

A close-up photograph of a young man with short brown hair, wearing black-rimmed glasses and white earbuds. He is looking down at a smartphone held in his hands. The background is a soft, out-of-focus teal color. The overall mood is focused and modern.

The new vertical  
campus of Amsterdam

**OVAL**  
TOWER



# WEL COME

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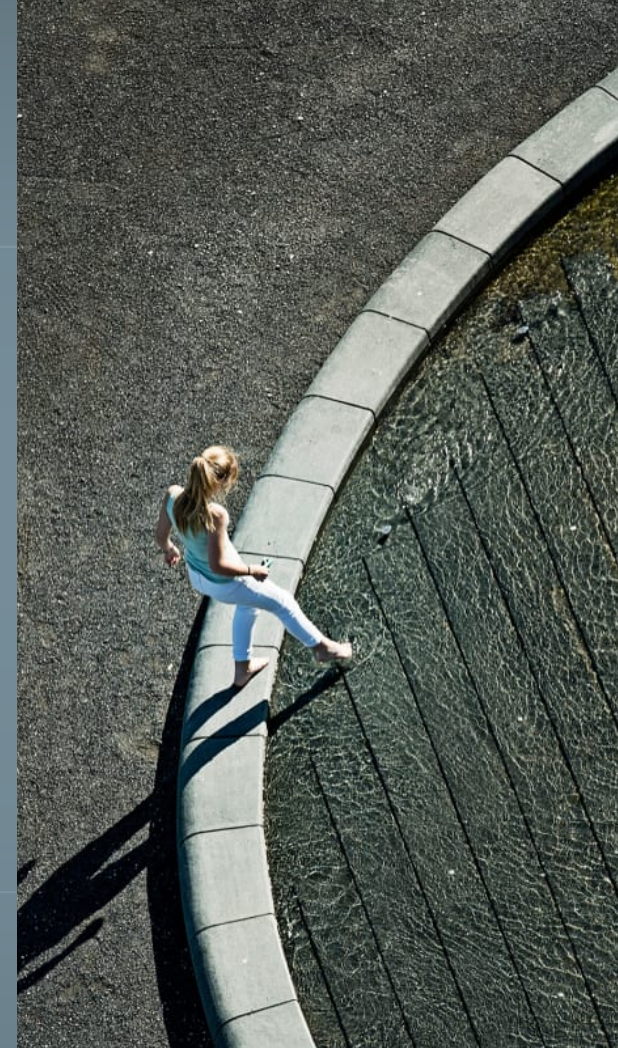


OVAL  
TOWER

# THE TOWER AT A GLANCE

The new  
vertical campus  
of Amsterdam

- Oval Tower is a new vertical campus located in Amsterdam.
- Many different features like a gym, office space, restaurant, lounges, coffee bar with workspaces, high tech meeting rooms, townhall space, webinar studio and pitchroom.
- A total surface of 24,000 sq. m. LFA divided over 25 floors.
- Oval tower offers a great view over the greater Amsterdam area.
- Located in the centre of Amsterdam South-East right next to trainstation Amsterdam Bijlmer/Arena, Ziggo Dome, Amsterdam Cruijff Arena and the AFAS Live.
- Accessible via the highway A2 and A10.
- Intercity trains departure/arrive from/to Utrecht central, Amsterdam central and Schiphol airport.
- Open and efficient office floors of approx. 1,070 sq. m. LFA with a clear height of 2.9 m.
- Large parking garage below the building, direct accessible, closed bicycle shed (70 bicycles) including charging points for both cars and bicycles.
- BREEAM Very Good ambition level.
- WELL Silver Ambition level.



# CONCEPT

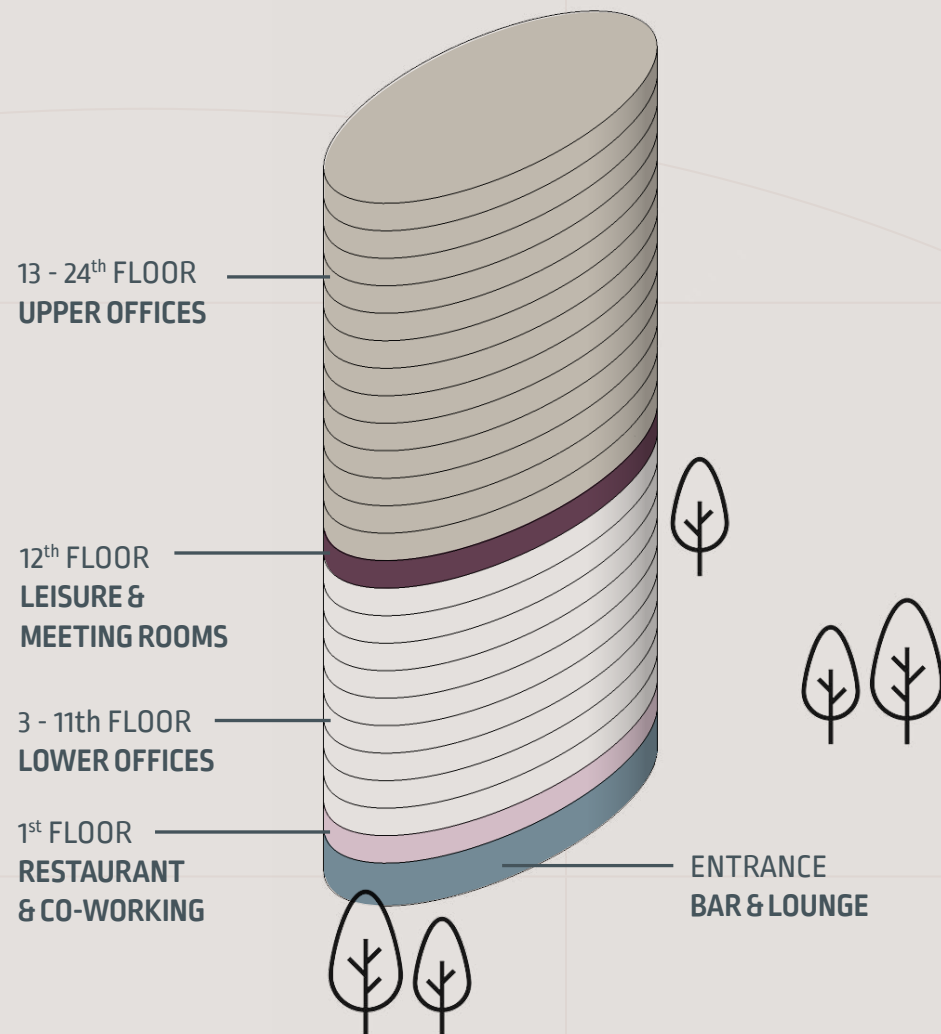
## IMAGINE SHIFTING THE WHOLE IDEA OF A TRADITIONAL CAMPUS, WITH ALL FEATURES IN ONE HORIZONTAL SPACE, INTO A VERTICAL SETTING.

That is exactly what concept and design studio D/DOCK did to transform the Oval Tower in Amsterdam South-East. Their design team created a vertical Tech & Finance campus that features a gym, office space, restaurant, lounges to re-energise, coffee bar with workspaces, high tech meeting rooms, pitch-room, webinar studio and townhall space. "It's what our designers at D/DOCK call a vertical campus."

## A BLENDED-USE APPROACH

A vertical campus offers many different opportunities to work with a team, host a client meeting, organise a private dinner, launch a workshop, and even organise a movie night for your company. Various functionalities are combined to employ the number of available square meters as optimally as possible.

It can be interesting for tenants, as they don't have to build many meeting rooms in their own space because they can use the shared high tech spaces for their meetings and presentations. This so-called 'Blended-use' approach forms an essential part of the philosophy: creating spaces that can employ and mix multiple functionalities to enrich a complete building. Ultimately, a workspace should be about merging different disciplines with similar values, inspiring people, and generating unexpected crossovers. This approach offers opportunities to connect people and create links between other companies and who knows whether to close new projects.



## SHARED ENVIRONMENT

The surrounding of the new vertical campus offers shared space for outdoor sports, like a bootcamp, fitness, mindfulness sessions and yoga. Additionally, branded e-bikes with a visible Oval Tower identity are available to move around in the neighbourhood. Our team designed the renewed Oval Tower to be much more than an office building. They imagined and applied how the new vertical campus could play a connecting role in the local environment.

A lush green shared space for outdoor sports.





# OVAL TOWER

**ACCORDING TO THE DESIGN TEAM, A WORK ENVIRONMENT IS PART OF THE BRAND'S DISTINCTIVENESS. FOR A GREAT OFFICE DESIGN, IT'S IMPORTANT TO COLLOBORATE, INNOVATE AND CREATE A BRAND IDENTITY.**

Ultimately, an office layout can significantly impact branding. Thus, we created a recognisable brand identity throughout the Oval Tower. Each floor has a characteristic style, yet there is a single point of contact for all facility matters, and the responsible company has its own distinctive identity. We believe that for an office space to flourish with vibrancy and a positive atmosphere, it's essential to establish a brand identity, particularly in a shared office space. Finally, the office design is hybrid and can easily transform in the future.

Collaborate,  
innovate &  
create.

# OVAL TOWER



# LOCATION

On a macro level Amsterdam South-East is ideally located in the centre of the daily urban system Amsterdam-Utrecht. With over 100,000 travellers per day.

In the centre of Southeast Oval Tower is located on a 5 minutes' walk from public transport hub Amsterdam Bijlmer Arena. Oval tower has excellent transport links.



5 MINS BY CAR

Easily accessed by A2, A9 & A10



5 MINS TO TRAIN

Bijlmer Arena



5 MINS TO METRO

Bijlmer Arena



15 MINS TO AIRPORT

Trains every 15 minutes





# OFFICES

**OVAL TOWER WILL START THE RENOVATION IN 2022 AND EQUIPPED WITH A NEW CONCEPT. IT IS SUPPLEMENTED WITH FACILITIES THAT MEET THE NEEDS OF USERS.**

For example, healthy and high-quality food will be served and there are many opportunities to co-work in the free accessible spaces on the ground floor and 1st floor. The restaurant will be relocated to the 1st floor. We also raise the bar for sustainability higher. After the upcoming renovation, the building will have a BREEAM 'Very good' label and a WELL certificate 'Silver'.

The office floors are very efficient and future office concepts with approx. 1.070 sq. m. LFA each. Every floor is equipped with chilled ceilings and LED lightning with motion detection for an optimal indoor climate.

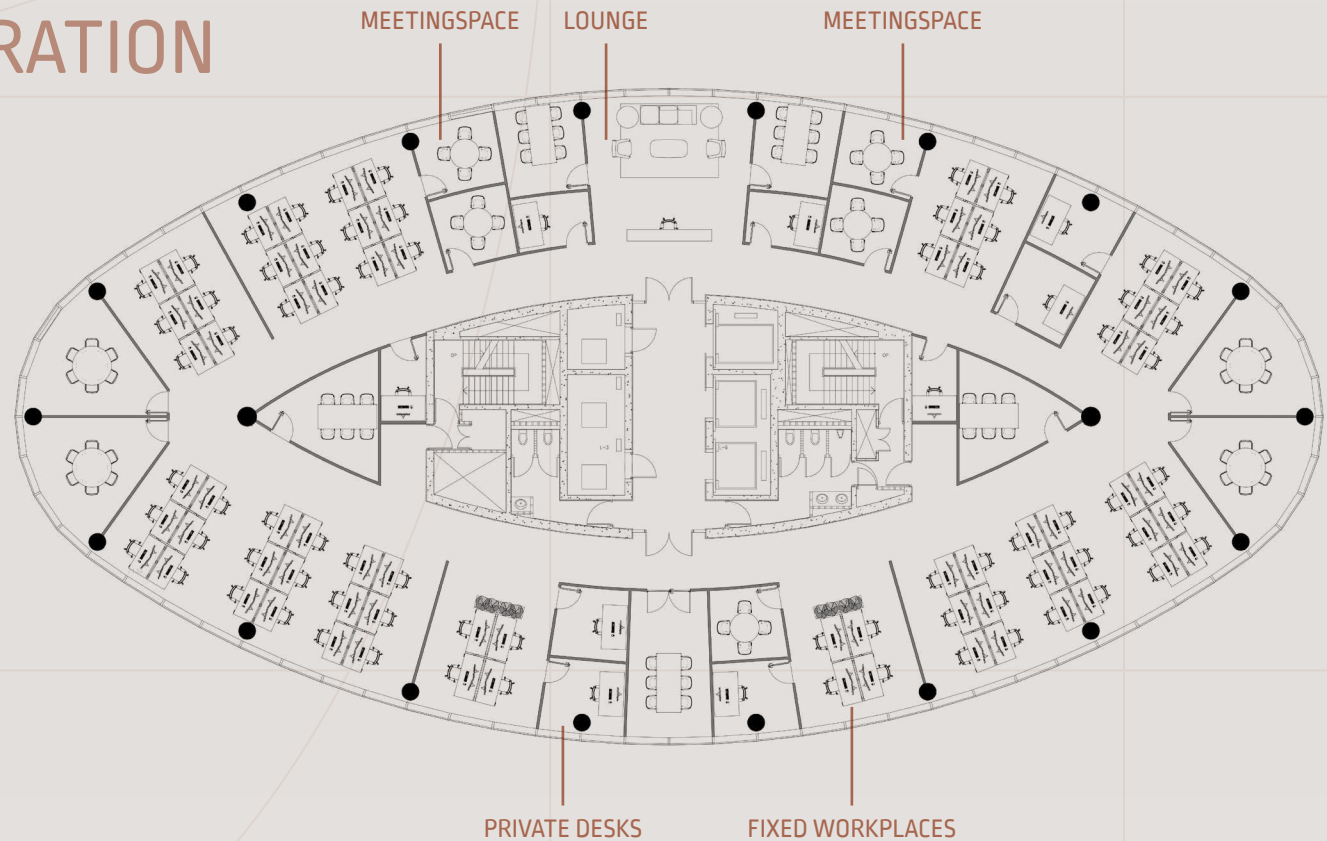
- Great view over the greater Amsterdam area.
- Parking garage located under the building with a parking ratio of 1:100.
- Free ceiling height of 2,9 m.
- Also nearby located public parking garage for extra parking needs:
  - > P4 Villa Arena – 1,250 places
  - > P5 Villa Arena – 1,500 places

# FIT OUT

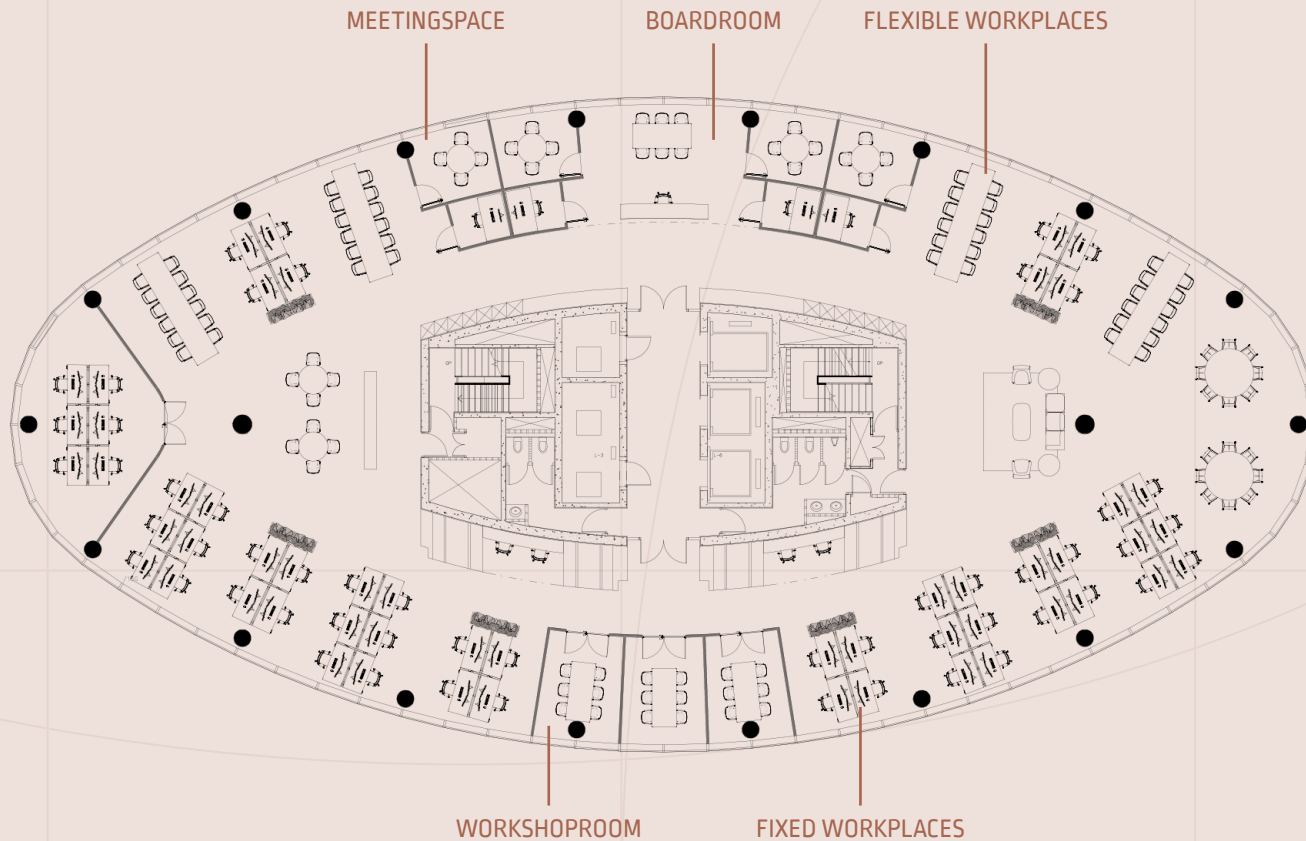
## option 1 SERENE CONCENTRATION

- 74 workstations
- 7 focus rooms
- 12 meeting places

Disclaimer: this fit-out is indicative



## option 2 FLEXIBLE CO-WORKING



- 54 workstations
- 4 focus rooms
- 9 meeting rooms

Disclaimer: this fit-out is indicative

**THE OFFICE FLOORS WILL BE DELIVERED  
IN WHITE BOX, RENOVATED STATE.  
INCLUDED THE FOLLOWING:**

- Climate ceilings
- Raised floor
- Led lightning with day light control and motion detection
- Sanitary groups per floor
- Free ceiling height 2,9 meters office floor / 2,7 meters inner circle
- 6 elevators of which 3 for the high rise (floors 12 – 24) and 3 for the low-rise.

*A technical description is available upon request.*

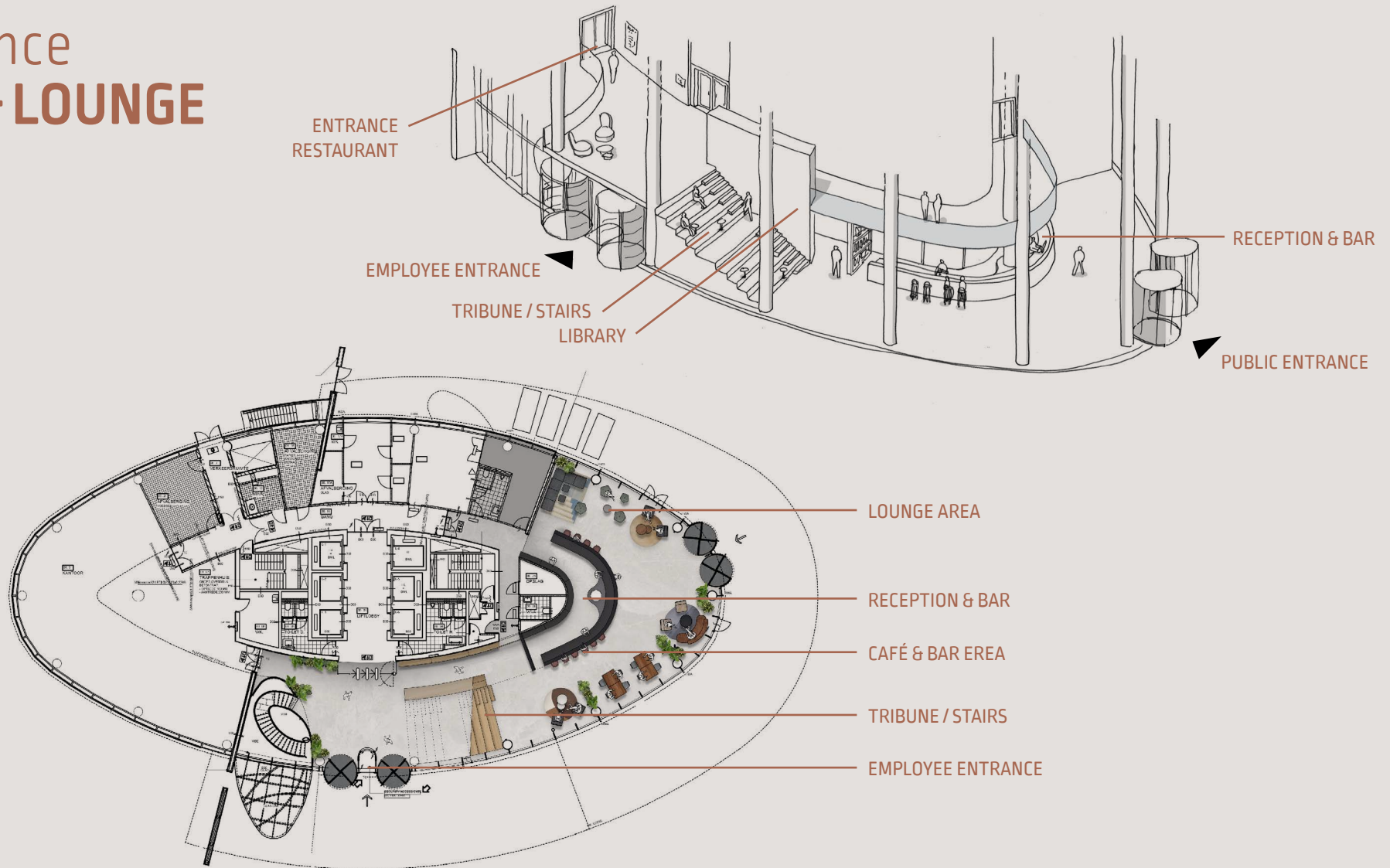




vertical campus amsterdam

# FACILITIES & COMMUNITY

# entrance BAR & LOUNGE



# 1st floor RESTAURANT & CO-WORKING

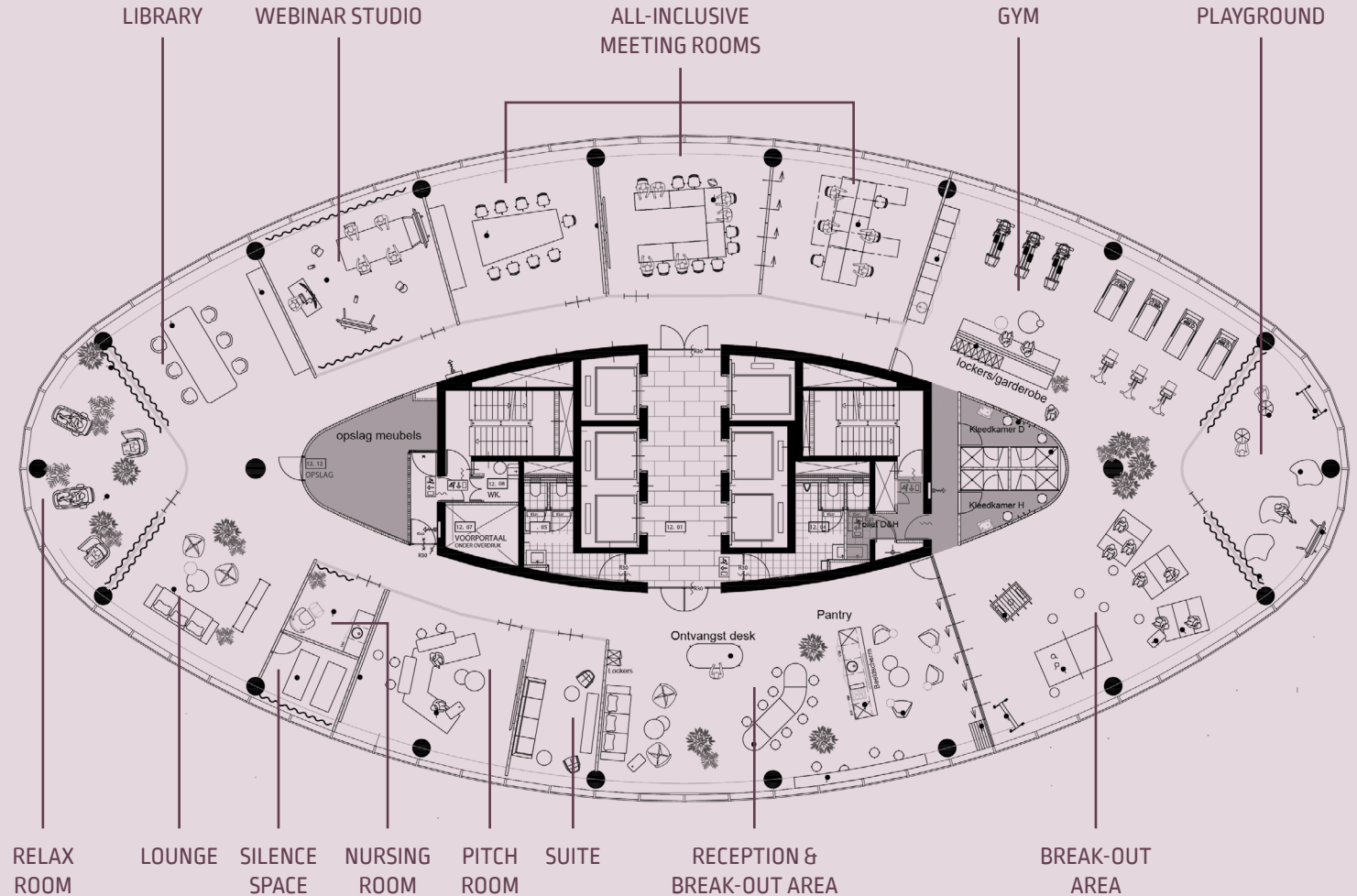




# 12th floor LEISURE & MEETING ROOMS

In addition to a meeting area, the 12th floor is a floor where companies and teams can connect and is a place where you work and relax in a different setting. An area where spontaneous encounters take place and people from other floors and guests meet to work and relax.

- Open, spacious & transparent
- Welcoming & surprising
- You meet 'neighbours' and colleagues, planned or spontaneous.
- For meetings, working out or to relax together.



WEBINAR STUDIO



ALL-INCLUSIVE MEETING ROOMS



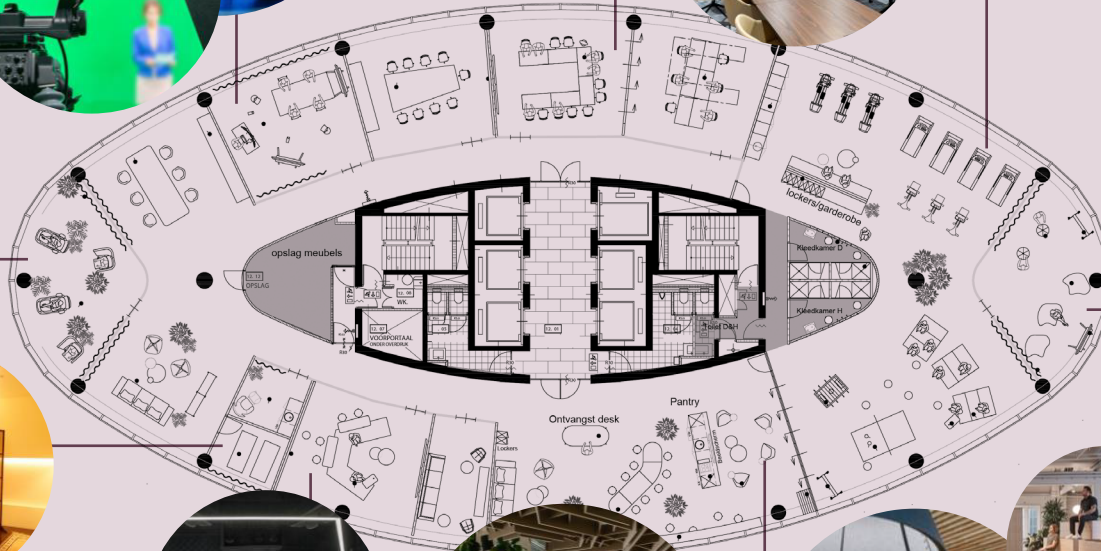
GYM



PLAYGROUND



RECEPTION & BREAK-OUT AREA



RELAX ROOM



SILENCE SPACE

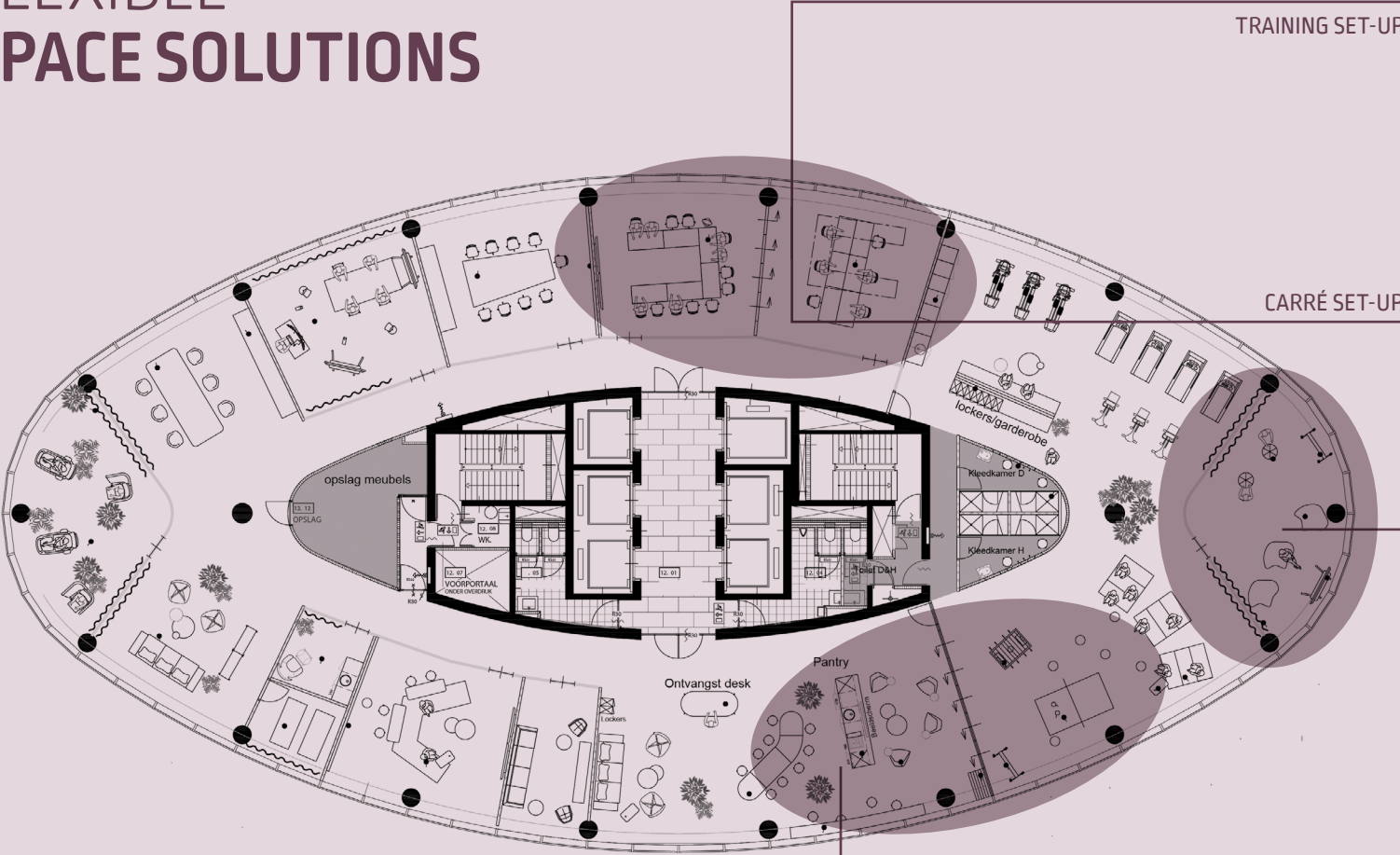


PITCH ROOM

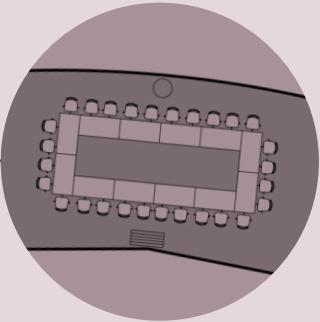




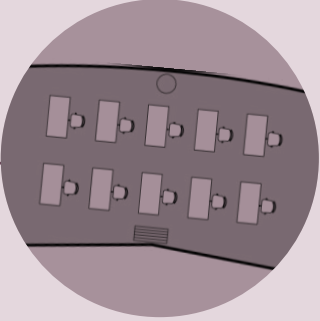
# FLEXIBLE SPACE SOLUTIONS



TRAINING SET-UP

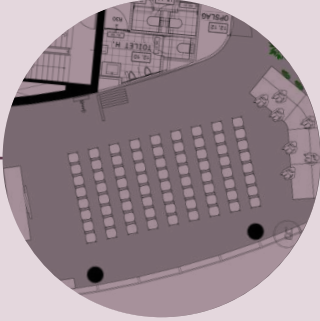


CARRÉ SET-UP



BRAINSTORM,  
BOXING, YOGA,  
GAMING OR ...

TOWNHALL MEETING





## OVAL TOWER APPLICATION

Our Oval Tower Application, is for all our tenants, their staff and the users of Oval tower to get a full experience of all amenities.

- Book meetingrooms and fitness equipment in our Oval Tower Gym. But also reserve a branded van Moof e-bike.
- Get access via Bluetooth Technology to the office floors and the elevators which are automatically arriving for your convenience.
- Order a coffee or a sandwich to go? A quick order via the Oval Tower Application and you will receive a push notification when it is ready for pick up. No need to wait in line during rush hour.
- Use the Ticket system to instantly communicate with Facility Management.
- And many more features for our digital natives.



## E-BIKES SHARING

Of for a short ride in the area or to a meeting in elsewhere, for all employees in the building it is possible to use a e-bike from the building.

# SU STAIN ABI LITY

- BREEM Very Good ambition level
- WELL Silver Ambition level
- Energylabel A
- Cold & heat storage
- Great accessibility by public transport
- E-bikes to share
- Possible to close green lease
- Wired Score Certification ambition





# CON TACT

## LEASING AGENT

JLL

Sophie Fabius

+31(6) 825 02 665

sophie.fabius@eu.jll.com

## DEVELOPED BY

Rubens Capital

Victor Groot

+31 (6) 127 38 640

vgr@rubenscapital.nl

## NL REAL ESTATE

Laura Hovestad

m +31 (0)63 196 95 39

t +31 (0)20 707 30 00

l.hovestad@nlrealestate.nl

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