

Thriving  
together

**the HUBB**

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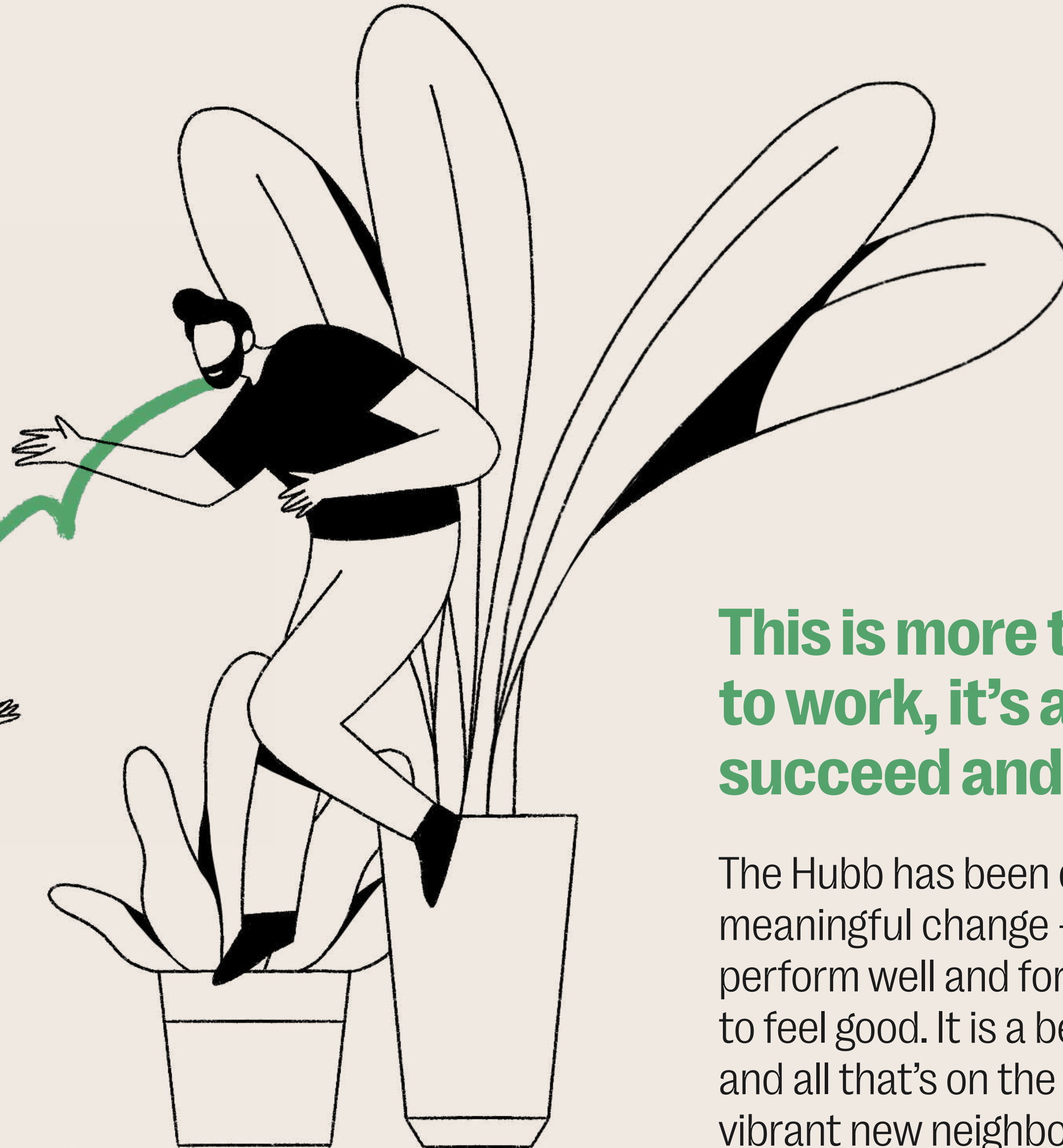
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# Let's thrive together



**This is more than just a place to work, it's a place to grow, succeed and to thrive.**

The Hubb has been designed to nurture meaningful change – for businesses to perform well and for the people working here to feel good. It is a beacon for positive energy and all that's on the rise in Amsterdam's vibrant new neighbourhood.

**It's a space that inspires collaboration, wellbeing and creativity; where ambition feels easy.**



To thrive at The Hubb means many things: taking business to the next level, working and living well, finding balance and feeling connected.

If you are ready to become part of a community where all of this is happening, then come on in: **let's thrive together.**



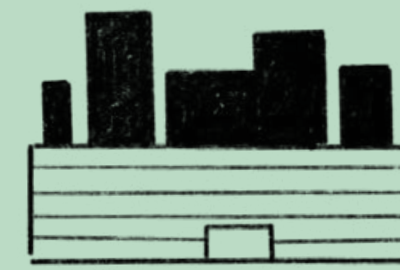
**Contents** ☰

# Space to think.

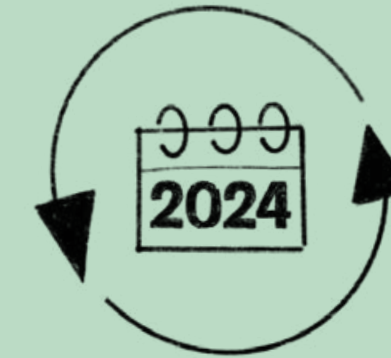
# Room to *grow*

The Hubb meets the needs of businesses today and has been designed to adapt as their ambition grows.

It's at the heart of an expanding, revitalised city centre district – a catalyst for business success and urban regeneration.



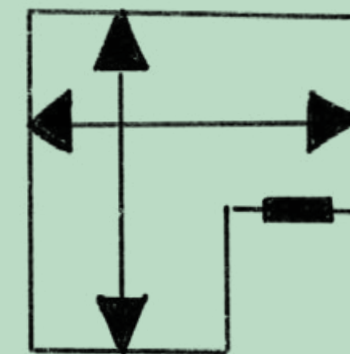
5-storey  
groundscraper



Extensive  
refurbishment  
completes **Q4 2024**



A diverse,  
connected  
**community**



Some of the **largest  
floorplates** in the  
city centre



Flexible floorplates  
available from **500 sq m  
to 10,000 sq m**



**New quarter**  
of Amsterdam

# Location





ORACLE

WESTERTOREN

SCHEEPVAARTMUSEUM

NEMO SCIENCE MUSEUM

VAN GENDTHALLEN

1900 NEW HOMES, HOTEL, RESTAURANTS AND VENUES.

Bridge connection to CCZAAR PETERSTRAAT

Booking.com

adgen

CLIFFORD CHANCE



AMSTERDAM CENTRAL STATION

dyson

tomtom

JUST EAT Takeaway.com

ADAM TOWER

Meta

INTEL HOTEL

THE WERKSPoorHAL

QPARK

theHUBB





# A close community. A *connected* location.

The Hubb's ethos is centred on a diverse mix of businesses connecting and creating new opportunities. But we also connect our community to everywhere else that matters.

The Hubb is perfectly placed, just minutes from Central Amsterdam, the rail network and international travel hubs.



**220** on-site car parking spaces



Additional parking spaces at QPark

**360+** covered bike spaces + **10 e-bike charging points**

# An evolving, *dynamic* neighbourhood.

## An optimistic energy you can feel.

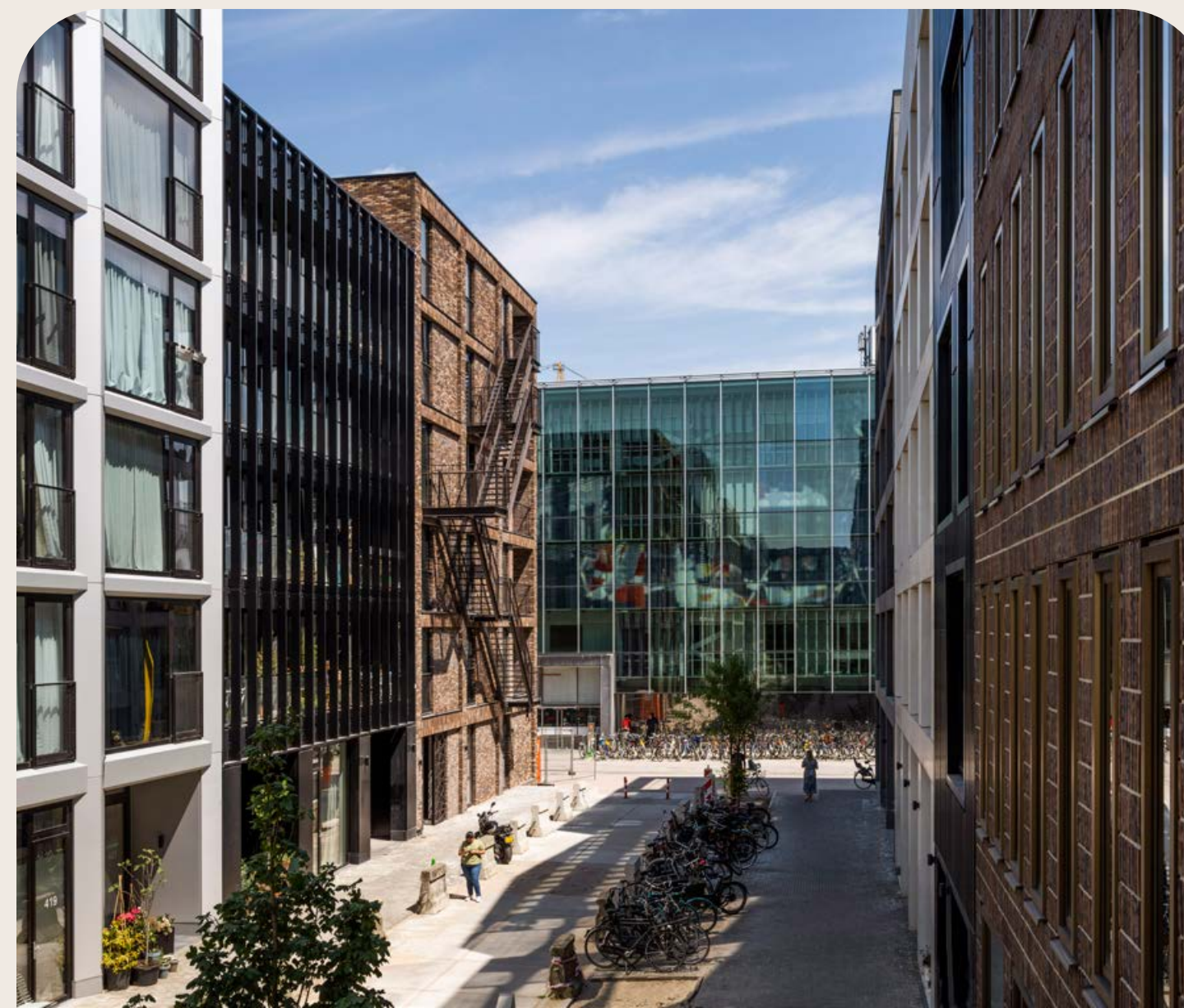
The Hubb's neighbourhood is close to the city centre with a dynamic space and ubercool character of its own. It is constantly growing and evolving, perfect for those with the same energy and anticipation.



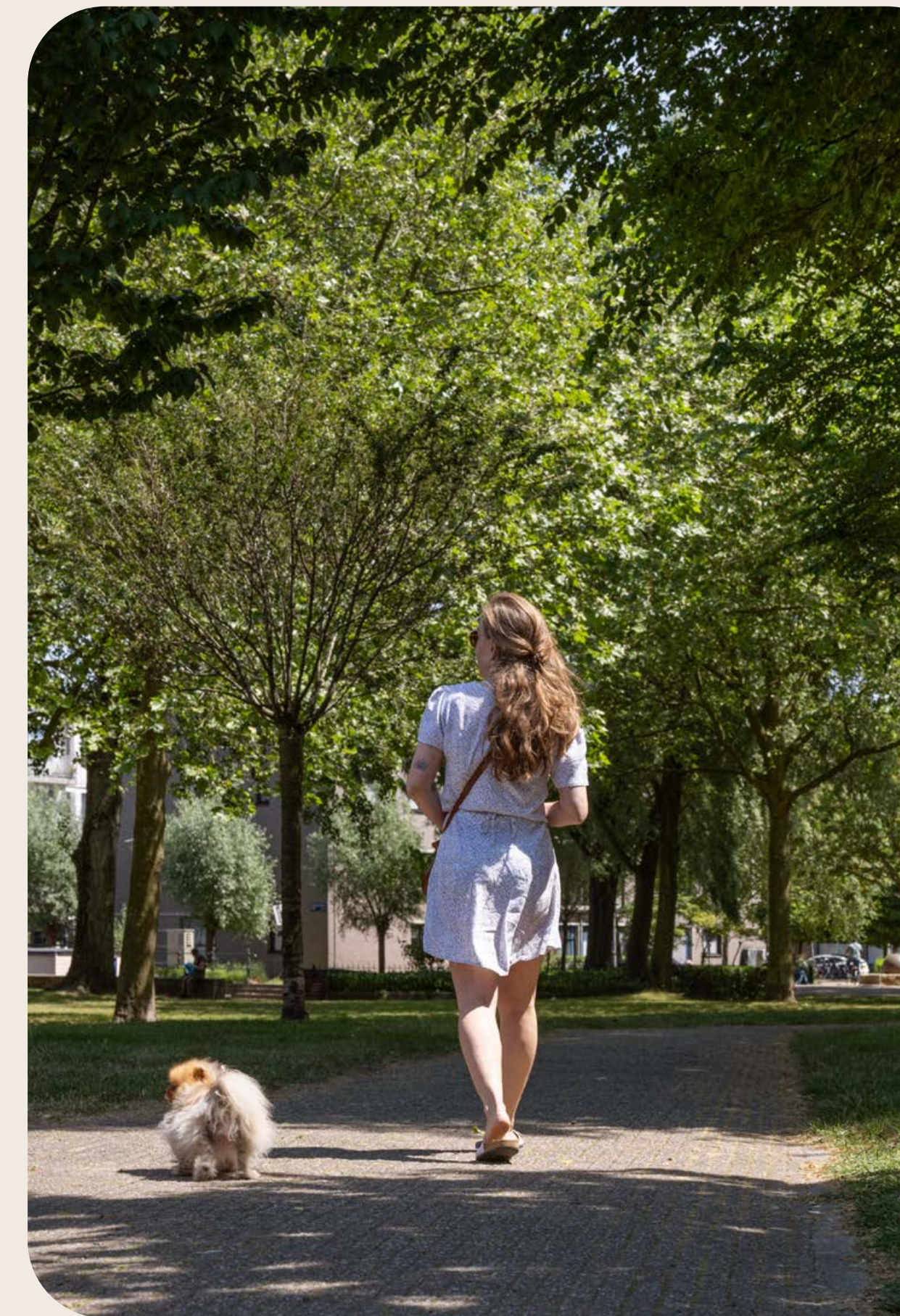
↑ Waterfront terrace culture 2 min walk



↑ Independent retailers on Czaar Peterstadt 5 min walk



↓ Leafy sanctuary in Oostenburgerpark 5 min walk



← Industrial past and future on Oostenburg Island 1 min walk

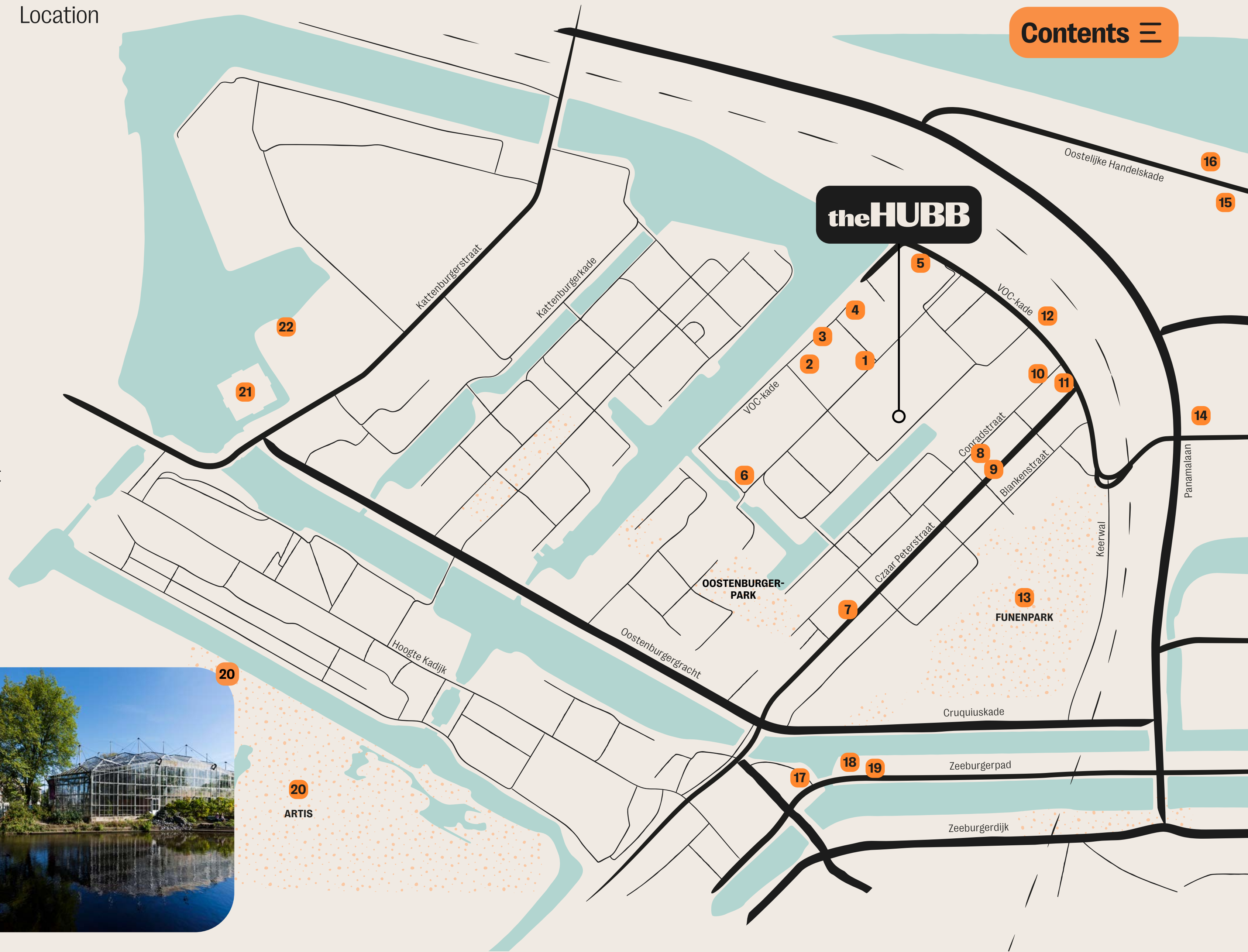
**In easy reach of all  
that Amsterdam has  
to offer, on 2 wheels.**



The Hubb is at the centre of a thriving new district. Iconic hotels, fascinating museums, independent cafés and shops also call it home.

### LOCAL HOTSPOTS

- 1** Rummielclub Drankenwinkel
- 2** Roest Restaurant
- 3** VOC-kade
- 4** Werkspoorhal
- 5** Inntel Hotel
- 6** Van Gendt Hallen
- 7** De Buik van Amsterdam
- 8** De Koffie Broeder
- 9** Fromagerie Kef
- 10** VRR
- 11** Café Restaurant Czaar
- 12** Q-Park Oostenburg
- 13** Funenpark
- 14** Hampton by Hilton
- 15** Lloyd Hotel
- 16** Anne&Max
- 17** Brouwerij 't IJ
- 18** Bar Restaurant De Kop van Oost
- 19** Mooie Boules
- 20** ARTIS
- 21** The National Maritime Museum
- 22** Marineterrein



**20**  
ARTIS

# A new quarter for Amsterdam. a new *opportunity* for business

## Lead, don't follow

It's an exciting time to locate your business in The Hubb. The perfect time, in fact.

This is the new Amsterdam, a fresh mixed-use neighbourhood with 1,900 new homes, hotels, restaurants, venues and of course the coolest business address in town.





→ Residential development neighbouring The Hubb Oostenburgervaart



↑ The Werkspoorhall



↑ Van Gendthallen



# The old *anew*

**The island's industrial past forms a backdrop for new sources of wealth, craft and enjoyment.**

The 19th century Van Gendthallen - will be a home for entrepreneurs, artists, restaurants and residents.

The Werkspoorhall - repurposed to offer good food, good retail and good times.

A 4-star hotel, public spaces, studios and cafés will be joined by independent retailers of fashion, art and fresh food. It's an industrial dock reborn as an inspirational, creative village.

# The Building



# The start of something

*amazing*



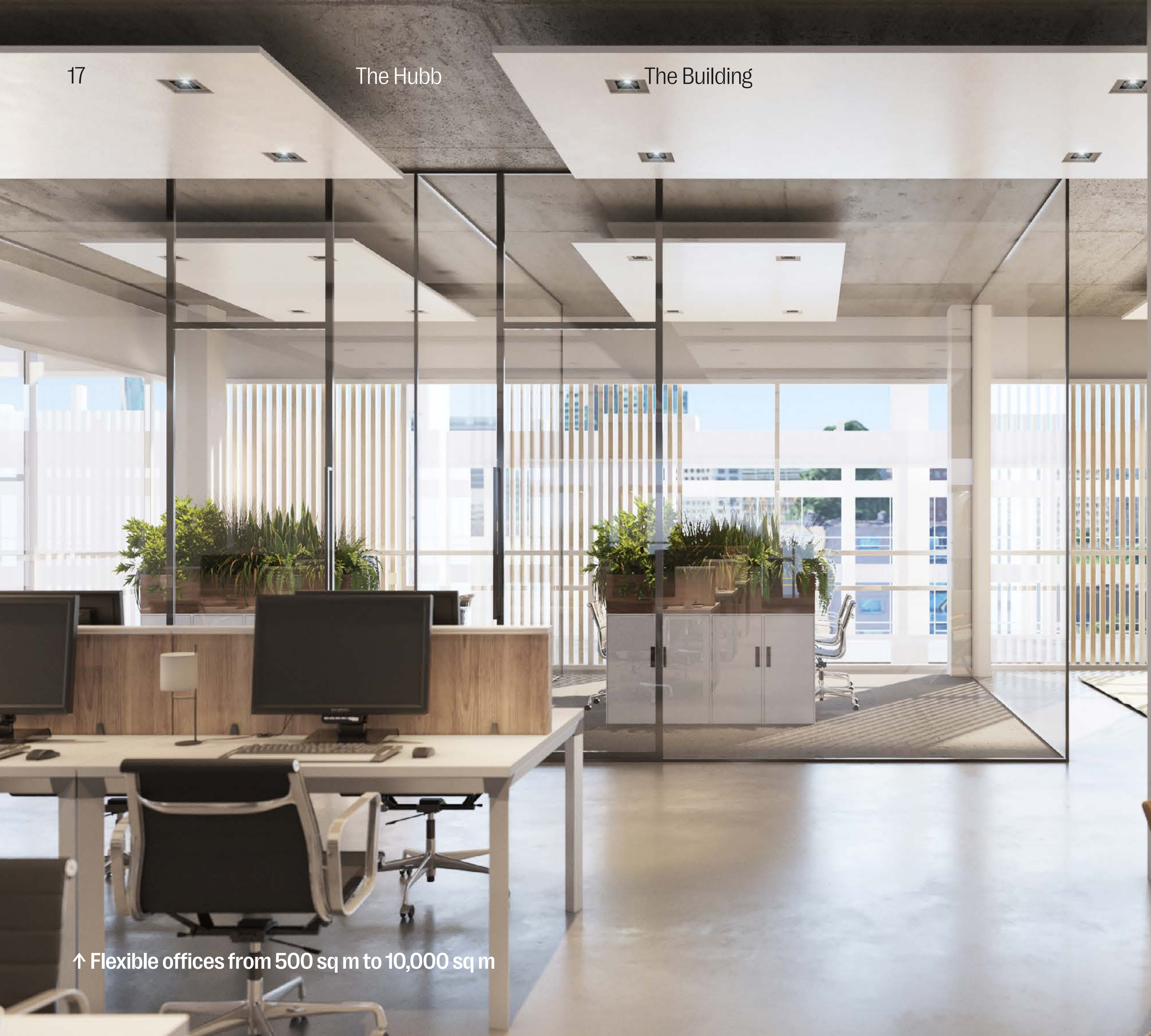
Constructed in 2005, but now undergoing a major refurbishment, revitalising The Hubb is the beginning of an exciting new chapter. And it begins here, in the entrance lobby with a plaza restaurant and spectacular upward curved ceiling that houses a new presentation cinema and gym.

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↑ Entrance lobby





↑ Flexible offices from 500 sq m to 10,000 sq m

# Explore *Space*

## The Hubb's floorplates are immense.

At up to 10,000 sq m they are some of the largest available in Amsterdam's city centre.

Flexible too, available from just 500 sq m and scalable either horizontally across one level, linked by a 'bridge' across the internal streets or vertically with internal stairways and elevators.



↑ Spacious and light-filled meeting rooms

# Connected *Community*

## Two broad internal avenues create a mini neighbourhood within The Hubb.

Generously planted with greenery and glazed to create light-filled spaces, they also double as social stop-offs, perfect for casual meetings with colleagues or for catching up with work away from your desk.

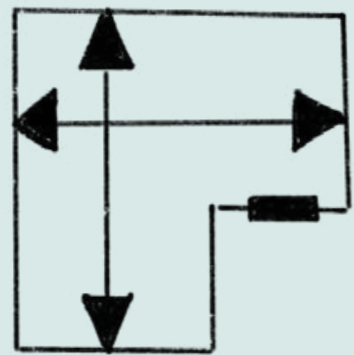
Communal space is a key feature throughout The Hubb. It encourages interaction and connection within our diverse mix of businesses. There's a real sense of community here.





# The Hubb in *Detail*

**The Hubb meets the needs of businesses today and has been designed to adapt as their ambition grows.**



**34,000 sq m**  
total space



Space delivered  
as **shell and core**



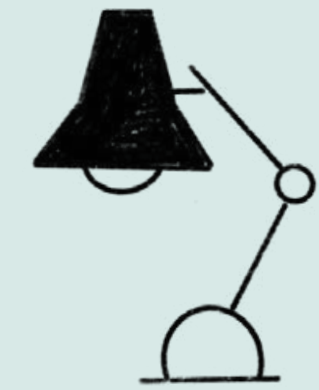
Heating and cooling  
via an **energy efficient**  
**WKO** installation.



Energy Performance  
Certificate **label A**



**High-speed** fibre  
internet connection



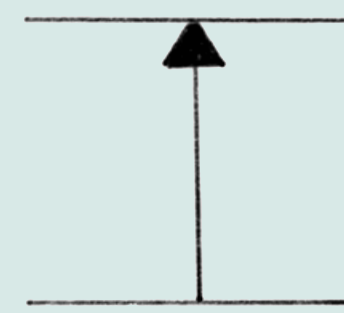
**LED** lighting



**23,000 sq m**  
available  
office space



Flexible offices  
from **500 sq m**  
to **10,000 sq m**



**3.4m** floor to  
ceiling height



Capacity for  
**2,500** occupiers



**Fully accessible**  
+ on-site disabled  
parking



On-site  
**maintenance**



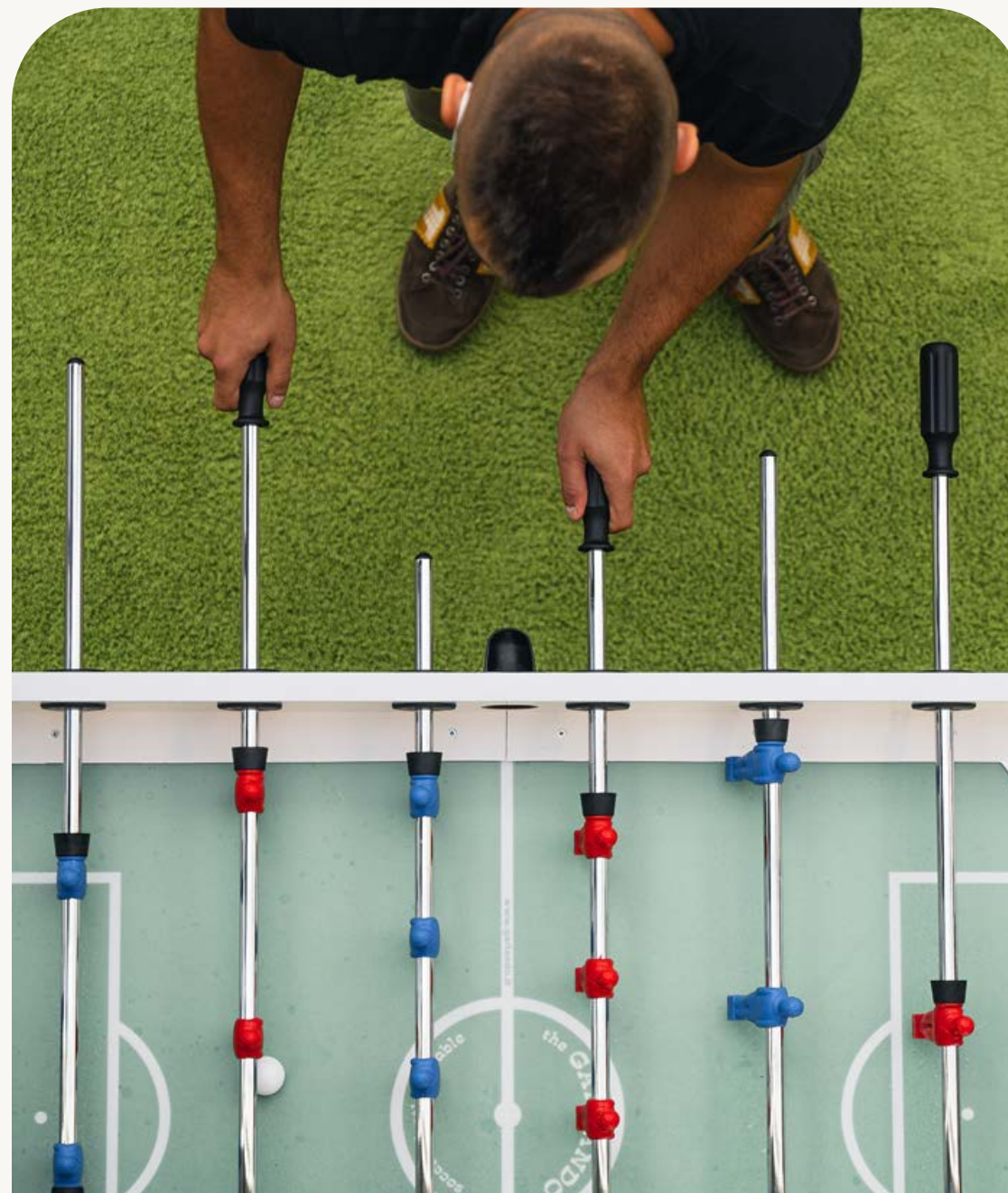
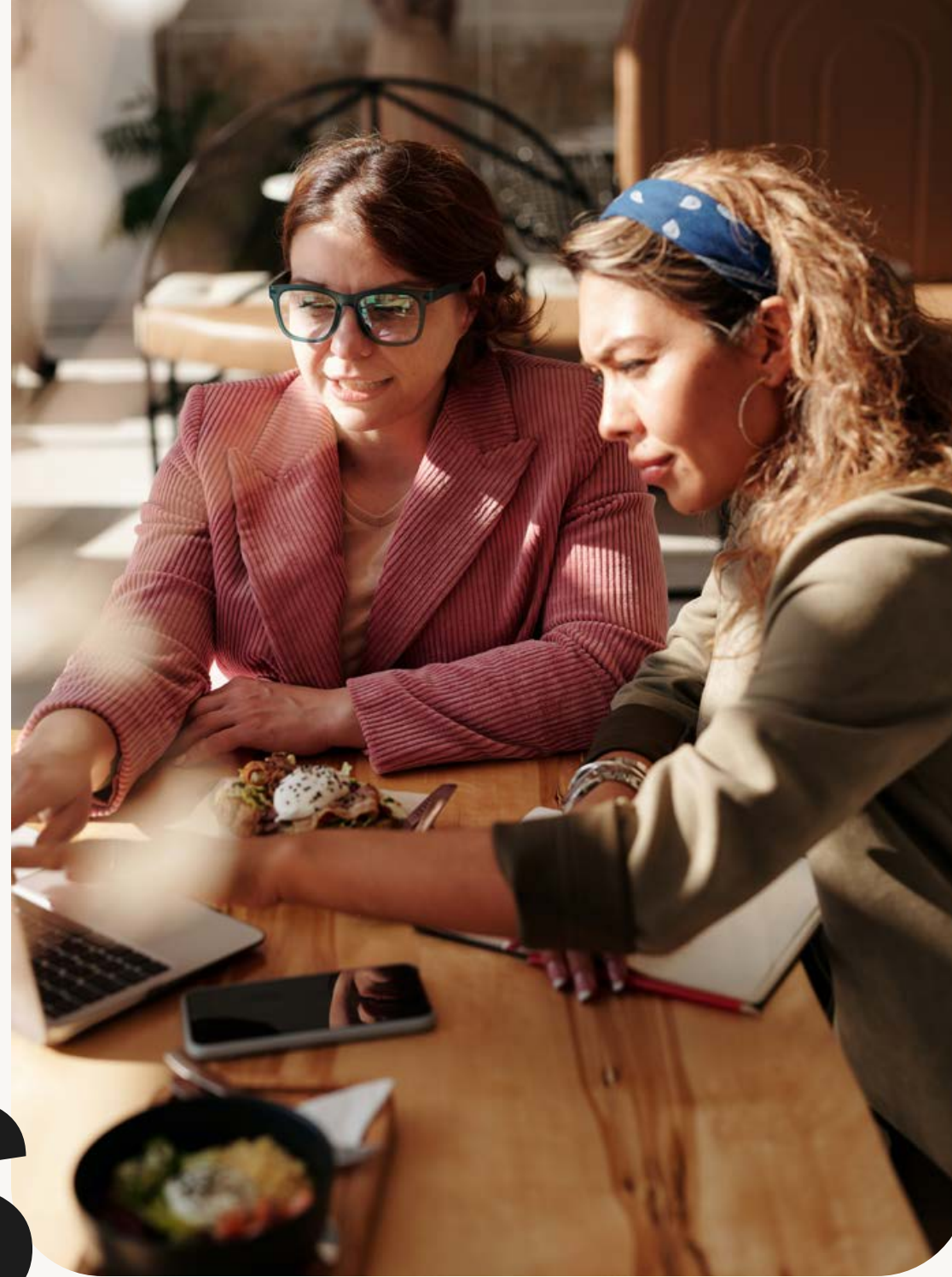
↑ Revitalised interiors with biophilia

# Amenities



# A place where work feels less like

work



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**The Hubb is designed to facilitate wellness in everyone working here.**

Space, light and greenery is a theme that starts at reception and flows through every floor. There's informal lounge seating in public spaces and internal avenues to encourage connection and collaboration. It turns functional areas into useable, meaningful places where people can pause for a moment rather than simply rushing from point A to B.

The spacious Ground Floor restaurant welcomes you in with an outdoor terrace, while the café in reception is a great place to meet up as well as grabbing a freshly made drink.

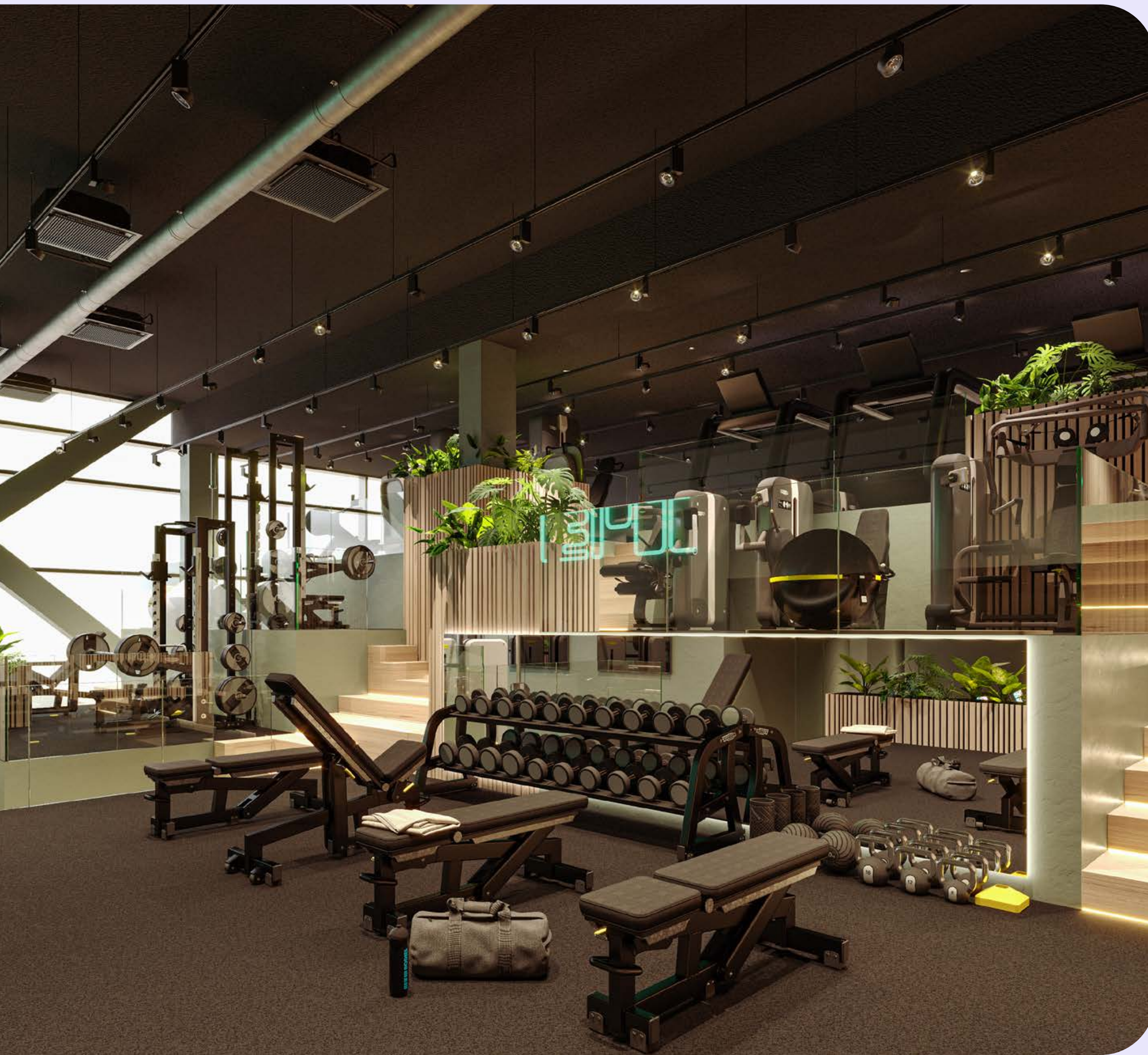




↑ Entrance lobby



↑ Entrance lobby café



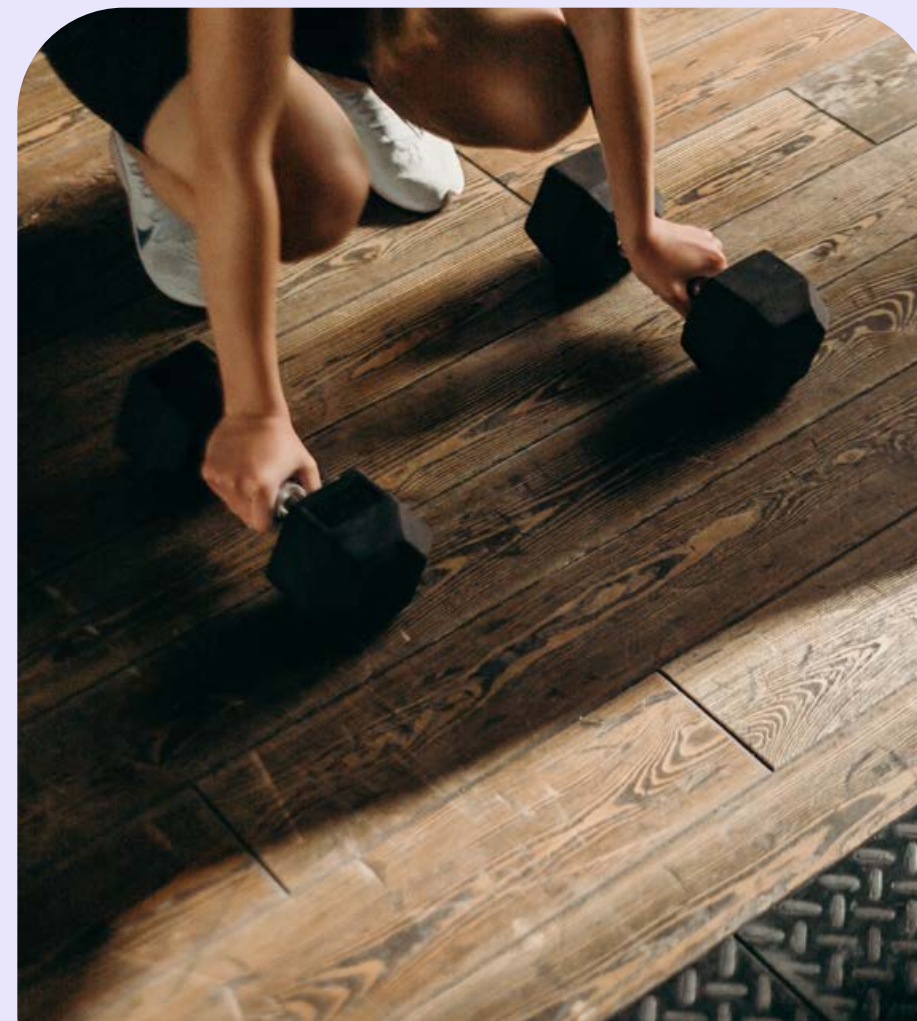
↑ Tenant-only gym space

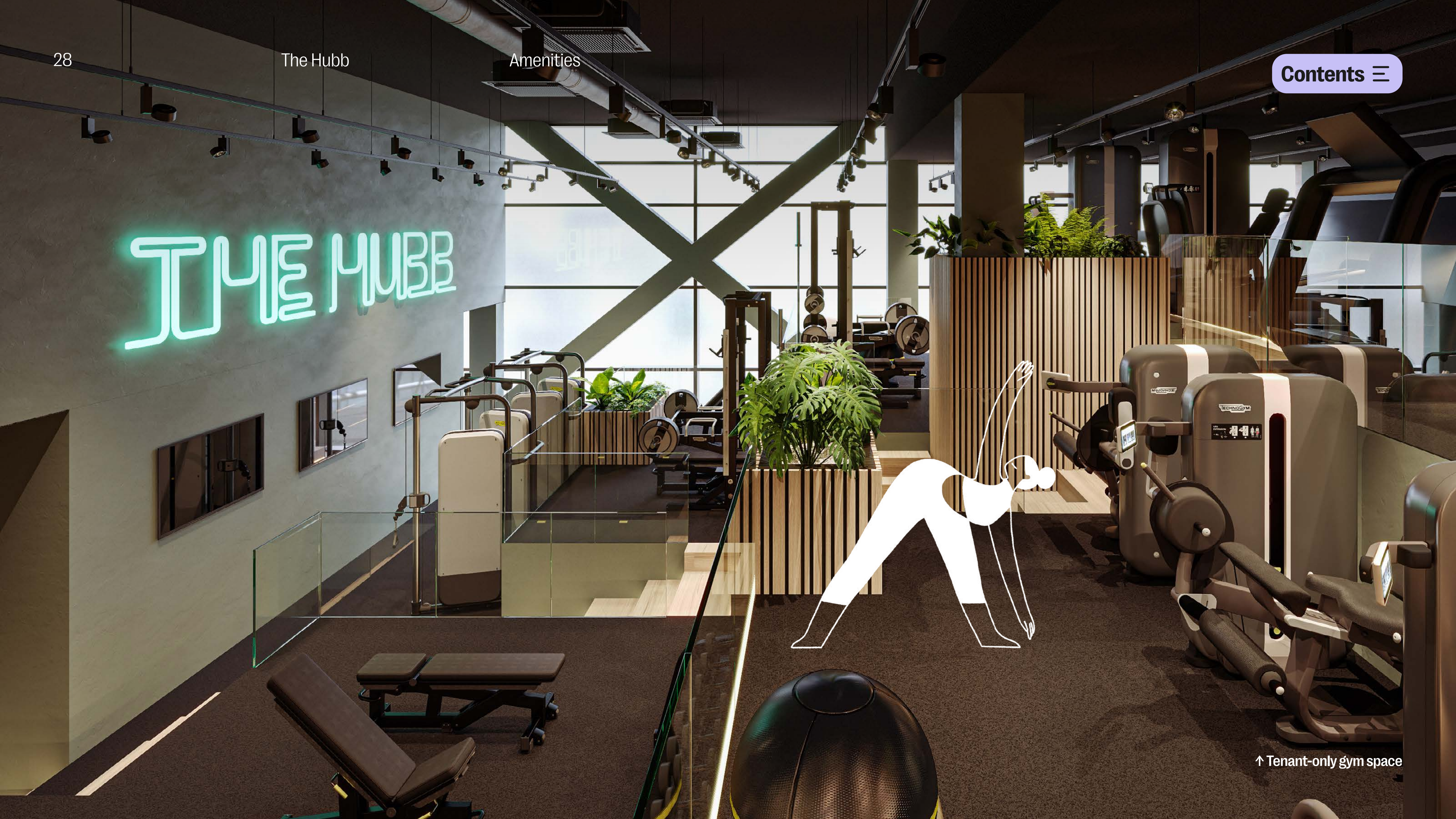
# Bikes aren't the only thing The Hubb *recharges*

The Hubb has an exclusive, tenant-only gym operated by the Thriving Life Club. It offers all the equipment and space you'd expect from a city centre gym, but there's also a specifically created, holistic approach to creating a healthy business culture, one that aims to deliver a physically and mentally strong workforce.

There are health checks, masterclasses, workshops, personalised health programmes and training sessions throughout the day in the unique, split-level studio.

Discover more about Thriving Life Club's approach to wellbeing at [thrivinglifeclub.nl](https://thrivinglifeclub.nl)





↑ Tenant-only gym space

# After we built the building, we built a building *app*

The Hubb App for mobile devices enhances everyone's experience of the building by making everything more convenient.

- **Book meeting rooms** at no extra cost. Incl. 1 large for **30 pax**, and 2 for **15 pax** each
- **Order catering** for meetings or late-night working sessions
- **Book the cinema** for presentations or get-togethers
- **Reserve gym slots**
- **Communicate with other tenants**
- **In-house promotional offer alerts**

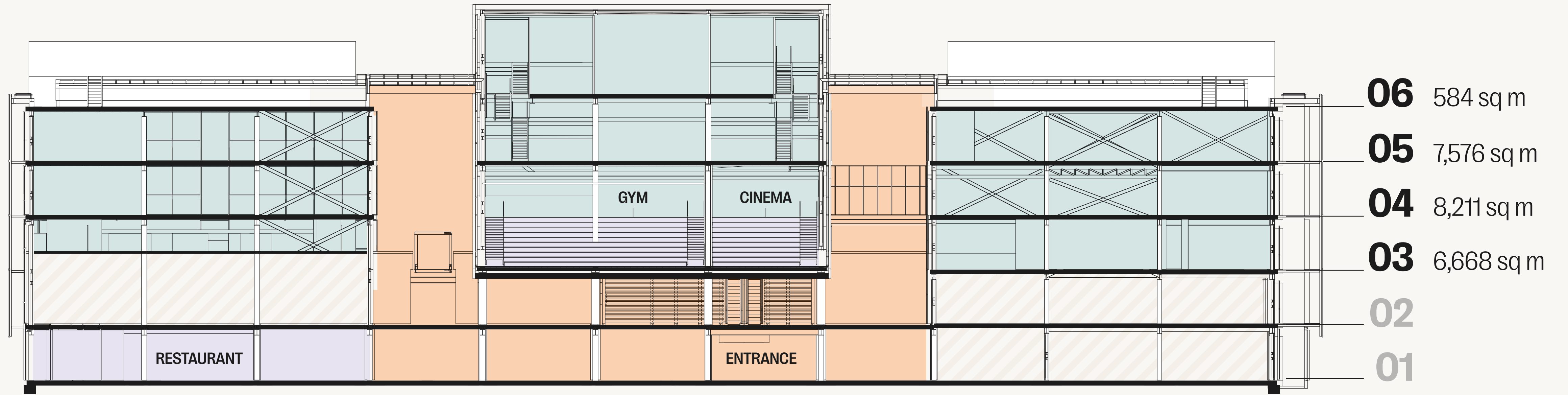




# Availability



# Availability schedule



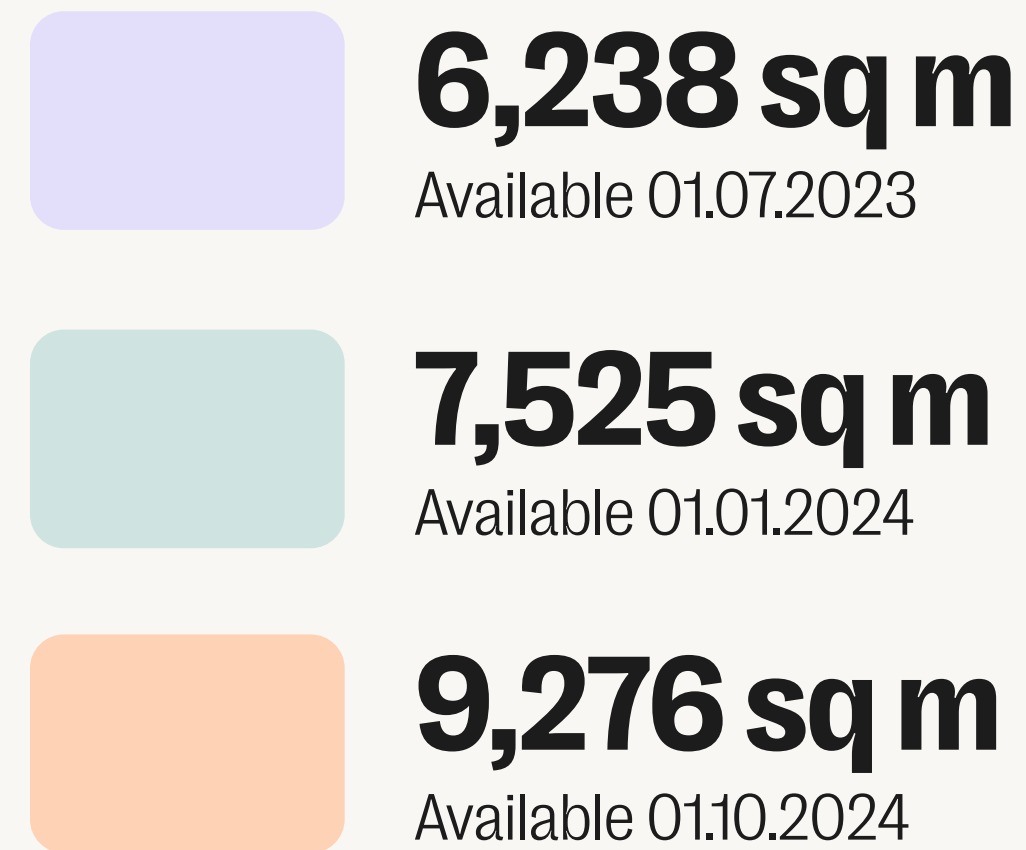
Jacob Bontiusplaats

 Office space  Communal space  Amenities space

**Total** 23,039 sq m



# Availability in detail



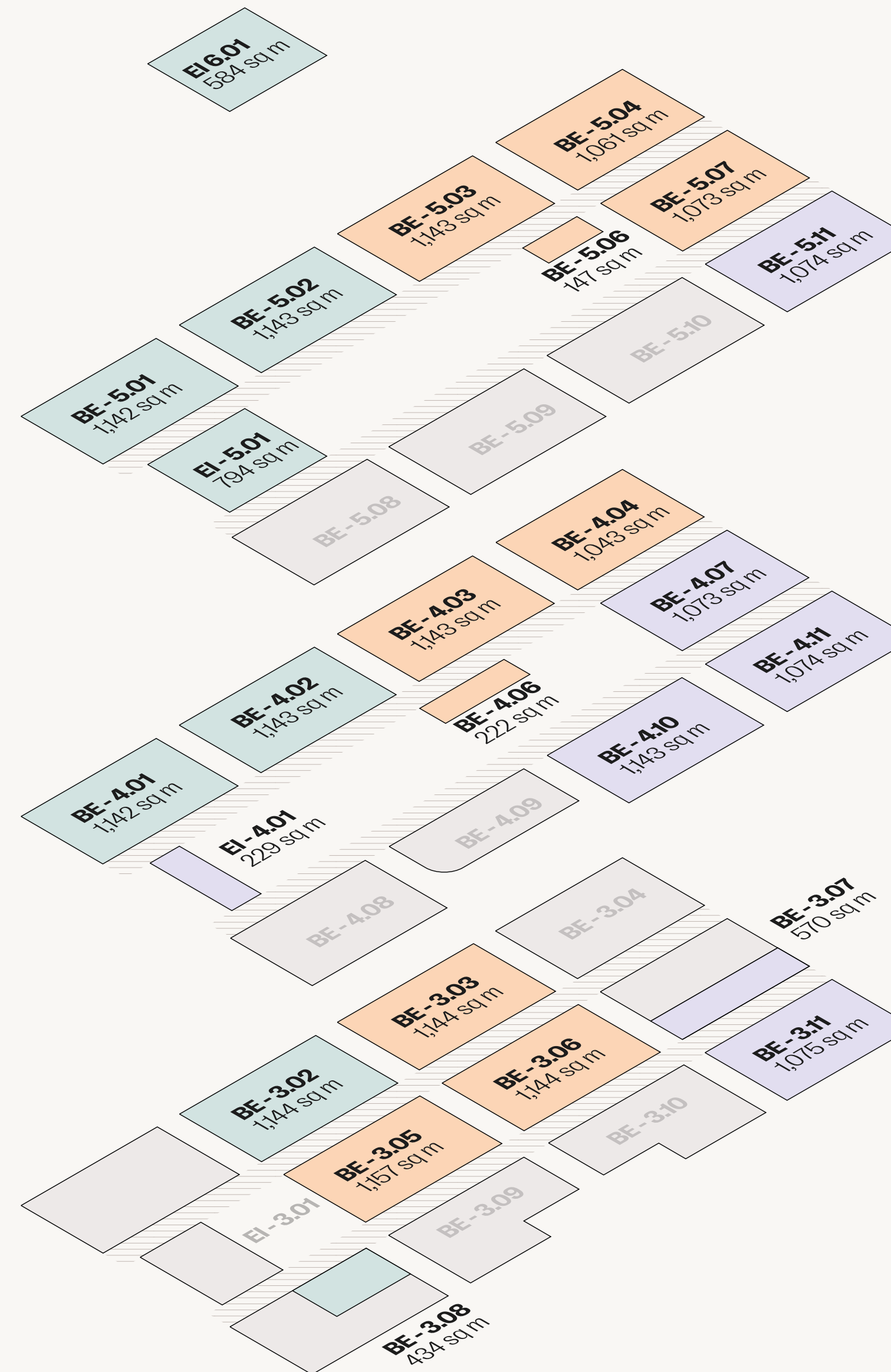
Total  
**23,039 sq m**

**Level 06**

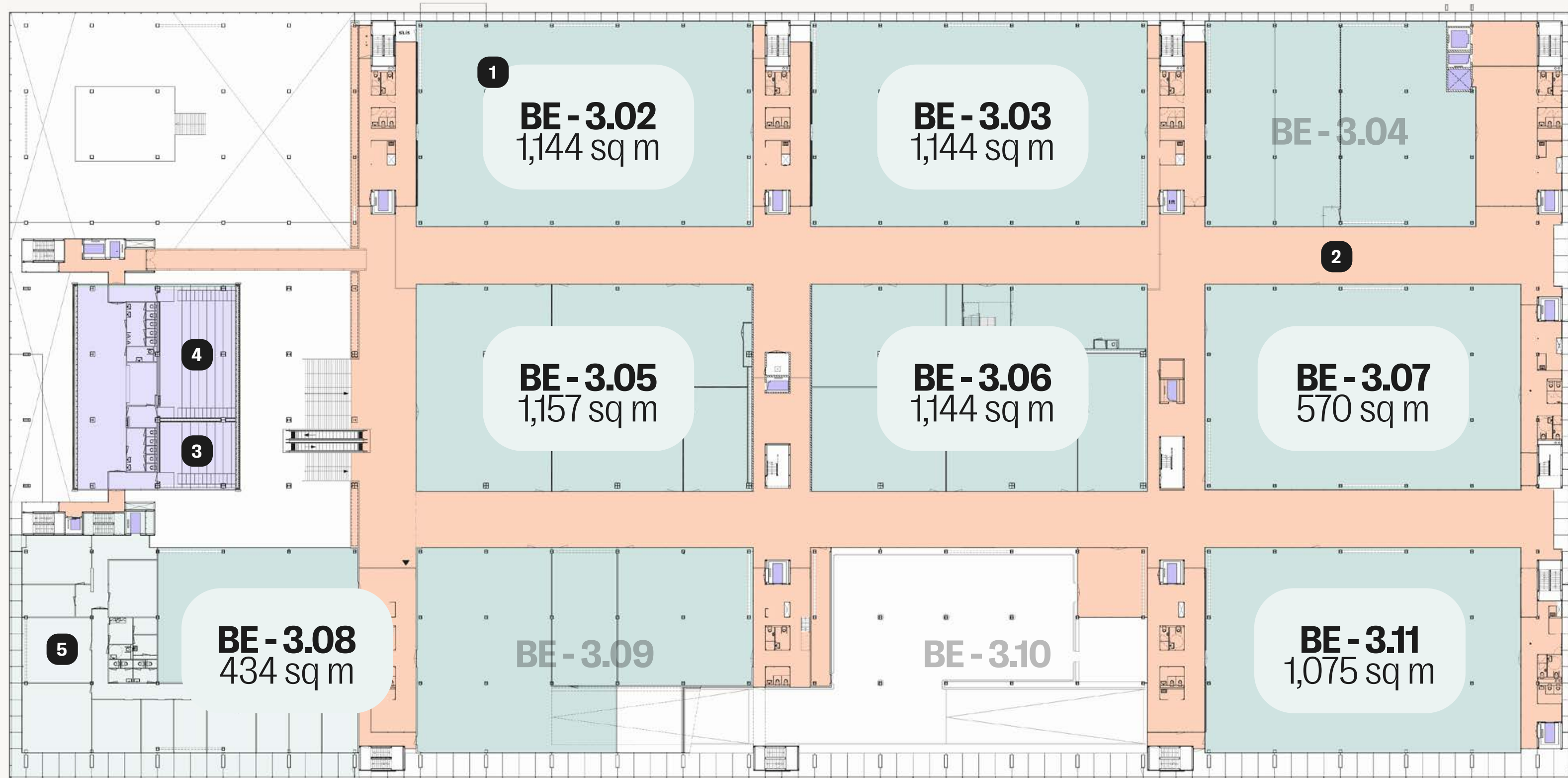
**Level 05**

**Level 04**

**Level 03**



FLOOR	SQ M	AVAILABLE FROM
<b>06</b>	584	01.01.2024
<b>05</b>	1,074	01.07.2023
	3,079	01.01.2024
<b>04</b>	3,424	01.10.2024
	3,519	01.07.2023
<b>03</b>	2,284	01.01.2024
	2,408	01.10.2024
	1,645	01.07.2023
	1,578	01.01.2024
	3,445	01.10.2024



# Level 03

TOTAL SPACE AVAILABLE:

## 6,668 sq m

- Office space
- Amenities space
- Meeting rooms
- Lifts
- Communal space

### 1 Offices



### 2 Communal space



### 3 Cinema room

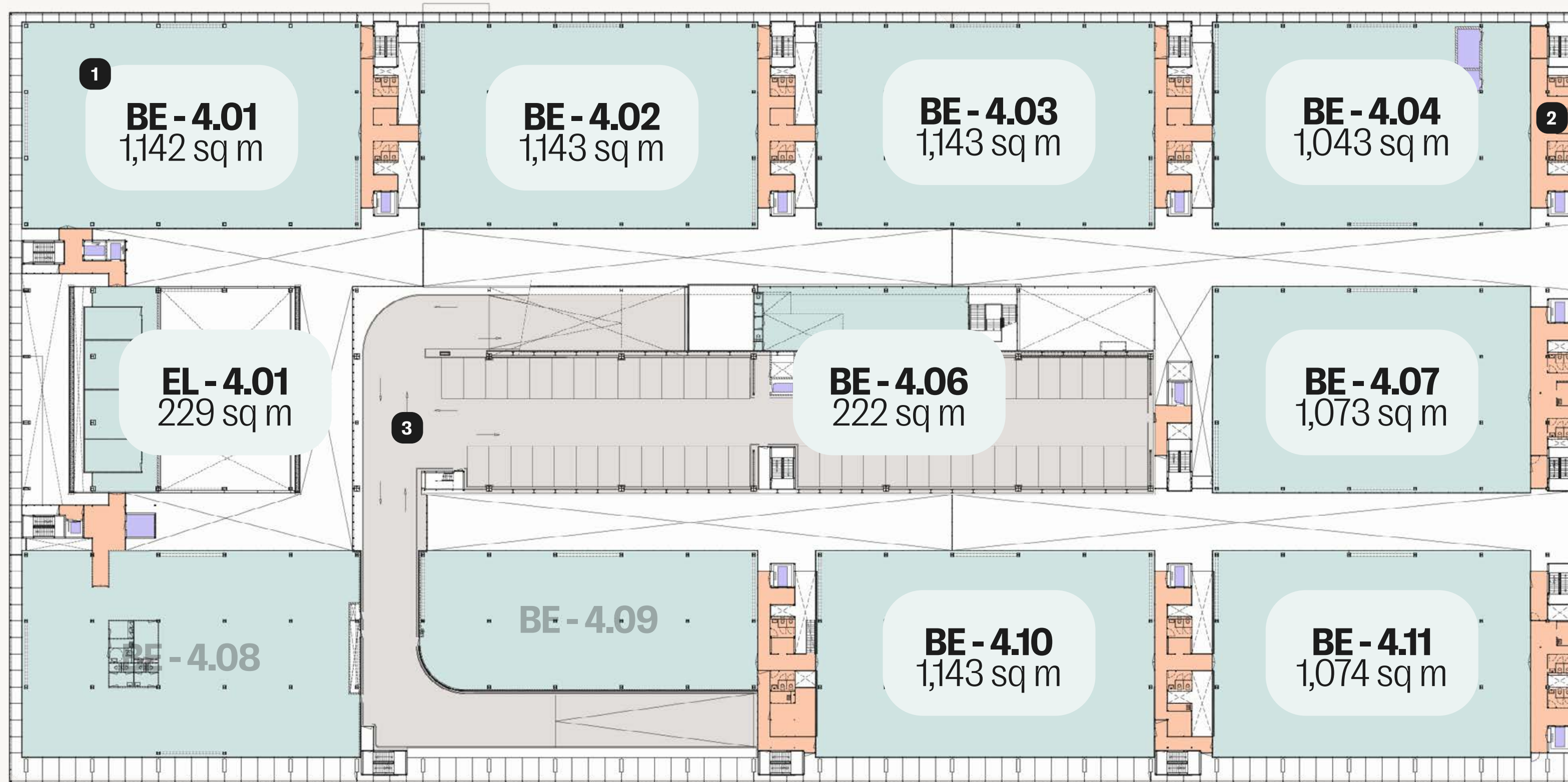


### 4 Gym



### 5 Meeting rooms





1 Offices



2 Communal space




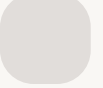


3 Car park

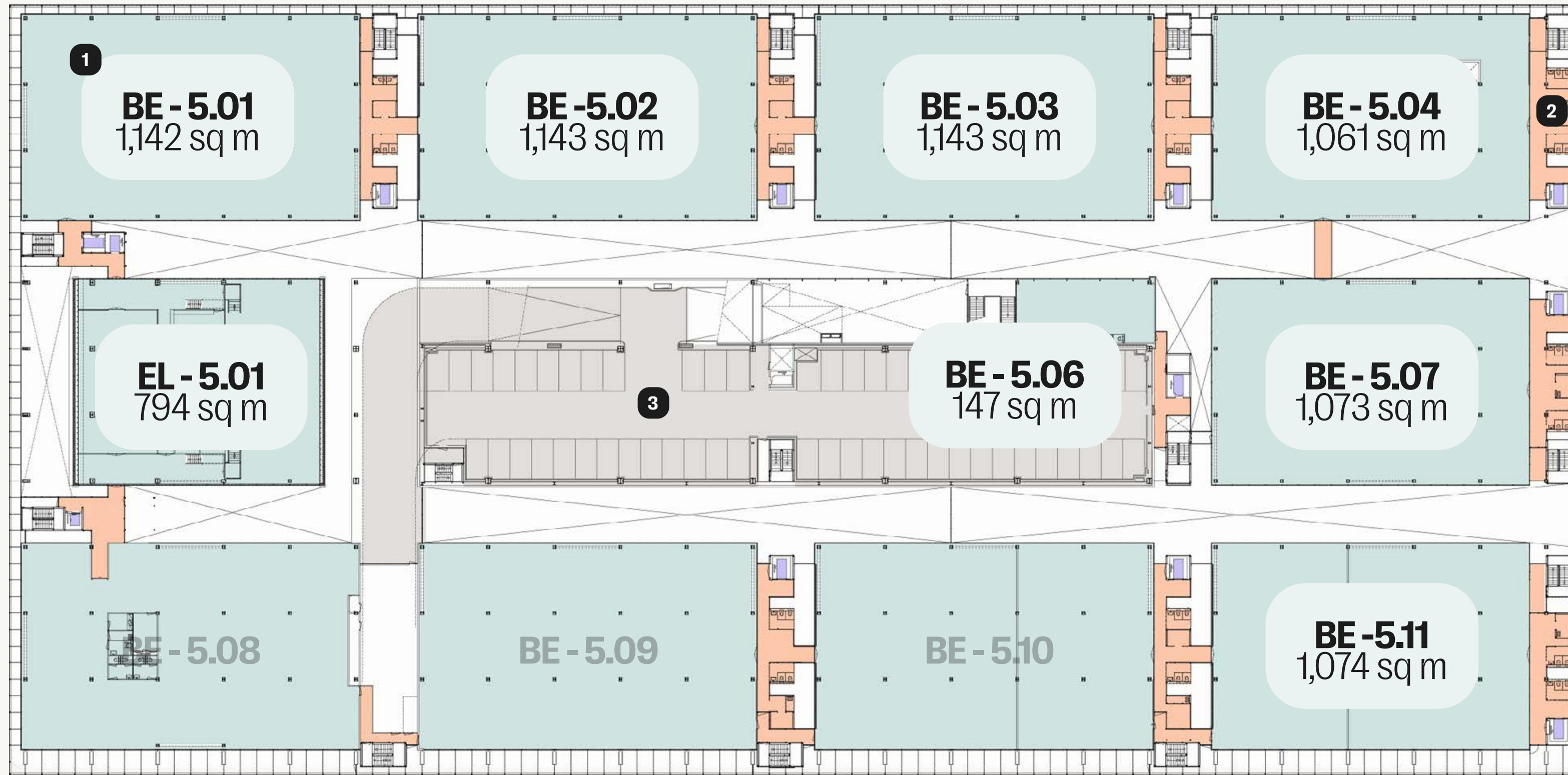


# Level 04

TOTAL SPACE AVAILABLE:

## 8,211 sq m

-  Office space
-  Car park
-  Lifts
-  Communal space



1 Offices



2 Communal space




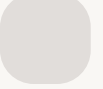


3 Car park



# Level 05

TOTAL SPACE AVAILABLE:

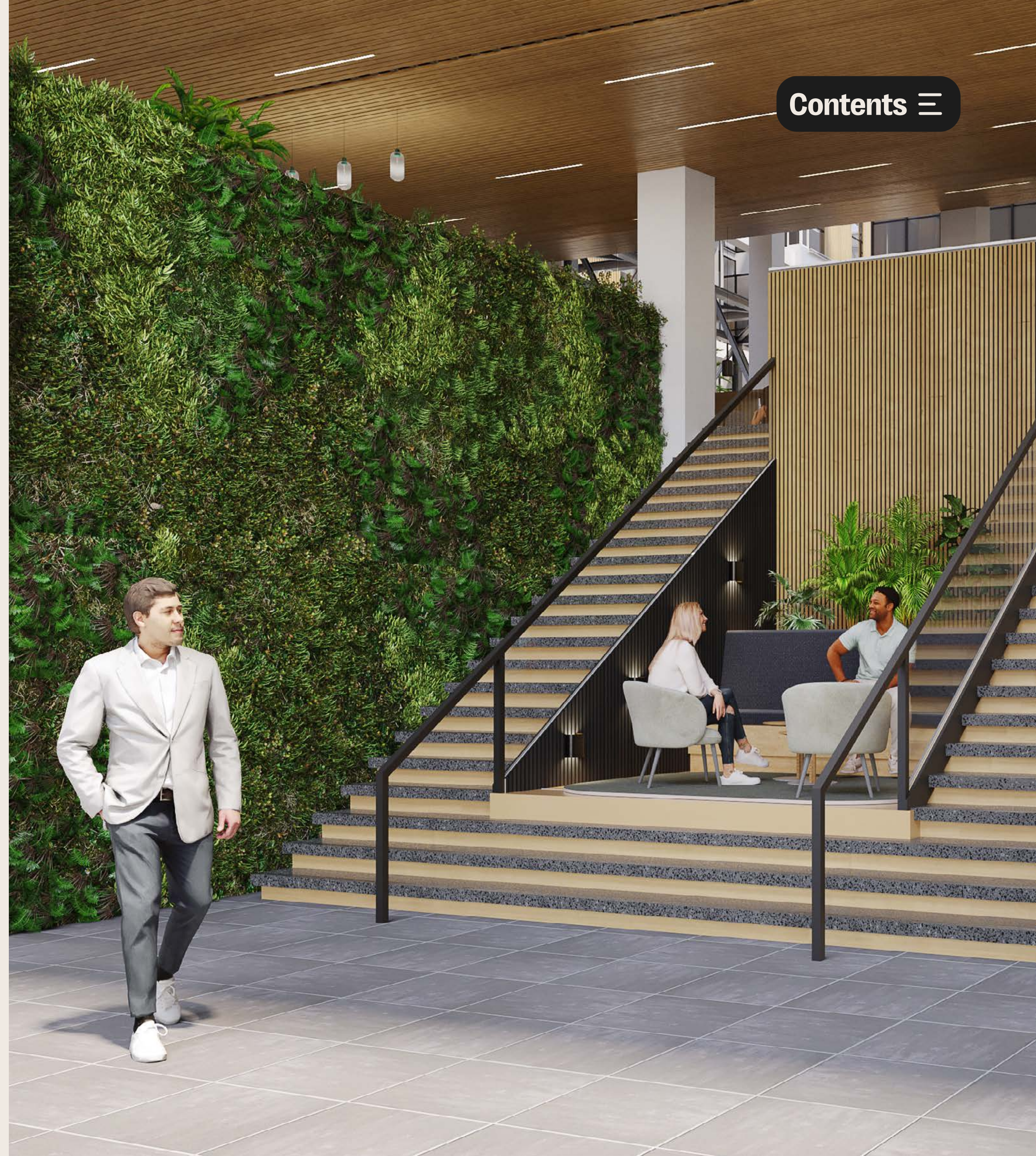
## 7,576 sq m

-  Office space
-  Car park
-  Lifts
-  Communal space

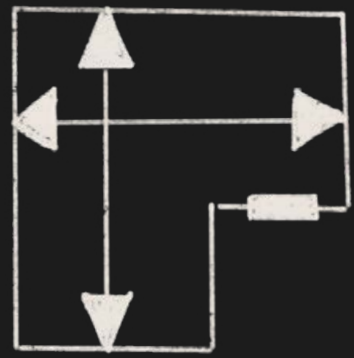


# Space plan

# Delivery timeline



# Summary



## Space & scalability

Designed to meet and adapt to changing business needs

- **34,000 sq m** total
- **23,000 sq m office space** available
- Flexible floorplates from **500 sq m** to up to **10,000 sq m**
- **Scalable** either horizontally or vertically



## A connected community

An eclectic + diverse mix of people and businesses.

- Already home to creative, tech, legal and financial businesses
- Amsterdam Central station only **10 mins** by bike
- Muiderpoort station, **5 mins** by bike
- Schiphol Airport, **25 mins** by car
- **220** secure car parking spaces



## A new quarter for Amsterdam

A dynamic space and character of its own

- Oostenburg, a revitalised neighbourhood
- Just **minutes from the city centre**
- New hotels, restaurants and venues under construction
- **1,900 new homes**
- Home to independent retail, café culture and public parks



## Wellbeing at its heart

A range of leisure and wellness amenities

- **Thriving Life Club** gym
- **Lush planting** and light-filled communal spaces
- **Cinema, café and restaurant**
- **360+** covered bike spaces
- Showers and changing facilities
- **Fully accessible**, step-free movement around the building



## Sustainably committed

ESG-committed with strong environmental credentials

- **BREEAM** Certified
- **2,300+** roof-mounted solar panels.
- **Energy efficient** WKO installation.
- **EPC label A**

**To enquire about  
tenancy, contact:**



**NL real estate B.V.**  
020 707 3000



**Cushman & Wakefield**  
020 800 2000



**DRS Makelaars**  
020 640 5252

[thehubb.nl](https://thehubb.nl)

*Thriving  
together*

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