



REEM  
BRANDT  
PARK

# THE FUTURE OF WORK, REDEFINED.



## WELCOME TO REMBRANDT PARK

Discover more than just an office at Rembrandt Park One, Amsterdam's premier example of "a building as a service" a dynamic, multifunctional space designed to inspire, energize, and adapt seamlessly to your daily needs.

Nestled within the lush greenery of Rembrandtpark and just a 10-minute bike ride from Amsterdam's vibrant historic city center, Rembrandt Park One provides an extraordinary work-life balance unlike anywhere else.

## A SPACE TAILORED TO EVERYONE

Whether you're an entrepreneur, a growing startup, or an established corporation, Rembrandt Park One offers a diverse array of flexible spaces meticulously designed for productivity, creativity, and collaboration.

## A TRUE MASTERPIECE

Much like the work of Rembrandt himself, every nuance at Rembrandt Park One is intentional—crafted to blend function, beauty, and story into one seamless whole.

# LOCATION



## TAKE A WALK IN THE PARK

Immerse yourself in the tranquility of Rembrandt Park, a vibrant green sanctuary in the heart of Amsterdam, offering moments of calm and inspiration amidst nature—yet conveniently connected to Amsterdam’s bustling urban pulse. Whether you take a 15 min break for a short walk or follow a longer route for a walking call. A new bridge will open in 2026, bringing the park directly to the frontdoor.

## A TRUE BIKE FIRST MENTALITY



### BIKE PARKING

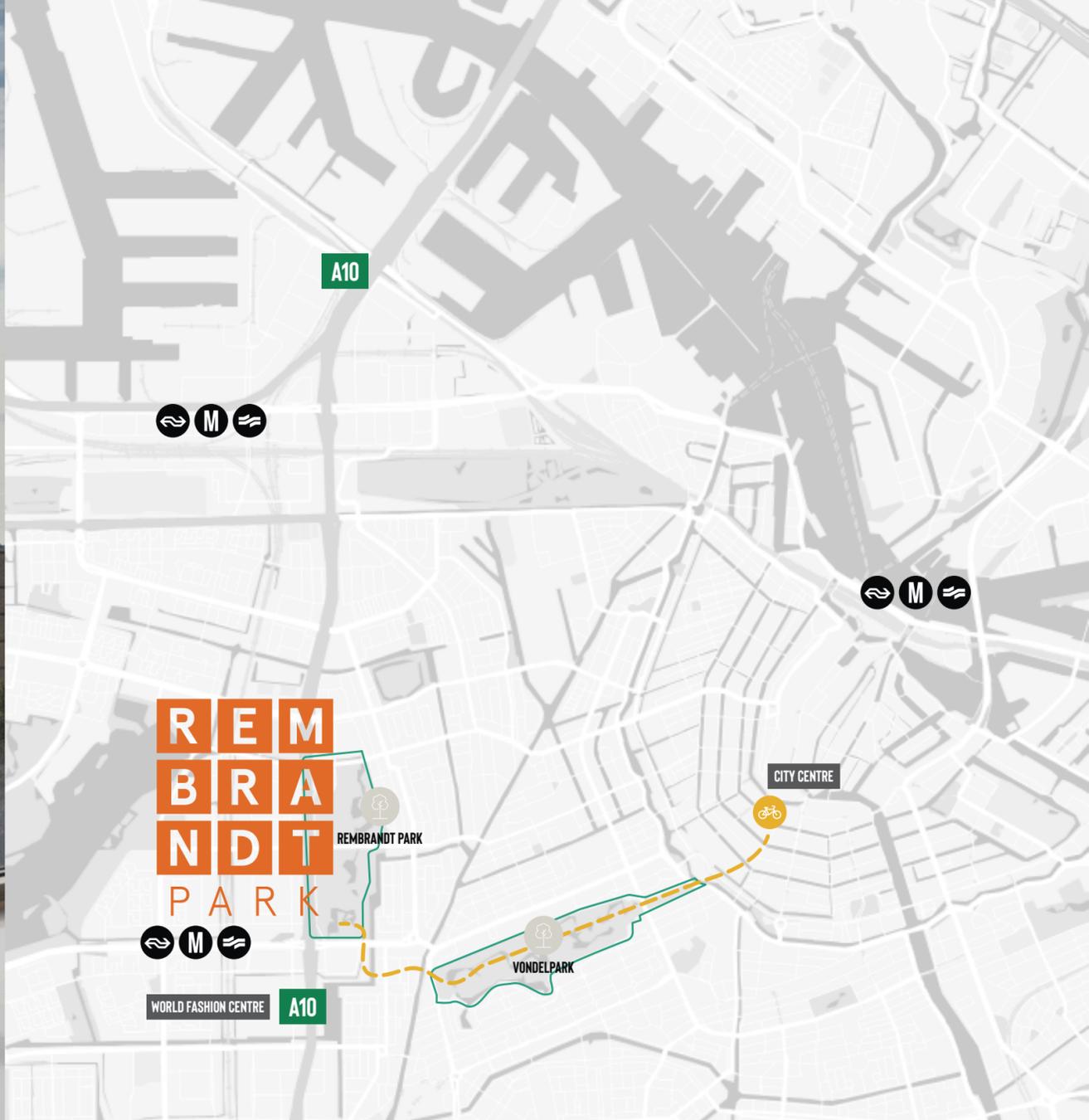
With a secured and private underground parking for 600 bikes and ample parking lots for visitors, Rembrandt Park is a truly bike first development matching its inner city location. Fully equipped with 56 docks you can charge your bike and cycle back home, or to your next appointment without any battery worries.

### CAR PARKING

A smart parking system makes it easy to use different parking options. Flexible per minute or a monthly subscription are among the options.

### CLOSE TO EVERYTHING

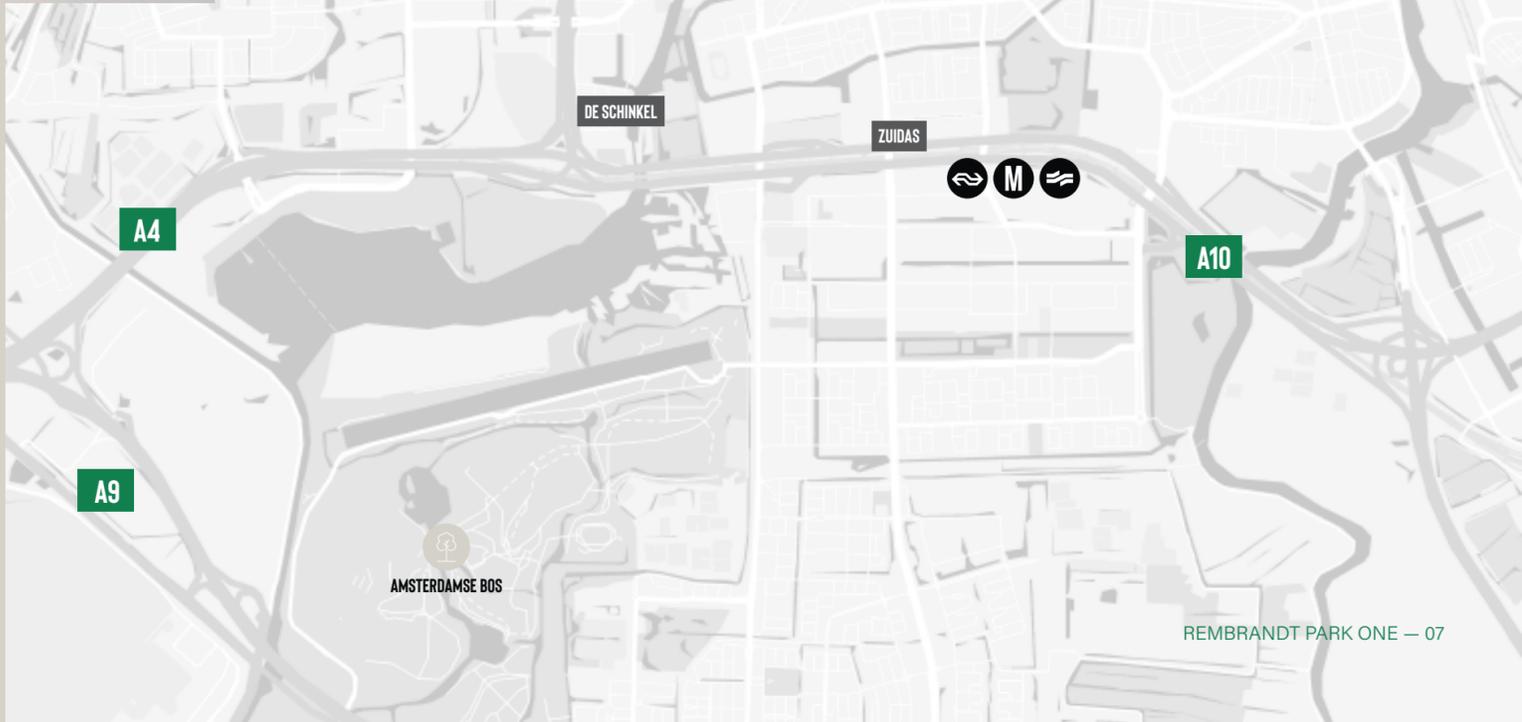
- 10 min walk from local transport or train station
- 10 min by bike to the iconic Vondelpark
- 15 min to the historic city center
- 15 min to Schiphol Airport



# IN THE CITY AND YET OUTSIDE THE CITY

Within the ring, right next to the A10 highway, right for every business that wants to combine a central location, ideal transport connections and excellent on-site amenities. If you come by train, it's a short stroll from Station Amsterdam Lelylaan.

And being able to bike from the city centre is just so typical Amsterdam and the people who like to work here. And with Schiphol Airport on your doorstep you're truly connected to the world.



# BUILDING AS A SERVICE



## A LOCATION LIKE NO OTHER

Rembrandt Park One is designed to enhance not just productivity, but overall wellbeing. A building as a service. That is how Rembrandt Park One is designed. 12 floors with unique offices packed with services and amenities designed for today's businesses.

There's a lively business club, full-service reception, a coffee bar, 2 restaurants, and flexible workspaces on the first floor.

And on top of that, the offices floors offer a spectacular view over the park, which is also the ideal place to spend some time outside. What makes Rembrandt Park stand out are the superior designed common areas, co-working spots and meeting rooms that will captivate your employees and guests.

## OUR STAND OUT PARTNERS

**F&B Experiences:** Indulge yourself at our exclusive Michelin-starred dining destination Bolenius in the Park for special occasions or if simply want to treat yourself.

**Fitness & Wellness:** Stay active and refreshed in the state-of-the-art gym facility from Trainmore Red label, keeping health conveniently close at hand or take a walk in the park.

**Vitra Workspace Collaboration:** In partnership with Vitra, we offer a unique hybrid workspaces featuring flexible, stylish furniture solutions that effortlessly transform spaces throughout the day. Optimizing each room's function and atmosphere. Bookable by the hour.

# INCLUDED FOR OUR TENANTS

A place that meets the high demands of today's office workers. No 9 till 5 economy, Rembrandt Park One will be a place open to you any time of the week or weekend. The ground floor is equipped with facilities for tenants, visitors, and the neighbourhood.

## COMMUNITY & EVENTS

Building connections happens naturally when you share more than just a building. Coffee conversations turn into collaborations, and neighbours become the network you didn't know you needed. Or filled event calendar with partners UseSpace and Compass will ensure enough variation.

## FLEXWORK & MEETING ROOMS

Need more space every now and then? The first floor offers tailored workspaces that adapt to your business, from compact private offices to expansive collaborative suites, including an inviting co-working area designed to foster networking, innovation, and communal growth. The ground floor offers four Rembrandt themed meeting rooms (4-8pax) and an auditorium up to 40 pax. ideal for client meetings, creative workshops, or impactful events. Bookable by the hour and easy to book via our internal platform.

## RESTAURANTS & COFFEE BAR

Food lovers will find plenty to explore. Two restaurants call this place home, including one with a Michelin star and our coffee bar ensures your daily dose of caffeine. Nomad is the inhouse restaurant taking care of everyday F&B for lunches, meetings and events. And for those who like to take it a notch up, you can visit Bolenius in the Park to enjoy a world class lunch or diner.

## HOSPITALITY

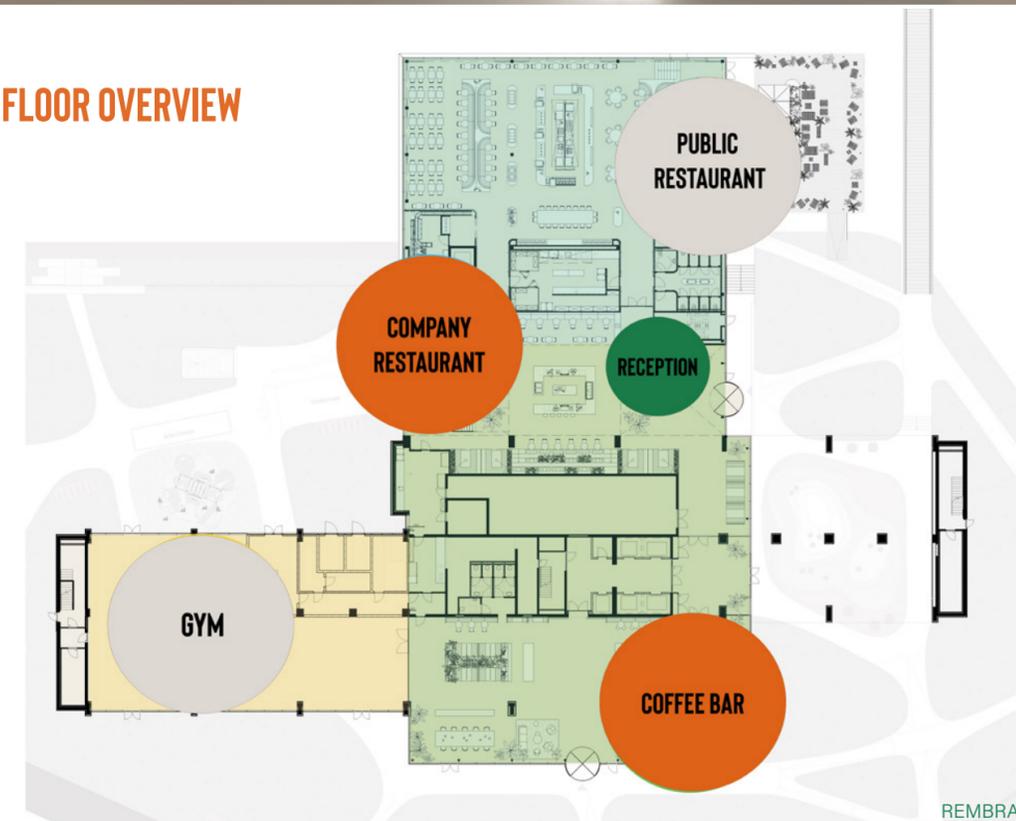
Service in everything we do. Our dedicated community team keeps everything running smoothly and go that extra mile when needed.



## OUR PARTNERS



## GROUND FLOOR OVERVIEW



**JOIN US AND EXPERIENCE  
WORKSPACE REDEFINED.**





## WE HAVE IT ALL

Rembrandt Park One offers workspaces for individuals, small teams, mid-size businesses and large companies wrapped in a fully serviced building

## OUR OFFERING

Looking for a private office without the long-term commitment or a full floor for your growing team? Rembrandt Park One offers a wide range of options to accommodate your needs.



# FOR WHO?

## SMALL TEAMS

starting from 69 sq.m LFA

Choose a fully equipped private office – with access to shared amenities for the full hybrid work experience and come with fully flexible contracts.

## MID-SIZE BUSINESSES

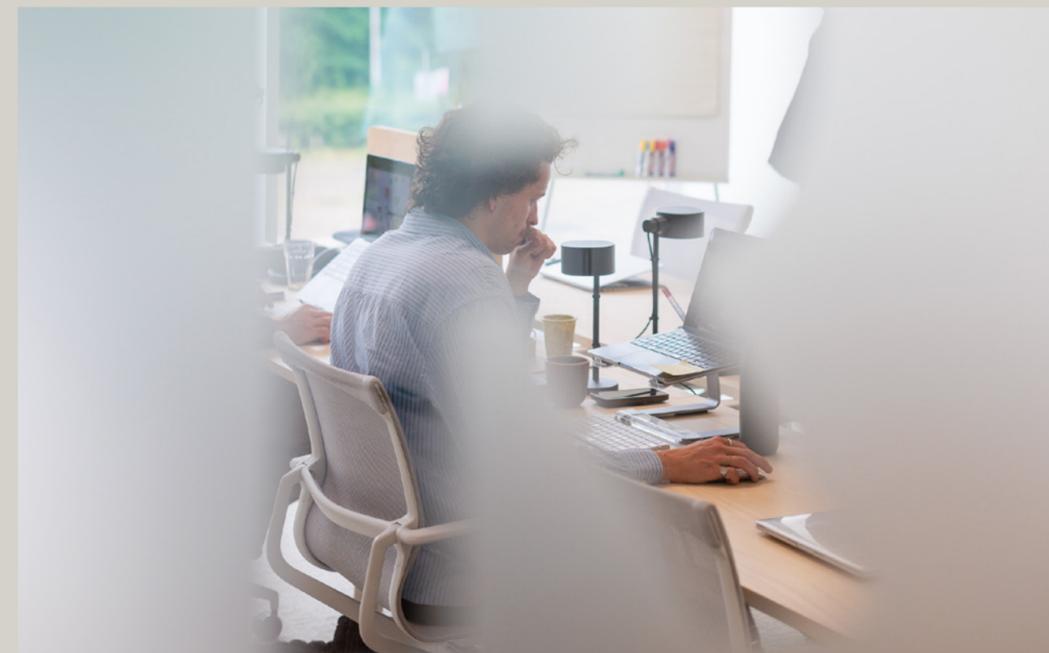
starting from 300 sq.m LFA

More interested in a long-term private office, in that case Rembrandt Park One offers private offices on the 3<sup>rd</sup> floor of the building. Share your pantry and sanitary groups but have your own private office area to create the vibe that fits your company.

## LARGE COMPANIES

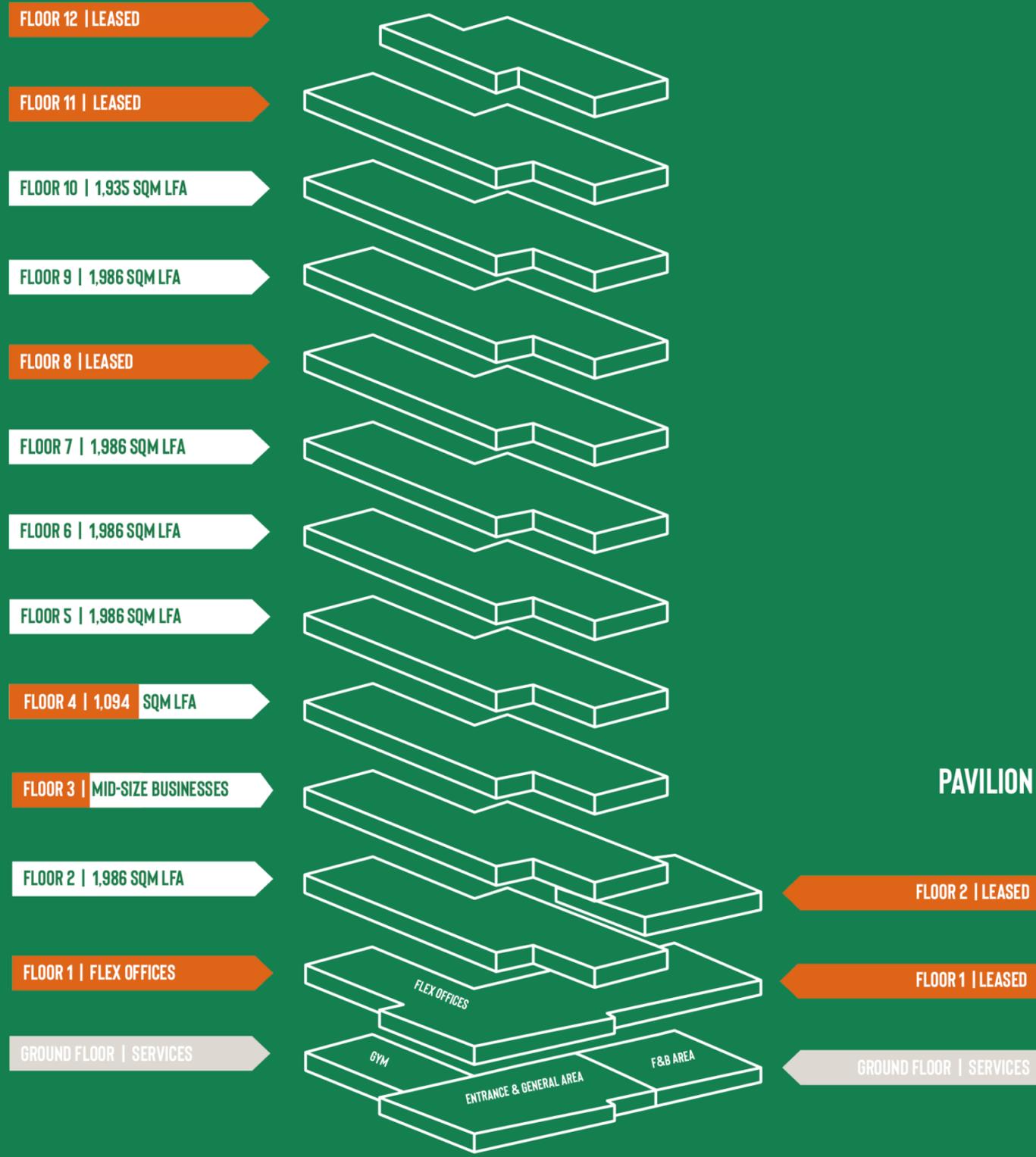
starting from 1,000 sq.m LFA

Create an office environment that suits your business. With large floor of 1,986 sq.m LFA, excellent flexibility due to the lay out of the floors and the common facilities in the building, tenants at Rembrandt Park can decrease their total amount of lettable area and have the 360 views from one (or more) floors in the building.



# STACKING PLAN / AVAILABILITY

## MAIN BUILDING



# TEST FIT

## OFFICE SPACE FIT OUT - FULL FLOOR

- Capacity: 150 persons
- 90 workplaces
- 40 touchdown workplaces
- 6 meeting rooms
- 10 booths
- 3 phone booths



## PRICING & DELIVERY

### FLOOR 2, 4 - 7 - 9 AND 10

Rental price: €300 /sq.m. LFA/annum.  
 Delivery: Core and shell or turn-key

Starting per half floor of approx. 1,000 sq.m. LFA.

### OTHER

Parking spaces: €2,750 /ps/annum.  
 Service charges: €75 /sq.m LFA/annum.  
 Available: Immediately



# AVAILABILITY



## FLOOR 1 - FLEXIBLE OFFICES

Floor 1 offers smaller offices starting from 69 sq.m LFA. Options and pricing for flexible offices are on request.

## 3<sup>RD</sup> FLOOR - MID-SIZE (starting from 300 sq.m)

### OFFERING

*Option 1:*  
Rental price: €315 /sq.m. LFA/annum.  
Delivery: casco+ delivery.

*Option 2:*  
Rental price: €350 /sq.m. LFA/annum.  
Delivery: Turn-key

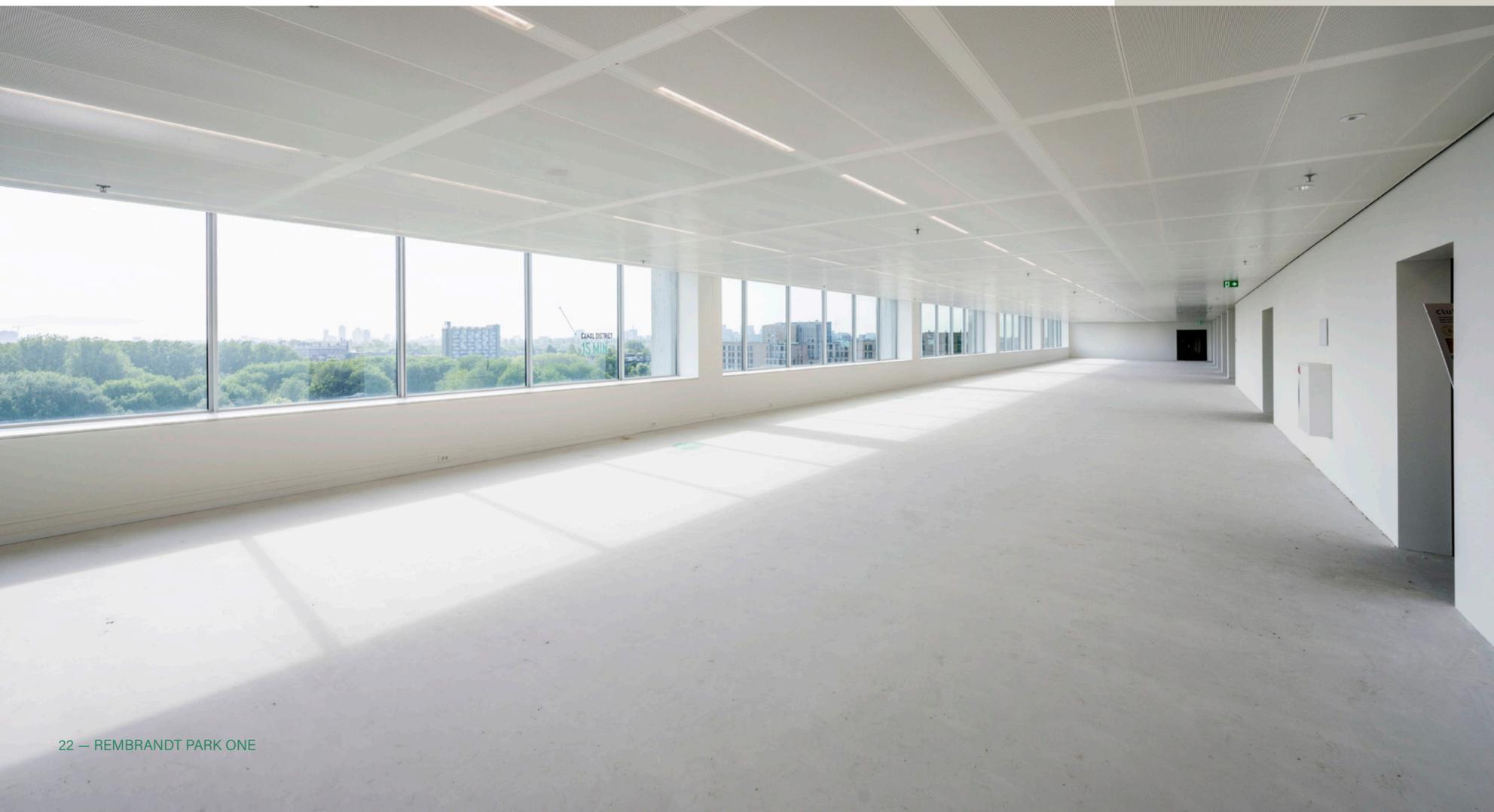
## 3<sup>RD</sup> FLOOR OPTIONS



- Unit 2: 708 sq.m LFA
- Unit 4: 417 sq.m LFA
- Unit 5: 337 sq.m LFA

# FULL FLEXIBILITY FOR LONG- AND SHORT-TERM LETTING

And on top of that, they offer a spectacular view over the park, which is also the ideal place to spend some time outside. What makes Rembrandt Park One stand out are the superior designed common areas, co-working spots and meeting rooms that will captivate your employees and guests.



## DELIVERY LEVEL

The leased space will be delivered in a new and high-end renovated core and shell condition including:

- Climate ceiling comfort class A
- High ventilation capacity: 50cbm/h per employee (1:11)
- LED lighting with daylight motion sensors
- Wall cable ducts for data, telecom, and electricity
- Connection for a pantry on each floor
- Levelled (class 4) floor
- Sanitary groups per floor
- 5 elevators in the main building and 1 elevator in the pavilion
- Net ceiling height of the floors at least 2.70 meters
- Floors have a maximum variable load of 250 kg/sqm
- Sprinkler installation

## OPTIONAL TURN-KEY DELIVERY

- Recycled wooden partitioning walls (on ceiling grid)
- Screed floor and carpet tiling
- Rembrandt Park One orange pantry
- Optional: sunscreens
- Optional: Key tag system
- Open workspace and meeting rooms

# SUSTAINABILITY & WELL-BEING

## ESG FOR YOUR BUSINESS

Rembrandt Park One offers many great options that contribute to the ESG targets employers are facing.

The building is fully redeveloped with respect for its iconic 1960's architecture, opening it up for the business communities of the future and redesigned to a high quality BREEAM Excellent standard.

Our event program and social activities will stimulate connection and help you attract talent.

The total package will contribute to the ESG targets for businesses.



Reused concrete structure



High ventilation capacity



Climate ceiling comfort class A



Smart LED lighting



Insulated glass (HR++)



Solar Panels



Energy label A+++



Located in the park and next to the water

Gym



Underground Parking with charging points



Underground Parking with charging points



Thermal Energy Storage system



Rainwater disposal

# SEE YOU SOON AT REMBRANDT PARK ONE



# COME SAY HELLO.

# RP01 IS NOT JUST A BUILDING, BUT A VIBRANT COMMUNITY WHERE INNOVATION, WELLBEING, AND CONNECTIVITY THRIVE.

# WILL YOU JOIN US?

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