

# Het Slotervaart



THE TRANSFORMATION OF A CITY ICON

# History



1975

By December 1975, construction of the Slotervaart Hospital was nearing completion.



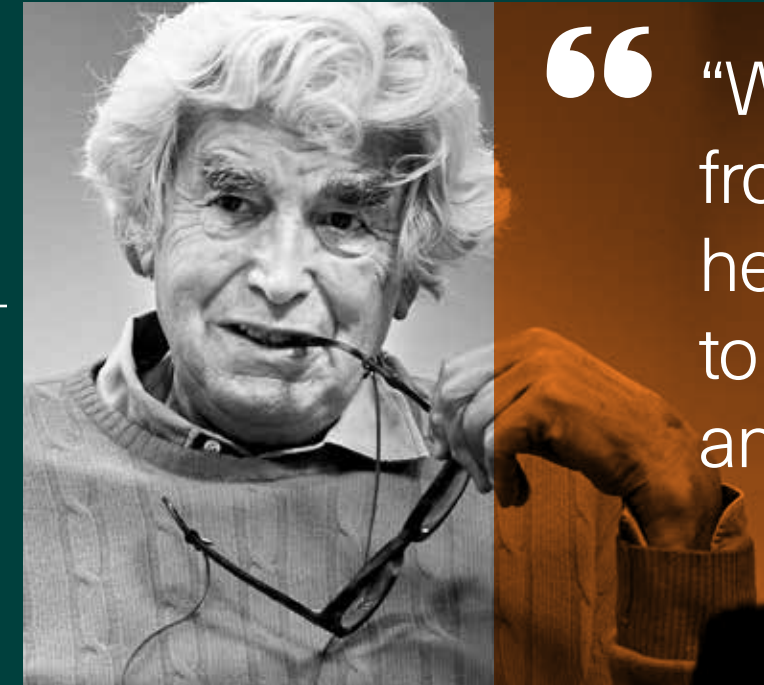
1976

On June 21, 1976, Queen Juliana inaugurates the Slotervaart Hospital: as the first municipal hospital.



1985

From first breath to final farewell, SlotervaartHospital, serving all of Amsterdam.



“We developed the project from head to heart, from heritage to future, from illness to health, from ego to eco, and from profit to value.”

2020

Zadelhoff takes ownership of the former Slotervaart Hospital, shaping a new future for the building.



2025

City icon nowadays a future-ready healthcare hub, serving the citizens of Amsterdam and beyond.





CURE & CARE CONCEPT

# Het Slotervaart

‘Het Slotervaart’ is designed according to the Cure & Care concept. A truly unique concept in the Netherlands. Medical care, social support, and education aren’t separated here; they are strategically connected.

From treatment rooms to to learning, research and meeting zones, everything is designed to foster collaboration. This makes Het Slotervaart more than a healthcare facility. It’s a vibrant learning and working community where people, knowledge, and disciplines come together every day to deliver better care.







PRIMARY, SECONDARY AND TERTIARY CARE UNDER ONE ROOF

# 50+ tenants including:

TENANTS



## TRAINMORE



For body  
& head & hart





GROUND FLOOR

# Reception

Step into Slotervaart and you're greeted by our central reception, ready to help and guide visitors.

Tenants enjoy 24/7 access, so your workspace or practice is always available: safe, professional and hassle-free.







GROUND FLOOR

# DE Café

DE Café feels like a living room for everyone — tenants, neighbors, or visitors. With extended opening hours, you're welcome throughout the day.

Don't miss the interior's showstopper: the iconic glass wall by Karel Appel, making a comeback as a nod to Slotervaart Hospital's history, now reimagined.

DOUWE EGBERTS





GROUND FLOOR

# TrainMore

Since September 2025, the building houses a brandnew 1,500 m<sup>2</sup> TrainMore fitness facility on the ground floor. As part of the Urban Gym Group, TrainMore brings energy and a fresh boost to healthy living in the building.

This TrainMore location fits perfectly with Slotervaart's holistic approach to health. The modern gym opens up opportunities to collaborate with physiotherapists, GPs, and other healthcare professionals in rehabilitation and prevention..





GROUND FLOOR

# Casa Sofia

Since 2021, Casa Sofia has been a welcoming corner of Het Slotervaart, where everyone instantly feels at home. More than just a café, it's a place to enjoy a good cup of coffee, browse a library of books, or take part in lively activities and conversations. With its quirky blend of coffee, books, and neighborhood initiatives, Casa Sofia brings together professionals, residents, and students in a warm, inspiring environment. It's also a meaningful workspace and internship spot.

Casa Sofia is more than a meeting place – it's a hub of connection, creativity, and innovation at the heart of the community.





GROUND FLOOR

# De Groene Artisanen

In the primary healthcare center of Het Slotervaart, you'll find De Groene Artisanen, a lunch concept that brings together healthy, local, and delicious products.

With fresh daily meals, seasonal ingredients, and plenty of vegan and vegetarian options, De Groene Artisanen ensures nutritious breaks and a conscious menu. All products are sourced locally.

The primary healthcenter is located at Louwesweg 6K in Amsterdam.



ENTRANCE / GREEN COURTYARD

# The green heart

This green oasis was designed by DELVA Landscape Architecture & Urbanism and carefully created by VIC Landscapes. The courtyard invites you to sit, slow down, and simply be.

Alongside the lush greenery, there are plenty of comfortable seating areas. Whether you're starting your day or taking a quick break, it's the perfect spot to enjoy the outdoors. This little piece of nature in the heart of the city is designed to foster a healthy and happy working environment.





## EDUCATION

# Work-Base learning

ROC van Amsterdam is firmly rooted in Het Slotervaart. In our building, hundreds of students take courses in care and wellbeing every day, right in the heart of the businesses and organizations that make a difference.

This close integration of education and practice sparks collaboration. Students learn from professionals, while organizations gain fresh energy, new insights, and direct access to young talent.

As a tenant, you benefit from an environment where growth and development come naturally – no need to search for interns or young talent; they are literally within reach.





You care.

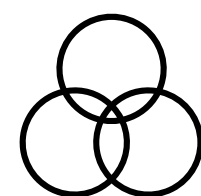
We facilitate.





HET SLOTERVAART

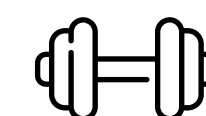
# Tenant benefits



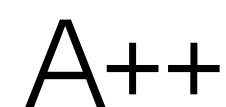
A lively building where care, work, learning, and research come together in one place.



For professionals in primary, secondary and tertiary care.



Gym TrainMore on the ground floor.



Fully renovated and sustainably up-graded to energy class A++.



You become part of a community of dozens of care providers.



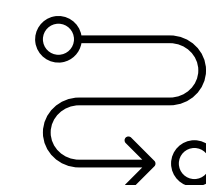
Het Slotervaart features a spacious parking garage, including charging stations for electric vehicles.



Het Slotervaart is certified with the WiredScore Platinum label, which indicates its high digital connectivity.



Shared facilities include a reception, DE Café, Casa Sofia, De Groene Artisanen, and multiple meeting spots both inside the building and in its garden.



Het Slotervaart is easily accessible by car, bike, metro, tram and bus.



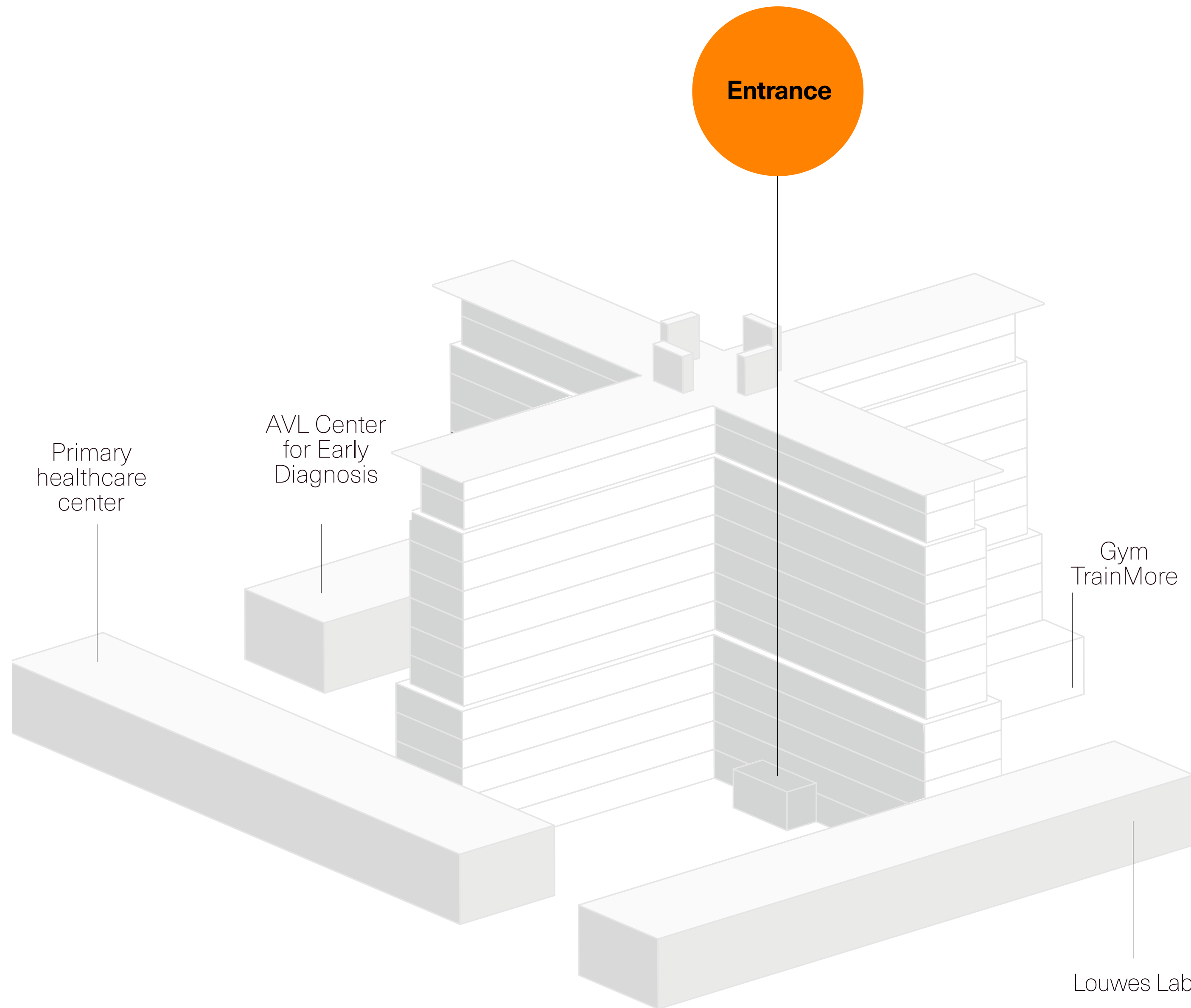


Het Slotervaart

# Stacking

FLOOR	TOTAL APPROX M² LFA
12	3.000
11	3.015
10	3.045
9	3.040
8	3.040
7	3.040
6	3.035
5	2.615
4	3.870
3	3.910
2	3.730
1	3.720
0	3.170

Available units from  
110 to 3.000 sqm per floor.





AVAILABLE

# Outpatient clinics

The outpatient clinics range from 100 m<sup>2</sup> to 850 m<sup>2</sup> contiguous space, allowing both small practices and larger healthcare organizations to establish themselves at a scale that suits their needs. Larger organizations can also establish themselves here, with up to 3,000 m<sup>2</sup> per floor. The spaces can be fully customized, from layout to finishes, to perfectly match the requirements of the healthcare provider. Whether it's treatment rooms, consultation rooms, research areas or waiting rooms, everything is possible.

In addition, the spaces can be equipped with modern, healthcare-specific facilities, ensuring that the practice or outpatient clinic meets the highest standards of hygiene and functionality.





# Layout Options

Outpatient clinics

Starting from 100 m² LFA, with a shared corridor area





# Layout Options

Outpatient clinics

Entire wing of 970 m<sup>2</sup> LFA







AVAILABLE

# Rooftop Offices

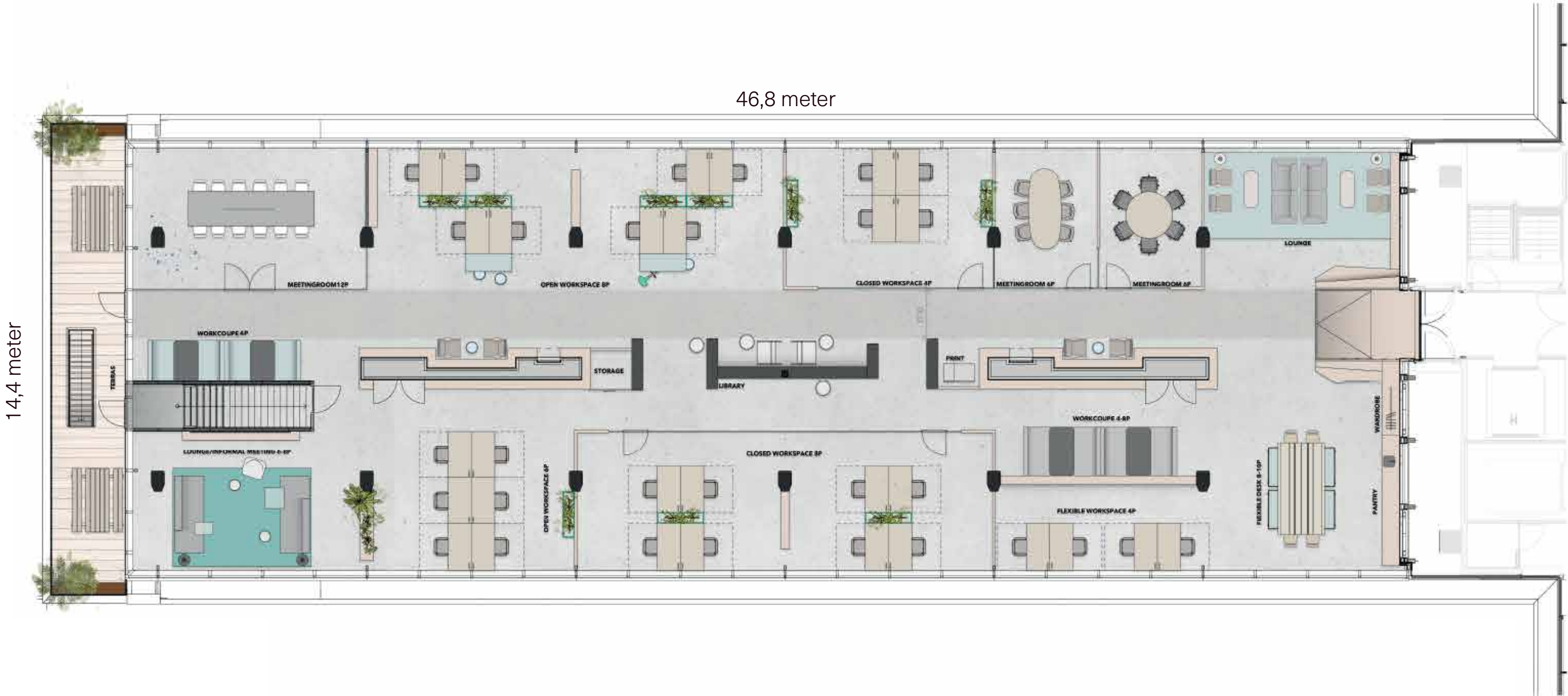
The Rooftop Offices are located on the 11th and 12th floor of Het Slotervaart, designed by MVSA Architects. Unique offices space with panoramic views and spaces ranging from 750 m<sup>2</sup> to 4,500 m<sup>2</sup>.

Bright, open, and flexible layouts, featuring high-quality installations, private elevators, and exclusive outdoor areas. Tenant-specific customization of design, identity, and requirements is possible.



# Test fit 11th floor

- 625 m<sup>2</sup> LFA
- Semi open office plan
- Approx. 65 work spots
- Exclusive outdoor space





# Test fit 12th floor

- 650 m<sup>2</sup> LFA
- Semi open office space
- Approx. 70 work spots





AVAILABLE

# Office Lab

Located on the 7th floor, Office Lab offers turn-key offices and outpatient clinics starting from 35 m<sup>2</sup> for like-minded organizations. These units are fully equipped, making them the perfect space for start-ups as well as established companies seeking flexible and inspiring work environments.

Office Lab features high-quality shared facilities, including four spacious meeting rooms with AV equipment, an informal lounge area, two phone booths for private calls, three fully equipped pantries with seating, and a cozy coffee corner for breaks or informal conversations. It's the perfect place not only to work, but also to network, collaborate, and grow.

[Unit finder - click here](#)





# Floorplan 7th floor

Office Lab

Units as of 35 m<sup>2</sup> LFA with 4 desks

Units as of 50 m<sup>2</sup> LFA with 6 desks

Shared pantry, meeting rooms & toilets



Office Lab





Office Lab - 4 workspots





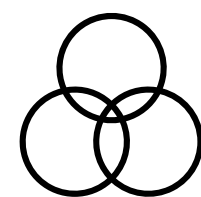
Office Lab - 6 workspots





HET SLOTERVAART

# Tenant benefits Office Lab



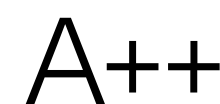
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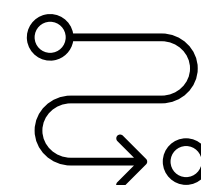
Het Slotervaart offers a generous parking garage with electric vehicle charging stations



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Three fully fitted pantries and a wel-coming coffee corner with plenty of seating.



Six large and small with AV facilities, plus a casual lounge for in-formal gatherings.



Two private phone booths, perfect for calls or concentrated work.



All-inclusive services such as coffee, tea, internet, furniture, and cleaning.



TrainMore on the ground floor.

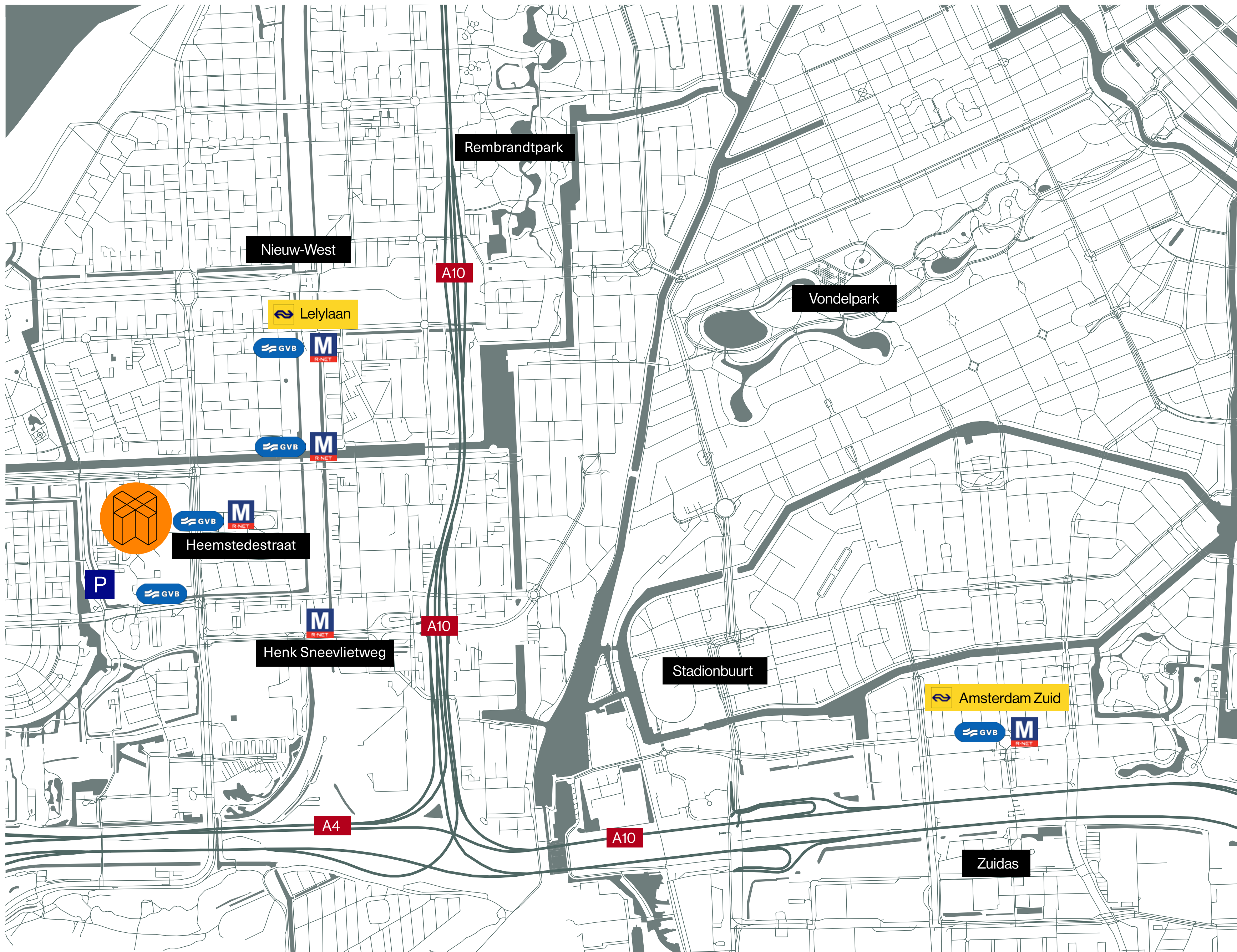


# Connectivity and location





# Location & travel time



## Metro / tram (Heemstedestraat)/Henk Sneevlietweg

4 minutes Amsterdam Zuid  
4 minutes Amsterdam Lelylaan  
7 minutes Amsterdam Sloterdijk  
20 minutes Amsterdam Centraal



## Trein (Lelylaan)

6 minutes Amsterdam Sloterdijk  
6 minutes Schiphol  
6 minutes Amsterdam Zuid  
15 minutes Amsterdam Centraal  
34 minutes Utrecht  
52 minutes Den Haag



## Auto

9 minutes Schiphol  
10 minutes Zuidas  
40 minutes Utrecht  
45 minutes Den Haag  
60 minutes Rotterdam



## Tram/Bus (Louwesweg)

1 minute walking distance



## Parkeergarage Plantijn

1 minute walking distance



Parking

# Mobility

The site where Het Slotervaart is located features a covered parking garage with 2,500 spaces. The garage is accessible 24/7 and equipped with charging points for electric vehicles.

Affordable parking subscriptions are available for tenants, ensuring convenience and accessibility. In addition, there are plenty of bicycle parking spaces on site, supporting sustainable and active mobility.







Innovation district

# De Plantijn

Het Slotervaart is part of a new city district within the Schinkelkwartier in Amsterdam Nieuw-West, called De Plantijn. Over the next 15 years, this area will be transformed into a vibrant neighborhood with a mix of residential, offices, healthcare, and abundant amenities. Het Slotervaart, Sanquin, Cordaan, the Antoni van Leeuwenhoek Hospital and the Municipality of Amsterdam are collaborating to bring this vision to life.

The program will be doubled to approximately 450,000 m<sup>2</sup> GFA, creating a future-proof district with facilities such as restaurants, laboratories, and a supermarket.







Where  
healthcare & people  
meet





You care for  
the people  
We provide  
the space

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