

AMSTEL  
**!NEXT!**



Where  
ambition  
grows

[www.amstelnex.com](http://www.amstelnex.com)

# Amstel NEXT, the building of the future

No ambition is too great for Amstel NEXT. The bar has been set high for all aspects of this new, elegant office building in the upcoming district of Amsterdam Zuidoost. With state-of-the-art architecture and emphasis on light and space, Amstel NEXT is future proof with its circular construction that can be rearranged flexibly. Terraces with plenty of greenery make this pleasant workplace complete. Office space to rent starts at 2,000 sqm lettable floor area.

Amstel NEXT is very easy to reach due to the vicinity of intercity train Station Bijlmer Arena and Metro station Bullewijk. Situated between the Johan Cruijff ArenA, Ziggo Dome, Pathe Cinema and the ArenAPoort shoppingcenter with 160 shops, Amstel NEXT is located in a dynamic area that is rapidly developing into the new urban place to be in Amsterdam. Close to the future Hondsrugpark, it offers a unique work environment at a strategic location with an urban ambiance. Everything comes in XL size: shops, offices, venues, sports facilities and parks. Amstel NEXT offers trophy office space at the epicenter of it all.



**9,800 sqm LFA**

**Available from  
2,000 sqm GFA**

**196 parking spaces**

**Start of construction  
Q2-2022**

**Completion  
Q2-2024**

**Around the corner of a  
28.000 sqm park**

**Breem Excellent /  
Energy label A++++**

**Virus resistant  
ventilation system**

An optimal sense  
of light and space



# Your ideal workplace

Amstel NEXT encompasses ten floors, four terraces and floor-to-ceiling windows that ensure plenty of natural light and give a sense of space. This transparent building looks elegant from every angle and has an eye-catching pattern.

Amstel NEXT includes a multitude of excellent facilities. There is a spacious, welcoming entrance with a pleasant reception area. There is a restaurant on the ground floor, and a shared terrace on the first floor. You will also find terraces on the fifth, seventh and ninth floor. The underground parking garages provide plenty of parking space. There are optional facilities for car, scooter and bike sharing. Amstel NEXT represents the ideal workplace of the future.

Ziggo Dome and  
Johan Crujff Arena  
just around the corner



Amstel NEXT is situated in energetic surroundings that combine work, leisure, and living. This is Amsterdam in XL size, where famous artists thrive alongside major sport venues like Ajax. The area surrounding the Johan Crujff Arena is not only a popular spot for sports and culture, but also a desirable location for corporate events. The future Hondsrugpark functions as a relaxing, green oasis, providing a pleasant place to decompress.

**A pleasant and healthy work environment**



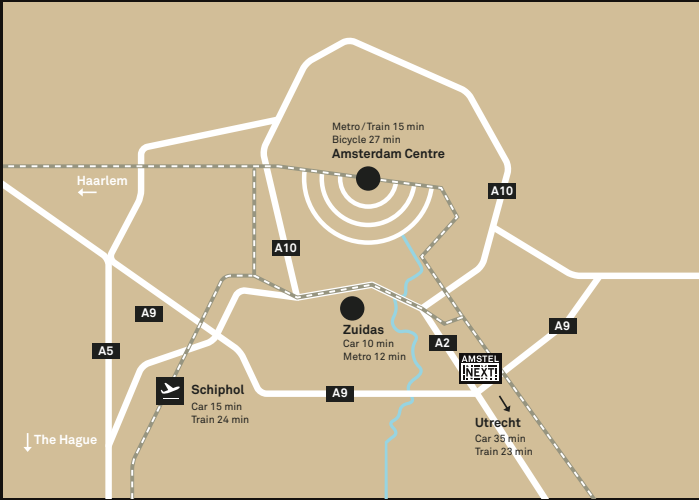
# Sustainability & BREEAM

Amstel NEXT meets the highest standards of sustainability because of its BREEAM Excellent certificate and energy label A++++. The indoor greenery and the roof gardens of Amstel NEXT not only create a pleasant and healthy work environment, but also reduce carbon emissions.



# International mobility hub

The central location, with good access to roads, railways, public transport and Schiphol international airport, makes travelling to and from Amstel NEXT easy and pleasant. It is also close to the financial hub of Amsterdam, the Zuidas. There are several hotels in the area and conference possibilities next to the Johan Cruijff ArenA. The Ziggo Dome is just around the corner which is famous for its pop concerts.



**Car**  
2 min drive to A2 /A9 highway



**Train**  
10 min walk to Bijlmer ArenA railway station

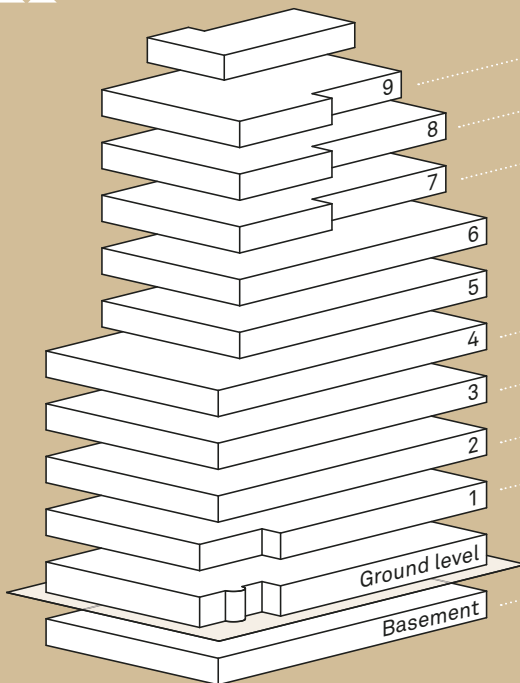


**Metro**  
8 min walk to Bullewijk metro station



**Plane**  
Schiphol International Airport 15 min drive, or 12 min by train

## Stacking plan



Office	Roof terrace
951	138
729	
729	258
988	
977	170
1,168	
1,166	
1,167	
967	193
Ground level	
Restaurant	604
Reception	340
Bike parking	210
<b>Total</b>	<b>1,270</b>

**Basement**  
196 parking spaces  
46 under Amstel Next and  
150 under Hettenheувелweg  
12-14 and 16

Entrance

# Exterior meets interior



Restaurant



Walkthrough



Functions on the ground floor



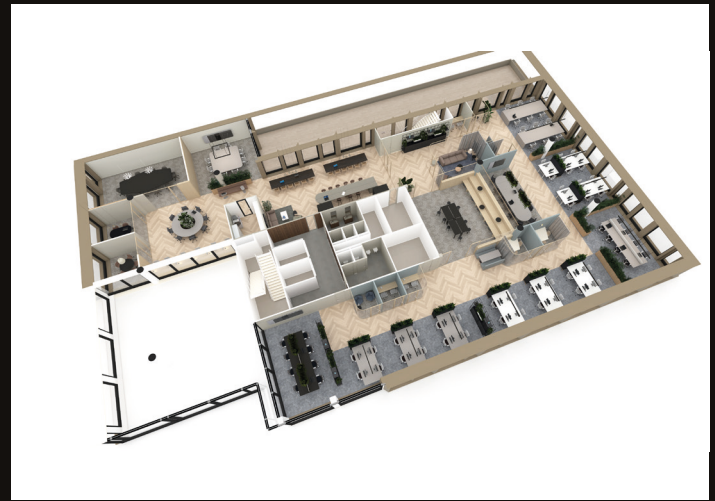
What make this building so exceptional are the setbacks with large roof terraces. They give the exterior a wonderful, green appearance. And employees can choose whether they want to work or hold meetings inside or outside. A fantastic opportunity to incorporate these roof terraces in the design. As you enter the building, you will see a beautiful restaurant. Neighbours can come here to enjoy a coffee, but it is also where those working in the building can grab a lunch or arrange an informal meeting. How welcoming is that!

# Flexible floor plans

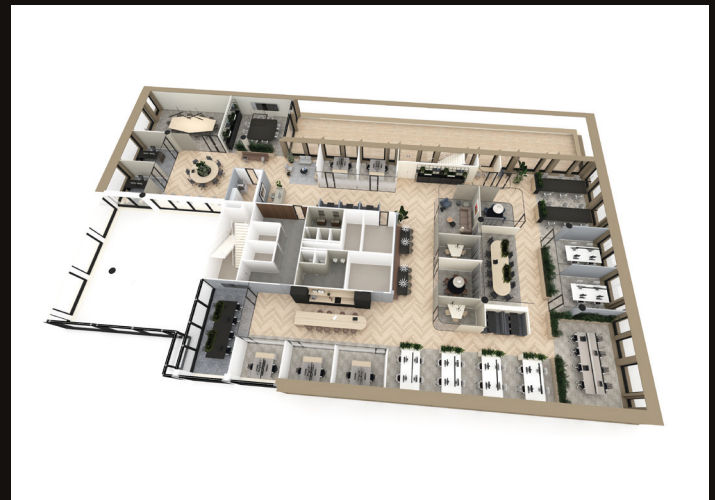
Ditt.Officemakers have created three different designs for the floors: an open-plan office, a semi-open work floor and a closed plan for more private work places.

Each floor has its own design style, one that exists only on paper at the moment. Once the lessee is known, a customized design will be made.

## Open



## Semi-open



## Closed



## Amstel NEXT in summary

### Address

Hettenheuvelweg 26, Amsterdam

### Completion

Q2 2024

### Available

Approx. 9,800 sqm lettable floor area (LFA).  
From approx. 2,000 sqm

### Sustainability certificate

BREEAM 'Excellent'  
Energy Label A++++

### Parking

46 parking spaces at Amstel NEXT  
150 parking spaces underneath & Amsterdam,  
Hettenheuvelweg 12-14 and 16 (a 5 minute walking distance)  
8 charging stations (10% of parking stalls)  
154 bicycle stalls  
27 scooter stalls

### Rental prices

- Office space on request
- Parking space at Amstel NEXT on request
- Parking space under Hettenheuvelweg 12-14 on request



## Delivery level

The office space will be delivered in a core and shell condition.  
Related technical delivery level includes amongst others:

- Representative entrance and lift lobbies
- Net floor height of approx. 2.7 meters
- Restrooms ground floor through 9th floor: gentlemen's restroom with 2 urinals and 2 toilets, ladies restroom with 3 toilets, wheelchair accessible restroom on ground floor
- Raised computer floors for maximum flexibility secured glass fiber connection
- Pandemic-proof climate control system: climate ceiling/islands 60% active parts to achieve climate class A
- Cutting-edge ventilation system that utilizes natural air streams
- Windows can be opened
- Maximum amount of people 1,130

More information on request

## Lettable floor area (lfa) per floor in sqm

	Common	Office*	Roof terrace
Ground floor (0)	1,270		
Restaurant (0)	604		
Reception (0)	340		
Bike parking (0)	210		
1 <sup>st</sup> floor		976	193**
2 <sup>nd</sup> floor		1,167	
3 <sup>rd</sup> floor		1,166	
4 <sup>th</sup> floor		1,168	
5 <sup>th</sup> floor		987	170
6 <sup>th</sup> floor		988	
7 <sup>th</sup> floor		729	258
8 <sup>th</sup> floor		729	
9 <sup>th</sup> floor		591	138
<b>Total</b>	<b>9,771</b>		

\*Excluding common areas

\*\*Public terrace

## Contact



Amstel NEXT is a  
development by  
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