



REEM
BRAN
NDT
PARK

SAY HELLO TO REMBRANDT PARK



WELCOME TO REMBRANDT PARK

The Green Inner City Campus, a truly unique location in Amsterdam. This lively destination offers a variety of workspace solutions that will cater every company list of wishes and will inspire your employees and guests.

We offer offices ranging from 65m² to full floors of 2000m², from core and shell to fully furnished, starting from 6 months.

The green surroundings, high-end design of the common spaces, sunny terraces and in-house restaurant make it ideal for businesses that want to offer their employees the best of the best. Just a bike ride away from the city centre and only 15 minutes by car from Schiphol Airport it's ideally located.

Come check it out.

CENTRALLY LOCATED

Centrally located offices with a spectacular view over the park, which is also the ideal place to spend some time outside. To clear your head, enjoy the greenery or just take a nice walk with colleagues or during a call. Rembrandt Park offices is the place to work, to meet, to enjoy and to relax.

Yes, it's the place for expanding your network in the inspiring co-working areas. However, it's also the place for having drinks with friends and dinner with business colleagues. Naturally, the many amenities include a gym, which is also open to the public. An office next to Amsterdam public transport too, with frequent trains, metros, and buses.

THE NEXT GENERATION OFFICE SPACE





IN THE CITY AND YET OUTSIDE THE CITY

NOTHING LIKE IT

A walk in Rembrandtpark is inspiring and good for your physical and mental well-being. This natural environment improves your mood, reduces stress and even helps you sleep better. Is there a better place to walk and talk with colleagues? In a word, no. It's easy to forget that it's within the A10 ring road and a short stroll from Station Amsterdam Lelylaan. And being able to bike from the city centre is just so typical Amsterdam and the people who like to work here. With Schiphol on your doorstep you're truly connected to the world.



A BETTER WAY OF WORKING



REMBRANDT PARK

The private offices are designed to meet the demands of modern-day work and are driven by quality of environment, sustainability, smart building technology and modern, flexible ways of working.

And on top of that, they offer a spectacular view over the park, which is also the ideal place to spend some time outside. What makes Rembrandt Park stand out are the superior designed common areas, co-working spots and meeting rooms that will captivate your employees and guests.

A PLACE THAT MEETS THE HIGH DEMANDS OF TODAY'S OFFICE WORKERS.

FOR WHO?

Rembrandt Park offers workspaces for individuals, small teams, mid-size businesses and large companies.

INDIVIDUALS

Get access to the coworking area and pay-per-use. Or book a day office or meeting room as much and as long as needed with or without a contract.

SMALL TEAMS

Choose a fully equipped private office – with access to shared amenities for the full hybrid work experience and come with fully flexible contracts.

MID-SIZE BUSINESSES

More interested in a long-term private office, in that case Rembrandt Park offers private offices (core and shell or turn-key) on the 3rd floor of the building. Share your pantry and sanitary groups but have your own private office area to create the vibe that fits your company. (Conventional lease: starting from 250 sq.m. LFA and 5 years lease term)

LARGE COMPANIES

Create an office environment that suits your business. With large floor of 1,986 sq.m. LFA, excellent flexibility due to the lay out of the floors and the common facilities in the building, tenants at Rembrandt Park can decrease their total amount of lettable area and have the 360 views from one (or more) floors in the building. (Conventional lease: minimum area is one floor and 5 years lease term),



STACKING PLAN / AVAILABILITY

MAIN BUILDING

FLOOR 12 | LEASED

FLOOR 11 | LEASED

FLOOR 10 | 1,935 SQM/LFA

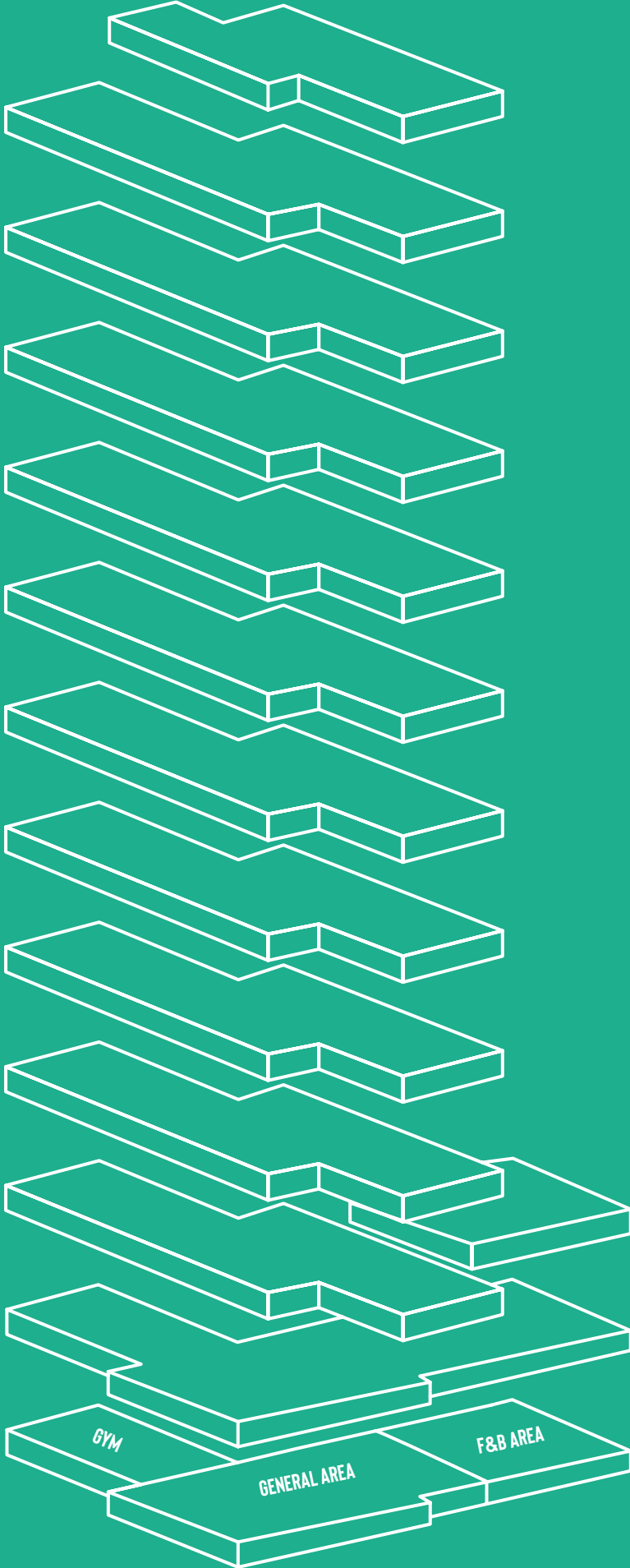
FLOOR 9 | 1,986 SQM/LFA

FLOOR 8 | LEASED

FLOOR 2-7 | 1,986 SQM/LFA

FLOOR 1 | FLEX OFFICES

GROUND FLOOR | SERVICES



PAVILION

FLOOR 2 | LEASED

FLOOR 1 | LEASED

GROUND FLOOR | SERVICES

FLEX OR CONVENTIONAL?

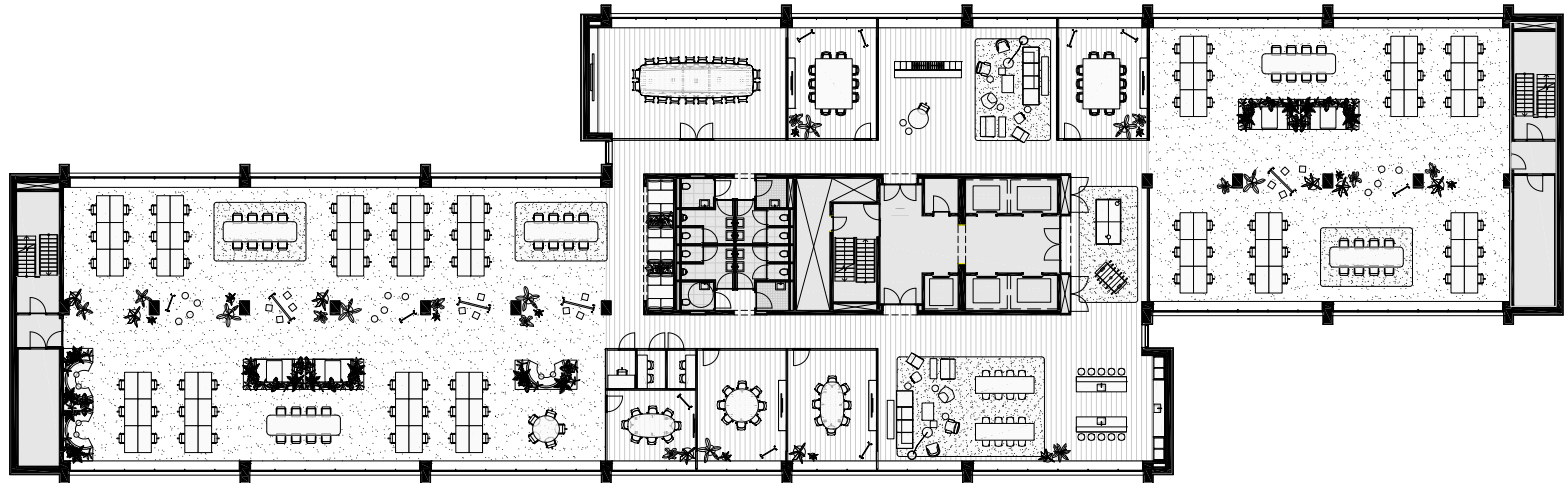
OFFICE SPACE FIT OUT - FULL FLOOR

- Capacity: 150 persons
- 90 workplaces
- 40 touchdown workplaces
- 6 meeting rooms
- 10 booths
- 3 phone booths

PRICING

Floor 4-7,9 and 10
 - €300 /sq.m. LFA/annum. Core and shell delivery.
 Starting per half floor of approx. 1,000 sq.m. LFA.

Floor 3
 - starting from €315 /sq.m. LFA/annum. Casco + delivery.
 Starting from approx. €300 sq.m. LFA. Turn-key delivery is possible (€340 /sq.m. LFA/annum).

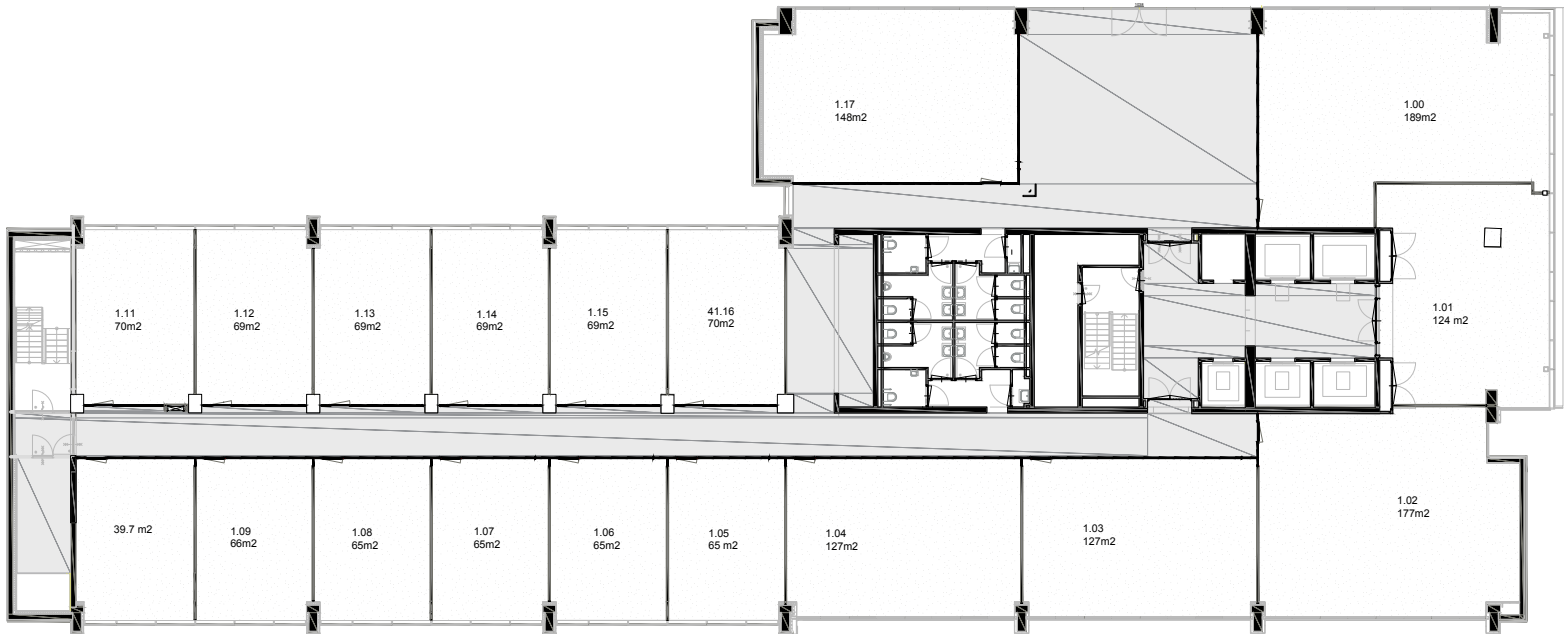


FLEX OFFICES

- Starting from 65m2
- Full service and turn-key
- Flexible contracts starting from 6 months
- Option for fully furnished offices with Vitra
- Use of shared facilities
- Meeting rooms on demand
- Overflow space on the ground floor

PRICING

- prices on request



MORE THAN AN OFFICE

A place for that meets the high demands of today's office workers. No 9 till 5 economy, Rembrandt Park will be a place open to you any time of the week or weekend. The ground floor is equipped with facilities for tenants, visitors, and the neighbourhood

FOOD & BEVERAGES

With a coffee bar, a public restaurant, and a company restaurant on the ground floor there will always be a place that suits your mood. The different F&B areas will be connected by an impressive open atrium with relaxing seating to meet and dwell.

GYM

With a healthy work life balance becoming more important, the gym makes it easy to stay healthy for everyone that works at Rembrandt Park. Choose to work-out inside or enjoy the opportunity for a class in the park.

SERVICES

Easily book a workspace, or have your parcel delivered at the central desk. Our role is simple; to make your life easier.

COWORKING

Rembrandt Park is all about flexibility. The flexible coworking options are designed to help you grow to your full potential, whether you're looking for a shared meeting space, a shared office space or more flexibility to facilitate growth.

Furthermore, Rembrandt Park offers a beautiful blend of public spaces and breakout spaces to unwind and relax with colleagues or friends.

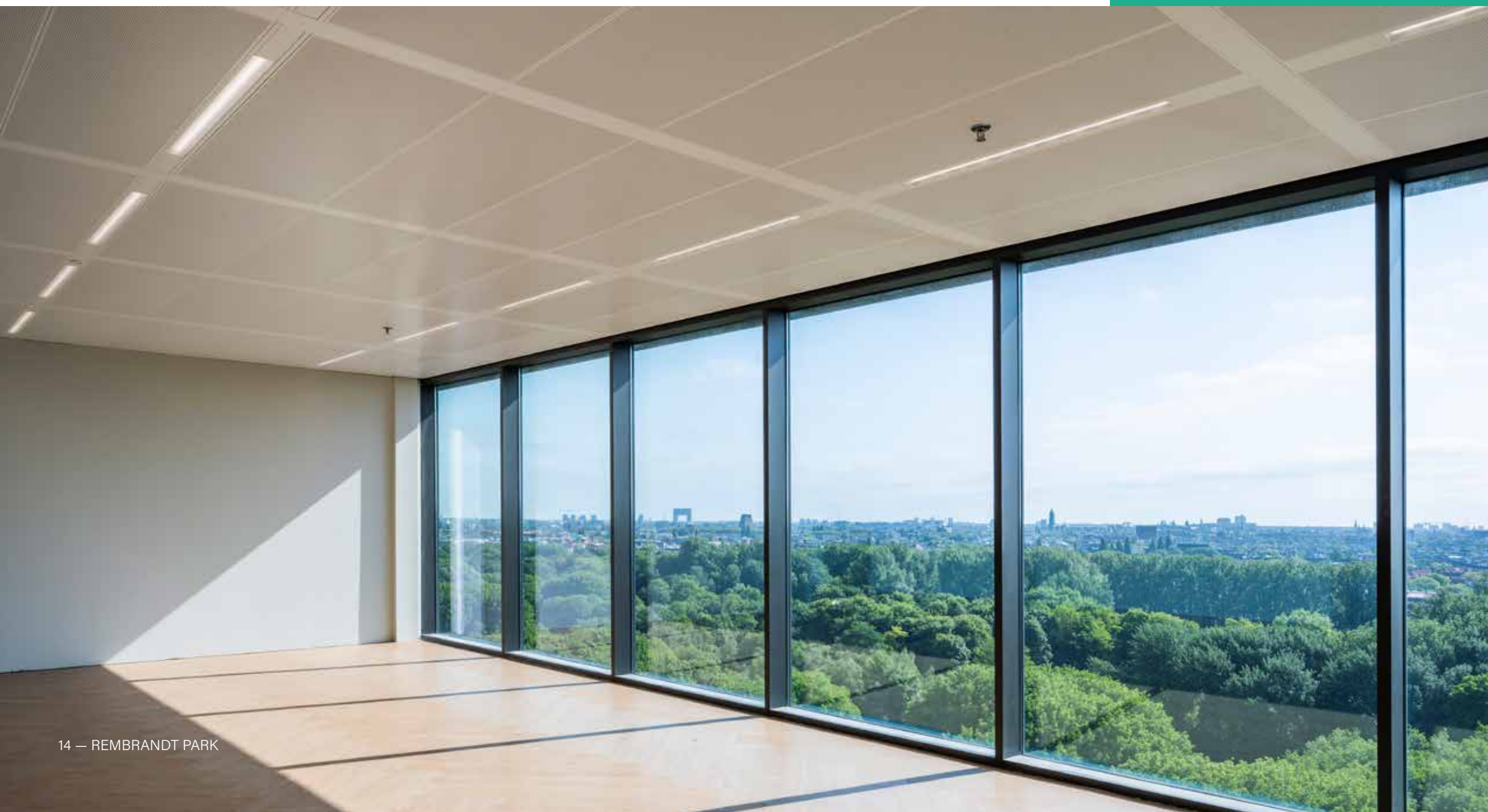


GROUND FLOOR OVERVIEW



YOU ONLY HAVE TO LOOK OUT THE WINDOW TO SEE WHY THIS LOCATION IS SO SPECIAL.

The design brings the outside in, well conceived greening and light-filled floors ensure the office environment will support the business community in their day to day needs and offer an enhanced quality of working life.



DELIVERY LEVEL






The leased space will be delivered in a new and high-end renovated core and shell condition including:

- Climate ceiling comfort class A
- High ventilation capacity: 50cbm/h per employee
- LED lighting with daylight motion sensors
- Wall cable ducts for data, telecom, and electricity
- Connection for a pantry on each floor
- Levelled (class 4) floor
- Sanitary groups per floor
- Option to include a shower per floor
- 5 elevators in the main building and 1 elevator in the pavilion
- Net ceiling height of the floors at least 2.70 meters
- Floors have a maximum variable load of 250 kg/sqm
- Sprinkler installation

SUSTAINABILITY & WELL-BEING

The existing building will be redeveloped with respect for its iconic 1960's architecture, opening it up for the business communities of the future and redesigned to a high quality BREEAM Excellent standard.




- Reused concrete structure 
- High ventilation capacity 
- Climate ceiling comfort class A 
- Smart LED lighting 
- Insulated glass (HR++) 

-  Solar Panels
-  Energy label A




Gym 

 Underground Parking with charging points

 Underground Parking with charging points

 Thermal Energy Storage system

 Rainwater disposal

 Located in the park and next to the water

RELAX



A TRUE BIKE FIRST MENTALITY



CAR AND BIKE SHARING

With a private underground parking for 600 bikes and ample parking lots for visitors, Rembrandt Park is a truly bike first development matching its inner city location. Together with our planned mobility partner, we will make sure parking at work has never been easier.

TAKE A WALK IN THE PARK

Take a short walk in the park and be inspired. Have a walk and talk with colleagues or enjoy the green scenery from your office window. The natural environment makes a significant contribution to the well-being of its tenants.



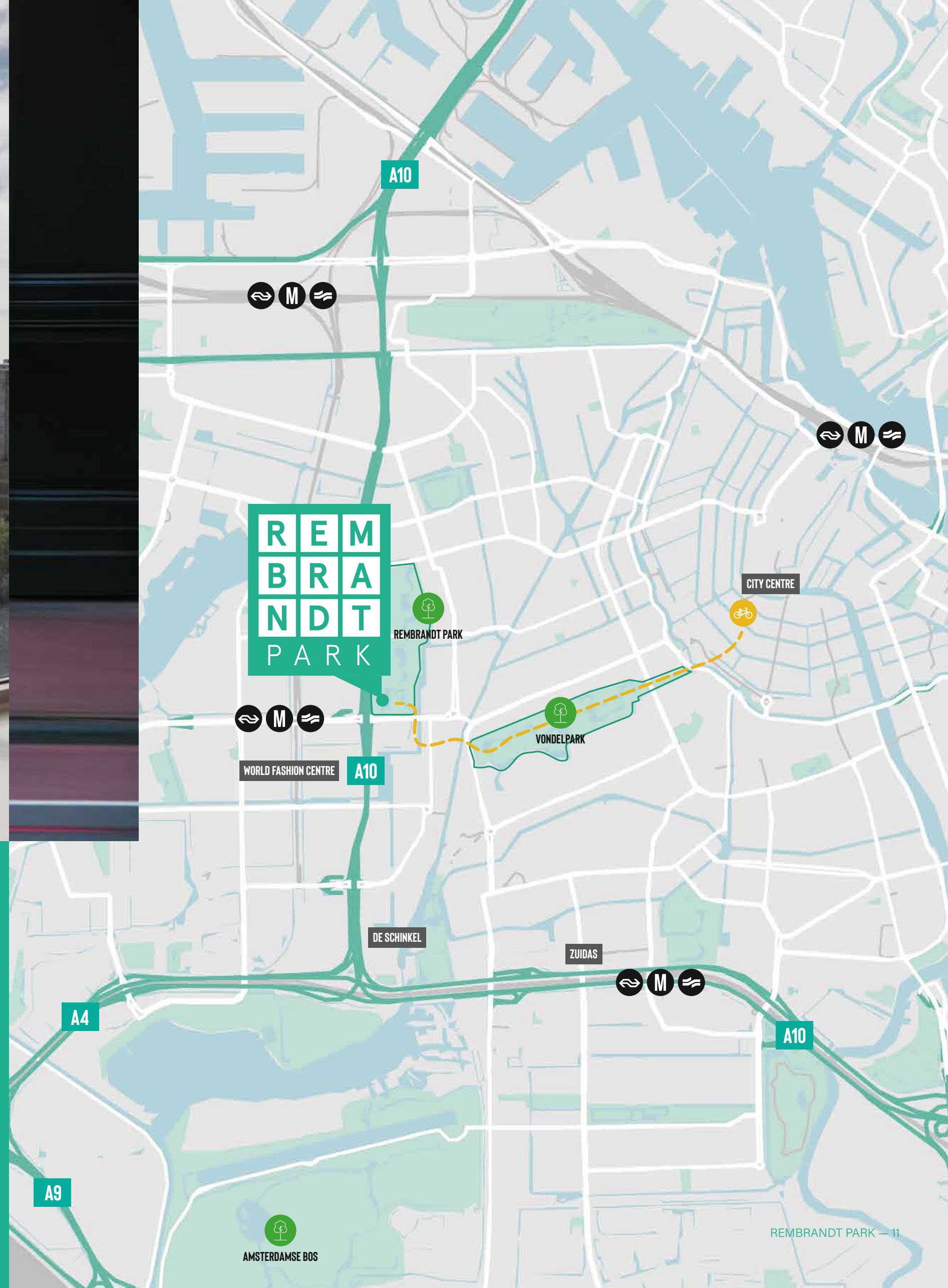
**ENJOY A BUILDING THAT
REFLECTS YOUR CULTURE AND
IS ATTRACTIVE TO EXISTING
AND FUTURE EMPLOYEES**



CITY CENTRE
15 MIN.

15 MINS BIKE RIDE FROM THE CITY CENTRE

Only a short bike ride from the city centre of Amsterdam. A pleasant route through the Vondelpark with plenty of time for a morning coffee. This is not just commuting, this is a moment of reflection that stimulates your creativity. For many good reasons, biking is the preferred way of transportation in Amsterdam.



A RARE OPPORTUNITY TO BE PART OF A NEW DYNAMIC CITY PARK DESTINATION IN AMSTERDAM.

WILL YOU JOIN US?

ADDRESS

Rembrandt Park One
Nachtwachtlaan 20
1058 EA, Amsterdam
The Netherlands

CONTACT

Real estate advisors JLL and CBRE assist in the lease of the property. Developed by Round Hill Capital and Boelens de Gruyter.

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