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Apollo House  
Amsterdam



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welcoming entrance  
and offers a generous  
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## APOLLO HOUSE

# Introduction

The iconic and beautifully located Apollo House has been a listed monument since 2004. It was designed by architect Dirk Roosenburg, grandfather of the famous architect Rem Koolhaas. The construction took place between 1938 and 1940, just before the start of World War 2. The building has a steel construction with concrete and masonry facades. More recently, the owners decided to completely renovate the building and adapt it to modern

times by investing in sustainability. It was also equipped with a high-end climate ceiling and a heat/cold source for heating and cooling.

### **Unique Selling Points**

- Turnkey high-end office space
- Private entrance
- Exclusive private garden/terrace
- State-of-the-art meeting facilities
- Easy accessible location
- Excellent parking ratio

## APOLLO HOUSE

# Facilities

## 01

### Parking

The building offers a very generous parking ratio of 1:56 in an underground parking garage. This means that the garage offers space to more than 283 cars, including 60 parking spaces for the southern ring. Visitors of the Apollo House can be dropped off at both entrances of the building. The parking garage is provided with an intercom system including a videophone for visitors and a license plate recognition system for employees. Security services are available 24 hours per day and 7 days a week.

## 02

### Entrance

The spacious and fully renovated second entrance of the Apollo House is situated on the first floor and is located at the Gerrit van der Veenstraat.

## 03

### Meeting facilities

Modern and fully equipped meeting facilities are available both on the second floor, in the former porter's lodge, and on the ground floor. All facilities provide a pleasant and stylish setting for meetings and conferences.

## 04

### Terrace

Tenant has the exclusive opportunity to use the indoor terrace.



**Approx. 3,317 sq.m LFA of office space is currently available and divided over 3 spacious floors.**

APOLLO HOUSE

# Surroundings

The Amsterdam Old South district is known as the most prestigious part of Amsterdam. The Apollo House is located within walking distance of the PC Hoofstraat, Amsterdam's most exclusive shopping area and is also close to several premium hotels.

With many lovely and exclusive restaurants nearby, it is easy to find a suitable place for lunch or dinner. The beautiful and nearby Vondelpark and Beatrixpark offer plenty of possibilities for outdoor recreational activities and relaxation.

## Dinners and receptions

- Harbour Club Kitchen
- Ron Gastrobar
- Brasserie van Baerle
- Ciel Bleu Restaurant

## Luxury shops

- Beethovenstraat
- PC Hoofstraat
- Van Baerlestraat
- Cornelis Schuytstraat

## Renowned hotels

- Hilton Hotel Amsterdam
- Wyndham Apollo Hotel Amsterdam

## Nature and leisure

- Vondelpark
- Beatrixpark

## Lunchrooms and coffee

- Starbucks
- Le Pain Quotidien Beethoven









Located in the  
prestigious Old  
South area with  
excellent accessibility  
by motorway A10  
and by public  
transportation.



#### APOLLO HOUSE

## Accessibility

The Apollo House is easily accessible via the A10 motorway, exit S108 or S109. It is located just 15 minutes from

Schiphol Airport and only 5 minutes from the Amsterdam South train station.

APOLLO HOUSE

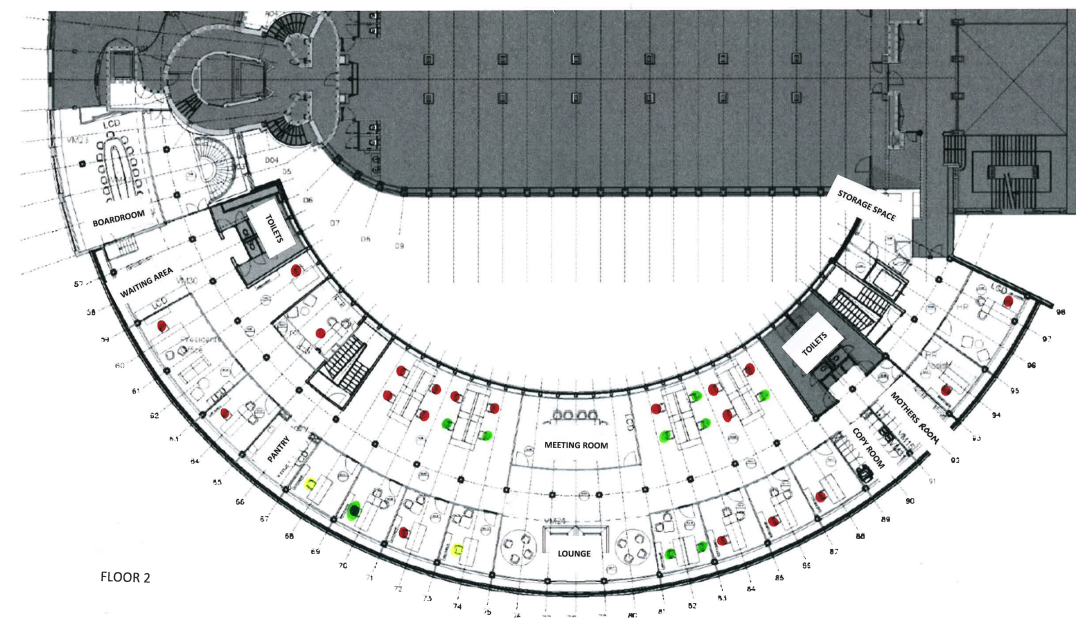
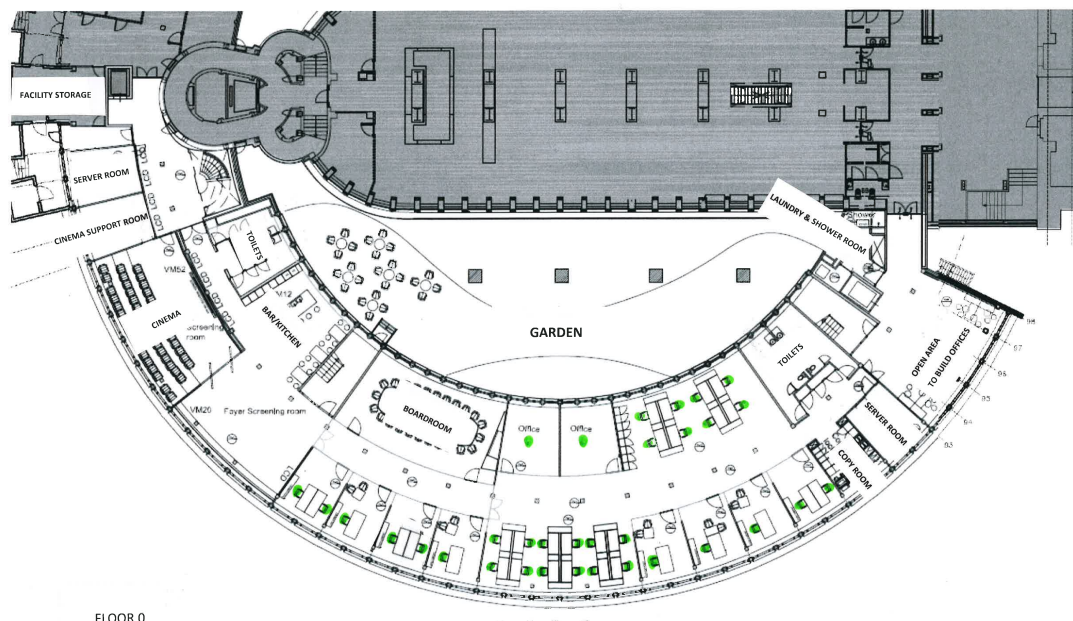
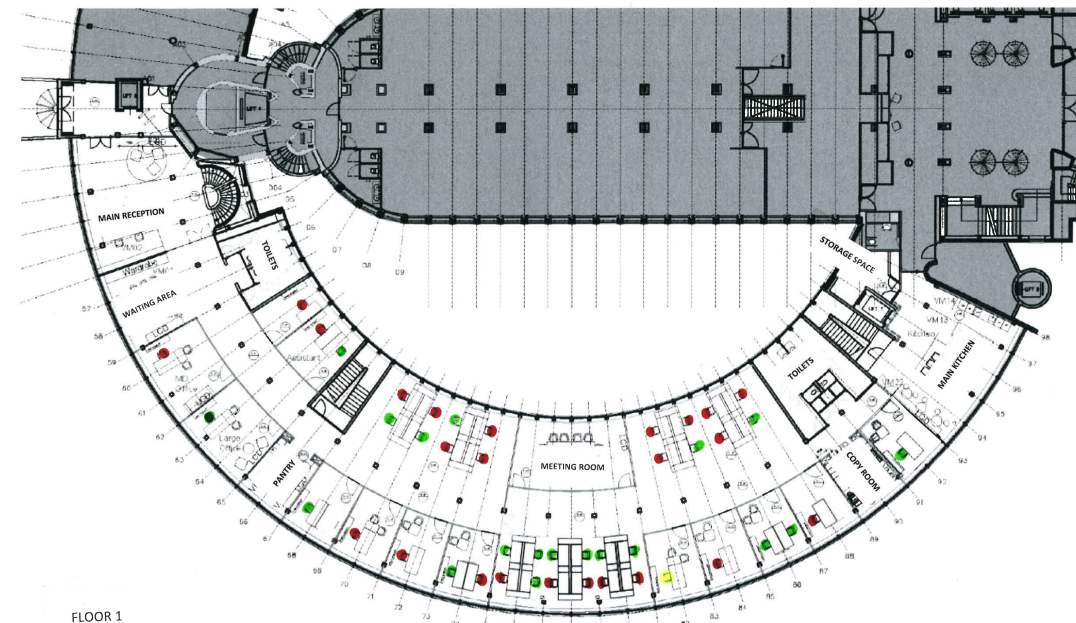
# Floorplans

**Souterrain** 1,147.50 sq. m. LFA

**Ground floor** 1,014.19 sq. m. LFA

**1st floor** 1,155.09 sq. m. LFA

**Total** 3,316.78 sq. m. LFA



FLOOR 0

FLOOR 2

# Technical details

## 01

### Energy label

The Apollo House is provided with an energy label A.

## 02

### Climate

The building is equipped with a highly sustainable heat and cold storage system. The climate ceiling guarantees heating and cooling of the building whenever necessary. The climate can be regulated per grid of 3.60 meters. The Adiabatic humidification system also converts cold water into moist air. This is a very hygienic and energy efficient way of humidification.

## 03

### Ventilation

Besides the natural ventilation, the building is equipped with an air-conditioning unit combined with a mechanical ventilation system. The air-conditioning unit is fitted with a thermal wheel, so the heat will be recovered. Pre- and post-filtering of fresh outside air takes place by means of high-end F9 filters. The ventilation system is based on one person per 8 sq.m. The cooling capacity is 75 W/sq.m.

## 04

### Sun blinds

The electrically operated blinds are fitted on the outside of the facade. These blinds can be operated per grid of 3.60 meters.

## 05

### Ceiling and lighting

The new ceiling system is provided with LED lighting (600 lux) and with a color temperature of 3000K (warm white). The lighting system includes presence detection and daylight reduction. These light fittings are highly sustainable and very energy efficient.

## 06

### Electricity and data cabling

The entire building is connected to the electricity network of the municipality of Amsterdam. Additionally, the building has its own power generator and each floor has its separate electricity meter. To make sure everybody stays connected, the office space has a cable channel with 230 V power and data cabling.

## 07

### Alarm system/Security

Besides the central alarm system, the available wing is prepared for its own alarm system combined with an access control system. The parking garage is provided with an intercom system including a videophone for visitors and license plate recognition for the employees. Security is available 24 hours per day and 7 days a week.

## 08

### Fire alarm system

The entire Apollo House is fitted with a fire alarm system. On each floor slow-whoops are available as well.





APOLLO HOUSE

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