

ELEVATE YOUR AMBITION

**THE
BRANDT**



KEYFACTS

PARIS PROOF	
BREEAM	EXCELLENT
EPC LEVEL	A+++
FLOORS	7
SQ. M. LFA	5,271 SQ.M.
FLOORPLATES	APPROX. 155 - 922 SQ.M.
ELEVATORS	2X
TERRACE	5X
GARDEN	1X
SHOWER	1X

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

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.

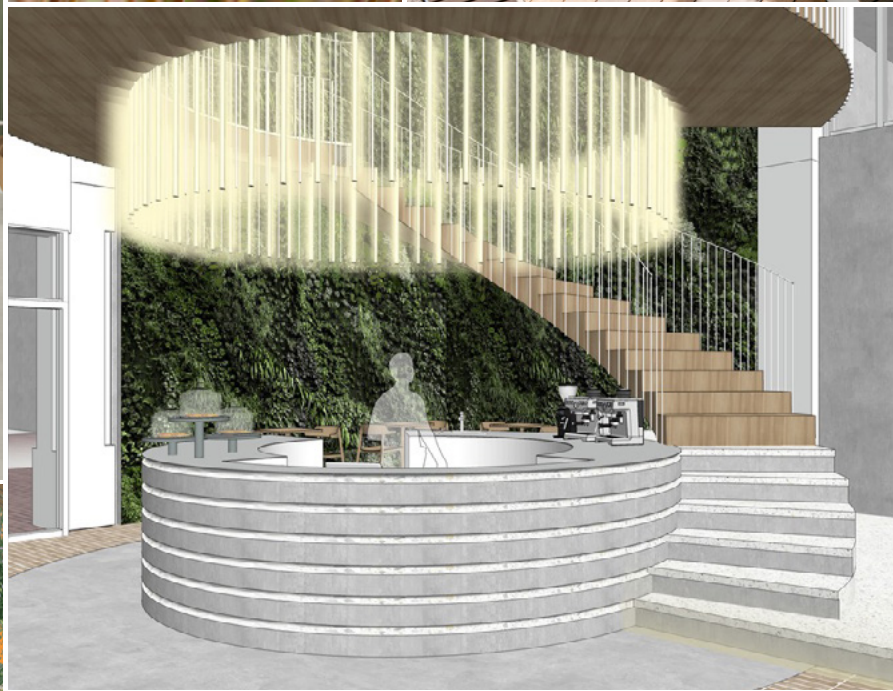
The history of Rembrandtplein, Amsterdam, and Rembrandt himself are essential parts of The Brandt's story. Here, in this classic 80's 7-storey office building the architecture of The Brandt is striking, designed by legendary Amsterdam-based ZZDP Architects. Now it's being fully renovated to match today's and future needs, both by interior design and using high-end materials, and by 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 of nearly 1,000 sq.m. LFA, The Brandt offers a unique place to work in quiet, prime office spaces, enjoying 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 stronger networks and greater wellbeing for occupants. A giant spiral staircase leads to the first floor, where an open space awaits you that you can use for meetings or just to enjoy a cup of coffee. The partition in the open space is made of special 3D-printed recycled plastic creates a unique and distinctive meeting environment. Using a lot of natural materials which are normally used outside, gives an outdoor sensation while being inside.

This feeling of being outdoors is enhanced by the green design concept by MOSS; Makers Of Sustainable Spaces. Their innovative contemporary green design plays an important role throughout the building, since the presence of plants fosters a connection with nature that enhances both physical and mental health.

Thus architecture, interior design and greenery come together in a sophisticated way.



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**THE
BRANDT**



**WORK TO
STRIVE,
IN SPACES
TO THRIVE**

CENTRE

Unique office building, perfectly accessible. Located in the heart of Amsterdam at the bustling Rembrandtplein, a popular area for many companies.

EASY FLOOR PLAN

The floors are easily divisible and therefore has huge potential, complying to the changing office needs.

SUSTAINABILITY

Ready EPC label A+++, is Paris Proof, and has a BREEAM Excellent certificate.

ONE-OF-A-KIND

Both single and multi-tenant office opportunity in the city centre, making The Brandt a one-of-a-kind.

SPACIOUS OFFICE SPACE

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

AMENITIES

A wide variety of amenities in the direct surroundings, such as Michelin star restaurants, bars, clubs, hotels, shops and leisure activities.

PERFECT ACCESSIBILITY

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

OUTDOOR SPACE

Featuring several outdoor spaces, such as terraces and a garden, The Brandt is an oasis of peace.

EFFICIENT LAYOUT

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

SOMETHING FOR EVERYONE

The Brandt is the perfect home for a wide range of occupiers. From fast growing scale-ups to big corporates.

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 multi-cultural 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 mode of 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 King in Amsterdam, this doesn't mean you cannot visit the city by car.

If you come to The Brandt by car, it is recommended to make use of parking garage Q-Park Waterlooplein (Valkenburgstraat 238), which is located near Rembrandtplein (5 mins. walk). It has a capacity of 195 parking spaces, 4 disabled spots and 14 electric charging points. 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.

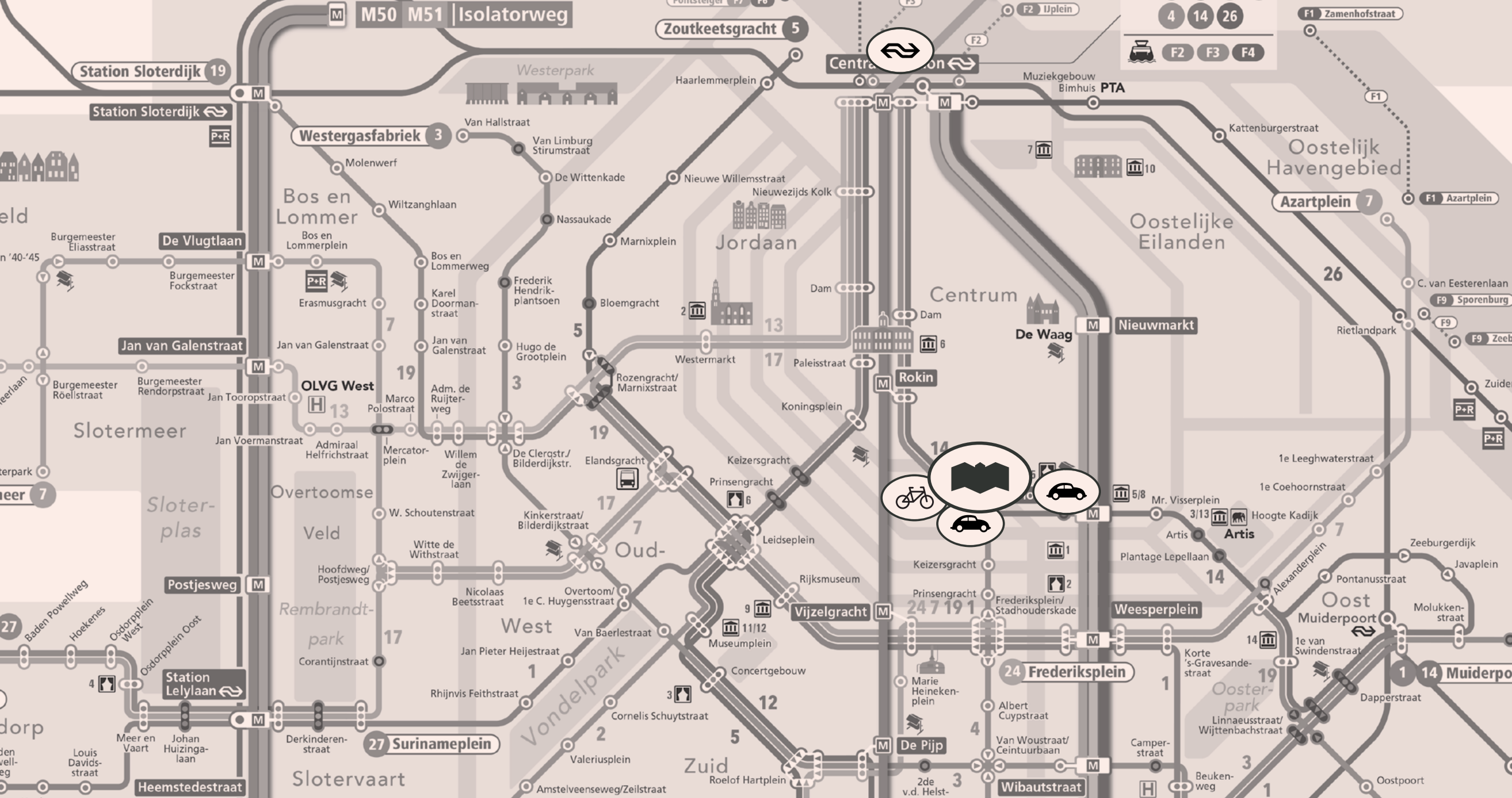
There are secured bike parking facilities around the Brandt. Here your bike can be stalled dry, guarded and for free. Parking spots can be recognized by the green and white signs or tiles or markings on the ground. Moving around the city by bike is a good option wherever you go.

PUBLIC TRANSPORT

TRAVEL TIME 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	21 - 58 min

COMING FROM SCHIPHOL AIRPORT TO THE BRANDT, YOU CAN ALSO USE THE NORTH/SOUTH METRO LINE 52, THAT HAS SEVERAL STOPS AROUND REMBRANDTPLEIN. THE CLOSEST STOP TO THE BRANDT IS ROKIN.



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.



THE BRANDT CENTRAL STATION BIKE PARKING CAR PARKING

Car

Q-PARK THE BANK

Amstelstraat 12, 1017 DA Amsterdam

Located on a 1 minute walk from The Brandt and has 195 parking spaces

Open 24/7

Regular rate per 15 minutes (or part thereof) € 1,60 - € 2,95 (May 2024)

Maximum daily rate € 60,00

P1 WATERLOOPLEIN

Located on a 5 minute walk from The Brandt and has 410 parking spaces

Located on a 5 minutes walk from The Brandt.

Open 24/7

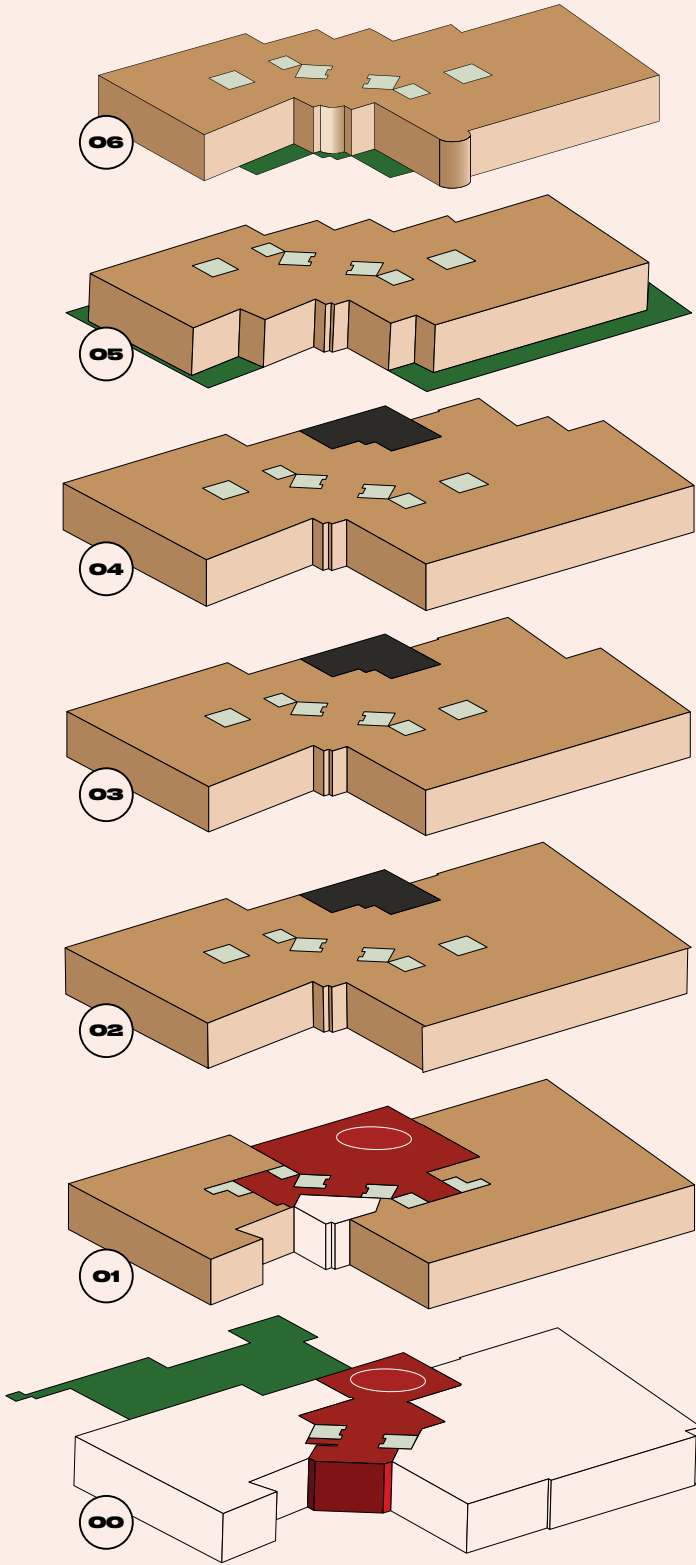
Regular rate per 15 minutes (or part thereof): € 1,60 - € 2,95 (May 2024)

Maximum daily rate: € 60,00

Bike

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.
Museumplein	8 min.
P.C. Hoofstraat	7 min.
Albert Cuypstraat	8 min.



GROUND FLOOR

Entrance | Atrium | Vide
Coffee bar | Garden

FLOOR 01

Lettable floor area 239 m² + 39 m² + Vide
+ General space + Atrium

FLOOR 02

Lettable floor area 1054 m² + Vide

FLOOR 03

Lettable floor area 1023 m² + Vide

FLOOR 04

Lettable floor area 993 m² + Vide & Terrace

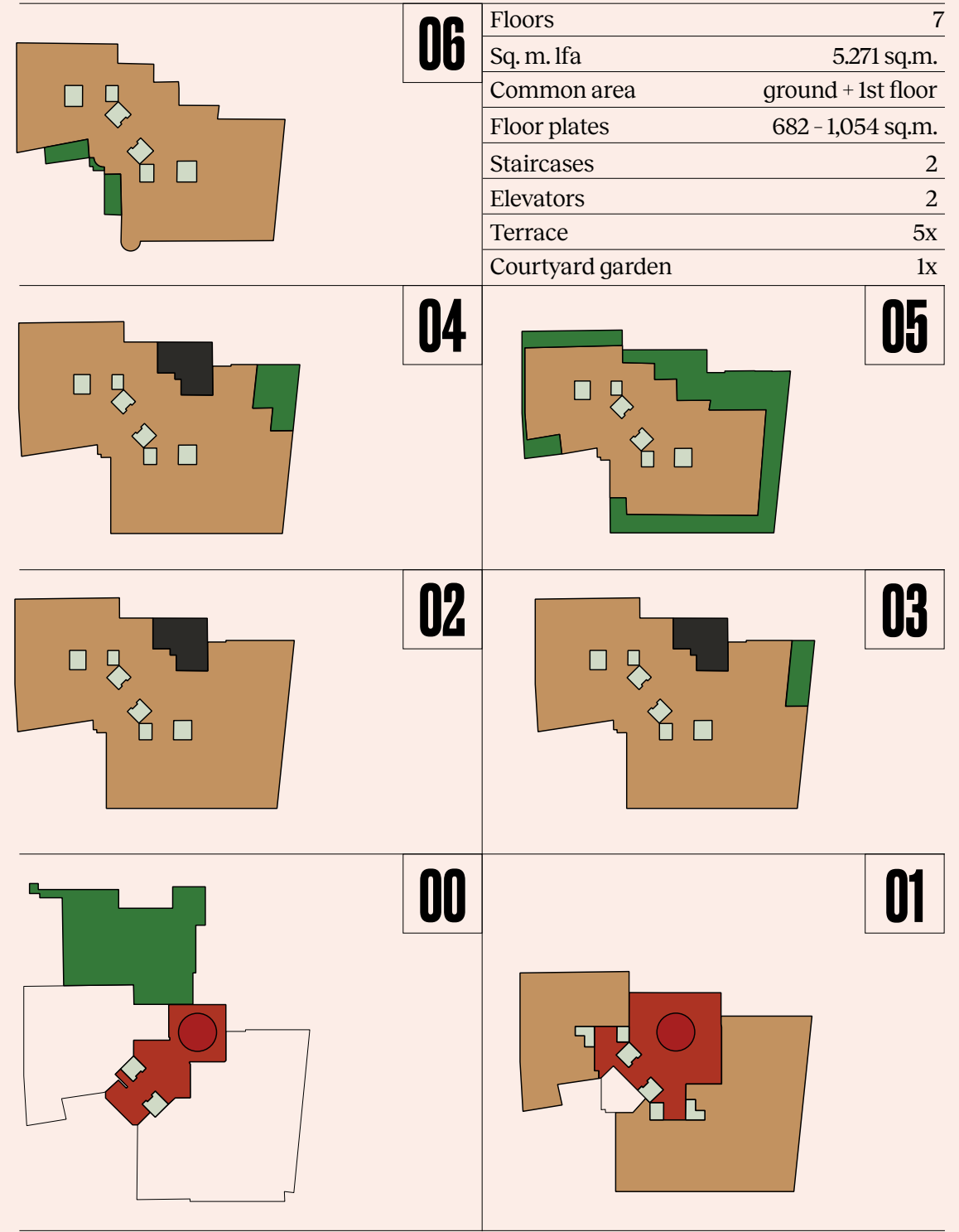
FLOOR 05

Lettable floor area 751 m² + terrace

FLOOR 06

Lettable floor area 682 m² + terrace

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



06	Floors	7
	Sq. m. lfa	5,271 sq.m.
	Common area	ground + 1st floor
	Floor plates	682 - 1,054 sq.m.
	Staircases	2
	Elevators	2
	Terrace	5x
Courtyard garden	1x	

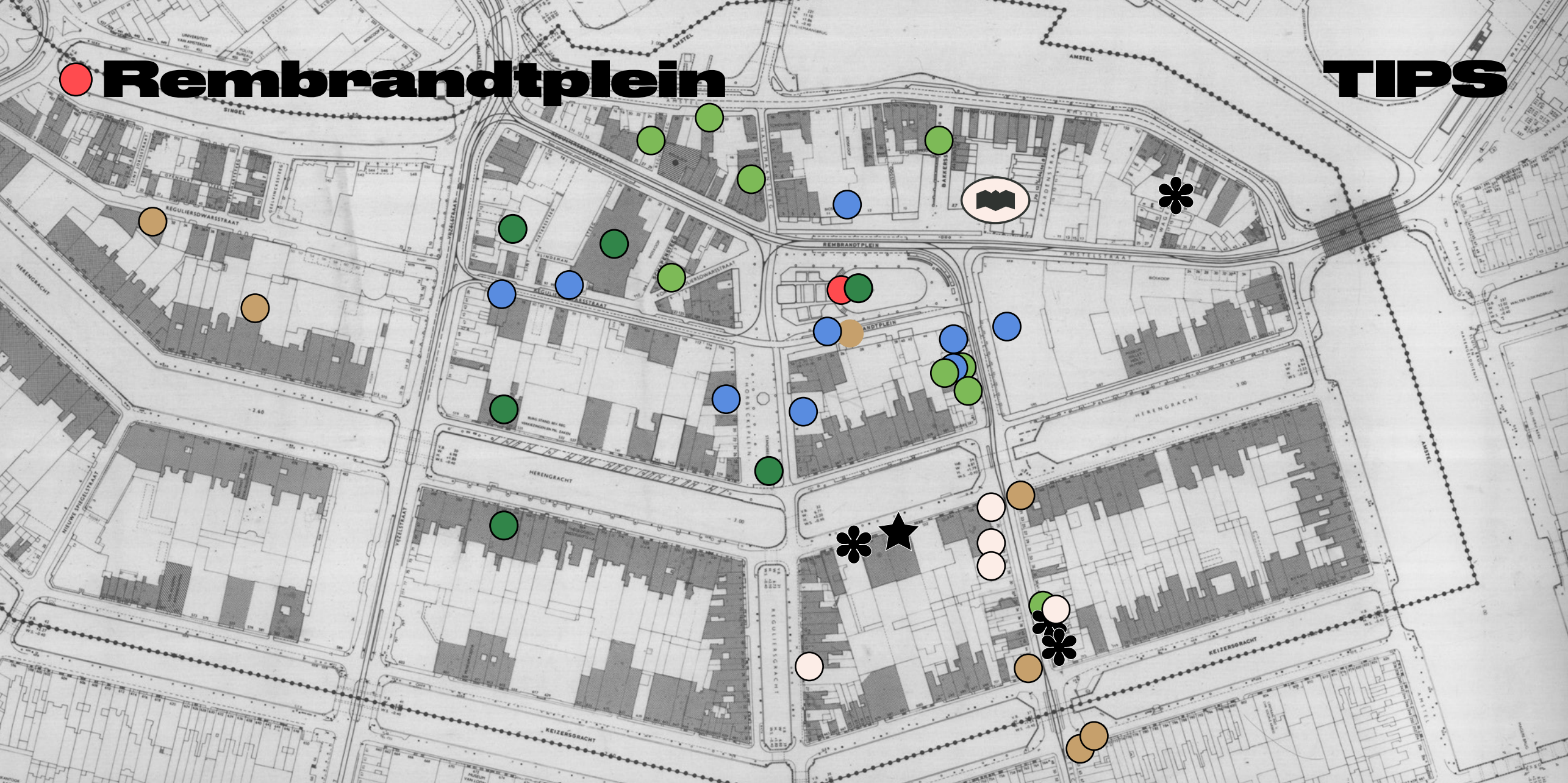
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Rembrandtplein

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 | Bougainville | The White Room | Zoldering | Graphite

● OTHER GOOD FOOD

Klein Breda (Fine dining, French cuisine) | Eetsalon Van Dobben (Where the locals go for famous Dutch fried snacks) | Ó Mai (Top-notch Vietnamese cuisine) | Portugalia Tasca (Classic Portuguese cuisine)

Burgermeester (Burgers and more) | Pho King (Vietnamese broth) | Little Buddha Asia Restaurant (famous Asian cuisine) | Lumbini (Indian cuisine) | Incanto (Italian-led food) | Quartier Latin (French-led cuisine)

★ 5 STAR HOTELS

Waldorf Astoria Amsterdam | Amstel Hotel | The Dylan | Tivoli Doelen Amsterdam

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

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CONTACT DETAILS



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.*