



**All work.  
All play.  
All here.**

**ATLAS  
ARENA**  
Amsterdam



# Welcome!

|                                |    |
|--------------------------------|----|
| About us                       | 3  |
| Our mission                    | 4  |
| Accessibility                  | 5  |
| Nearby Leisure                 | 6  |
| Sustainability                 | 7  |
| Energy Performance Certificate | 8  |
|                                |    |
| All work. All play. All here.  | 9  |
|                                |    |
| <b>Working @Atlas</b>          | 10 |
| Explore the offices            | 11 |
| Informal working spaces        | 12 |
| Green Meeting Spot             | 13 |
| What tenants say about us...   | 14 |
| America                        | 15 |
|                                |    |
| <b>Convenience @Atlas</b>      | 17 |
| Explore hotspots               | 18 |
| Campus Hotspots                | 19 |
| Services                       | 20 |
|                                |    |
| <b>Community @Atlas</b>        | 21 |
| Atlas Events & News            | 22 |
| Welcome to Atlas Square        | 24 |
|                                |    |
| Contact                        | 25 |



# About us

Atlas ArenA is a multifunctional office campus and business community in Amsterdam South-East – home to world-famous brands and businesses of all sizes. Designed to create a better work-life balance, employees enjoy modern offices with access to ultra-convenient services – giving them all they need to be focused and productive, relaxed and sociable.

**ATLAS  
ARENA**







# Our mission

Our mission is to build a business community that puts fun and wellbeing at the heart of the workplace.





# Accessibility

Exceptional transport links – and only 20-minutes from the city centre – make Atlas a convenient destination for all Amsterdam and the Netherlands has to offer.

**Amsterdam Bijlmer ArenaA – 8 min**  
**Johan Cruijff ArenaA – 7 min**



**City Center Amsterdam – 27 min**



**Luchthaven Schiphol Airport – 28 min**  
**Highways A2, A9 – 5 min**  
**Highway A10 – 7 min**  
**Highways A1, A4 – 11 min**



**ATLAS  
ARENA**  
Amsterdam



# Nearby Leisure

-  Shop
-  Arena
-  Hotel
-  Cinema
-  Concert hall
-  Restaurant
-  Sports complex





# Sustainability

Atlas ArenA does everything with sustainability in mind, and we constantly strive to reduce our impact on the environment and improve our area's biodiversity.



**Electric  
charging**



**Sustainable  
partnering**



**Green  
energy**



**Biodiversity**



**City  
cooling**



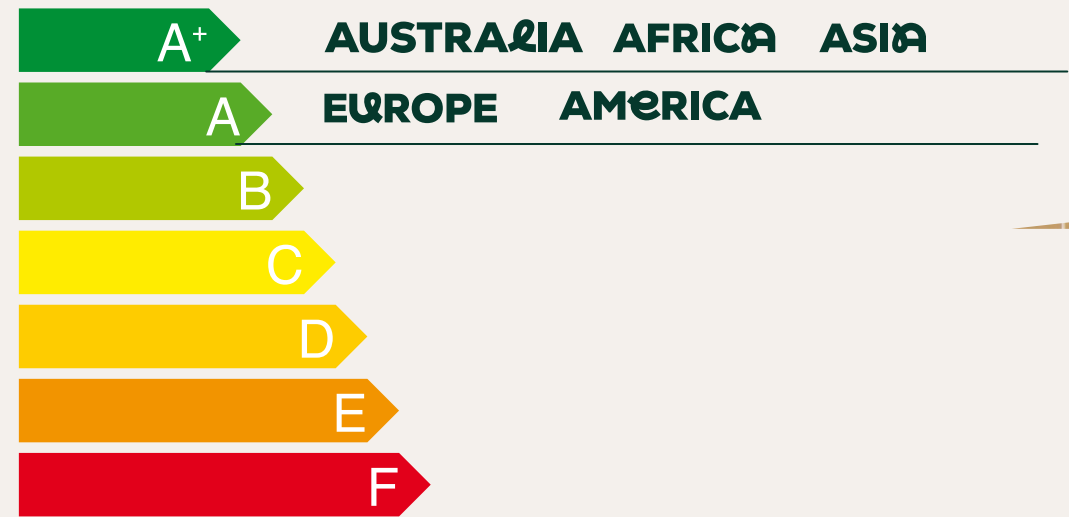
**Energy  
efficiency**

**ATLAS  
ARENA**



# Energy Performance Certificate

Each building has recently been certified with an A or A+ energy level.





## WORKING @ATLAS

Home to world-famous brands,  
we offer exceptional quality,  
spacious multi-use office space  
for businesses of all sizes.



## CONVENIENCE @ATLAS

Life is a lot easier at Atlas.  
Have your laundry, your car  
and even your kids taken  
care of. Work out, eat out,  
chill out – all right here.

## COMMUNITY @ATLAS

If you work here, you're one of us.  
That means you benefit from  
homegrown entertainment and  
events, offers and opportunities.  
And so much more.



# All work. All play. All here.

Life at Atlas ArenA is all about  
a better work-life balance, with  
all you need to be focused and  
productive, relaxed and sociable.



# WORKING @ATLAS

World-famous brands, local businesses  
and over 4,500 workers make Atlas Arena  
their home – enjoying inspiring offices,  
superb facilities and plenty of perks.



**Working**



**Green Meeting  
Spot**

**ATLAS  
ARENA**





**ANTARCTICA  
CAR PARK**

**COURTYARD  
BY MARRIOTT  
HOTEL**

**ASIA  
21,000 m<sup>2</sup>**

**AUSTRALIA  
5,150 m<sup>2</sup>**

**AMERICA  
23,000 m<sup>2</sup>**

**AFRICA  
19,000 m<sup>2</sup>**

**EUROPE  
6,400 m<sup>2</sup>**

# Explore the offices

From entire floors to cosy corners, companies benefit from 75,000 m<sup>2</sup> of offices across five fully refurbished buildings – with the flexibility to make the space their own.



# Working and meeting spaces

Besides a wonderful multifunctional and spacious ground floor, the Europe building offers 3 formal meeting rooms, all equipped with audiovisual tools, and 1 inspiration room for brainstorming sessions and informal meetings.

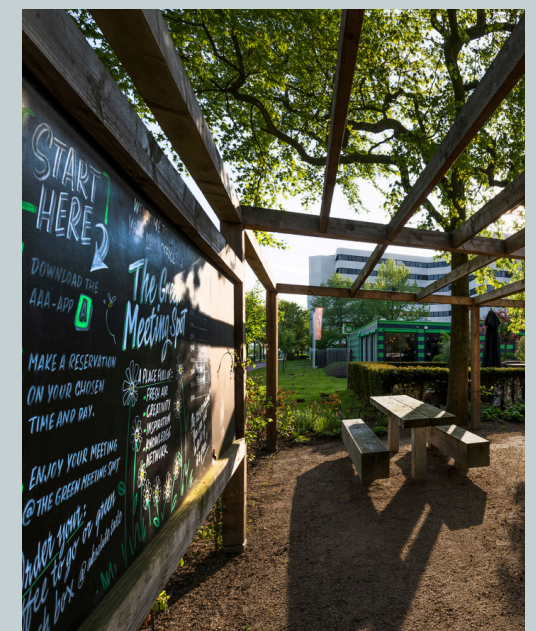






# GREEN MEETING SPOT

An outside office? Surrounded by trees and wildflowers? With rock-solid wifi and power points? Yep. Run your meetings in the sunshine and let your ideas soar.



Power  
points



Rock solid  
Wi-Fi





# What tenants say about us...

“

Atlas ArenA keeps improving and developing to make it's environment a nice and convenient campus. A central place where you can find everything you need within reach, from office spaces and meeting rooms to restaurants and more. Atlas ArenA, an ideal place to work at!”

**Eco-Wessanen**  
Asia Building

“

A shop, a restaurant, lovely surroundings, a bar that fits our vrijmibo-needs perfectly and being greeted by the very lovely Atlas ArenA-people every morning. What more could one ask for?”

**Brand New Day**  
America Building

“

For us, it really feels like working on a campus. Bustle between the buildings, shops nearby, and various food and beverage options for pleasant get-togethers with colleagues. And don't forget parking and public transport around the corner. Our private office floor has a lot of light with a clean and spacious common area.”

**ABN AMRO Pensioenfonds**  
Australia Building

“

Never a dull moment @ Atlas ArenA! Fun events, great dining options, and lots of greenery! Personally, I think the outdoor meeting garden is brilliant”

**IQ EQ**  
America Building

“

All the green around the buildings and the beautiful Sequoias encourage our employees to have their informal meetings outside whenever possible. Not to forget the events, like tulips picking, volleyball tournaments, food truck week, which are making life on the campus a lot more fun and provides us with possibilities for networking. Last but definitely not least, the flexibility we have within the buildings gives us the possibility to create the best workplace for our adidas employees!”

**adidas**  
Africa Building





Hoogoorddreef 15,  
1101BA Amsterdam



# AMERICA

America is our largest building and home to the Atlas Kids nursery and our Atlas Bike Service, with bikes available to borrow for free during office hours. America has a total floor area of 23,000 m<sup>2</sup>.

| Available office space | Rental price LFA p/y | Rental price per parking space p/y | Service costs per m <sup>2</sup> LFA p/y |
|------------------------|----------------------|------------------------------------|------------------------------------------|
| 4,660 m <sup>2</sup>   | On request           | On request                         | On request                               |



Nanny service



Flower service



Carwash service



Atlas Break





# Characteristics



**Openable windows**



**50 watts cooling capacity per m<sup>2</sup>**



**Ventilation rate 2.5-fold based on 100% fresh air**



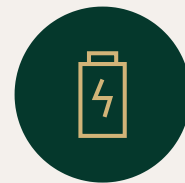
**Parking ratio 1 in 100, additional parking available**



**Six elevators**



**Efficient layout office floors**



**Electric parking stations**



**LED-lighting**



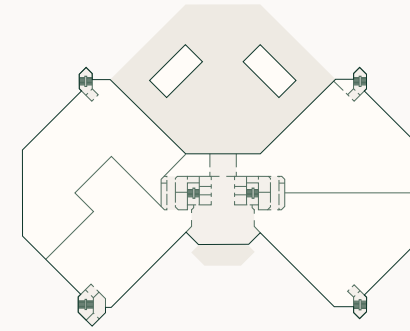


# AMERICA

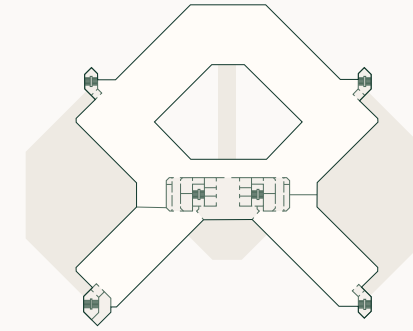
The America building has a total floor area of 22,860 m<sup>2</sup> and houses the Atlas Kids and Atlas Break hotspots.

Total office space **22,860 m<sup>2</sup>**

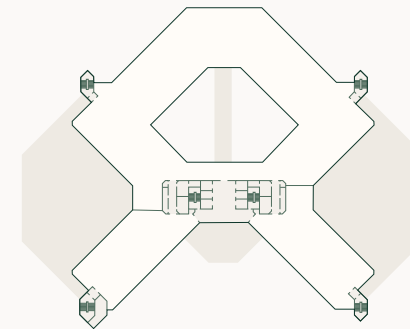
Available office space **4,660 m<sup>2</sup>**



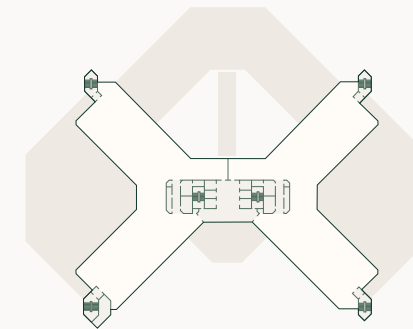
Ground floor



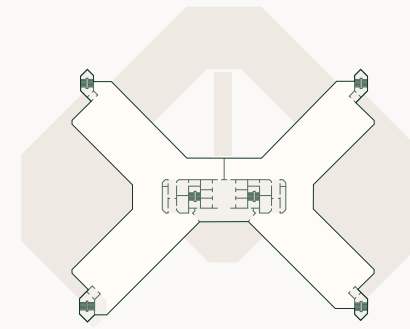
Floor 1



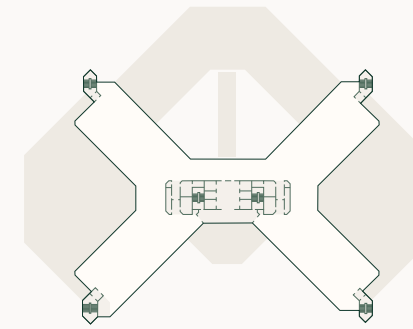
Floor 2



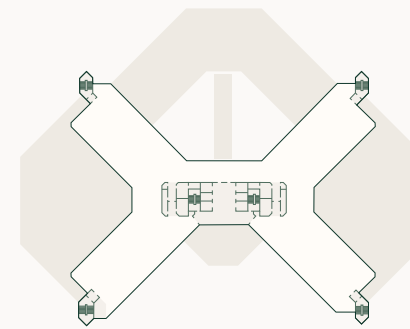
Floor 3



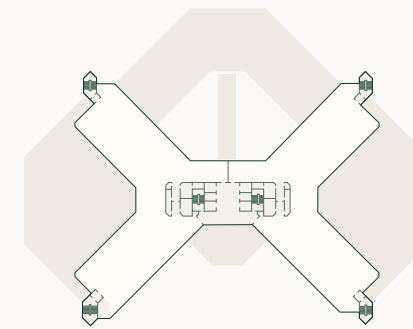
Floor 4



Floor 5

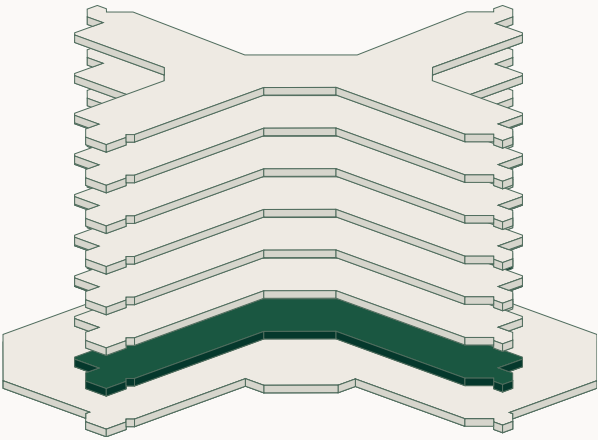


Floor 6



Floor 7



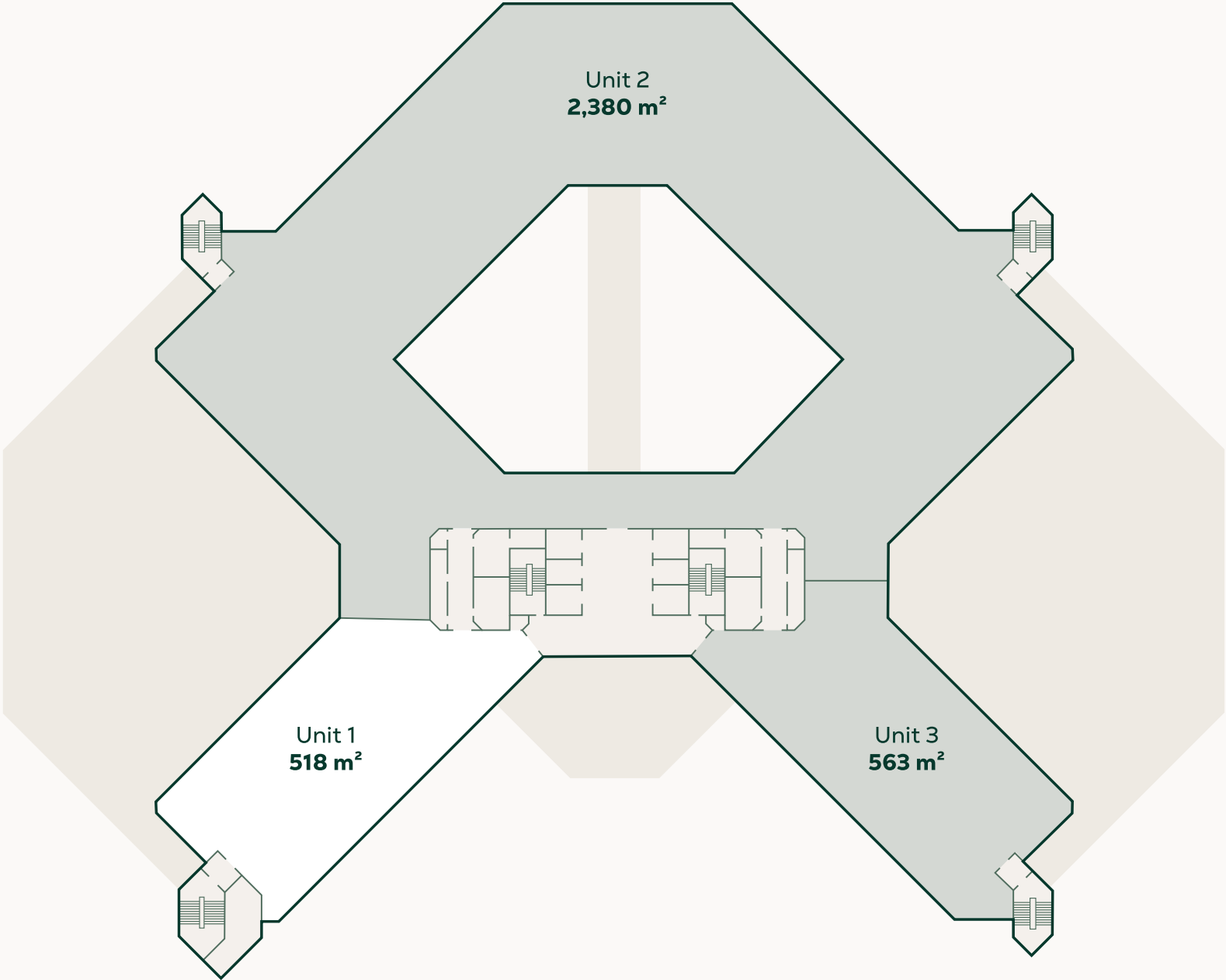


AMERICA

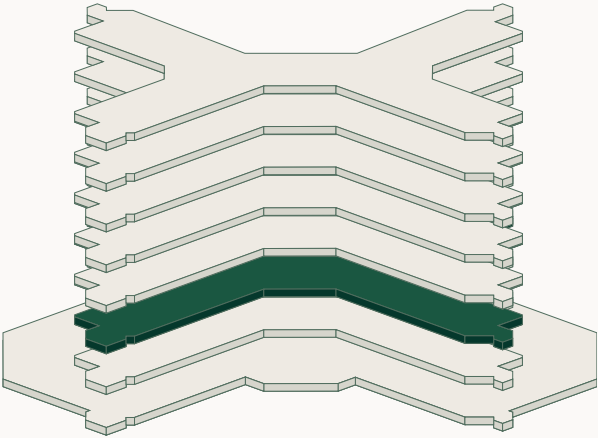
# Floor 1

The first floor is divided into 3 units with a total lettable floor area of 3,461 m<sup>2</sup>. Unit 1 (518 m<sup>2</sup>) is currently available.

-  Common space
-  Available office space
-  Non-available office space





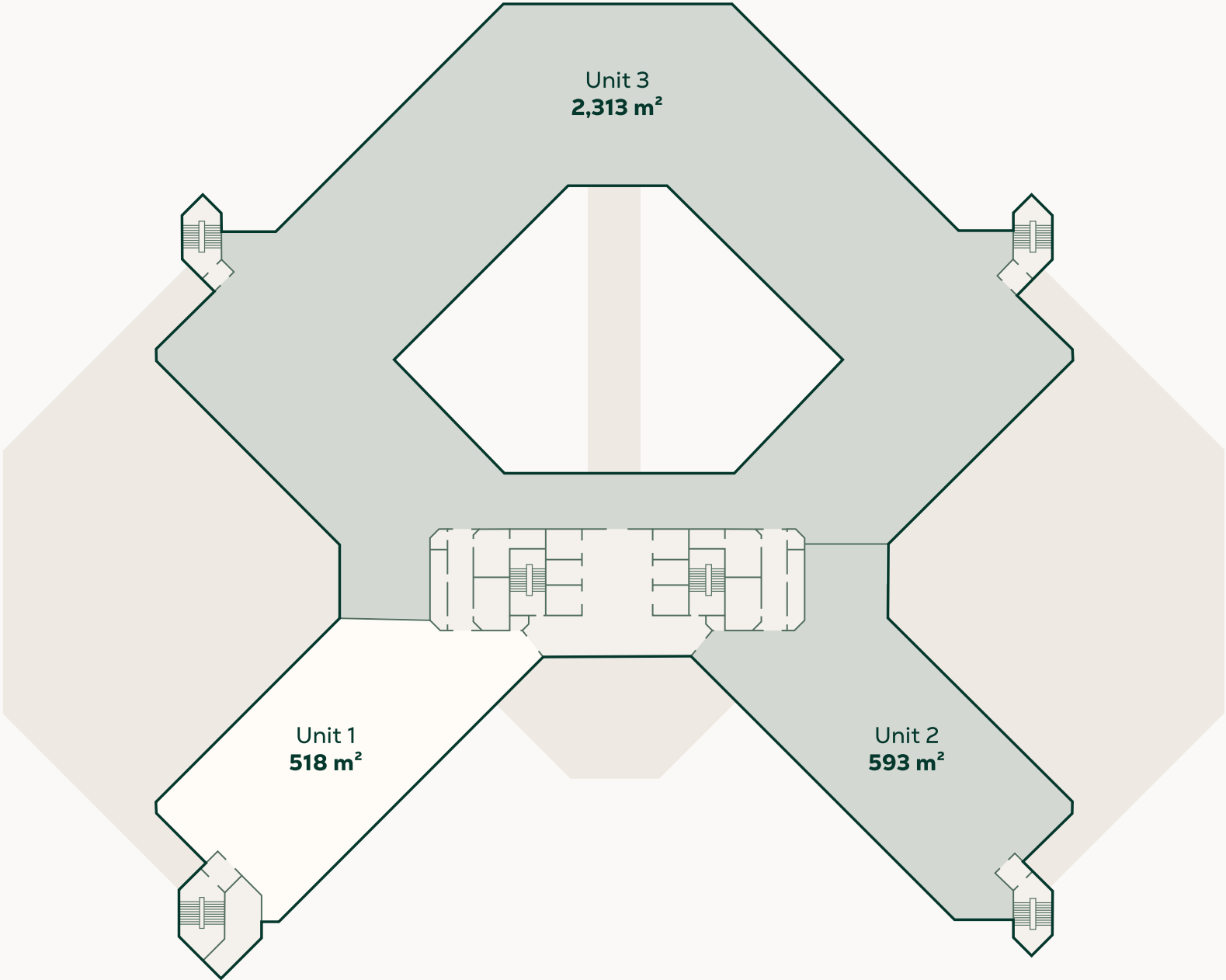


**AMERICA**

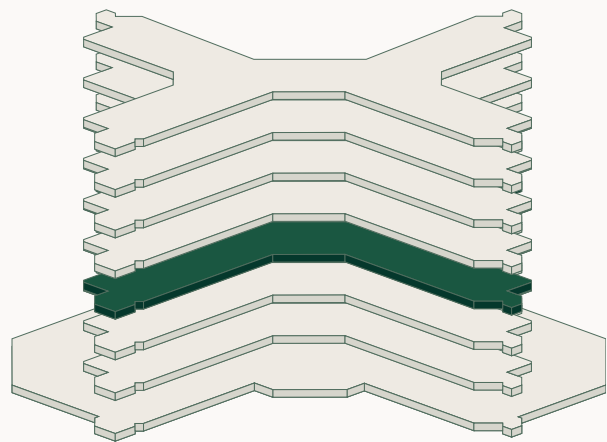
# Floor 2

The second floor is divided into 3 units with a total lettable floor area of 3,462 m<sup>2</sup>. Unit 1 (518 m<sup>2</sup>) is available.

-  Common space
-  Available office space
-  Non-available office space





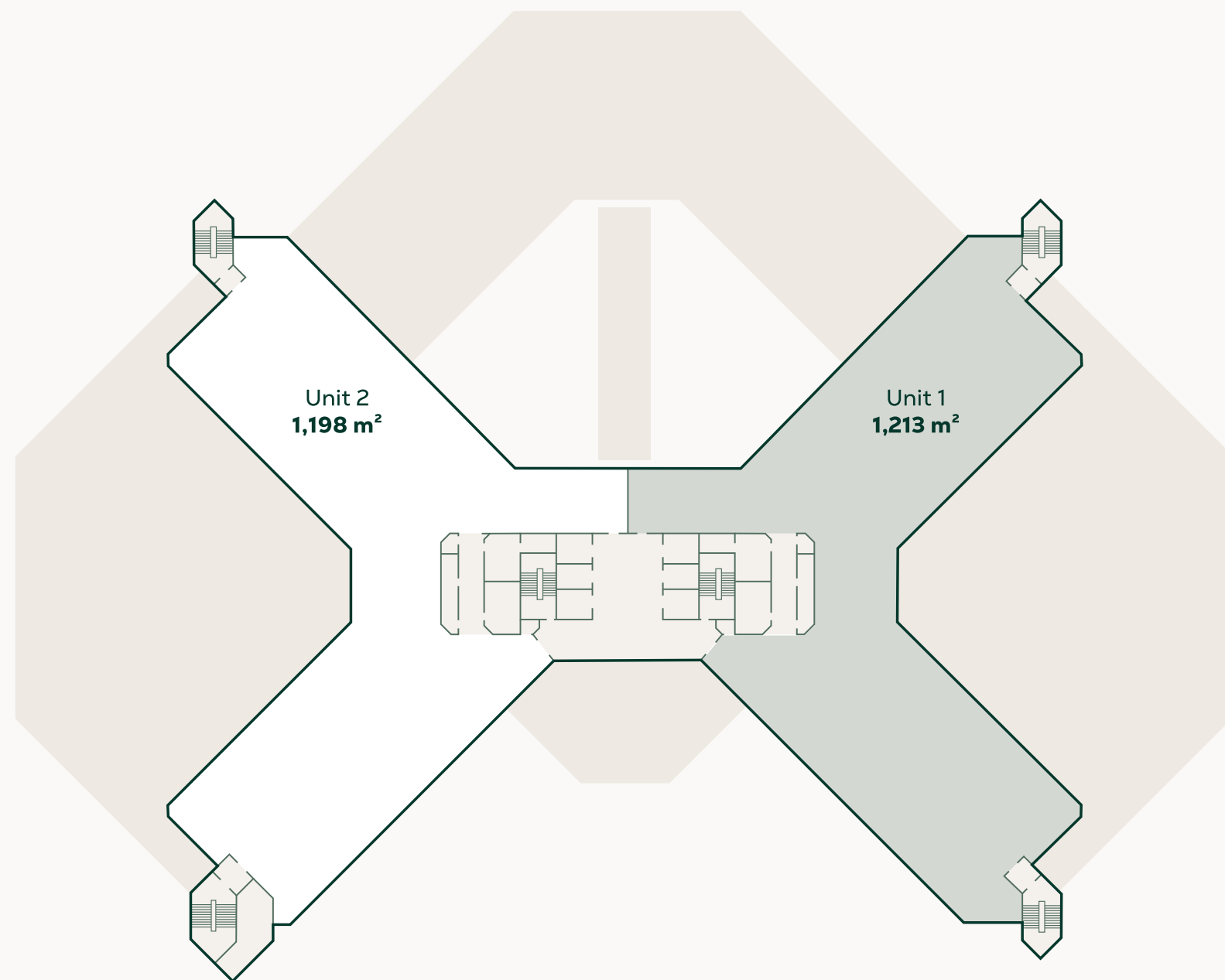


**AMERICA**

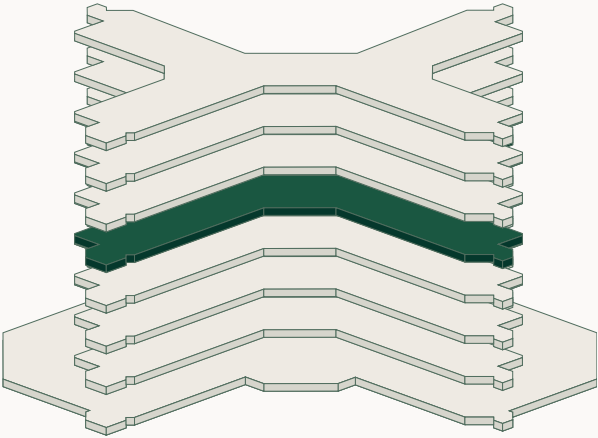
# Floor 3

The third floor is divided into 2 units with a total lettable floor area of 2,411 m<sup>2</sup>. Unit 2 (1,198 m<sup>2</sup>) is currently available.

-  Common space
-  Available office space
-  Non-available office space





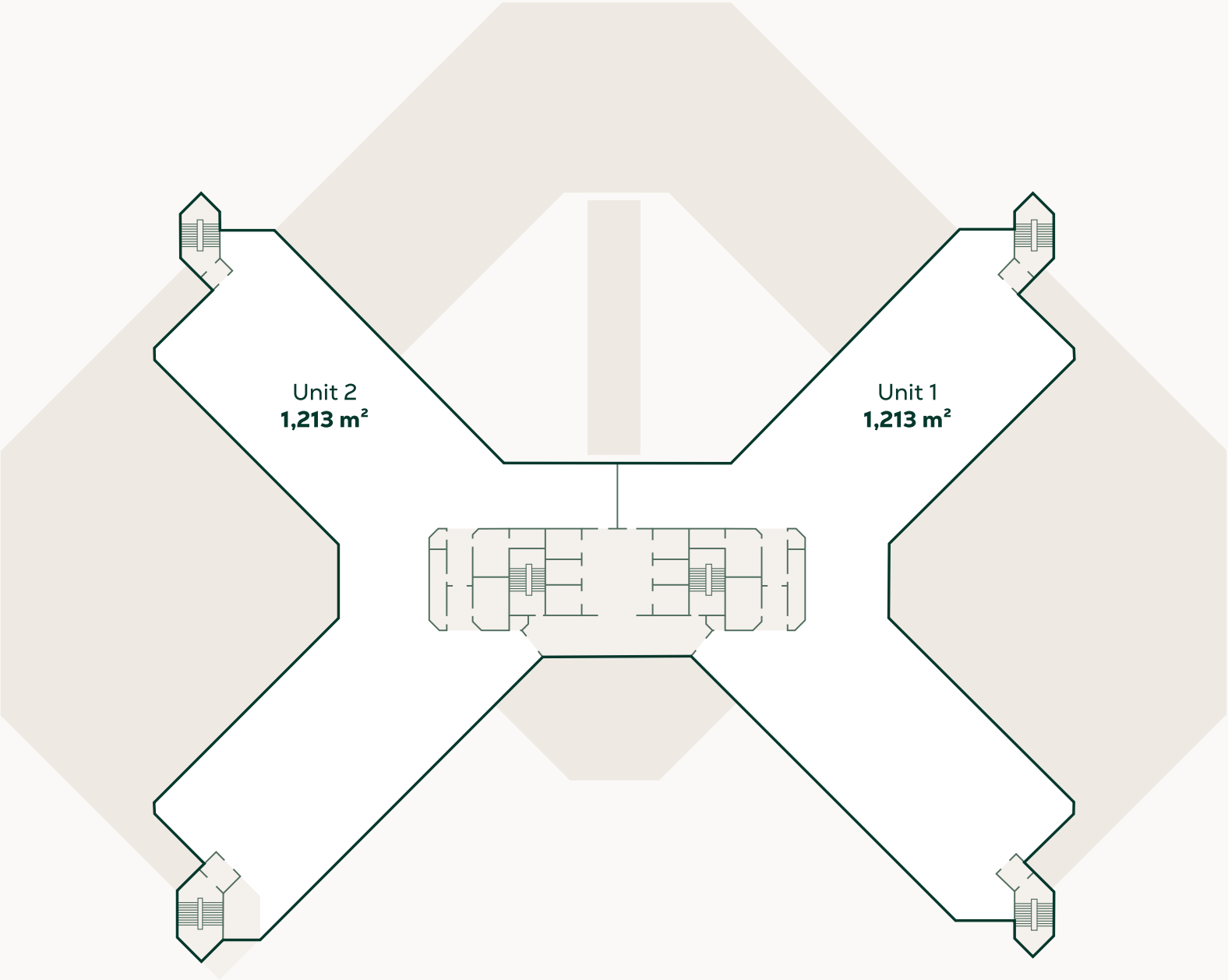


AMERICA

# Floor 4

The fourth floor is divided into 2 units with a total lettable floor area of 2,426 m<sup>2</sup>. Unit 1 (1,213 m<sup>2</sup>) and Unit 2 (1,213 m<sup>2</sup>) are currently available.

-  Common space
-  Available office space
-  Non-available office space



0 5 10 15 20 25 m

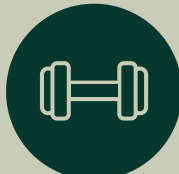


# CONVENIENCE @ATLAS

Life is a lot little easier (and way more fun) around Atlas. Have your car and even your kids taken care of. Work out, eat out, chill out – all here.



Hotel



Gym



Food



Nanny service



Flower service



Carwash



Bike service



Car charging



# Explore the hotspots

Atlas ArenA offers everything you need, all in one place. Various options to eat & drink, to work out and play out.





# Campus Hotspots

Designed to create a better work-life balance, employees enjoy modern offices with access to ultra-convenient services – giving them all they need to be focused and productive, relaxed and sociable.

**ATLAS  
ARENA**

## ATLAS BREAK

Our in-house cafe is open for breakfast, and lunch, eat-in or takeaway. So you can meet a colleague for an oat milk latte, have sandwiches delivered to your desk or grab a salad to go.

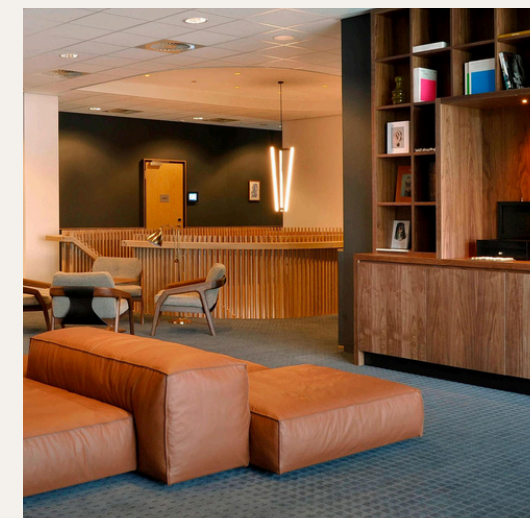


## ATLAS TASTE

Our kitchen is designed for relaxed lunches, dinner meetings, and office events with delicious cocktails and sharing platters on an ever-changing menu. Book here (or just turn up) for vibrant food, service and atmosphere 7-days a week. It's also the perfect venue for outdoor team BBQs in summer and lively parties over Christmas.

## ATLAS HOTEL

Our on-site hotel is part of the premium 'Courtyard by Marriott' family. It features luxurious and contemporary design and stylish rooms, along with its own gym and restaurant. Its convenient location with easy access to all of Amsterdam makes it the perfect place to host clients, colleagues and guests.







## **STACH**

Fuel yourself with STACH's famous coffee and fresh food – available in building Europe. Whether it's fruit salads, crispy croissants, fancy sandwiches or spicy wraps, the kitchen provides nice, healthy and tasty snacks all day long.



## **ATLAS KIDS**

Run by CompaNanny, Atlas Kids offers convenient and exceptional quality daycare for babies and children aged up to 4 years old. Fully qualified nannies provide a caring, creative and healthy environment where your children will thrive. Located in the America building, it's close to the office for easy drop-offs, pick-ups and peace of mind.

## **GREEN MEETING SPOT**

During the summer season, Atlas provides on-campus outside working spots for you to do a brainstorm session, grab lunch or have a meeting.



## **ATLAS GYM**

This sports school provides a wide-ranging training programme that is suitable for every level of fitness. Here you'll find a pull-up bar, ropes, weights, rings and rowing machines.







# Services

The Personal Convenience Services make life just that little bit easier. No longer will you have to queue at the car wash or waste your free Saturday afternoon getting your shoes repaired or taking clothes to the cleaners. You can even have sandwiches or flowers delivered. All while you're at work. Fast, safe, but above all very easy.



# COMMUNITY @ATLAS

If you work here, you're one of us.  
In other words, you're an Atlasseer!  
Together we're creating a unique  
workplace centred around wellbeing,  
happiness and a real sense of community.



Events



News

ATLAS  
ARENA





# Atlas Events & News

Come along to our homegrown events, talks, markets, and more – hosted on-site across our generous communal areas, gardens, and tree-lined AAA Square.

The News is where we share what's happening in and around the campus to help our community stay connected.





# Annual Events

- Volleyball event
- Foodtruck festival
- Tulip picking garden
- Pimp your Magnum
- Pubquiz
- Business Lunch Sessions
- Christmas market
- and much more...







Partners with:

**use / space**

# Social activation and public events

We've partnered with Use/Space to activate our spaces with initiatives that spark social good and connect tenants with the local community. Most recently, this came to life in a semi-public ADE event featuring tenants, neighbours, business partners, and world-renowned DJ Burak Yeter.





# Welcome to Atlas Square

The heart of Atlas ArenA is our very own 'town square' – a beautiful, green space with places to relax, to wander, host meetings, play table tennis or chess, be part of a pop-up event or put on your own party.



**Table tennis**



**Lounge sets**



**Chess**





# Contact

## CBRE

Mart Schellekens  
Consultant  
CBRE B.V. | Advisory & Transaction Services  
+31 6 55 59 89 26  
[mart.schellekens@cbre.com](mailto:mart.schellekens@cbre.com)

## JLL

Daphne Pronk  
Consultant  
JLL – Agency | Offices Amsterdam  
+31 6 12 96 92 54  
[daphne.pronk@jll.com](mailto:daphne.pronk@jll.com)

## DRS

Yanti Rabelink  
Consultant  
DRS Makelaars  
+31 655 59 89 26  
[yanti@drs.eu](mailto:yanti@drs.eu)

