



PC HOOFT 7

PC HOOFTSTRAAT 7 AMSTERDAM



**“INNOVATION
ROOTED IN
HERITAGE”**



PC Hooft 7 - The Essence of sophisticated commerce.

Nestled within the storied embrace of Amsterdam's premier shopping avenue, a new landmark emerges, embodying the vision of Pieter Cornelisz Hooft. Here, the confluence of historic inspiration and contemporary design creates an exclusive stage for business and retail—a seamless blend of form and function.

The architecture, a meticulous reflection of Hooft's vision, serves as a bridge between the rich history of Amsterdam and the demands of the contemporary world. Beyond the façade, the interiors of PC Hooft 7 are a testament to Hooft's commitment to excellence, where each detail reflects a dedication to the pinnacle of modern craftsmanship.

With the spirit of this famed avenue as its backdrop, the development presents a canvas where businesses can sculpt their future amidst sophistication. It promises a harmonious balance, offering a serene yet stimulating environment to foster productivity and innovation.

Step into a realm where the legacy of commerce and the art of design meet. Secure your chapter in this narrative of sophistication, where every day is an opportunity to craft success in style.

Architect: ZZDP Architecten | Development: Group Aaron

SPECIFICATIONS



Sustainability

- Energylabel A++
- Wooden main supporting structure
- WKO installation
- Approx. 35 solar panels
- LED lightning
- Energy efficient
- Sedum roof on the 1st floor



The floors

- Approx. 1.210m2 l.f.a. Approx. 630m2 rentable floor area store
- 325m2 outdoor divided between the garden (store) and balconies/roof terraces (office) terraces, patio and garden
- High indoor/outdoor feeling especially first floor and basement (store)
- Spacious bicycle storage
- Partial rental is negotiable



High quality

- Unique in the PC: complete new construction
- A modern environment
- A lift in the building



Smart

- Domotica
- High-quality energy efficient installations
- Preparations for flexible fiber optic connections
- Floor heating/cooling
- Air heating/cooling through high-quality climate ceilings



Creative

- A dynamic environment
- On the edge of downtown in the Museum Quarter overlooking the Rijksmuseum
- Many restaurants
- Luxury boutiques , renowned flagship stores



Impression 01. Garden area



Impression 02. Lobby view



Impression 03. Sky perspective

Sideview

04

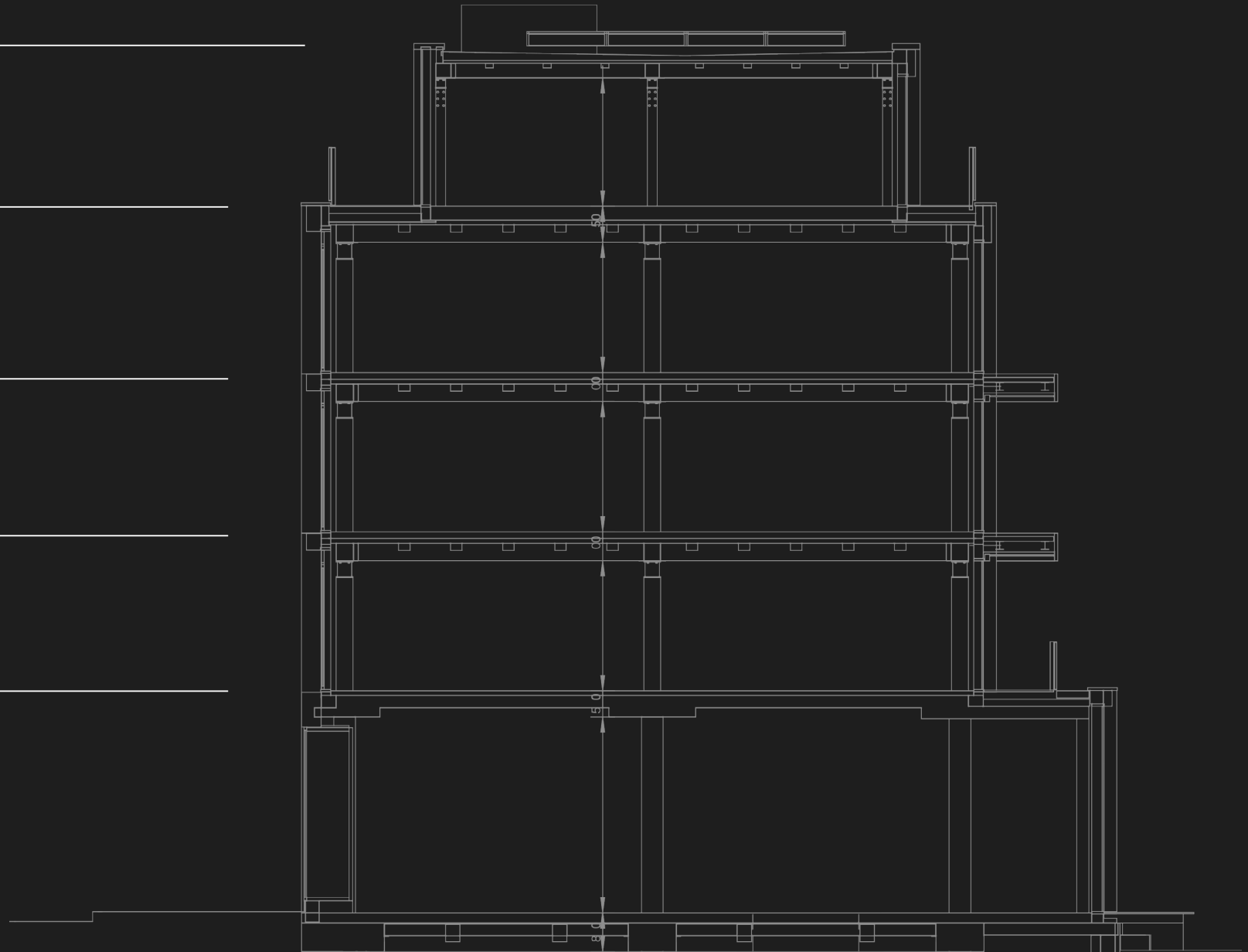
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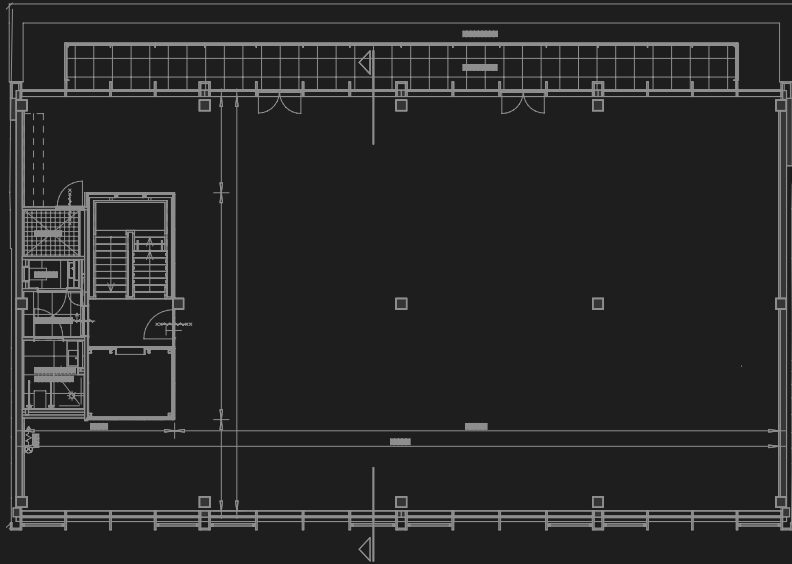
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PC Hoofstraat side



Measurements include the pro rata share of the common area.

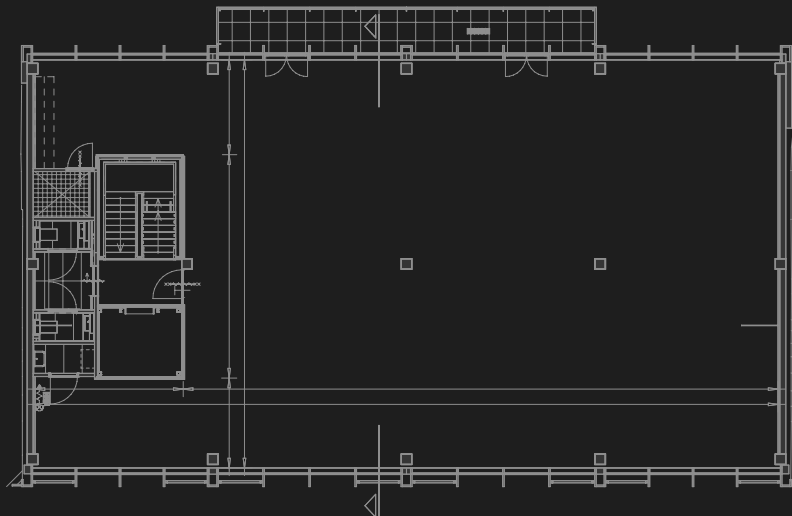


01

Floor area:

The 1st floor has approximately 325 m² l.f.a.
With 30 m² outdoor space.
Occupancy rate is at 1:8

€ 185.000 PER YEAR, EXCL. VAT.



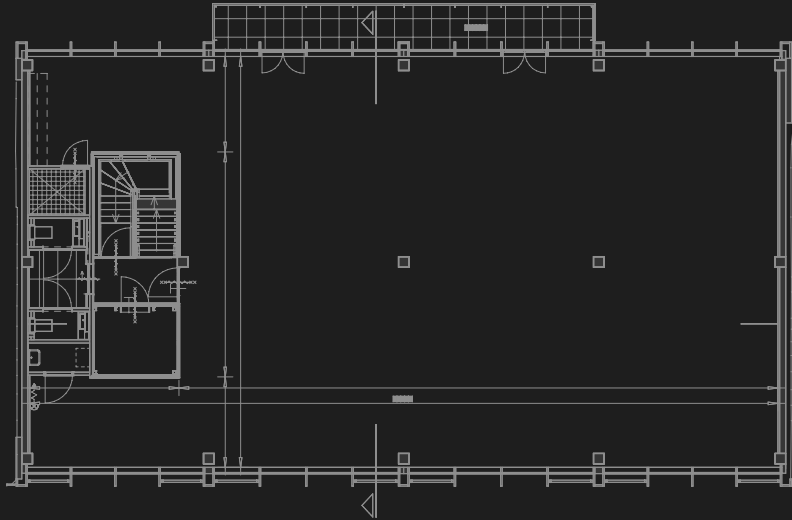
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Floor area:

The 2nd floor has approximately 325 m² l.f.a.
With 17 m² outdoor space.
Occupancy rate is at 1:8

€ 180.000 PER YEAR, EXCL. VAT.

Measurements include the pro rata share of the common area.

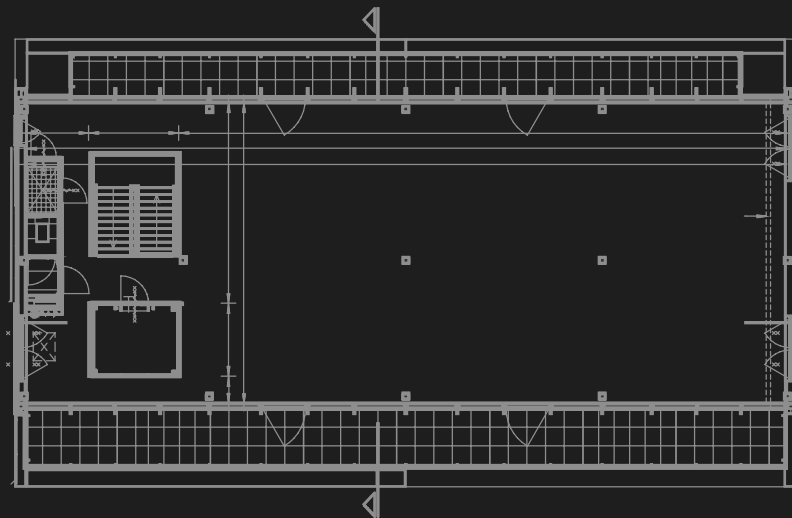


03

Floor area:

The 3rd floor has approximately 325 m² l.f.a.
With 17 m² outdoor space.
Occupancy rate is at 1:8

€ 195.000 PER YEAR, EXCL. VAT.



04

Floor area:

The 4th floor has approximately 235 m² l.f.a.
With 73 m² outdoor space.
Occupancy rate is at 1:8

€ 165.000 PER YEAR, EXCL. VAT.



Impression 04, Office kitchen

Service charges*

€15 per square meter per year, excluding VAT.

*The tenant will, in consultation with the landlord, determine the extent of the desired deliveries and services to be provided by the landlord. The tenant will enter into direct contracts for deliveries and services as much as possible; energy supply and water supply will be contracted directly by the tenant with various utility companies.

Impression 05, Office



Total office space: 1.210 m²



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