

GAUDI

AMSTERDAM



GAUDI,
THE STATE-OF-THE-ART
BOUTIQUE OFFICE
IN ONE OF THE FASTEST
DEVELOPING AREAS
IN AMSTERDAM

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STATE-OF-THE-ART BOUTIQUE OFFICE

GAUDI

Mens sana in corpore sano - healthy mind in a healthy body - asserted the Roman poet Jovenal in the first century of our era. Two millennia later, the thought of a healthy mind residing in a healthy body, is very much alive within the walls of Gaudi Offices.

Moreover, Gaudi Offices adds the observation that a healthy body thrives in a healthy environment. It is for this reason that GaudiOffices places high demands on its building, with the use of sustainable materials, and state-of-the-art climate control that meets the most current requirements. Furthermore, it offers boutique offices in which a sophisticated layout promotes synergy between work, health and creativity.

Behind the imposing facade is a beautiful reception area. Whether entering via the direct connection from the parking garage or through the main entrance, visitors are warmly welcomed by the receptionist who is also a barista. This combined role is now known as receptionista.

Gaudi's
impressive
entrance

GAUDI

A steel construction in which meeting cubes are installed at different levels is a real eye-catcher. This is traversed by a beautiful glass balustrade.

Sustainable building materials have been used throughout Gaudi. Wood, natural stone, glass and steel constructions alternate and together form a harmonious whole. The colors are neutral and provide a serene and quiet atmosphere.

At Gaudi Offices, we understand that healthy work environments enable businesses to thrive. All facets of our interior and in our wider offering contribute to an environment where you can relax and live a healthy life. A striking example is the open structure of the building which allows daylight to enter unobstructed. Throughout the day, state-of-the-art installations ensure fresh air supply. In an indoor gym, tenants can let off steam and subsequently catch their breath in the restaurant or in a relaxing lounge with healthy snacks. And all that on an area of nearly 9,000 sqm. It goes without saying, Gaudi Offices is the answer to healthy working.



The open structure where meeting cubes float in the air



ENJOY THE SERENE ATMOSPHERE OF GAUDI

GAUDI IN SHORT:

- ✓ Gaudi is located at Herikerbergweg 288-290 Amsterdam
- ✓ Excellent location in relation to public transport and arterial roads
- ✓ Located in a clearly visible location
- ✓ Undergoing a state-of-the-art renovation
- ✓ Completion: Q3 – 2022
- ✓ Available: approximately 8,660 sq. m. lettable floor area
- ✓ USPs: restobar, unique meeting boxes, gym, lounge





GROUND FLOOR

Conference center

Entrance
parking garage

Meeting area

Restobar

Flex workplaces



Main entrance

Gym

Lounge

Reception desk

Elevators

Multifunctional-
conference room



FULLY EQUIPPED

HIGH-LEVEL FACILITIES

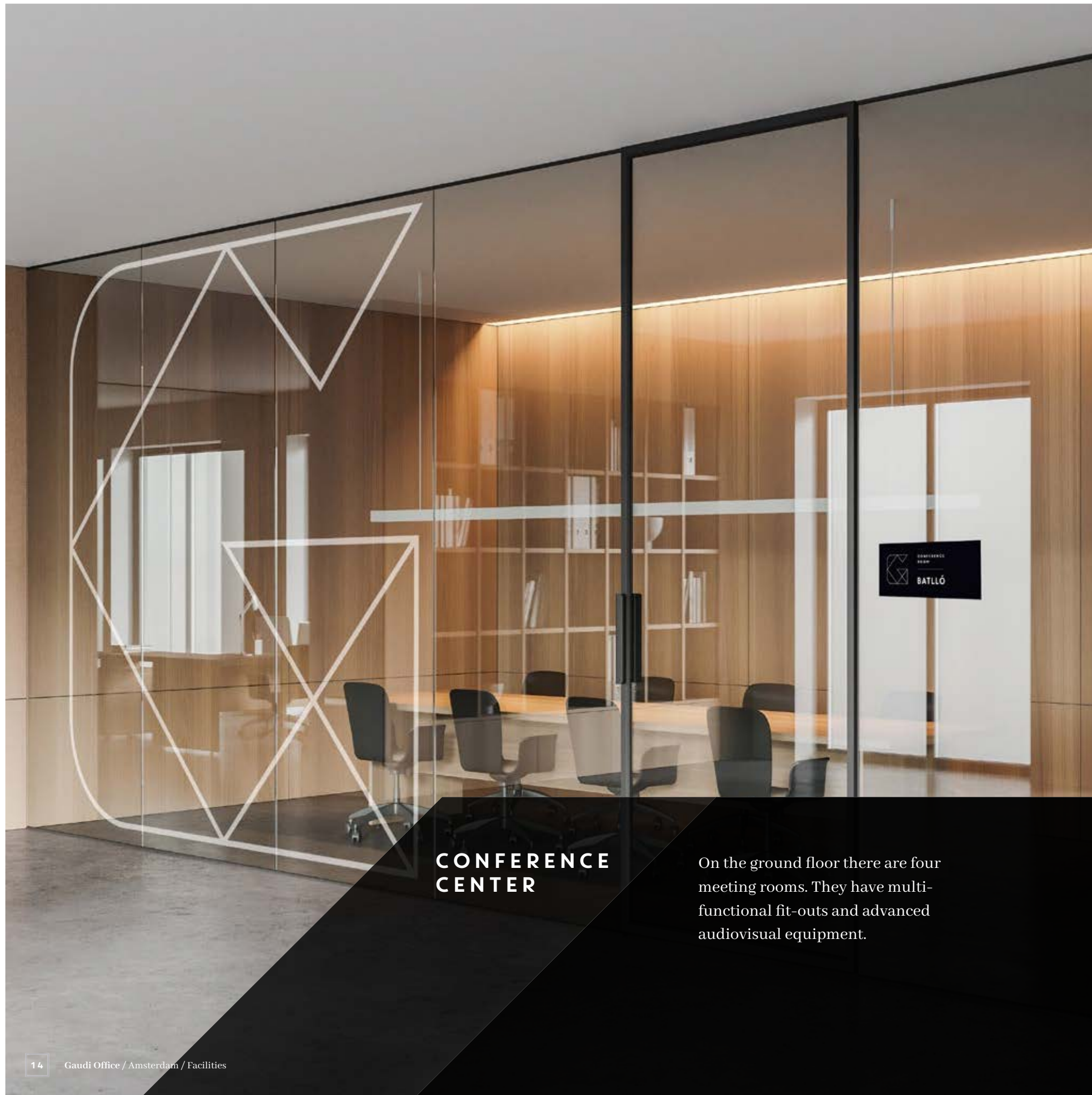
Gaudi Offices has a large number of facilities for optimal use every day.

The most notable facilities are:

- ✓ Perfect hospitality service
- ✓ Conference center
- ✓ Lounge
- ✓ Unique meeting boxes
- ✓ Restobar
- ✓ Banqueting services
- ✓ Great coffee - coffee bar with barista
- ✓ Gym
- ✓ Flexible workplaces
- ✓ Parking including EV-charging stations

PERFECT HOSPITALITY SERVICES

During office hours there is always a receptionista present to welcome your customers, schedule meeting rooms, and provide you with a delicious cup of coffee in the lounge.



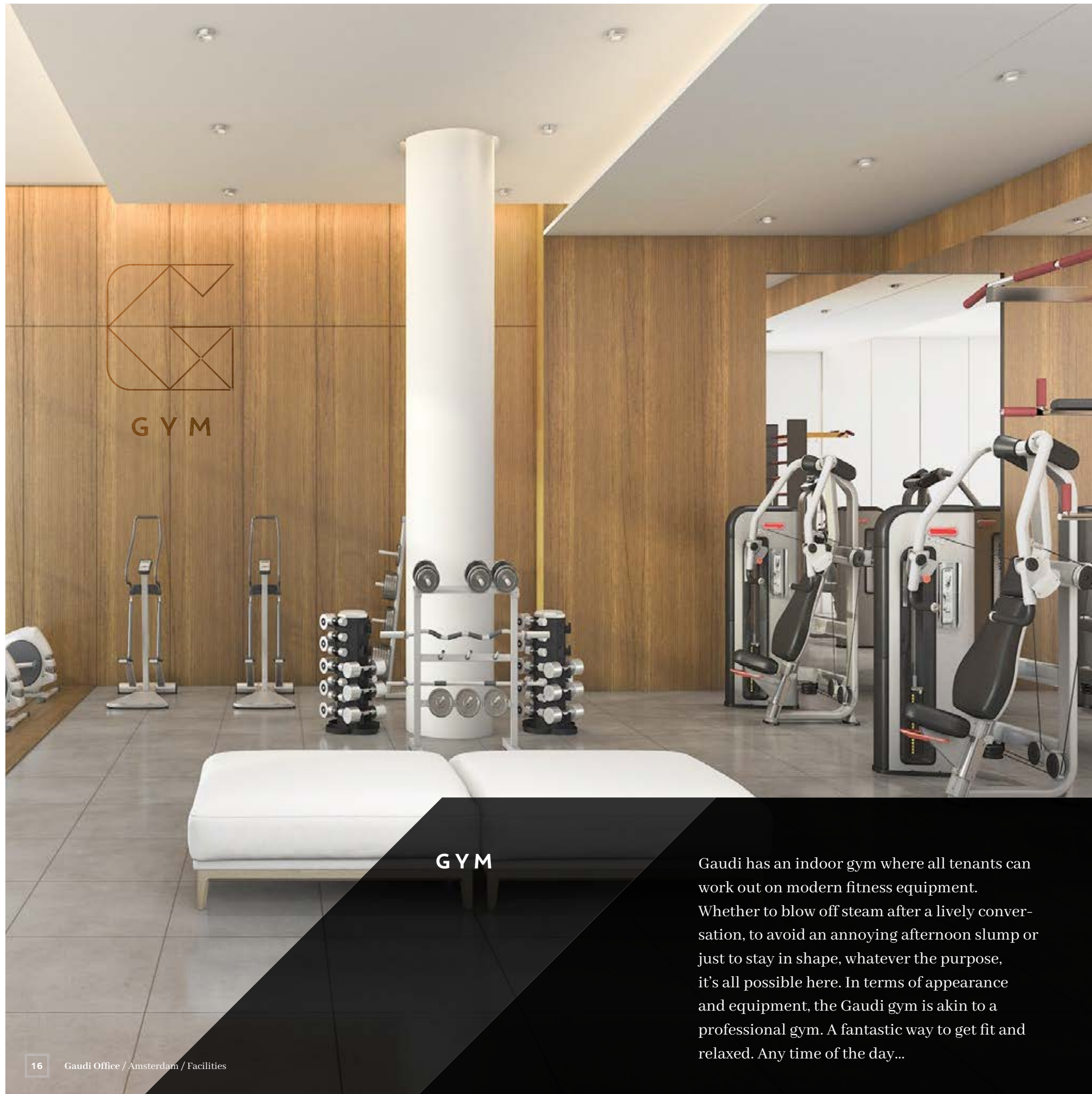
CONFERENCE CENTER

On the ground floor there are four meeting rooms. They have multi-functional fit-outs and advanced audiovisual equipment.



LOUNGE / RESTOBAR

In the lounge behind the reception you can enjoy a cup of coffee or a healthy lunch. Carefully selected 'bio-based' furniture creates a comfortable and opulent atmosphere. In addition, a lot attention has been paid to the acoustics so you can read your newspaper in peace or have a small meeting.



GYM

Gaudi has an indoor gym where all tenants can work out on modern fitness equipment. Whether to blow off steam after a lively conversation, to avoid an annoying afternoon slump or just to stay in shape, whatever the purpose, it's all possible here. In terms of appearance and equipment, the Gaudi gym is akin to a professional gym. A fantastic way to get fit and relaxed. Any time of the day...



PARKING

Parking garage P10 Plaza ArenA is located under Gaudi. The parking garage is open 7 days a week, 24 hours a day and has 814 parking spaces. Of these, 74 are reserved for Gaudi. They can be rented with a parking standard of 1/120 sq. m. Electric car charging facilities are of course available.



A CREATIVE,
HEALTHY AND
INSPIRING
ENVIRONMENT
WHERE
COLLABORATION
IS KEY





GAUDI
HERIKERBERGWEG 288
1101 CT AMSTERDAM

WORK, LIVE, ENJOY...

LOCATION

Gaudi is located in one of the most prestigious and attractive business districts of Amsterdam. With multinational companies such as Endemol, ING and Deutsche Bank around the corner and just a stone's throw away from crowd pullers such as AFAS Live, Johan Cruijff Arena and Ziggo Dome, the area adds value from both corporate and commercial perspectives. Moreover, a third pillar will be added in the near future: housing. In coming years this area will change from an office area into a lively city district in which you can not only enjoy work, but also live and pursue leisure activities at a high level.





ENTERTAINMENT

ZIGGO DOME:

Concert hall with a capacity of 17 thousand places where world-class stars have performed. It also hosts music awards regularly.

The facades of the Dome are fully lined with 840 thousand LED lamps on which video images are projected.

ziggodome.nl

LIVELY AND ENERGETIC

SURROUNDINGS

Gaudi is located in a lively area where there is always something to do 24/7. Whether it's a mega concert by an international artist, an Ajax home match or an intimate dinner for two: it's all possible here. Here is but a small selection of the top locations in the area.



CATERING INDUSTRY

EAST HARBOUR SEAFOOD:

Modern Chinese restaurant where you can feel free to bring all your acquaintances with you. In a luxury setting, you can order traditional Peking duck.

eastharbour.nl



HOTEL

JAZ AMSTERDAM:

A design hotel opposite the Johan Cruijff ArenA and therefore a mere stone's throw away from Gaudi. It features tastefully decorated rooms and all the facilities a hotel guest can wish for: restaurant, bar, fitness, wellness, music and so on.

jaz-hotel.com

ENTERTAINMENT

AFAS LIVE:

Temple of Music at the ArenA boulevard. Big-name acts like Radiohead, Charles Aznavour, Lauryn Hill and Nile Rogers have performed here. Dance parties are also a regular feature. afaslive.nl



SPORT

AMSTERDAM OLD COURSE:

For doing business in a more relaxed atmosphere, a 9-hole golf course is located right next to the Johan Cruijff ArenA. Since 1934 pars, birdies and bogeys have been hit here, and beverages drunk at Hole 10, the clubhouse with character on the course. amsterdamoldcourse.nl



HOTEL

FLETCHER AMSTERDAM:

A 4-star hotel along the A2 artery road which, with its futuristic design, has developed into a major landmark. Once inside, you'll be pleased with the Fletcher experience: luxury rooms and, on the 18th floor, SKY restaurant Pi with a view of humming Amsterdam.

fletcherhotelamsterdam.nl



CATERING INDUSTRY

BULLEWIJCK BY PAR HASARD:

A restaurant inspired by the typical Belgian chips shop. Homemade fries with sour meat are served, but also other classic snacks such as shrimp croquettes and burgers. Unpretentious, but of high quality. cafeparhasard.nl/bullewijck



SPORT

JOHAN CRUIJFF ARENA:

The home base of AFC Ajax where the grass turf is also used for large concerts. International super stars like the Rolling Stones and Lady Gaga have performed here. The ArenA has rooms for hire for meetings and events. It has also got corporate boxes for rent.

johancruijffarena.nl



CATERING INDUSTRY

LEBKOV & SONS:

A nice place for breakfast and lunch and for a coffee in between. Alternatively, you can order your lunch here and have it delivered.

lebkov.nl



CATERING INDUSTRY

RISTORANTE 51:

A cozy living room restaurant in the Courtyard Amsterdam Arena Atlas hotel, where you can order authentic Italian dishes throughout the day. Think: pasta and antipasto, but also meat, fish and vegetarian specialties.

ristorante51.com

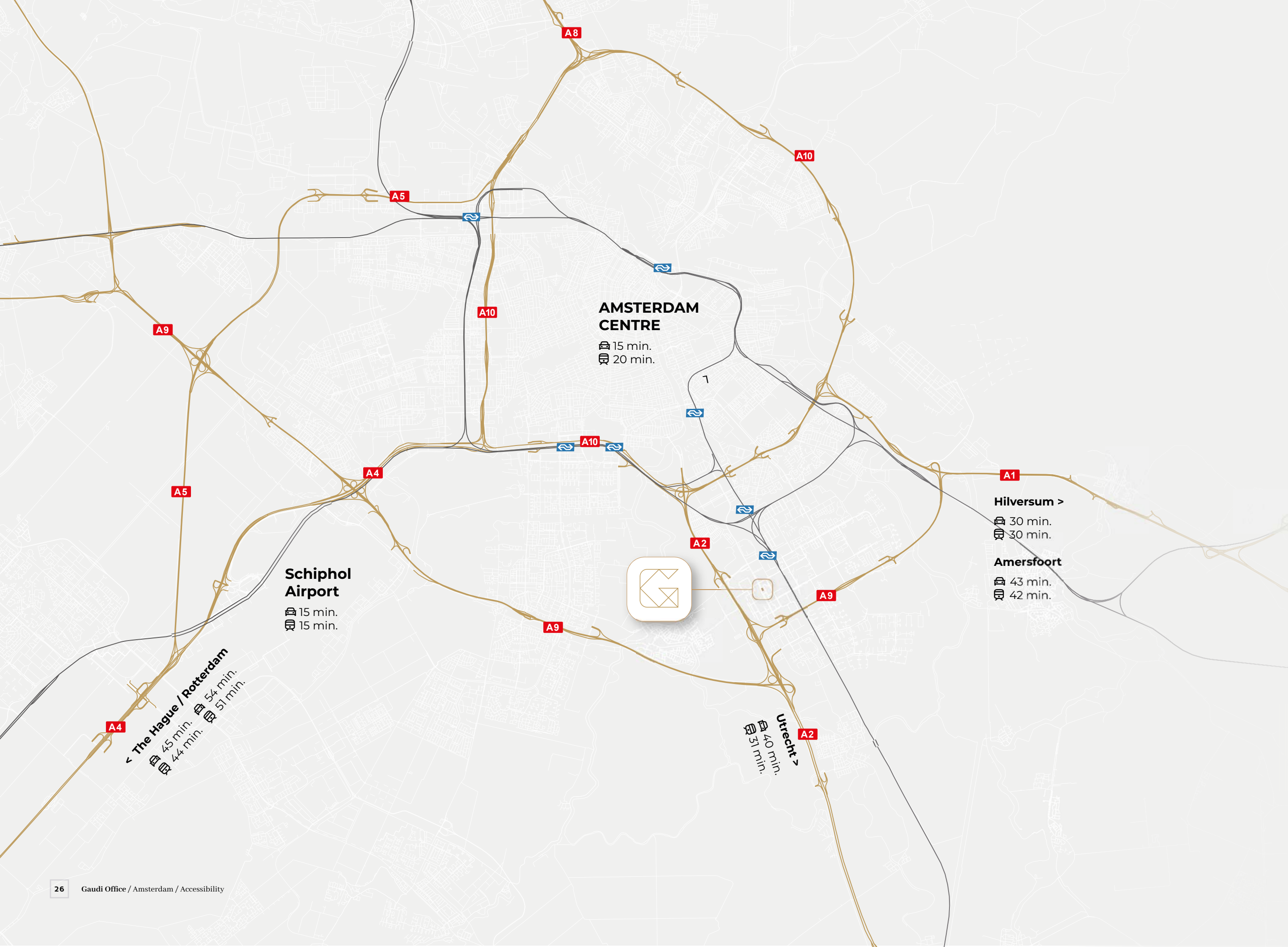


HOTEL

COURTYARD AMSTERDAM ARENA ATLAS:

The business hotel of Marriott International right in the middle Amsterdam South East. This is where you sleep within walking distance from Gaudi with all comforts provided, in-between other major office complexes.

marriott.com



IDEALLY LOCATED

ACCESSIBILITY

Gaudi is located on the Hoogoorddreef arterial road and is therefore easily accessible by both car and public transport.

TRAIN AND METRO

The intercity train and metro Bijlmer ArenA station is a 5-minute walk and has direct connections to Amsterdam Central Station, Schiphol Airport and Utrecht.

BUS VIA BIJLMER ARENA STATION

There is a direct bus connection between Haarlem Station and Schiphol Airport with the Zuidtangent bus network.

CAR

Gaudi is readily accessible from every direction via motorways such as the A1, A2, A9 and the A10 ring road.



HIGH QUALITY AND STYLISH

IMPRESSIVE AREA DEVELOPMENT

Amsterdam South-East is growing into an energetic city district where living, working and leisure are quintessential. Amsterdam South-East is currently being transformed into a bustling and modern mix of living, working, sports and entertainment. The area can be roughly divided into two areas, ArenApoort and Amstel III. Gaudi is located in the Amstel III area.

AMSTEL III

The residential area of Amsterdam Southeast is expanding. Old office buildings give way to a mixed and green urban district where working and living can be enjoyed together. Developers are currently working hard to create about 10,000 town houses.

Parklike areas for sport and recreation are planned along the railway track in places between the Johan Cruijff ArenA and Ikea. The layout of the area is such that it encourages walking, cycling and the use of public transport.

ARENAPOORT

In the years ahead, ArenApoort will change into an entertainment area. By 2030, approximately 5,700 new homes will have been built. In addition, there are new facilities and functions, such as a city park, new squares and streets and many small shops.

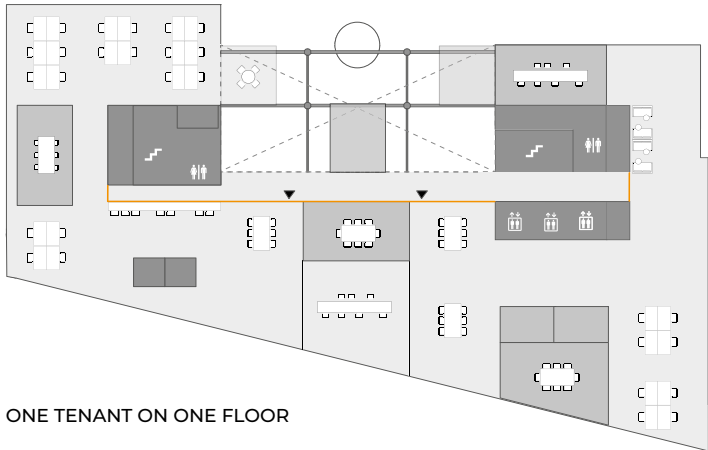




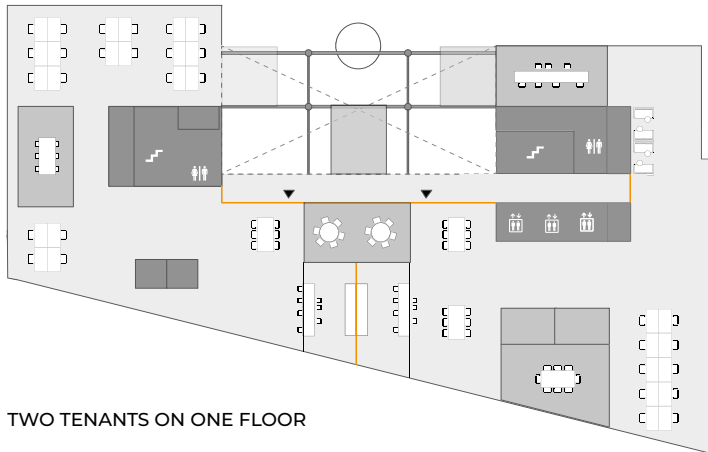
MANY POSSIBILITIES

EXAMPLE FLOOR LAYOUT

Gaudi offers flexible office space with many layout options.
An open office structure or more closed offices?
Or maybe you want a combination of both? It's all possible.



ONE TENANT ON ONE FLOOR

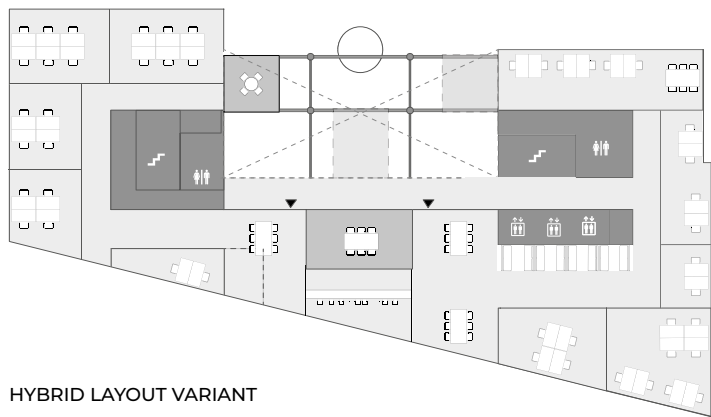


TWO TENANTS ON ONE FLOOR

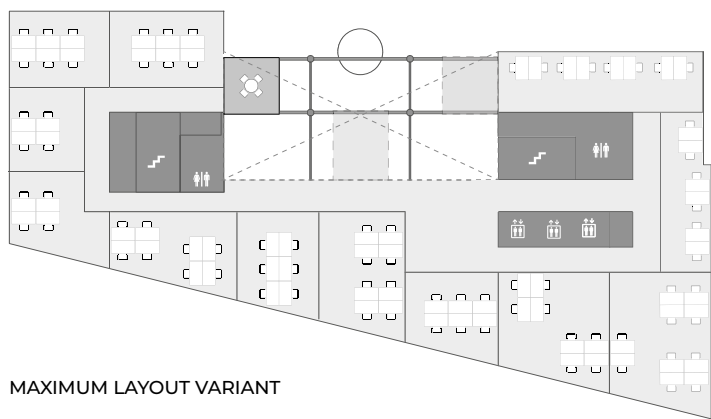


Impression of floor
with open office layout

EXAMPLE FLOOR LAYOUT



HYBRID LAYOUT VARIANT



MAXIMUM LAYOUT VARIANT



Impression of floor
with split office spaces



HIGH QUALITY AND STYLISH

LEVEL OF FINISHING

- ✓ An aesthetic entrance hall and reception on the ground floor with all the facilities you need
- ✓ Modern elevators
- ✓ High-quality leveled floors
- ✓ New sanitary facilities on every floor
- ✓ Suspended ceilings and LED lighting (with daylight control)
- ✓ New cooling and ventilation systems
- ✓ Raised computer floors for maximum flexibility and secured glass fiber connection
- ✓ Windows that can be opened
- ✓ Façade advertising for tenant is possible
- ✓ Eye-catching meeting cube on the roof terrace

FACILITIES:

- ✓ Perfect hospitality service
- ✓ Conference center
- ✓ Lounge
- ✓ Unique meeting boxes
- ✓ Restobar
- ✓ Banqueting services
- ✓ Great coffee / coffee bar with barista
- ✓ Gym
- ✓ Flexible workplaces
- ✓ Parking including EV-charging stations

SUSTAINABILITY:

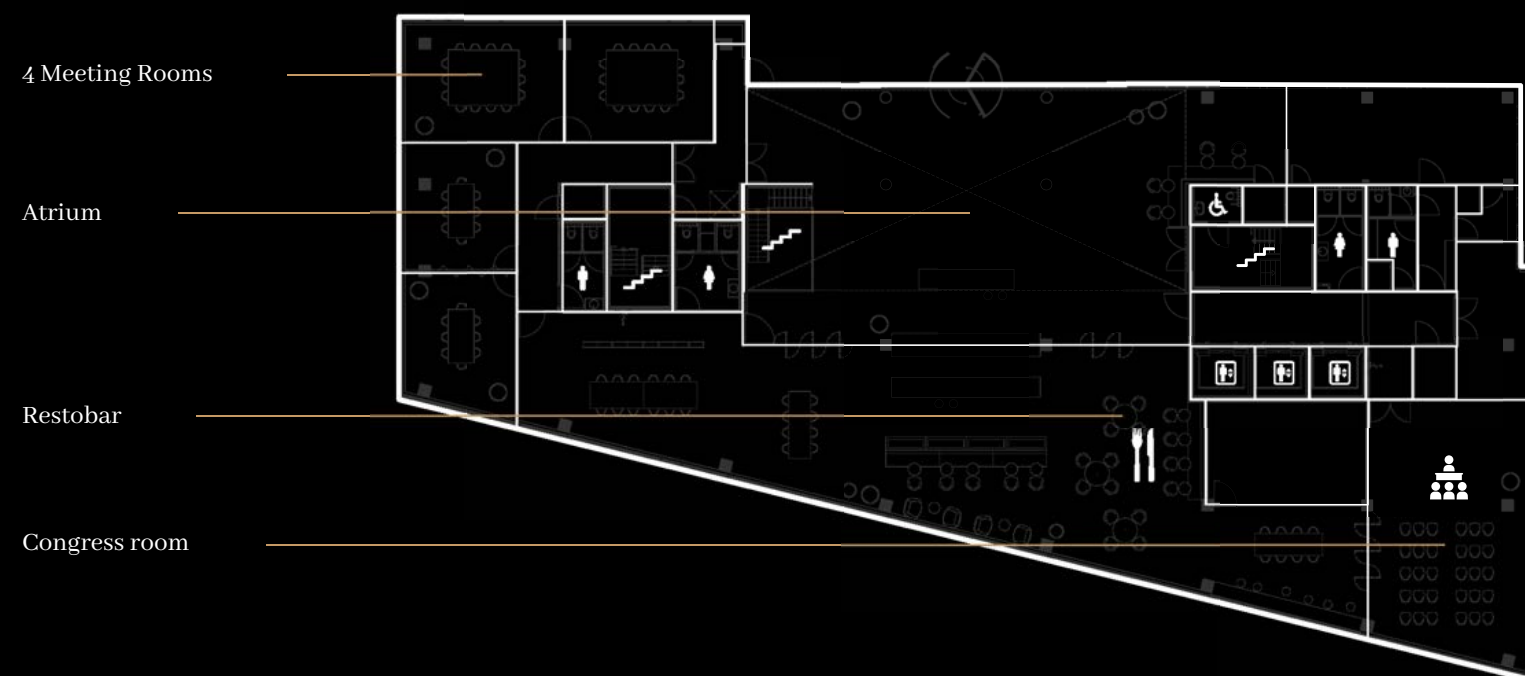
- ✓ Energy label A++
- ✓ Breeam in use Excellent

CLEAR AND FLEXIBLE

FLOOR PLAN

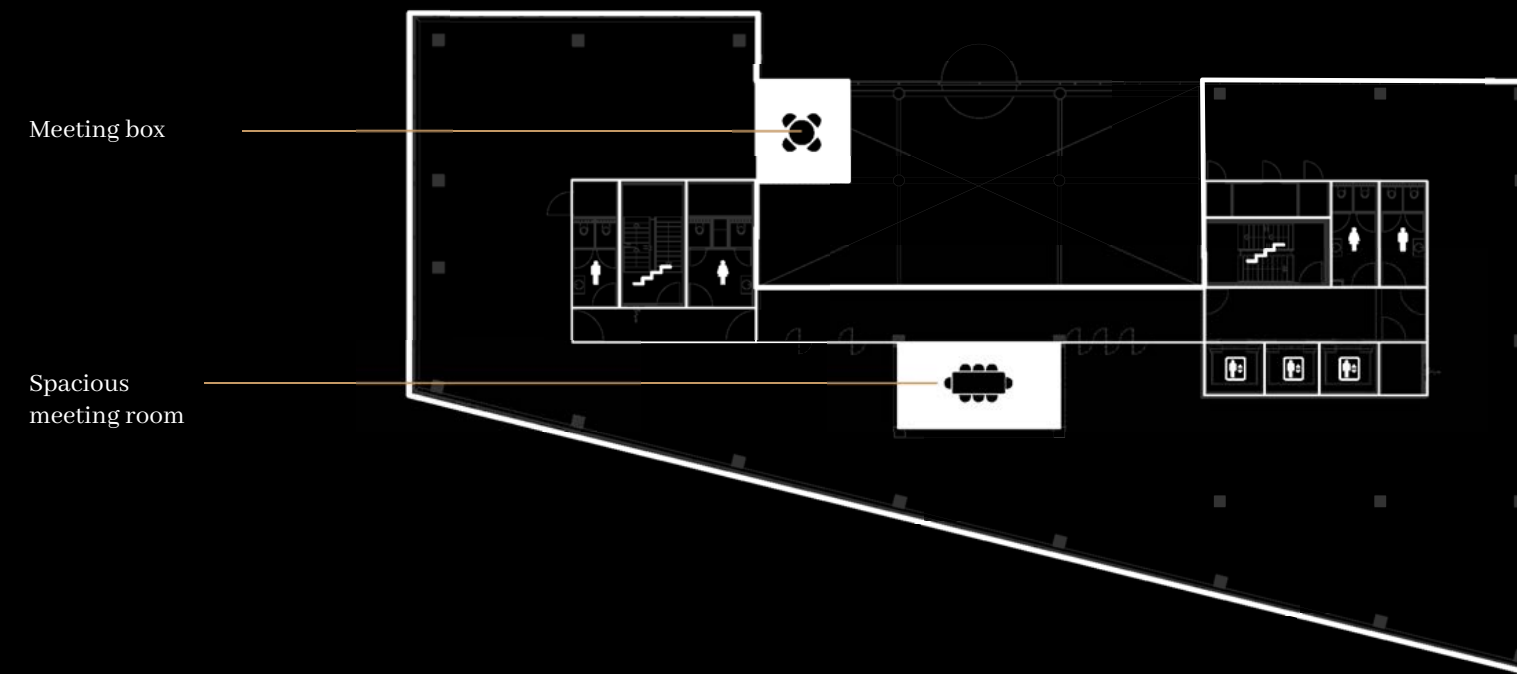
Gaudi has a total surface area of approximately 8,660 sq. m. which includes the ground floor and 8 floors.

GROUND FLOOR



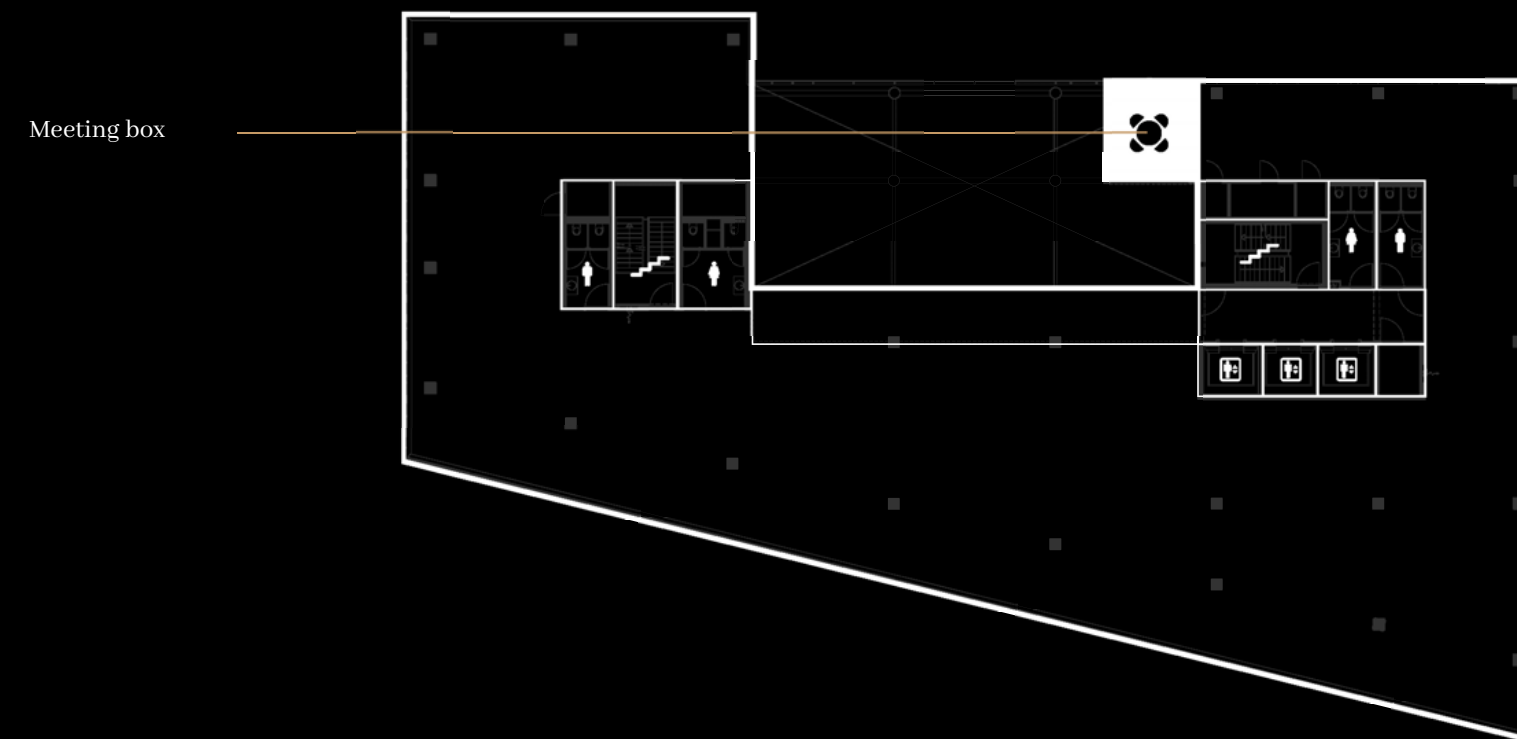
FIRST FLOOR

928 sq. m.



SECOND FLOOR

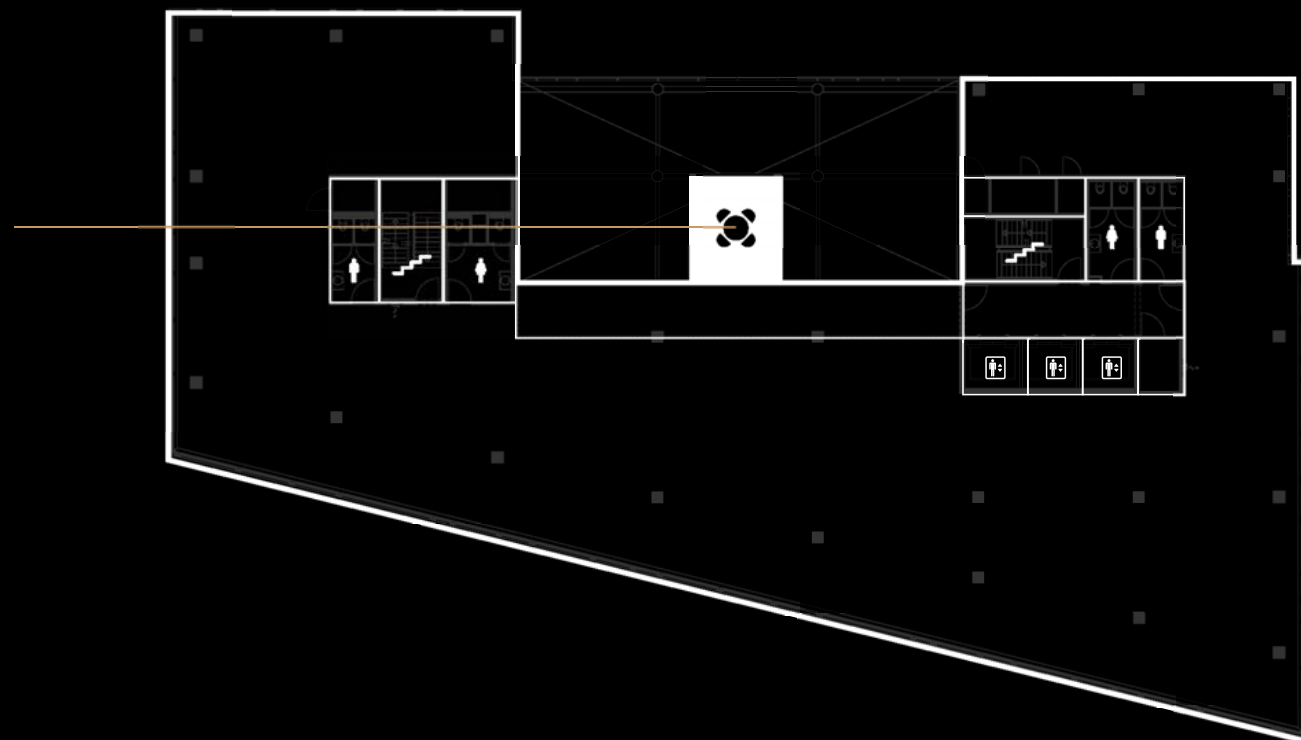
1,096 sq. m.



THIRD FLOOR

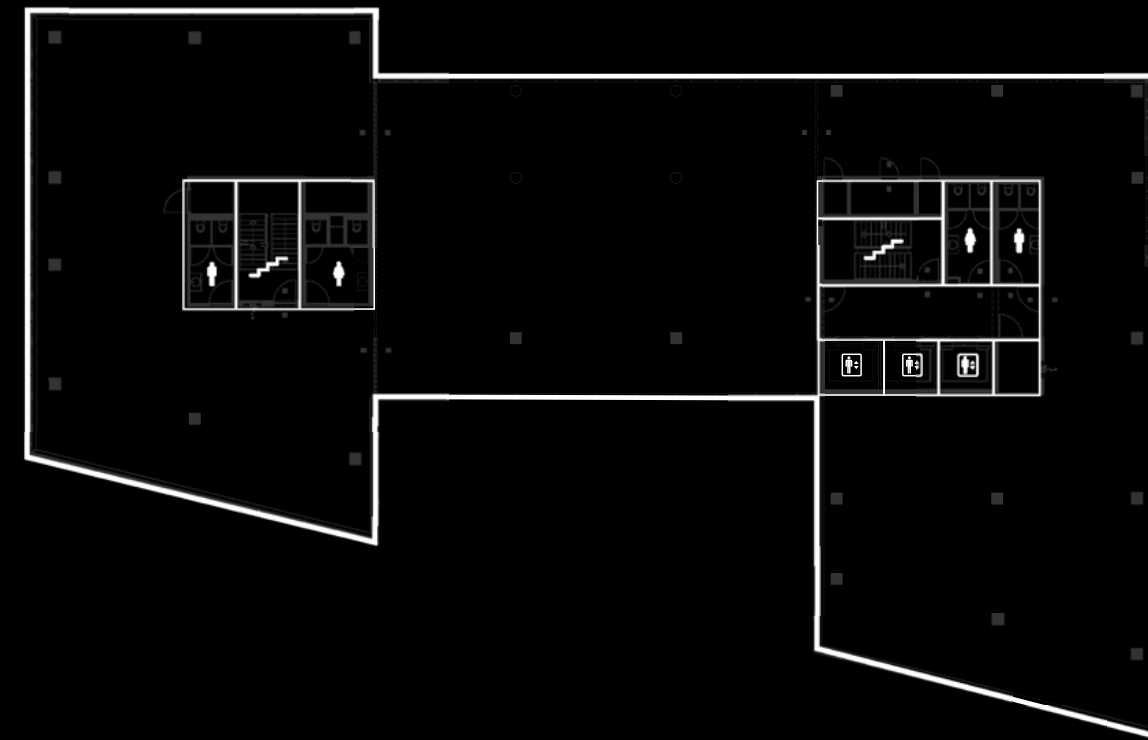
1,100 sq. m.

Meeting box



FIFTH FLOOR

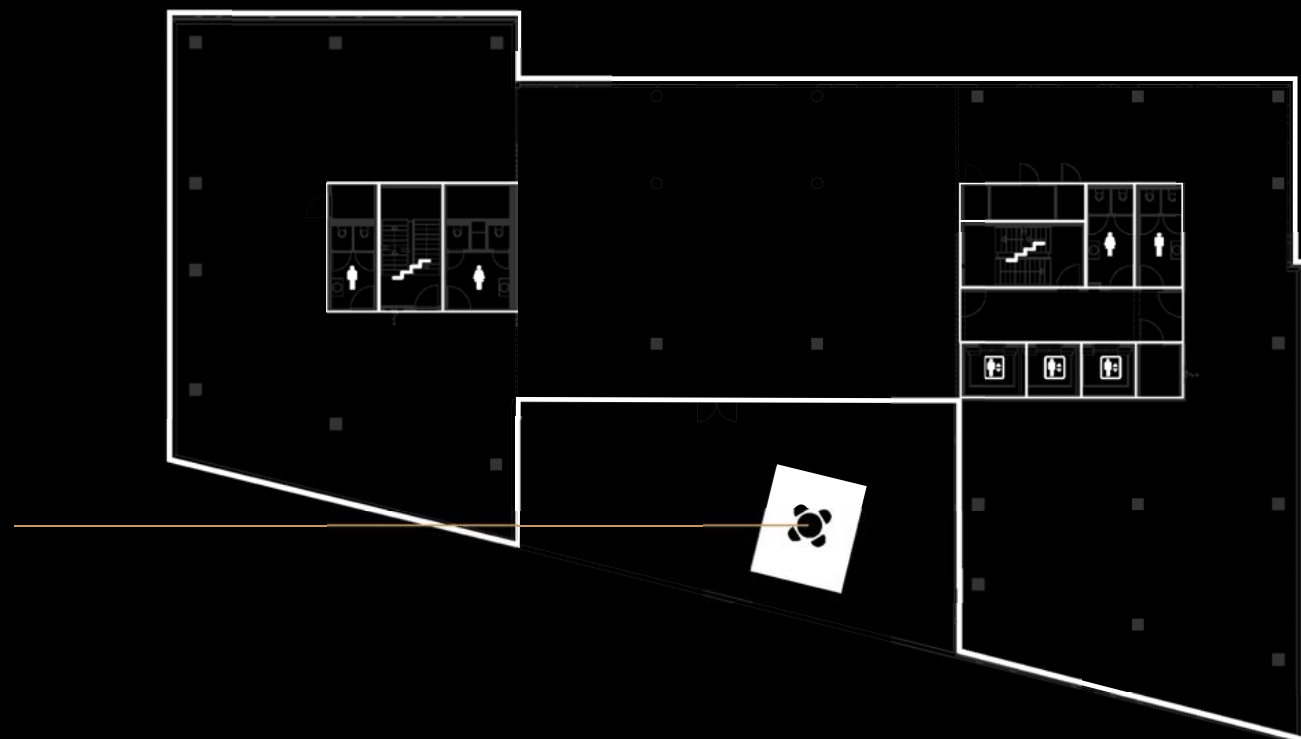
1,093 sq. m.



FOURTH FLOOR

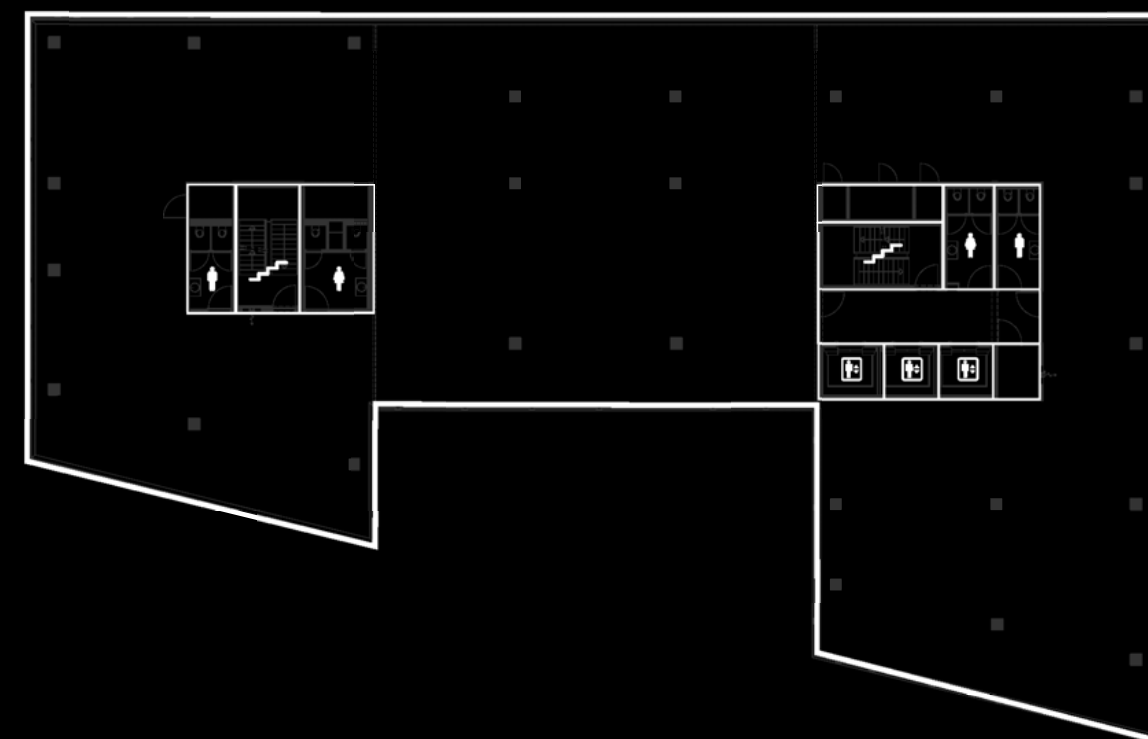
1,111 sq. m.

Meeting box



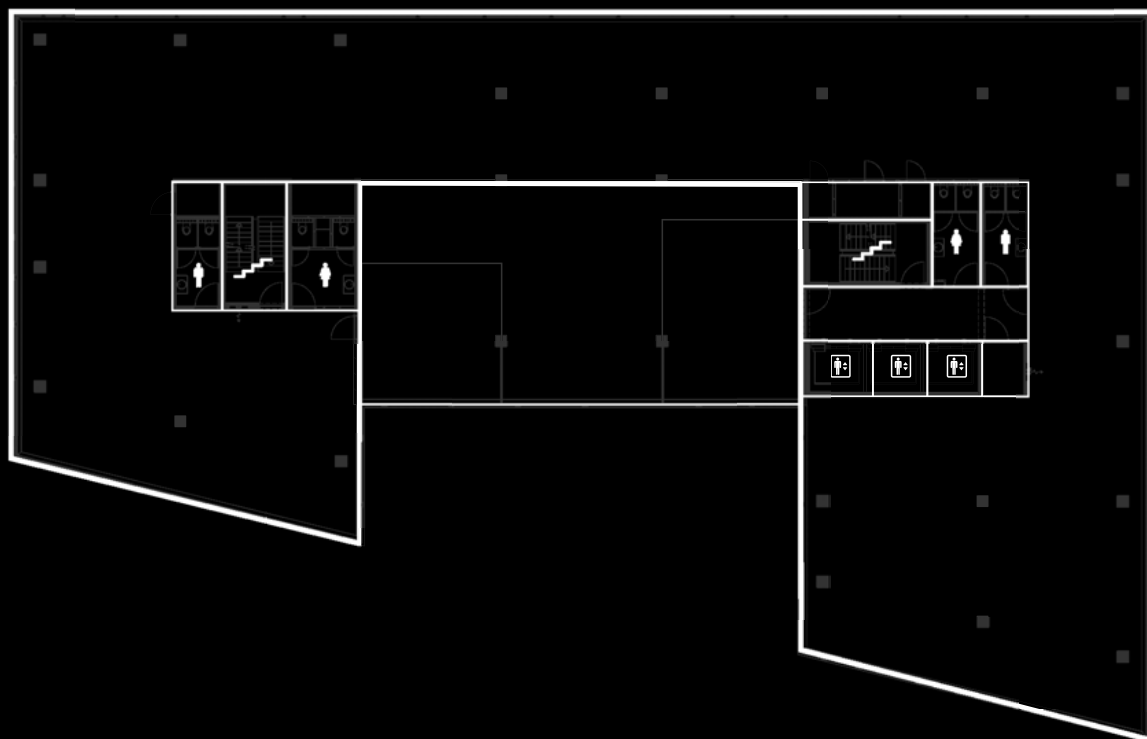
SIXT FLOOR

1,217 sq. m.



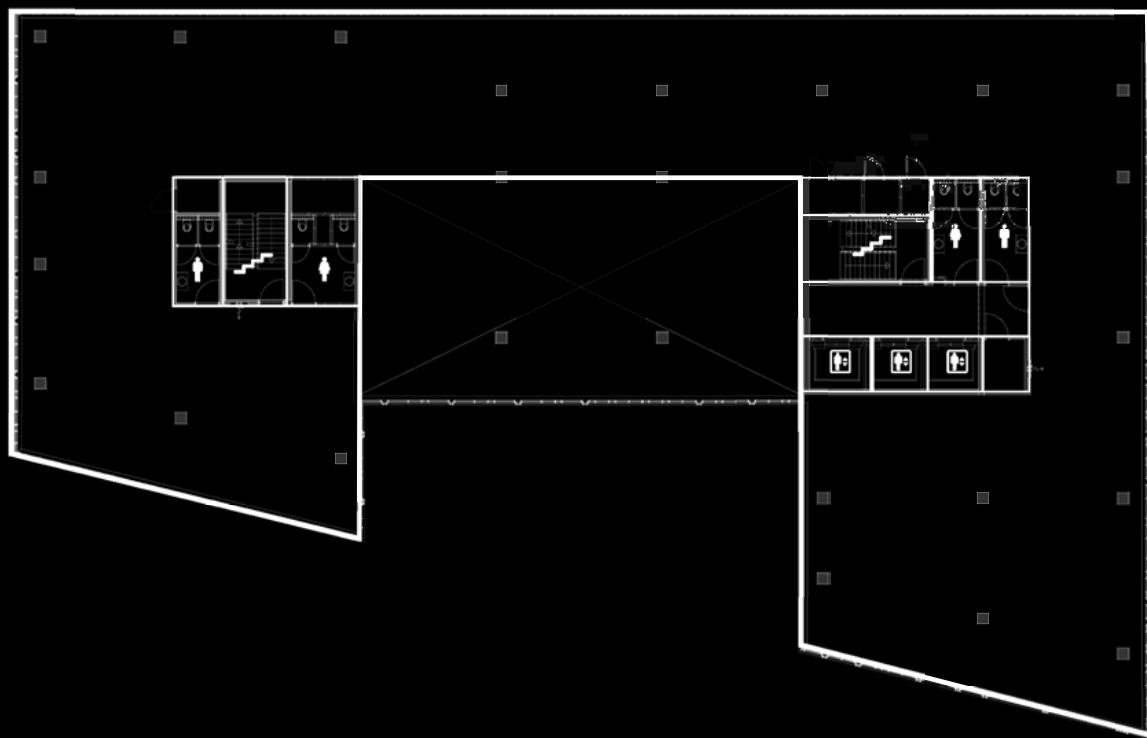
SEVENTH FLOOR

1,089 sq. m.

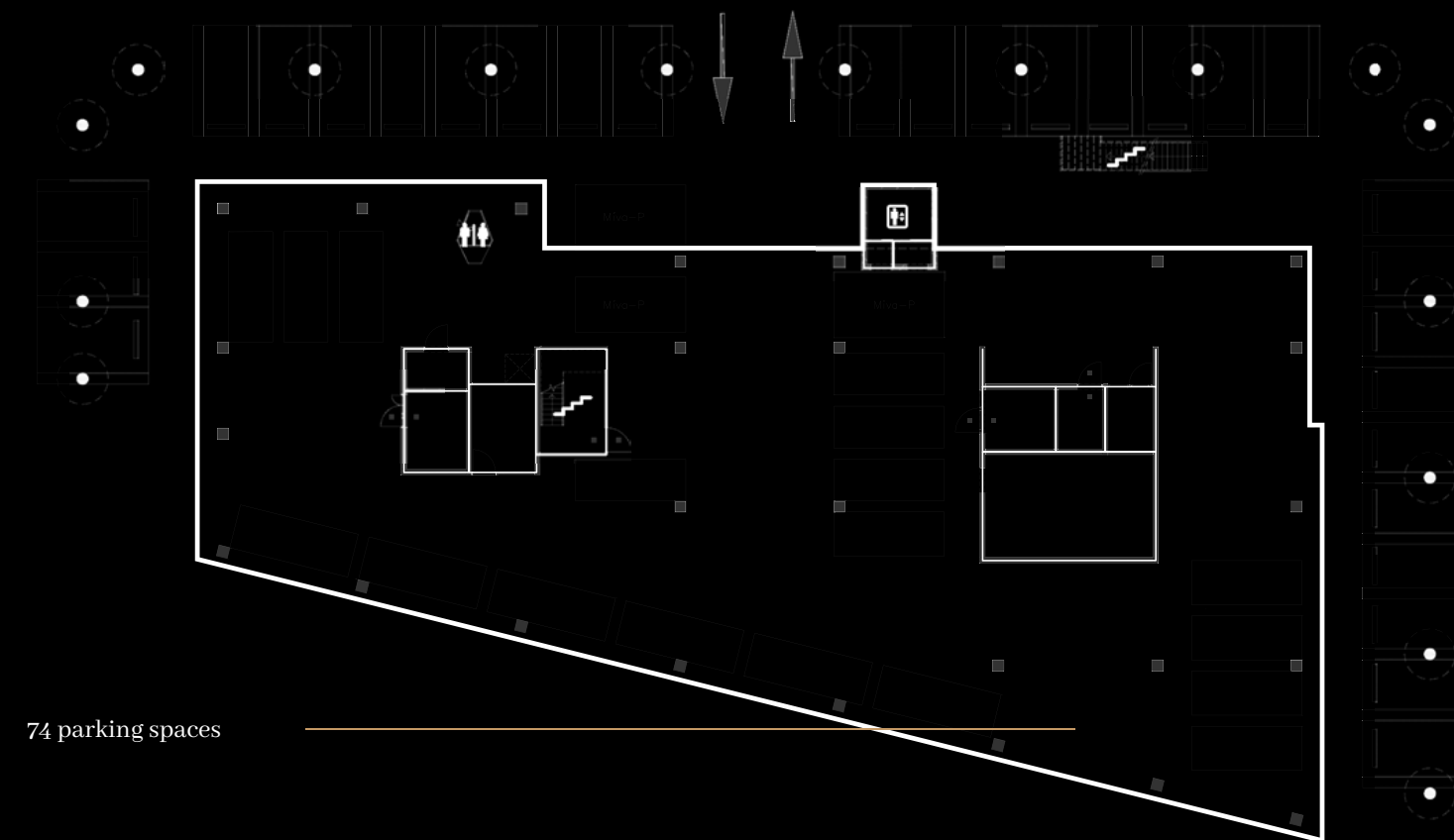


EIGHT FLOOR

993 sq. m.



PARKING GARAGE

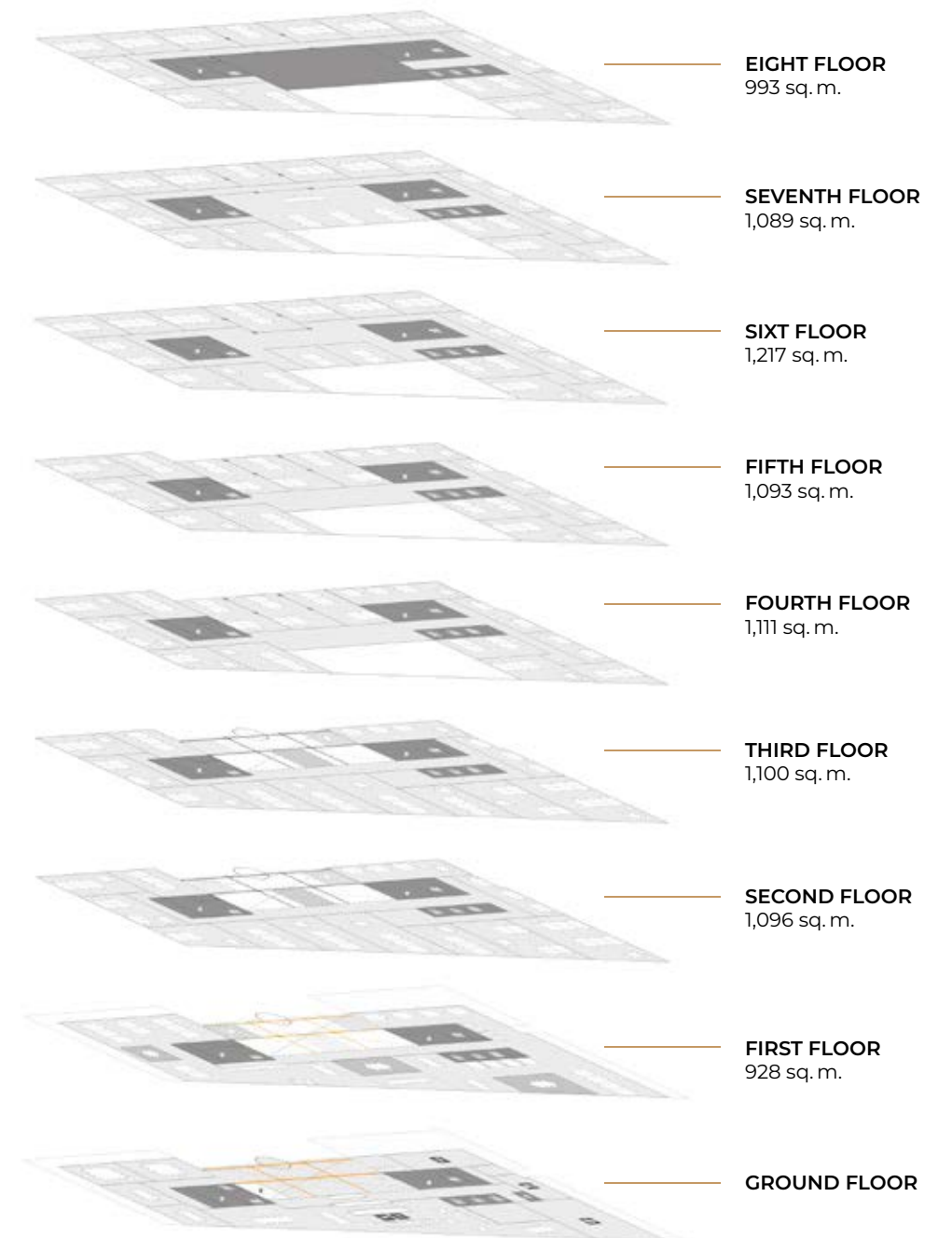


74 parking spaces



THE BUILDING

PROFILE OF GAUDI





GREEN AND HEALTHY

SUSTAINABILITY

ENERGY LABEL A++

Gaudi has an Energy Label A++ that meets the most current requirements and those of the future.

BREEAM IN USE EXCELLENT

Gaudi is also 'Breeam' in use Excellent' certified.

This standard ensures a healthy work environment where employees can work carefree.



UP TO DATE

TECHNICAL DESCRIPTION

HEATING AND COOLING

Heated and cooled water is generated by new heat pumps. The existing district heating is used for peak times and backup of the heat pumps. The office floors are equipped with a 4-pipe induction system for cooling and heating with an average cooling capacity of 50 w/m². These are mounted in the suspended ceiling. New distribution pipes for central heating and chilled water have been installed from the technical room to the induction units.

VENTILATION

The new air handling unit and the heat pumps are set up in the roof niche. The distributors and collectors with pumps and control cabinets are installed in the technical room. This new closet is suitable for 100% outside air and is

equipped with heat recovery. Via a partially reused insulated ductwork, the air will be transported to the floors.

The return air goes through the ceiling plenums. On average, 45 m³ of fresh air per person will be available on the floors.

There will be 10% reserve air present for the utilization of meeting rooms on the floor. This is evenly distributed over the entire floor. The sanitary groups will be extracted via a separate system.

CONTROL INSTALLATION

All floors are equipped with an adjustable dcc system of 3.60 meters. A new bus circuitry has been installed on all floors. There is a control device above the ceiling per 7.20 meters mounted for cabling.

The consumption of energy (cooled and heated water) is measured per wing at exit shafts.

OPEN OFFICE FLOORS

The ideal distance from the workplaces to the glass facades is 80 cm.

LIGHTING

The fixtures in the offices are LED fixtures. These are on the window side equipped with DLR (Daylight Control). Switching on the fixtures in the offices is done by means of motion sensors. A group of 4 to 6 luminaires will be connected per motion sensor.

In the offices, an average of 500 lux is maintained. The downlights in the toilets have motion sensor switches.

FIRE ALARM AND EVACUATION SYSTEM

The fire alarm and evacuation system is explained on the basis of the Building Decree. For the fire alarm system, part-physical surveillance with certification applies. The evacuation system is type B.

ACCESS CONTROL

Per floor, there are 4 card readers installed. These are mounted at the doors of the emergency stairwells and the central elevator hall. On the ground floor 6 card readers are available. These are mounted at the doors of the emergency stairwells, central elevator hall and 1 at the tourniquet. The card readers are mounted at the emergency stairwells on the office side.



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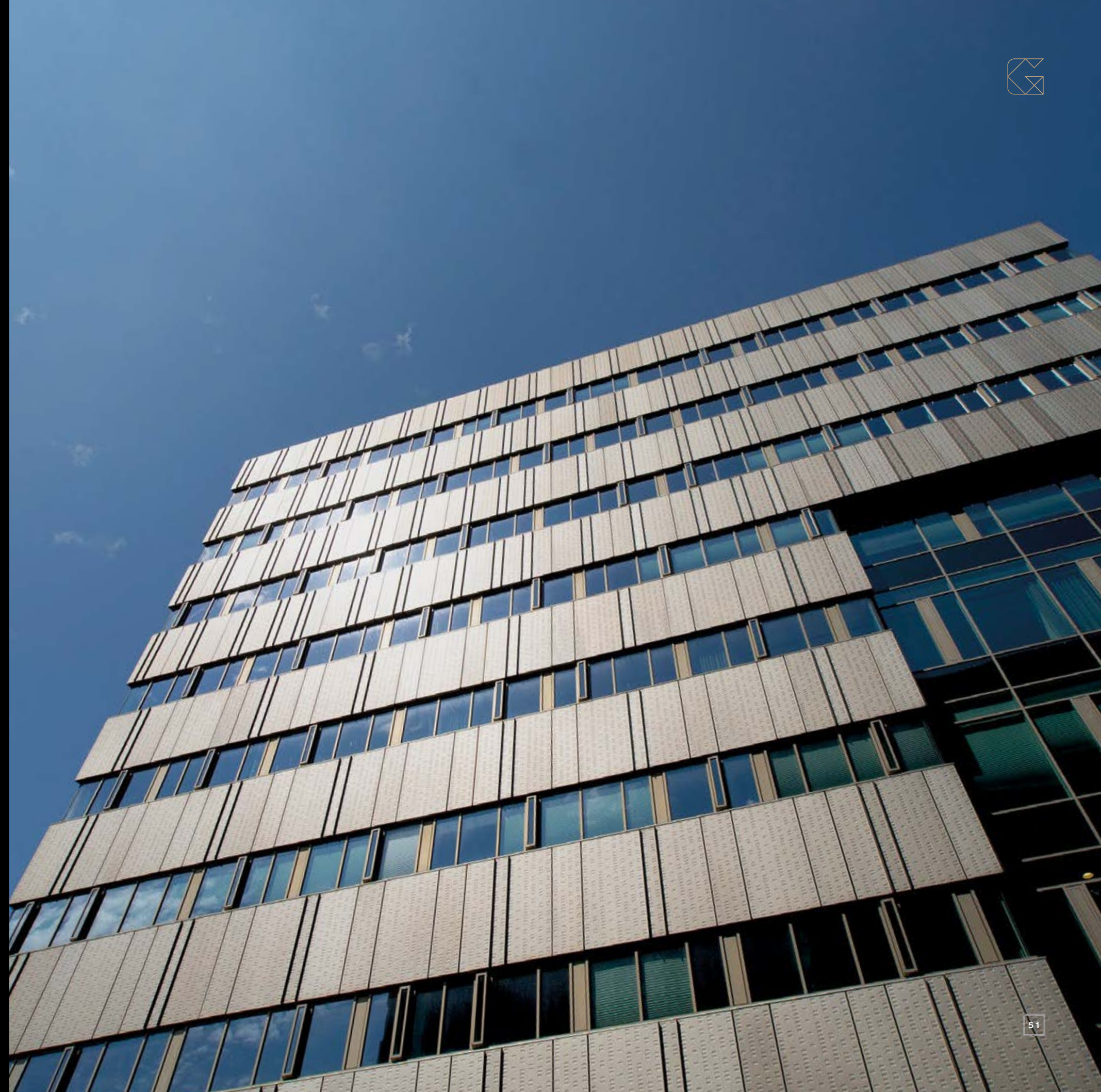
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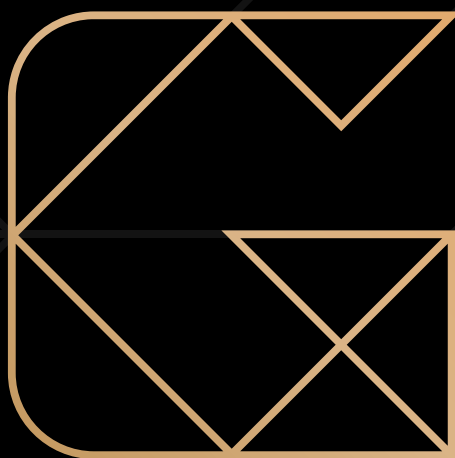
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Disclaimer

The details in this brochure and attachments are of an informative nature. They are intended to acquaint the reader with the project in question and to encourage negotiations. All of the details were compiled with great care and originate from what we consider to be reliable sources. However, we cannot assume liability with respect to the accuracy thereof.

Concept and design: BGMW





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