

SOM

GUSTAV MAHLERLAAN 48
1082 MC AMSTERDAM

WELCOME TO
THE BUSINESS HEART OF
AMSTERDAM.

WELCOME TO
SOM.





HIGH-QUALITY OFFICE SPACE AT THE **ZUIDAS**

WHERE BUSINESS MEETS BRILLIANCE

In the vibrant Zuidas district, SOM sets a new standard for premium office spaces. This iconic building blends sleek design, offering expansive floor layouts, private terraces, and great opportunities for company branding. Perfectly located with seamless connections to public transport and major highways, SOM is more than an office – it's a statement. SOM is where ambition finds its home, in the heart of Amsterdam's thriving business landscape.

SOM SPECS:

Premium office floors
Company branding possibilities
Approx. 4.729 sqm LFA available
Private terraces
Large office floors of approx. 2,500 sqm LFA
Visibility and signage
At the lively heart of the Zuidas
Excellent accessibility by car and public transport

THE PERFECT PLACE **TO MAKE YOUR MARK**

MORE THAN JUST OFFICE SPACE – A STATEMENT IN BUSINESS

SOM offers more than a workplace; it provides an environment where ambition thrives. Here are 8 key reasons why SOM is the right choice for companies looking for excellence in location, design, and functionality. This is just the beginning of what SOM can offer to forward-thinking businesses ready to make their mark.



ARCHITECTURAL DESIGN

Designed by renowned architects Skidmore, Owings & Merrill, featuring a striking glass, steel, and aluminium façade.



8 PRIVATE TERRACES

Unique outdoor spaces for relaxation, informal meetings or fresh air.



PREMIUM OFFICE SPACE

Approximately 4.729 sqm LFA available, including large office floors of approx. 2,500 sqm LFA.



CLIMATE INSTALLATIONS

Completely renewed climate installations



VISIBILITY AND SIGNAGE

Prominent positioning ensures strong corporate presence.



EXCELLENT ACCESSIBILITY

Easily reachable by car via the A10 ring road and public transport with Amsterdam Zuid station nearby.



PRIME LOCATION

At the lively heart of the Zuidas, surrounded by world-class amenities.



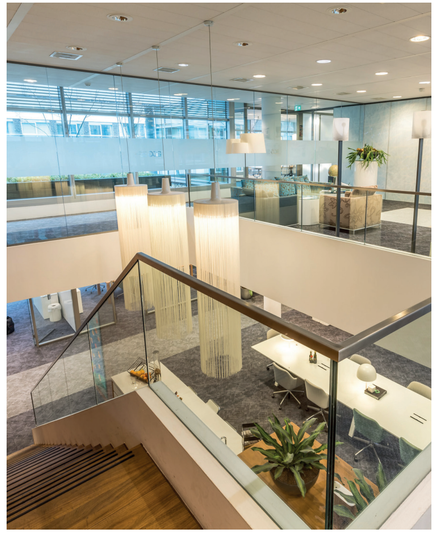
SUSTAINABILITY

Energy Label A+, reflecting a strong commitment to eco-friendly operations.









MODERN DESIGN **MEETS TIMELESS** ELEGANCE

SOM: DESIGNED TO IMPRESS

SOM combines modern elegance with functionality, offering premium office spaces tailored to meet the needs of today's businesses. Discover the key features that make this building a standout in Amsterdam's Zuidas.

AN INVITING ENTRANCE

Step into SOM and experience a newly renovated entrance. The welcoming lobby sets the tone with its modern design, premium finishes, and a spacious layout that encourages interaction and collaboration



Please read the applicable disclaimer on the last page

SOMETHING ABOUT **THIS LOCATION**

SOM NICE LOCATION

SOM is ideally located at the Zuidas, Amsterdam's main business district, in a prime location in the heart of the city's financial center.

Easily accessible, seamlessly connected – whether by train, car, or beyond.



SOM/ITO HAS A **LOT** TO OFFER

EVERYTHING YOU NEED, RIGHT WHERE YOU WORK

The Zuidas offers everything a modern professional could need—but at the connected buildings SOM and ITO, you don't even have to step outside to enjoy top-notch amenities. From premium dining spots to fitness facilities and essential services, it's all right here, under one roof. Convenience meets quality, making your workday as effortless as it is inspiring.

SOM / ITO HAS A LOT TO OFFER

- Coffee & Coconuts
- Dickys
- Le Grand George Zuidas
- Gustavino
- Doppio
- Clubsportive
- Wet & Dry cleaning
- Urban Salad



SOM IS LOCATED AT:
Gustav Mahlerlaan 48
1082 MC Amsterdam



CONNECTED TO THE CITY, **EUROPE AND BEYOND**

SOM: EASY TO REACH, HARD TO MISS

SOM offers unparalleled accessibility for both cars and public transport users and an unmissable landmark in Amsterdam's Zuidas.

DRIVING TO SOM

Located directly on the A10 ring road, it is easily accessible via the S108 and S109 exits, providing seamless access to major highways and cities throughout the Netherlands.

REACHING SOM BY PUBLIC TRANSPORT

Amsterdam Zuid station is just minutes away, with direct links to Amsterdam Central, Utrecht, and The Hague. Metro, tram, and bus stops ensure seamless access from anywhere.

SCHIPHOL

Both by car and public transport Schiphol airport is just around 15 minutes away. Perfect for your international ambitions and visitors from abroad.

SCHIPHOL AIRPORT	14 min.	11 min.
AMSTERDAM CENTRAAL	23 min.	18 min.
UTRECHT	40 min.	27 min.
ROTTERDAM	55 min.	35 min.

A GRAND ENTRANCE, **PREMIUM INTERIORS** AND PRIVATE TERRACES

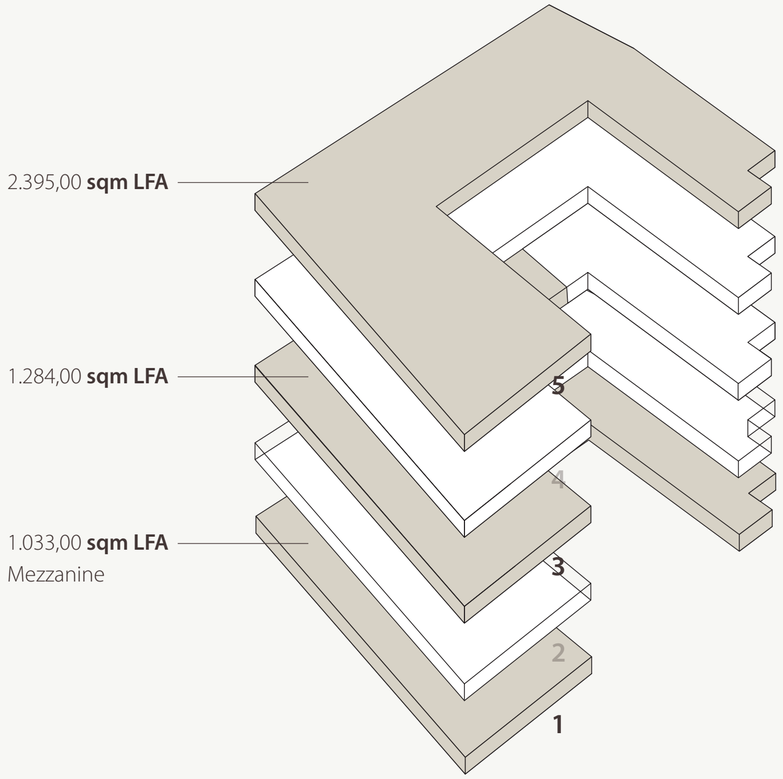
DELIVERED TO PERFECTION

The leased spaces at SOM are delivered in a fully renovated core and shell state, designed to meet the highest standards of functionality and quality.

- New system ceiling
- Energy-efficient LED lighting
- Plastered and painted structural walls
- Renovated computer floors
- Connections for a pantry
- Upgraded mechanical and electrical installations
- Smart BMS control system with integrated lighting and climate management
- Refurbished sanitary groups with shower facilities
- Modernized lift lobbies
- Revitalized roof gardens on the fifth floor



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OPTIMIZED SPACES, MAXIMIZED POTENTIAL

FLOOR	SIZE IN SQM LFA
5th floor	2.395,00
3rd floor	1.284,00
Mezzanine	1.033,00 (available Q1 2027)

The total building consists of approx. 17,500 m^2 l.f.a., divided over the ground floor to the 5th floor.

For letting, half of the mezzanine and 3rd floor is available and the entire 5th floor. It concerns a total of approx. 4.712 sqm LFA.

FLOOR 3

1.284,00 sqm LFA

Example layout based on an open work structure with:

68 workplaces

3 meeting rooms

multiple lounge areas



FLOOR 5

2.395,00 sqm LFA

Example layout based on an open work structure with:

- 112 workplaces
- 3 meeting rooms
- private terraces
- several break-out rooms
- multiple lounge areas



CREATE YOUR OWN IDENTITY

MAKE SOM YOUR OWN

Your office should reflect your company's identity. At SOM, you have the freedom to showcase your brand in a way that truly stands out. With generous signage opportunities, customizable office layouts, and a prestigious address at the Zuidas, SOM offers the perfect canvas to create a workspace that embodies your vision and values. Here, your business doesn't just have a place—it has a presence.



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A property of
Union
Investment

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