

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 *lobby* 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 sq m LFA office space, divided over 7 floors.

Nucatus Offices has been renovated to the modern times by investing in the quality of the building. The renovation resulted 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. Have your appointment in the lobby for a — formal or informal — meeting in one of the meeting rooms or just in the lounge. 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
488 – 1,144 sq m LFA

(3) Excellent parking ratio
(1:36) and enough
charging stations (indoor
& outdoor);

(5) New modernized
entrance area;


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



(9) Roofed bike parking
with charging stations.



(2) Optimal flexibility for fit
out;



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

(6) Shared meeting facilities;

(8) 24/7 supermarket;





(2) Facilities



The building offers a generous parking ratio of 1:36. 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

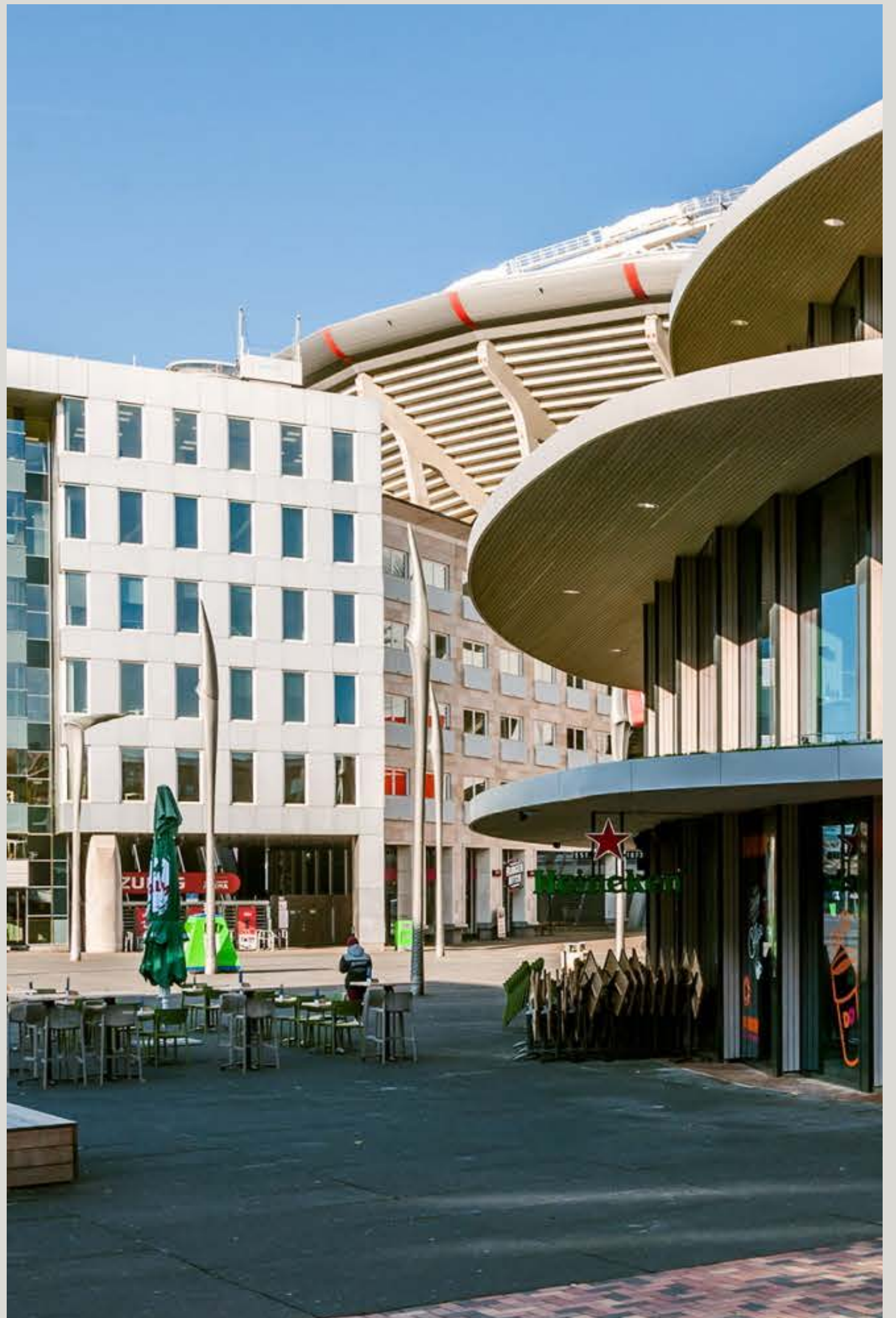
The entrance area is spacious through a large enclosed atrium. The entrance area, indoor & outdoor will be renovated and shared facilities will be added, such as a manned reception desk with coffee and juice bar, multiple shared meeting rooms and a 24/7 supermarket.





(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
Ⓜ

Pathé Cinema

Amsterdam Zuid-Oost
Bullewijk

Absolute Taste ☑

Bullewijk by Par Hasard ☑

Kleurstoff (rooftop bar) ☑

Oma letje ☑

Metrostation
Bullewijk
Ⓜ

Bushalte
Laarderhoogtweg
Ⓜ

10 min

De Proefzaak ☑

3 min

NUCATUS

IKEA Amsterdam

Gaasperdammerweg

A9

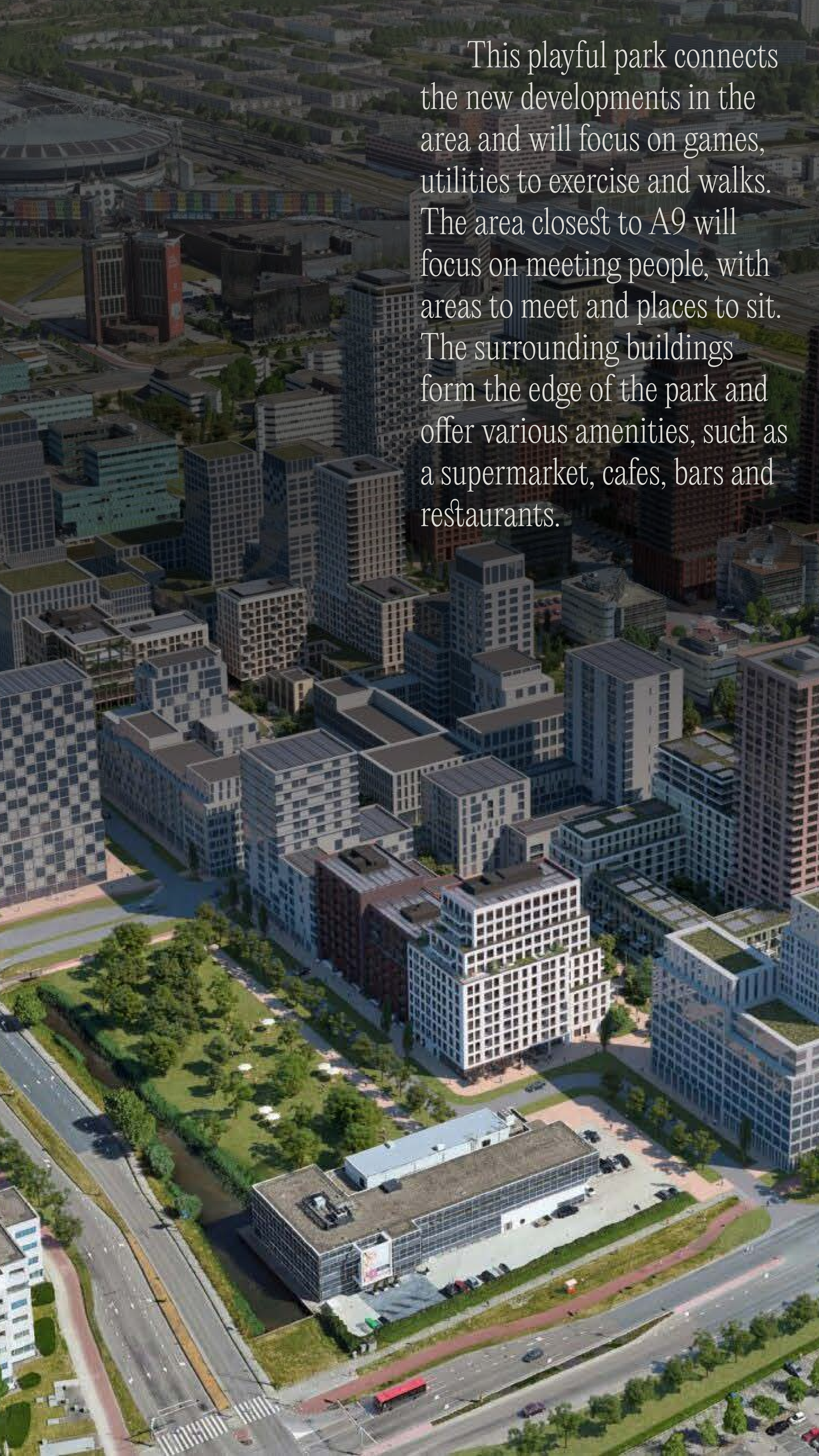
What to find in the surroundings?

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 sq m 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. In the foreground, a large green park area is visible, featuring trees, grass, and a winding path. A road with a red-paved shoulder and a crosswalk is in the lower-left corner. The overall atmosphere is bright and clear, suggesting a sunny day.

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

Amsterdam Zuid

20 min

Amstel

A1

15 min

Duivendrecht

A9

10 min

Amsterdam Bijlmer-Arena

Schiphol

35 min

Schiphol Airport

Amstelveen

NUCATUS

A9

Utrecht

35 min
35 - 45 min

Abcoude

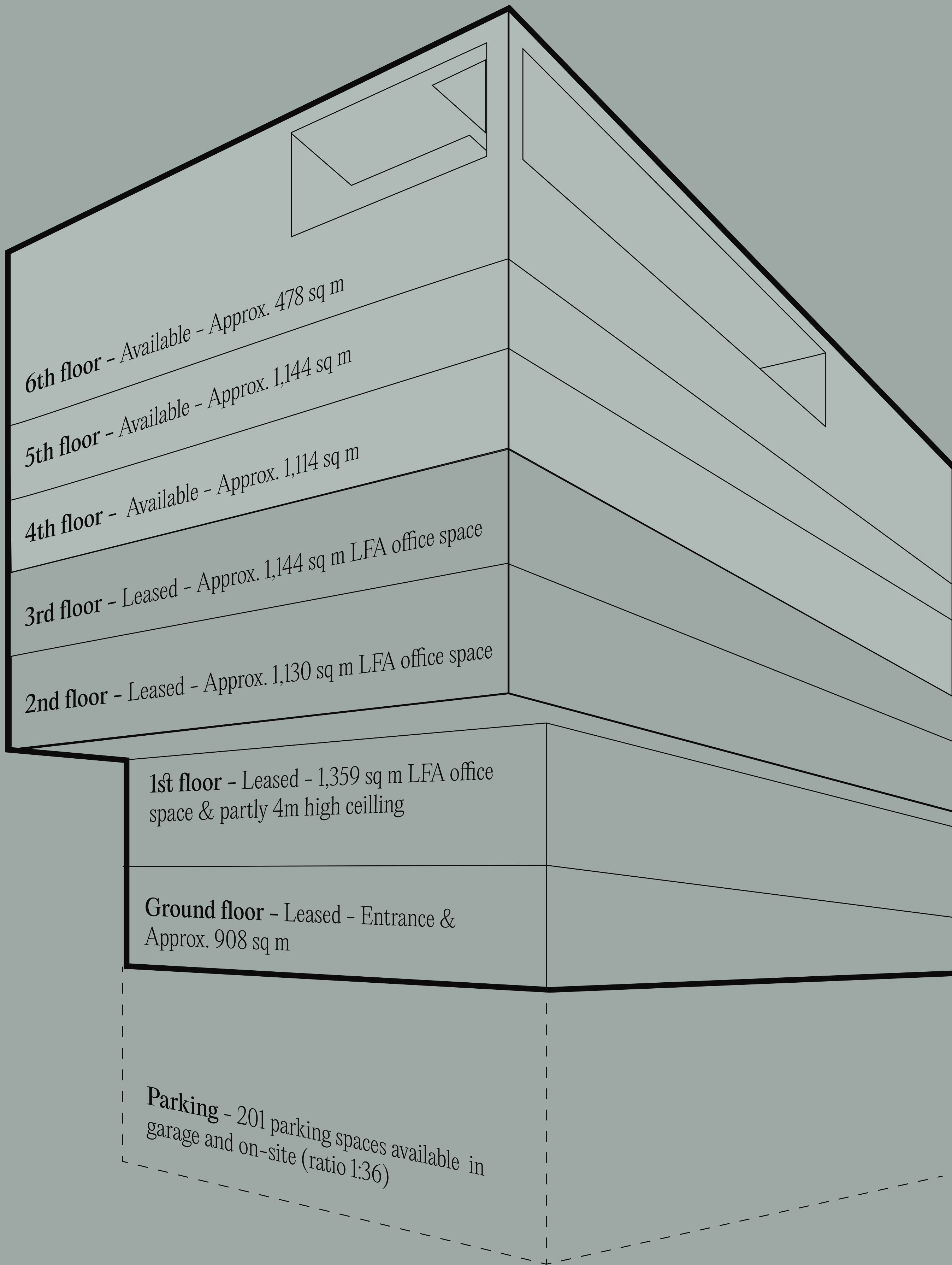
A2

Uithoorn



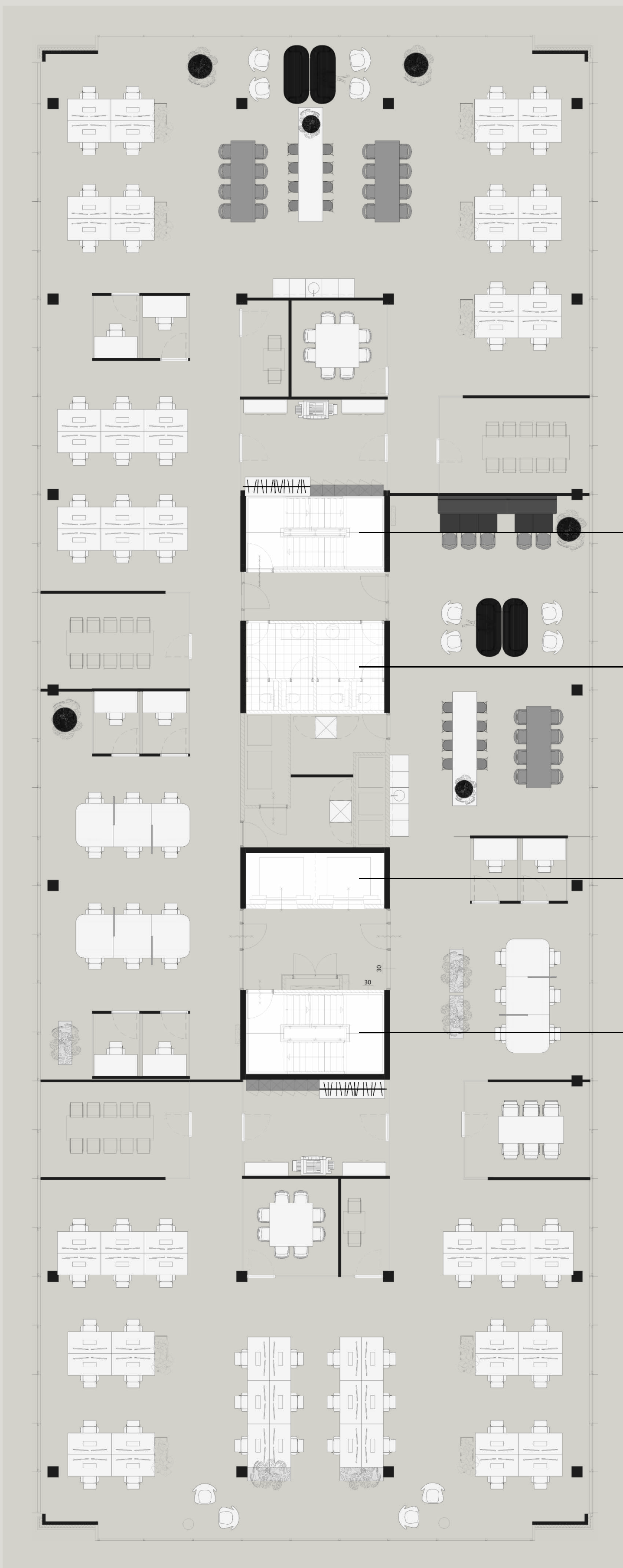
⁽⁵⁾ *Stacking plan*

“Approx. *2,767 sq m*
LFA of renovated
office space is
currently available
and is divided over *3*
spacious floors.”





(6) Floorplans

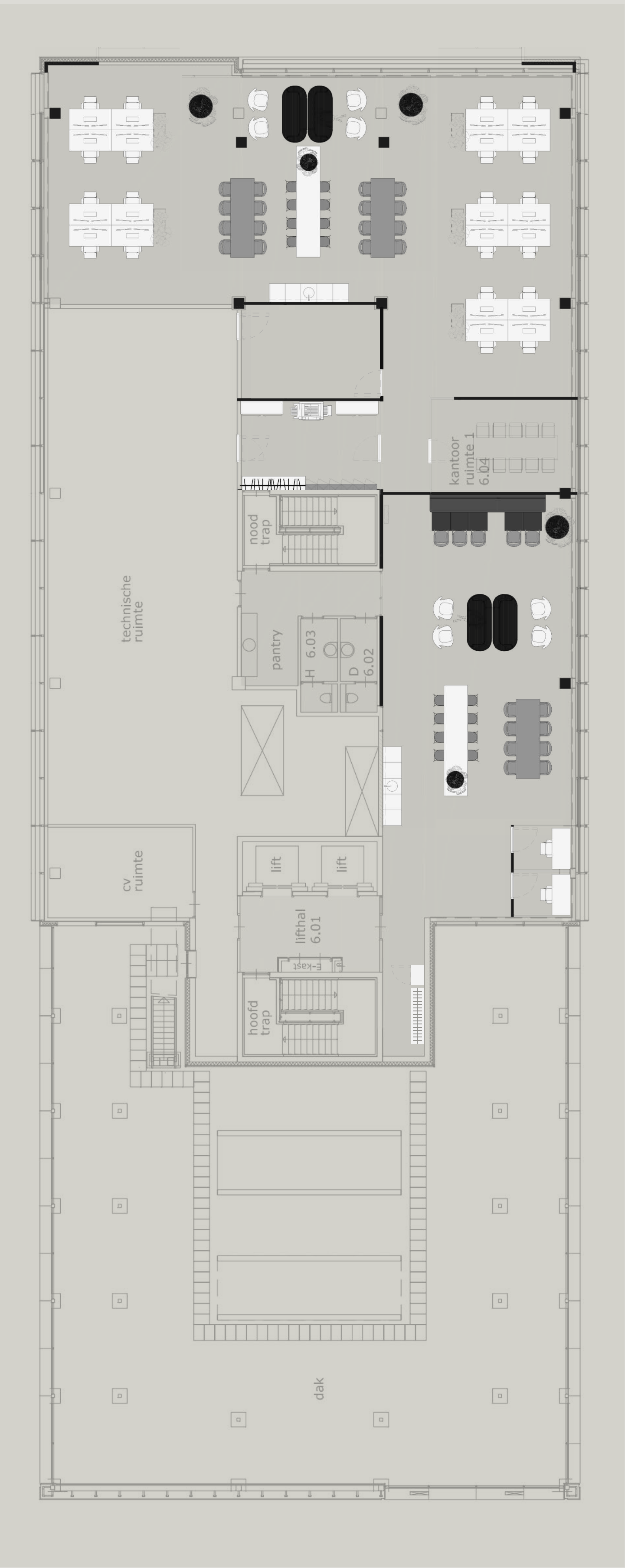


Stairs

Toilets

Lifts

Stairs





(7) Common Area

The new entrance area has all facilities that meet the requirements of today and the future.





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

Meeting rooms (4x)

Informal meeting



Coffee bar

Supermarket



Lounge





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Get in touch!

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

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