

STRAWiNSKY
AMSTERDAM



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CENTRAL
VIBRANT
SPACIOUS
24/7
SMART
GREEN
CONNECTED
BOUTIQUE LOFT OFFICES



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A true gem in a glittering neighborhood

Strawinsky offers a unique opportunity to rent distinctive boutique loft offices of approx. 9,220 sqm LFA at an exciting location. Located between Amsterdam's buzzing 'South Axis' and exclusive 'Oud Zuid' neighborhood, this building will be unmissable. Bright, open spaces, big windows and lofty ceilings will distinguish Strawinsky from its high-rise surroundings. A green roof terrace and adjoining square connect it to nature. These high-quality office spaces link to the city, Schiphol airport and beyond. Such a world-class mix of business, leisure, and accessibility will attract entrepreneurial professionals from all over the world.

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Business district
meets vibrant
Amsterdam Zuid

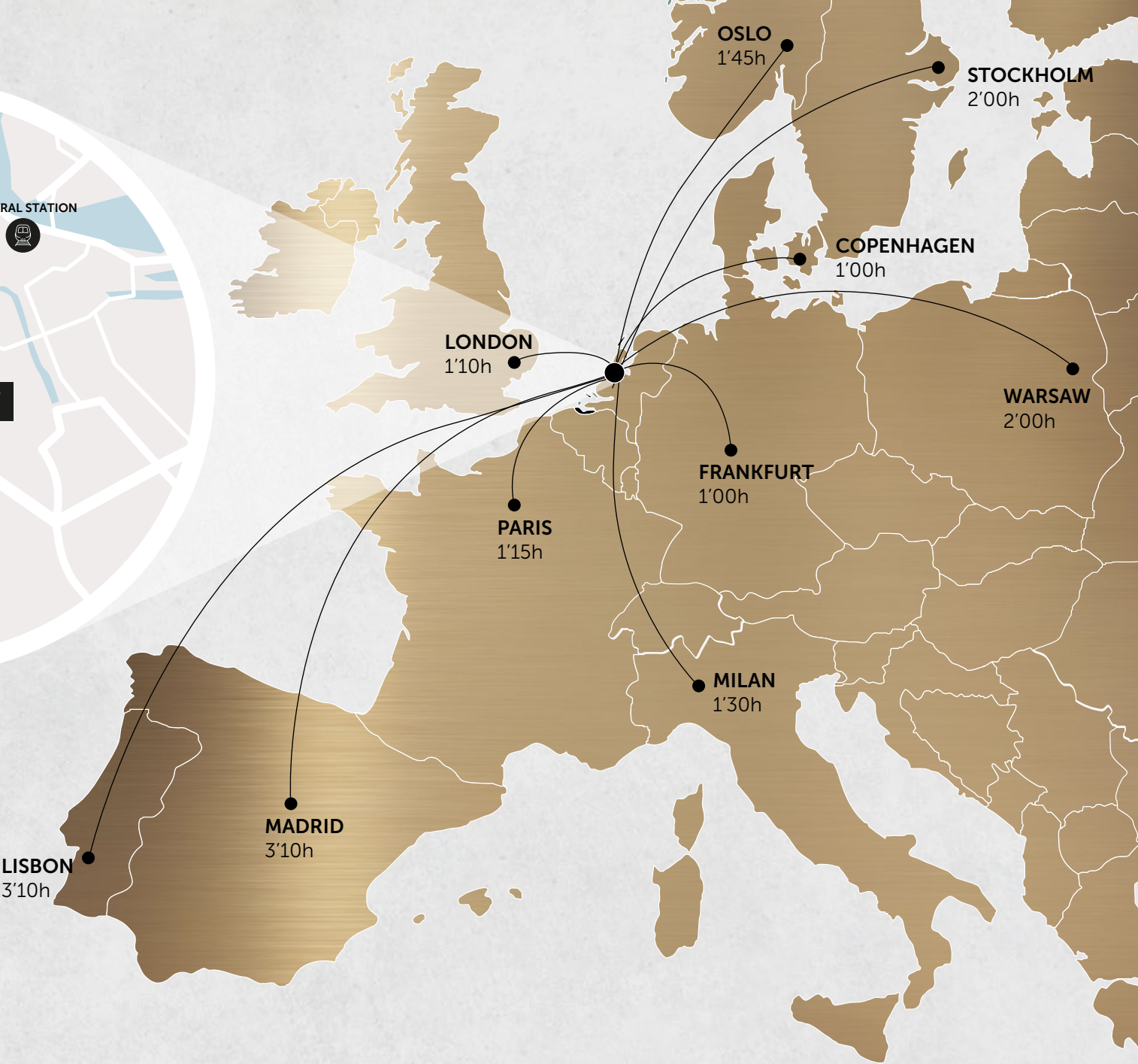
Connected locally, nationally and globally

The 'South Axis' is one of Amsterdam's most sought-after neighborhoods and with good reason. For one, accessibility is outstanding. Public transport connects it to the entire city, the Netherlands and indeed the world. Schiphol Airport, Europe's third largest, is one train stop (6 min. by train or 13 min. by car) from the area's own railway station (Amsterdam Zuid, less than 1 minutes' walk from Strawinsky). The nearby A10 motorway links to the major cities and commuting Amsterdam-style is easy via a host of cycling lanes. Next door, an underground bicycle garage 'Fietsparkeergarage Vijfhoek' offers great storage facilities and space for up to 3,500 bicycles.

WELL CONNECTED BY PUBLIC TRANSPORT

Rotterdam	38 min
The Hague	37 min
Utrecht	22 min
Amsterdam Central Station	14 min
Schiphol Airport	6 min

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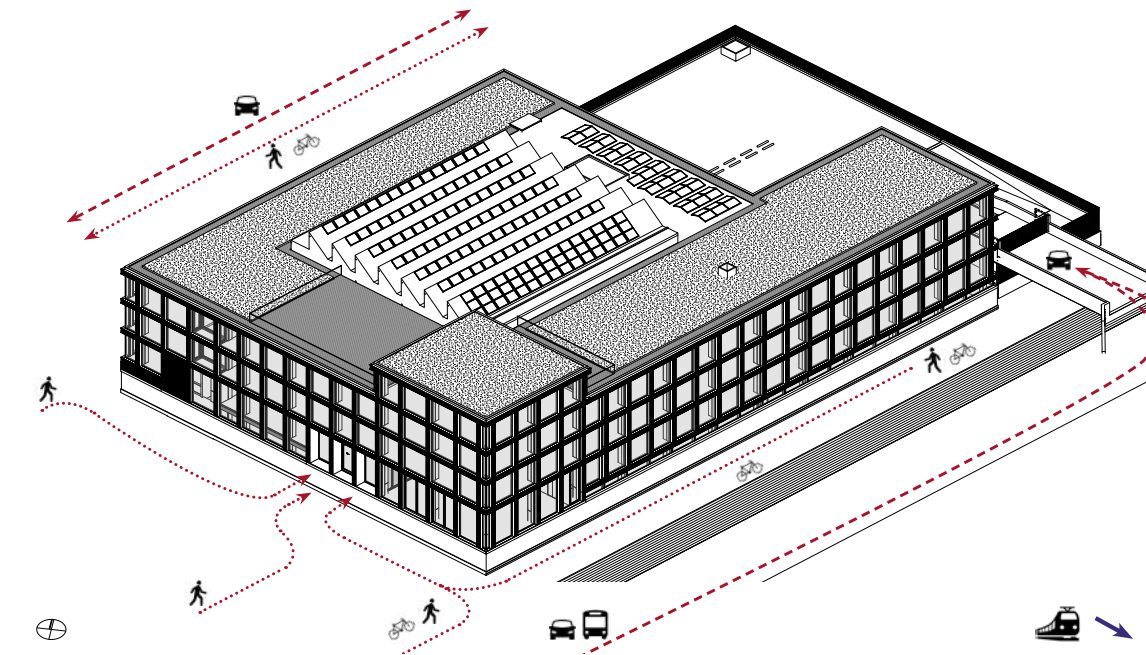
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BOUTIQUE LOFT OFFICES



A bright transformation

ZZDP will deliver a high-end complex with flexible layouts and transparent floors. While the structural grid and current floor will remain, the entire building will be stripped and given a new, sustainable façade. An open design will give a loft-like appearance while lots of glass lets daylight flow in. This clever construction and an excellent climate system will ensure a pleasant, healthy ambiance.

ZZDP
ARCHITECTEN





The building

The car-shaped building has a highly attractive entrance at the Prinses Amaliaplein and a dedicated parking entrance at the Strawinskylaan. When entering the building, both from the Amaliaplein as well as from the parking deck, you descend into the garden floor. A lush green atrium that welcomes both clients, as well as employees and visitors. The Atrium is a perfect place to provide all sorts of amenities such as a coffee bar and a restaurant. Large office floors of approx. 2.200 sqm are situated around the atrium, all the way up to the board room and roof terrace. Interconnectivity between the floors is guaranteed through internal stairs. Elevators are positioned centrally in the atrium, but as the building only has 4 floors above the garden floor, using the internal stairs offers a healthy solution for employees that navigate the building.

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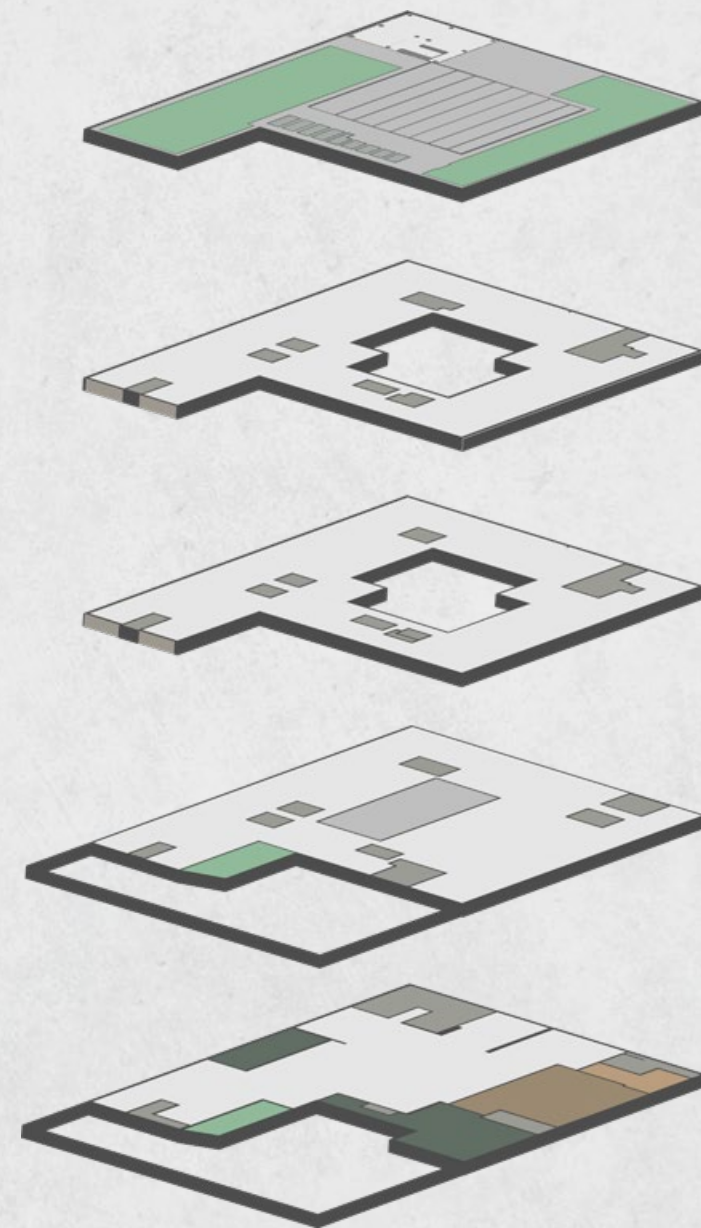
3RD FLOOR: 197 M²

2ND FLOOR: 2,244 M²

FIRST FLOOR: 2,244 M²

GROUND FLOOR: 2,343 M²

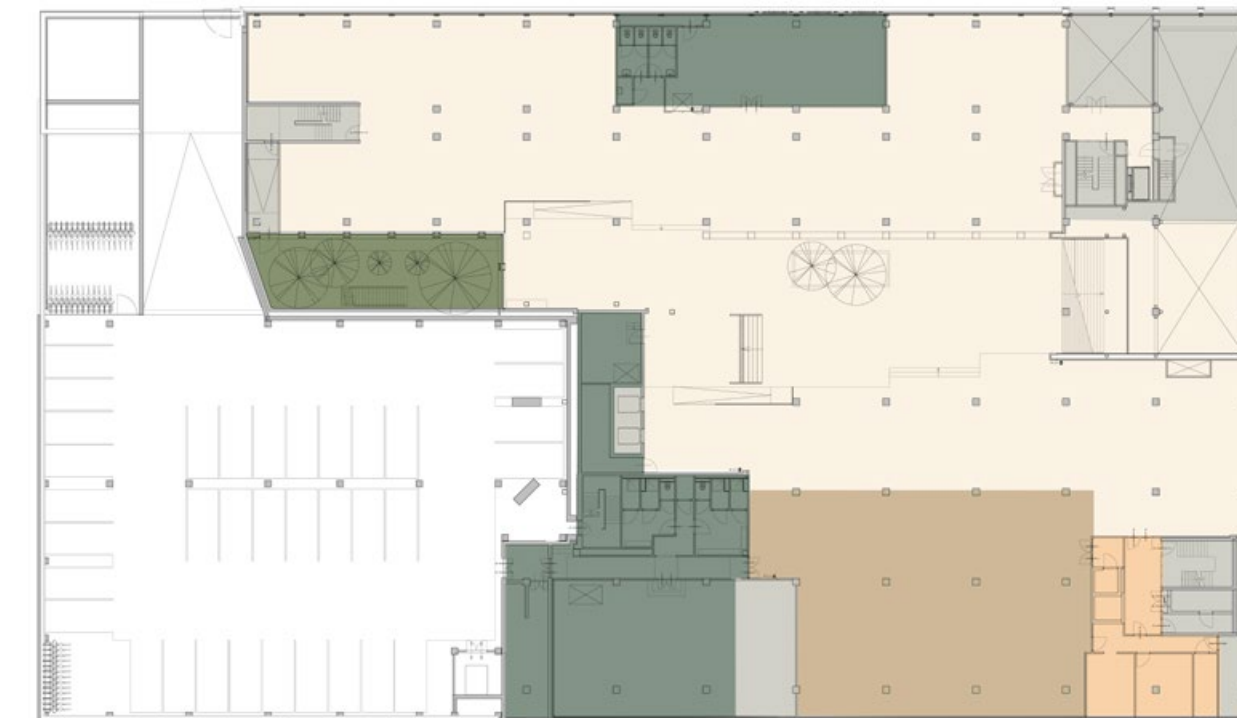
GARDEN FLOOR: 2,192 M²



Total 9,220 m² LFA and 67 parking spaces

Stacking plan & floorplans

GARDEN FLOOR

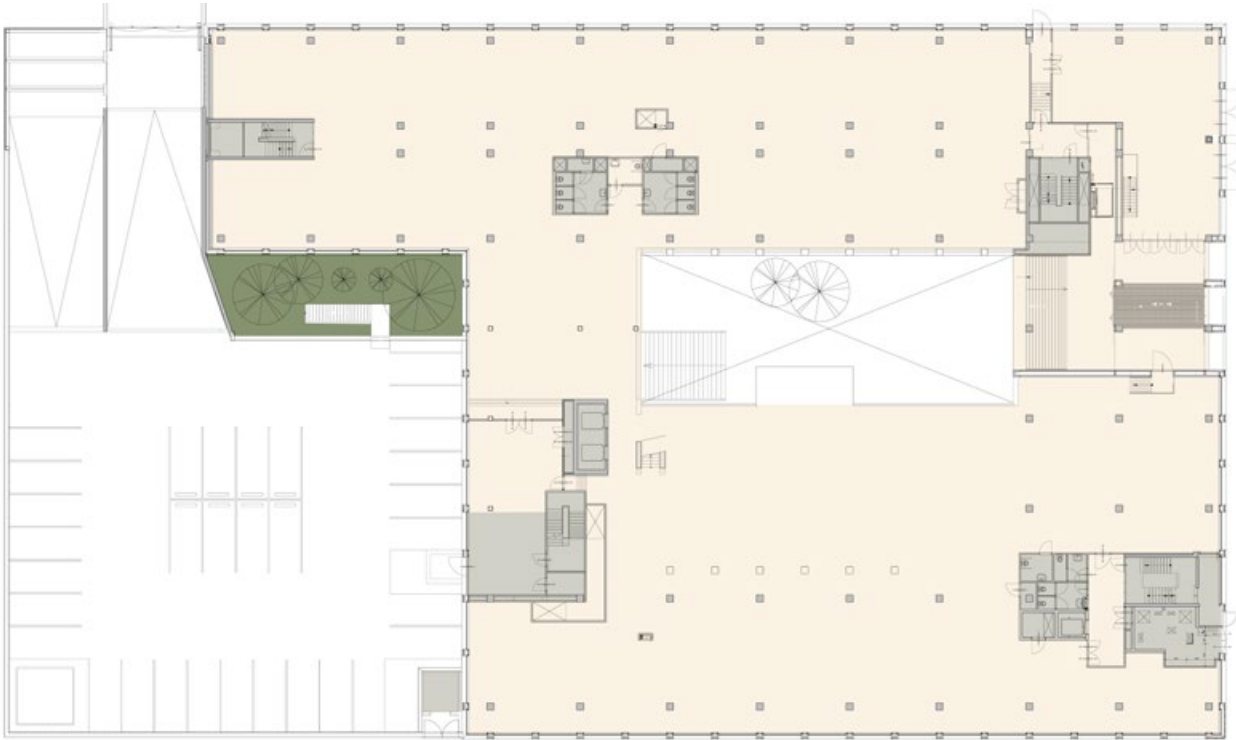


Key

Office Restaurant Courtyard Technical Area Core Kitchen Parking

Floorplans

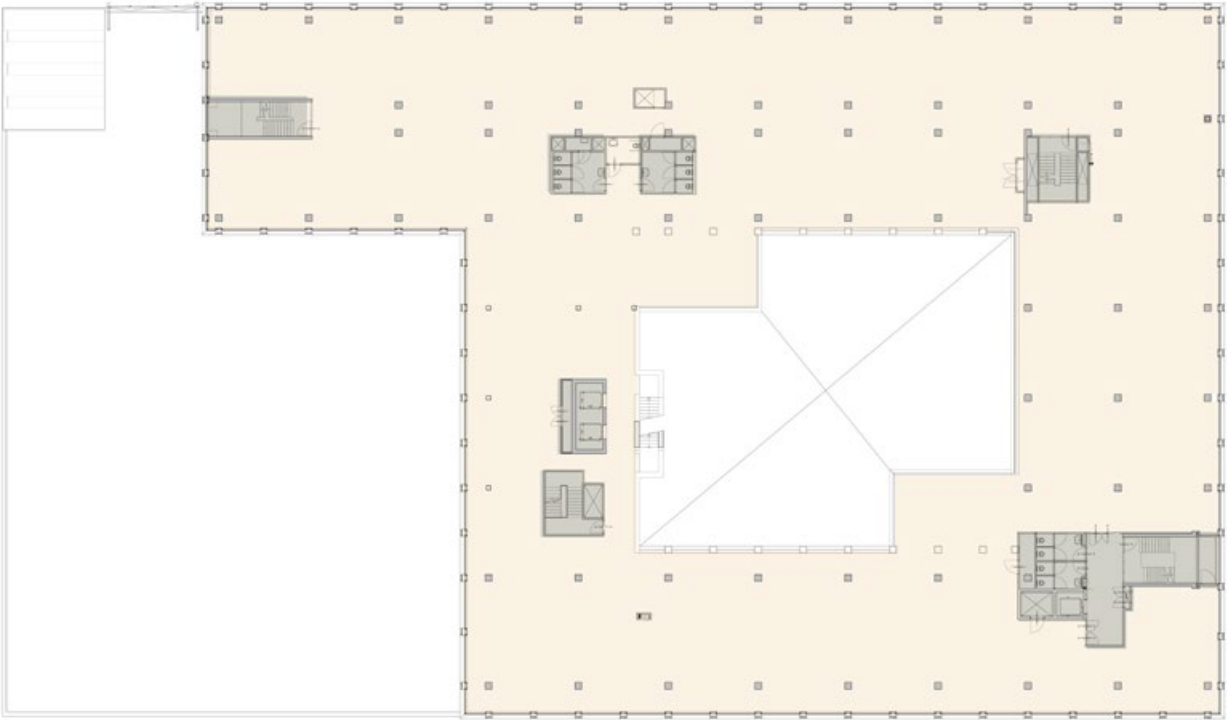
GROUND FLOOR



Key

- Office
- Restaurant
- Courtyard
- Core
- Parking

1ST FLOOR

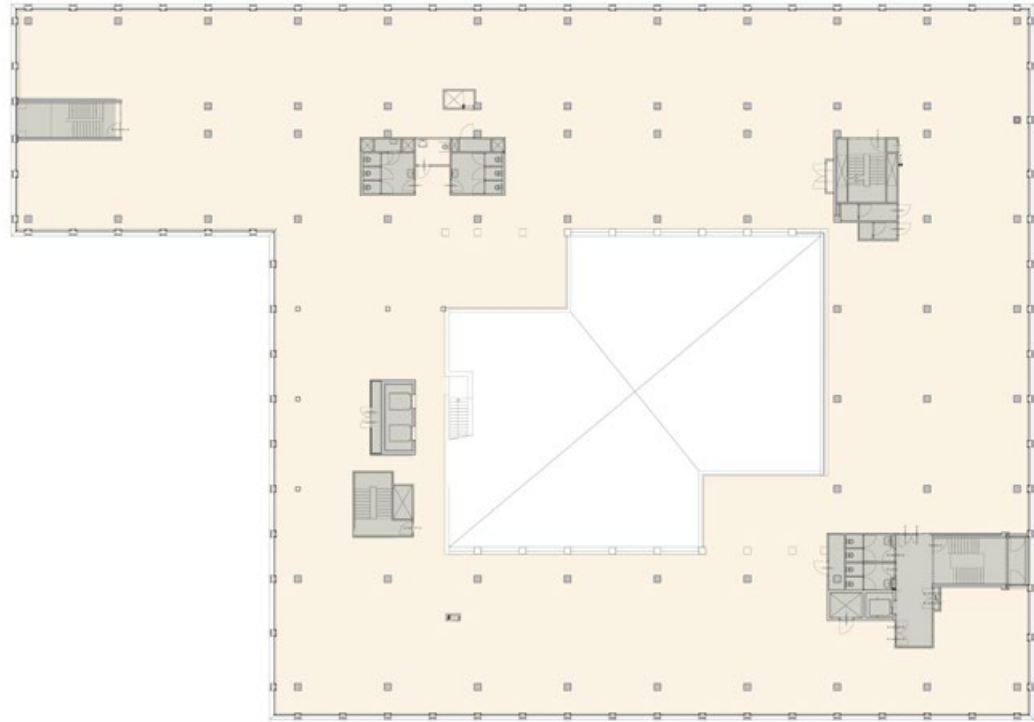


Key

- Office
- Core

Floorplans

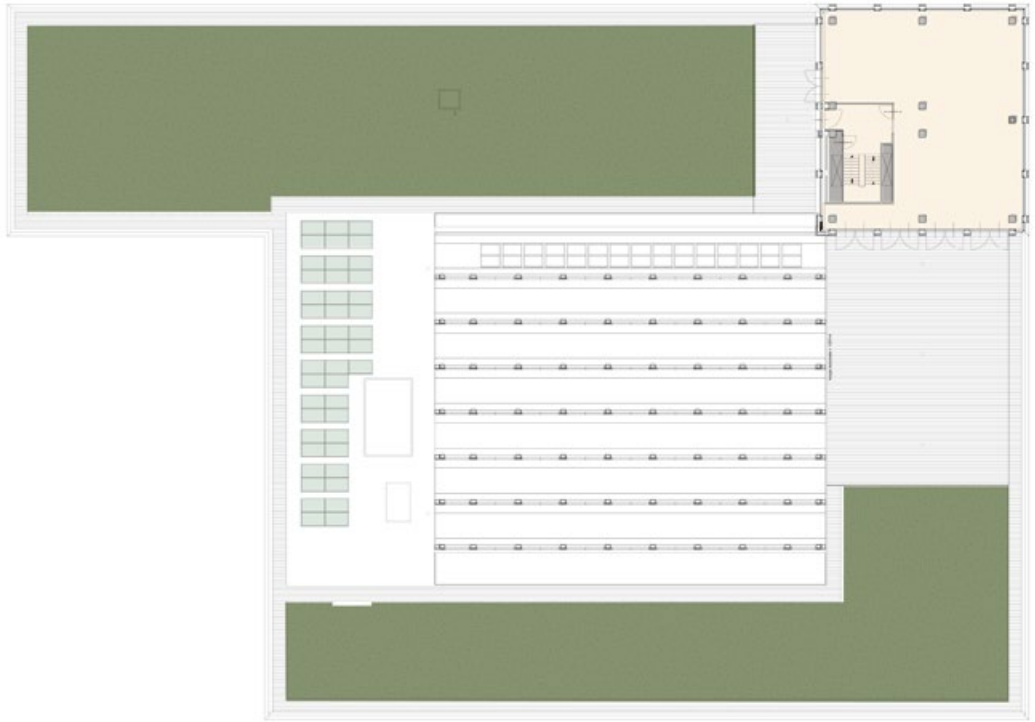
2ND FLOOR



Key

- Office
- Core

3RD FLOOR



Key

- Office
- Core
- Roof terrace
- Green roof

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Sustainable redevelopment

The philosophy behind this project is to go beyond today's market demands. Strawinsky will be future-proof in its capacity to satisfy tenants. Features like an impressive roof terrace help it to exceed expectations. The developer behind this renovation has reinvented Strawinsky in line with the latest, most ambitious sustainability standards including hot and cold storage. There's a clear goal to achieve a BREAAAM Excellent certificate.

BREEAM[®]
EXCELLENT



Technical description



SMART TECHNOLOGY

Strawinsky is integrated with core smart functionalities which enables users to adjust the workplace to their personal needs:

- A smart application lets users adjust climate settings in a specific zone according to personal preferences.
- Sensor-data analytics optimally fine-tune the operation of various building installations, preventing energy wastage and unnecessary maintenance.



SPRINKLER

Core smart functionalities let users adjust other aspects of the workplace to personal requirements:

- A complete sprinkler system throughout the entire building.
- High level of flexibility in dividing up office floors.



OCCUPANCY

- Max. occupancy based on the fire safety: approx. 670 persons.
- Ratio 1 person per 12 sq m LFA.
- A higher occupancy rate is possible on the floors for meeting rooms.



FLEXIBILITY

- Strawinsky is designed as a multi-tenant building and in such a way that it is possible to divide a floor into three separate office units per “floor” (approx. 800 sq m LFA per “floor”).
- Due to the layout of the climate islands every floor can easily be adjusted, without major changes.
- Zones of min. 3.6 metres from the garden floor up to the second floor.
- Two zones on the third floor.



GROSS FLOOR HEIGHTS

- Approx. 3 meters for office space.
- Approx. 2.6 meters for office (fictional) corridors.
- Approx. 2.4 meters for sanitary rooms.



CLIMATE CEILINGS/ISLANDS

Climate ceilings/islands including: heating, cooling, ventilation, LED lighting and sensors

GARDEN FLOOR UP TO SECOND FLOOR

- Climate islands.
- Grid of 1.8 meter.

THIRD FLOOR

- Climate ceiling.
- Divided in two zones.



BUILDING SERVICES

- The building is equipped with LED lighting. The first line of lighting fixtures near the façade will be dimmed with the presence of daylight.
- Lighting is switched on and will regulated due to the presence of people. (200 lux up to 500 lux).
- Building services equipment based on an average occupation of 1 person per 12 sq m LFA.
- All central building services will be located in the garden floor.
- A sustainable Thermal Energy Storage (TES) will be used for the heating and cooling.
- In addition – regarding the peak supply moments – the building is connected to a local air heat pump.



SUN PROTECTION

- New glass in the façade will have a sun-entry factor (“ZTA”) with a max. of 27%.
- The ambition is to use as transparent glass as possible.



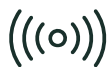
BUILDING MANAGEMENT

- The BMS is part of the core and shell scope of delivery and suitable for operating and managing building software.
- The following aspects can be measured and operated by the BMS:
- Lighting management.
- Climate systems.
- Energy and water meters.
- Elevators.



FACADE

- The existing façade will be replaced by thermally insulating glass panels.
- An optimal daylight approach in relation to the sun load on the façade is sought, contributing to the entire building’s energy concept.



SENSORS

- To best understand and optimise the building’s strengths, data into the use of the building will be collected. Self-learning is key.
- Sensors will provide historic and real-time insight into the usage of and conditions inside the building.
- Sensor nodes will be integrated into the ceilings.



Accessibility, smart tech and a connection to nature create an unbeatable working environment.

Development & timeline

CONTRACTOR

Developer recently selected a construction firm and will start construction works in July 2021.

TIMING / MILESTONE

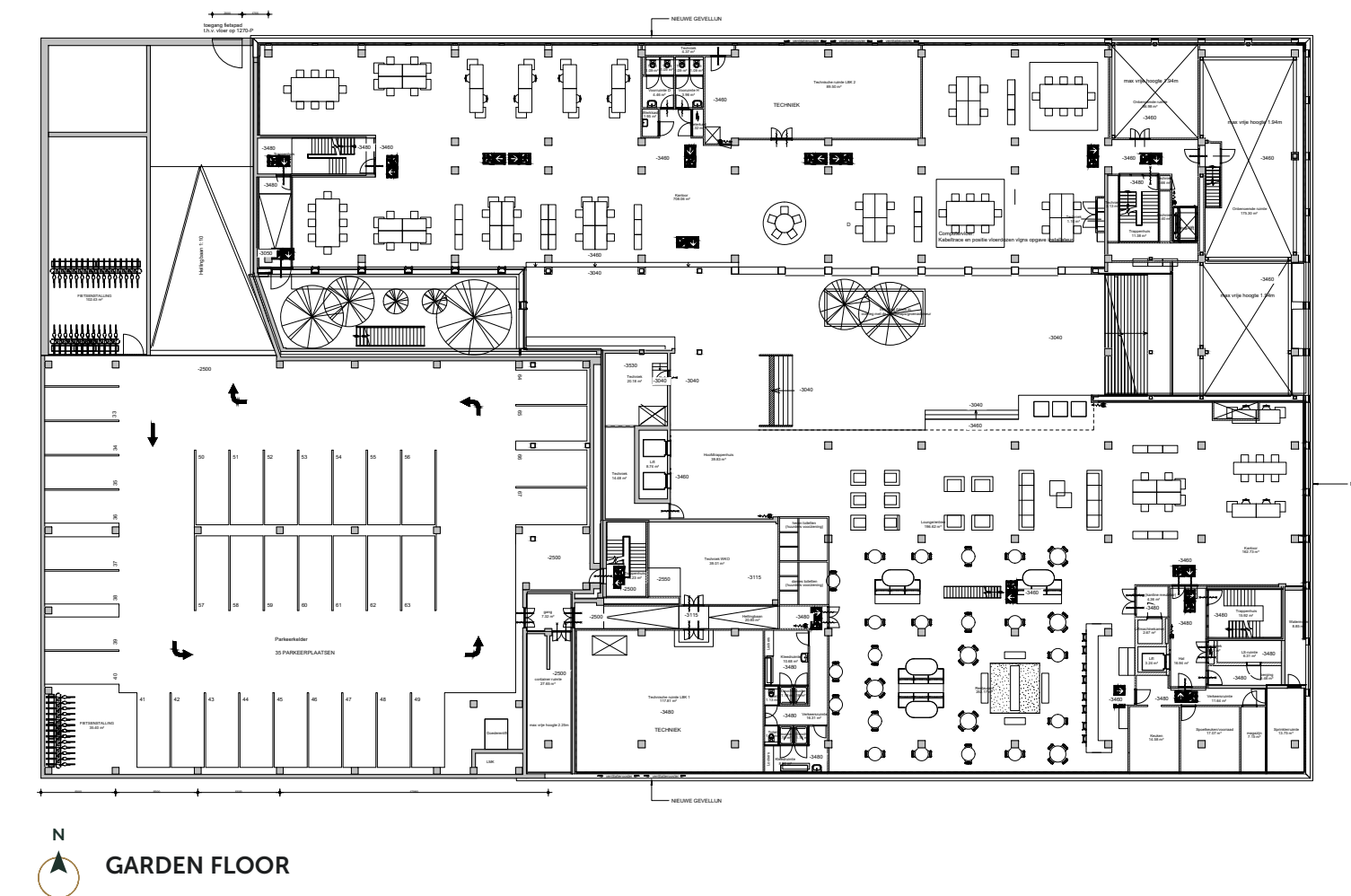
- **Building permit application:**
 - Lessor received an irrevocable building permit for the office building;
- **Start construction:** Q3 2021
- **Construction works:** 18 months
- **Delivery building:** Q1 2023



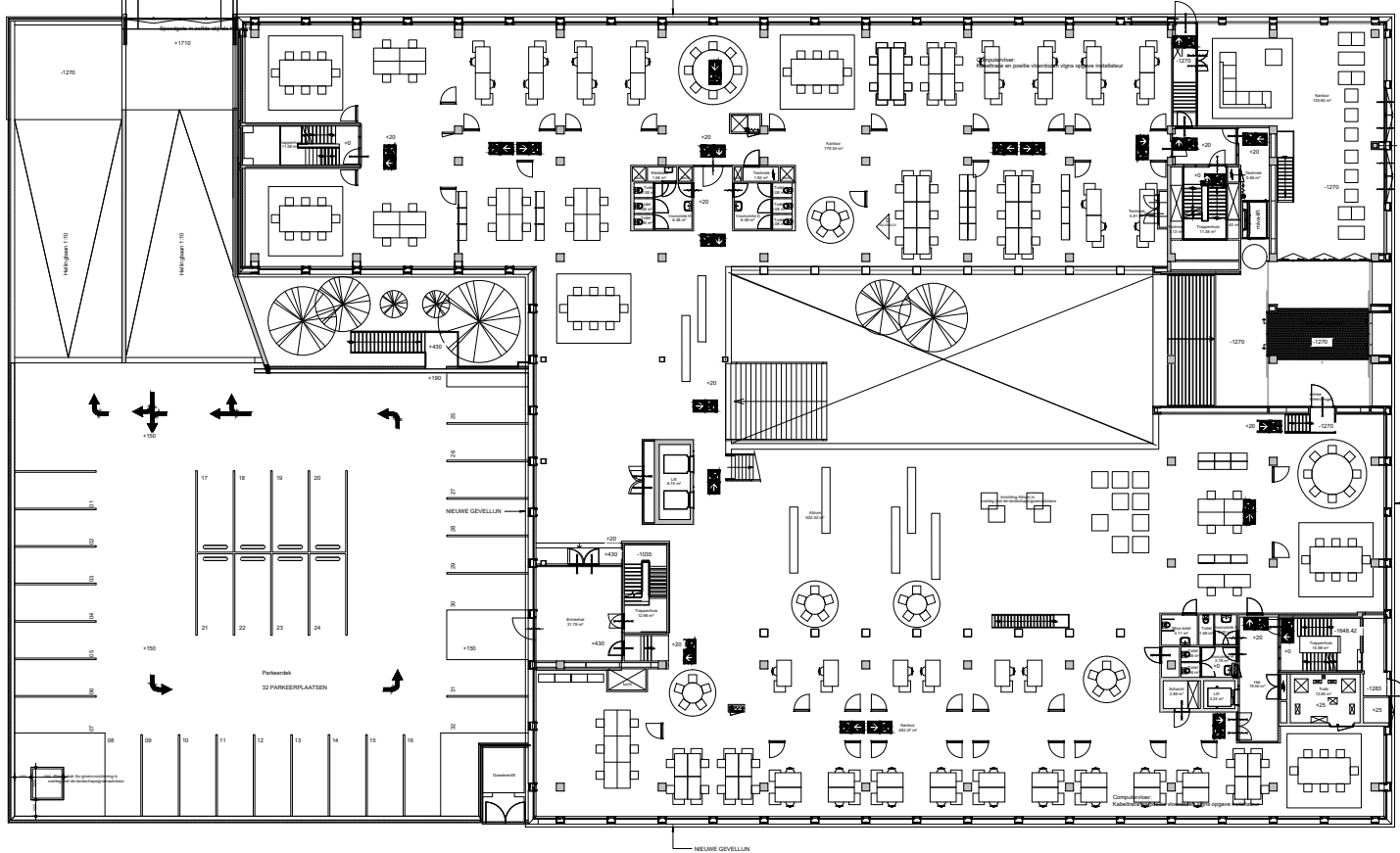
Fit out possibilities

OPTION 1
65% OPEN SPACE
35% CELLULAR OFFICE

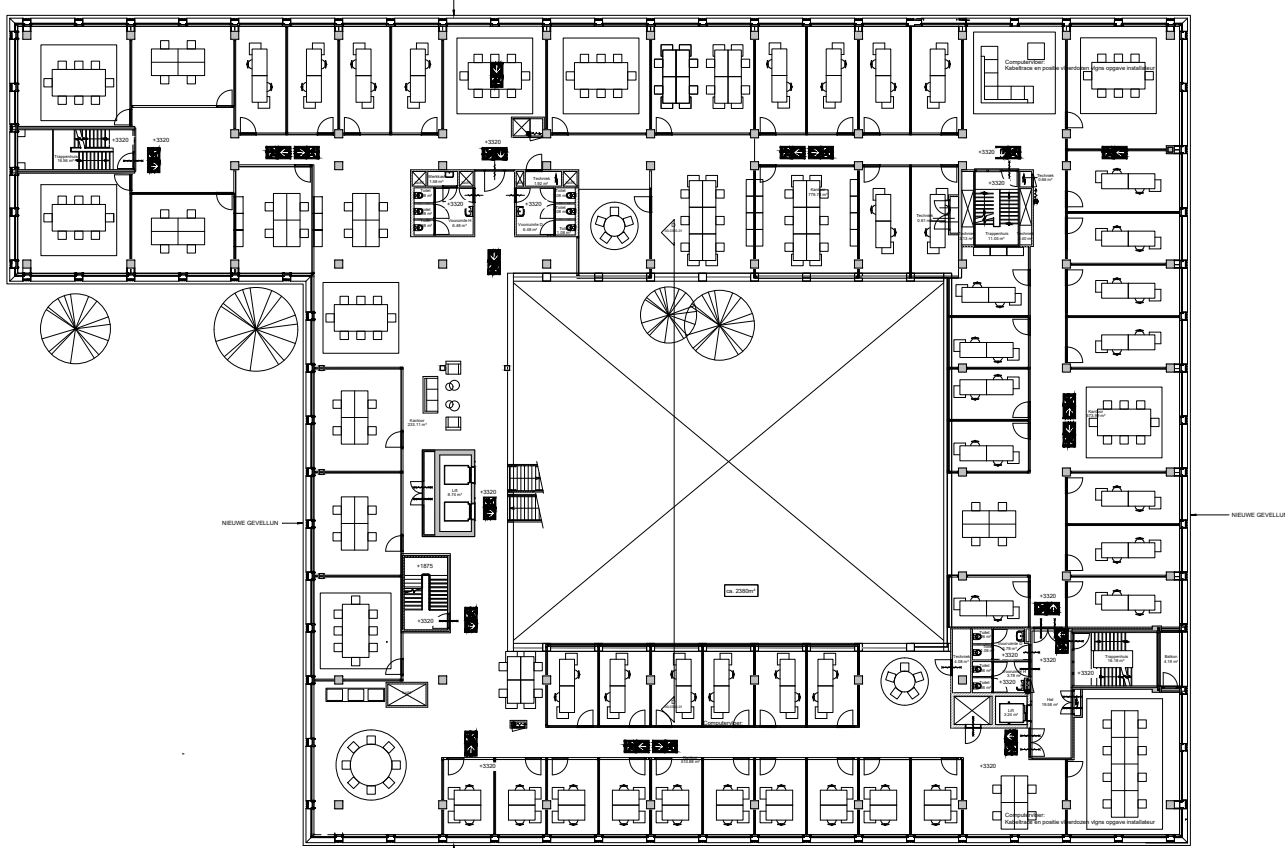
300 MEETING/WORKPLACES
386 DESK WORKPLACES
46 LOUNGE/WORKPLACES



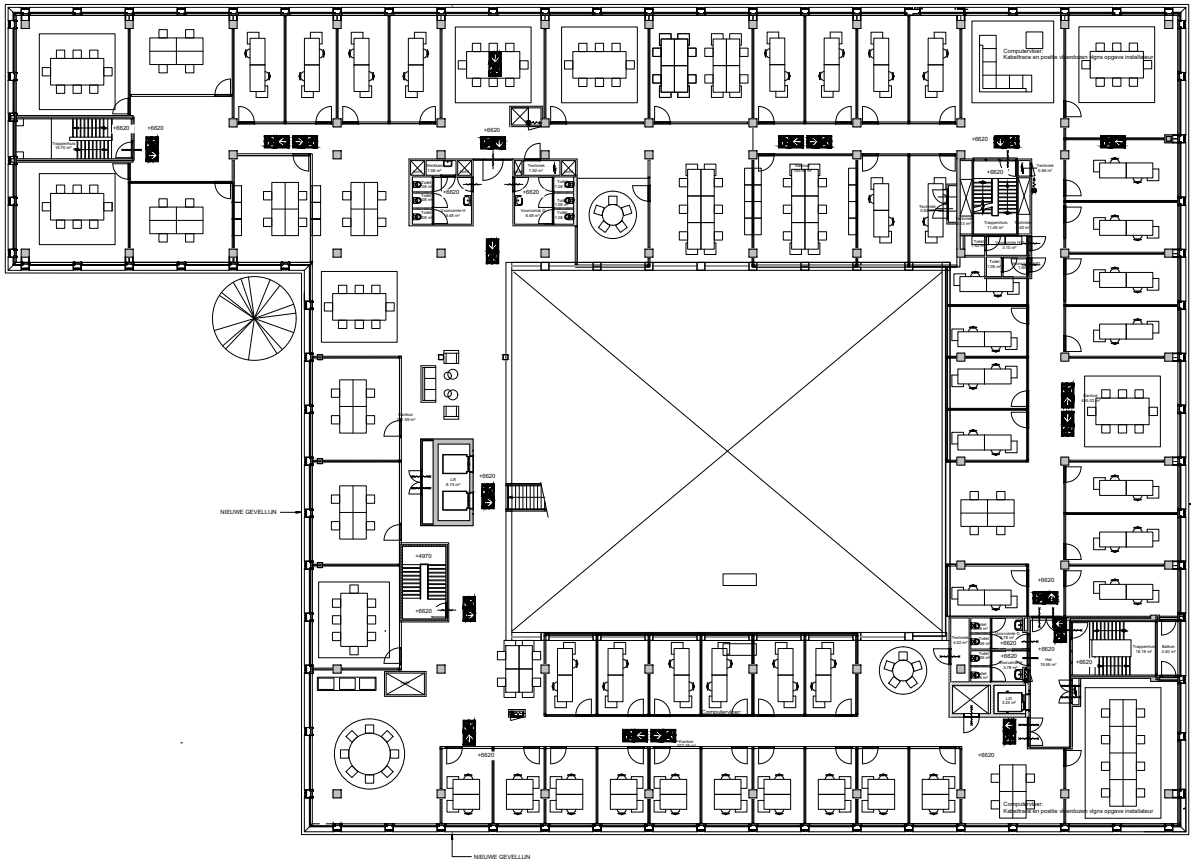
GROUND FLOOR



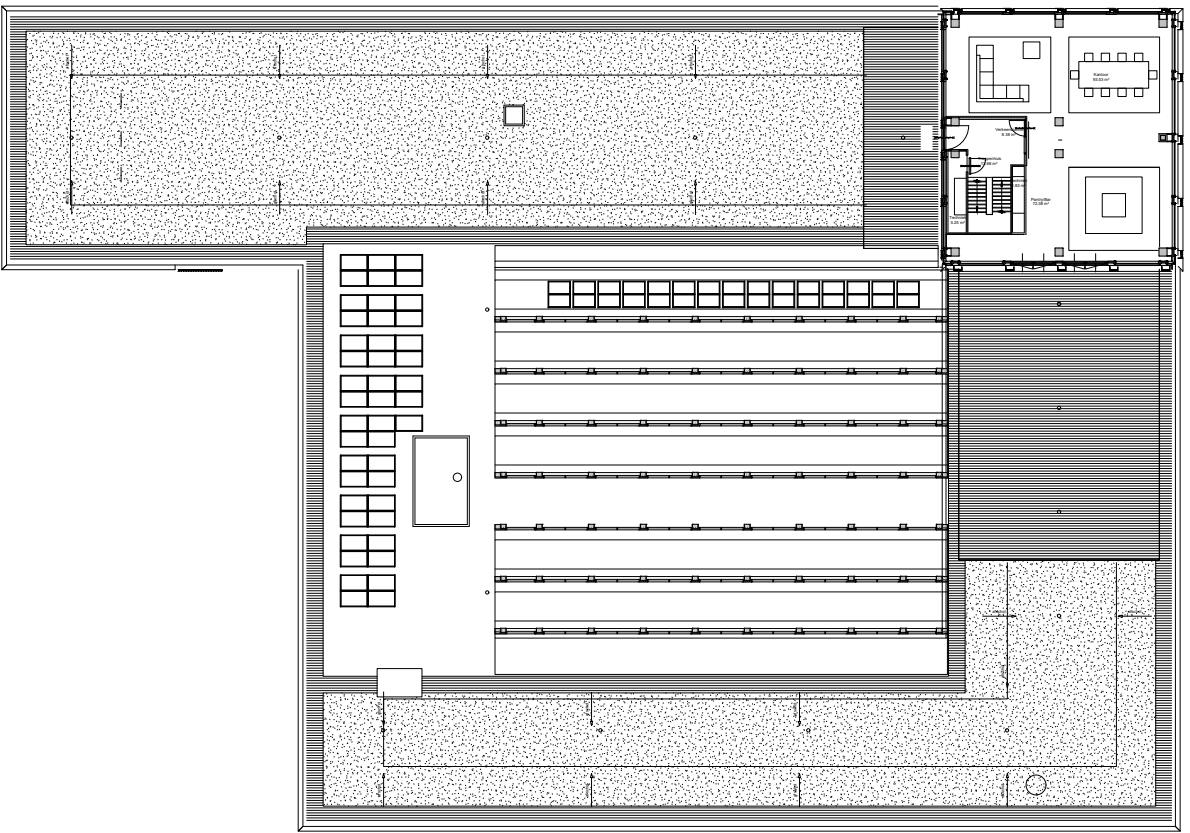
1ST FLOOR



2ND FLOOR



3RD FLOOR

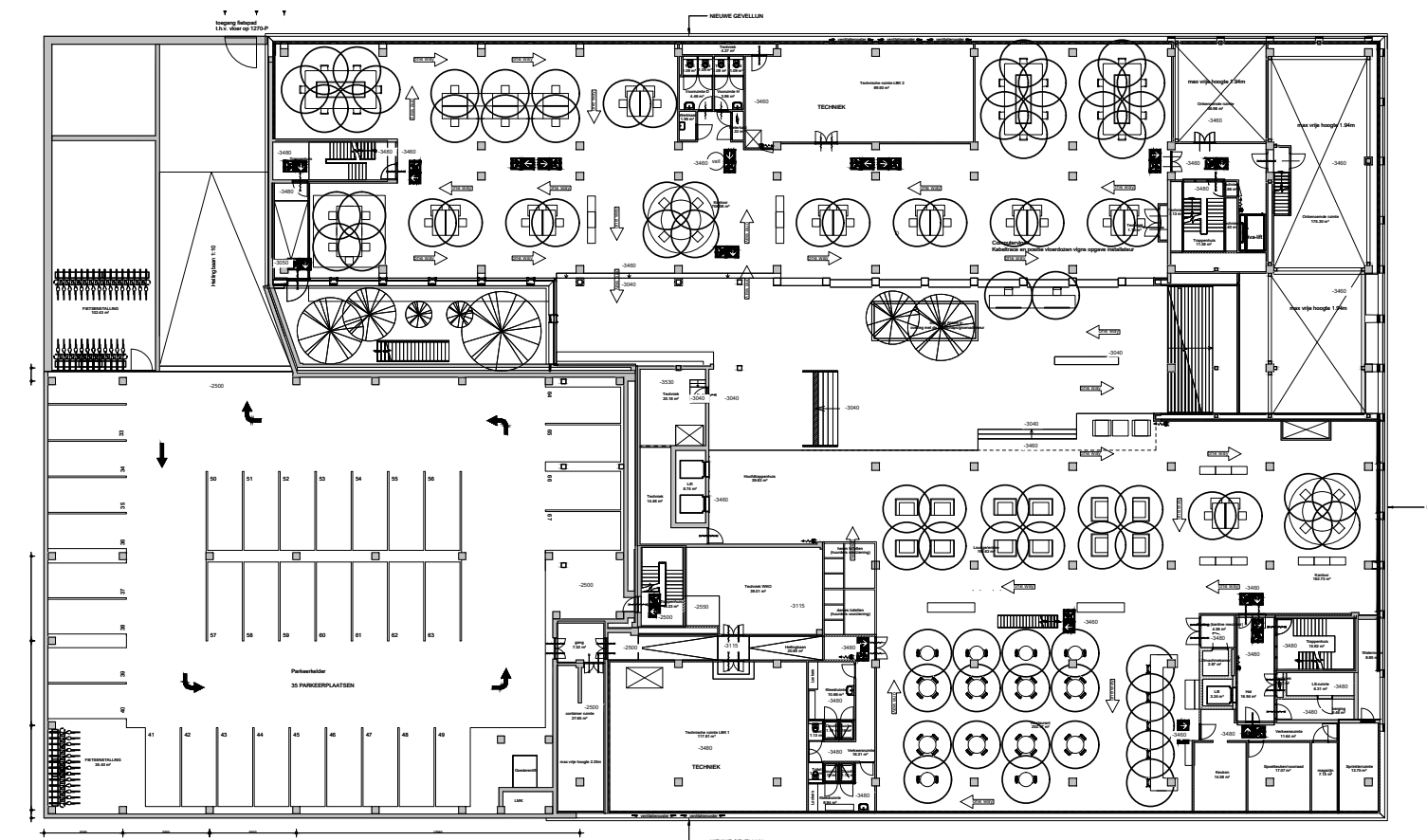




Fit out possibilities

OPTION 2
EXTRA SAFE

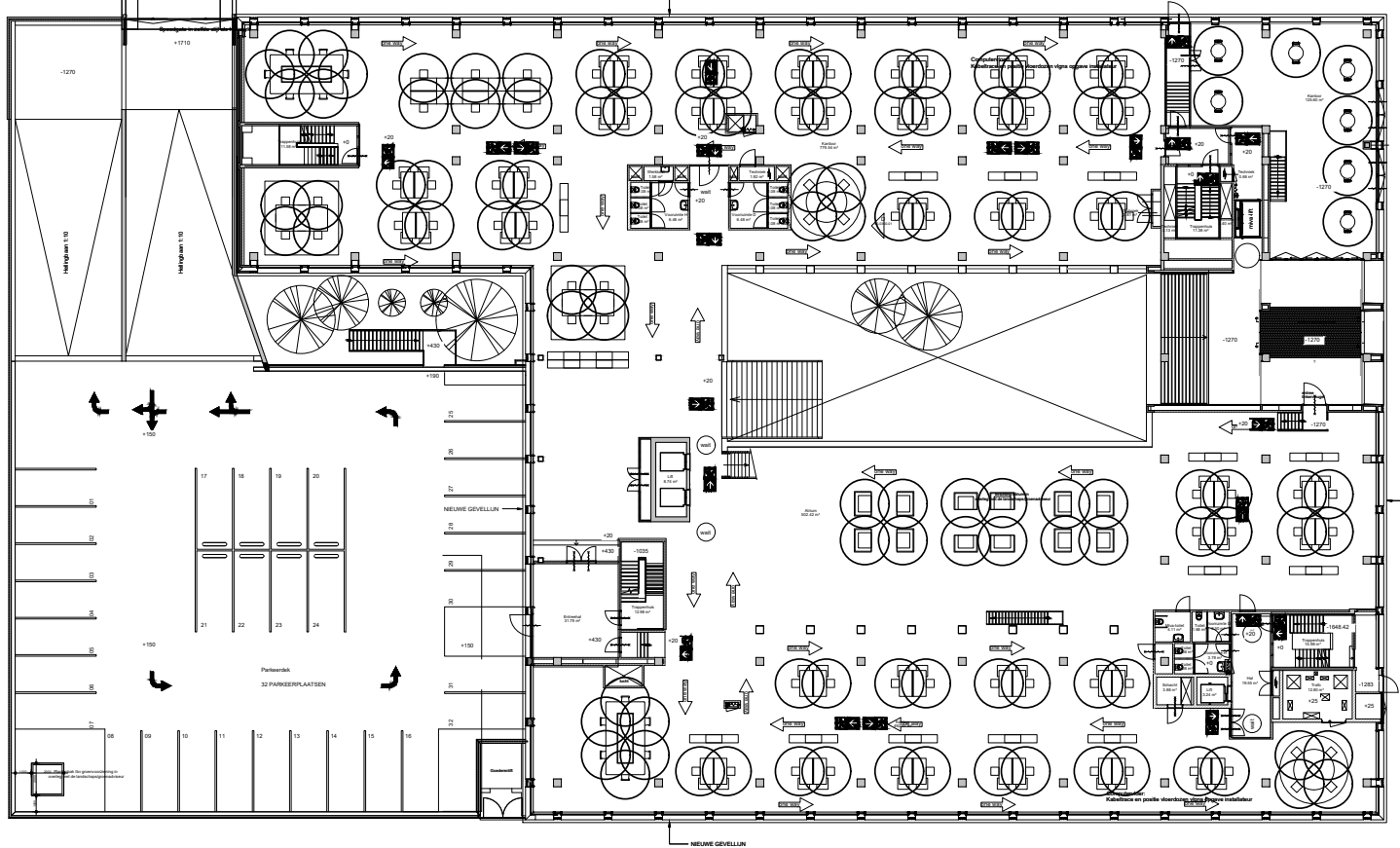
98 MEETING/WORKPLACES
310 DESK WORKPLACES
24 LOUNGE-/WORKPLACES



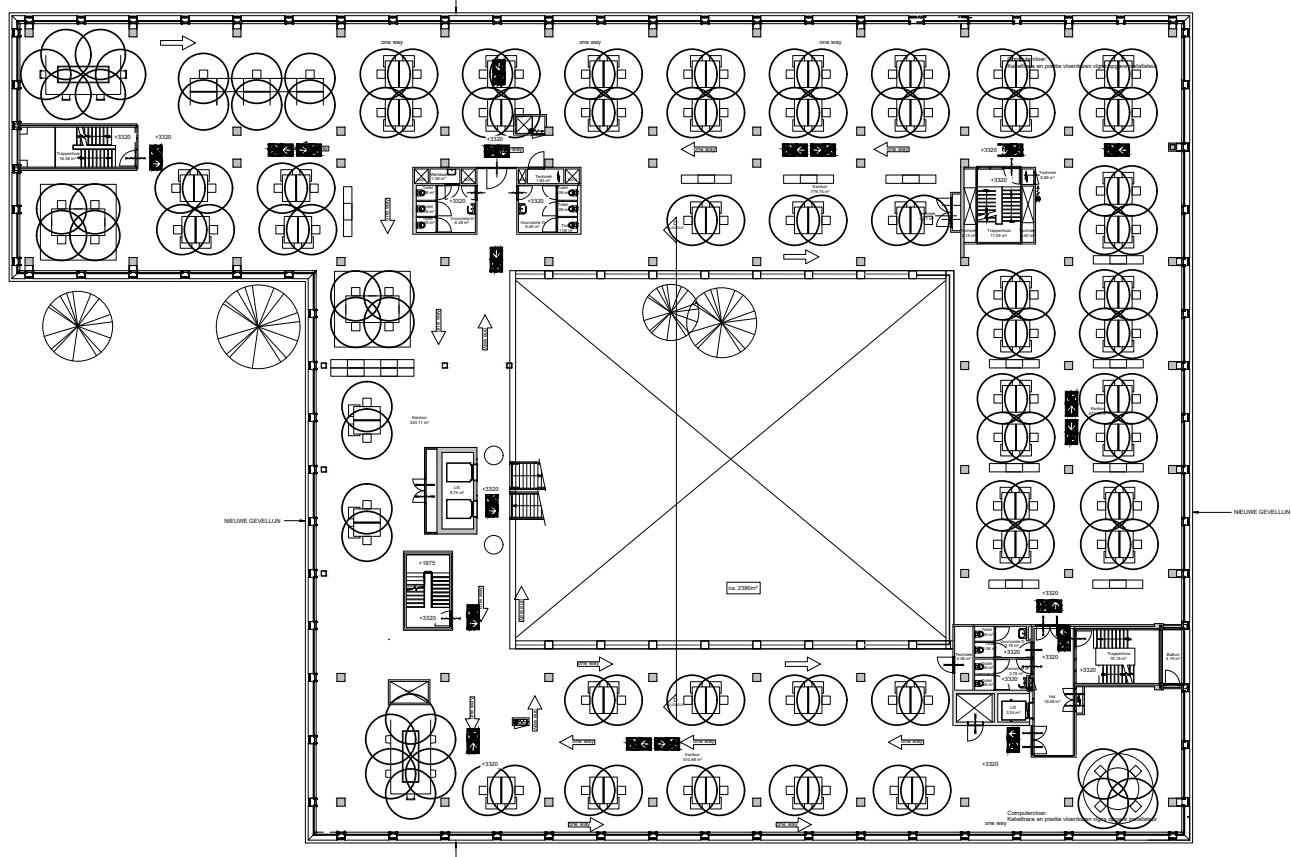
GARDEN FLOOR



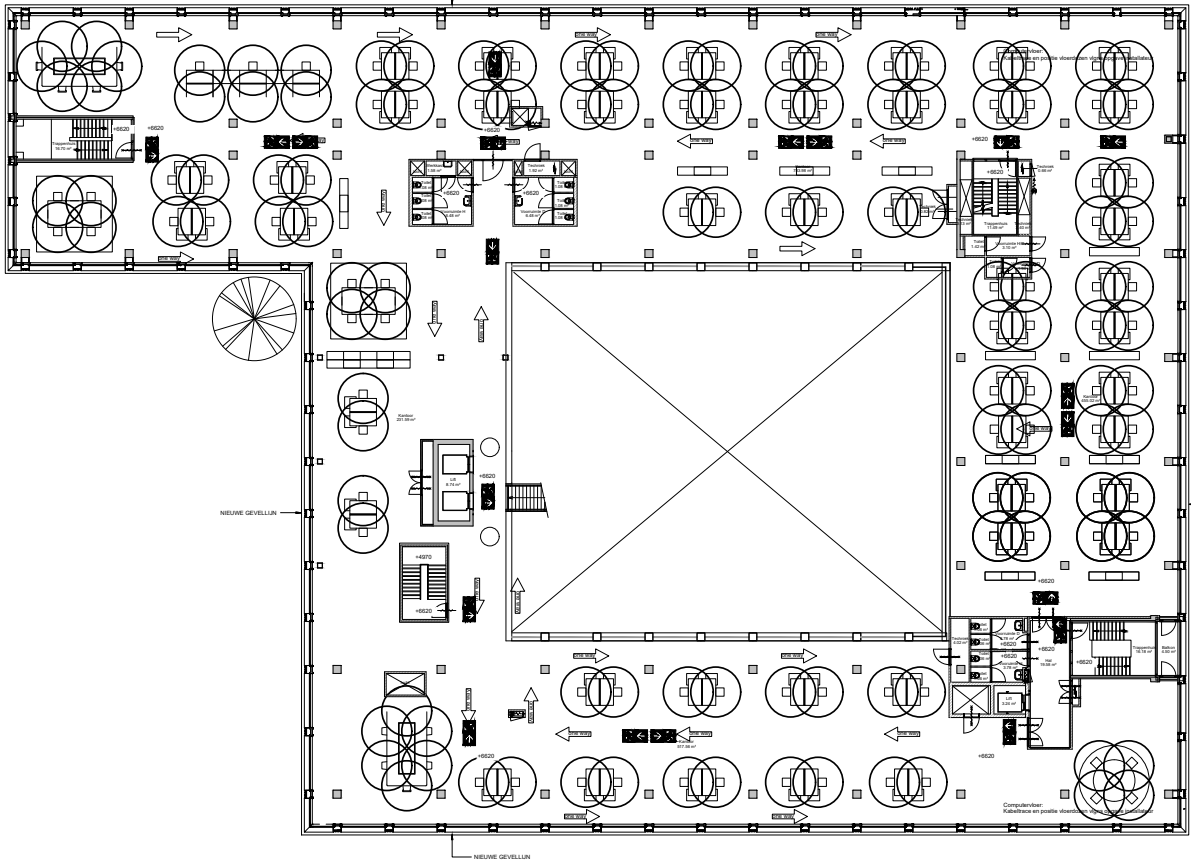
GROUND FLOOR



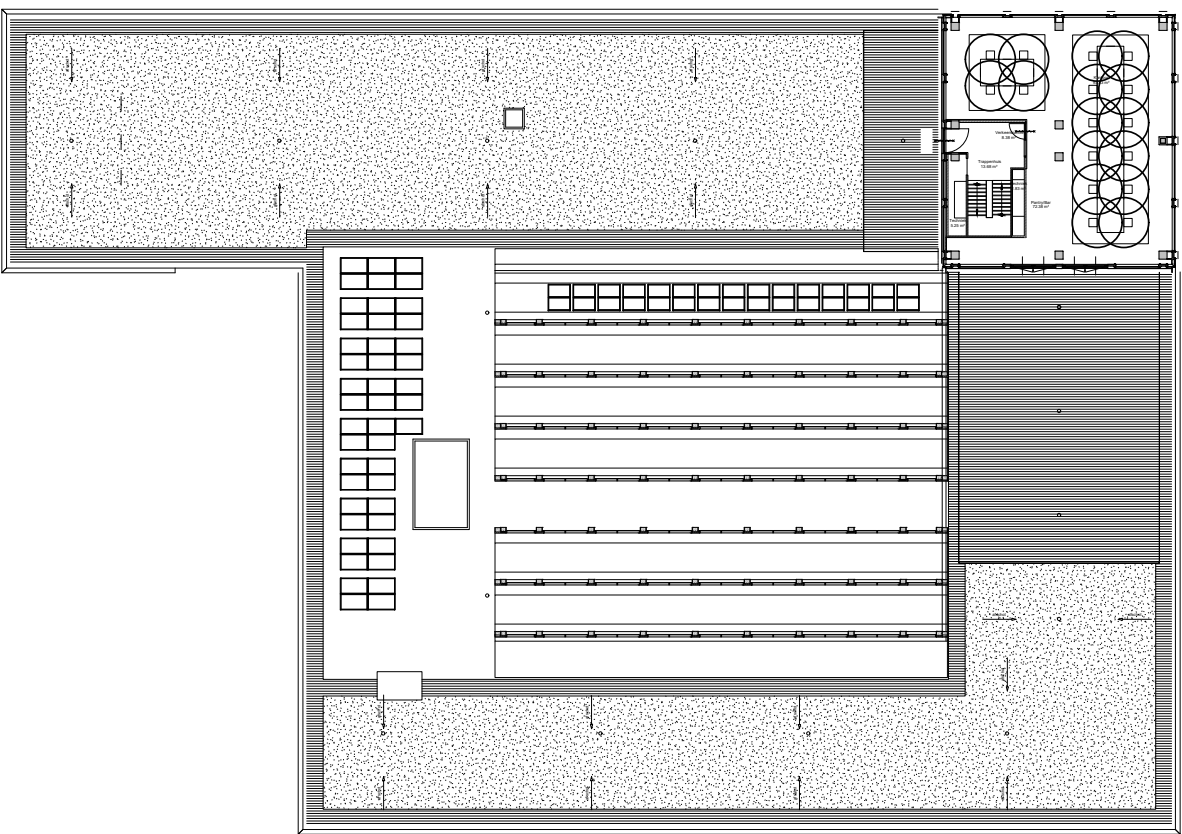
1ST FLOOR



2ND FLOOR



3ST FLOOR





The Developers

FLOW REAL ESTATE

FLOW is an independent real estate developer and asset manager based in Amsterdam. Since 2013, they have used their drive and experience to secure a strong position in the Dutch office and residential market.

They are also Blackstone's operating platform in the Netherlands, responsible for acquiring, redeveloping and managing offices and residential real estate. Entrepreneurial by nature, they are always looking beyond existing boundaries and frameworks for new possibilities. Rethinking urban spaces to help create health, happiness and well-being.

www.flowrealestate.nl



FLOW
REAL ESTATE

EGERIA REAL ESTATE DEVELOPMENT

In 2015 Egeria embarked on the (re)development of real estate projects in the Randstad region with Egeria Real Estate Development (ERED). ERED's main focus is complex projects in inner city areas in which vacant office buildings for instance are transformed to homes. The underlying principle in the ERED projects is that the general interest is served in addition to the interest of the investors; this translates into the development of good residential facilities, livable neighbourhoods and the re-activation of derelict buildings and areas. In this way ERED contributes to Egeria's sustainability ambitions. ERED works on its own account and risk and sells the projects to (institutional) investors or consumers once the development process is complete.

www.egeriagroup.com

EGERIA



TRIPOLIS-PARK

References

TRIPOLIS-PARK

Tripolis-Park forms part of the broader Verdi Zuidplan, located between the Amstelveenseweg, Schinkel and Nieuwe Meer. The listed Tripolis complex will be redeveloped (currently under construction) into a vibrant city campus. Anchor tenant will be Uber, whose international headquarters will occupy 2/3 of the complex.

- **Location:** Amsterdam, Verdi Zuidplan
- **GFA offices:** 49,174 sqm
- **Residential units:** 140
- **Tenant:** Uber
- **Architect:** MVRDV
- **Completion date:** June 2022
- **Certification:** BREEAM-NL 'Excellent' / WELL Gold

ROTTERDAM SCIENCE TOWER

The Rotterdam Science Tower is located in the Makers District in Rotterdam West, the ideal location for new businesses to develop into established enterprises. The ground floor and surroundings of this 22-floor office tower will be completely redeveloped, transforming the character of the tower. This will serve as an appealing and representative landmark entry point to the Merwe-Vierhavens area.

- **Location:** Rotterdam, Makers District
- **LFA offices:** 32,000 m² sqm + parking garage
- **Tenants:** The partners in the Rotterdam Science Tower are companies working in the international life sciences sector, medical start-ups and spinoffs from Erasmus University Rotterdam.
- **Architect:** Front
- **Completion date:** Q4 2020



ROTTERDAM SCIENCE TOWER



RICARDO RESIDENCES

RICARDO RESIDENCES

Redevelopment of the former IBM head office is catalyzing the transformation of the Riekerpolder into an attractive, multifunctional urban district, which in turn forms part of the Municipality’s visionary plans to link up Amsterdam’s Zuidas business district with Schiphol Airport.

- **Location:** Amsterdam, Riekerpolder
- **Project type:** Transformation
- **Previous function:** IBM Head Office
- **New function:** 365 apartments + commercial
- **Size:** 30,000 sqm
- **Architect:** Van Wilsum Van Loon
- **Delivery:** September 2020



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