



ACANTHUS

AMSTERDAM

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INTRODUCTION

It gives us great pleasure to present to you Acanthus, a modern, efficient and sustainable office building totalling approximately 42,000 sq. m. of lettable floor area with its own 610-space car park. Within the Acanthus complex Building B is now available, offering approximately 12,000 sq. m. of lettable floor area and 191 parking spaces.

Acanthus is arranged in an attractive quadrangular shape; connected floors encircle a green, enclosed courtyard garden and patios. Partly thanks to its exclusive entrance, Building B lends itself perfectly

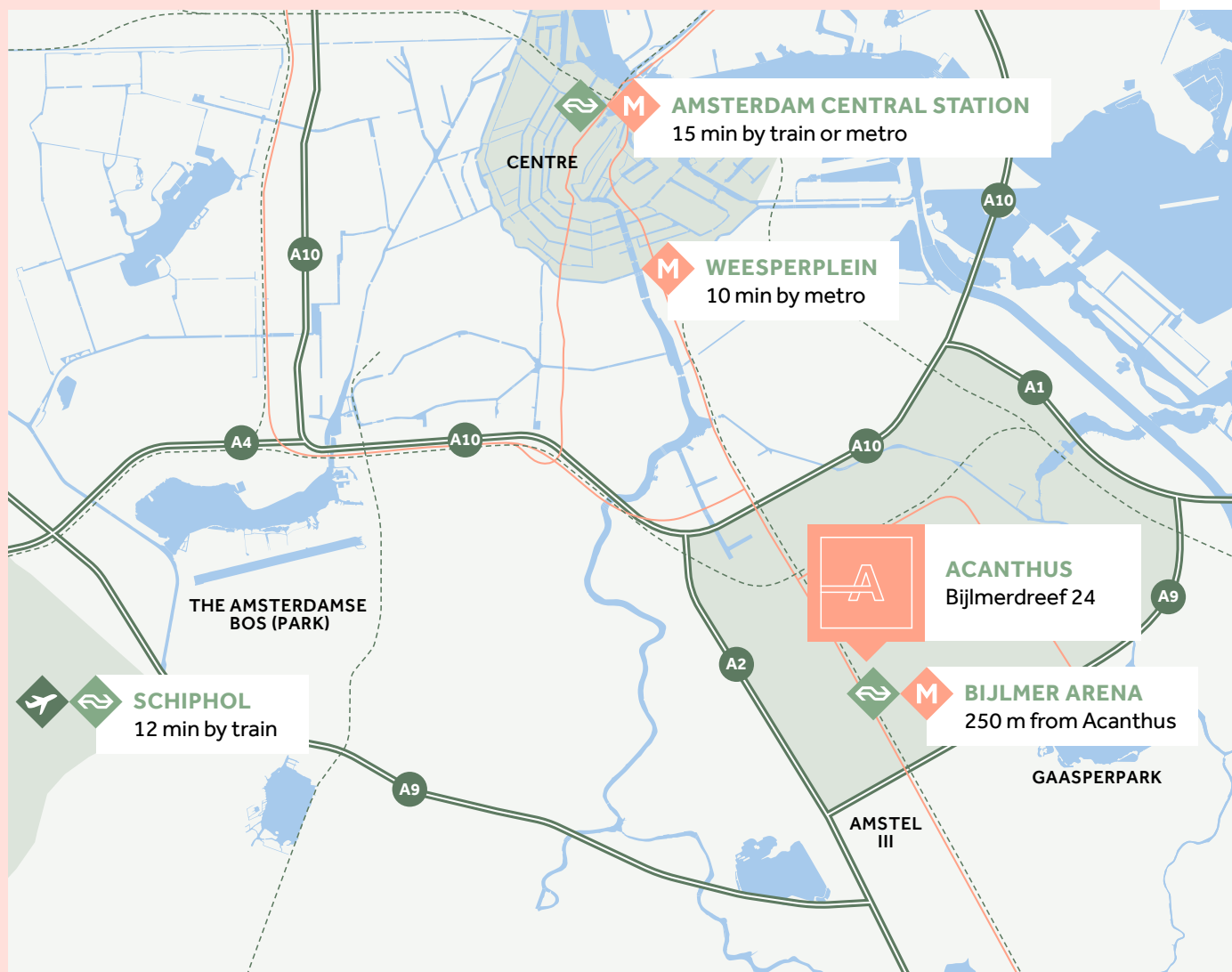
to single tenant occupation but it can also be made suitable for multi-tenant leasing.

The building's accessibility is fantastic due to its location next to the Amsterdam Bijlmer-Arena train and metro station and the A2 and A9 motorways.

Acanthus has obtained energy label A++ and aims to achieve a BREEAM Excellent score and Well Gold certification to support the building's offer of sustainable and future-oriented accommodation.



OPTIMAL ACCESSIBILITY



Acanthus is centrally located and perfectly accessible by car, public transport and bicycle. It is, for example, close to several major motorways such as the A1, A9, A2 and A10.

Parking spaces are available in the spacious car park underneath the building (191 spaces). Additional car parking can be found in the adjacent car parks of, among others, the ROC (Regional Training Centre). Numerous metro, train and bus lines can be found at the nearby Amsterdam Bijlmer-Arena train/metro station. An extensive network of cycle paths means the building is also easily accessible by bicycle.

			
Centre	25 min	10 min	20 min
Schiphol	25 min	12 min	
Utrecht	30 min	25 min	

EXCELLENT PUBLIC TRANSPORT CONNECTIONS

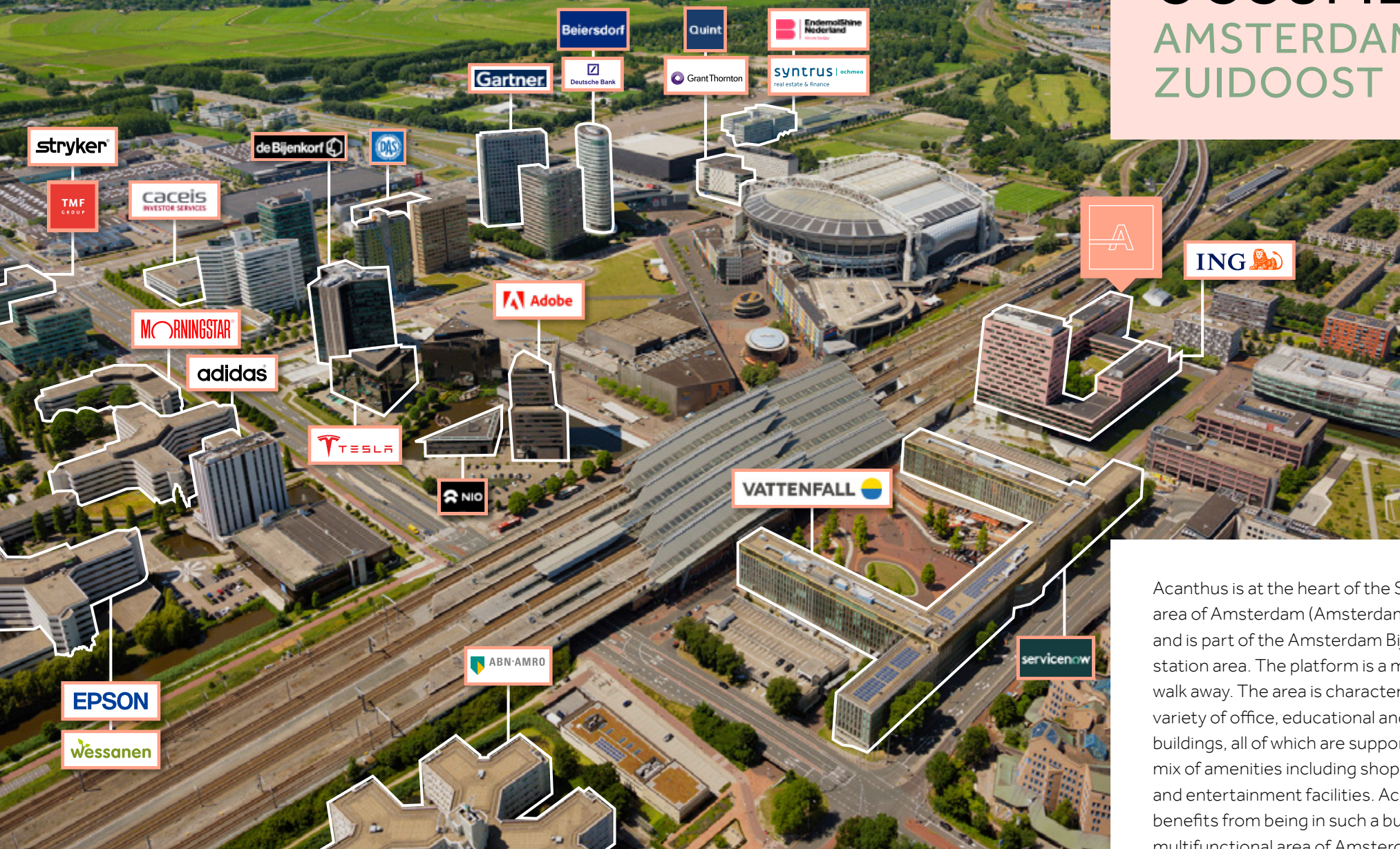


HIGH-QUALITY PRIVATE CAR PARK

and internal shared bicycle parking with 350 spaces for bicycles, 20 for scooters and charging points for e-bikes for the entire Acanthus building.

OCCUPIERS

AMSTERDAM ZUIDOOST

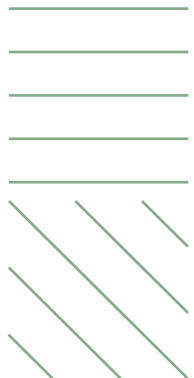


Acanthus is at the heart of the South-East area of Amsterdam (Amsterdam Zuid-Oost) and is part of the Amsterdam Bijlmer - Arena station area. The platform is a mere 2 minute walk away. The area is characterised by a wide variety of office, educational and residential buildings, all of which are supported by a rich mix of amenities including shops, restaurants and entertainment facilities. Acanthus benefits from being in such a bustling and multifunctional area of Amsterdam.



Amsterdam Zuidoost is an area under extensive development. A metamorphosis has accelerated in recent years, with Amsterdam Zuidoost evolving more and more into an area which is buzzing with energy 24 hours a day, 7 days a week.

It's a place where people who want to get the most out of life can feel at home at the same time as being challenged to engage in their surroundings. This unique part of Amsterdam has its own character and its own future - a new future which is brighter than ever before.



FACILITIES

AMSTERDAM ZUIDOOST

FACILITIES (WALKING TIME)

- 1 Amsterdam Bijlmer-Arena train/metro station**
(2 min)
- 2 Shops at the Arena Boulevard**
(3 min)
- 3 John Cruyff Arena**
(4 min)
- 4 Ziggo Dome**
(8 min)
- 5 Villa Arena home and interior shopping complex**
(8 min)
- 6 AFAS Live and Pathe Arena**
(3 min)
- 7 Hampton by Hilton**
(1 min)
- 8 Shops at Bijlmerplein**
(3 min)
- 9 Amsterdamse Poort shopping centre**
(6 min)



RESTAURANTS



OMAIETJE

www.omaietje.nl

Omaietje is inspired by comfort food from all over the world and serves original dishes with a unique twist.



THE TRAVELLER ZUIDOOST

www.thetravelleramsterdam.com

The Traveller Zuidoost is located in a unique, striking, light and airy pavilion. On the menu you will find a mix of delicious traditional dishes which are intended to be shared.



URBAN SALAD

www.urbansalad.nl

Urban Salad stands for freshly prepared main course salads and wraps. Quick, healthy and, above all, extremely delicious food. The home-made dressings are prepared with care using pure and honest ingredients.



ABSOLUTE TASTE

www.absolutetaste.nl

Absolute Taste is a brasserie with a varied and healthy dishes and fresh ingredients every day. The restaurant offers delicious rolls, salads, soups, fresh juices, fresh coffee and they also provide takeaways.



BULLEWIJCK BY PAR HASARD

www.bullewijck.nl

Bullewijck by Par Hasard in Amsterdam-Zuidoost offers quick, gastronomic lunch dishes, tasty rolls, fresh salads and homemade soups. Items on the lunch menu and drinks snacks are available for takeaway to be enjoyed at the office.



Architects Branimir Medic and Pero Puljiz from the firm 'Architecten Cie' designed the Acanthus office building, nestled in the urban environment of the Arena Boulevard and at the heart of the bustling Amsterdam Zuidooost area.

Acanthus draws attention for its robust exterior and green heart in the form of a courtyard garden. At two corners the building is elevated with spectacular peaks, directing you towards the logically-placed and attractive entrances. These enhance the dynamic between the building and the area outside, creating a blurring of these boundaries.

The building offers magnificent panoramic views across Amsterdam and across the Arena area in particular.

Acanthus has a unique façade, where aluminium panels have been moulded into the shape of an Acanthus leaf. The design was applied to the panels using a special printing technique.

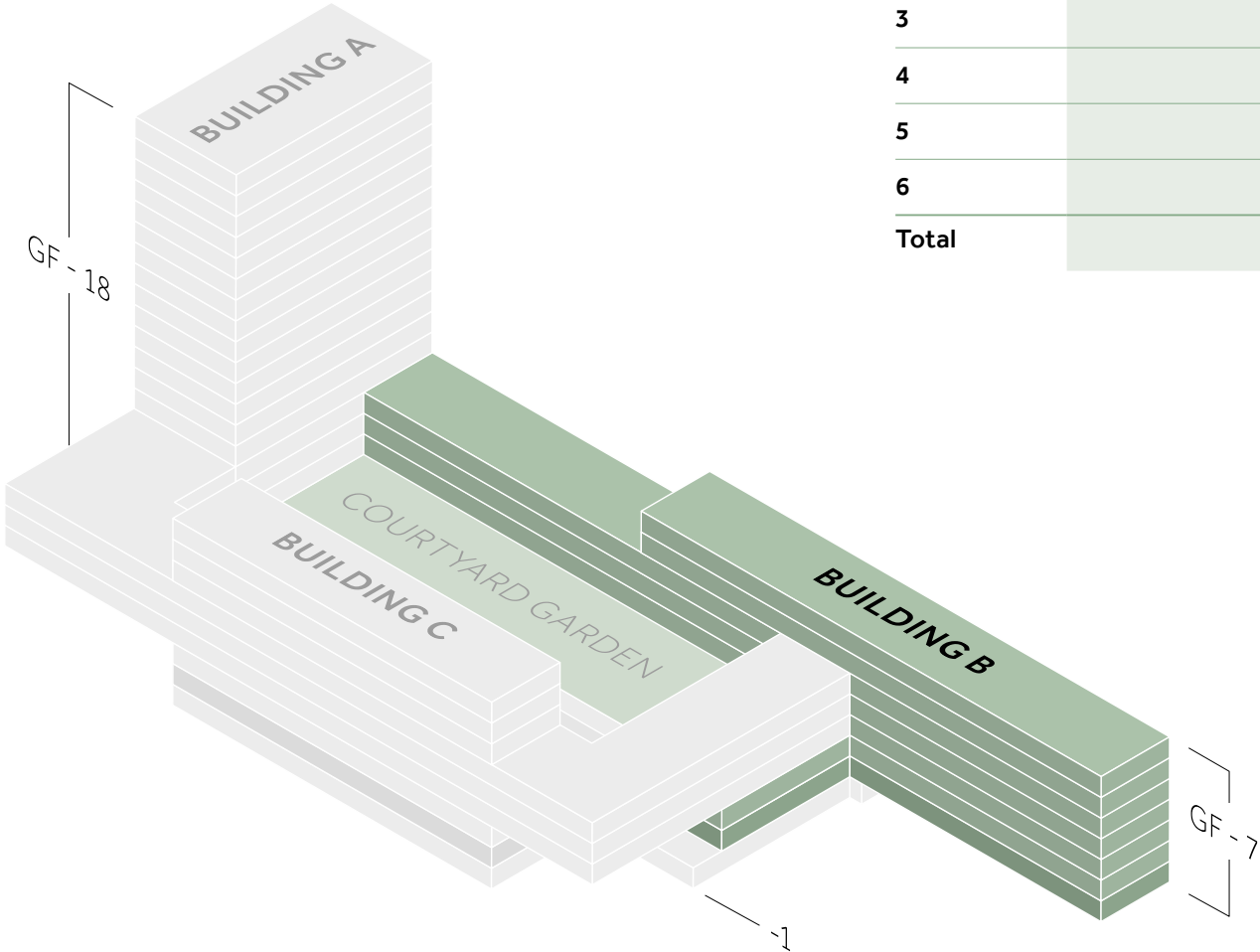


THREE BUILDINGS LINKED TO A SINGLE OFFICE

Acanthus consists of a total of approximately 42,000 sq. m. of lettable floor area, 610 indoor car parking spaces and a space to park 350 bicycles.

Building unit B is now available for rent and covers a total of approximately 12,000 sq. m. of lettable floor area divided over the ground floor and six upper floors; approximately 240 sq. m. of lettable archive space is located on the lower ground floor. Building unit B has its own entrance and dedicated lifts which directly connect the office and parking area.

The entrance is being renovated and the floors will be completed to a high standard.

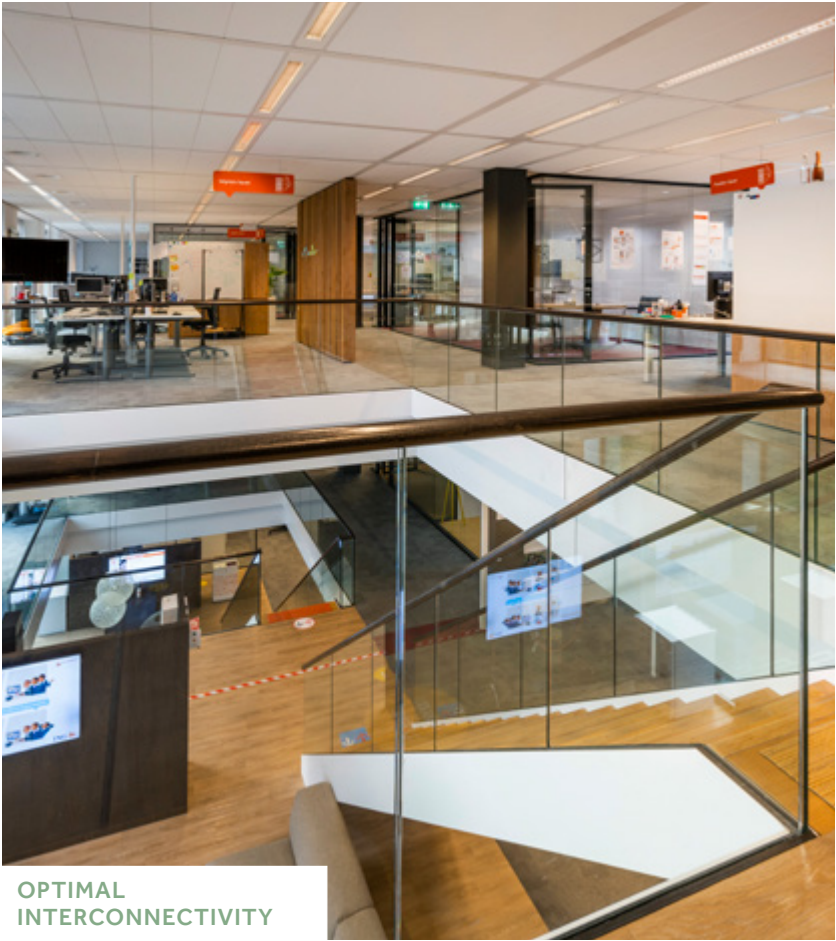


Floor	BUILDING B
	Surface area (sq. m. of lettable floor area)
-1	240
GF	1,168
1	1,356
2	2,274
3	2,274
4	2,274
5	1,343
6	1,344
Total	12,273

BUILDING B







OPTIMAL
INTERCONNECTIVITY



INFORMAL MEETING
SPACES



LIGHT, OPEN
OFFICE SPACE



WORKSPACES IN THE
COURTYARD GARDEN



STAIRS AND VOIDS TO
CONNECT AND MEET



Acanthus' charm is its light and spacious design, combined with internal voids and stairways. This guarantees excellent internal connectivity and an enjoyable working climate.

TECHNOLOGY AND SUSTAINABILITY



SPATIAL FLEXIBILITY

- » Acanthus is designed as a multi-tenant office where it is possible to share the floors in separate office spaces per building unit.
- » The office has modular dimensions of 7.20 m and 7.80 m respectively and has a standard module layout of 1.80 m and 1.95 m respectively.
- » Standard net floor height in office spaces 2.70 m.
- » Floor to ceiling height on non-standard office floors (on the ground floor) 4.05 m.
- » Between the building units there is a spacious, sheltered courtyard garden measuring approximately 4,000 sq. m..



SHARED MOTORCYCLE/BICYCLE SHED

The internal bicycle park is suitable for well over 350 bicycles. There are also 20 spaces for scooters and 6 charging points for e-bikes and 3 for e-scooters. There is also space for 35 motorcycles. The motorcycle/bicycle park is for shared use for the entire Acanthus building.



CAR PARK

- The parking garage is located inside the complex and is divided over levels -1, 0, 1 and 2 and equipped with at least 13 charging stations and 3 disabled parking spaces.
- » The parking garage entrances and exits are located on 2 sides of the building Bijlmerdreef (levels 0, 1 and 2) and the Burg. Stramanweg (levels 0 and -1).
 - » The parking garage entrance is equipped with a speed lane.
 - » The car park is equipped with its own lift.
 - » The parking garage is fitted with an LPG/CO installation.



AIR-CONDITIONING SYSTEMS

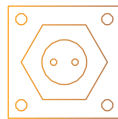
HEATING/COOLING

- » The building is connected to the Vattenfall heating network.
- » Cooling is provided by mechanical cooling units.
- » Ceiling induction units have been fitted in the offices with decentralised controls.
- » The entrances and lobbies are fitted with underfloor heating.



VENTILATION

- » Based on 1 person per 10 sq. m. (3 to 4 fold ventilation).
- » Ventilation using 100% outside air.
- » Mechanical ventilation, with adjustable cooling and heating is fitted per 3.60 m or 3.90 m.



ELECTRICAL INSTALLATIONS

- » TL-5 office floor lighting using sensors and fitted with daylight controls.
- » Lighting of general spaces (corridors/toilets/stairwells) operated centrally via central control panel.
- » Emergency power supply for the preferential parts of the building building-related installations.
- » In connection with future extensions the submeters include approximately 20% reserve groups with a minimum of 3 and a maximum of 6. The 20% reserve in the groups does not apply to the submeters for power supplies to technical elements such as lifts.
- » There are 10 lifts in the building including one goods lift and one firefighting lift per building unit.



FAÇADE/SUNBLINDS

There is plenty of natural light in the building due to its large windows.

- » Glazing percentage approximately 30% for the towers and approximately 45% for the circular layers.
- » Glazing daylight factor is at least 0.45.
- » Glazing solar gain factor 0.29 for A6 to A17, B6 and B7, C6, C and C8.
- » Glazing solar gain factor 0.22 for circular layers 0 to 5.



BUILDING MANAGEMENT SYSTEM

- » Central control panels for switches for lighting and breakdown alarms.



FIRE SAFETY

- » The building has a certified spoken word fire alarm and evacuation system.
- » There is one single dry standpipe per building unit (A/B/C).



SUSTAINABILITY

BREEAM Asset in Use:

- » Current level 'Very Good'.
Aiming for a BREEAM Excellent certificate.

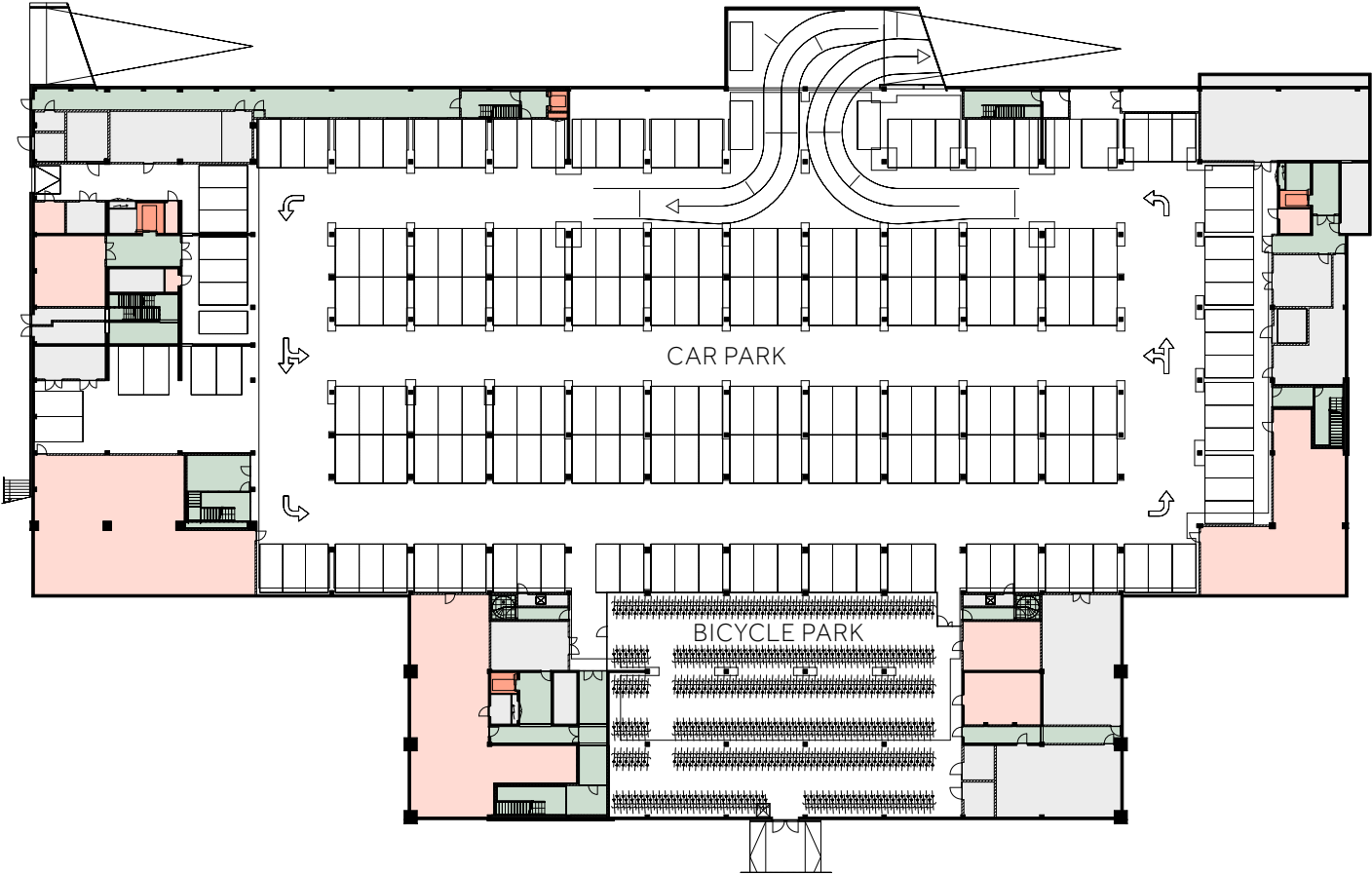
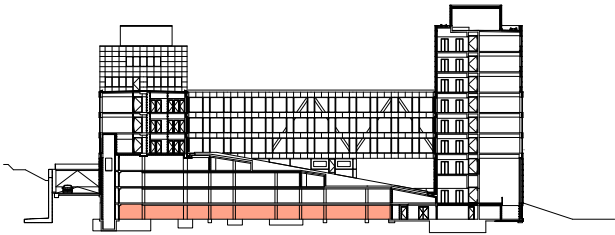
Energy Label:

- » Currently Energy label A++.

Well:

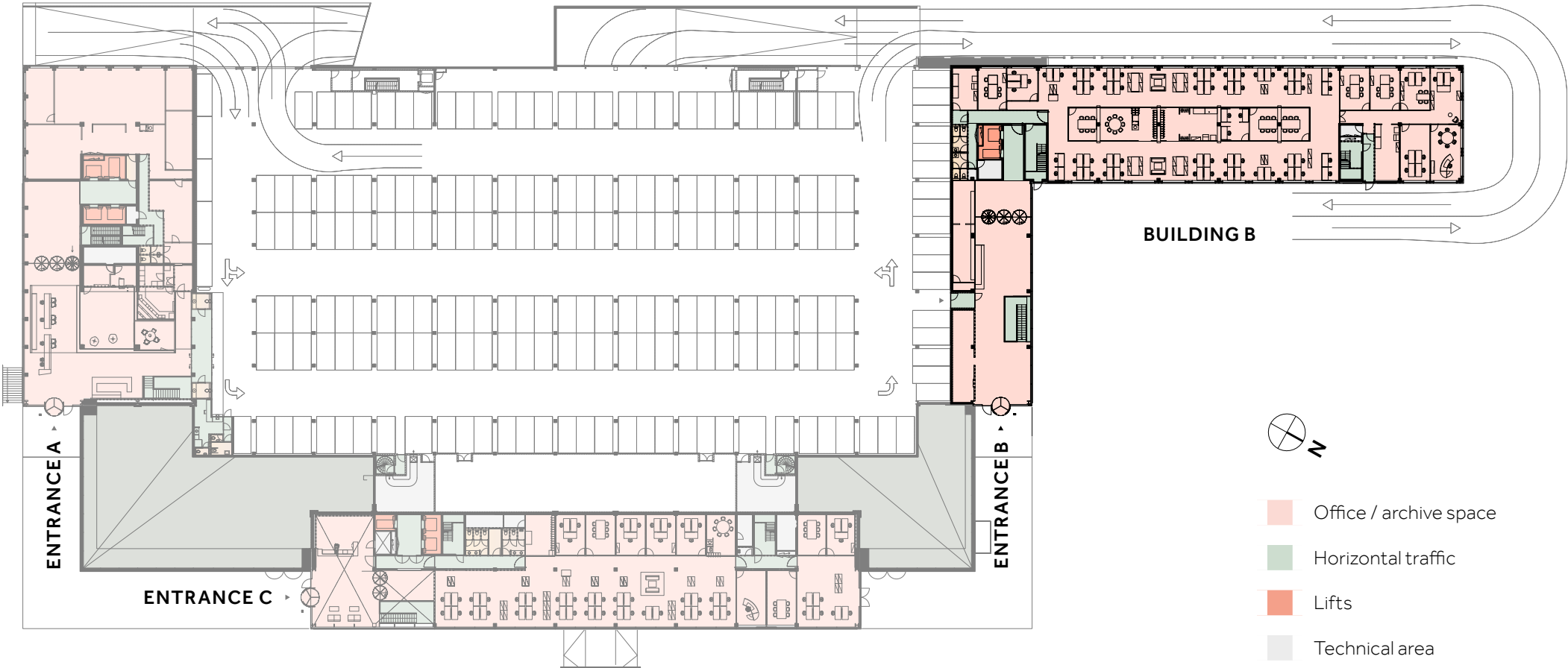
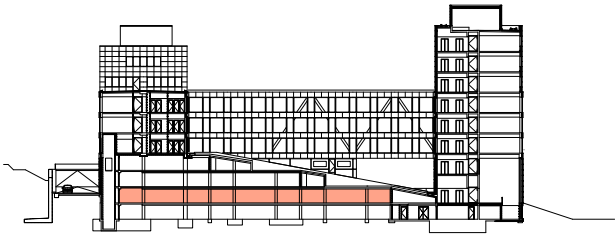
- » Aiming for a Well Gold certification.

CAR PARK -1



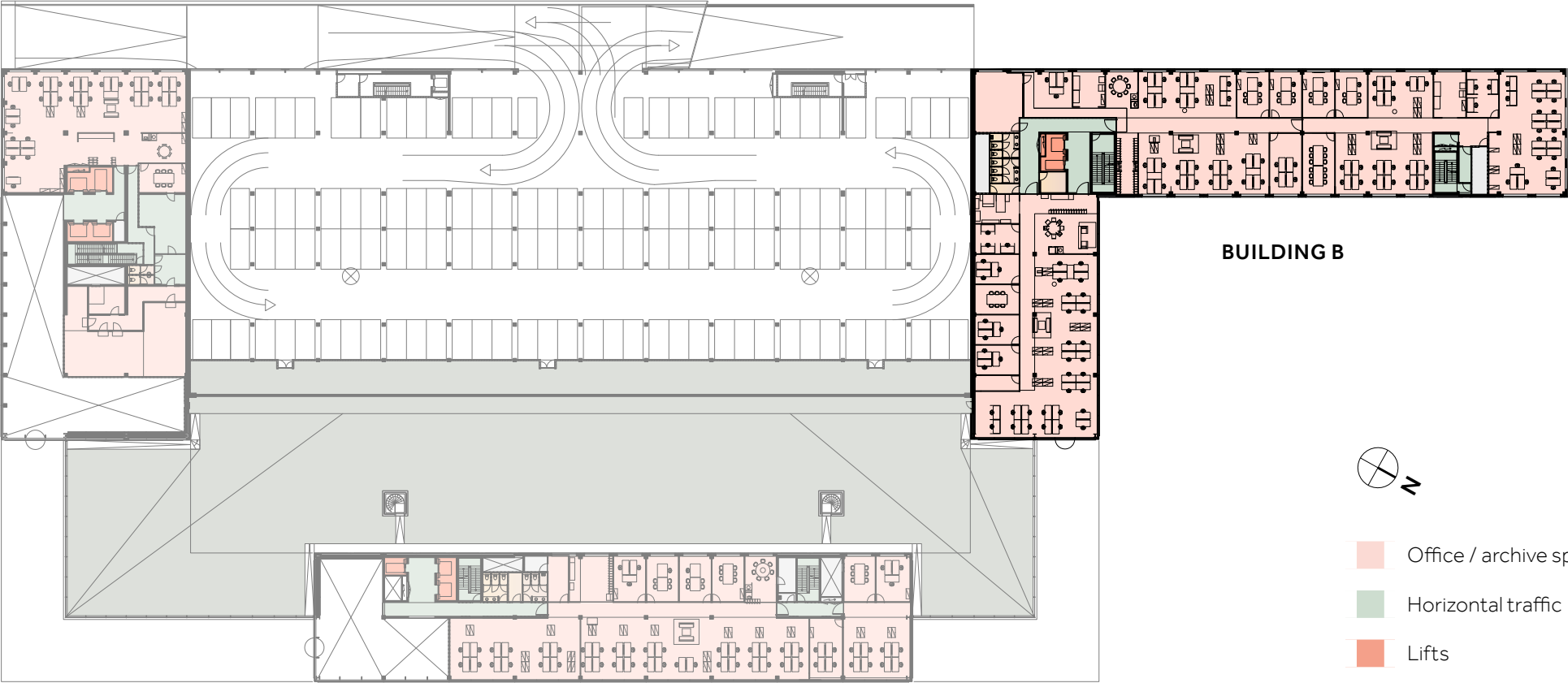
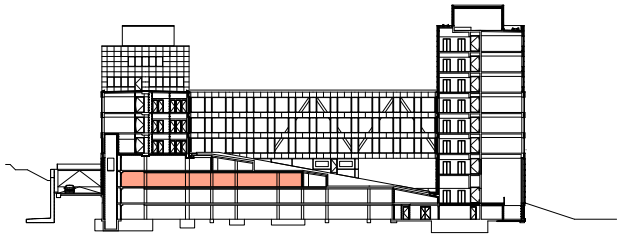
- Office / archive space
- Horizontal traffic
- Lifts
- Technical area

GROUND FLOOR



- Office / archive space
- Horizontal traffic
- Lifts
- Technical area
- Sanitary facilities
- Courtyard garden

FIRST FLOOR

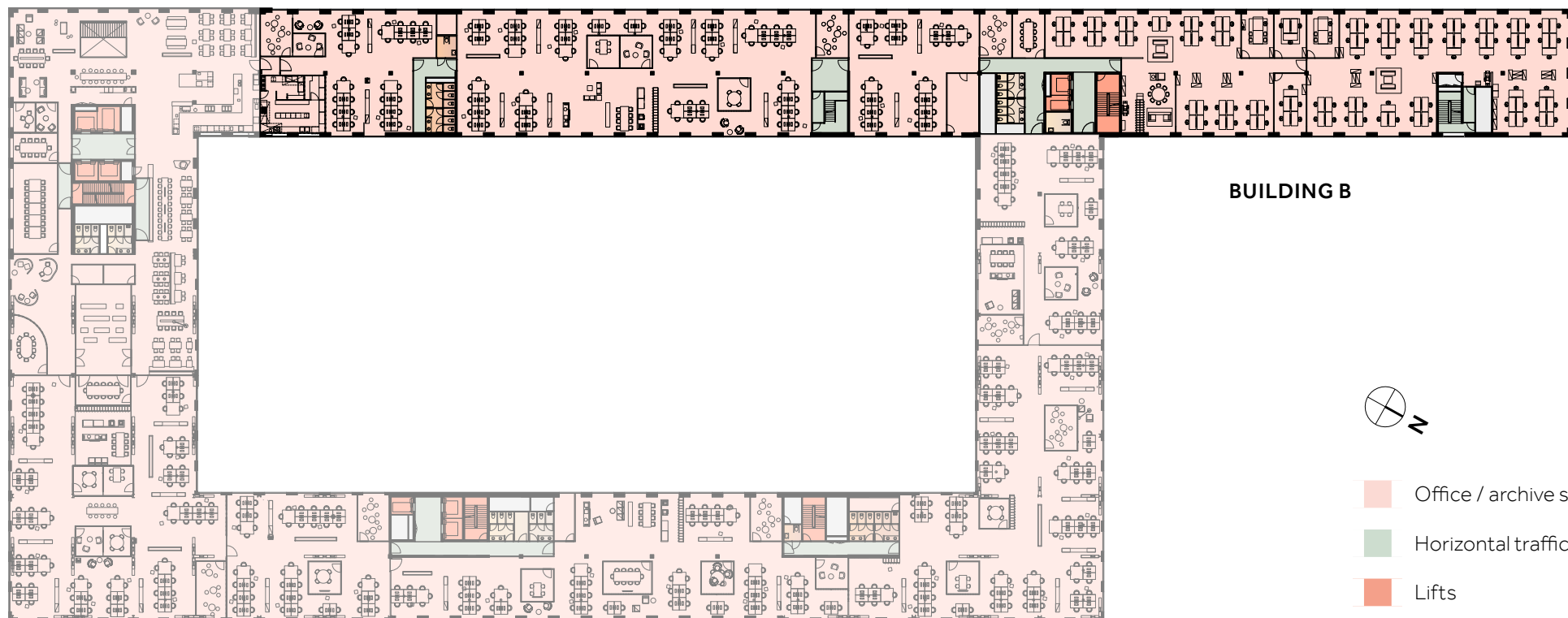


BUILDING B



- Office / archive space
- Horizontal traffic
- Lifts
- Technical area
- Sanitary facilities
- Courtyard garden

SECOND TO FOURTH FLOORS

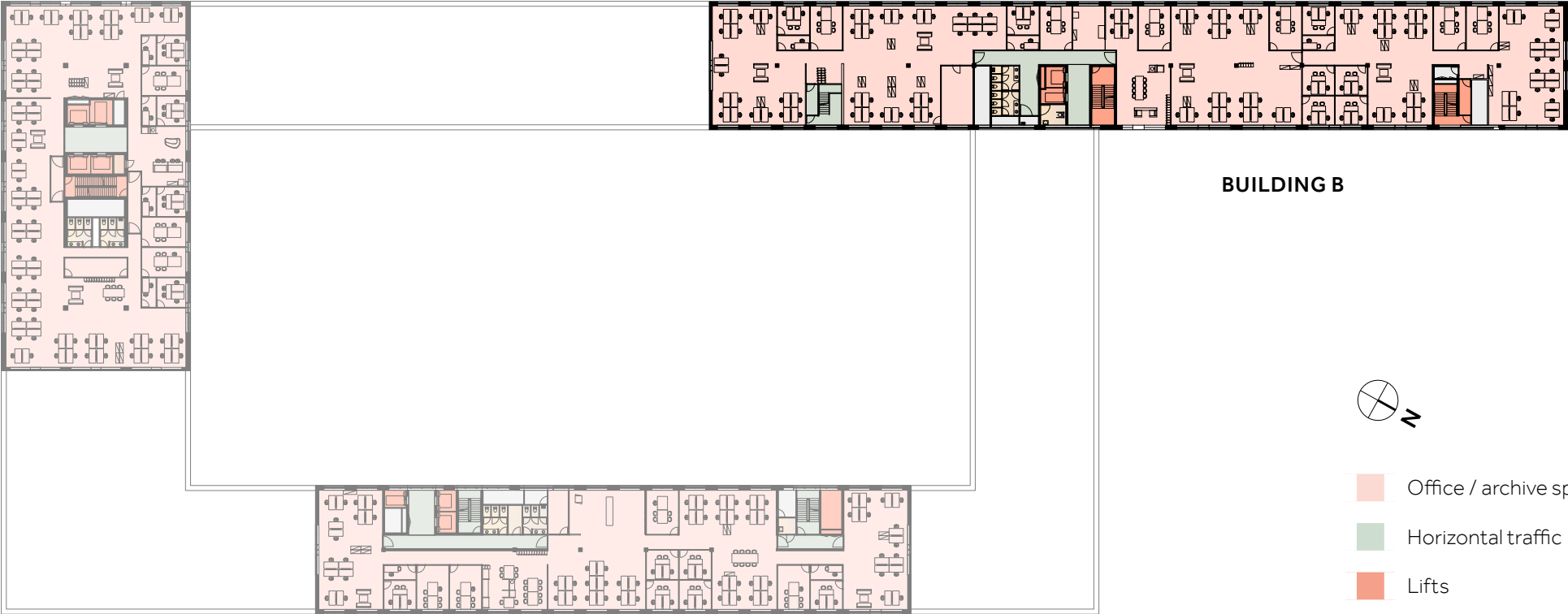


BUILDING B



- Office / archive space
- Horizontal traffic
- Lifts
- Technical area
- Sanitary facilities

FIFTH AND SIXTH FLOORS



BUILDING B



- Office / archive space
- Horizontal traffic
- Lifts
- Technical area
- Sanitary facilities

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