



# THE JOAN

# Table of content

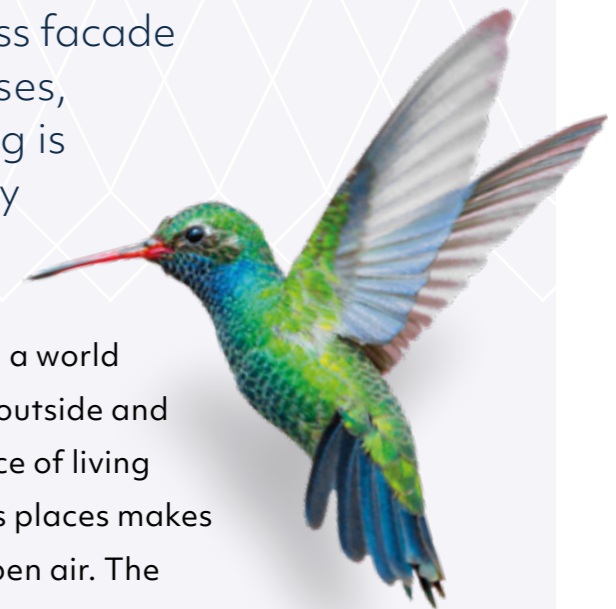
<b>The Joan</b>	<b>03</b>
<b>Facilities</b>	<b>07</b>
<b>Sustainability</b>	<b>10</b>
<b>Location</b>	<b>13</b>
Surroundings	15
Area development	16
Accessibility	17
<b>Availability</b>	<b>19</b>
Rental options	21
Floor plans	22
Testfits	27
Technical description	29
<b>Contact</b>	<b>30</b>



# NEW KID IN TOWN

The Joan is a typical case of big mouth and warm heart. For behind a sleek glass facade with sturdy steel crosses, a creative surrounding is hidden where it is very agreeable to be

Once inside you will also find a world upside down. Here, inside is outside and outside is inside. The presence of living vertical vegetation in various places makes you feel like you are in the open air. The feeling is emphasized by the transparent facades and glass and light-reflecting ceilings. The **'green lungs'** also refresh the indoor atmosphere 24/7, so here you always breathe fresh and healthy air. Great for well-being and comfort.





## Sustainability

- BREEAM - NL Excellent
- Well Platinum
- Energy label A ++++
- 804 solar panels



## Green lungs

- Vertical gardens on every floor
- Visible greenery in the entire building
- Plants are fed with collected rainwater



## Balconies

- 4 balconies along the 4 facades
- Optimal indoor/outdoor feeling



## Large floors

- 2,600 sq. m. lettable floor area (lfa)
- Possibility for internal stairs
- Flexibility is key



## High-quality delivery level

- Impressive entrance
- Public restaurant
- Climate ceiling class A
- Energy efficient LED lighting



## Smart

- High-quality installations
- Fiber optic connections
- Cable ducts incorporated in the floor



## Parking

- 246 parking spaces in the adjacent parking garage
- Charging stations for both car and bicycle/scooter
- Covered bicycle shed



## Own entrance

- Single tenant in multi-tenant building
- Signage possibilities



## Creative

- An inspiring environment
- Mix between creative and corporate



# Work, relax, join the community

Thousands of square meters where 'residents' can work, chill out and link up to their heart's content.

Covered **balconies** along all four facades have been arranged as a living room over the full length and width. Through French doors you will find cool hangouts where you can sit outside in comfort early in the year. Ideal for Friday afternoon drinks, but also for receiving visitors in a relaxed and chilled-out environment.

At the ground floor, The Joan gets into dialogue with her environment. Here she makes room for publicly-accessible hospitality, shops, showrooms and studios. And in the adjacent 'green' **parking garage** with a vegetated facade, there is room for 246 cars.

# Amsterdammers among each other



For the design of Amsterdam's The Joan, an Amsterdam architectural firm was engaged: OZ. The agency has a worldwide track record with more than 30 years of experience. When designing, OZ mainly focuses on sustainable and location-specific architecture and likes to look for intelligent design solutions. The aim is: people should feel at home in a building, whether they work or live there. OZ makes buildings with a strong identity that is sustainable for the users, the stakeholders and the environment in which they are located. The Joan is the finest example of this approach.

Fundamental to all of OZ's work is its responsibility for social and environmental sustainability. To this end, this agency likes to work together with customers, users, contractors and other stakeholders. For the construction of The Joan, OZ worked together with Arcadis – one of the largest players in the field of sustainable design and technology. Together they developed an ingenious design to promote the health and well-being of 'the residents' of The Joan.





# FACILITIES



## Hospitality

During office hours, a hostess is always available to welcome your visitors. The hostess is also a barista and serves the best coffee.

- Reception
- Coffee bar / barista
- Restaurant



## Restaurant Bream

You are welcome. For your most important meal of the day: breakfast. For an outstanding lunch, for drinks at the end of the day. For events, meetings or just a 'simple' cup of coffee.



## Multifunctional space

Next to the reception is the multifunctional space that is available to everyone. This space is ideal for:

- Presentations
- Informal meetings
- Conferences
- Dinners
- Celebrating anniversary etc.
- Townhalls
- Events
- Product launch







## Mobility plan

The Joan provides an extensive mobility plan. Electric bicycles are available and many parking spaces are equipped with a charging station

- **Charging stations**
- **Electric bicycles**
- **Many public transport options in the immediate vicinity**

## Community

At the ground floor, The Joan opens up to its surroundings. The publicly accessible restaurant and terrace offers the possibility of a delicious breakfast, lunch or dinner.

- **Event space**
- **Terrace**



# SUSTAINABILITY

“ The ‘green lungs’ refresh the indoor atmosphere 24/7, so here you always breathe fresh and healthy air. Great for well-being and comfort. ”



# The green lungs of The Joan

Are you consciously working on sustainability in your organization? The Joan doesn't like work half-done. As such she wanted to achieve optimal performance in the fields of sustainability and well-being.

BREEAM is an assessment method that is used to determine and compare the sustainability performance of buildings. The Joan applied for a BREEAM-NL Excellent certificate and achieved a score of no less than 83,17 percent. For health and wellness, The Joan achieved the highest WELL standard: Platinum.

- Use of green energy by solar panels and Heat Cold Storage source
- Use of sustainable materials, including sustainably-produced wood
- Waste separation and recycling
- Monitoring and control of water/ electricity consumption during the construction process
- Monitoring of the amount of CO<sub>2</sub> emissions
- All work on the construction site took place within the ecological work protocol





# LOCATION



WERKSTAD OVERAMSTEL

# Explorer and promoter

Located in the traffic hub of the A2 and A10, The Joan is located in one of the most visible places in Amsterdam.

About 190,000 cars pass by here every day. And that makes her a real eye catcher along the highway. The Joan knows how to handle the attention because she likes nothing more than to be in the spotlight. With her cool exterior she pimps up the mono-functional business park Amstel Business Park Zuid.

In this transformation to a more mixed and lively area, where work in all its diversity, facilities and special forms of living come together, The Joan acts as a promoter. A recruiting hotspot that other companies like to join. And furthermore, as a sustainable example for future projects, it now heralds a new era. Just like her neighbors G-Star RAW and DPG Media, she gives this district more color.



# THE JOAN

Joan Muyskenweg 28-32  
1114 AN Amsterdam

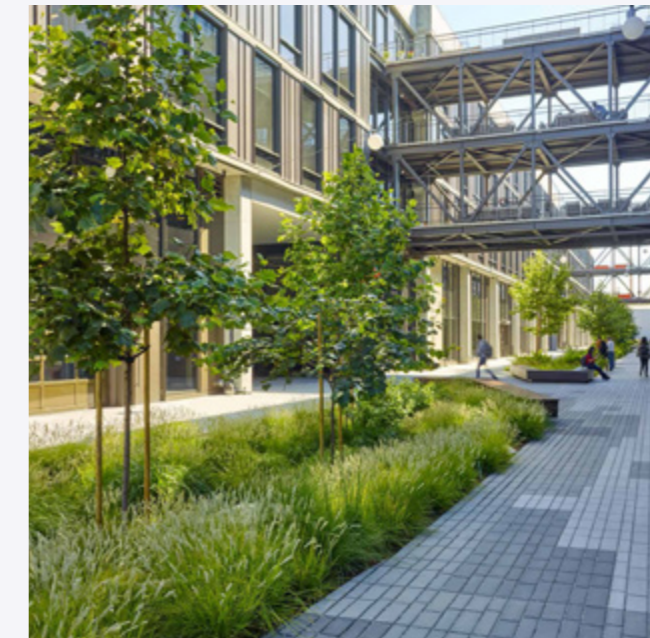
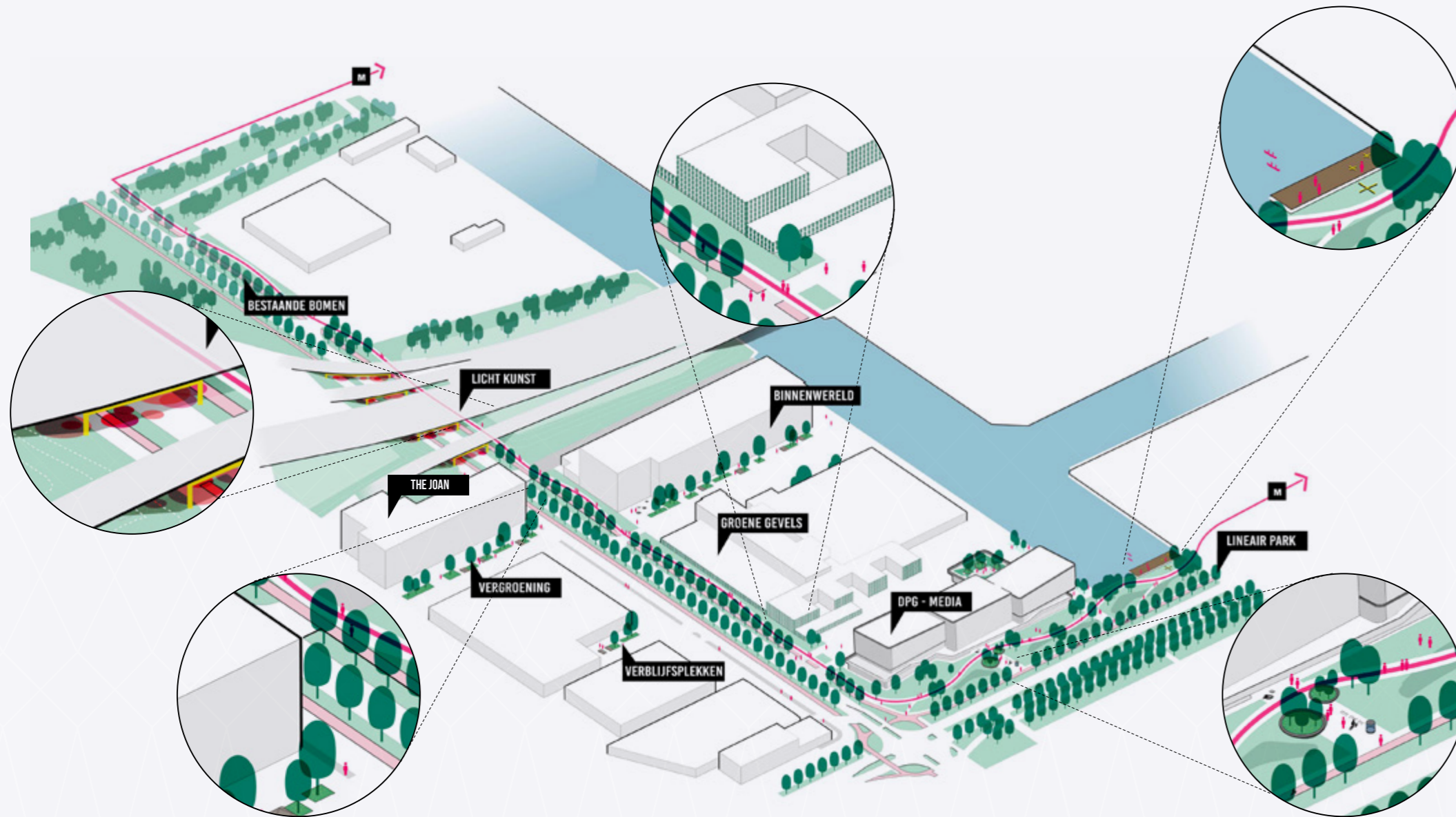


-  COMPANIES
-  RESTAURANTS
-  HOTELS
-  UNDER DEVELOPMENT

### Area development

This area is currently in full development and will continue in the future as Werkstad OverAmstel. Pioneer species, shrubs, tall grasses and wild flowers will give an unraked, wild and natural character to verges and embankments. The green structure of the

city streets will have a more formal and raked character with clear, rhythmic planting. Inner areas will be transformed into an informal place to stay with grasses, wild flowers and trees. The viaducts function as entrance gates to the area. Special attention is paid to social safety. Transparency and lighting play an important role in this.



Ecological atmosphere with high green density.





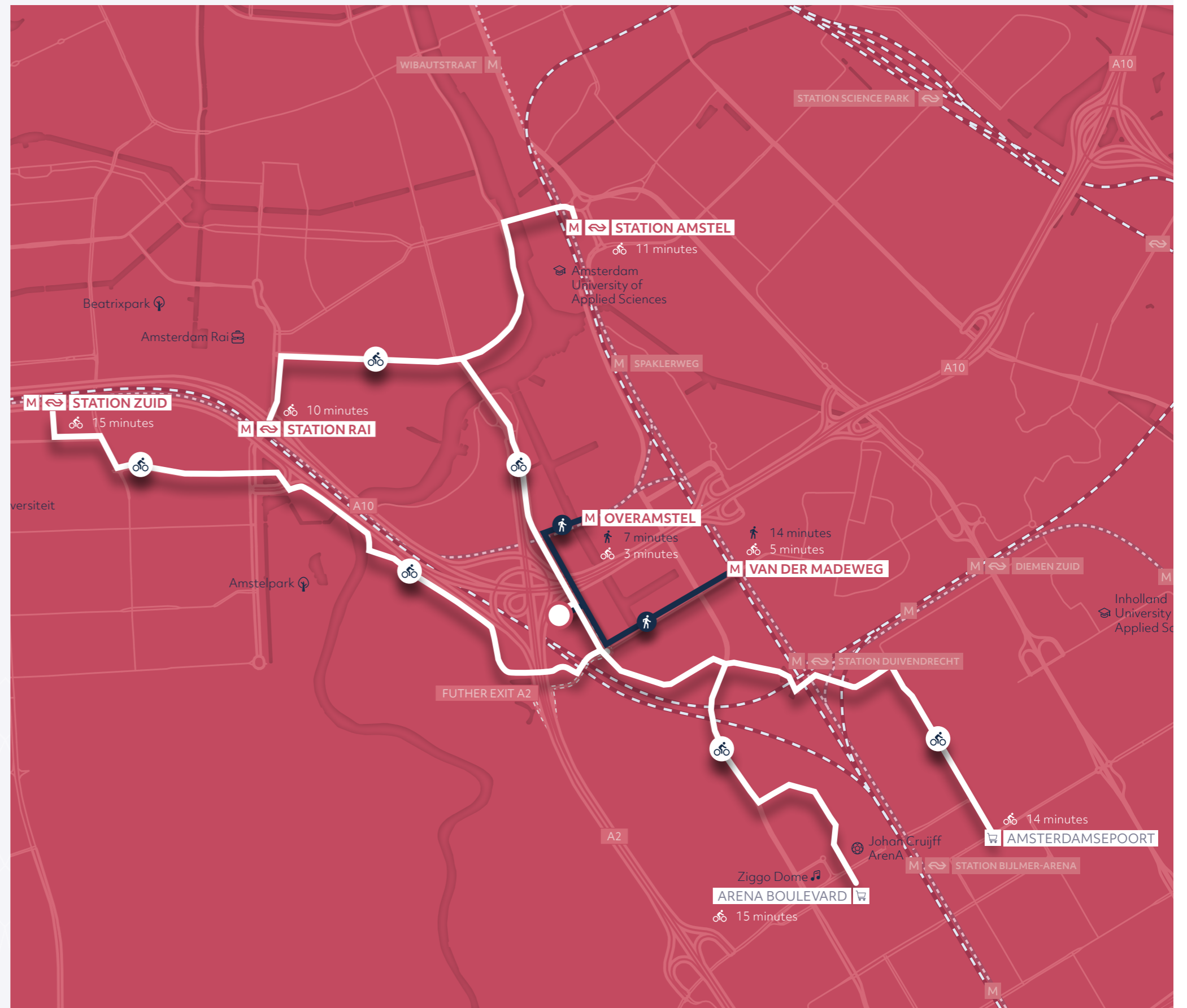
Light art under the bridge as an entrance gate to the area.

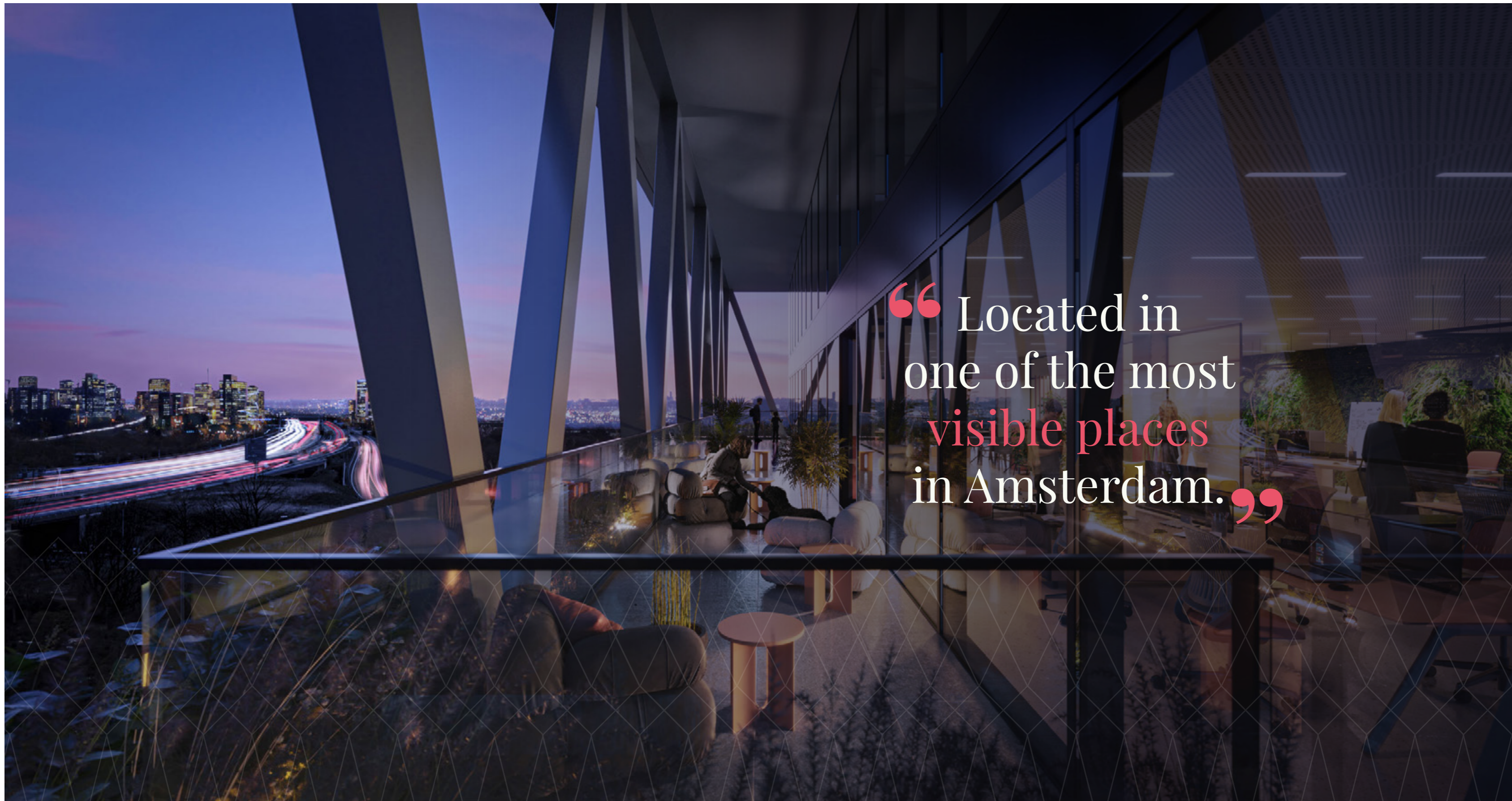


## TRAVEL TIMES

# Accessibility

Amsterdam		
<input type="checkbox"/> Amstel Station	6 min.	11 min.
<input type="checkbox"/> Rai Station	8 min.	4 min.
<input type="checkbox"/> Zuid Station	11 min.	5 min.
<input type="checkbox"/> Central Station	14 min.	15 min.
<b>Schiphol Airport</b>	16 min.	13 min.
<b>Utrecht</b>		
<input type="checkbox"/> Central Station	25 min.	40 min.
<b>The Hague</b>		
<input type="checkbox"/> Central Station	40 min.	60 min.
<b>Rotterdam</b>		
<input type="checkbox"/> Central Station	60 min.	90 min.





“ Located in  
one of the most  
*visible places*  
in Amsterdam. ”





# Exceptionally spacious

The floor areas are exceptionally generous. Thousands of square meters where 'residents' can work, chill out and link up to their heart's content.

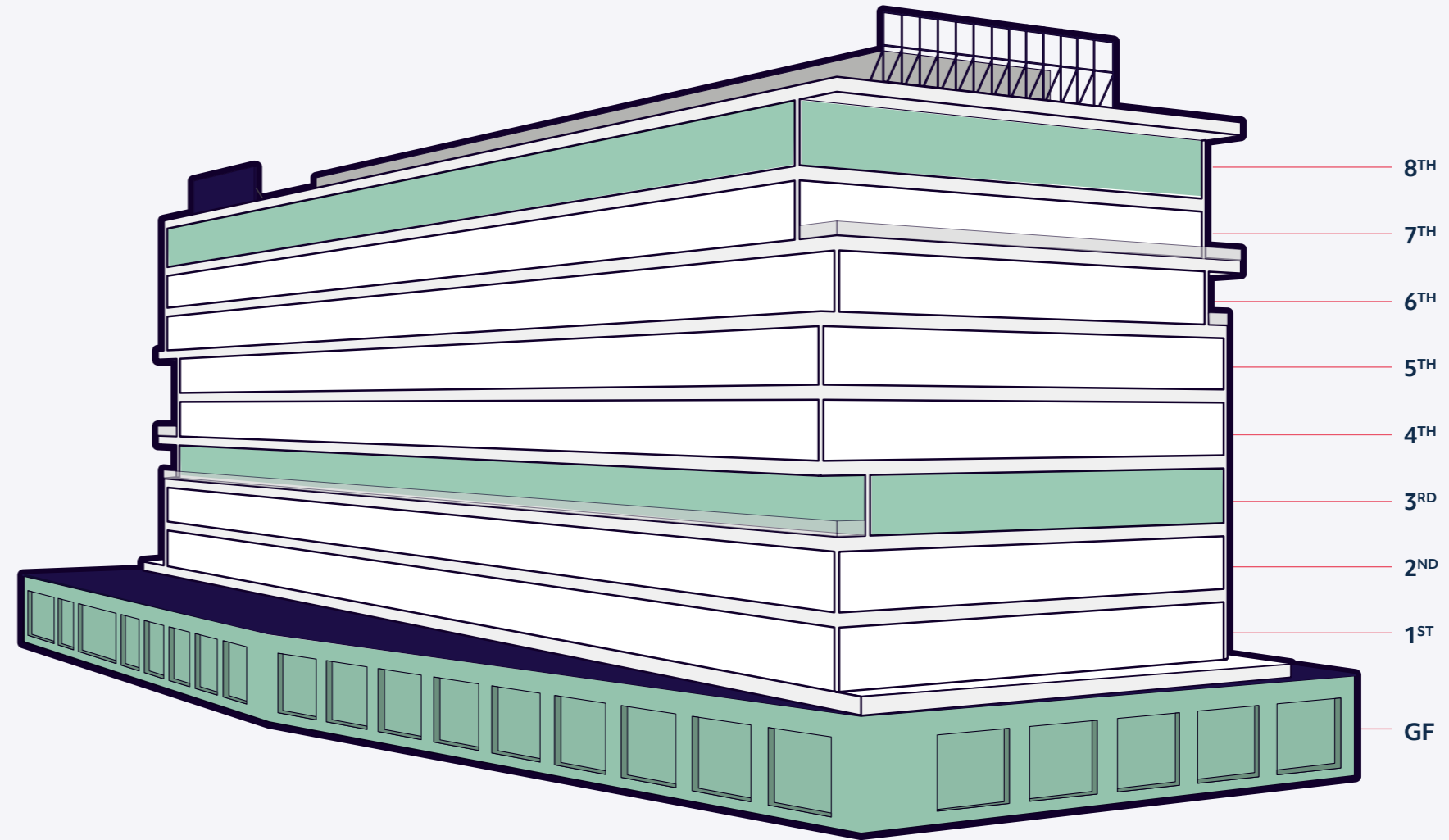
Under the high ceilings, imagination and creativity are given free rein. And in all directions you look out over endless vistas that expand and inspire the mind. And all of this close to one of the most dynamic and striking junctions in Amsterdam: the A2/A10 intersection.



24,087 SQ. M.

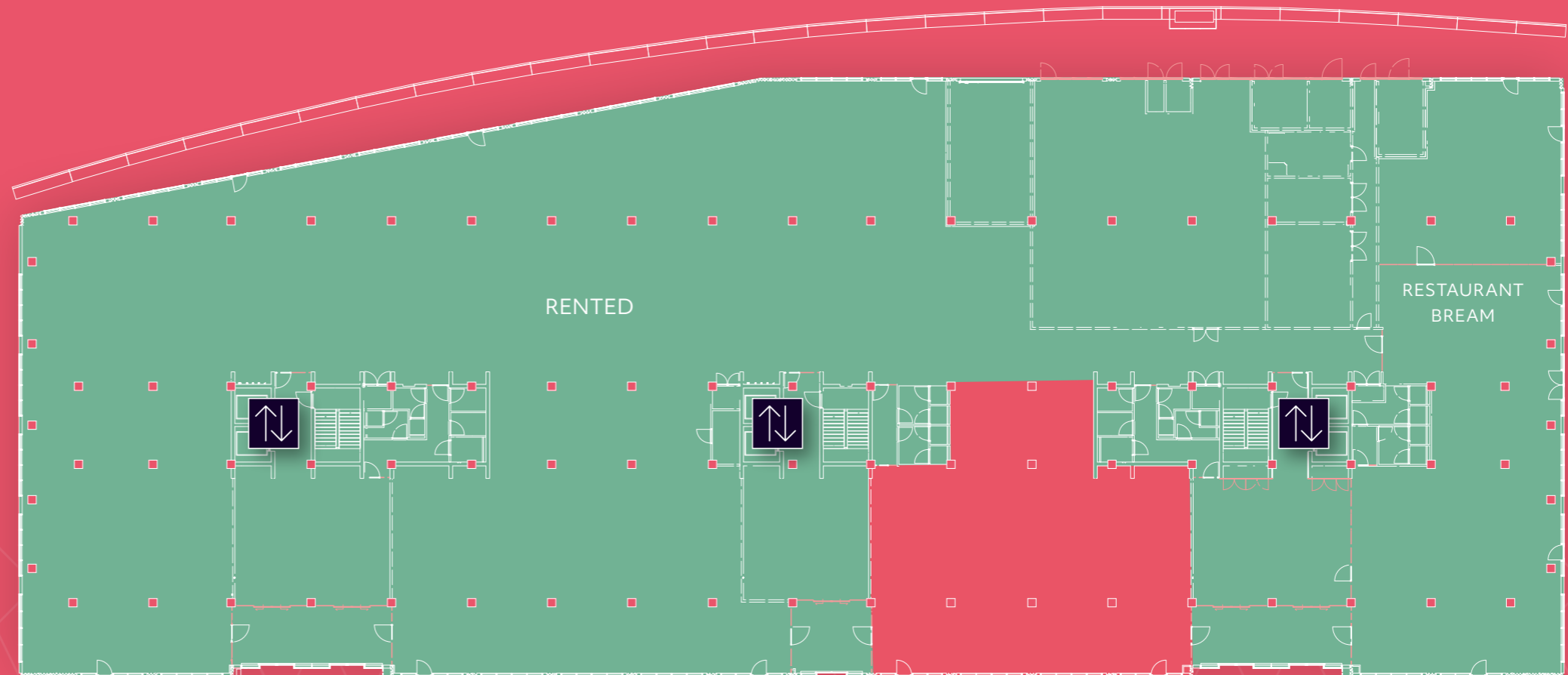
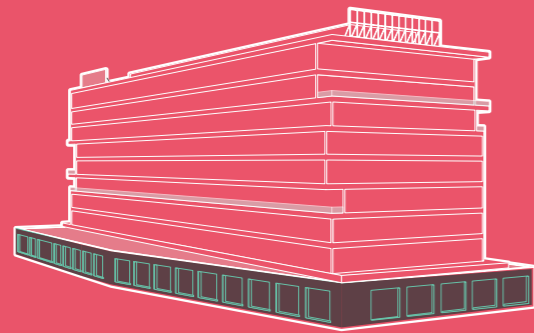
# Floor plans

<b>8<sup>TH</sup> FLOOR</b>	<b>Rented</b>
<b>7<sup>TH</sup> FLOOR</b>	2,765 sq. m. LFA
<b>6<sup>TH</sup> FLOOR</b>	2,508 sq. m. LFA
<b>5<sup>TH</sup> FLOOR</b>	2,766 sq. m. LFA
<b>4<sup>TH</sup> FLOOR</b>	2,765 sq. m. LFA
<b>3<sup>RD</sup> FLOOR</b>	<b>Rented</b>
<b>2<sup>ND</sup> FLOOR</b>	2,774 sq. m. LFA
<b>1<sup>ST</sup> FLOOR</b>	2,771 sq. m. LFA
<b>GROUND FLOOR</b>	322 sq. m. LFA



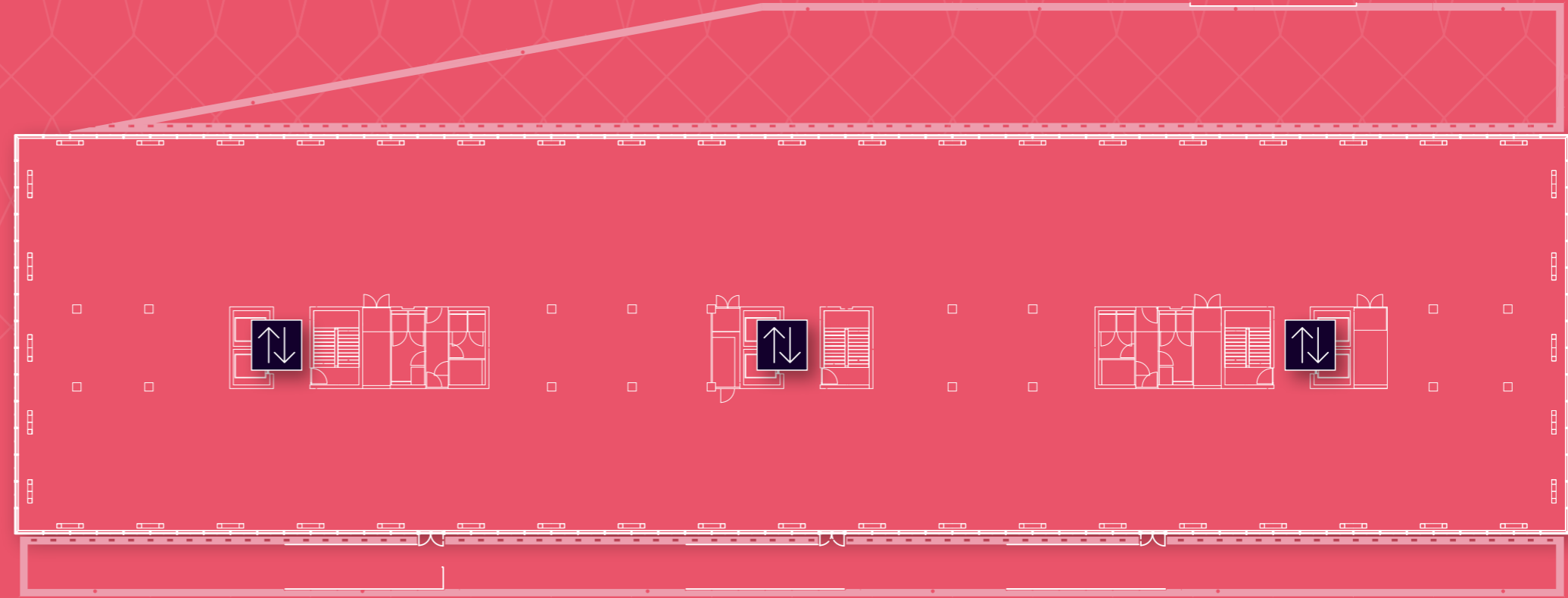
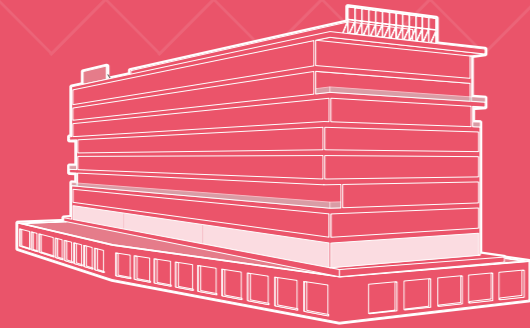
# Ground floor

322 SQ.M. LFA



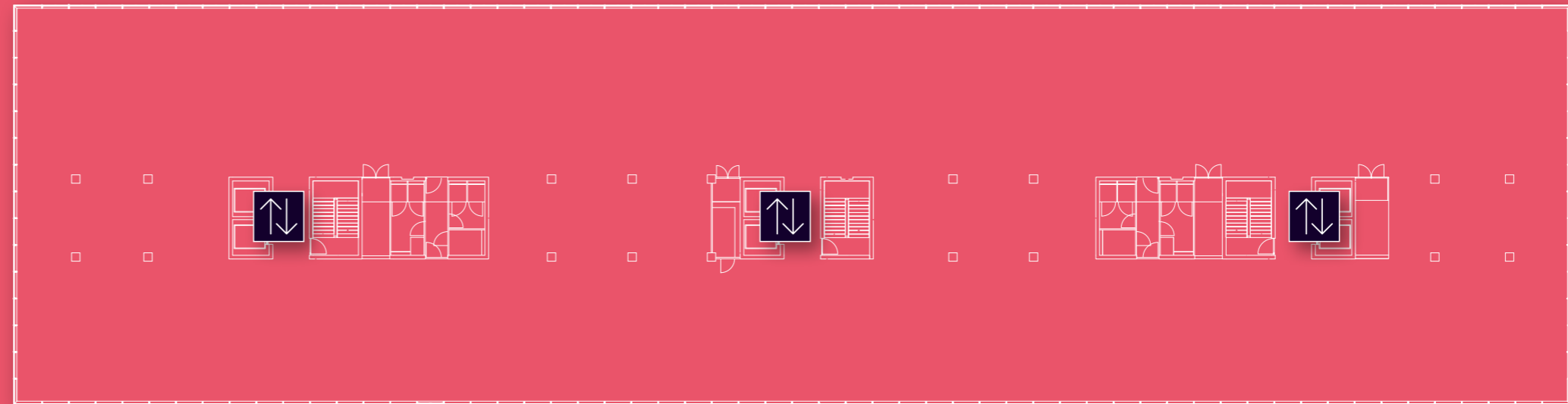
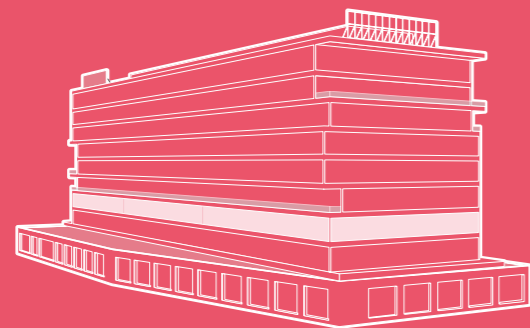
# 1<sup>st</sup> floor

2,771 SQ.M. LFA

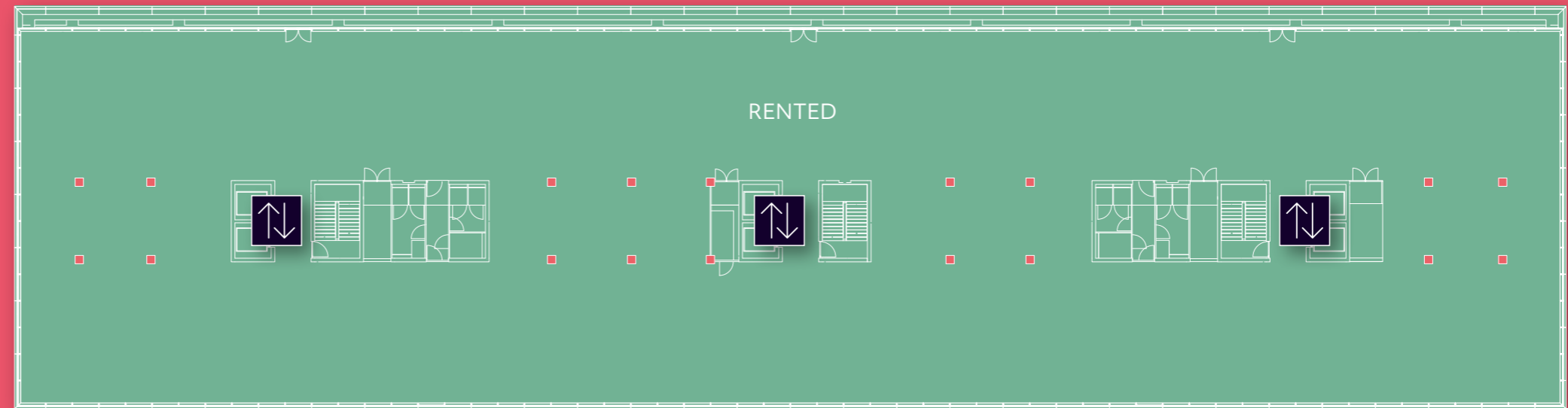
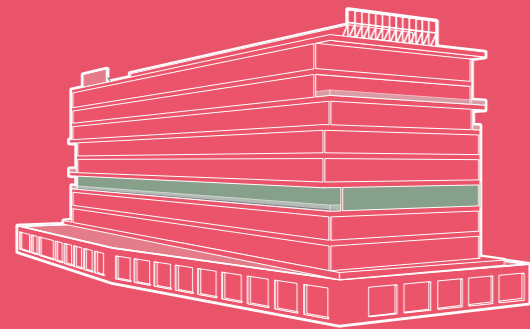


# 2<sup>nd</sup> floor

2,774 SQ.M. LFA

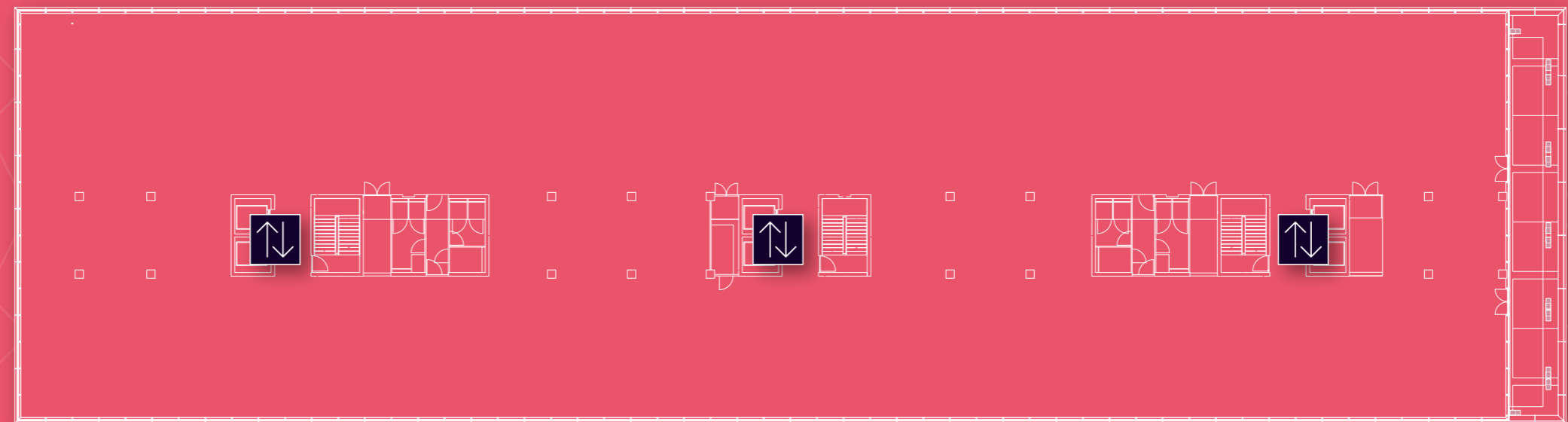
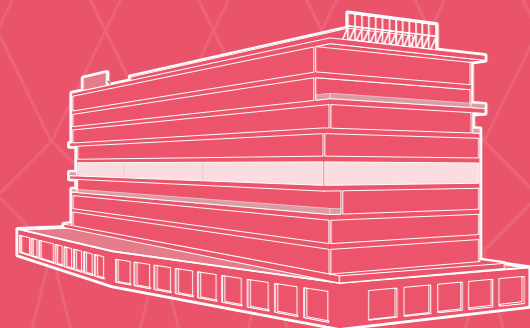


# 3<sup>rd</sup> floor



# 4<sup>th</sup> floor

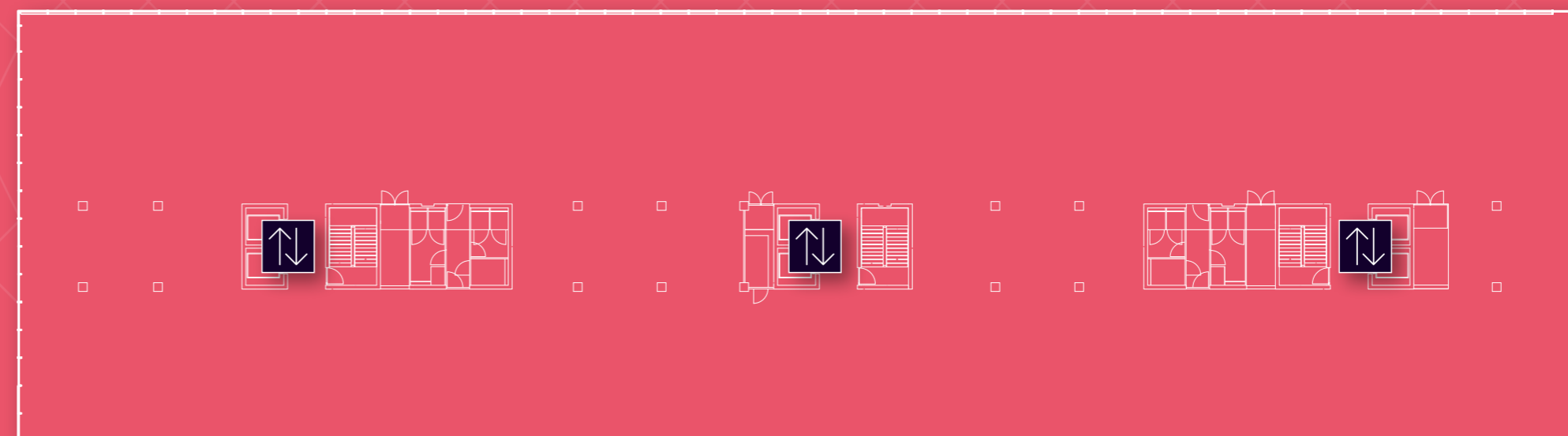
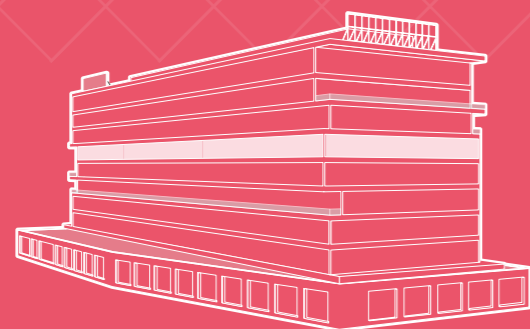
2,765 SQ.M. LFA





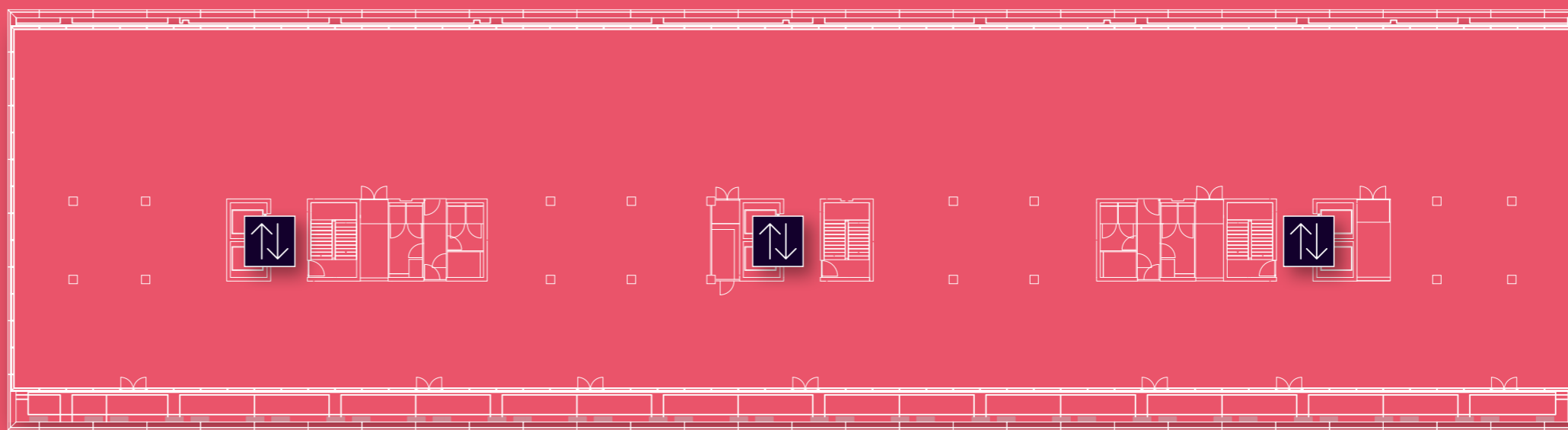
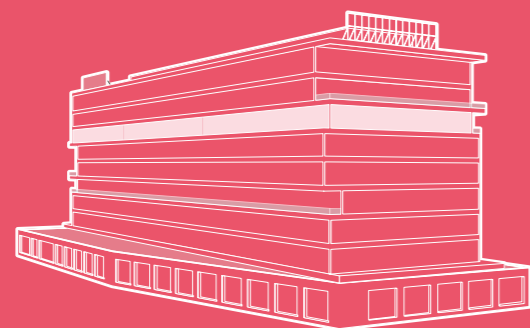
# 5<sup>th</sup> floor

2,766 SQ.M. LFA



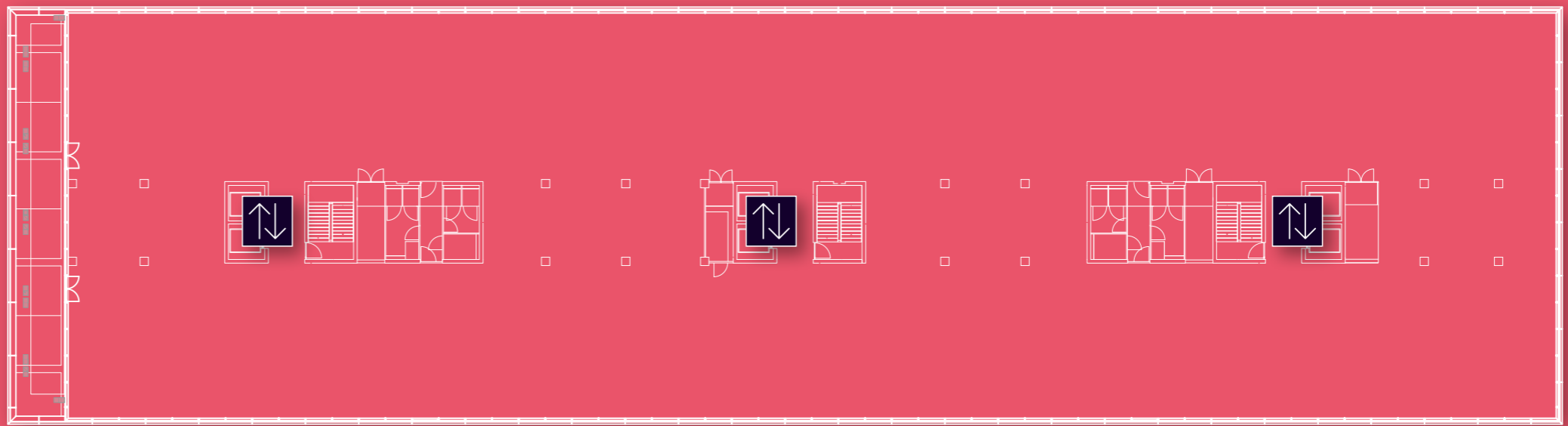
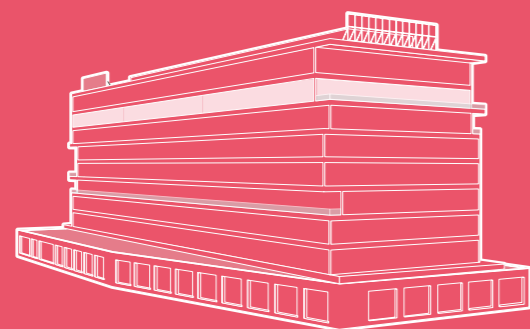
# 6<sup>th</sup> floor

2,508 SQ.M. LFA

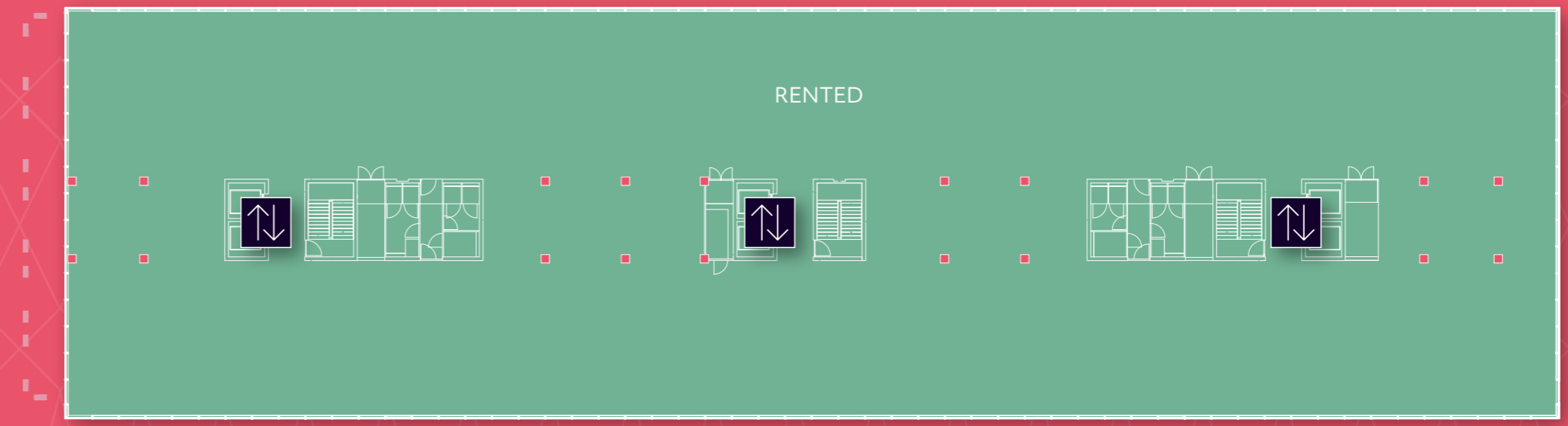
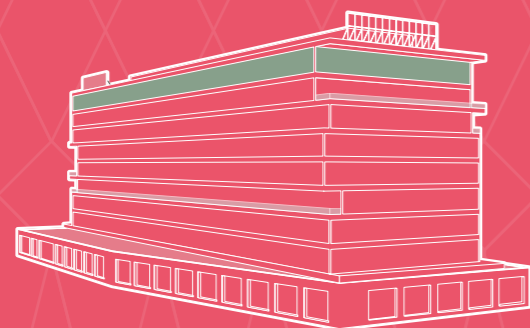


# 7<sup>th</sup> floor

2,765 SQ.M. LFA



# 8<sup>th</sup> floor



# Testfits

## Creative setup

Workstations	130
Flex workstations	95
Focusrooms	9
Auditorium	1
Soft seating	90
Meetingrooms	15



## Open workplace

Workstations	150
Flex workstations	160
Focusrooms	15
Auditorium	1
Soft seating	82
Meetingrooms	13



## Multi tenant

Workstations	70
Flex workstations	12
Focusrooms	6
Soft seating	100
Meetingrooms	8
<hr style="border-top: 1px dashed red;"/>	
Workstations	90
Focusrooms	8
Soft seating	100
Meetingrooms	8



## Maximum capacity

Workstations	260
Flex workstations	12
Focusrooms	13
Auditorium	1
Soft seating	180
Meetingrooms	13



# Technical description

## General

Property	The Joan
Address	Joan Muyskenweg 30-32, Amsterdam
Start construction	Third quarter 2020
Planned delivery	Second quarter 2022
Delivery level ground floor	Installations in sight, fan coil units to ensure the internal climate
Delivery level 1 <sup>st</sup> until 8 <sup>th</sup> floor	'Shell Plus'; including screeds, horizontal installations climate ceilings

## Sizes & Capacity

GFA (Gross Floor Area)	26.800 m <sup>2</sup>
LFA (Lettable Floor Area)	24.078 m <sup>2</sup>
Number of floors	Ground floor + 8 floors
Underground	-
Ground floor	358 persons
1 <sup>st</sup> – 8 <sup>th</sup> floor	250 persons per floor

## Parking Facilities

Type of parking facility	Parking garage above ground ('The Joan II')
Number of parking levels	4, of which the ground floor is exclusively for visitors to Bouwmaat (adjacent)
Parking regulation	Barrier and intercom
Parking ratio	1:100
Parking spaces	246
Charging points (cars)	30 (15 doubles)
Charging points (bicycle)	16
Bicycle parking	200 m <sup>2</sup> in enclosed space for bicycle parking, accessible with card reader
Number of places scooter/motorbike	40
Number of elevators	1

## Public Transport

Nearest metro station	Amsterdam Overamstel
Distance to metro station	600 metre
Nearest train station	Amsterdam Duivendrecht
Distance to train station	1,5 km
Train connection type	Intercity, sprinter

## Access & transport installation

Type access	Sliding doors
Number of entrances	3 of which 1 general entrance
Disabled access	Possible through all entrances
Staircases	3
Elevators	2 elevators per core (3 cores), 6 in total, 2 fire elevators present. Destination control present on the ground floor (Otis OneCall).
Elevators	Otis GeN2 – 1600 kg – 1,6 m/sec
Façade maintenance installation	By car/gondola on a rail track on the high roof

## Architectural

General	
Floor height ground floor	5.100 mm (up to architectural ceiling)
Floor height 1 <sup>st</sup> – 8 <sup>th</sup> floor	2.700 mm
Façade grid	3.600 mm
Ceiling grid	1.800 mm
Structural	
Type of foundation	Pile foundation
Main supporting structure	Concrete-/steel construction
Floor load ground floor	400 kg/m <sup>2</sup>
Floor load 1 <sup>st</sup> – 8 <sup>th</sup> floor	400 kg/m <sup>2</sup>
Façades	
Type of facade finish	Aluminum fronts and decorative concrete facade elements on the ground floor. From the first floor a curtain wall with mainly glass.
Transparent facade parts	G-factor ≤ 0,30 LTA ≥ 0,50 U-value glass = 1,00 W/m <sup>2</sup> .K U-value glass/frame = 1,40 W/m <sup>2</sup> .K
Percentage window area	90%
Windows to open	No, except for the floors with outdoor space
Non-transparent facade parts	Façades R <sub>c</sub> ≥ 4,50 m <sup>2</sup> .K/W Floors above outside air/crawl space ≥ 6,00 m <sup>2</sup> .K/W Interior walls ≤ 2,00 m <sup>2</sup> .K/W
Finishes	
Ground floor	Concrete
Floors 1 <sup>st</sup> – 8 <sup>th</sup>	Anhydrite
Sanitary	High-end
Type roof	Flat roof with greenery
Solar panels	804 solar panels of 360 Wp each Roofs R <sub>c</sub> ≥ 6,00 m <sup>2</sup> .K/W

## Energy & Sustainability

Energy label	A ++++
Energy-index (EPC)	Yet to be determined (new standard; NTA) to be expressed in kWh/m <sup>2</sup>
BREEAM	NL Excellent
WELL	Platinum
Type energy	Heat pumps in combination with ATES (Aquifer Thermal Energy Storage)
Smart electricity meters	Digital kWh-meters at group level per distribution box (1 distribution box per core/per floor)
Smart energy meters	Heat and cold meters per floor, excluding submeters because of splitting floor areas (fitout and such)
Smart water meters	Smart meters per floor
Power supply/provision	Open floor gutter system in the screed (Legrand Soluflex) on the floors, one cable entry tile per 1.8 meters for workplace access.
Savings provisions	Heat recovery (heat wheel) in the air handling units, variable volume controlled (VAV) based on presence, temperature, on CO <sub>2</sub> in meeting rooms. Heat recovery in the shower drains.
Emergency Power Supplies	Not present for electricity, present for fire safety installations and security installations
Overtime timers	Yes, adjustable
Landscaping, plants	Present on all floors: 'green lungs'
Grey water system	Re-use of rainwater for flushing toilets, urinals and watering the green areas ('green lungs') in the building.

## Lighting

Type lighting	LED
Office lighting levels	500 lux
Stairwell lighting	Energy-efficient LED lighting, automatic switching back to 30% lighting level when absent
Circuit	Automatic (presence detection), via light management system (DALI2)
Daylight dependent control	Present (on façade zone)
Motion detection	Present
Smart energy meters	Yes, smart digital kWh-meters at group level per distribution box (per floor)
Emergency power supplies	No

## Climate

### General

Climate class Ground	Climate class B
Floor Climate class 1 <sup>st</sup> – 8 <sup>th</sup> Floor	Climate class A
Ventilation type	Mechanical ventilation through climate ceiling
Level control	Per floor, per modular width (3,600 mm grid)
Central installation	ATES (Aquifer Thermal Energy Storage)
Cooling/heating control	Central and decentral
Gas connection	No (gasless building)

### Ventilation

Air exchange office space (per m <sup>2</sup> )	50 m <sup>3</sup> /h/p.p. (based on 1 person per 10 m <sup>2</sup> LFA)
Air exchange meeting rooms (per m <sup>2</sup> )	45 m <sup>3</sup> /h/p.p. (based on 10% of floor area)
Maximum CO <sub>2</sub>	400 ppm higher than ambient air
Humidity	Central steam humidification on the Air Handling Units of the offices
Flexibility	Based on a 3,600 mm grid

### AC

Delivery	Through climate ceiling
Cooling control type Internal heat load (office) Divisibility	Per floor, per grid, high temperature cooling: 11-18 °C 28 W per m <sup>2</sup>
Cooling MER/SER	Per grid (3,600 mm)

### Heating

Delivery	Through climate ceiling
Heating control type	Low temperature heating: 45-35 °C
Divisibility	Per grid (3,600 mm)

## Safety

Fire safety installations	Certified fire alarm system, evacuation alarm system and sprinkler system (100% sprinkled)
Fire extinguishing equipment	Sprinkler installation, fire hose reels available on the floors
Dry extinguisher riser	Present in the 3 cores, connection point per floor at each core
Access control	Present, via intercom and card reader
Security	Central Camera System (10 cameras around the building   with motion detection)
Fibre optic connection	Single 10 Gbp/s max connection, provider Eurofiber and Uniscap, see brochure and SLA for the possibilities

## Energy & Sustainability

Container space	Ground floor with 5 waste streams
Leasing	Based on green lease (based on BREEAM Excellent)
Catering	Ground floor/t.b.d.



CONTACT



# Get in touch



Juul Klumpes  
+31 (0)6 297 359 88  
[j.klumpes@nlrealestate.nl](mailto:j.klumpes@nlrealestate.nl)

Laura Hovestad  
+31 (0)6 319 695 39  
[l.hovestad@nlrealestate.nl](mailto:l.hovestad@nlrealestate.nl)



Daphne Pronk  
+31 (0)6 129 692 54  
[daphne.pronk@jll.com](mailto:daphne.pronk@jll.com)

Pieter Ravelli  
+31 (0)6 118 557 03  
[pieter.ravelli@jll.com](mailto:pieter.ravelli@jll.com)



Thomas van der Heijden  
+31(0)6 53 99 99 65  
[thomas@drs.eu](mailto:thomas@drs.eu)

Yanti Rabelink  
+31(0)6 55 39 68 33  
[yanti@drs.eu](mailto:yanti@drs.eu)

## THE JOAN

Visiting Address  
Joan Muyskenweg 28-32  
1114 AN Amsterdam

A project of





**THE JOAN**

