

**ELEVATE
YOUR
AMBITION**

**THE
BRANDT**



A magnificent entrance, a spiral staircase, a stunning atrium, high ceilings, hanging gardens and terraces with a spectacular view – some of the many features of The Brandt that make you smile. All to be found in a fully renovated classic 80's 7-storey office building located at the most famous and iconic square of Amsterdam.

The history of Rembrandtplein, Amsterdam, and Rembrandt himself are essential parts of The Brandt's story. Here, in this classic 80's 7-storey office building the architecture of The Brandt is striking, designed by legendary Amsterdam-based ZZDP Architects. The building will be fully renovated in 2024 / 2025 to match today's and the future's needs, by using high-end materials and making sustainability a priority. What you see on the outside is just a harbinger of what you will find on the inside: with its large and flexible open floor plates up to 1,000 sq.m. LFA per floor, The Brandt offers a unique place to work in a quiet, prime office space, where you can enjoy the luxury of an inside garden, terraces with spectacular views and many other features.

Inside The Brandt, leave it up to Amsterdam-based interior design agency TANK to bring people together in unexpected ways. By striking a balance between thrilling aesthetics and smart functionality, TANK creates spaces you can't wait to visit and never want to leave. The bold and revolutionizing design creates a place that brings greater wellbeing and stronger networks

for all occupants. The moment you enter the building, you'll notice the surprisingly high void in the atrium, running from the ground floor until the 5th floor. The reception area seamlessly opens to the courtyard garden at the end of the ground floor behind the luring coffee bar, extending a harmonious connection from entry to the courtyard garden. If you can resist the temptation of visiting the inviting coffee bar to kick off your day, you can take one of the two passenger lifts to go upstairs.

To add value to the venue, a plan was made to add green workspaces in the garden and on the terraces of The Brandt. This way a connection between the building and the natural world is being created. Thus architecture, interior design and greenery come together in a sophisticated way.

Coming to The Brandt by bike? Rembrandtplein has a lot of bike parking facilities. Parking spots can be recognized by the green and white signs or tiles or markings on the ground. Apart from bicycle sections and stands, there is a secured bike parking facility on the opposite of The Brandt.

KEYFACTS

LOCATION	REMBRANDTPLEIN 29 - 45
PARIS PROOF	READY
BREEAM	EXCELLENT
EPC LEVEL	A+++
FLOORS	7
SQ. M. LFA	5,296 SQ.M.
FLOOR PLATES	239 - 1054 SQ.M.(APPROX.)
LIFTS	2
TERRACES	9
GARDEN	1
SHOWER	1

THE BRANDT OFFERS LARGE AND FLEXIBLE OPEN FLOOR PLATES OF 1,000 SQUARE METER, WHICH IS RARE FOR THE HISTORIC CITY CENTRE.



WORK TO STRIVE, IN SPACES TO THRIVE

CENTRE

Unique office building.
Perfectly accessible. In the heart
of Amsterdam.

EASY FLOOR PLAN

Floors are easily
to be divided.

SUSTAINABILITY

EPC Label A+++, Paris Proof Ready.
BREEAM Excellent.

ONE- OF-A-KIND

Single and multi-tenant office
opportunity.

SPACIOUS OFFICE SPACE

Plenty of natural light on the office
floors is improving productivity by
as much as 20%.

AMENITIES

In direct surroundings: Michelin star
restaurants, bars, clubs, hotels, shops,
leisure activities.

OUTDOOR SPACE

Terraces. Garden.
Oasis of peace.

EFFICIENT LAYOUT

Large, open, and flexible office floors
make people more connected.

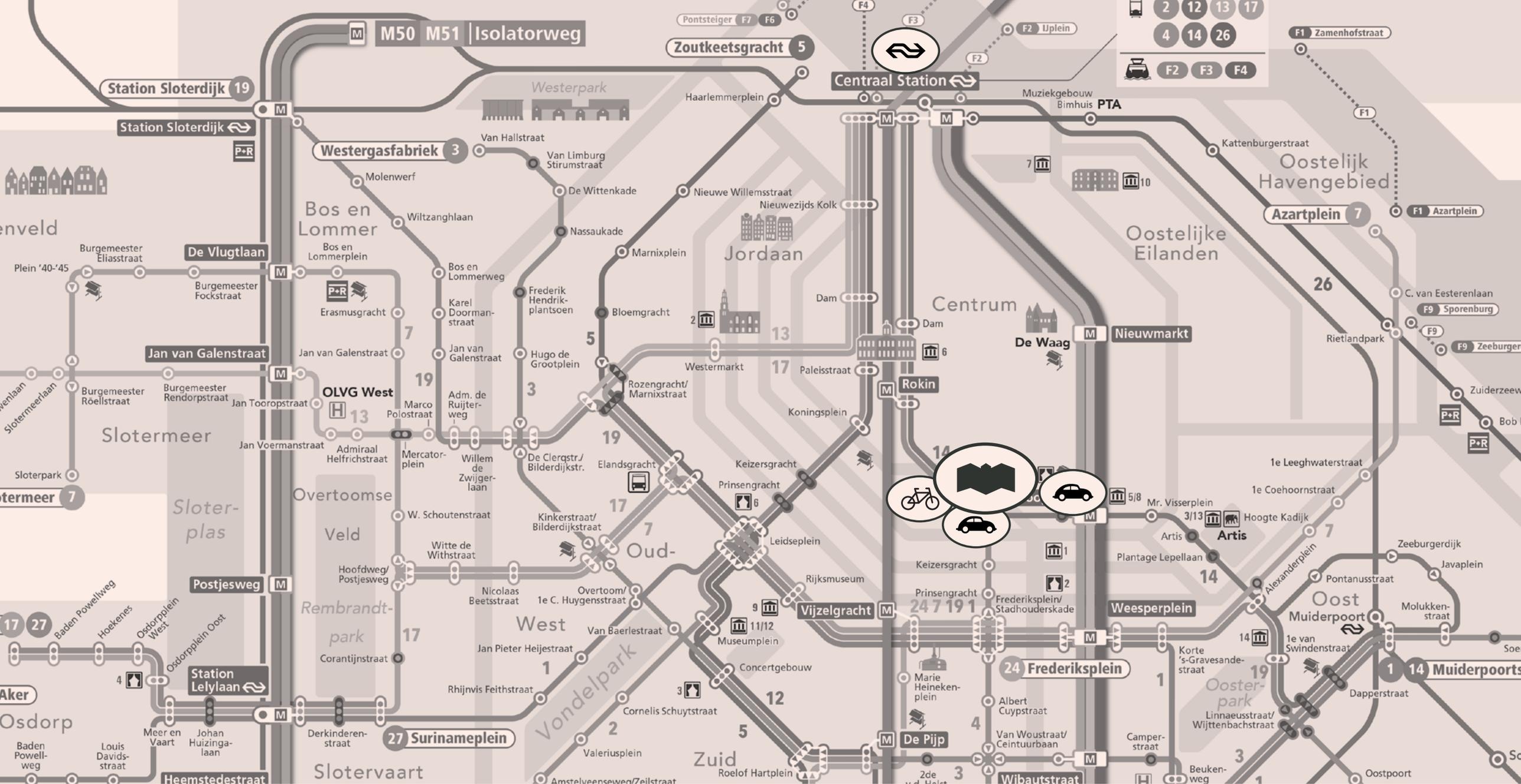
PERFECT ACCESSIBILITY

The Brandt is easily accessible, by bike,
public transport, and by car.

SOMETHING FOR EVERYONE

Perfect home for a wide range
of occupiers. Scale-ups,
big corporates.





By train, by bike, or by car? Many roads lead to The Brandt.

Located in the heart of Amsterdam, The Brandt is easily accessible, both by public transport and by car or bike. With three train stations nearby and several secured bicycle parking facilities and car parks, you'll be at Rembrandtplein in no time. Also, business area Zuidas (South Axis) is close by, 12 mins with Metro Line 52, from Amsterdam Zuid Station.



THE BRANDT
CENTRAL STATION
BIKE PARKING
CAR PARKING

Coming to The Brandt, easy as you like: by public transport, car, or bike.

Amsterdam considers itself as a small metropolis with a big international heart. Here, approximately 170 different nationalities live and work together side by side. Its more than 900,000 inhabitants give the city the character for which it is famously known worldwide: progressive, open-minded, and diverse. Amsterdam reflects the world as an international melting pot of nationalities and multicultural flavours, where people find their way in their own way.

No wonder Amsterdam is a popular destination. To work, obviously, but also to visit some of the most beautiful museums, squares, and parks the city has to offer, and to experience the vibe of the vibrant inner city. Since The Brandt finds itself right in the heart of the city, traveling to Rembrandtplein by bike, or public transport is the quickest and easiest way to get there. Especially by bike, because Amsterdam is practically owned by cyclists. For almost every Amsterdammer - expats and tourists included bikes are the easiest, cheapest, and best transport. Although many people consider Beijing the Bike Capital of the world, Amsterdam is the real cyclist Valhalla. Per capita, altogether, Amsterdammers own over one million bicycles, averaging 1.1 bike per person. That's why you

see bikes everywhere, also since the city is equipped with a comprehensive network of safe and comfortable cycle-paths.

Although bicycles are the undisputed kings of urban mobility in Amsterdam, this doesn't mean you cannot visit the city by car. If you come to The Brandt by car, it's recommended to make use one of parking garages at Waterlooplein, which is located near Rembrandtplein (maximum of 5 mins. walk). You can also use the Park & Ride facilities outside of the central area. These offer excellent public transport connections which enable you to reach Rembrandtplein quickly and efficiently.

Moving around Amsterdam by bike is a good option, but the same goes for traveling by tram (lines 4 and 14), bus (22, 37, 41), or metro (51, 53, 54). Good thing The Brandt is so easily accessible, both by foot, by bike, and by public transport. Especially since Metro line 52, the so-called North/South Line, opened in 2018, allowing people to travel from Amsterdam Central Station to Amsterdam Zuid Station in just 11 minutes, from where they catch the train to Schiphol Airport and their flight to their next destination.

CYCLING DISTANCES TO THE BRANDT

Amsterdam Central Station, via Rokin, Kloveniersburgwal or Zeedijk	6 min.
Amsterdam Zuid Station via Beethovenstraat	17 min.
Amstel Station via Weesperzijde	11 min.
Waterlooplein	2 min.
Leidseplein	6 min.

PUBLIC TRANSPORT TO THE BRANDT

Amsterdam Central Station	9 - 13 min.
Amsterdam Zuid	11 - 16 min
Amsterdam Amstel	9 - 13 min
Amsterdam Sloterdijk	18 - 36 min
Schiphol Airport	20 - 45 min

PARKING SPOTS CLOSE TO THE BRANDT

Q-PARK

Open 24/7 | Located on a 1 minute walk from The Brandt | 195 parking spaces
| Regular rate per 15 minutes (or part thereof) € 1,60 - € 2,95 (May 2024) |
Maximum daily rate € 60,00

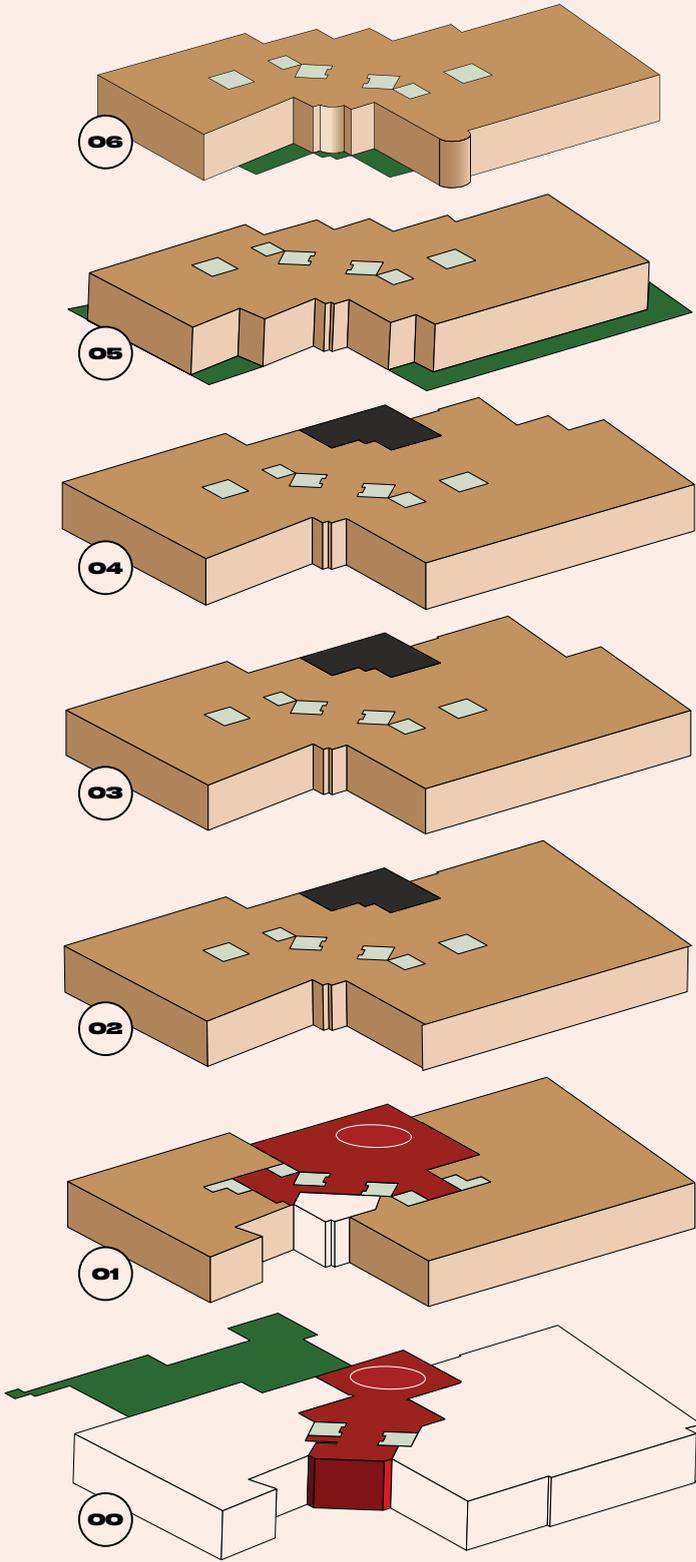
PI WATERLOOPLEIN

Open 24/7 | Located on a 5 minute walk from The Brandt and has 410 parking spaces | Regular rate per 15 minutes (or part thereof): € 1,60 - € 2,95 (May 2024)
Maximum daily rate: € 60,00

ELEVATE YOUR AMBITION

**THE
BRANDT**





FLOOR 06

Lettable floor area 681.9 sq.m. + terrace

FLOOR 05

Lettable floor area 751.4 sq.m. + terrace

FLOOR 04

Lettable floor area 992.9 sq.m. + Vide & Terrace

FLOOR 03

Lettable floor area 1,022.5 sq.m. + Vide

FLOOR 02

Lettable floor area 1,054.2 sq.m. + Vide

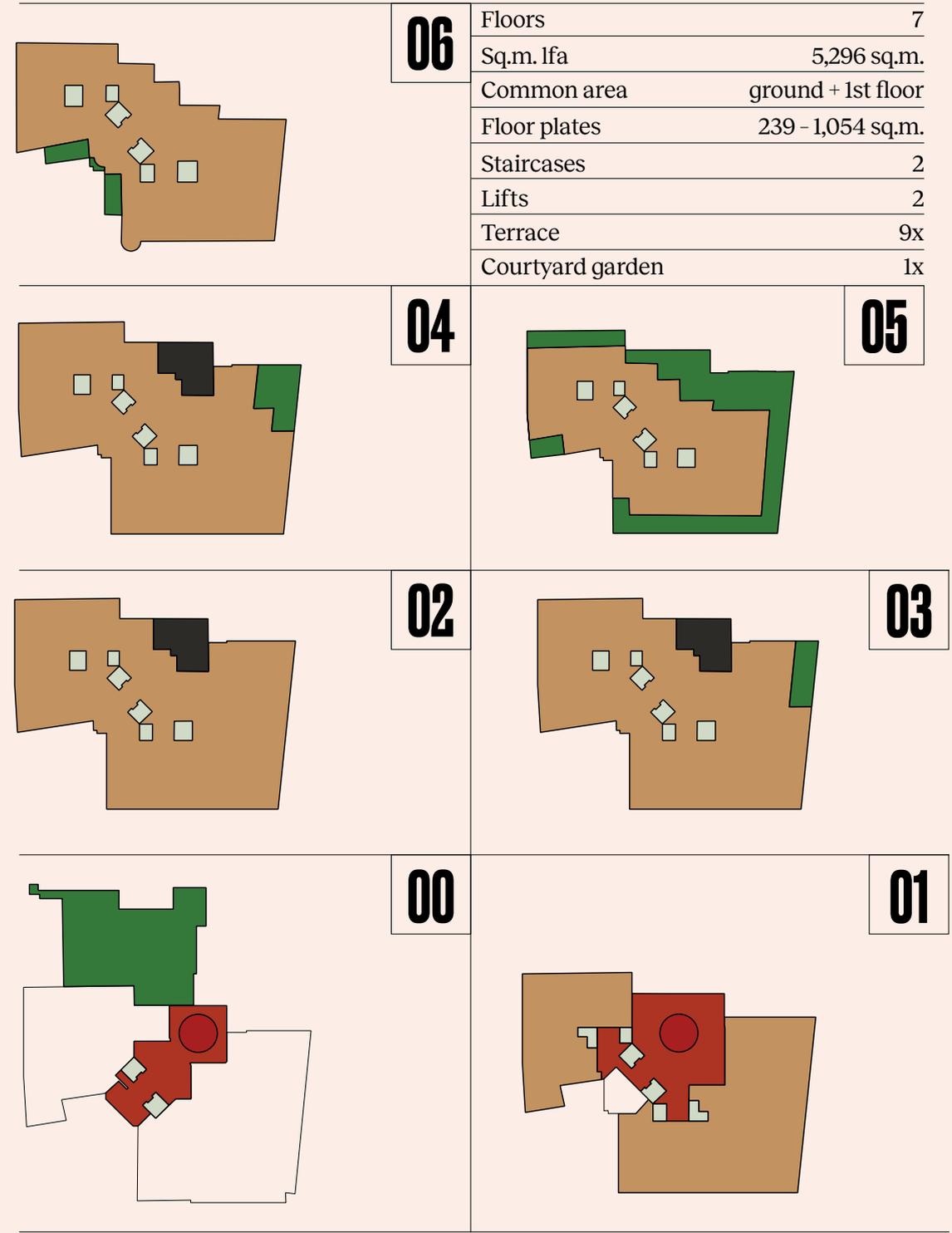
FLOOR 01

Lettable floor area L: 239.5 sq.m. + R: 553.6 sq.m. + Vide + General space + Atrium

GROUND FLOOR

Entrance | Atrium | Vide
Coffee bar | Garden

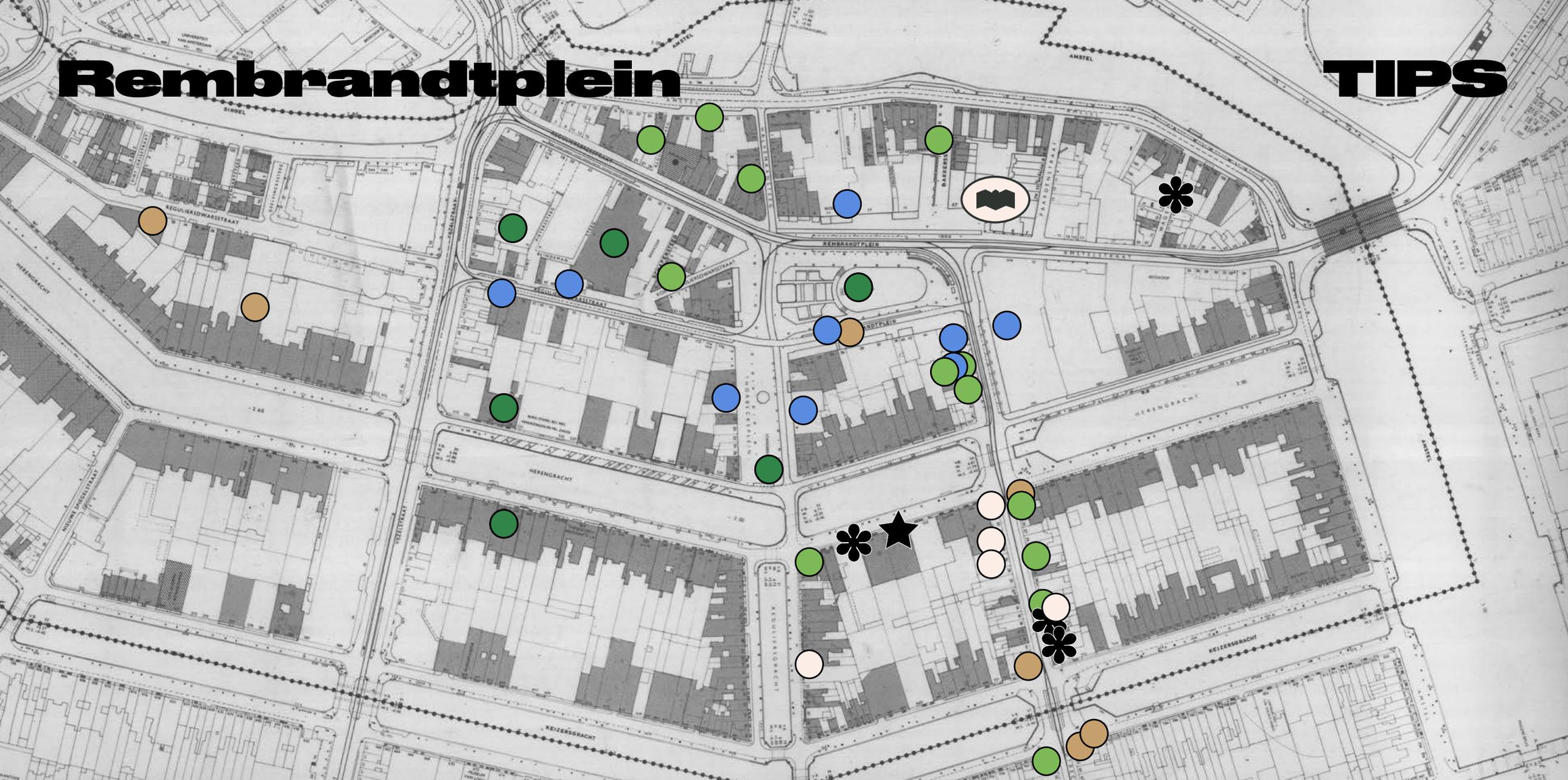
- OFFICE
- GREEN AREA
- RELAX & MEET
- ELEVATOR & STAIRCASE



06	Floors	7
	Sq.m. lfa	5,296 sq.m.
	Common area	ground + 1st floor
	Floor plates	239 - 1,054 sq.m.
	Staircases	2
	Lifts	2
	Terrace	9x
Courtyard garden		1x

Rembrandtplein

TIPS



● CULTURAL MUST-VISIT'S

Theater Tuschinski | Rembrandt Statue | Thorbecke Statue | Pathé De Munt | FOAM | Museum van Loon Waterlooplein

● NIGHT CLUBS & BARS

Oche | Door 74 | Hunter's Bar | Lellebel (Dragshow Bar) | Bar Bacán (Cocktails) | Club Prime (Cocktails & dance) | Coco's Outback | De Heeren van Aemstel (Live) | Escape

● CAFÉS & COFFEE

Café Van Leeuwen | Brug 34 | Schiller | Café Bouwman | Onder de Ooievaar | De Huyschkaemer | Lion Noir

● BOUTIQUES FOR SHOPAHOLICS

Concerto Music (lp's & cd's) | Natural Clothing Store (fashion) | Wolfware (fashion) | Mochi (fashion & more) | Zwartjes van 1883 (shoes) | Lotus Design (for presents & more) | Mobilia (furniture)

* MICHELIN STAR RESTAURANTS

Spectrum | Bistro de la Mer | De Juwelier | Zoldering | Graphite (not on this map but within 5 mins walk: Bougainville | The White Room)

★ 5 STAR HOTELS

Waldorf Astoria Amsterdam | Not on this map but within 10 mins walk: Amstel Hotel | The Dylan | Tivoli Doelen Amsterdam

● OTHER GOOD FOOD

Klein Breda (French) | Eetsalon Van Dobben (for famous Dutch fried snacks) | Ô Mai (Vietnamese) | Portugalia Tasca (Portuguese) | Burgermeester (Burgers and more) | Pho King (Vietnamese broth) | Little Buddha Asia Restaurant (Asian) | Lumbini (Indian) | Incanto (Italian) | Dik en Cunningham (French inspired) | Quartier Latin (French) | Tia Rosa (Tapas) | John Dory (Seafood) | Ku Kitchen & Bar (Japanese)

**DREAM,
PLAN...
ACHIEVE.**

**THE
BRANDT**



THE BRANDT BOOK

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Since the 80's, most people spent their worktime in open-plan offices with suspended ceiling systems, bad coffee, and numerous, endless meetings in boring concrete office buildings. *Well, The Brandt is none of that.*