BERGHAUS

Koningin Wilhelminaplein 2A
1062 HK Amsterdam

Version November 2026

Good, Better, BERGHAUS

BERGHAUS stands for quality and comfort in a future-proof working environment. Here's an overview of what we offer.

- Large floor plates ranging from 1,460 to 3,192 sq m LFA
- Turn-key fit-out options available
- Private outdoor space for every tenantr
- Comfort Class A
- BREEAM Excellent, Energy Label A++++ and Paris Proof (energy consumption)

Get the most out of BERGHAUS

- Full-service building with only 8% common area surcharge
- Lively restaurant Vascobelo, offering coffee, lunch, grab-and-go and banqueting services
- Meeting rooms and event spaces available on a pay-per-use basis
- Flexible office solutions, allowing you to scale up during peak days
- Indoor bicycle parking and modern shower facilities

BERGHAUS is urban living & well-being

- Ground-floor amenities including Albert Heijn supermarket and TrainMore gym
- A 24/7 vibrant neighbourhood thanks to the mixed-use developments BERGHAUS and OKU
- Safe and pleasant cycling routes through Vondelpark and Rembrandtpark
- Amsterdam Lelylaan public transport hub just 300 metres from the building
- Fast and frequent train and metro connections to Schiphol Airport, Amsterdam Central and Amsterdam South
- Direct access to the A10 Ring Road, providing excellent connections to all parts of Amsterdam and other cities



BERGHAUS

The building that has it all

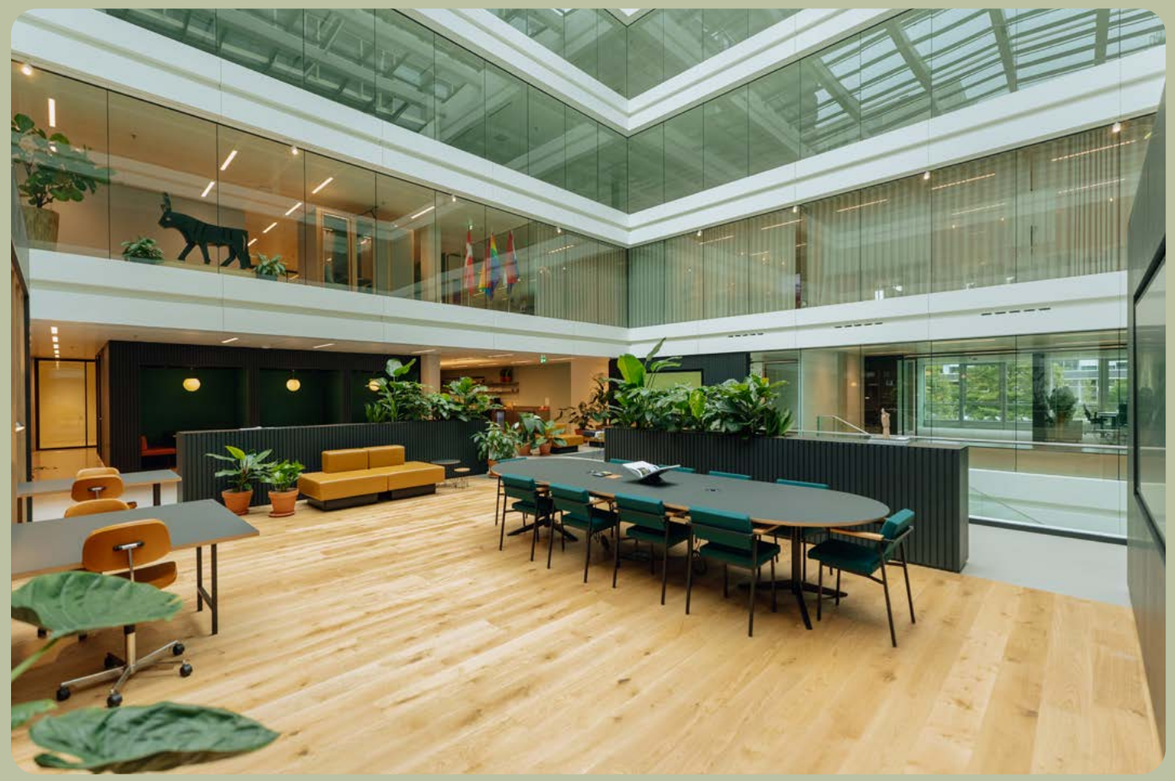
A day at BERGHAUS

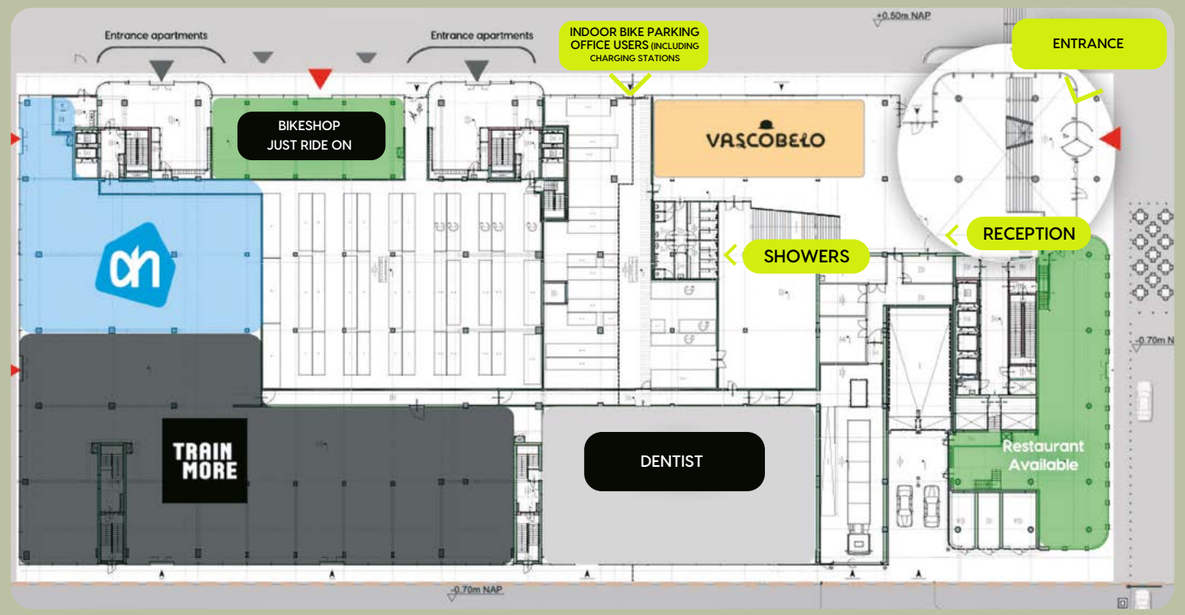
We believe a truly great office is about more than just chairs and desks. That's why we've designed a full range of premium facilities to support and inspire your business.

Start your day with an energizing breakfast at the at the coffeebar Vascobelo, or sit down for lunch around noon.

Our atrium offers a coworking and meeting center with many possibilities for meetings, brainstorms and events combined with flex offices, coworking desks and informal meeting spots.

For everyday essentials, the ground-floor supermarket provides a convenient solution and you can unwind at the gym after work.





Business & Meeting center

Space to think, meet and get things done.

The atrium at Berghaus brings together coworking desks, study booths, meeting rooms, phone booths, brainstorm rooms, soft seating, a club room and a regular events calendar, simply everything a modern workday asks for.

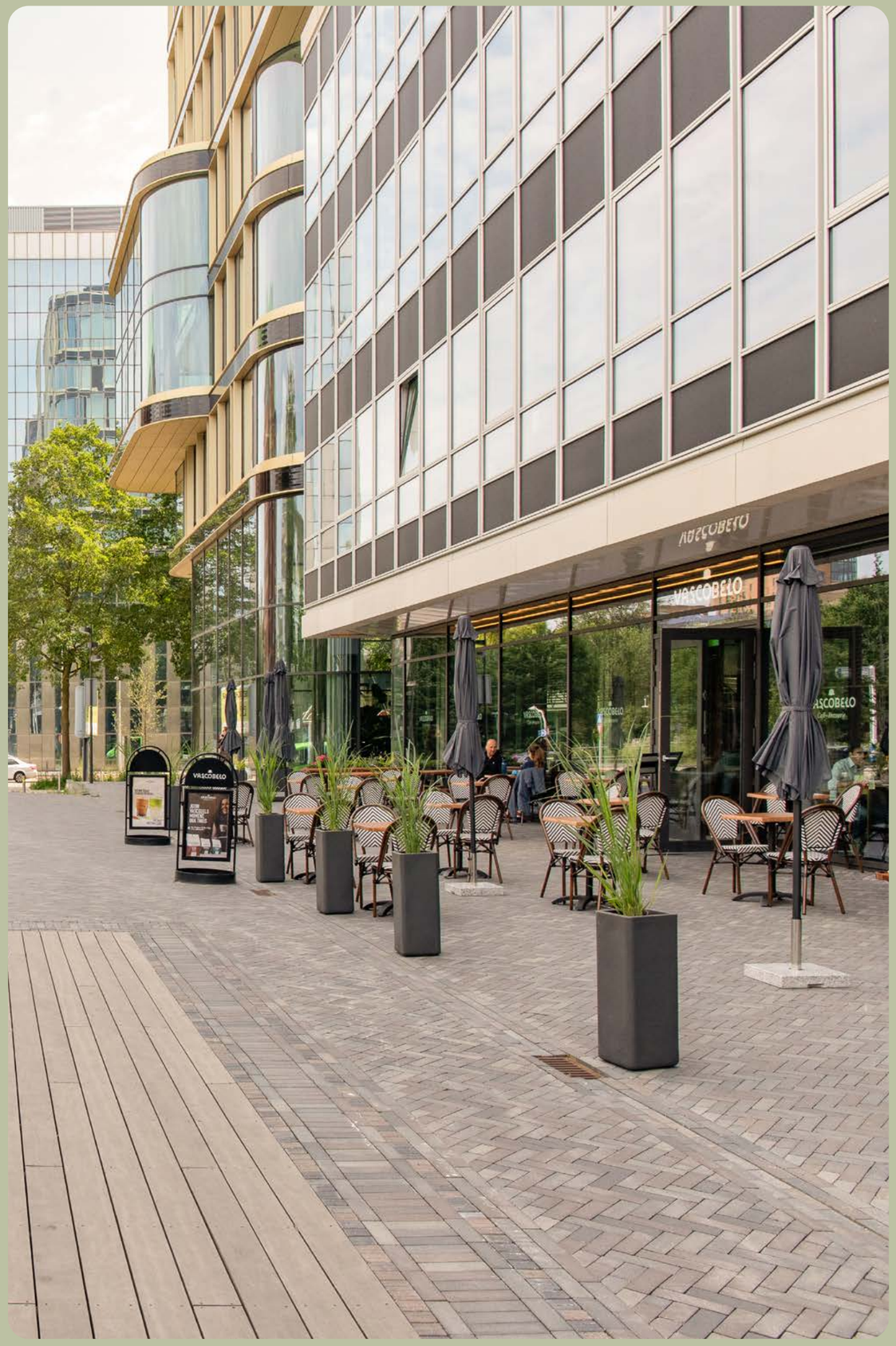
Book by the meeting, the day, the week or on a regular basis. And no, you don't need to be a tenant. The space is open to outside companies too, which is precisely what keeps it interesting and dynamic.









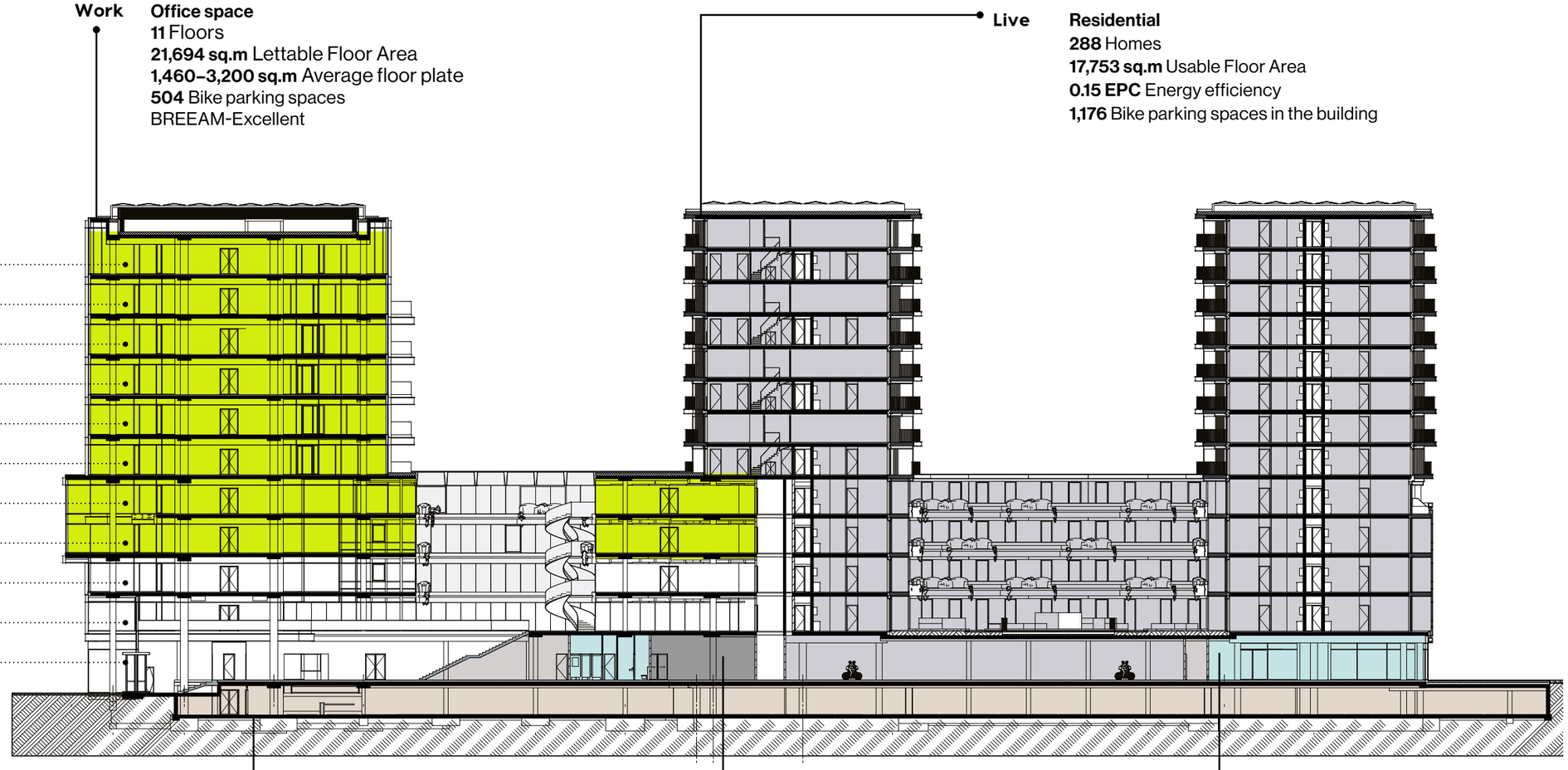


BERGHAUS

Stacking plan

Work **Office space**
11 Floors
21,694 sq.m Lettable Floor Area
1,460–3,200 sq.m Average floor plate
504 Bike parking spaces
BREEAM-Excellent

Live **Residential**
288 Homes
17,753 sq.m Usable Floor Area
0.15 EPC Energy efficiency
1,176 Bike parking spaces in the building



- **10th** 1,460 sq.m LFA - available
- **9th** 1,459 sq.m LFA - available
- **8th** 1,459 sq.m LFA - available
- **7th** 1,460 sq.m LFA - available
- **6th** 1,460 sq.m LFA - available
- **5th** 1,460 sq.m LFA - available
- **4th** 2,632 sq.m LFA - available
- **3th** 3,192 sq.m LFA - available
- **2nd** 3,124 sq.m LFA - Novo Nordisk
- **1st** 2,962 sq.m LFA - business & meeting center
- **GF** F&B unit Entrance area Vascobelo

Parking
256 Underground car parking spaces
172 Parking spaces for the offices
84 Parking spaces for the residential

Hospitality
(part of BERGHAUS Office)
755 sq.m Lettable Floor Area

Retail
(part of BERGHAUS Residential)
2,042 sq.m Lettable Floor Area

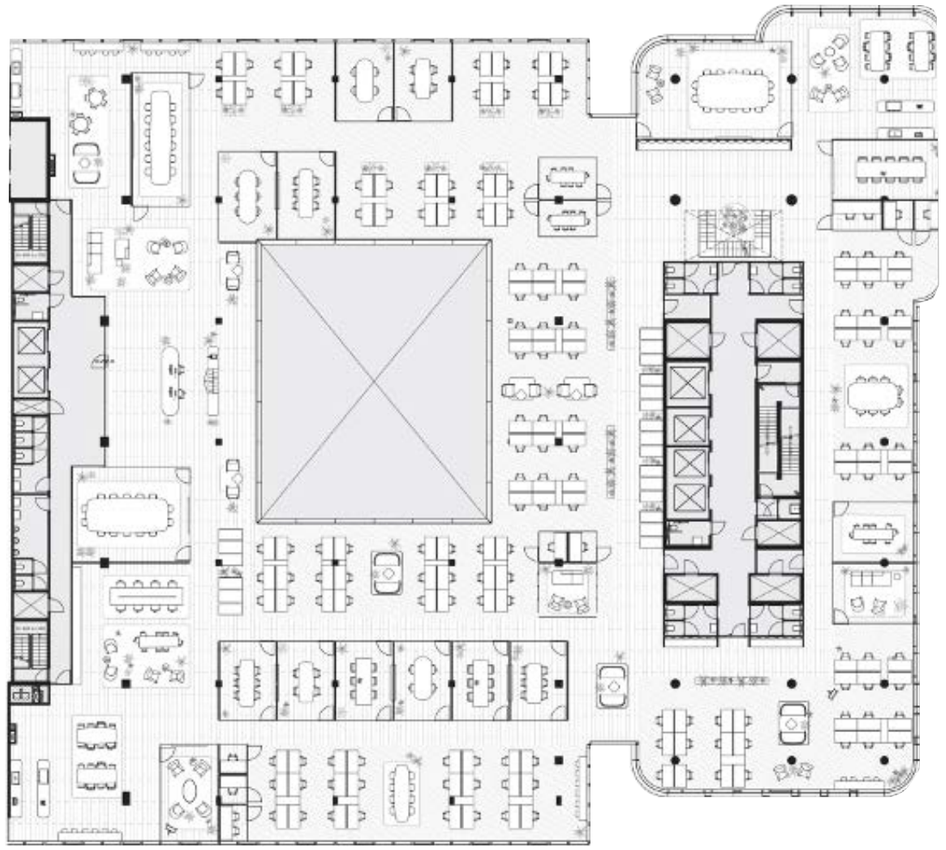
Level 3 & 4

2,632 - 3,192 sq.m LFA

Test fit 318 employees

Open workspace (6/4 persons)	142 spots
Touchdown/discussion spots (8 persons)	112 spots
Discussion booths (1-4 persons)	54 spots
Small meeting rooms (7-9 persons)	12 rooms
Large meeting rooms (10+ persons)	3 rooms
Phone booths (1-2 persons)	8 booths (10 spots)





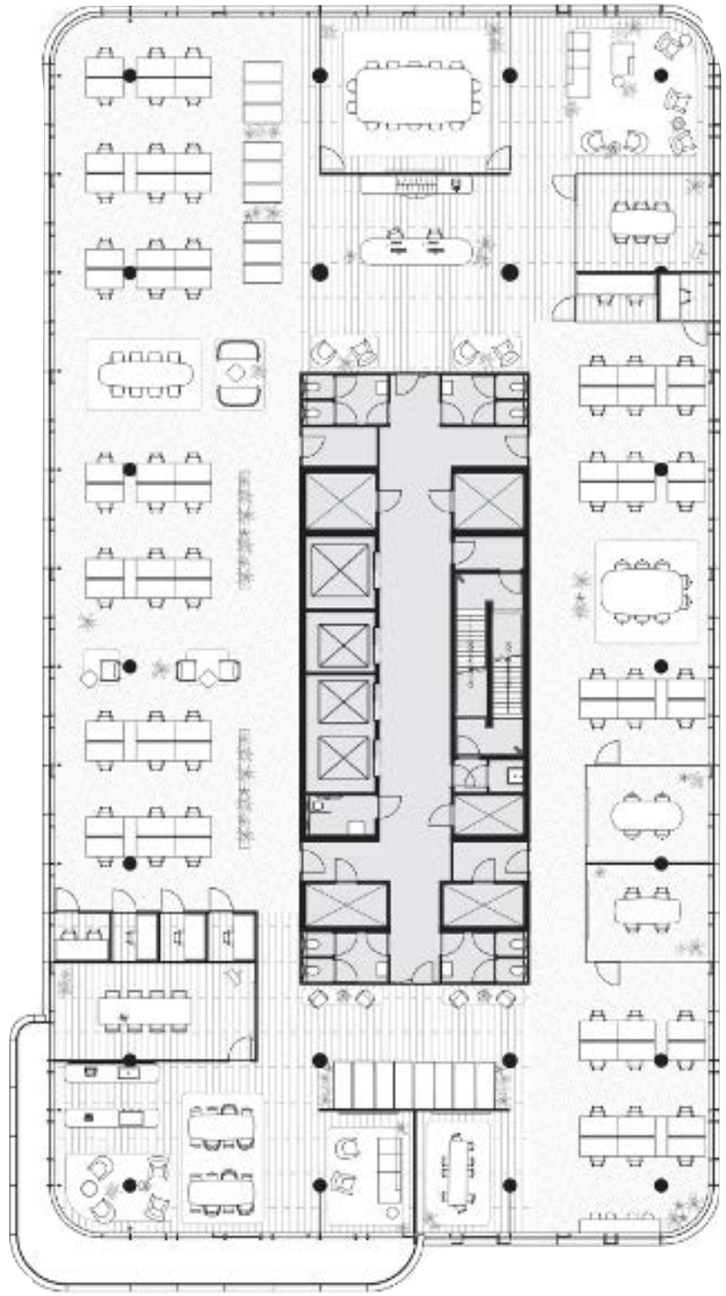
Level 5 to 10

1,460 sq.m LFA

Test fit 125 employees

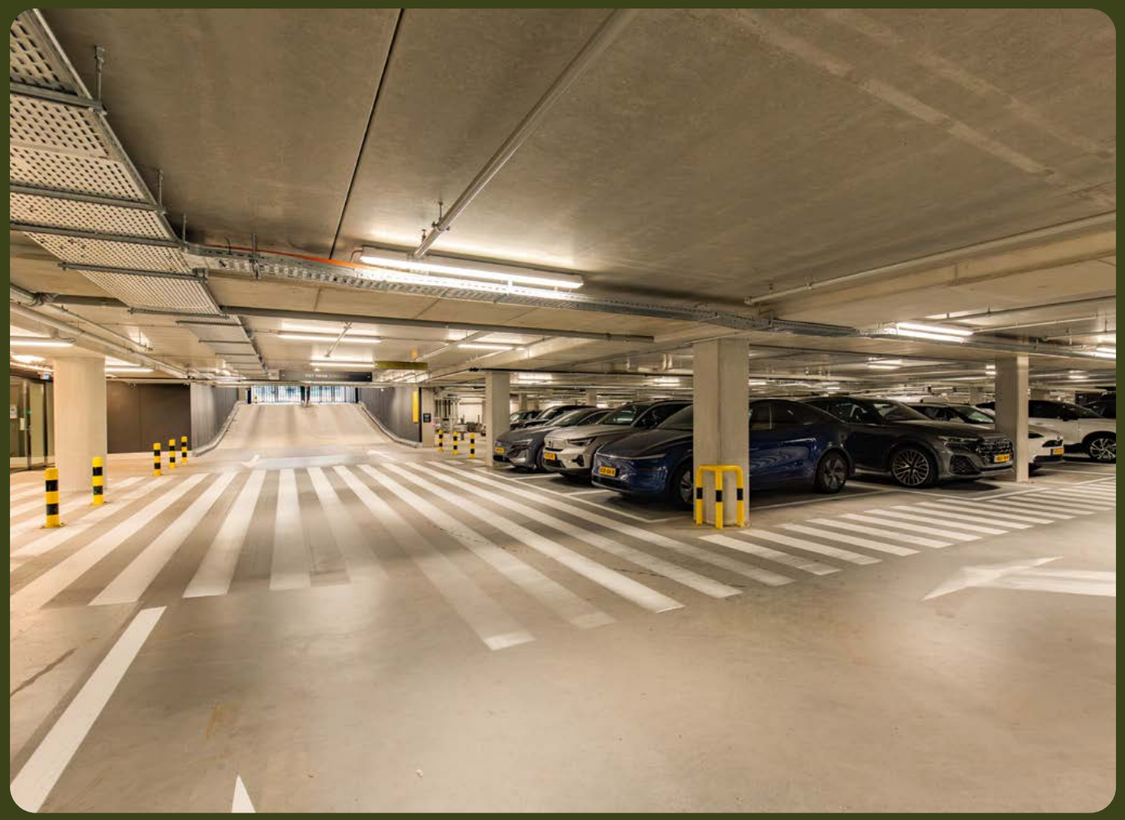
Closed workspace (2/4 persons)	10 spots
Open workspace (6/4 persons)	96 spots
Touchdown/discussion spots (8 persons)	136 spots
Discussion booths (1-4 persons)	58 spots
Small meeting rooms (7-9 persons)	12 rooms
Large meeting rooms (10+ persons)	3 rooms
Phone booths (1-2 persons)	5 booths (8 spots)












VASCOBELO

Highest Sustainability Ambition

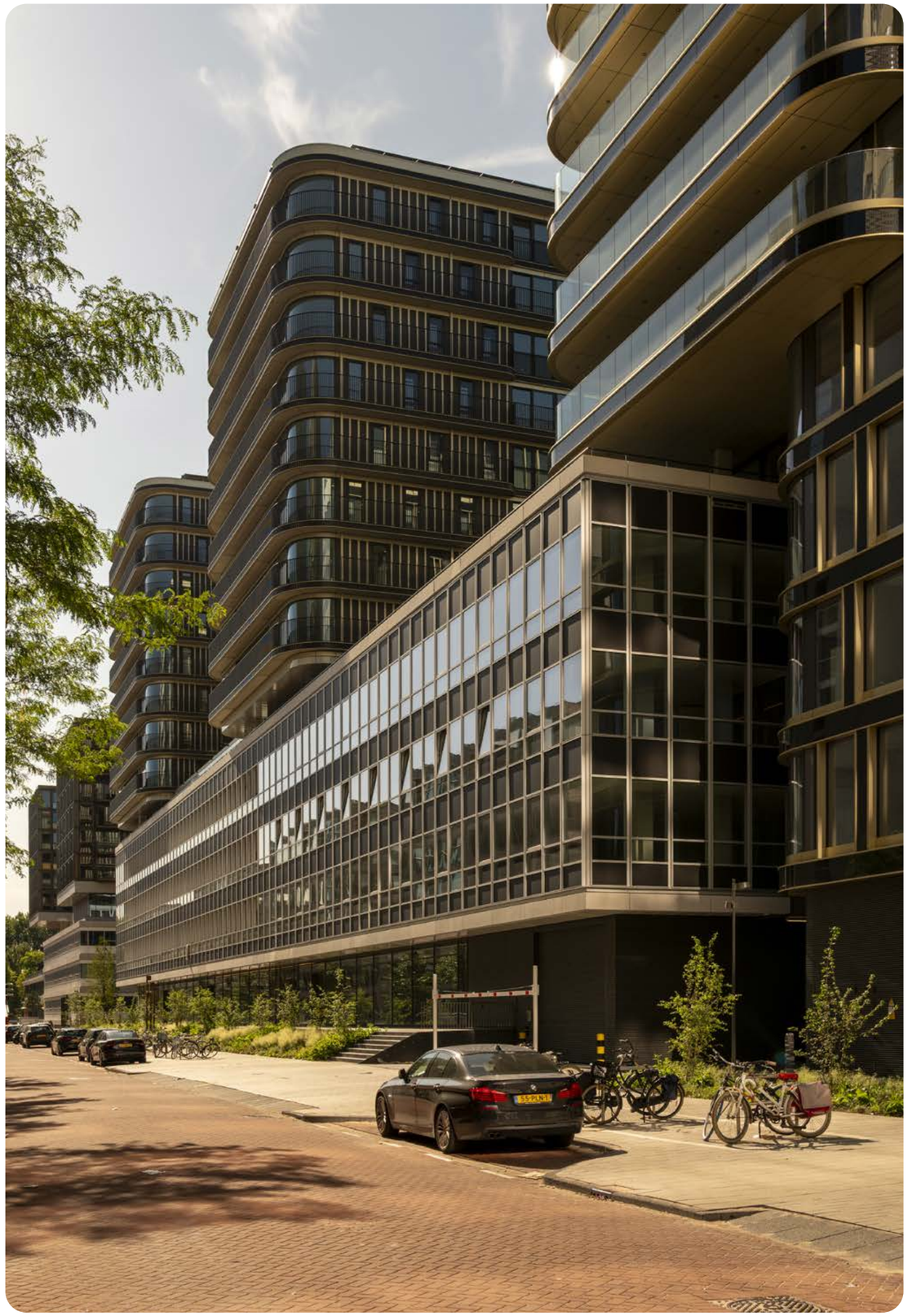
Built with tomorrow in mind, BERGHAUS holds a BREEAM Excellent certification and is developed in line with the Paris Proof 2030 ambitions. Smart technology is woven throughout, making sustainability feel less like a policy and more like a natural way of working.

Mixed-use complex:
21,694 sq.m of office space combined with 288 residences – a dynamic urban ecosystem.

Future-proof:
BREEAM Excellent certified, flexible in use and prepared for future ways of working.

Paris Proof
In line with the Paris Proof 2030 ambitions of the Dutch Green Building Council for existing office buildings with a maximum operational energy consumption of 70 kWh per square meter usable space per year.

BREEAM-Excellent
Smart Building Technology
Energy Label A++++





BERGHAUS

Accessibility & Community

BERGHAUS is strategically located in an upcoming area with a wide range of amenities that will only further expand in the near future.

Car & Parking

BERGHAUS is located directly along the A10 ring road; excellent accessibility by car.

256 indoor parking spaces

10% equipped with EV charging stations

Flexible parking facilities, provided by the Toogethr parking system

Parking ratio 1:121

Extra flexible parking options available

Oranjekwartier parking garage next door also offers parking subscription for additional parking

ROUTE TO BERGHAUS

Public transport

Directly next to Station Lelylaan:

8 min to Schiphol
(every 6 minutes)

9 min to Zuidas
(every 5 minutes)

11 min to Amsterdam CS
(every 6 minutes)

Bike

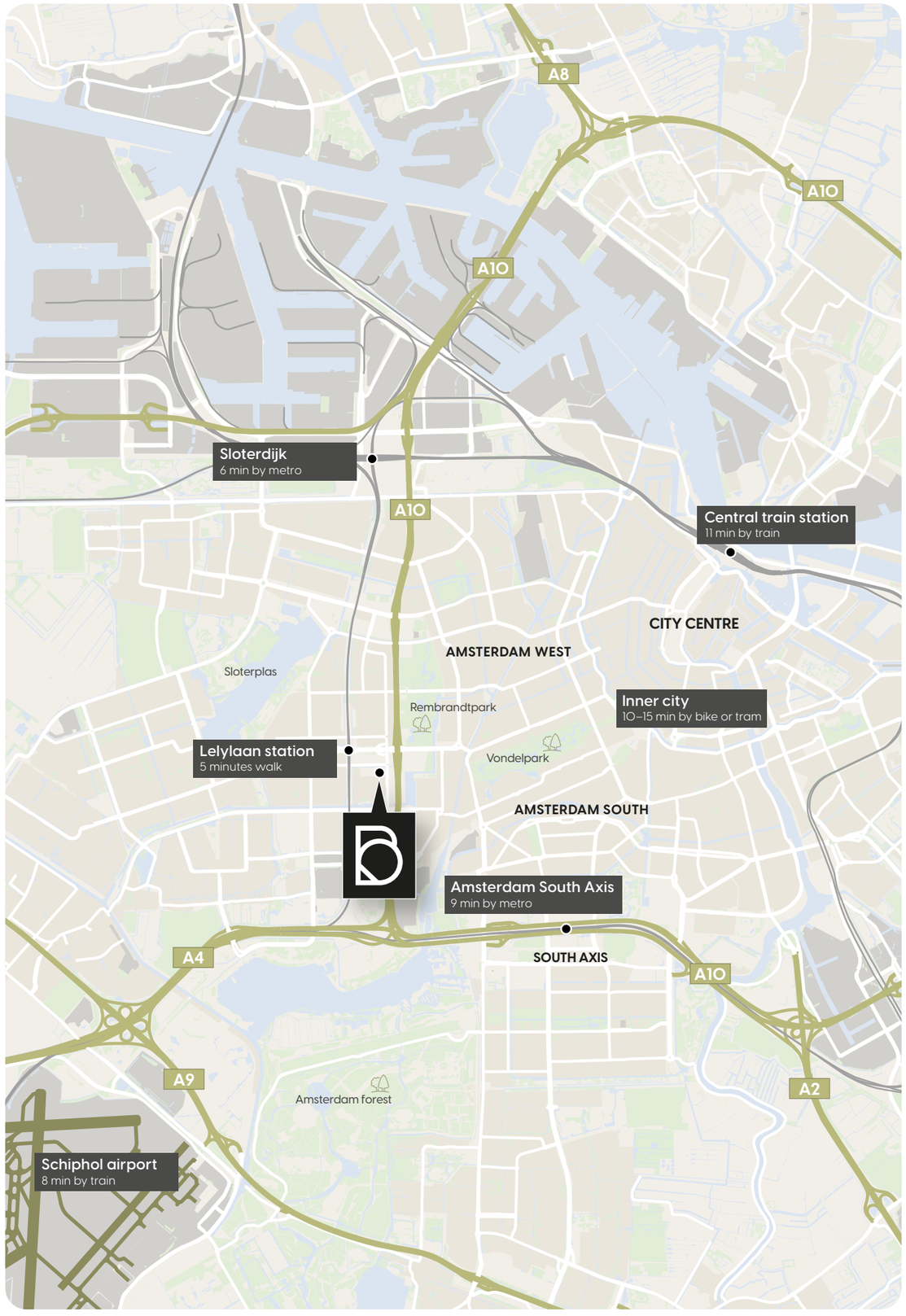
By bike, just 10 minutes to the city center via the Vondelpark.

Area

Fashion District / Koningin Wilhelminaplein – BERGHAUS as the central heart of a large-scale area development. Station Lelylaan will be renovated as the transportation hub of Amsterdam West.

Community

A growing mix of corporates, scale-ups, and creative companies. New housing attracts young professionals, expats, and families, creating a vibrant, international, and diverse community that connects.living and working.





The Amsterdam West-Axis

BERGHAUS is located in the heart of the Koningin Wilhelminaplein area, in the so-called Amsterdam West-Axis. This area is being transformed into a new vibrant live-and-work neighbourhood with close connections to Amsterdam's historic city centre.

The Amsterdam West-Axis is located along the A10 West motorway, between Sloterdijk and the A10 South motorway. The old offices in the area have been withdrawn to make way for hotels, student housing and residential buildings. New office (re)developments with commercial plinths are developed and in the pipeline, transforming the area from a mono functional area into a metropolitan area with a good mix of various functions.

Koningin Wilhelminaplein

Once a bustling business neighbourhood, bursting with fashion merchants, traders and factories. By reviving the historic buildings, the spirit of the past is captured and brought into the 21st century.





The Koningin Wilhelminaplein area is situated just outside the A10 ring road, between Lelylaan train station, the iconic Vondelpark and and the Rembrandtpark. On the north side the area borders the Schipluidenlaan and on the south side it borders the Slotervaart.

The Koningin Wilhelminaplein square is surrounded by buildings that were historically associated with the fashion industry. Currently there are three development plans in this area: World Fashion Centre, Gerrit Mannourystraat and Koningin Wilhelminaplein Noordstrook.



BERGHAUS

See you at BERGHAUS.



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