

the
VAULT
amsterdam

1928

Reguliersdwarstraat 90-92

Colliers



THE REVIVAL OF A LANDMARK

Colliers is excited to introduce The Vault. The place where growth and innovation will meet in the heart of Amsterdam's bustling historical centre.

With the building's characteristics, location and EPC label A+, Reguliersdwarstraat will soon boast one of the city's most uniquely positioned office buildings. Revived as The Vault, this former bank office and municipal monument provides the opportunity to accommodate your company and let your business flourish.



The place where valuable ideas
find a safe home.





The Vault is centrally located within the historic city centre of Amsterdam at the Reguliersdwarstraat in the direct vicinity of Rembrandtplein, an undeniably prime location.

The area can be characterized by a lively mix of commercial, residential and leisure attractions. This diversity creates the perfect working environment for new and fast growing companies and their young workforce.

The Vault benefits from outstanding accessibility by public transport and the many amenities the direct surroundings have to offer such as a variety of F&B establishments and shops.





CONTENTS



pg. 2

pg. 6

pg. 10

pg. 16

pg. 25

pg. 27

02

KEY HIGHLIGHTS

An exceptional opportunity



“

Experience the best of both worlds: the distinctive and grandiose aesthetics of a monumental building combined with the efficiency and comfort of a modern office.



Heart of Amsterdam

An exceptional chance to create your exclusive office space in the heart of Amsterdam.



Prime Location

Located in a vibrant area, a popular hub for numerous companies and their workforce.



Excellent accessibility

Very well accessible location with a wide choice of public transport options in the direct vicinity.



Unlimited amenities

A variety of amenities in the direct surroundings such as F&B, hotels, shops and leisure activities.



Monumental & Modern

Experience the best of both worlds: the distinctive and grandiose aesthetics of a monumental building combined with the efficiency and comfort of a modern office.



Sustainability

The Vault will be a highly sustainable and high quality building, thanks to the current refurbishments.



Flexibility

The possibility to tailor the building to your specific needs.



Outdoor area

The Vault has a backyard, unique for this location and ideal to host work events.



Natural light

High ceilings, a lot of natural daylight and a comfortable climate makes The Vault a perfect working environment.



Elevator access

The Vault is fitted with an elevator, rare for buildings of this age and this location.

KEY HIGHLIGHTS



High ceilings, a lot of natural daylight and a comfortable climate makes The Vault a perfect working environment.

03

LOCATION

Historic city centre
of Amsterdam



An exceptional chance to create your exclusive office space
in the heart of Amsterdam.

HISTORIC CITY CENTRE

Amsterdam

The Vault is located in the historic city centre of Amsterdam; the most vibrant part of the city. World Heritage-listed canals, high-class restaurants, fine boutiques and world-famous nightlife makes this area one of the most desired locations in the city.



Scale-up capital of Europe

Amsterdam's city centre is the place where things have always been done a little differently. A place where ideas take hold, and real change begins. Some of the most disruptive and successful businesses found their origins in this city.

Companies like Booking.com, Adyen, WeTransfer and Mollie were founded in Amsterdam and used the city's excellent digital and social connectivity to boost their growth.

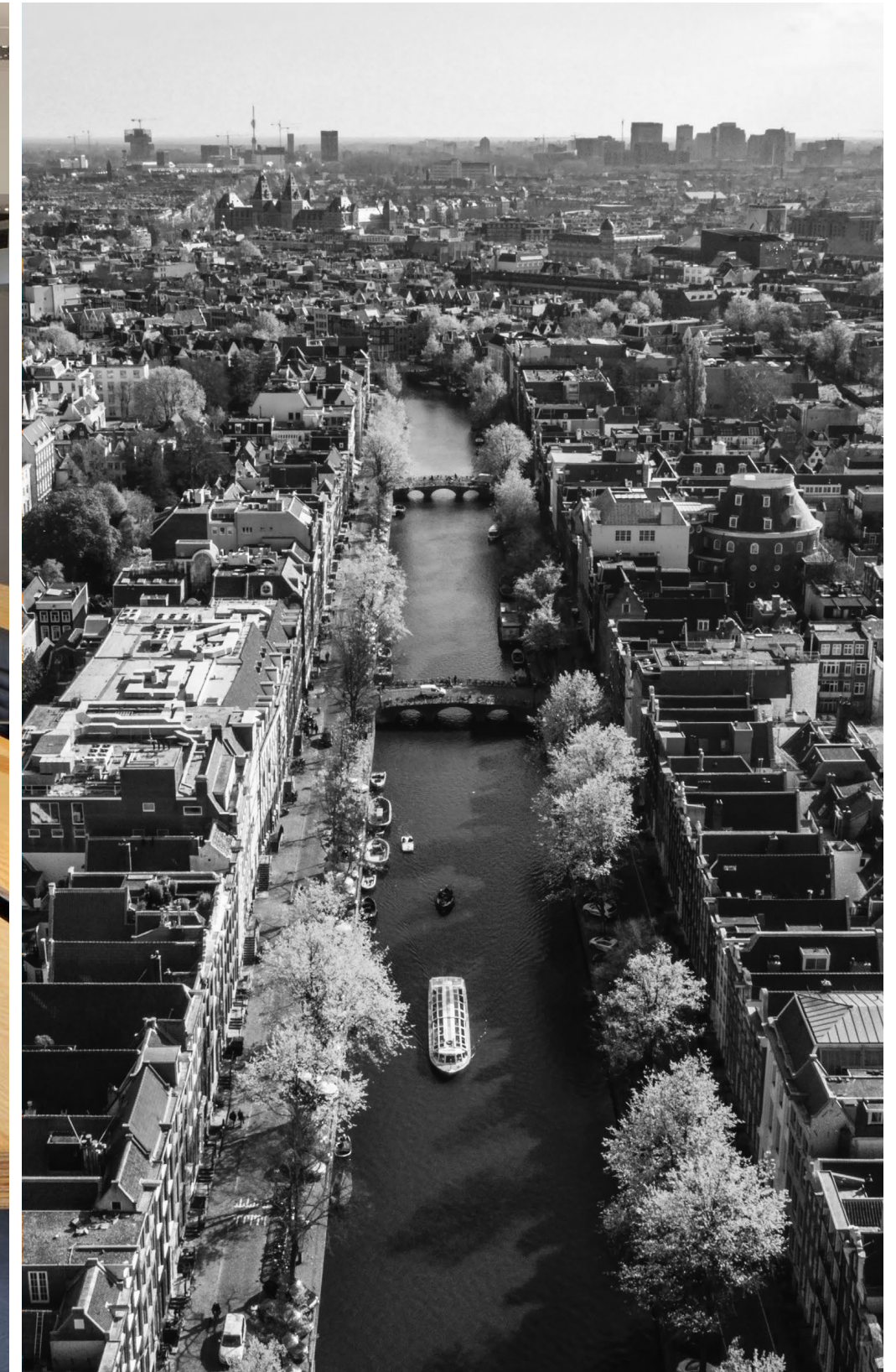
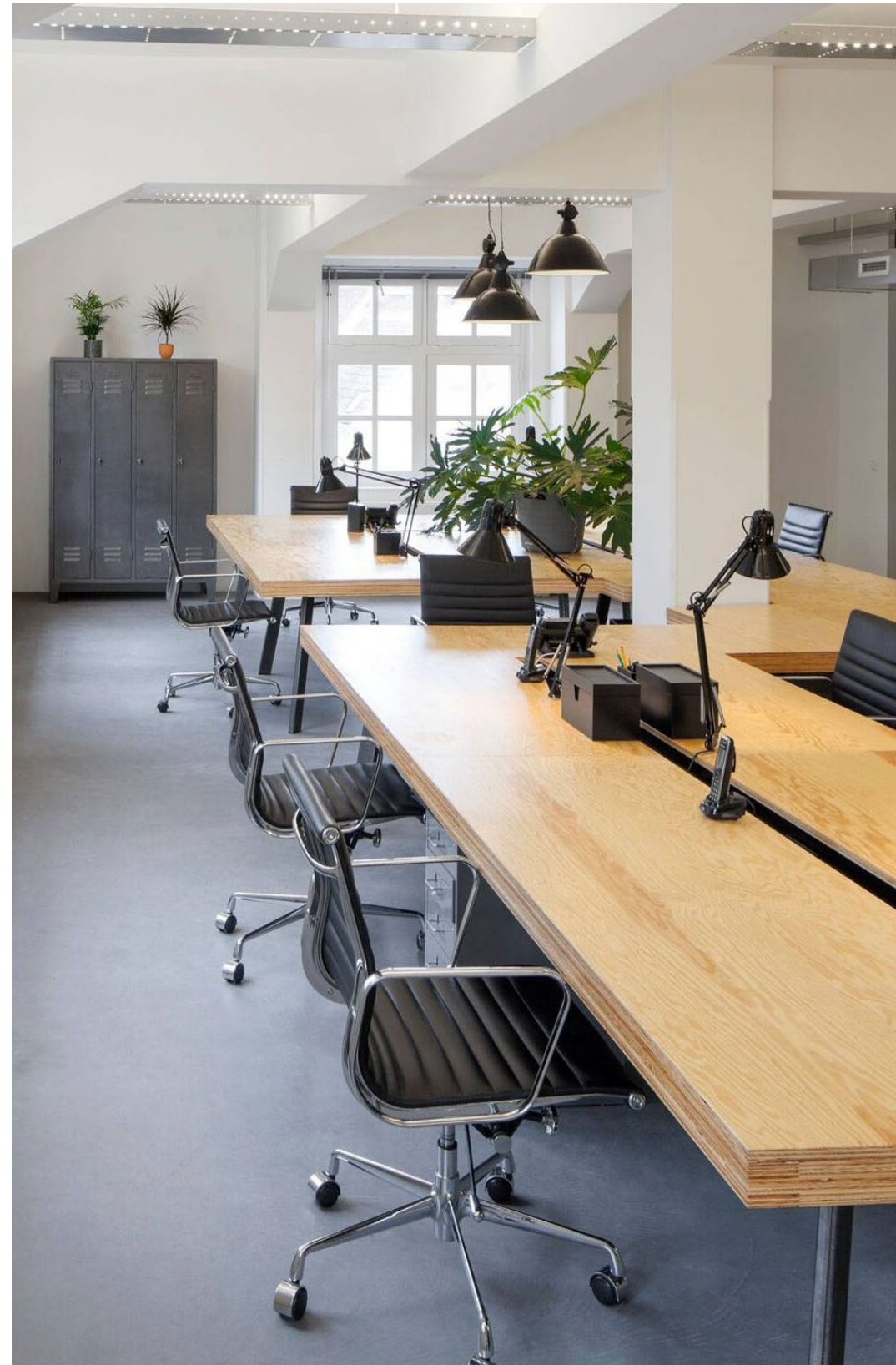
This entrepreneurial mindset has contributed to Amsterdam's development as the scale-up capital of Europe.

AMSTERDAM'S WORKFORCE

International headquarters boost Amsterdam's talented workforce. Besides disruptive scale-ups, Amsterdam is the home of some of the biggest (global) corporates. Companies like Netflix, Uber, Amazon, Spotify and Catawiki have their (European) headquarters located in Amsterdam.

These international-minded companies are drawn to the global accessibility provided by Amsterdam Schiphol Airport, the city's high quality of life and its buzzing business ecosystem. The presence of these international headquarters draws in a talented workforce. People from all over the world are attracted to the liveability and quality of life found throughout the region, resulting in a strong international base of talent.

The wide diversity of firms creates an innovative breeding ground for new spin-offs and initiatives. This is why the demand for office space is structurally high in the city centre. The dynamics in this district are unique and therefore the city centre is for many firms an irreplaceable home for their office.





“

Amsterdam city centre is the booster of the city’s spirit of commerce and excellent quality of life. The district is a magnet for talent, start-ups/ scaleups and international headquarters for companies from across the globe.

AMSTERDAM'S MOST BUSTLING DISTRICT

Highlights

- 1 Anne Frank House
- 2 Royal Palace Amsterdam
- 3 De 9 straatjes (boutique shops)
- 4 Jordaan (idyllic and vibrant area)
- 5 Canal District
- 6 Rembrandthuis museum
- 7 Hermitage museum
- 8 Magere Brug, Carré theater and Amstel river

Hotels

- 9 Amstel Hotel (5-star)
- 10 Waldorf Astoria (5-star)
- 11 The Dylan (5-star)
- 12 W Amsterdam (5-star)
- 13 Pulitzer (5-star)

Public Transport

- 14 Train station Amsterdam Centraal
- 15 Metro stop 'Rokin' - Line 52
- 16 Metro stop 'Waterlooplein' Lines 51, 53 and 54
- 17 Tram 4 and 14, to train stations Central- and RAI
- 18 Tram and bus stop 'Muntplein'



04

THE VAULT

Located in the vibrant
Reguliersdwarstraat



The building measures a total of 1,286 sq.m of lettable floor area, extending from the basement up to and including the 4th floor.

PROPERTY DESCRIPTION

The Vault is a 6-story office building located in the vibrant Reguliersdwarsstraat within the historic city center of Amsterdam. It is situated between the world-famous Rembrandtplein and Vijzelstraat, one of the city's most important traffic arteries.

The building is square-shaped and consists of two wings on each side of the central core. The building measures a total of 1,286 sq.m of lettable floor area, extending from the souterrain up to and including the 4th floor. On one side, it overlooks the Reguliersdwarsstraat, while on the other side, it offers views of a quiet courtyard garden towards the Herengracht.

The Vault can be accessed through the majestic entrance on the ground floor at the Reguliersdwarsstraat. The ground floor offers 217 sq.m of lettable floor area and provides access to the garden at the back as well as the souterrain via an open staircase.

The souterrain has a size of 210.2 sq.m of lettable floor area. The 1st, 2nd, and 3rd floors are identical in terms of shape and size, each with just over 229 sq.m of lettable floor area, and all of them offer open workspace around the central core. Finally, the 4th floor offers 170 sq.m of lettable floor area.

On the following pages, we will visually demonstrate how various functions can be incorporated and how the space can be optimized.





SPECIFICATIONS AND AVAILABILITY



Specifications

EPC label A+

New climate installations

New sanitary facilities

Freshly painted walls

Good combinations of open- and closed work areas

LED lightning

Elevator

Backyard

Floor

Lettable floor area

Function

Basement

210.2 sq.m

Informal meeting area / lunch & dining area / gym / sanitary facilities

Ground floor

217.1 sq.m

Entrance / reception / meeting rooms / bicycle parking

1st floor

229.1 sq.m

Open workspace

2nd floor

229.2 sq.m

Open workspace

3rd floor

229.2 sq.m

Open workspace

4th floor

170.9 sq.m

Penthouse floor

5th floor

0 sq.m

Technical installations

Total

1.285,7 sq.m

** The property will be delivered without furnishing, the interior pictures displayed in this brochure are from the previous tenant's fit-out.*

FLOOR PLANS

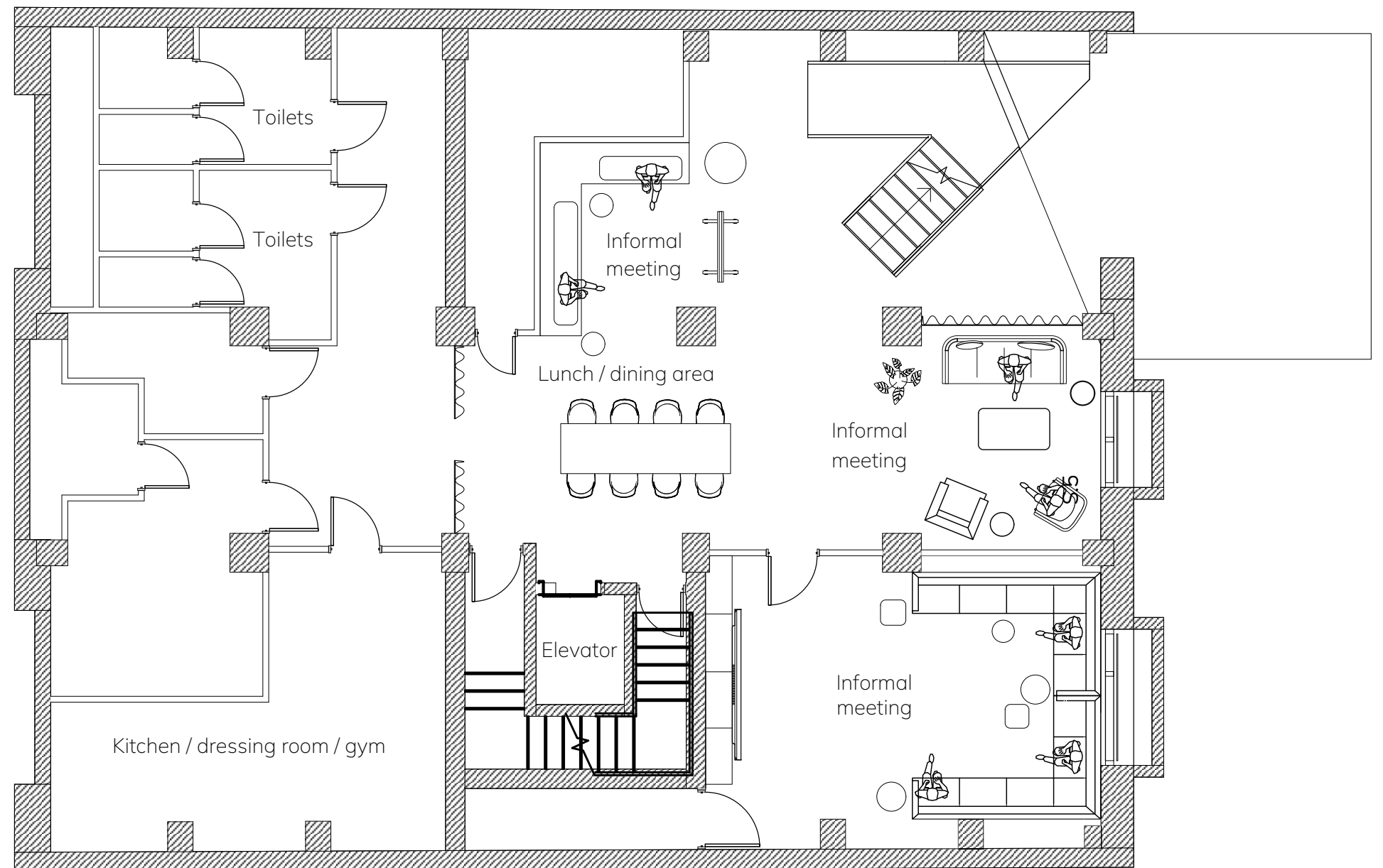
Basement

210
sq.m

The basement has a total lettable floor area of 210.2 sq.m. This floor is excellent for serving as the social heart of the building, along with the ground floor. We envision this floor as an informal meeting area where employees can have their lunch/dinner, relax, and conduct meetings in a relaxed manner. Additionally, this floor offers the possibility of creating an indoor gym with sanitary facilities.

The basement can be accessed from the ground floor via the beautifully designed steel staircase as well as the elevator and staircase in the central core.

- Informal meeting area
- Lunch & dining area
- Gym
- Sanitary facilities



FLOOR PLANS

Ground floor

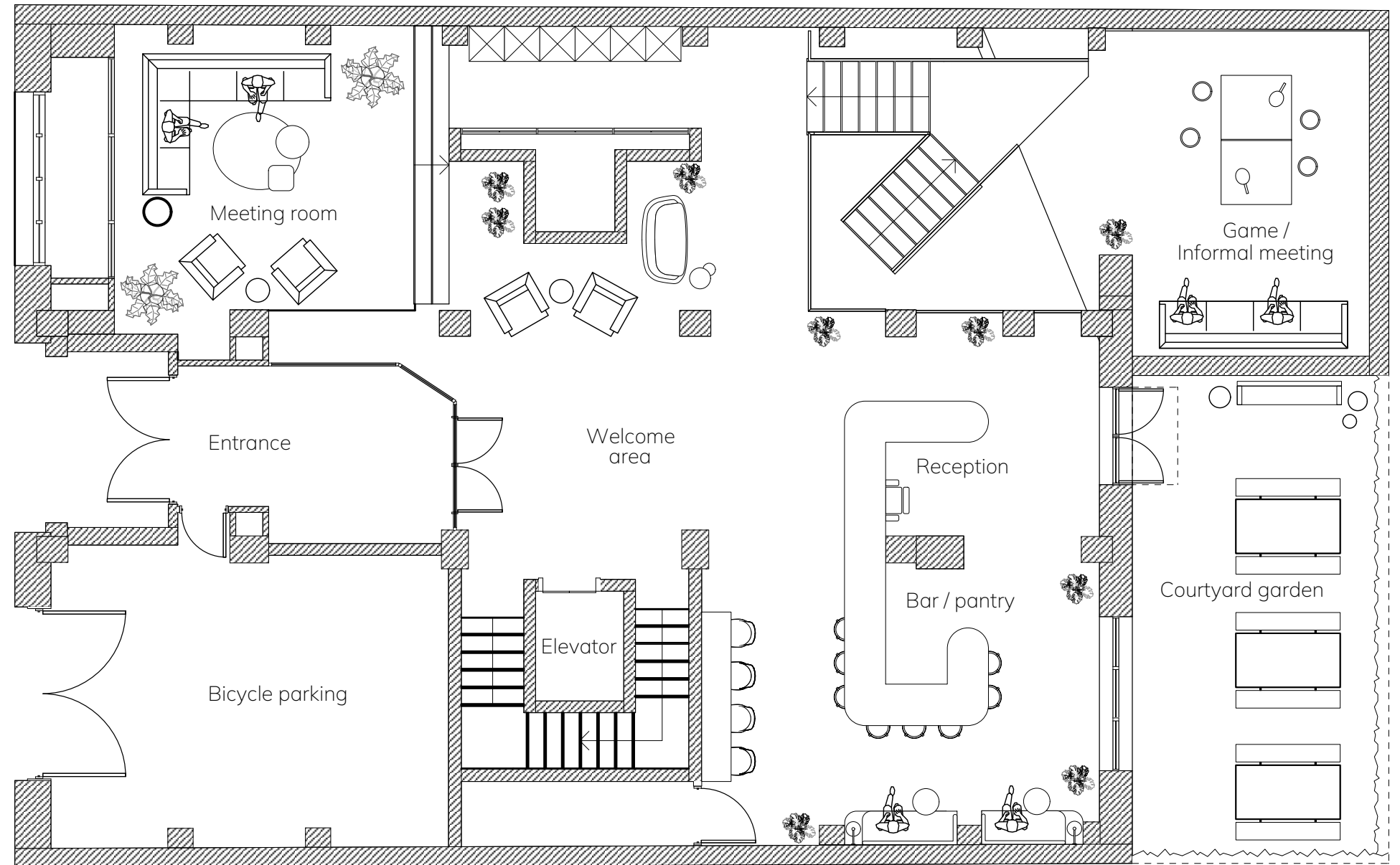
217
sq.m

The ground floor of The Vault provides the first and lasting impression, thanks to the majestic entrance on the Reguliersdwarstraat side. The ground floor is perfect for creating a reception area to welcome guests, a coffee bar, and a boardroom with views of the garden or facing the lively Reguliersdwarstraat. The garden at the backside of the property is perfect to host events for employees and clients.

Directly to the left of the entrance is the lower-lying chill-out area. The space lets in daylight from the street due to the original garage doors, and is separated from the entrance hall by means of black steel walls.

The mezzanine area, situated between the ground floor and the souterrain, offers an additional unique meeting room that can be closed off for privacy.

Entrance
Reception
Meeting rooms
Bicycle parking

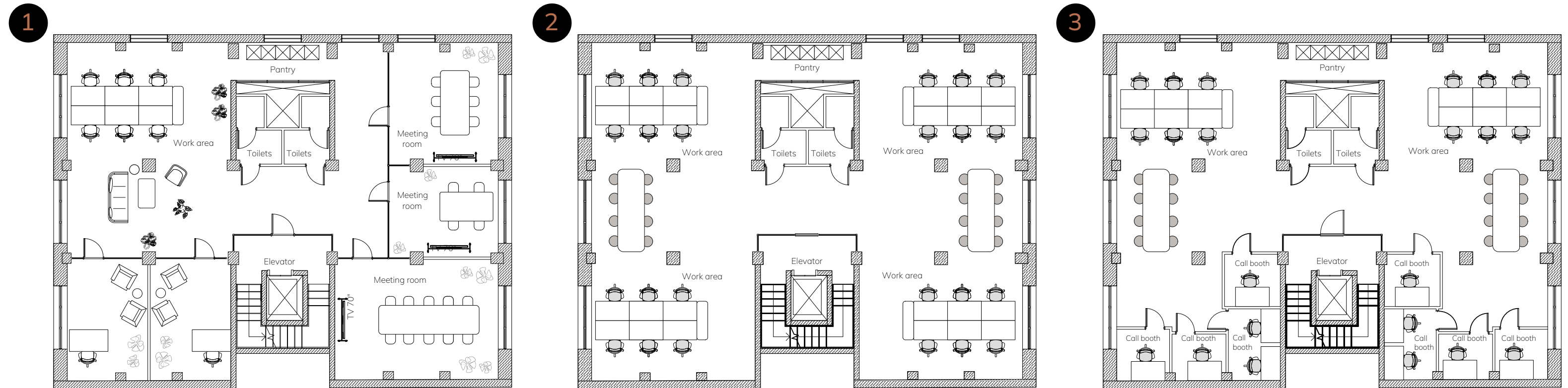


FLOOR PLANS

1st - 3rd floor

229
sq.m

The first, second, and third floors are similar in size, with a lettable floor area of 229 sq.m. These floors are ideal for use as open office spaces. With their high ceilings, large windows, and ample natural daylight, they provide a pleasant working environment. Each floor has its own sanitary facilities and a pantry.



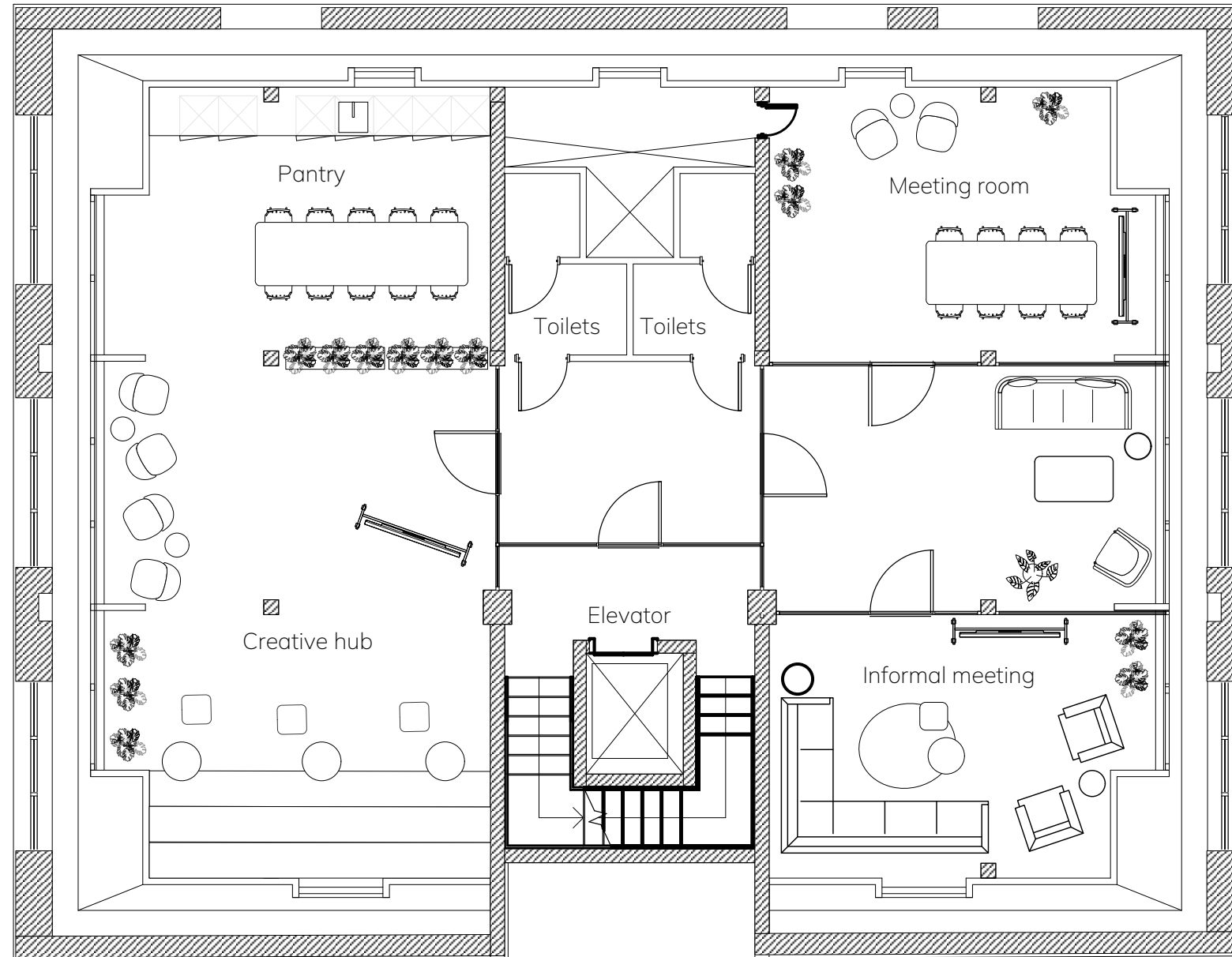
Open workspace

FLOOR PLANS

4th floor

171
sq.m

This is the smallest of all floors with a lettable floor area of 171 sq.m. This floor is also well suited for open workspace. Unique feature of this floor are the high ceilings, even higher than the lower floors.



Penthouse floor
Creative hub
Meeting rooms
Pantry

05

LEASING CONDITIONS

LEASING CONDITIONS



Rental price

Upon request

Indexation

Annually on the lease commencement date, in accordance with 'Central Bureau of Statistics' priceindex figure (CPI) for all households (2015=100), for the first time one year after the Lease commencement date of the lease.

Service charges

t.b.d.

Lease term

5 years

Option periods

Consecutive periods of 5 each year

Notice period

12 months

**Security deposit /
bank guarantee**

3 months

Other conditions

Standard ROZ lease agreement, model 2015, English translated version, including the general conditions.

Available per

Q1 2024

06

THE TEAM

COLLIERS TEAM



Renée Trimbach
Advisor | Agency

+31 6 82 38 25 44
renee.trimbach@colliers.com



Robin Beumer
Associate Director | Agency

+31 6 13 78 89 37
robin.beumer@colliers.com



