



"TOGETHER
WE CREATE A WORLD OF
POSSIBILITIES"



WORLD TRADE CENTER®
ROTTERDAM

BEURS-WORLD TRADE CENTER

"MAKE THE FUTURE AT WORLD TRADE CENTER ROTTERDAM"

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MORE THAN JUST AN OFFICE SPACE

Modern high quality office space in a fabulously renovated historic building. WTC Rotterdam's location on the Coolingsingel, the Meent and the Beursplein put the best hotels, bars, restaurants, shops and cultural hotspots within reach.

1

MIN FROM PUBLIC TRANSPORT

9

MINUTES FROM CENTRAL STATION

5

MIN DRIVE FROM THE HIGHWAY

51,500

M² OF PRIME OFFICE SPACE, CO-WORKING SPACES, MEETING ROOMS AND A CONGRESS CENTRE

600

CAR PARKING SPACES





WORK, MEET AND RELAX. EVERYTHING UNDER ONE ROOF

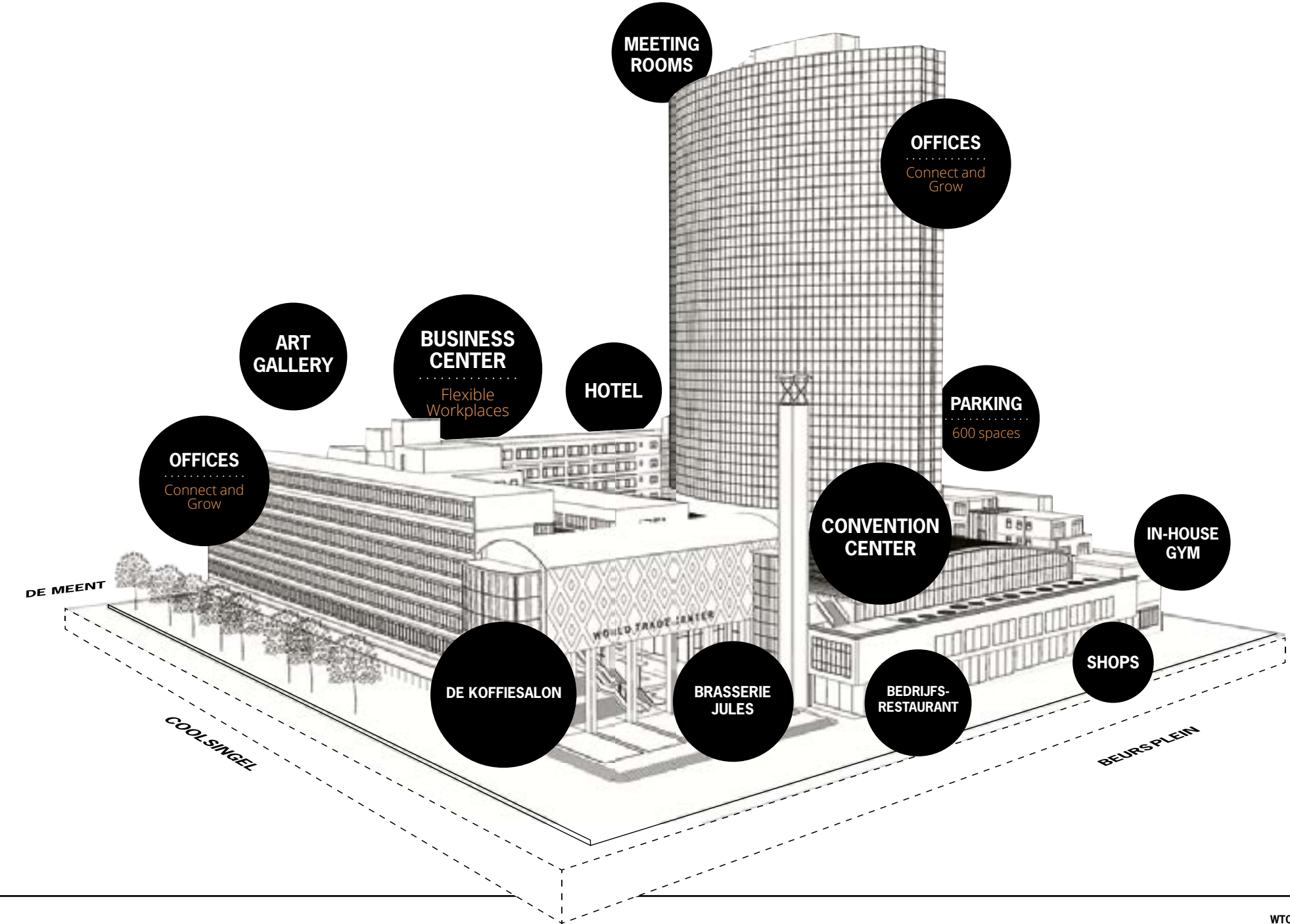
Get to know the outstanding office environment right in the heart of Rotterdam.

The lobby is the central meeting place in WTC Rotterdam. Tenants and guests from all over the world are welcomed by receptionists who also provide business support. Like-minded professionals come together and inspire each other at events that help them push the boundaries of their companies.

The many facilities of WTC Rotterdam are open for use. Brasserie Jules and the brand new WTC Company Restaurant The Hub are pleased to invite tenants and guests to

relax at table. The Art Gallery is also a wonderful source of inspiration. And for those who want to relax through exercise, there is the brand new WTC Rotterdam gym: Vondelgym

Stay overnight in the inhouse Postillion Hotel, directly adjacent to the lively Meent with all its entertainment venues, eateries and shops.



FACILITIES & SERVICES

World Trade Center Rotterdam boasts renowned architecture, modern customized offices and an internationally recognized address. WTC Rotterdam's heart beats even faster for its wide range of facilities and services that make life and work much easier.

BRASSERIE JULES

Brasserie Jules offers tenants breakfast, lunch and dinner. In summer, its large terrace on the Koopgoot will be the perfect place to catch a few rays.

THE HUB

The Company restaurant offers a mix of your favorite dishes and has a nice view on the famous street 'De Koopgoot'

WTC ART GALLERY

The WTC Art Foundation brings business and art together at exhibitions in the WTC Art Gallery.

VONDELGYM

A healthy professional mind needs a healthy body. WTC Rotterdam's in-house gym has more than 1,000 m² and is the best place to clear the cobwebs and reenergize yourself.

POSTILLION CONVENTION CENTRE

The best place for your trade fair, congress, meeting or event. The WTC congress center has 37 venues for groups from 10 to 1,000 persons. Contracts are available for only venue rental or full-service and everything in between. All rentals come with a Green Key sustainability certificate.

CITY HOTEL

The Postillion Hotel WTC Rotterdam, located directly on the Meent, has 168 rooms.

WTC CONNECT

The world, the contacts and the expertise of all 320 World Trade Centers within arm's reach. The WTC Business Club is a unique platform to network and exchange valuable experience.

WTC COMMUNITY

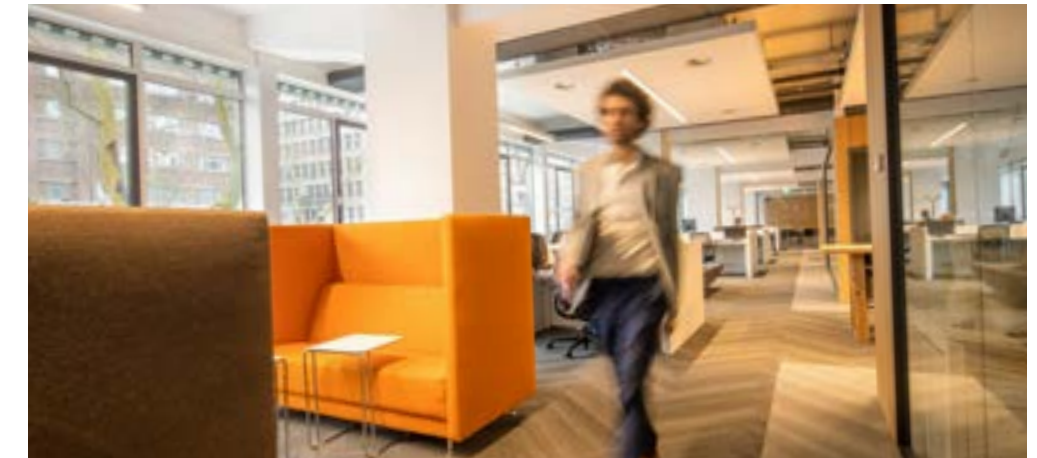
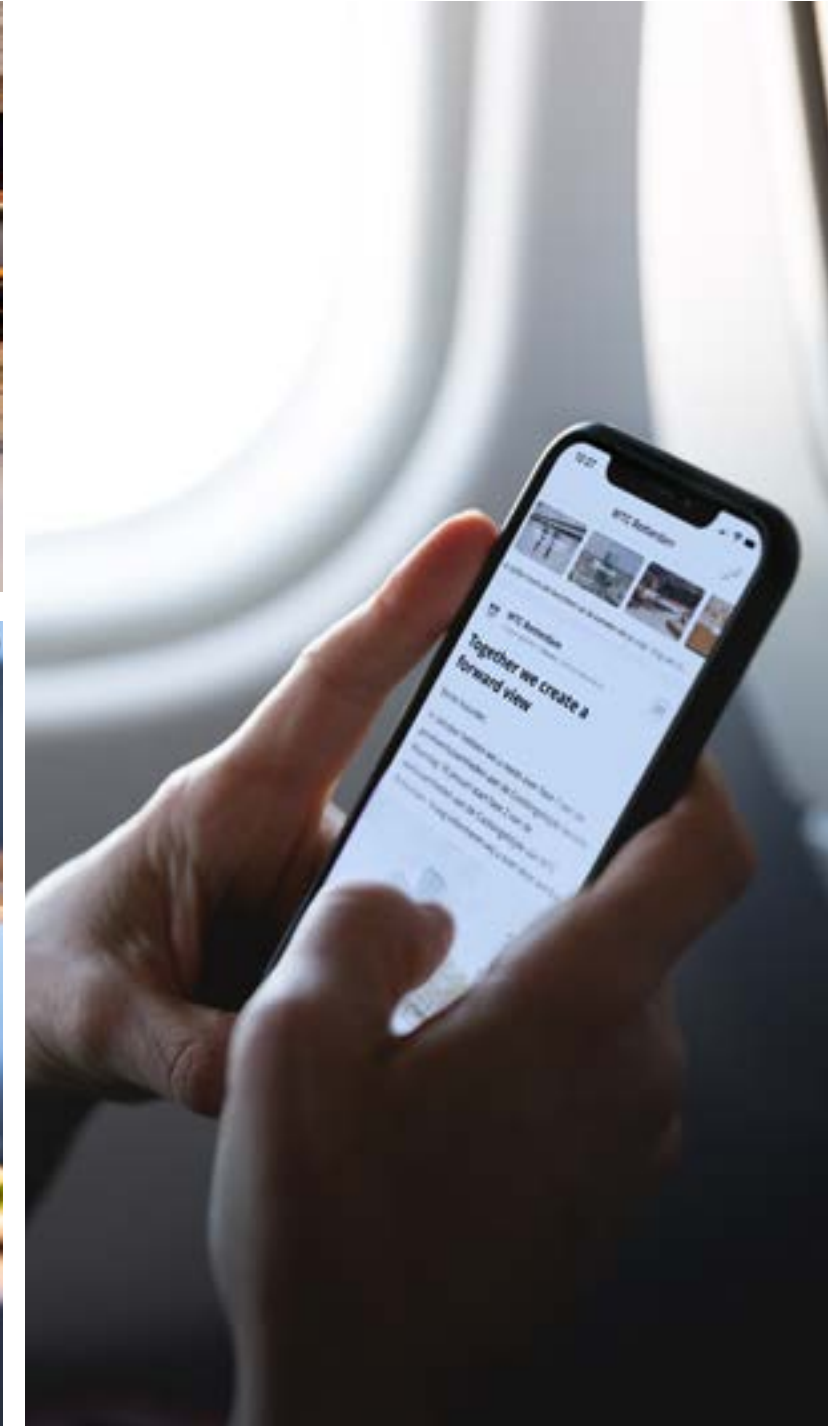
The WTC Community website and app make it easy to ask questions, report issues to the facility services and share news about your business with other WTC tenants.

WTC SERVICE STORE

Our Business Services staff are available from 07:30 to 18:00 every day. They welcome guests with a smile and deliver services such as booking meeting rooms and arranging business gifts and parcel deliveries.

WTC BUSINESS CENTER

Do you need more office space for a while? Or space for a workshop, meeting or event? The WTC Business Center rents co-working spaces, office units and meeting rooms for groups of 10 to 40 persons. These are equipped with AV equipment and optional catering.

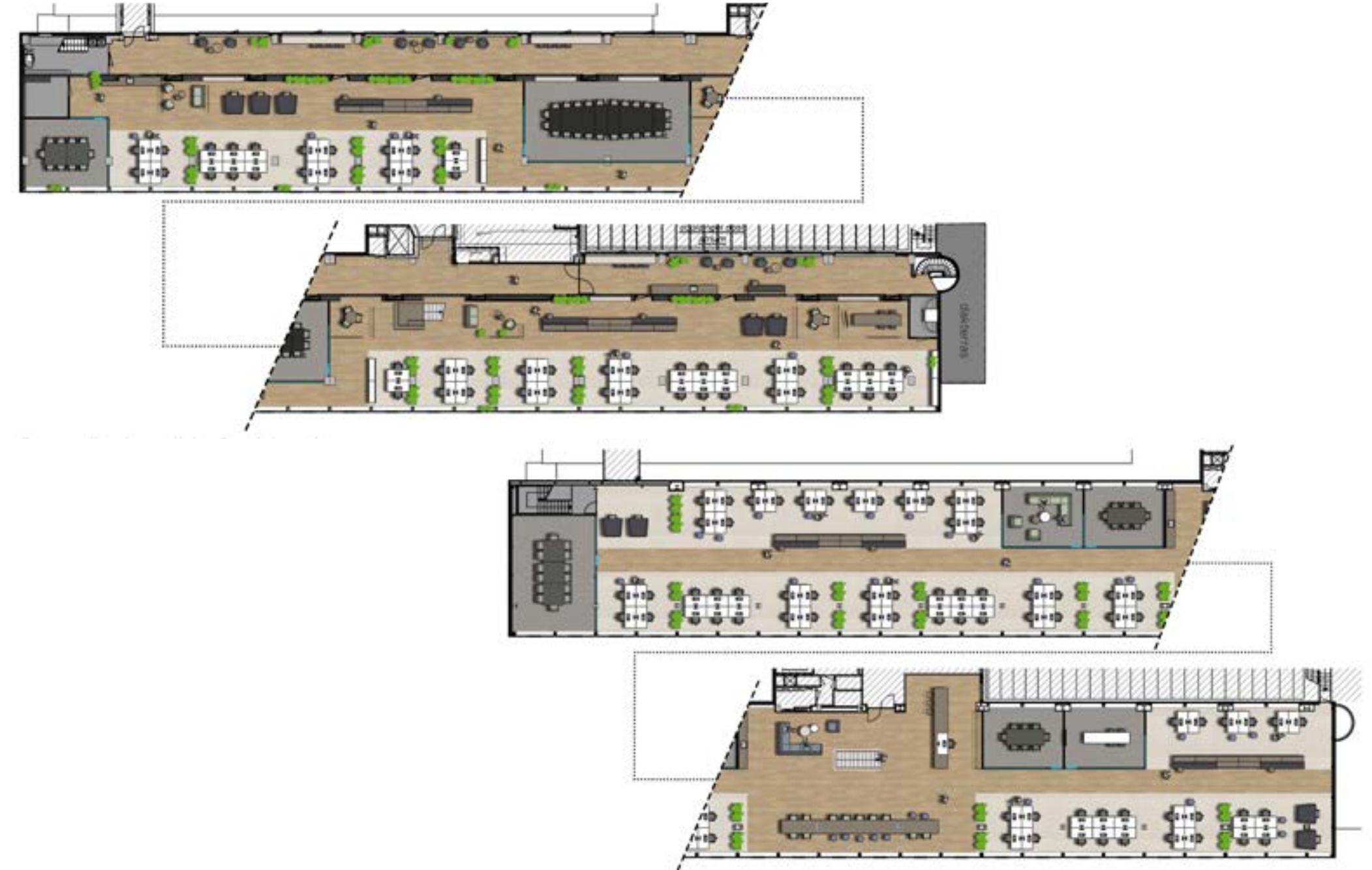
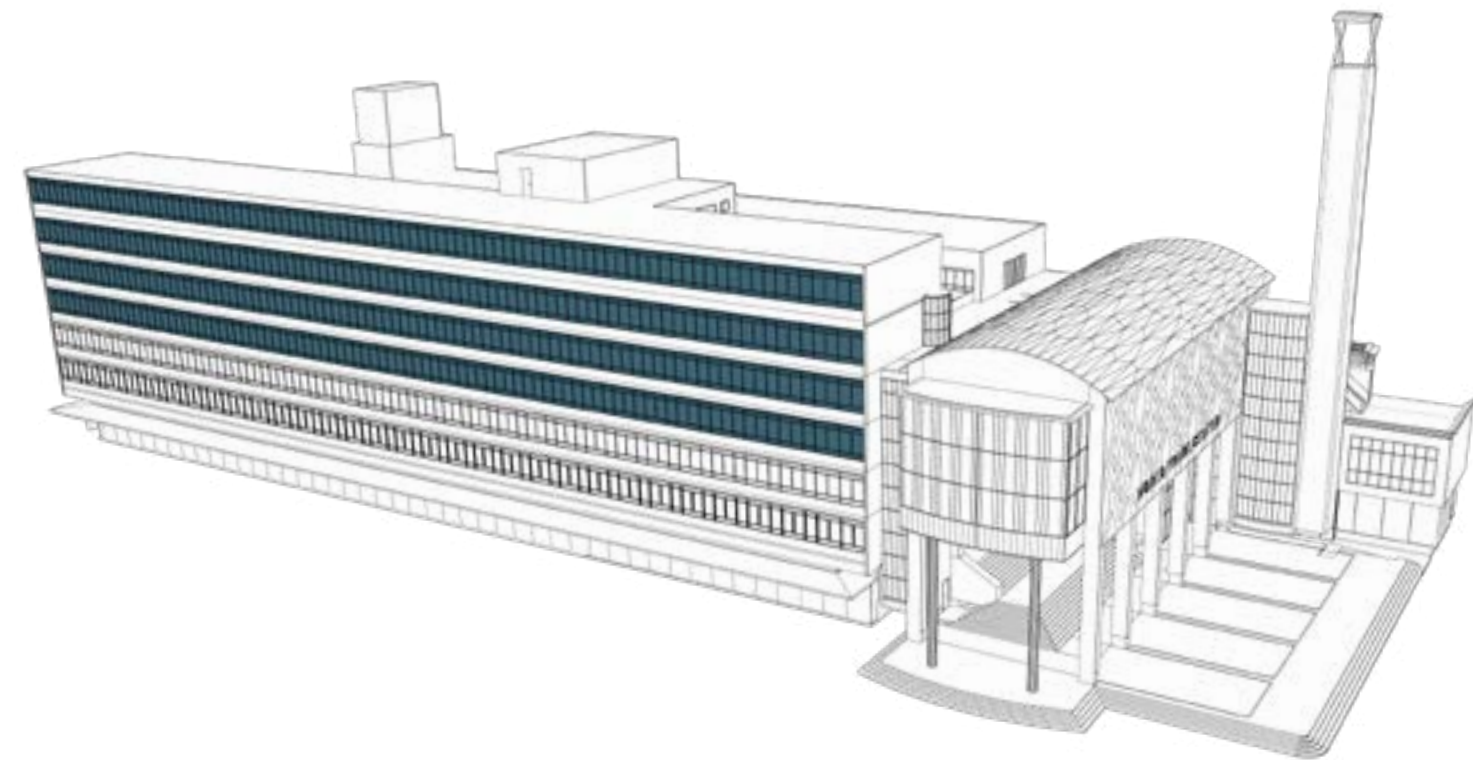


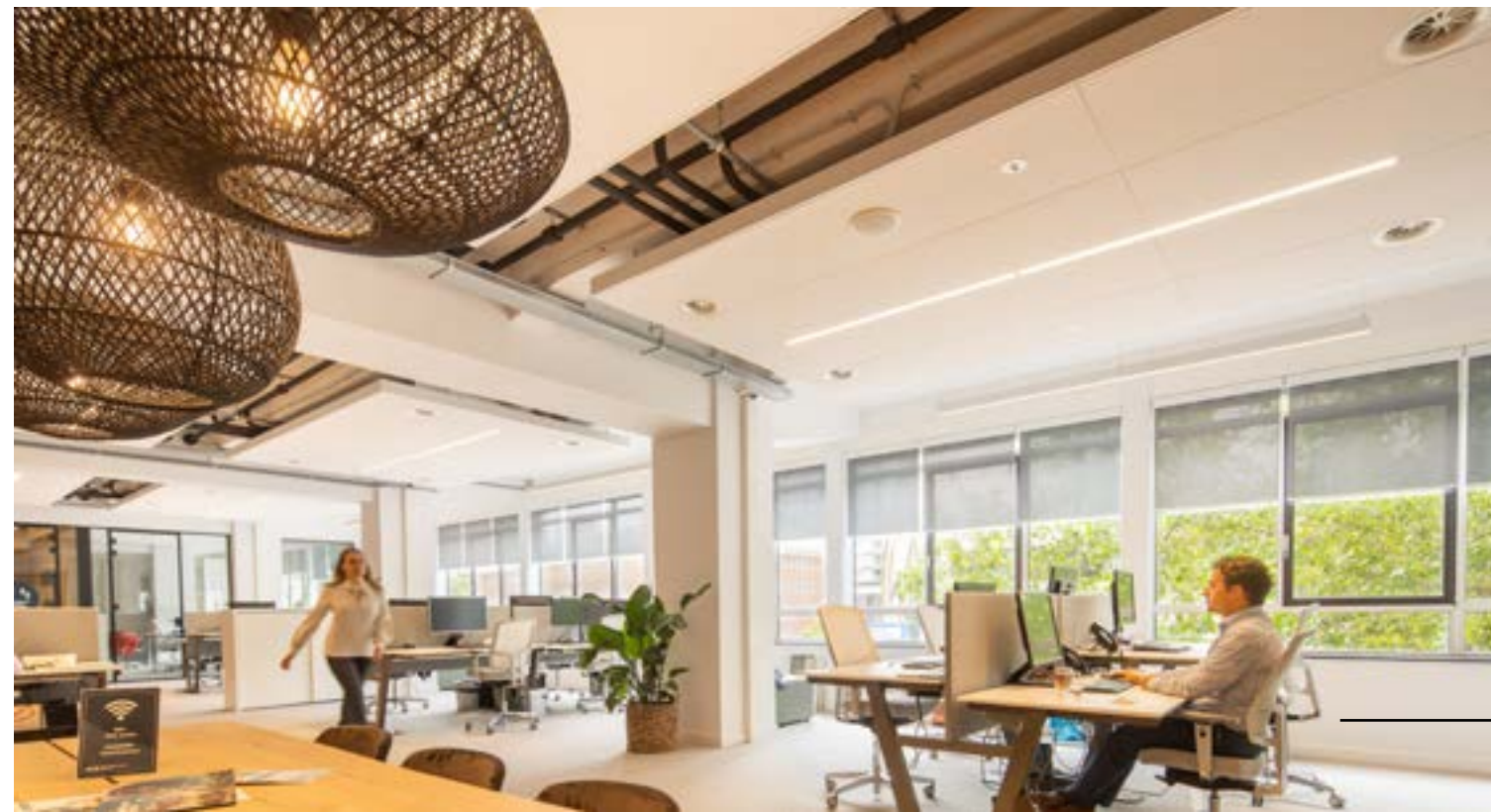
ARE YOU READY TO MEET YOUR NEW OFFICE?

World Trade Center Rotterdam has about **51,500 m² of office space** divided over the low rise building and the 90 meter tall tower. The best known street in Rotterdam houses historic industrial look offices. The historic spaces are fully equipped to meet the demands of modern offices and are available in open, semi-open and closed office plan layout. Work in a fabulous historic space that looks over the lively city center.

Each office space can be designed to your individual taste and needs. The space will express your company's identity perfectly in Rotterdam's most iconic buildings. Layout options are open, semi-open and closed. Delivery includes renovated shell, climate control system, renovated sanitary facilities and a pantry.

- Part of a large international network.
- Comprehensive facilities and services.
- Plenty of parking space in two garages.
- Hospitable and professional reception.
- International and dynamic location.
- An icon in the middle of the city center.





RENEWAL

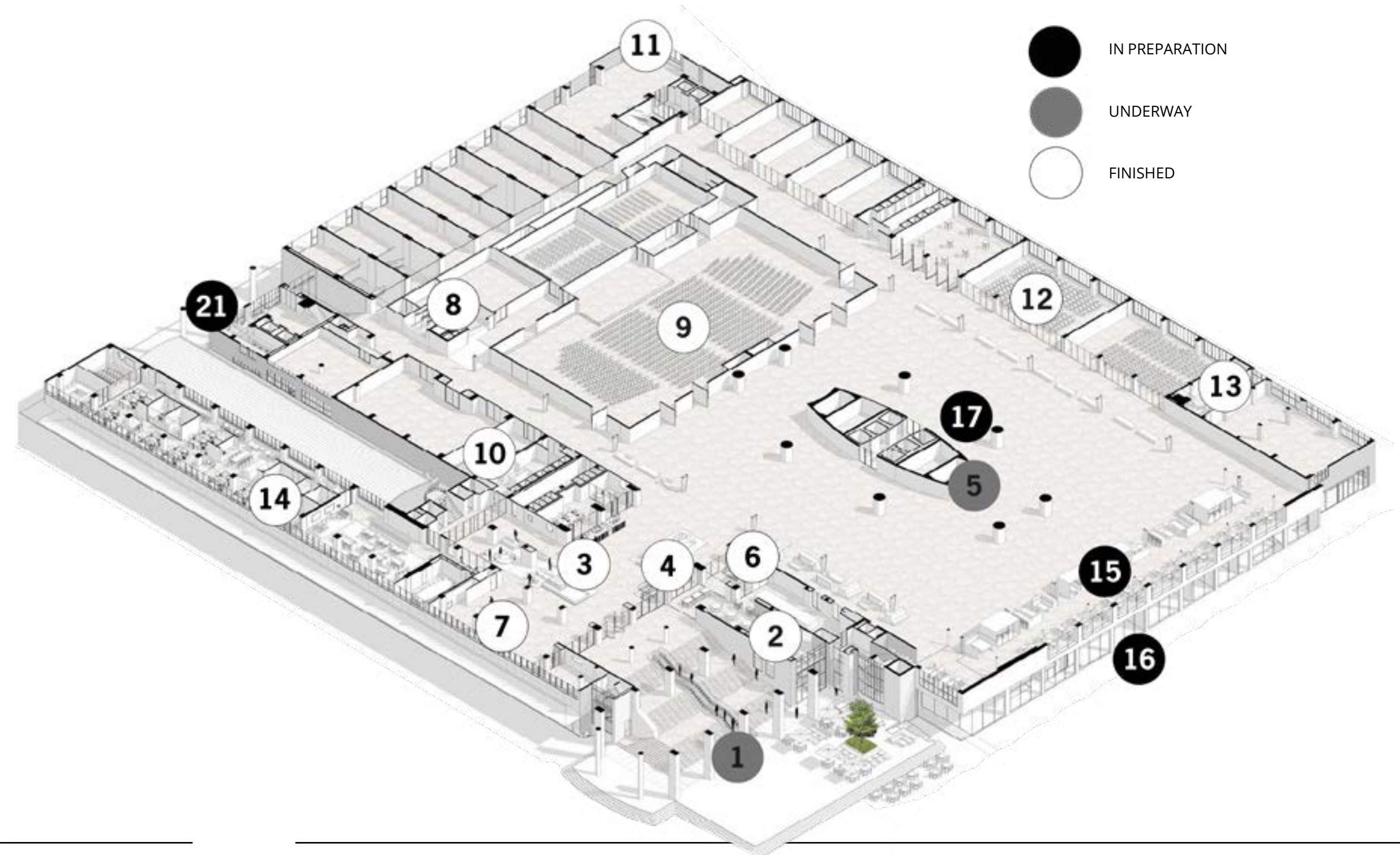
The overhaul of World Trade Center Rotterdam is a huge project and is part of a master plan, part of which has been completed. As part of the master plan, the reception was given a make-over and De Koffiesalon opened in September 2018. Work started on the exterior façade in the last quarter of 2019. The window frames were replaced, the façade cleaned and the glass replaced with more sustainable glass.

The congress halls also underwent a major change. All work was done in line with the original design of the architect Staal. By honoring the original design in the renovations and opting for more sustainable materials, WTC Rotterdam is doing justice to the historic value of the building.

The unique monumental main entrance hall is being largely rebuilt to give it an open appearance. Brand new escalators will replace the single escalator. The new brasserie, Brasserie Jules, with a terrace on the mezzanine floor, will be completely redone at the same time. Work will also be done on a new hotel, in-house City Gym and WTC Business Restaurant. A completely new connection will be made indoors between the entrance hall and the lifts to the offices, giving tenants a more direct route to their work spaces.

RENOVATIONS

- | | |
|---|--|
| 1. Main entrance | 12. Schippersbeurs hall |
| 2. Café Staal | 13. Rodezand entrance |
| 3. General reception area | 14. WTC Business Center |
| 4. Route to the tower | 15. Beurs lounge + roof terrace |
| 5. Tower in the Main Hall | 16. Façade Beursplein |
| 6. Entrance from the underground garage | 17. Skybar |
| 7. Coffee Bar | 18. Renovation of exterior façade (not shown here) |
| 8. Cloakroom + kitchen, Main Hall | 19. Renovation of roof (not shown here) |
| 9. Rotterdam Hall | 20. Sustainability (not shown here) |
| 10. Gym | 21. Entrance Meent/underground bicycle parking |
| 11. Hotel | |



TOGETHER WE CREATE

PRIME ACCESS

The creation of a new walkway through the middle of two imposing escalators and a pedestrian bridge to the High Rise offices are milestones in achieving the master plan.

SAFE STORAGE FOR YOUR PEDALS

Apart from electric charging points for cars, our garage has bicycle parking facilities. The entrance will be made immediately accessible through the garage to improve the traffic flow.

BRIGHTNESS IN YOUR DAY

What could be more pleasant in summer than enjoying your lunchbreak outdoors? The plans are there.

A DELICIOUS ENERGY BOOST

The Hub, the WTC company Restaurant is the spot where you can choose and mix your own favorite foods. Enjoy your selection for lunch inside the comfortable walls of WTC Rotterdam.

A PLACE TO SHAPE UP

A healthy professional mind needs a healthy body. WTC Rotterdam's in-house gym Vondelgym offers tenants a moment to blow of steam. Get energized before, during or after work.

A SUSTAINABLE WORKPLACE

With the future in mind, we are looking closely at sustainability. We are creating a good living and working indoor climate and never lose sight of sustainability, even for a second, in everything we do.

A PLACE TO MEET & EAT

The well-known Pierre Rotterdam restaurant has opened its new Brasserie Jules for lunch, dinner and drinks.

GOOD PROSPECTS FOR YOUR CAR

With 600 parking spaces spread over two garages, we offer good accessibility in the heart of the city. The garage will be completely modernized in 2021.

A MEETING POINT FOR THE WORLD

Imagine, space for about 1,000 people in the fabulous Rotterdam Hall. The Rotterdam Hall has been renovated in line with the architect Staal's plans.

A GOOD NIGHT'S SLEEP

The new Postillion hotel is located on the second, third and fourth floor of the historic low rise building on the Meent and Rodezand side.





WORKING SUSTAINABLY AND CARE FREE

WTC Rotterdam prioritizes a healthy planet and a good living and working environment for now and future generations! 'Bouwinvest's goal is to have a mostly energy neutral portfolio by 2045. In 2019, the fund was awarded a five star GRESB sustainability certificate, putting it in the top 20% of the best performing property funds in the world.'

ENERGY

The High Rise Offices are connected to a geothermal heating system. Geothermal heating is a sustainable method of heating which hugely reduces the use of fossil fuels for energy generation. WTC Rotterdam has the '**IN USE VERY GOOD BREAAAM certificate**' and an **A energy label**. After optimizing its units and fittings, its energy consumption dropped dramatically.

The sustainability plans now on the table include more solar panels, exterior walls and roof renovation and LED lighting. Most of the available flat roofs have already been renovated and fitted with solar panels. Wherever work needs to be done, solar panels will be fitted. Most of the lighting has already been replaced by LED lighting and all areas currently being renovated will be fitted with the newest generation of LED lighting. The air treatment system was replaced by a low energy version in 2018. We heat and cool the building using thermal energy storage. Finally, LED lighting is the standard when any renovations are done. The garage also uses LED lighting.

TRANSPORT

WTC Rotterdam is excellently accessible by public transport. Traffic congestion information is relayed through narrowcasting. The departure times of the metro and trains are given in various strategic locations in the building.

HEALTH

The climate control system at WTC Rotterdam not only meets the guidelines, but the system is so advanced that the air hardly circulates but is instead transported outside immediately. In short, there is always enough fresh air in the building at any time.

LAND USE AND ECOLOGY

WTC Rotterdam supports urban flora and fauna by placing nests for common swifts and bats on the roof of the High Rise.

MATERIAL

The building's structure and technical units are managed carefully and regularly inspected. Any materials that are removed because of renovation or rebuilding are reused. A regular architect is involved in all renovations to make sure that the renovations are done with the greatest respect for the historic value of the building. We also collaborate with an external advisor to help us choose the best and most modern and sustainable solutions when replacing or changing the technical units.

WATER

To avoid water wastage, WTC Rotterdam uses water saving systems in all its sanitary facilities.

WASTE

With the intention of maximum recycling, WTC Rotterdam has a waste separation facility for seven waste streams.

TENANT SATISFACTION SURVEY

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An annual tenant satisfaction survey shows the level of well-being and health on the workfloor and is the foundation for continuous innovation.

WTC Rotterdam's sustainability goals also reflect the values and norms of its tenants.

WORLD TRADE CENTER NETWORK

MEMBER OF THE WORLD TRADE CENTERS ASSOCIATION

World Trade Center Rotterdam was one of the founding members of the World Trade Centers Association, a worldwide platform to promote international trade with **320 branches across the world**. The World Trade Centers Association gives access to an international network of like-minded entrepreneurs and professionals. WTC Rotterdam is the regional portal to this worldwide network and helps make international business a success.

TRADE & INVESTMENT SERVICES

Our Trade & Investment partners will provide customized information and advice to questions regarding international trade and investment. This service is a collaboration between WTC Rotterdam, World Trade Center Netherlands Alliance, Rotterdam Partners and InnovationQuarter.

320

WORLD TRADE CENTERS
WORLDWIDE

90

WTC LOCATIONS
IN 90 COUNTRIES

750,000

ENTREPRENEURS
WORLDWIDE

1

WORLDWIDE
NETWORK

“THE STRONG CHARACTER AND THE CORPORATE IDENTITY OF WTC IS VERY APPEALING”

ANNE VAN ELDONK

Partner & Chair - Fakton

**CONNECT TO
A WORLD OF
POSSIBILITIES.
227 LOCATIONS
WORLDWIDE**



NORTH-
AMERICA

41

CENTRAL
& SOUTH-
AMERICA



AFRICA

HISTORY

Rotterdam's famed trade acumen has dominated the city's center, right where World Trade Center Rotterdam is located now, for four centuries. As early as 1968, Rotterdam was thinking about a center for world trade and the city became one of the founding members of the World Trade Centers Association.

The old stock exchange, the Beursgebouw, on the Coolingsingel became the home base of WTC Rotterdam. Dating to 1940, it was the fourth consecutive Beursgebouw on this site since the first Rotterdam stock exchange opened on the Haringvliet in 1597.

The Beurs on the Coolingsingel housed several stock exchanges over the centuries such as the shipping, European goods and the insurers exchanges.

The old stock exchange, the Beursgebouw, now houses the WTC Congress Center that lies at the foot of the 90 meter tall emerald green glass WTC tower. Since its completion in 1987, the tower has become the architectural beacon in the business heart of the city.





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**WORK ON YOUR VISION OF
THE FUTURE IN A BUILDING
WITH FOUR CENTURIES OF
HISTORY**

CONTACT

Eveline Steenbergen
Managing Director

WTC Rotterdam
Beursplein 37
3011 AA Rotterdam

+31 (0)10 405 44 16
offices@wtcroterdam.com
www.wtcrotterdam.com

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