

Venue

Luxurious office building

Kloveniersburgwal 50 - Amsterdam

venue-office.com

THE CONNECTION BEGINS.
WITH WORDS AS POEMS.
WORDS CONNECT THE FEELINGS.
FEELING CONNECTS THE EMOTIONS.
EMOTIONS CONNECT THE HEART.
THE HEART CONNECTS LIFE.
THROUGH WAVES AND ENERGY.
THROUGH LOVE AND FREQUENCY.
THEN WE FLY HIGHER.

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Kloveniersburgwal 50

Venue, a monumental masterpiece currently undergoing a breathtaking transformation.

Imagine yourself in a beautifully renovated monumental office space in the heart of Amsterdam.

Once an impressive church and later a theatre, it is now being transformed into a high-quality office space. An architectural masterpiece that pays tribute to Amsterdam's history.

A listed monument with high ceilings, a glass roof and a beautiful spacious atrium with office space all around.

Venue embodies the spirit of Amsterdam, where the past seamlessly transitions into the future.



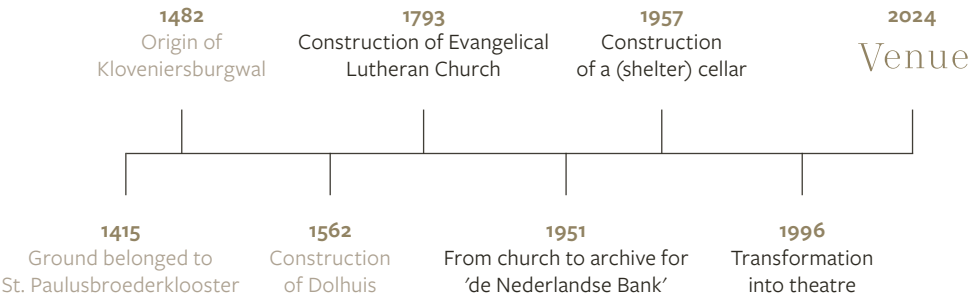


HOMAGE TO AMSTERDAM’S PAST

Rich history

Located on the stately Kloveniersburgwal in the heart of the city, this area exudes a rich history dating back to the 15th century.

Venue in Amsterdam is a beautiful building steeped in history and cultural significance. The office building is housed in a former Lutheran church constructed in 1793.



Kloveniersburgwal dating 1867 to 1875

HISTORY

Kloveniersburgwal

The Kloveniersburgwal owes its name to a division of civic guards called kloveniers, named after the gun they were armed with. A 1642 painting by Rembrandt van Rijn entitled The Night Watch depicts the rifle-men of the Kloveniersburgwal, or the company of Captain Frans Banning Cocq and Lieutenant Willem van Ruytenburg, preparing to march out.



De Nachtwacht - Rembrandt van Rijn



A BEAUTIFUL HERITAGE

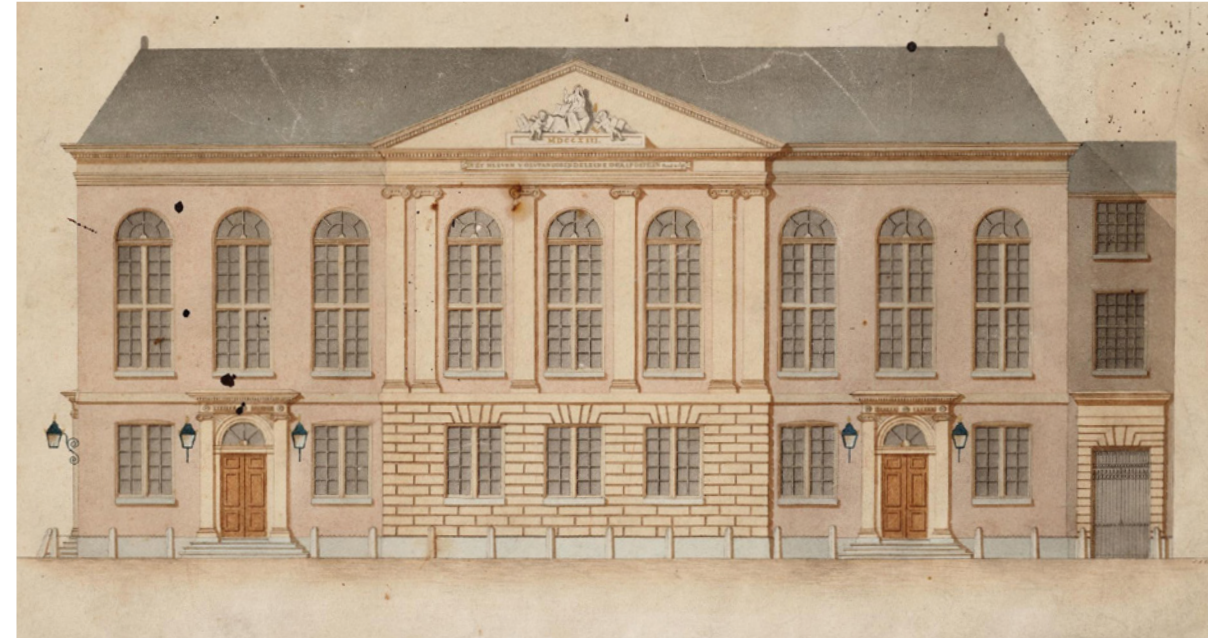
An architectural masterpiece

The monumental building is currently undergoing a breathtaking transformation.

Venue is an example of beautiful architectural highlights of that time, with its majestic facade and characteristic details. Now being lovingly renovated with meticulous attention to detail, resulting in a dazzling architectural masterpiece that pays homage to Amsterdam's history.



The classicist pediment with Lutheran sculpture



An engraving of the final facade based on the architectural drawings.

The architect

The foundation stone was laid on 5 July 1792. The design was by city architect Abraham van der Hart, who as city architect of Amsterdam from 1777 until his death in 1820. Van der Hart was raised in the teachings of classicism. Venue has a classicist pilaster facade with a pediment.

Impressive façade

What immediately catches the eye is the impressive facade that reflects the building's rich history. The beautifully crafted architectural elements bear witness to care and dedication.

The columns, wooden cornice and pediment give the facade even more allure.

An eye for every detail

The transformation of this historic building into a renovated masterpiece is a project fuelled by a profound respect for its rich heritage. This listed building is undergoing a meticulous renovation, where every detail is honoured. Original materials, long-standing colours and architectural highlights have been preserved with care, breathing new life into this iconic structure.





KEY FACTS

Special characteristics

Venue elaborated in detail to improve your work experience.

- Multi-functional ground floor;
- Impressive high ceilings and a glass roof;
- Spectacular atrium providing lots of natural daylight;
- Ceilings of new split-level floors are covered with sound-resistant felt finishing;
- High-end renovated toilet groups on every floor;
- High-end renovated shower facility;
- Wooden beams restored to their former monumental glory.



2,828 SQ. M. LETTABLE FLOOR AREA

A unique working environment

The true grandeur of this project is revealed as soon as you enter the building.

The luxurious office spaces being created here present a unique opportunity for companies seeking to thrive in the heart of the city, in a location steeped in history and prestige.

The office floors are designed with comfort and productivity in mind. With plenty of daylight, flexible layouts and high-quality finishes, they provide the ideal environment to grow and flourish.

Venue also offers space to provide a range of services to improve your work experience. This way, a beautiful reception and common areas for networking can be created.



The attic gives a safe and atmospheric feeling.



The beautiful stairwell with the lift in the center.



The beating heart of Venue

The stunning atrium, with its majestic height and elegant design, is a breathtaking space that tantalises the senses. A masterpiece of design and engineering, the atrium serves as the beating heart of the office building, where natural light pours in abundantly, and where modern luxury seamlessly blends with historical splendour.

Sustainability

The essence of the space is being returned to its origins, allowing its historical charm to shine through while seamlessly integrating modern amenities. Sustainability is at the forefront of this transformation, with eco-conscious practices and innovative technologies being incorporated to ensure a greener future. The result will be an awe-inspiring restored office building that seamlessly combines history and luxury, setting a new standard for the contemporary workspace. Venue's transformation promises to be a symbol of timeless elegance and sustainable innovation.

ENJOY THE LUXURY
OF VENUE OFFICE
AND THE BEAUTIFUL
SURROUNDINGS



In the heart of Amsterdam

Nestled along the historic Kloveniersburgwal, Venue office building enjoys a prime location in the heart of Amsterdam. Its proximity to iconic landmarks like Dam Square and the bustling Rokin, featuring the metro station on Line 52 (North-South), ensures convenient accessibility.

The vibrant atmosphere of the nearby Nieuwmarkt, adorned with charming terraces, adds to the appeal. This strategic positioning not only connects Venue to the city's central business and transport hubs but also provides a delightful blend of cultural richness and contemporary convenience for professionals working in this dynamic urban landscape.

In the neighborhood

This is where it happens! A vibrant environment with restaurants, bars, gyms, hotels, art and culture.

▼ **The National Opera and Ballet** offers world-famous operas and unparalleled ballet and dance performances.

operaballet.nl

▲ **Sterk Staaltje**
The authentic and home-made kitchen for a sandwich, daily groceries or complete catering.

sterkstaaltje.com



◀ **Café de Jaren**, opened in 1990, is a bright and spacious café in the centre of Amsterdam, located between Muntplein and the National Opera and Ballet. Inside, high ceilings and plenty of space create an attractive ambiance.

cafedejaren.nl



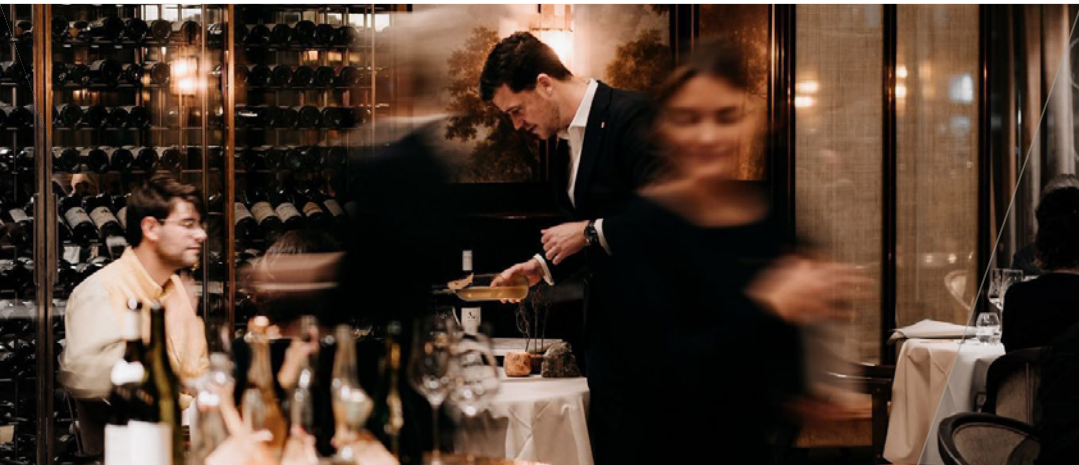
The café, originally called Het Amsterdamsch Litterair Café **De Engelbewaarder**, is named after the novel ‘Herinneringen van een Engelbewaarder’ by W.F. Hermans. It is the first literary café in the Netherlands.

cafedeengelbewaarder.nl



◀ Every **Puccini Bomboni** chocolate is meant to be a unique experience. Rich in taste. When you eat chocolate, you have to take the time to taste it. Enjoy these and many other delicatessen shops in the immediate area.

puccinibomboni.com



Take a short walk to the lively **Nieuwmarkt**. A square known for its intimate cafes, restaurants and markets. Enjoy a drink on a terrace, engage in lively conversations and taste the various cuisines that Amsterdam has to offer.



▶ **Tivoli Doelen Amsterdam Hotel**, Amsterdam’s oldest hotel, is an integral part of the city’s rich history. Located in the medieval centre, it has been the preferred retreat of royalty for centuries.

tivolihotels.com



▲ Fresh ingredients and pure flavours are what **Restaurant Flore** is known for. A place that strives to leave a lasting impression with traceable, natural and healthy ingredients.

restaurantflore.com






▶ You don’t live to train, you rain to live. If you’re looking to get into shape or burn off some energy, **Sportcity** at Waterlooplein is a 5-minute walk from Venue.




sportcity.nl



Accessibility

Central Station and other transport connections are easily accessible, giving your team and clients effortless access to your office.

-  Venue can be reached very easily from various A10 Ring Road exits (S100 – S112). Parking is available along the public road (paid) or in nearby car parks.
-  Local public transport connections are excellent. Metro stations Rokin and Nieuwmarkt are a few minutes’ walk away, accessible from every corner of the city.
-  The most efficient way to travel through the centre of Amsterdam is by bike. All hotspots are reachable within just a few minutes.

TRAVEL TIMES				
METROSTATION NIEUWMARKT	-	-	2 min.	4 min.
METROSTATION ROKIN (NORTH-SOUTH LINE)	-	-	2 min.	6 min.
AMSTERDAM CENTRAL STATION	8 min.	9 min.	7 min.	16 min.
ZUIDAS	28 min.	16 min.	17 min.	-
SCHIPHOL AIRPORT	30 min.	28 min.	50 min.	-
THE HAGUE	60 min.	65 min.	-	-
ROTTERDAM	60 min.	60 min.	-	-
UTRECHT	55 min.	44 min.	-	-
EINDHOVEN	85 min.	90 min.	-	-

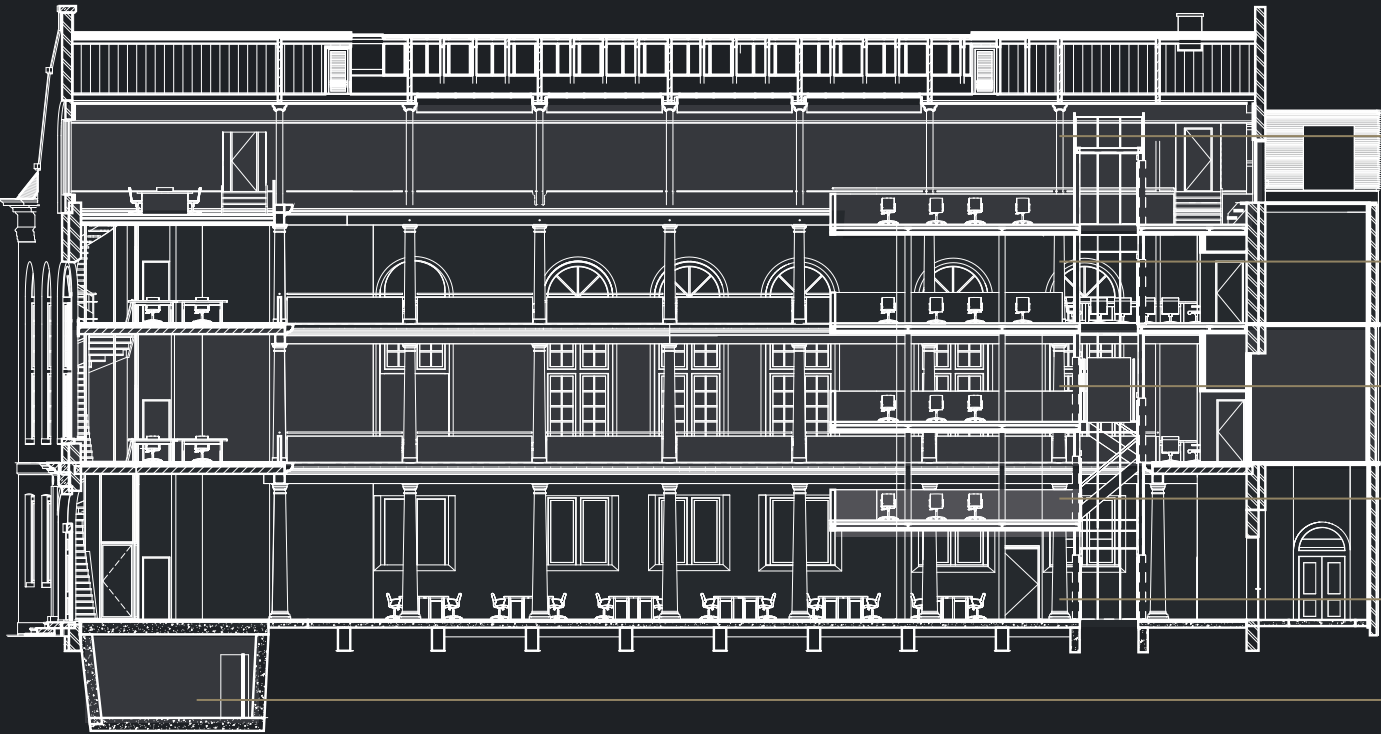




Floor plans

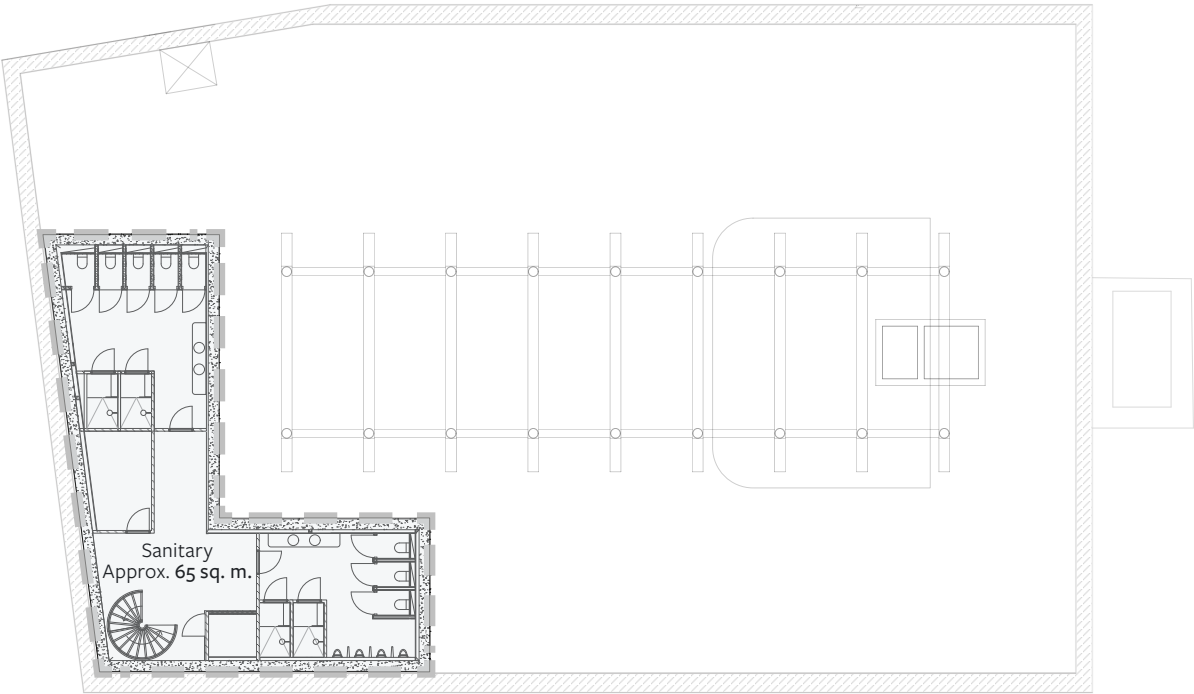
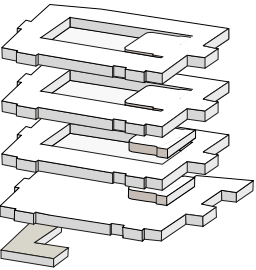
Venue’s office floors, arranged in a square, seamlessly border the impressive atrium, offering captivating views of the ground floor. These office spaces are interconnected through beautifully designed mezzanines, creating a harmonious and visually stunning workspace environment.

Venue contains a total net floor area of approx. 2,827 sq.m.

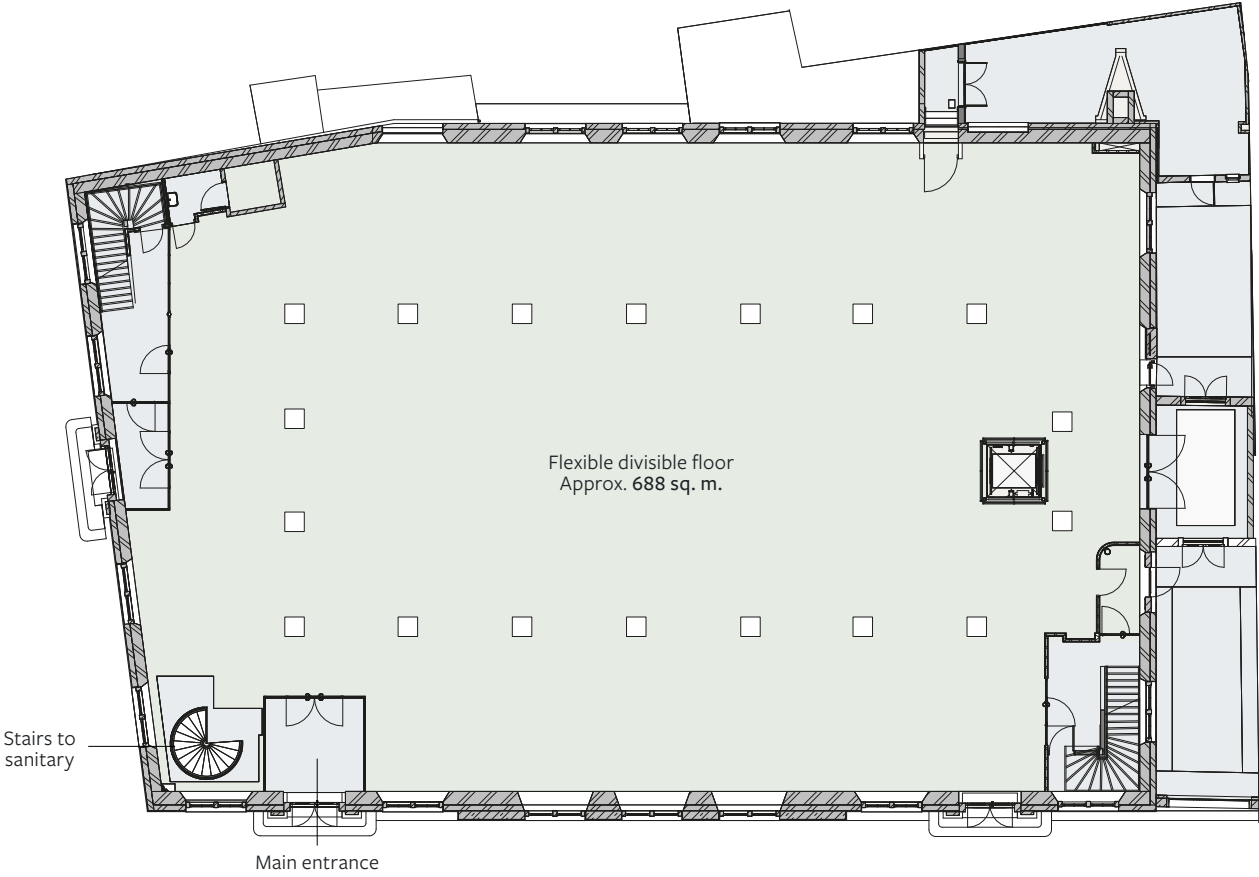
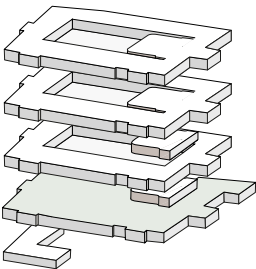


- 3RD FLOOR
Approx. 369 sq. m. LFA
- 2ND FLOOR
Approx. 671 sq. m. LFA
- 1ST FLOOR
Approx. 653 sq. m. LFA
- MEZZANINE
Approx. 74 sq. m. LFA
- GROUND FLOOR
Approx. 956 sq. m. LFA
- SOUTERRAIN
Approx. 104 sq. m. LFA

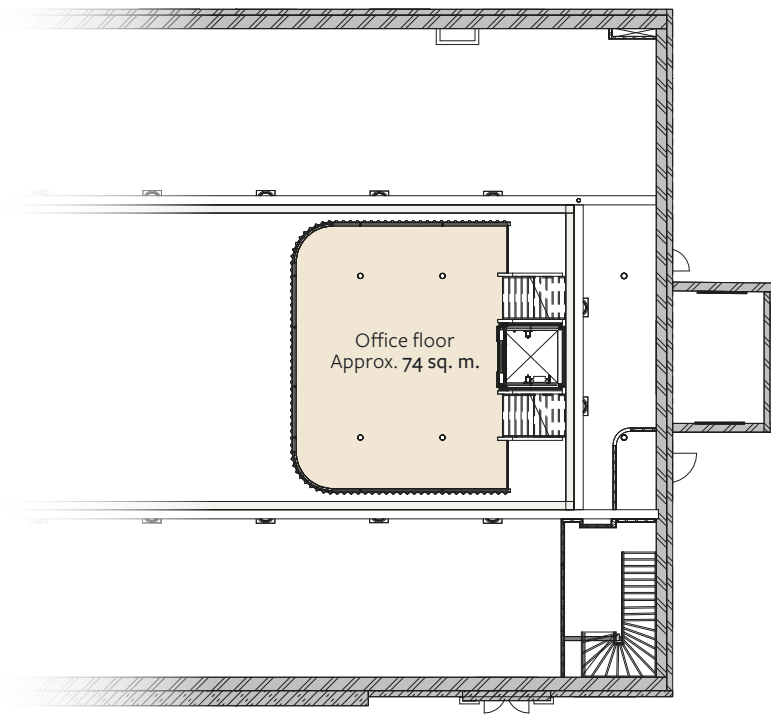
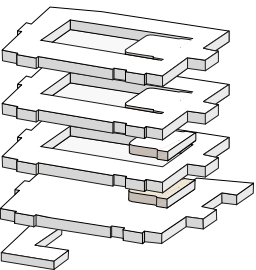
SOUTERRAIN
Approx. 104 sq. m. LFA



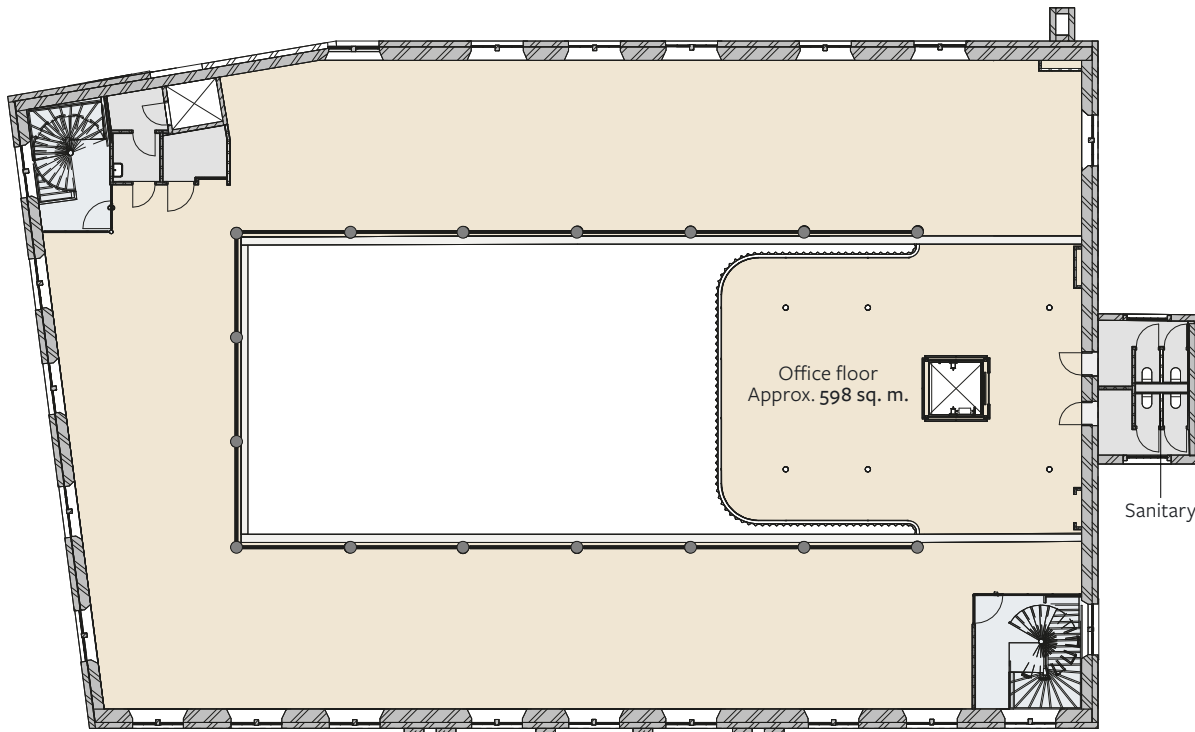
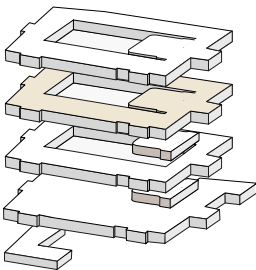
GROUND FLOOR
Approx. 956 sq. m. LFA



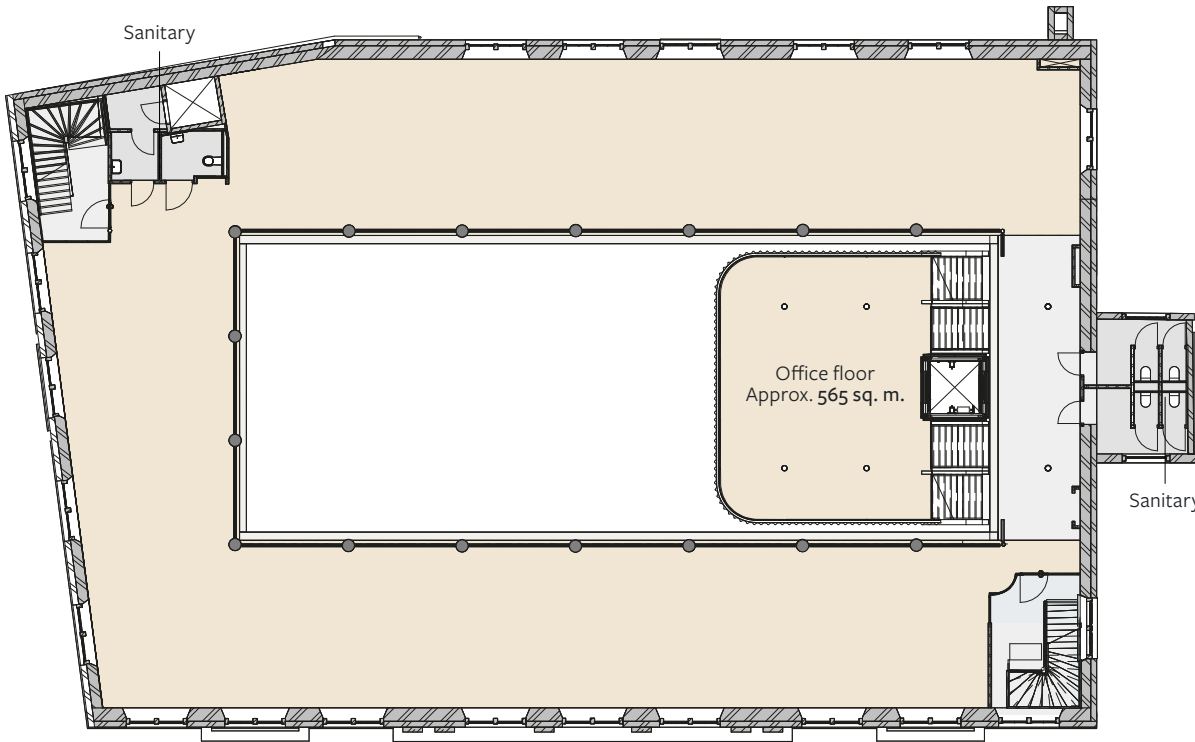
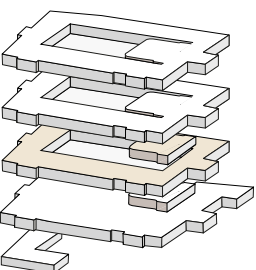
MEZZANINE
Approx. 74 sq. m. LFA



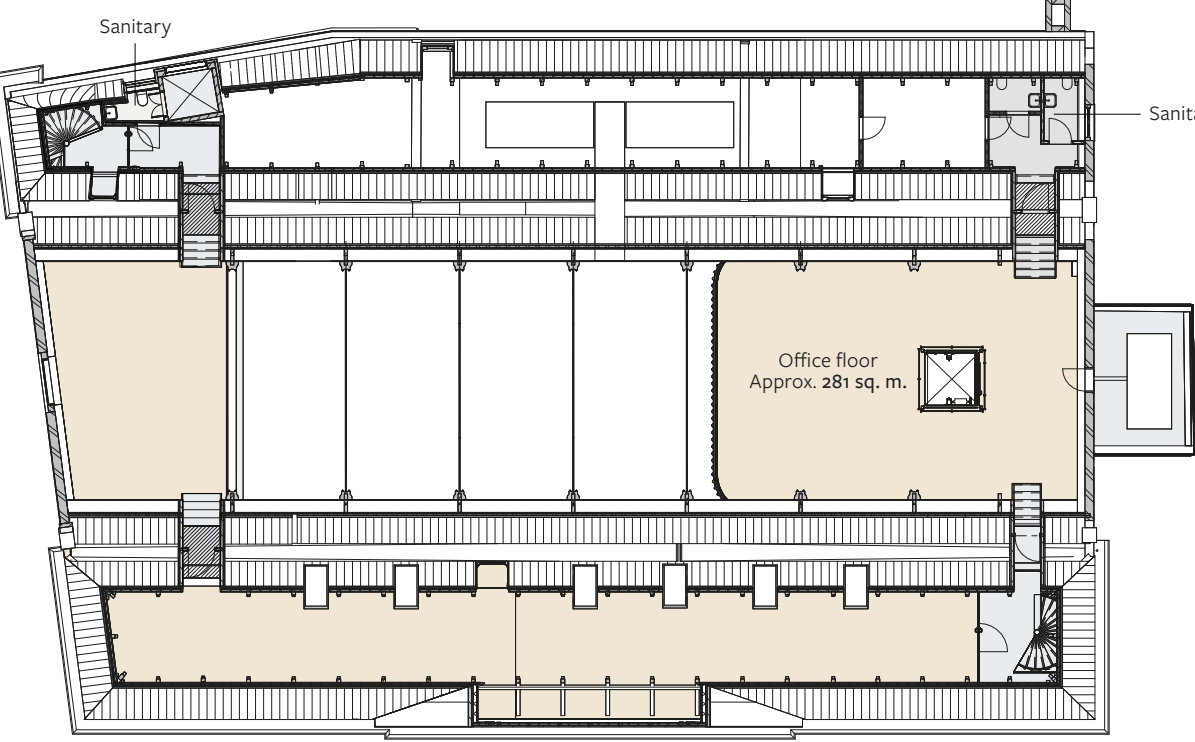
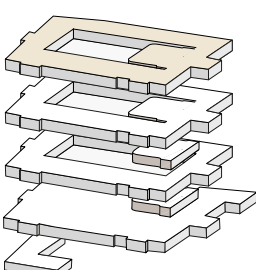
2ND FLOOR
Approx. 671 sq. m. LFA



1ST FLOOR
Approx. 653 sq. m. LFA

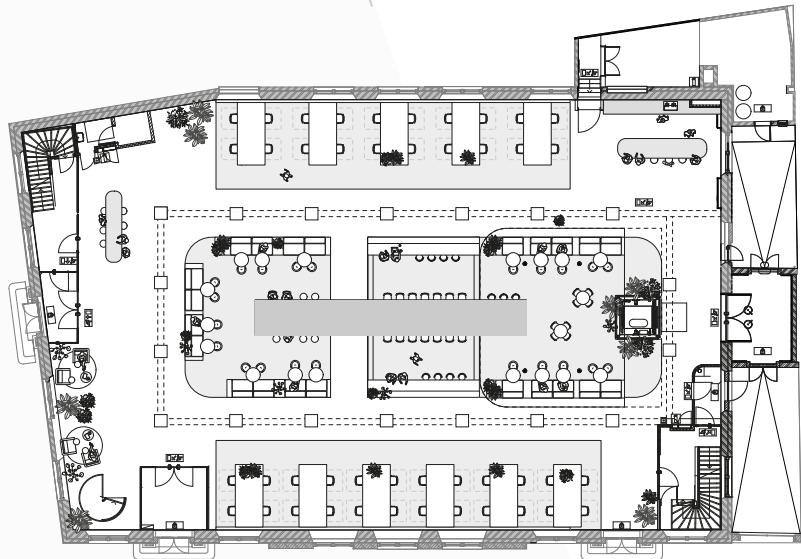


3RD FLOOR
Approx. 369 sq. m. LFA



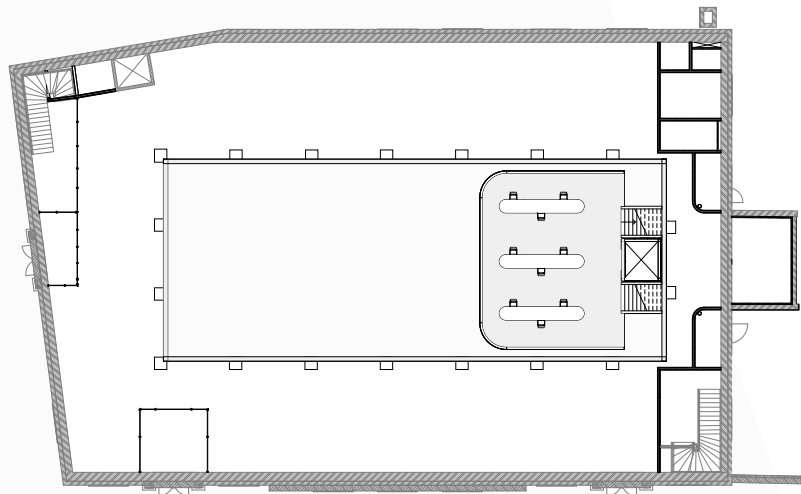
Layout examples

Many layout variants are possible within the flexible layout of the building, whether open, mixed or closed. These layout examples give an impression of the possibilities.



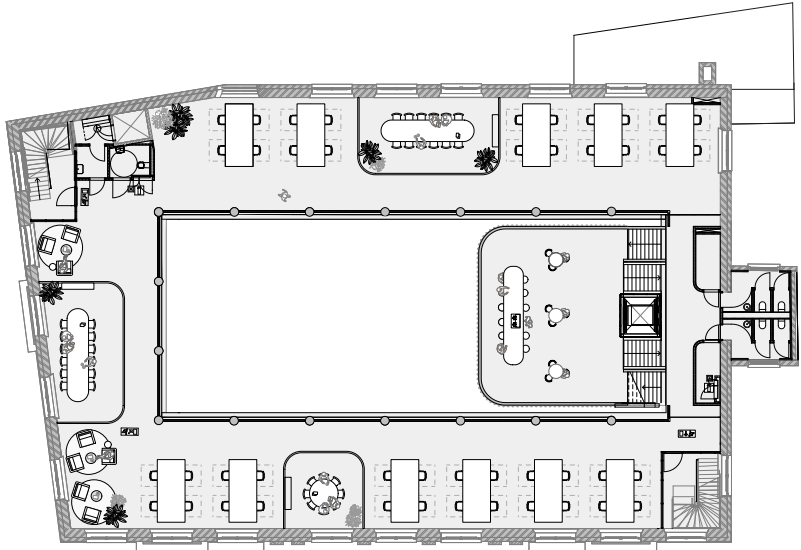
GROUND FLOOR

Workplaces: 44
Flexible workplaces: 50



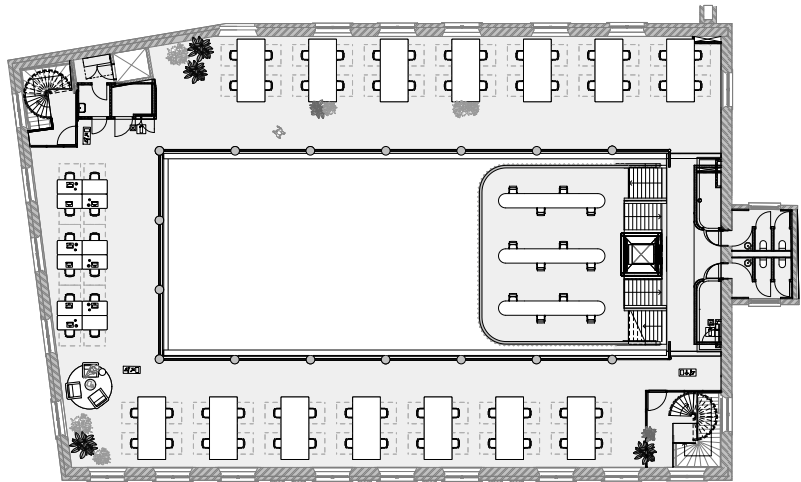
MEZZANINE

Flexible places: 9



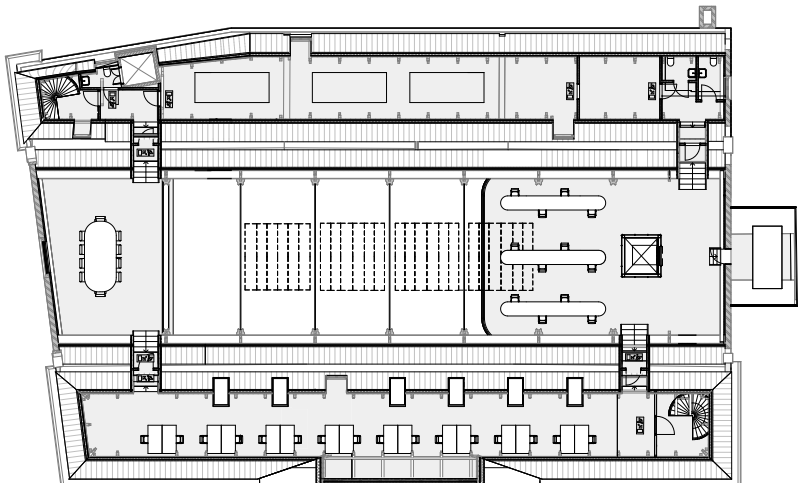
1ST FLOOR

Workplaces: 44
Meeting places: 32
Flexible workplaces: 22



2ND FLOOR

Workplaces: 68
Meeting places: 3
Flexible workplaces: 12



3RD FLOOR

Workplaces: 16
Meeting places: 10
Flexible workplaces: 12

Technical Specifications

GENERAL

Address: Kloveniersburgwal 50

City: Amsterdam

Floors: 5 floor (ground floor, mezzanine 0,5, first, mezzanine 1,5, second and third floor)

Area: 3.699,99 GFA

Lettable area: 2.826,40 LFA

SUSTAINABILITY

- **Energy label:** A+
- **Climate class:** B
- **BREEAM:** t.b.c.
- **WELL:** n/a

AIR QUALITY PRINCIPLES / VENTILATION

Minimum fresh air (m³/h.pp: ventilation quantity per person)

- **Office:** 45 (m³/h.pp)
- **Meeting rooms:** 45 (m³/h.pp)
- **Atrium/restaurant:** 35 (m³/h.pp)

LIGHTING

- **Type of lighting:** LED
- **Lighting level in office area:** 500 lux
- **Lighting level in common areas:** 500 lux

MECHANICAL INSTALLATIONS

Operating hours: 08:00-19:00

HEAT GENERATION

- **Heat pump(s)**

COLD GENERATION AND DISTRIBUTION

- **Air cooled heat pump(s)**

HEAT DISTRIBUTION

- **In general induction units (cool and heat) and underfloor (cool and heat) and some places radiators.**

AIR HANDLING AND DISTRIBUTION

- **Fully balanced mechanical ventilation (induction units and air sock) supported with underfloor cool and heating**

ELECTRICAL INSTALLATIONS

- **Electrical cabling on ceiling in cable ducts and in mezzanine electrical floor boxes**

ACCESS AND SECURITY

- **Electronic access and video intercom system. Provisions for connecting a card reader by third parties.**

VERTICAL TRANSPORT

- **Elevator Capacity** elevator 630 kg / 8 persons
- **Multiple stairwells in place**

STRUCTURAL SPECIFICATIONS

- **Ceiling height** (ground floor): +/- 4700
- **Ceiling height** (office floors): +/- 4000 (first floor) +/- 3700 (second floor)
- **Mezzanine floors:** +/- 2700
- **Division options:** +/- 4700
- **Occupation:** Minimum of 8 sq. m. floor space per person at room level. Total number of occupants is 294 persons.

SANITARY FACILITIES

- **Toilets:** Per floor 2 woman toilets and 2 man toilets. First floor 1 disabled persons toilet. Basement will have 5 woman toilets – 4 man toilets – 2 uriniors.
- **Showers:** Shower facilities are available in the basement (2+2 showers).

EXTERNAL WALL FINISHES

- **Windows:** In general windows can't be open, but some places you can open the windows.
- **Skylight atrium:** Alumininum with glazing
- **Sun protection:** Excluded
- **Glazing:** HR++ glazing

INTERNAL WALL FINISHES

- **Walls:** Main walls only repair of stucco, new walls stucco class B.
- **On-site sanitary facilities/wet areas:** the walls will be finished with ceramic tiles

- **Various balustrades around the atrium** are finished with a felt finish (PET felt), as well as balustrades on the mezzanines/ split-level floors
- **The shaft of the elevator** will be provided with glass combined with a steel structure (transparent)

FLOORING

- **n/a**, only sanitary facilities

PARTITION WALLS

Where shell-related, the partition walls will be designed as light partition walls with double plaster plating incl. insulation for noise reduction. Other partition walls can be installed by the user in accordance with the tenant guide principles.

ACOUSTICS

See Post Acoustics report and important values below from the report.

Room type		Octave band analysis	Approximate overall sound pressure level	
			dBA	dBA
Office Buildings	Executive and private offices	30	35	60
	Conference rooms	30	35	60
	Teleconference rooms	25	30	55
	Open-plan offices	40	45	65
	Corridors and lobbies	40	45	65

Room type	Application	RT60 (sec), at 500Hz, 1000 Hz, and 2000 Hz
Office Buildings	Executive or private office	< 0.6
	Confereence room	< 0.6 (preferred 0,45s)
	Teleconference room	< 0.6 (preferred 0,45s)
	Open-plan office without sound masking	< 0.8
	Open-plan office with sound masking	0.8
Public room	Unamplified speech	< 0.7
	Amplified speech	< 1.0
Training	-	< 0.6



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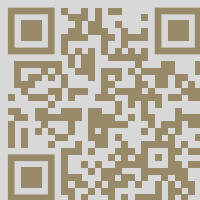
A project by: AEW

Disclaimer

The data in this brochure and appendices are of an informative nature. They are intended to introduce the reader to the project in question and to encourage negotiations.

All details have been compiled with great care and come from what we consider reliable sources. However, we cannot accept any liability for its accuracy.

Concept and design: BGMW



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