HUIDE
KOPER

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HUIDEKOPER: A MODERN GEM IN HISTORICAL AMSTERDAM

The historical heart of Amsterdam will soon boast one of the city's best-appointed office buildings as Huidekoper is transformed into a five-star business location. A contemporary exercise in light and space in the heart of a fascinating city.

HIGH-END SUSTAINABILITY FOR BUSINESSES OF TOMORROW

Huidekoper offers a unique business office opportunity in the heart of Amsterdam and close to the many hotspots of this fascinating city. The building provides a total floorspace of over 5,600 sq. m. LFA. In the hands of renowned architects Bierman Henket, it will be transformed into a property that meets the all-electric sustainability ambitions of Amsterdam 2050.

46 PARKING SPACES

DINING FACILITIES

ALL ELECTRIC

MAXIMUM DAYLIGHT

5.600 sq. m. LFA

CITY CENTRE

HIGH CEILINGS

SUSTAINABILITY

HIGH ACCESSIBILITY

360º VIEW OVER AMSTERDAM

HEALTHY CLIMATE CONTROL SYSTEM

HIGH-LEVEL FINISHING

1902

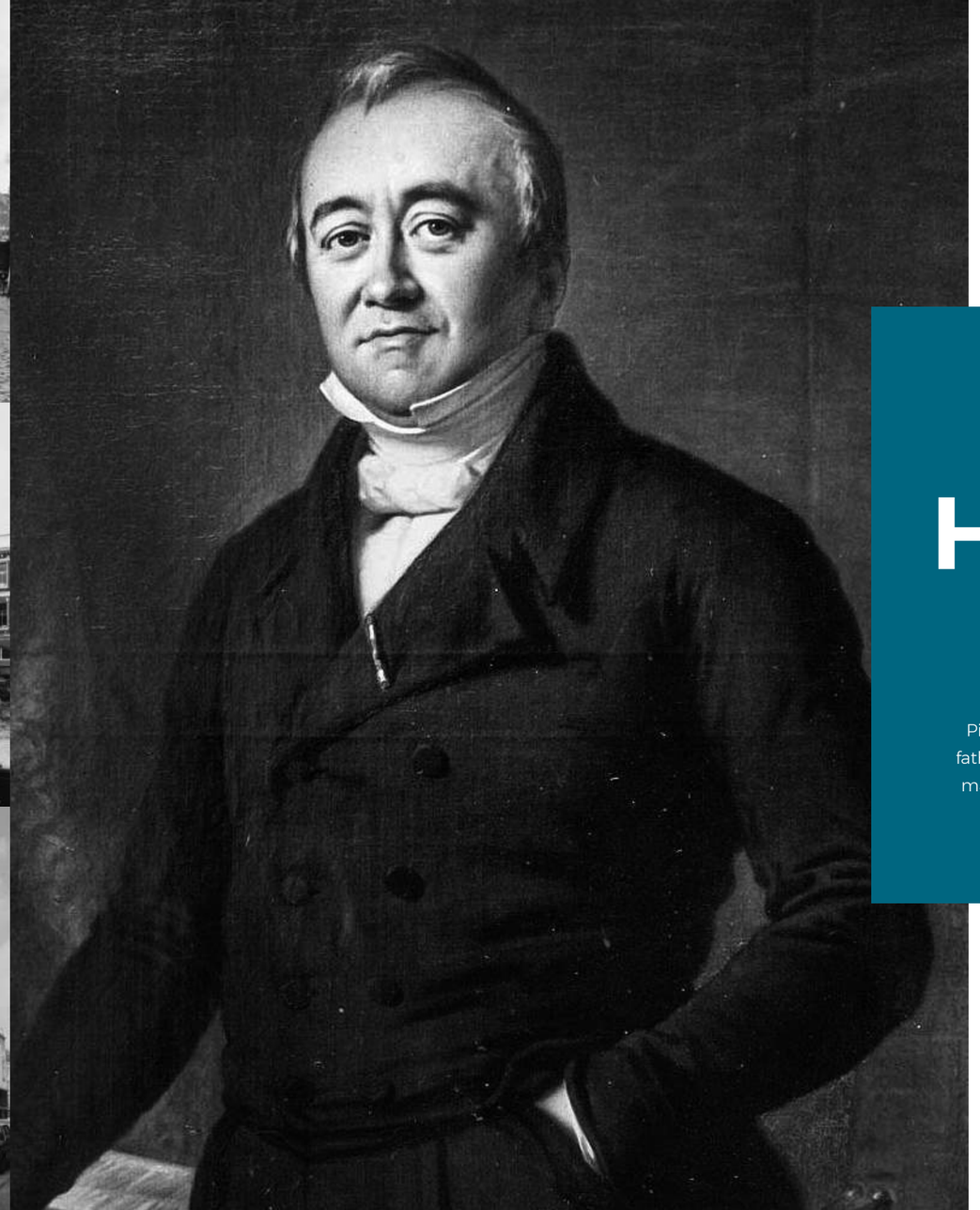
Original streetscape around the Huidekoper.

1972

Start of reconstruction work
on current Huidekoper structure.

1975

Huidekoperstraat 26 - 28
just after completion of current building.



WHERE HUIDEKOPER STARTED

Pieter Huidekoper was born in Amsterdam in 1798. As a proud husband and father of two daughters, he was elected to the city council in 1835 and became mayor in 1842. Huidekoper also founded the oldest housing association in the Netherlands, the Association for the Working Class in Amsterdam (VAK).

LOCATED IN THE VIBRANT CITY CENTRE OF AMSTERDAM

Huidekoper is situated in a prime location on the Weteringschans in the city centre. This dynamic area is home to fashionable hotels, restaurants, theatres and shops. The Utrechtsestraat, one of Amsterdam's most lively shopping and dining streets, is just a stone's throw away. Huidekoper is a modern office gem in the time-honoured city of Amsterdam.

Amsterdam is booming

with the local economy experiencing tremendous growth. This is acting as a magnet for international companies such as Netflix, Uber, Amazon and Booking.com. Beyond big (and small) business, Amsterdam is also becoming more popular as a place to live. With a population of more than **870.000 people** and **180 different nationalities**, it's fair to say that Amsterdam has earned its place as one of Europe's leading cities. In fact, it was voted best city in the world to live in for the target group of the future.

“Perfect accessibility for every commute”

10 minutes
A10 ring road

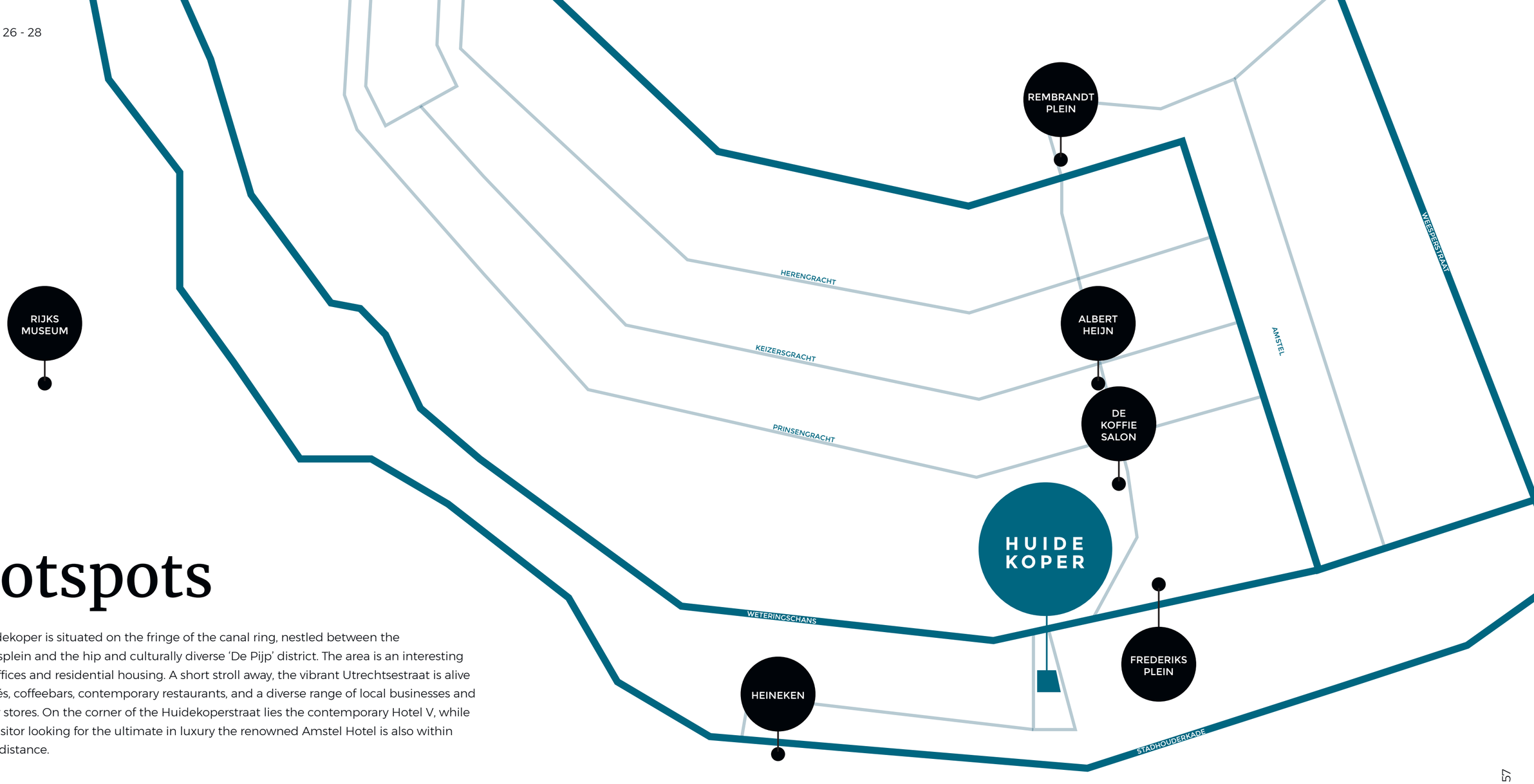
8 minutes
North-South line

10 minutes
Amsterdam Central Station

10 minutes
Amsterdam Central Station

Amsterdam Central Station is within easy reach, a mere 10 minutes from the tram and metro station just down the road from the Huidekoper. As well as being the central hub of Amsterdam’s public transport system, Amsterdam Central Station also offers a range of international rail services: take the Thalys to Paris in under 3.5 hours or the ICE to Berlin in just over 6 hours.

By the time the Huidekoper is completed, the North-South metro line will also be finished. This will reduce travel time to the business district of Amsterdam, the Zuidas, as well as Amsterdam Central Station, down to approximately 5 minutes. The new Vijzelgracht metro stop will be 8 minutes on foot from the Huidekoper building.



Hotspots

The Huidekoper is situated on the fringe of the canal ring, nestled between the Frederiksplein and the hip and culturally diverse ‘De Pijp’ district. The area is an interesting mix of offices and residential housing. A short stroll away, the vibrant Utrechtsestraat is alive with cafés, coffeebars, contemporary restaurants, and a diverse range of local businesses and designer stores. On the corner of the Huidekoperstraat lies the contemporary Hotel V, while for the visitor looking for the ultimate in luxury the renowned Amstel Hotel is also within walking distance.

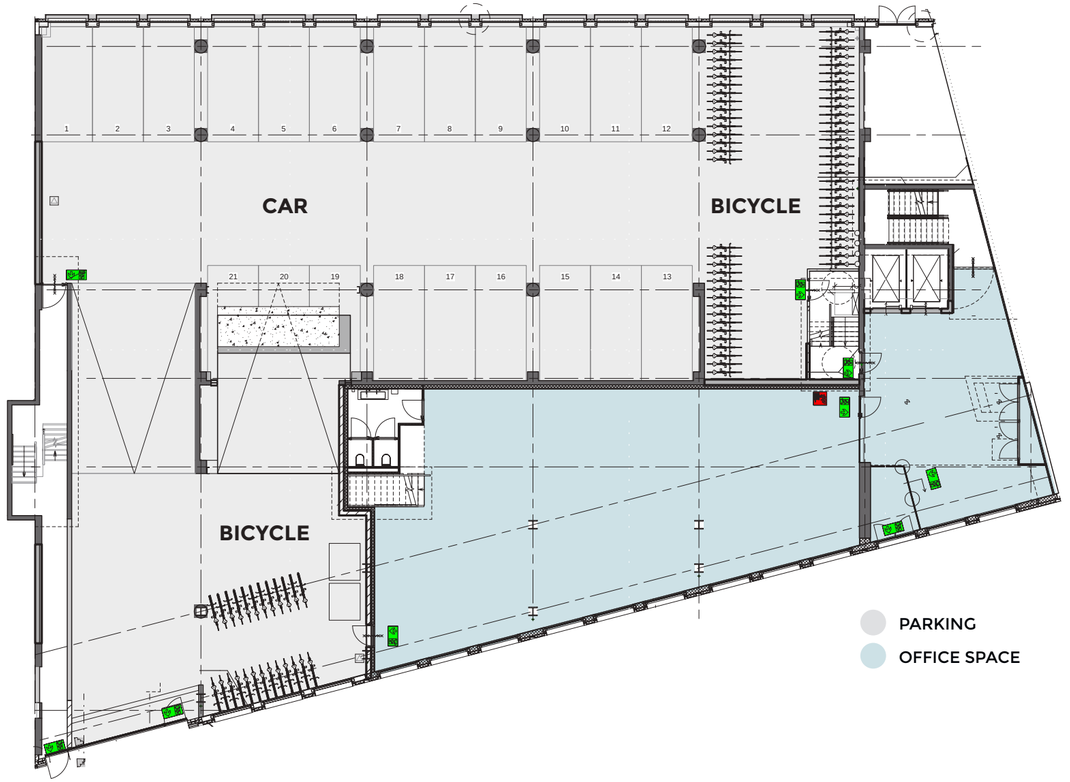
HUIDEKOPER: IMPRESSIVE FROM EVERY ANGLE

Floor plans

Approximately 5,600 square meters LFA of light and high-quality office space that can be flexibly arranged.

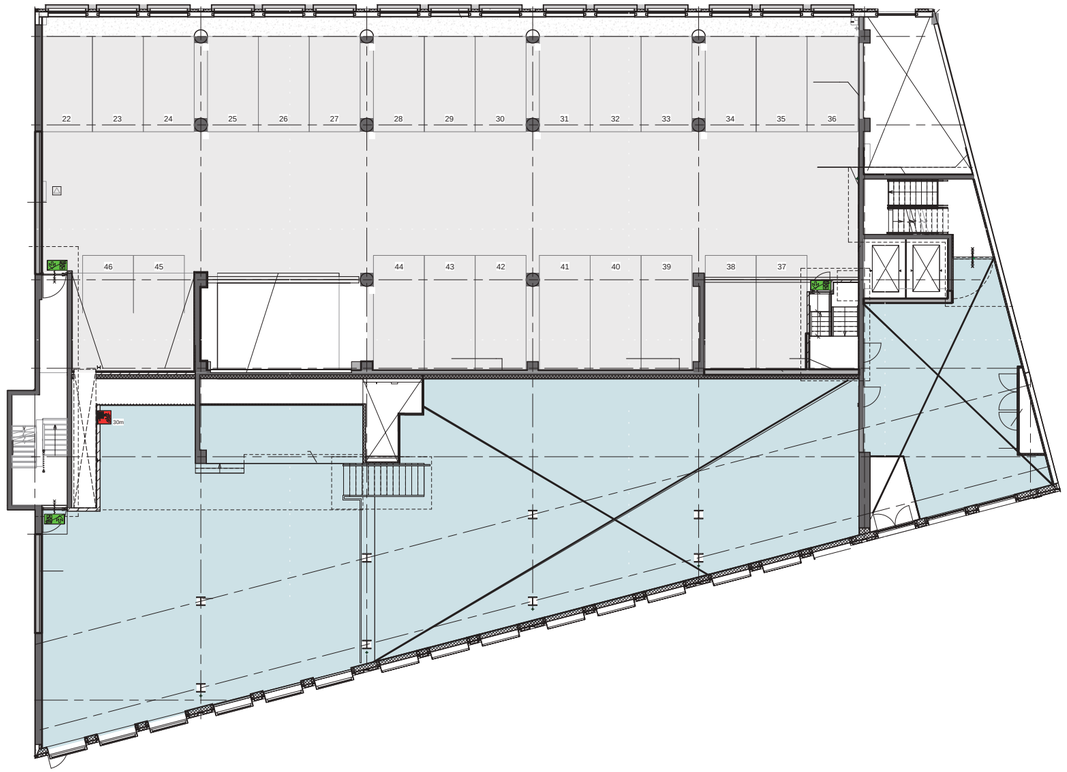
Lettable floor area (excl. technical area, elevator and stairs).

ENTRANCE & PARKING APPROX.	296 SQ. M. LFA
MEZZANINE APPROX.	191 SQ. M. LFA
FIRST FLOOR APPROX.	670 SQ. M. LFA
SECOND FLOOR APPROX.	1129 SQ. M. LFA
THIRD FLOOR APPROX.	1129 SQ. M. LFA
FOURTH FLOOR APPROX.	1129 SQ. M. LFA
FIFTH FLOOR APPROX.	1061 SQ. M. LFA



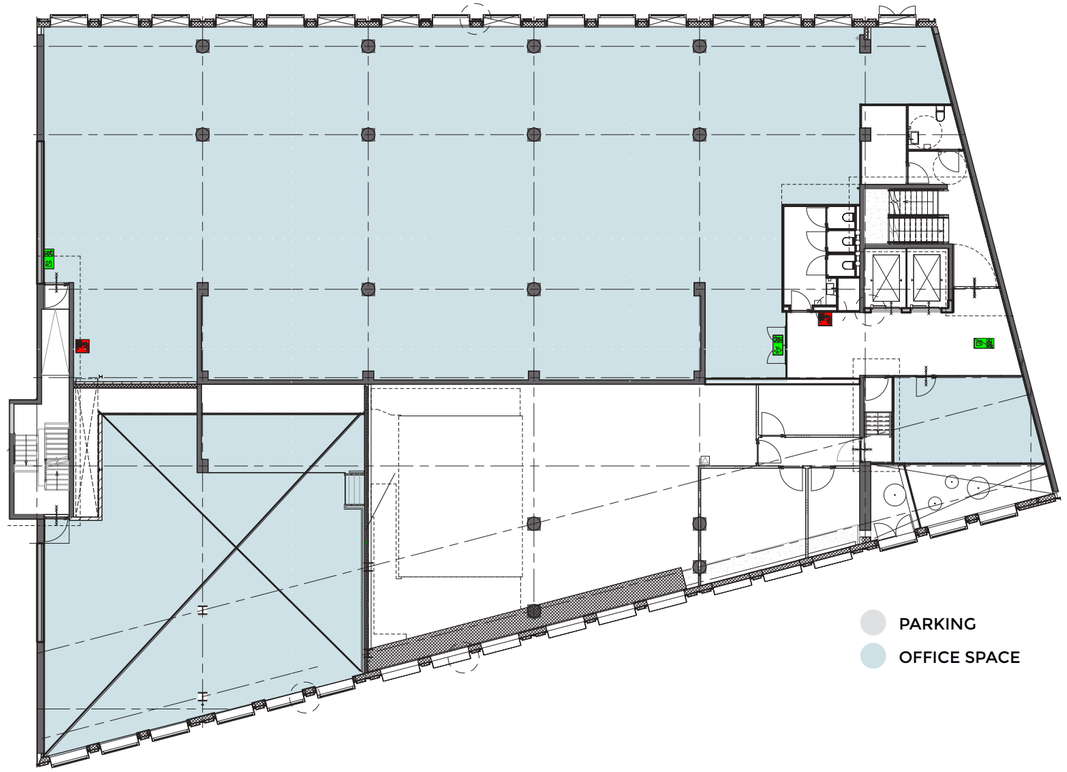
ENTRANCE & PARKING

APPROX. 296 SQ. M. LFA



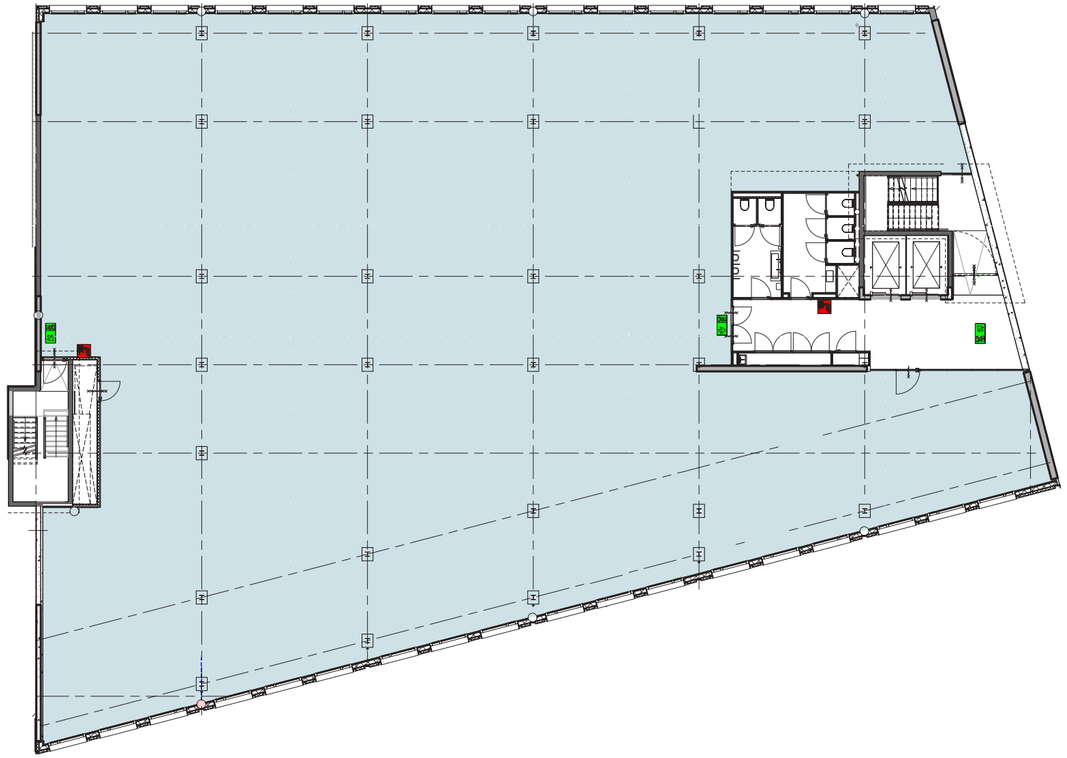
MEZZANINE

APPROX. 191 SQ. M. LFA



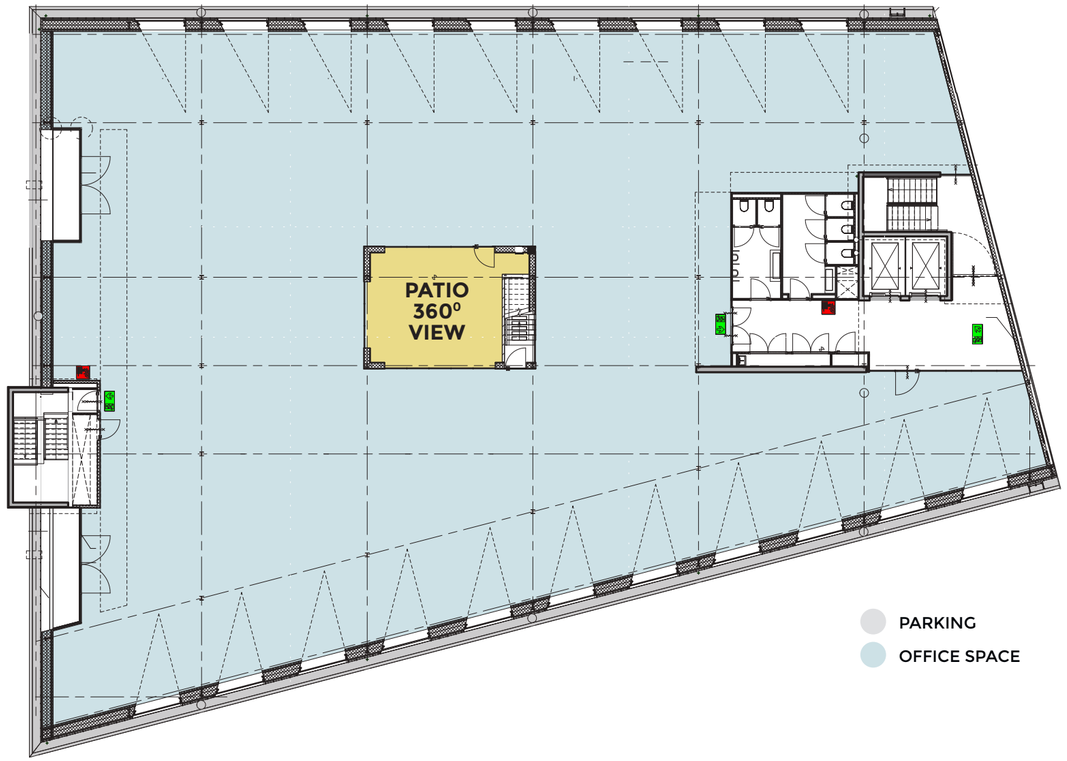
1st FLOOR

APPROX. 670 SQ. M. LFA



2nd – 4th FLOOR

SECOND FLOOR APPROX. 1129 SQ. M. LFA
THIRD FLOOR APPROX. 1129 SQ. M. LFA
FOURTH FLOOR APPROX. 1129 SQ. M. LFA



5th FLOOR

APPROX. 1061 SQ. M. LFA

FLEXIBILITY & TRANSPARENCY

In today's 24-hour economy, where the new breed of company is looking for transparency and flexibility, Huidekoper represents the future. The building offers everything required to make the working environment as comfortable as possible, not only through numerous technical innovations but also with an impressive range of facilities.

Huidekoper distinguishes itself by its modest, elegant architecture and high-quality finishes. An abundance of light, the use of superior and sustainable materials, and the numerous modern technologies combine to make the Huidekoper building truly unique. Standing five storeys high, it measures over 5,600 sq. m. LFA.

The underground car park provides parking for 46 cars with 85 spaces for bicycles and scooters. The ground floor offers great potential for meeting and conference rooms. The area adjoining the lobby is designed as a place of social interaction: a restaurant or café, or a space to welcome guests. All levels are accessible directly from the lobby either by elevator or via the stairs. Each floor can be designed entirely around the occupant's requirements to create the perfect bespoke workspace.

A warm welcome

The ground floor is ideally suited for creating a social area in which to welcome guests, share lunch with colleagues, or hold small meetings. The raised ground floor will provide over 297 sq. m. of floor space with 4.8 m high ceilings, the large windows offering abundant natural light. A completely flexible layout, it lends itself perfectly to open plan working.

“The possibilities are endless”

Office floors designed for you

The open-plan floors from the second level up will be equipped with computer flooring to create maximum flexibility. Natural light will flood in throughout the day thanks to the practically floor-to-ceiling windows.

“Comfortable atmosphere
and flexible layout
possibilities”

A roof with a view

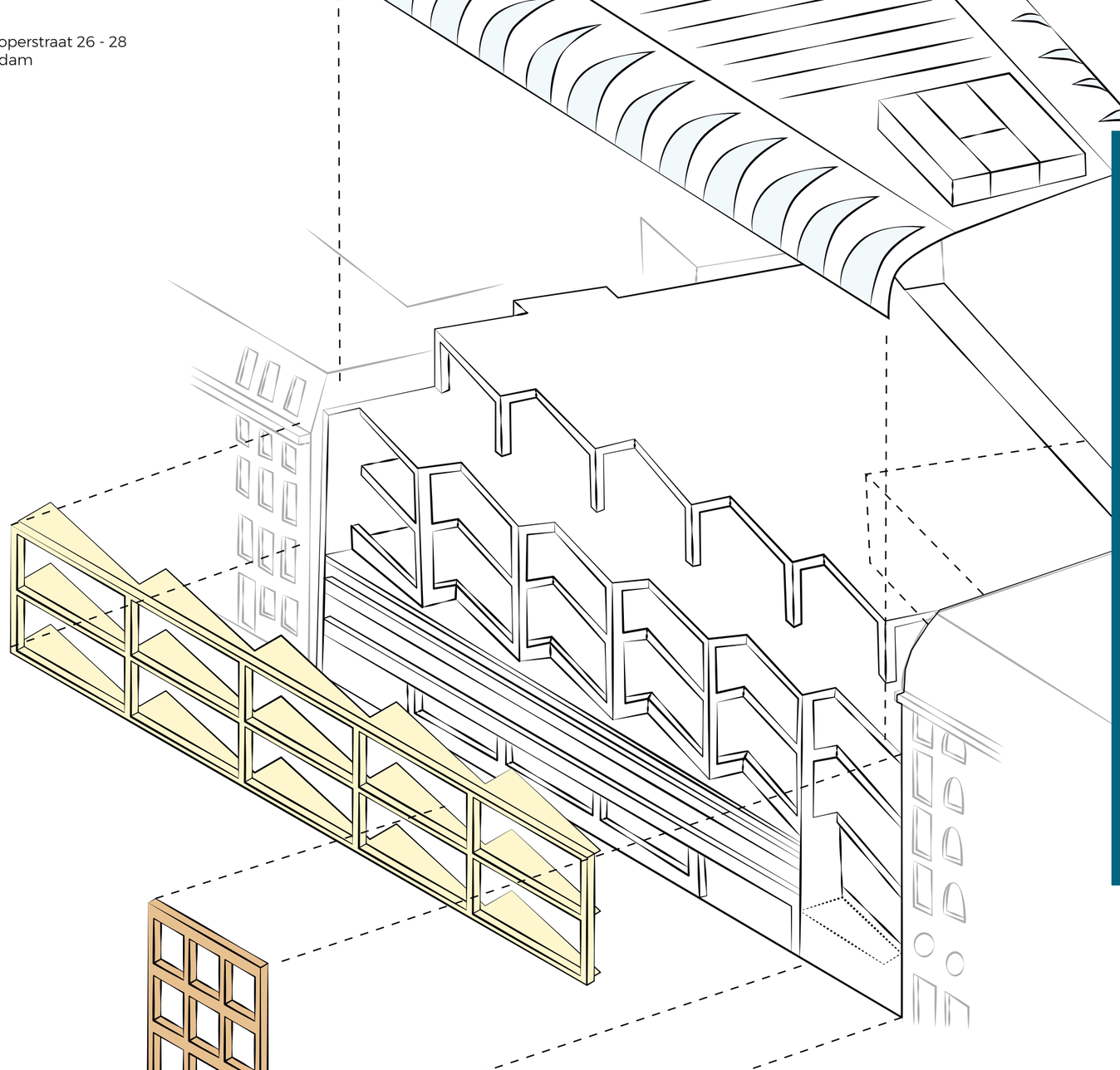
Outside spaces for office buildings are not permitted in Amsterdam. Instead, the architect has devised a creative and attractive alternative. An elevated patio will be constructed on the rooftop at the required distance from adjacent buildings.

Set at a greater height than surrounding buildings, occupants will be able to enjoy a 360-degree panorama of Amsterdam’s historical centre, with the Rijksmuseum, the original Heineken brewery and The Bank all visible on the horizon.

Ample secure parking for your car and bicycle

Accessed from the entrance on the Huidekoperstraat, the secure car park is located on the ground floor and on level -1 of the building. In addition to 46 parking spaces for occupants and guests, it offers ample room for bicycles, scooters and motorbikes. The high-end security facilities will include licence plate recognition and charging points for both electric cars and e-bikes.

Huidekoperstraat 26 - 28
Amsterdam



LEADING THE WAY IN AMSTERDAM'S DRIVE TO BECOME 'ALL ELECTRIC' BY 2050

District heating isn't yet available, so a team of engineers has found an innovative solution for generating heat. State-of-the-art electric air-source heat pumps will heat and cool the building in an environmentally sustainable way, with the electricity required generated by solar panels on the roof - saving significant amounts of energy. The current heavy gas connection will be completely removed.

Healthy work environment

Huidekoper lives by three principles to qualify as a healthy building.

Optimum air quality

Fresh, clean air is essential to the ability to think clearly and function properly. A high-grade air handling system will continuously maintain the interior climate at an optimal level.

Perfect climate

Fluctuations in temperature and CO2 levels create discomfort, which in turn has a negative impact on the way people work. The advanced climate control system will maintain a consistently pleasant temperature throughout the day, regardless of external weather conditions.

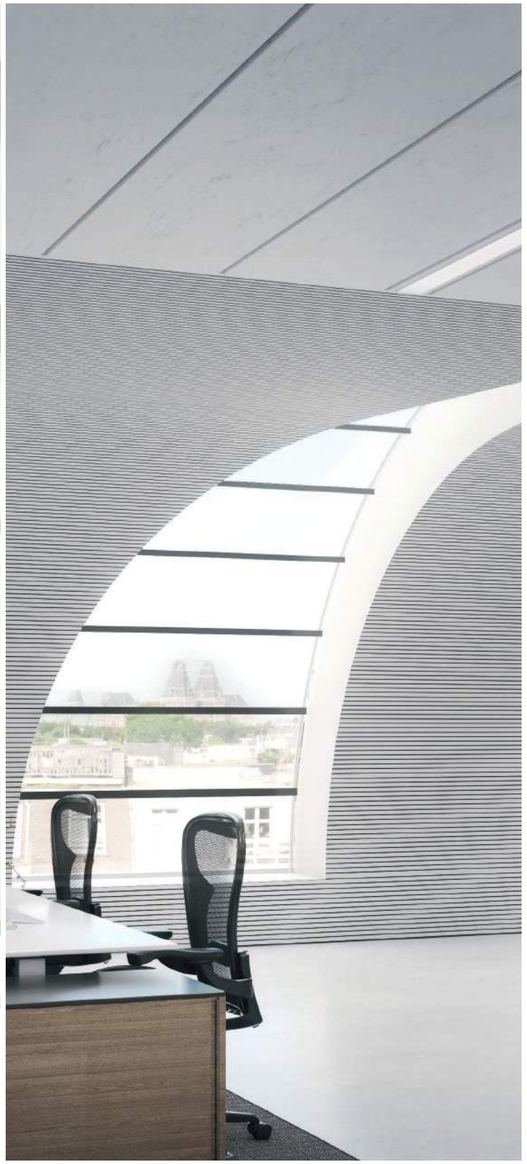
Minimum energy consumption

Reducing energy consumption comes high on the list of climate change objectives. The Huidekoper will use LED lighting, HR++ windows and PV cells on the roof to meet the most stringent energy performance requirements.

Upholding the original building features

By using lightweight façades, new storeys can be added to the original structure without having to significantly reinforce the foundations. From the outside, the building appears to be a new-build. The inside is spacious and modern, yet with an industrial look and feel. Original features and the 1970s formwork concrete ceiling will remain.

FINISHING LEVEL



High ceilings & large windows

Tastefully designed island ceilings will feature aluminium frames, while the natural concrete and installations will remain to emphasise the building's industrial look and feel. On the top floor, level 5, the ceilings will be seamlessly finished using Topakustik for perfect acoustics.

Technical information

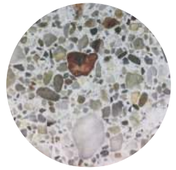
FINISHING

Office Areas
All floors (except 5th floor) have computer floors floating double fermacell plates reduces contact noise. All office flooring to be finished by the tenant. The walls and collumns are stuccoed and painted.
The ceilings are exposed concrete. 60% is covered with islands made of perforated metal acoustic plates and integrated light lines and induction units. Ductwork is visible and placed with aesthetic precision on the ceiling.

Corridors
All corridors, lift halls and entrance area have terrazzo flooring. The walls are stuccoed and painted. The ceilings are stuccoed (acoustic) and painted, with integrated led light lines and ventilation valves.

Lavatory
The toilets have terrazzo flooring. The walls are stuccoed and painted with ceramic tiles on the lower parts. Design toilet utilities match the aesthetic of the finishes.

WALL



FLOOR

INSTALLATIONS

Heating/cooling
The building is equipped with a sustainable heat and cold air exchange system. The heating and cooling of the office space is delivered by means of induction units (floor 1 – 4) and fancoil units (GF and 5th floor). The desired room temperature is adjustable by means of a 2 DDC-units (Direct Digital Control) per grid.

Ventilation
The pre-treated air is introduced via the induction units and fan coil units. The ventilation can be adjusted with the DDC-units.
In essence, this is managed automatically via an adjustable timer which also features an overtime setting.

Lighting
The offices are equipped with energy-efficient lighting. All offices are equipped with movement sensors (per grid of 40 sq. m.). There will be 500 lux (minimum) on the working places. The lighting fixtures are also integrated in the ceiling islands.

Raised Floors
All floors, except the 5th floor, have computer floors for distribution of cables. Power sockets in the computer floors can be placed underneath each working station. The fifth floor has electricity wells in the ground floor.

Elevators
The building is equipped with 2 energy efficient lifts with capacity for 13 people (1,000kg and 1,6m/s).

Reception
A central reception desk can be sited on the entrance floor. In this area are floor wells to connect building systems and control panels.

COMPLETION OF HUIDEKOPER IN 2018

Huidekoper will be completed in a core and shell state in accordance with the standards as described in the technical description.

The Huidekoper building will be ready for tenancy in the 4th quarter of 2018.

MORE ABOUT HUIDEKOPER?

Huidekoper is a project by Bridges Real Estate in collaboration with PEAK Development and based on the design of Bierman Henket architects. Bridges Real Estate has appointed NL Real Estate as the exclusive property consultant for the leasing process. For more information, please contact the specialists of NL Real Estate.

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