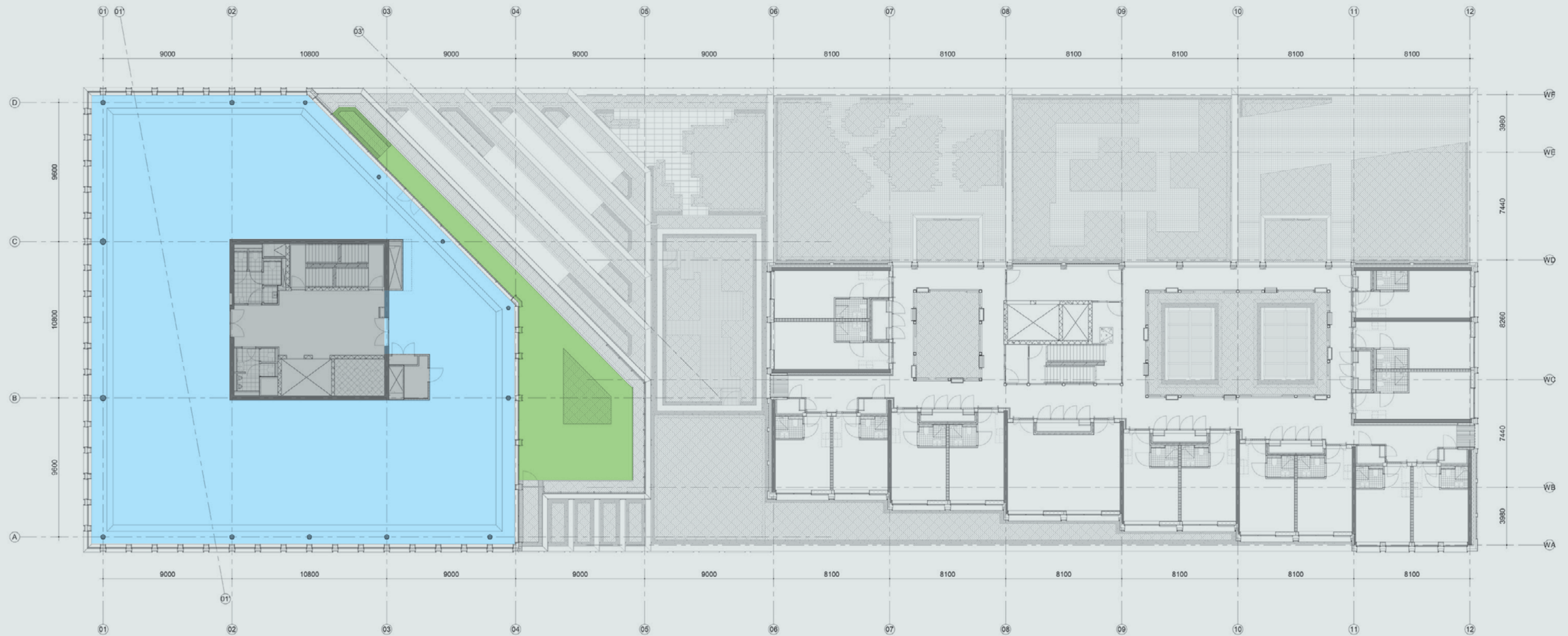


## Legend

- Office
- General (elevators / toilets / exits)
- Terrace

# 7<sup>th</sup> floor

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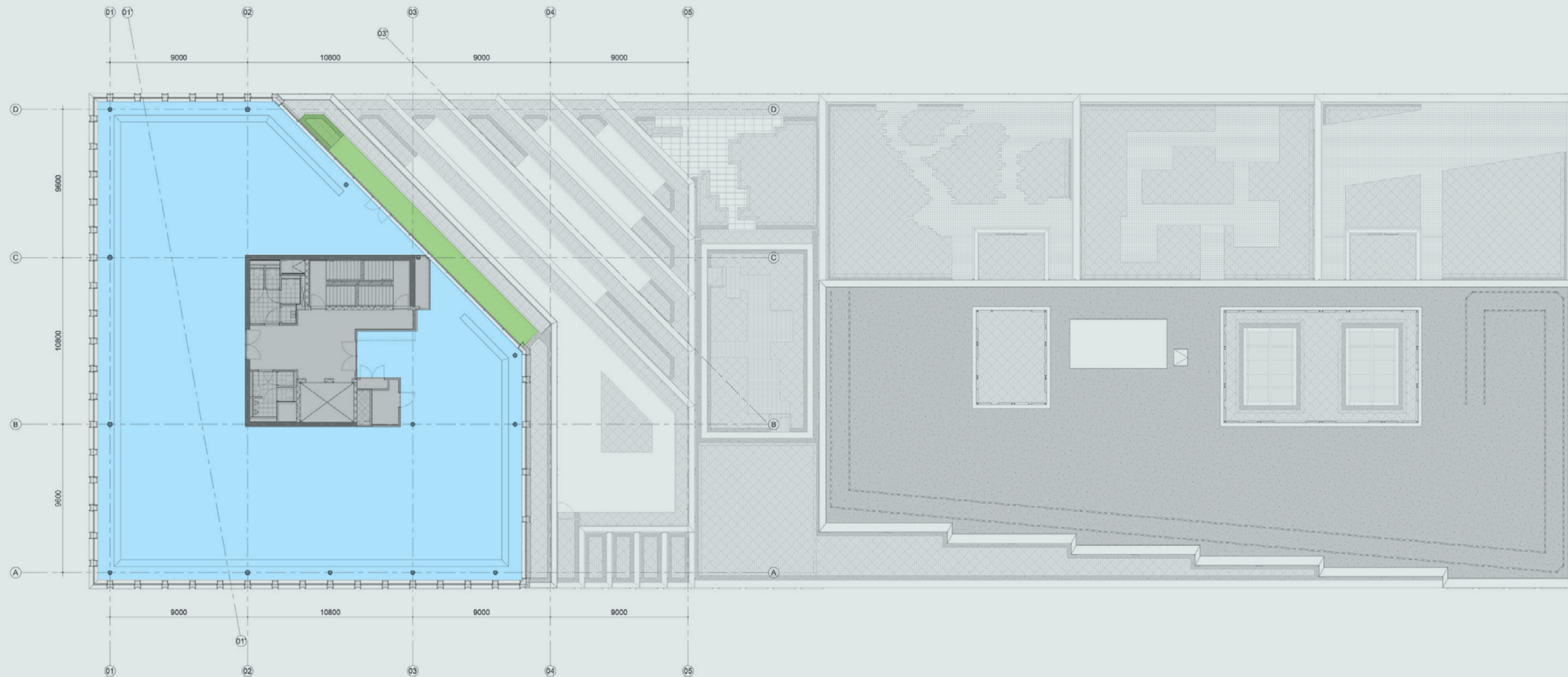


## Legend

- Office
- General (elevators / toilets / exits)
- Terrace

# 8<sup>th</sup> floor

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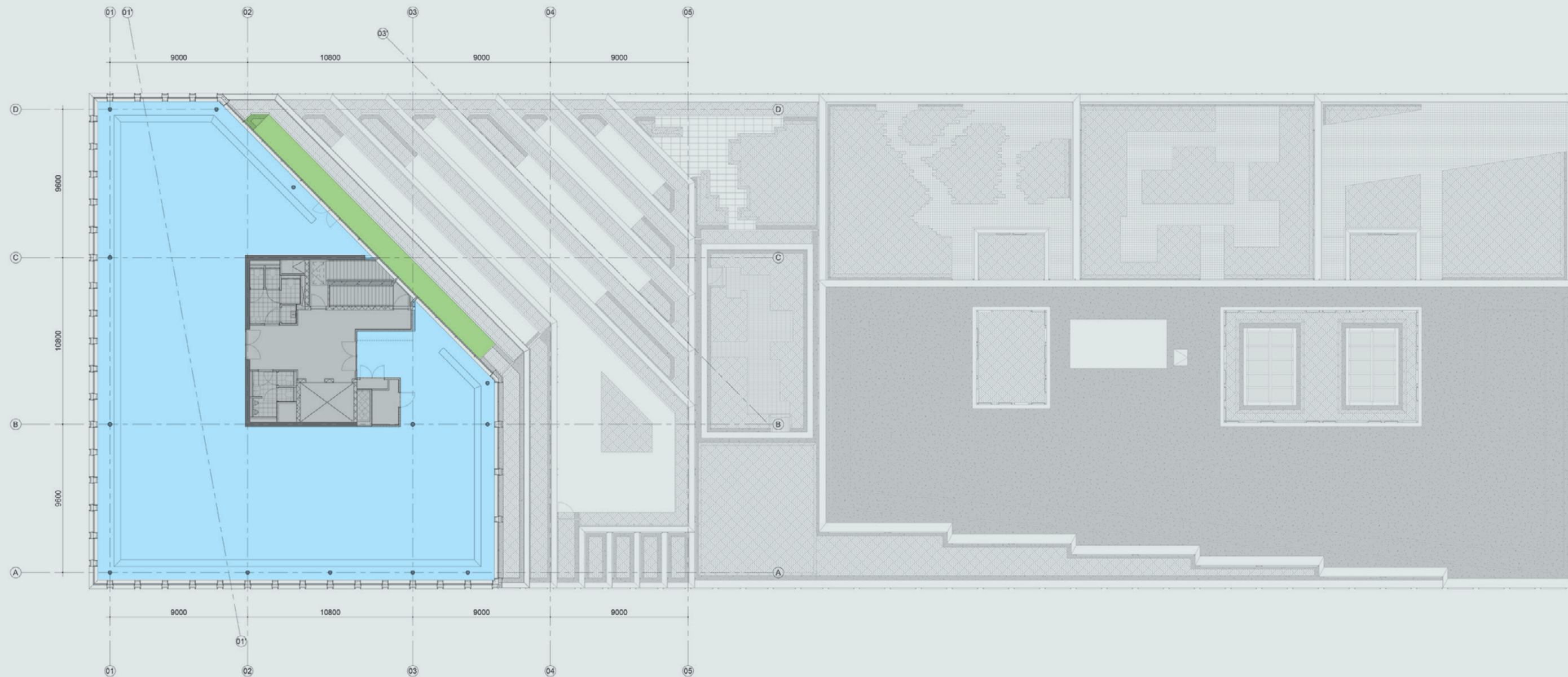


## Legend

-  Office
-  General (elevators / toilets / exits)
-  Terrace

# 9<sup>th</sup> floor

September 2021



## Legend

-  Office
-  General (elevators / toilets / exits)
-  Terrace