

NUCATUS

Connecting
through
open space

Laarderhoogtweg 7-19
Amsterdam



Nucatus offices, a place you want to work and meet, a place where you want to be.

(1) Nucatus comes from the Latin phrase "*Panis Nucatus*", which means 'nut bread'

(3) A new *entrance* where people meet & share with a nice cup of coffee or at lunch.

(2) Better known as nougat. Where nougat *connects* nuts and dried fruits, Nucatus offices *connects* people.

(4) A welcoming *space* that meets the needs of the talents of today & the future.



(1) Introduction

Nucatus Offices is situated on a highly visible location next to the highway A9 in Amsterdam Southeast. The building consists in total of approx. 7,550 sqm LFA office space, divided over 7 floors.

Nucatus Offices will be renovated in the upcoming months to the modern times by investing in the quality of the building. The renovation will result in a renewed and lively entrance area which gives everyone – users and visitors – a welcoming feeling once entering the building.

What a normal work day in Nucatus Offices looks like? Before you start your day and go to your office, you first grab a fresh healthy juice. Meet with your appointment in the entrance area for a – formal or informal – meeting in one of the shared meeting spaces. Or work in the open space with a cappuchino from the coffee/reception bar. And are you hungry or working late? Grab a meal from the 24/7 supermarket.

Why Nucatus offices?

(1) Renovated office floors (1,100 – 1,350 sqm LFA);

(3) Excellent parking ratio (1:42) and enough charging stations (indoor & outdoor);

(5) Ceiling height of 4 meter on part of the 1st floor;

(7) Shared meeting facilities;

(9) 24/7 supermarket;

(2) Optimal flexibility for fit out;

(4) Easy accessible location by both car and public transport. And great visibility along the highway A9;

(6) New modernized entrance area;

(8) Reception bar: manned reception desk, combined with coffee and juice bar;

(10) Roofed bike parking with charging stations.





(2) Facilities



The building offers a generous parking ratio of 1:42. Parking is situated in the underground parking garage and on site. The parking area is provided with an intercom system with license plate recognition system. This way the parking spaces can be optimally used, and will also be accessible for visitors.



The entrance area is spacious through a large enclosed atrium

The entrance area is spacious through a large enclosed atrium. The entrance area, indoor & outdoor will be renovated and shared facilities will be added, such as a manned reception desk with coffee and juice bar, multiple shared meeting rooms and a 24/7 supermarket.





(3) Surroundings

The *Johan Cruijff Boulevard* connects the Ziggo Dome and Johan Cruijff Arena to Bijlmer Arena station, next to shopping center Amsterdamse Poort.



Kleurstoff is where Zuidoost comes together. Their event space is complemented by a lounge terrace on the third floor, guaranteeing high-quality and colorful events.



The Traveller

The Traveller Zuidooſt is located in a unique and distinctive pavilion with an abundance of light, colourful interior, a large outdoor seating area and an Upper Deck floor to accommodate groups.

Hotspots

Lunch and diner

- Oma letje
- Par Hasard Bullewijck
- Kloosterbier in de Proefzaak
- The Traveller
- Absolute Taste
- Kleurstoff (rooftop bar)

Leisure

- Pathé Cinema
- AFAS Life
- Shopping center Amsterdamse Poort
- Johan Cruijff Boulevard
- Ziggo Dome
- Soak Urban Wellness

Johan Cruijff Arena

The Traveller ☑

Amsterdamse Poort ☑

AFAS Life

Amsterdam Bijlmer Arena
M

Pathé Cinema

Amsterdam Zuid-Oost
Bullewijk

Absolute Taste ☑

Bullewijk by Par Hasard ☑

Kleurstoff (rooftop bar) ☑

Oma letje ☑

Metrostation
Bullewijk
M

Bushalte
Laarderhoogtweg
B

10 min

De Proefzaak ☑

3 min

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IKEA Amsterdam

Gaasperdammerweg

A9

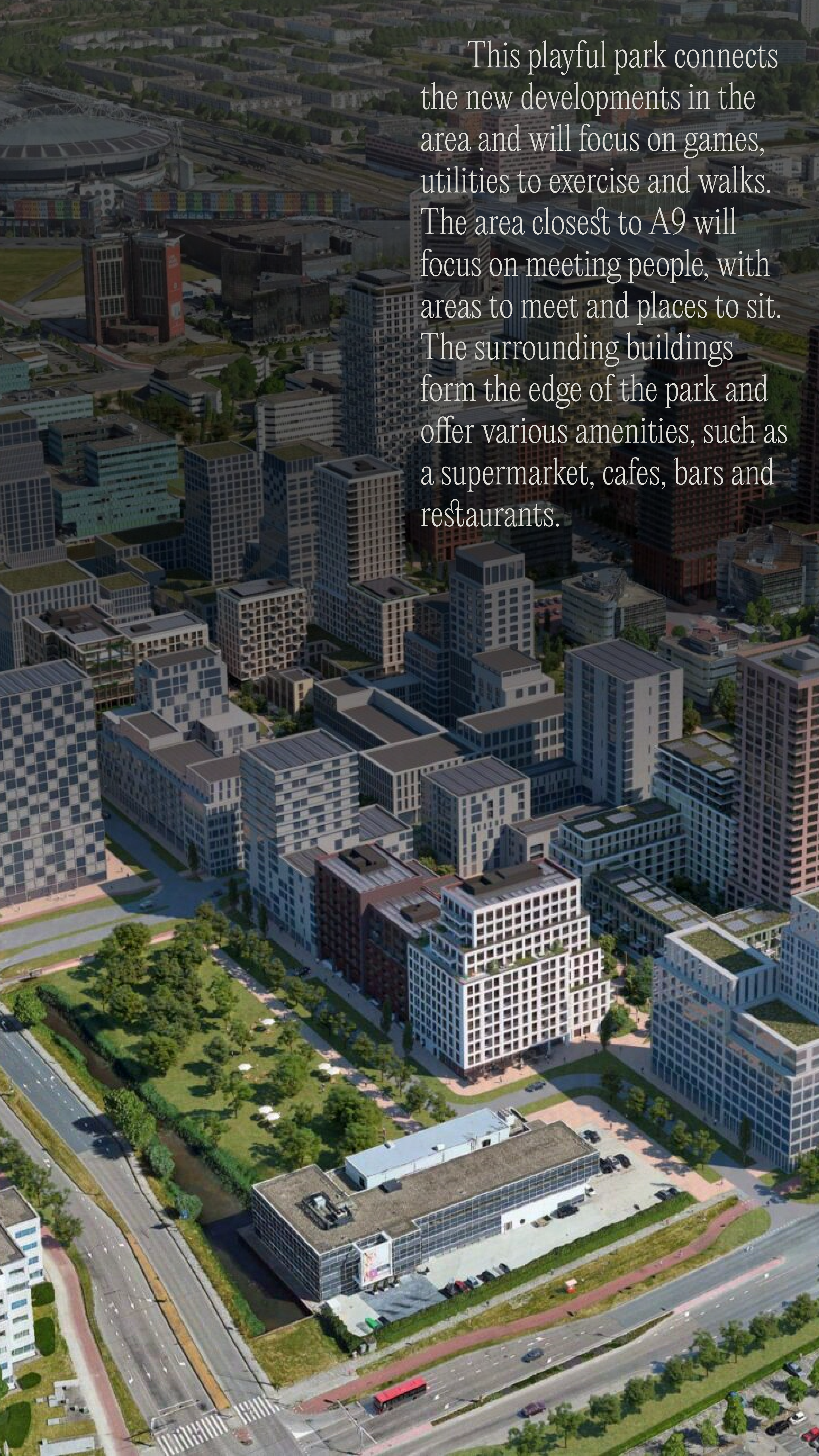
What to find in the surroundings?

Nucatus Offices is situated at a recognizable location in Amsterdam Southeast next to the A9.

Travelling to Nucatus Offices is easy, due to the good accessibility to roads, railway and public transport. The area consists of a wide variety of facilities. The planned developments for the future of the area around the Amsterdam Arena, the Amsterdamse Poort and Amstel III will contribute to a new urban area and will grow into a new city center. This makes Amsterdam Southeast a place to work, shop, play sports, live and to be entertained.

Nucatus Offices is directly located next to the entrance of the to be developed Hondsrugpark. In the upcoming years, a large park of approx. 28,000 sqm will be created from Nucatus Offices to the Hoogoorddreef.



An aerial photograph of a modern urban development. The scene is dominated by a dense cluster of multi-story buildings with various architectural styles, including some with grid-like window patterns and others with more organic forms. A large, green park area is situated in the lower-left and lower-center, featuring trees, walking paths, and open spaces. A major road, likely A9, runs along the bottom edge of the image. The overall atmosphere is one of a vibrant, planned city environment.

This playful park connects the new developments in the area and will focus on games, utilities to exercise and walks. The area closest to A9 will focus on meeting people, with areas to meet and places to sit. The surrounding buildings form the edge of the park and offer various amenities, such as a supermarket, cafes, bars and restaurants.



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(4) Accessibility

By car

Nucatus Offices is easily accessible via the A2 motorway and indirectly via the A1 and A9 motorways and the A10 ring road. Schiphol Airport and the center of Amsterdam are respectively 20 and 5 kilometers away.

By public transportation

The office building is very well accessible by public transport via metro station Bullewijk (a 9 minutes walk) which is in direct connection with station Bijlmer ArenA. Within the renewal of the area the station Amsterdam Bijlmer ArenA takes an important place. The Laarderhoogtweg bus stop is located in front of the building and has a direct bus connection between Haarlem station and Amsterdam Bijlmer ArenA station via Schiphol Airport.



Zaandam

A8

A10

A10

A5

A5

A10

30 min

Amsterdam Central

Amsterdam Centre

30 min
20 - 30 min

Hilversum

40 min
25 - 40 min

Amersfoort

50 min
40- 60 min

The Hague / Rotterdam

1h 20 min
50- 1h 10 min

A4

25 min

20 min

Amstel

A1

Amsterdam Zuid

15 min

Duivendrecht

A9

Schiphol

35 min

Schiphol Airport

Amstelveen

10 min

Amsterdam Bijlmer-Arena

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A9

Utrecht

35 min
35- 45 min

Abcoude

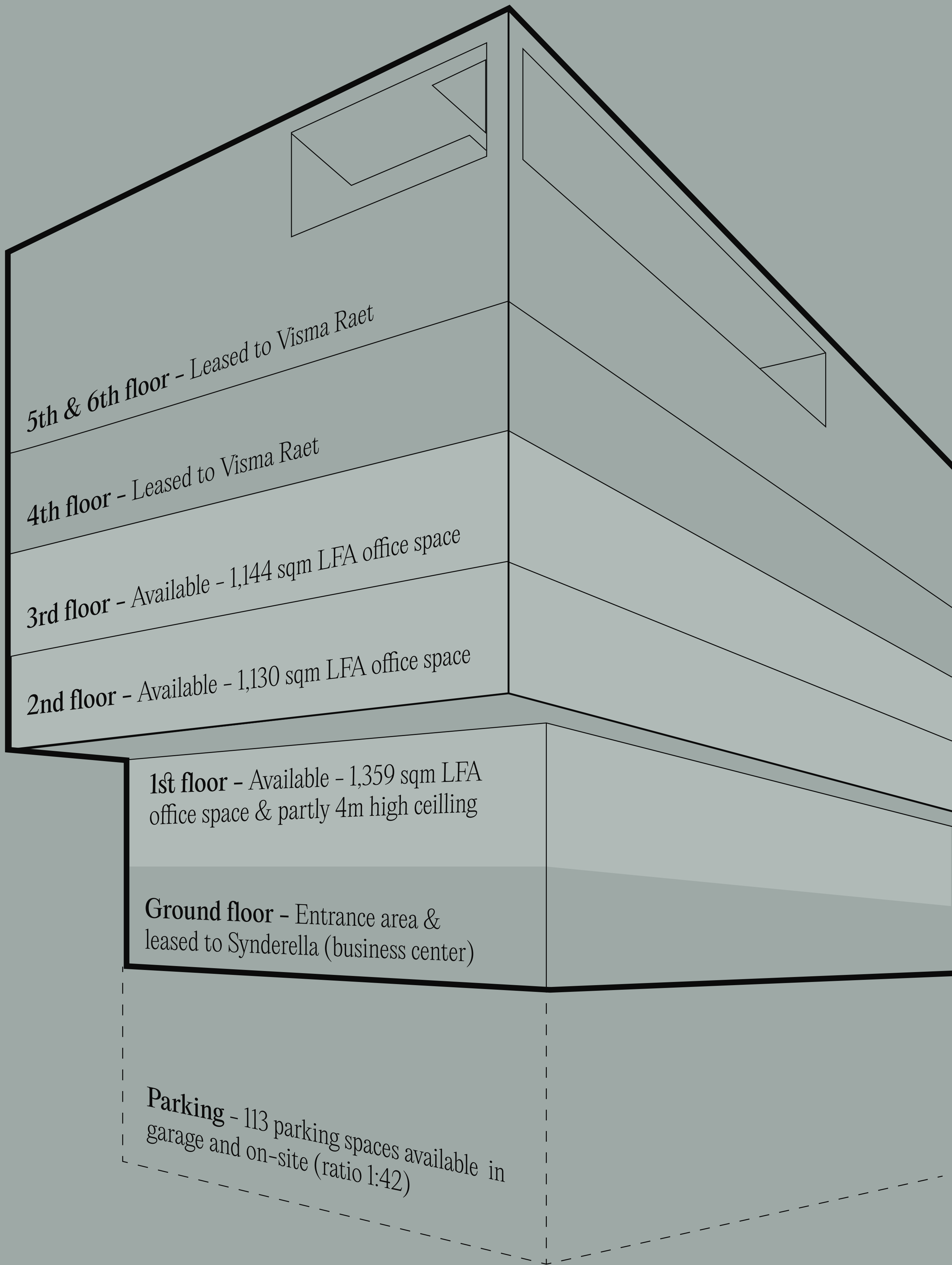
A2

Uithoorn



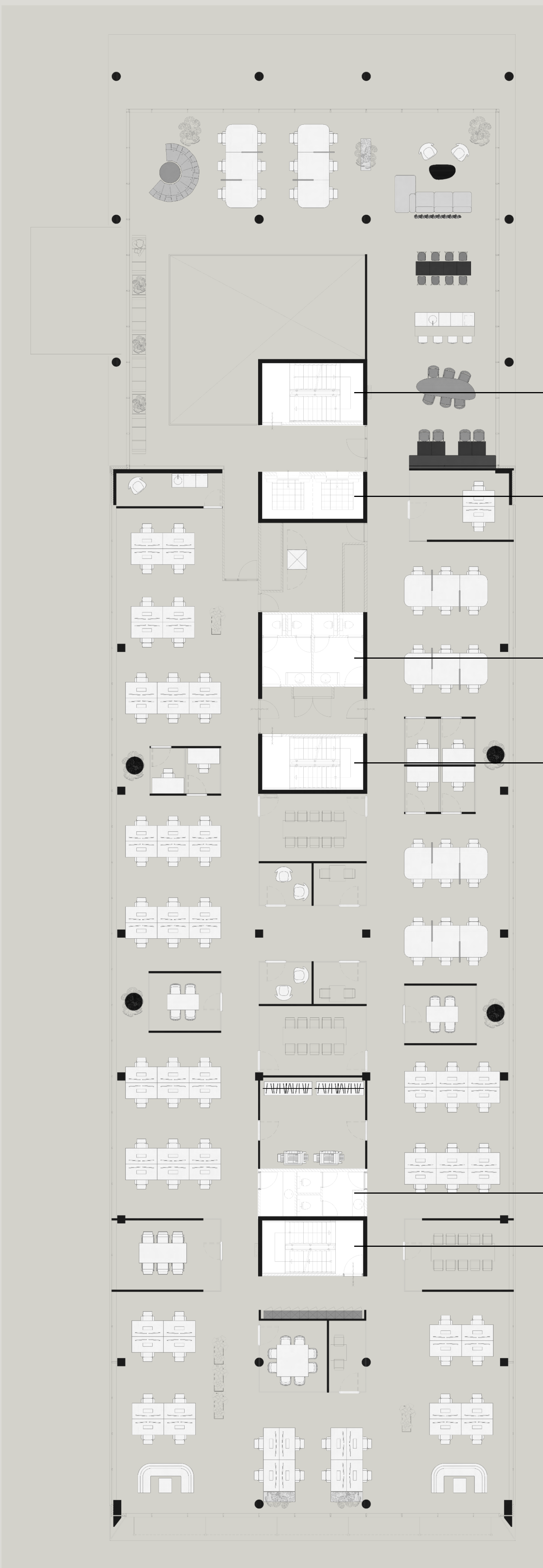
⁽⁵⁾ *Stacking plan*

“Approx. *4,541 sq.m.*
LFA of renovated
office space is
currently available
and is divided over 3
spacious floors.”





(6) Floorplans



Stairs

Lifts

Toilets

Stairs

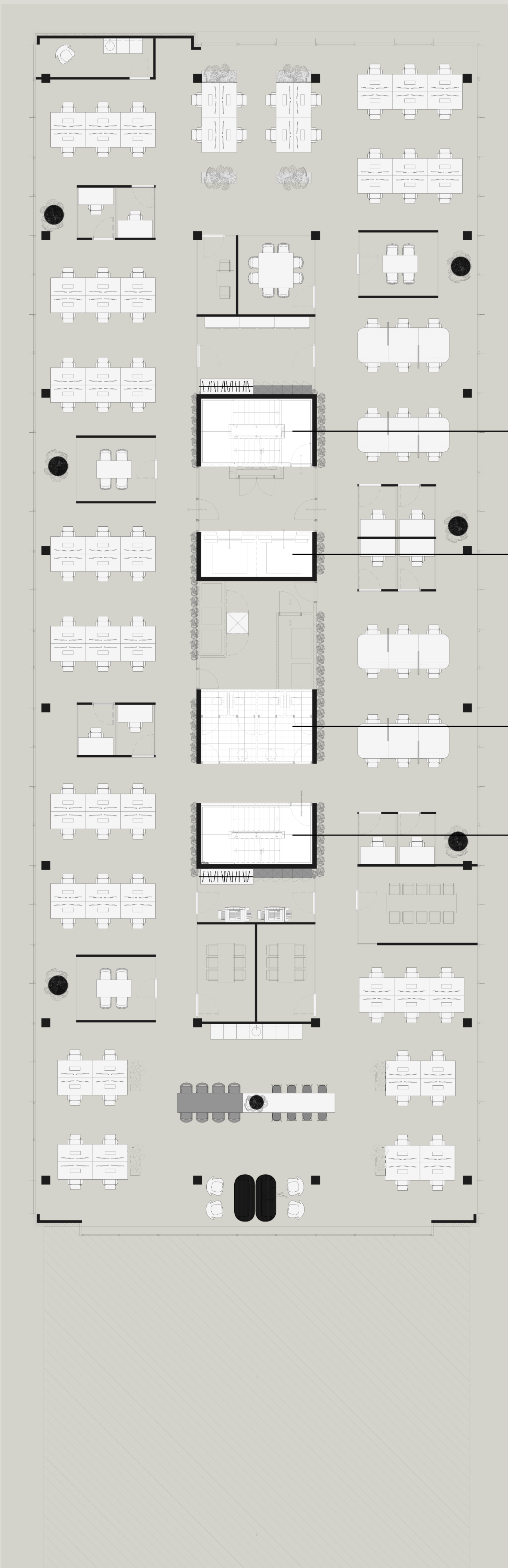
Toilets

Stairs

Server room
Wardrobe and storage
Printer room
Lactation room

76 workstations
36 flexible workstations
6 cockpits
62 meeting places
12 informal meeting spaces
40 breakout seating areas

2nd floor



Stairs

Lifts

Toilets

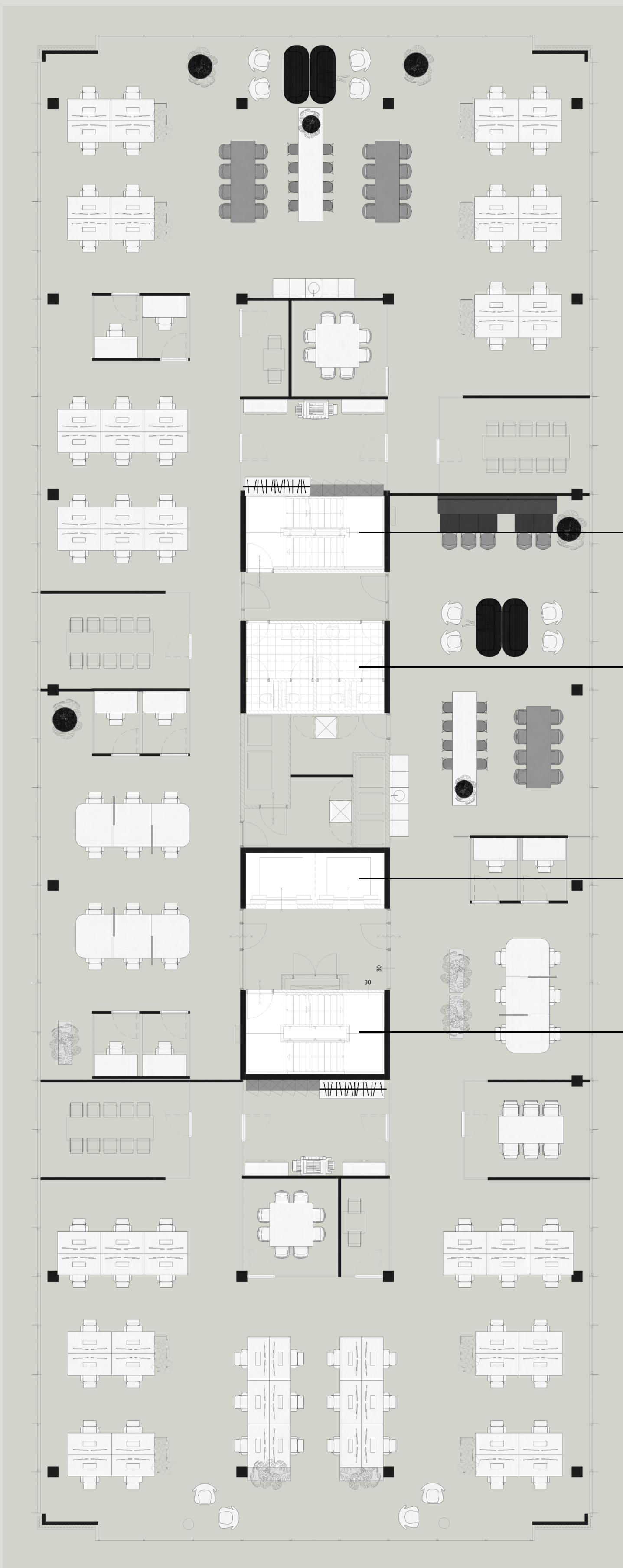
Stairs

Server room
 Checkroom and storage
 Printer room
 Lactation room

84 workstations
 24 flexible workstations
 10 cockpits
 44 meeting places
 24 breakout seating areas

Specifications

3rd floor



Stairs

Toilets

Lifts

Stairs

North

Server room
Wardrobe and storage
Printer room

32 workstations
12 flexible workstations
6 cockpits
30 meeting places
32 breakout seating areas

South

Server room
Wardrobe and storage
Printer room

40 workstations
6 flexible workstations
2 cockpits
26 meeting places
34 breakout seating areas



(7) Renovations

A sneak peak of the new Laarderhoogtweg 7-19: Nucatus. Per end of Q1 2023 the renovation of the entrance area of Nucatus - indoor and outdoor - will be finalized. The new entrance area will have all facilities that meet the requirements of today and the future.





New facilities as shared meeting spaces, reception desk with coffee bar and 24/7 supermarket. A design with natural materials combined with green and symbolic elements in line with the Nucatus concept will result in a clean and comfortable open space that is a pleasant area to work, meet and relax.

Meeting rooms

Informal meeting



Coffee bar

Supermarket



Lounge

Table seating

Table seating





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Get in touch!

More information or interested in a site visit? Please contact one of our brokers.

JLL

Daphne Pronk &

Sophie Fabius

+31 (0)20 5 405 405

Van Dijk & Ten Cate

Bas Gras & Maarten

van Dooren

+31 (0)20 442 30 60

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