

WALBORG



OFFICE SPACE
NEVER FELT
so good



address

**Walborg 2
Amsterdam**

Welcome to Walborg 2. An ideal business location available from mid-2022. Where else will you find such a perfect combination of incredible accessibility and all the must-have facilities and amenities in Amsterdam? It's all here in this new office complex!

Walborg 2 is uniquely located near the Zuidas and surrounded by various urban green spaces. The Beatrixpark, Amstelpark and Amsterdamse Bos are all conveniently situated nearby. The building is easily accessible with fast connecting roads between the exit of the A2/A10 motorway and the Buitenveldertselaan, which is the connecting road between Amsterdam and Amstelveen. Schiphol Airport is just 15 minutes by car and the WTC Amsterdam and the Zuidas are just two tram stops away.

In the immediate vicinity you will find the Vrije Universiteit and the VUMC, as well as the European Medicines Agency EMA and several hotels. The Gelderlandplein, a well-known covered shopping mall, is within walking distance and is

the place to go for your essential shopping and groceries. In addition, there are numerous sports facilities and restaurants just a stone's throw away.

Ample parking space

At Walborg, you will benefit from your own underground parking garage with 41 parking places. Double the space compared to the Zuidas! There is also room for 100 bikes. The parking garage provides various charging stations for both cars and bicycles.

The total surface area of Walborg 2 is approximately 5,000 sq m, divided over 3 floors of approximately 1600 sq m each. The building is designed with a U-shape and a courtyard garden offering space for a large terrace and/or the creation of outdoor workspaces and benches. Around the outer ring of Walborg 2, will be a wide strip of green space to provide a 'pavilion in the green' experience, all 30-40% more attractively priced than the rental rate in the Zuidas. In short: a unique independent building, in an oasis of greenery, with optimal working conditions, easy accessibility and a stone's throw from the Zuidas.

walborg

**IDEAL
*location***





fresh air
GREEN VIEWS
CITY FEELS

sustainable BREEAM OUTSTANDING

The Walborg 2 construction project has received the highest achievable sustainability qualification: BREEAM Outstanding. This means the building will only have a minimal impact on the environment according to the Building Research Establishment Environmental Assessment Method. Great news for everyone.

To obtain this certification, the building was assessed in the following areas: management, health, energy, transport, water, materials, waste, land use & ecology of the applied materials. All these factors combined is the reason Walborg 2 has achieved the highest total score: literally an outstanding result.

In all aspects, Walborg 2 has proven to be a durable and future-proof building. The climate control system will ensure a pleasant working climate and you will be able to open the windows individually to ensure healthy humidity. The roof will be completely equipped with solar panels.



FACTS & figures

- Total floor area is approximately 5,000 sq m
- 3 floors
- Each floor is approximately 1,600 sq m
- Spacious garden or courtyard with the possibility to build a large terrace and/or outdoor workspaces with areas of greenery.
- Excellent accessibility and just a stone's throw from the Zuidas.

walborg

SPACIOUS *and open* CHARACTER

The property is the perfect space to create your own modern look and interior design. There are several possibilities to create quiet spaces and meeting rooms. The space is there, now it's just a matter of bringing your ideas to the table.

You still have all the freedom to put your own ideas into practice. The floor plans depicted in this brochure are for inspiration only. Walborg is delivered turnkey, which means you still have the opportunity to design it the way you want.

Each floor of the building offers approximately 1,600 sq m of flexible office space. Part of this surface on the ground floor can be realized into a reception area. A parking garage will be built in the basement of the building to safely park 41 cars, including a bike shed for 100 bikes. Of course the parking garage will be equipped with electric charging stations for both cars and bicycles.

Variety and efficiency go hand-in-hand in this building. Accentuate the sustainable character of the building with green areas to create an even more pleasant indoor climate.

Either you run
the day or the
day runs you

AVAILABILITY *and delivery*

The construction period will take approximately 14 months and delivery will be approximately mid-2022.



FIRST FLOOR

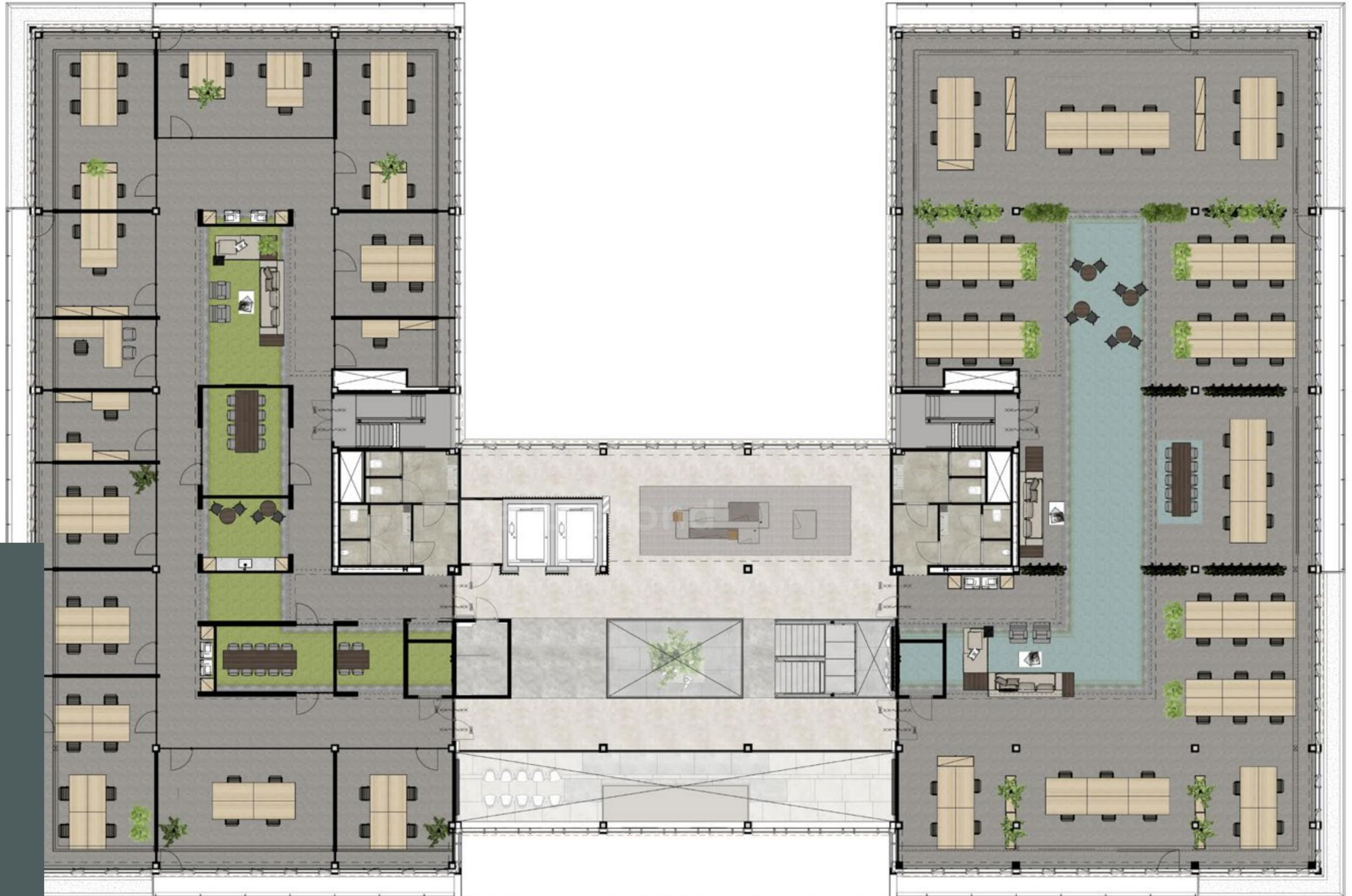


Facts & Figures

first floor

- Spacious and bright entrance
- Approx. 1,600 sq m surface area
- Good ventilation
- 2 sets of toilets
- 2 connections for kitchen facilities
- Raised floors with data-outlets
- Each floor has a climate ceiling

SECOND FLOOR



Facts & Figures

- second floor
- Approx. 1,600 sq m surface area
- Good ventilation
- 2 sets of toilets
- 2 connections for kitchen facilities
- Raised floors with data-outlets
- Each floor has a climate ceiling

THIRD FLOOR



Facts & Figures

third floor

- Approx. 1,600 sq m surface area
- Good ventilation
- 2 sets of toilets
- 2 connections for kitchen facilities
- Raised floors with data-outlets
- Each floor has a climate ceiling

The architectural firm, Building Design, has created an extraordinarily beautiful and timeless design to fit perfectly into the environment. As the office building is only three levels, interaction between the floors is exceptionally easy.

Availability / delivery

The construction of this unique office building began in the final quarter of 2020. The construction period is approximately 14 months and delivery will be approximately mid-2022.

After delivery, you will be impressed by the many advantages:

- Representative entrance with lobby
- Net floor height of 2.70 metres
- Elevated floors with data outlays included
- Climate ceilings in which all installations are included, such as heating, cooling and ventilation
- 2 sets of toilets per floor
- 2 connections for kitchen facilities per floor
- Private garden and terrace
- Parking garage for 41 cars and 100 bicycles
- Charging stations available for cars and e-bikes
- Fibreglass connection available
- 2 elevators
- Energy efficient (e.g. solar panels/no gas)
- All floors accessible via the stairwell

impressive DELIVERY



facts & figures
MORE WALBORG

walborg



5,000
sq m

3
floors

1,600
sq m per floor

100%
climate neutral

BREEAM
outstanding

41
parking spaces

100
bike parking spaces

5 min
to train station

15 min
to Schiphol Airport

15 min
to Arena park /
Johan Cruyff Arena

2
tram stops
to Zuid/WTC

15 min
to Amsterdam
City Centre





YOUR NEXT *amsterdam office?*

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