



Expanding Horizons






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 Manifesto

Where do we look  when *we're navigating* towards uncharted horizons? We turn to  the Northern Star. In the most inspiring and *vibrant part of* our capital, that star is 49 North.  State-of-the-art workplace, uncompromising *sustainability benchmark*, future-proof icon.



Welcome to 49 North

Expanding

Horizons



Facts & figures

Location Grasweg 49, Amsterdam	Size 10,300 M2	Floors 8	Height 32 meters
Developer Breevast	Architect MVSA	Start construction Q2 2026	Completion Q3/Q4 2027
Green Public park and private roof terrace	Certification BREEAM Excellent	Food & beverage Public restaurant	Parking / bike parking 73 / 204



Next up: the location



This chapter

The Location



Facts

Endlessly more accessible
than the city centre, way
groovier than the Zuidas.





Commuting

By car

51 minutes to Utrecht
65 minutes to Den Haag
75 minutes to Rotterdam
65 minutes to Den Bosch

By public transport

35 minutes to Utrecht
47 minutes to Den Haag
40 minutes to Rotterdam
2h8 minutes to Brussels
3h40 minutes to Paris

By boat

02 minutes to Houthavens (Ferry)
05 minutes to Central Station

- 1 49 North
- 2 Nxt Museum
- 3 Eye Film Museum
- 4 A'dam Tower
- 5 Noorderpark
- 6 Amsterdam Central Station
- 7 Bimhuis / Muziekgebouw
- 8 Hotel Jakarta
- Metro 51 (NoordZuid Lijn)
- Ferry (Amsterdam Central <-> North)
- Bus 38 (Distelweg)



After work

After work drinks at Skatecafe, De Ceuvel, and Tolhuistuin. Celebrating successes on the internationally renowned dance floors of Shelter or The Loft. Concerts at Pardiso Noord. Never a dull moment.



Commuting

“Free Ferry” is not a political protest. It’s the ‘bridge by boat’ that connects Central Station with different landing docks in North. Leaving every few minutes, funded by the council.

F&B

Name any cuisine and you’re likely to find an excellent version of it in ‘North’. Helling 7, De Goudfazant, Moon, Semai, IJver; the list is so long you’ll work up an appetite exploring it.



Business

Amsterdam North is home to hundreds of organizations in all shapes and forms.



Next up: the building



This chapter

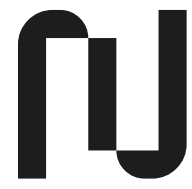
The Building



Facts

A heroic landmark
in constant conversation
with its habitat.





Restaurant

Being an iconic waterside location in this frontier part of town, this restaurant sets out to welcome outside guests and do more. Serving its tenants, and the local community.



Offices

The workspaces at 49 North are flexible and future-proof. As one may rightfully expect from a vessel designed for exploration. 7 floors to be benefitted from by everything from 1 to 14 forward thinking groups of humans.

Car & bike parking

Everybody needs transportation, nobody likes to look at endless rows of cars and bikes. 49 North keeps the cars and bicycles out of view, by placing them partly underground, under a lush green roof garden.



Rooftop park

Urban ecologists tuned the trees, lawns, and foliage to the area to enhance biodiversity. It could be argued that together with the public rooftop parc, these elements are the true façade of 49 North







This chapter

Sustainability

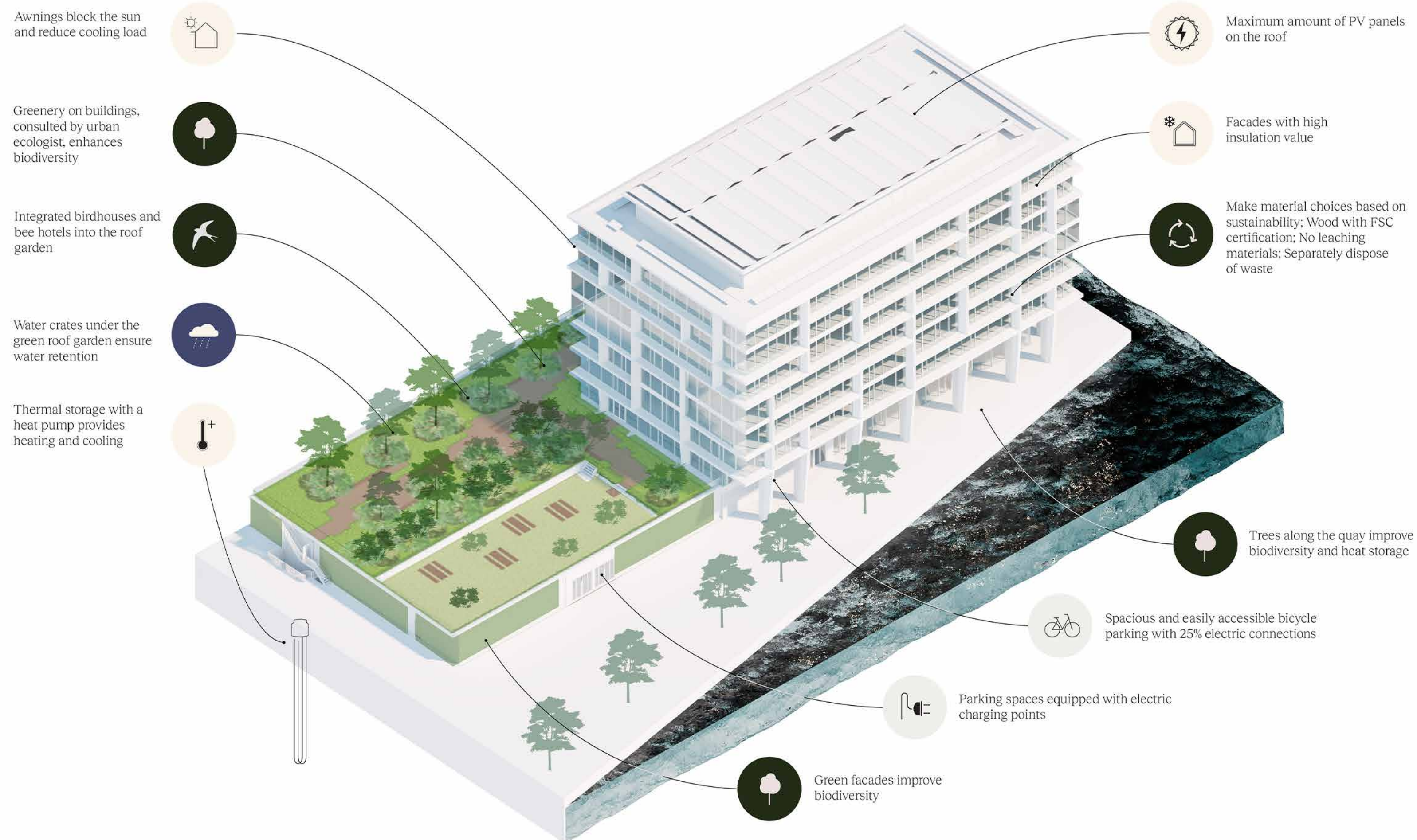


Facts

Above all, this building is a force for good. For its users and the environment.

Sustainability

BREEAM Excellent from top to bottom.



Next up: availability



This chapter

Availability

Floors & availability

Floor	Size (approx.)	Type	Availability
Ground floor	409 SQM (L.F.A.)	Restaurant	Available
Floor 1	1,053 SQM (L.F.A.)	Office	Available
Floor 2	1,310 SQM (L.F.A.)	Office	Available
Floor 3	1,317 SQM (L.F.A.)	Office	Available
Floor 4	1,332 SQM (L.F.A.)	Office	Available
Floor 5	1,325 SQM (L.F.A.)	Office	Available
Floor 6	1,317 SQM (L.F.A.)	Office	Available
Floor 7	1,316 SQM (L.F.A.)	Office	Available

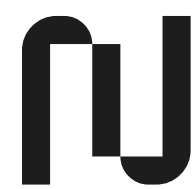




Test fit

Ground Floor
Reception, restaurant
and Office





Test fit

Floor 03
1,317 sqm

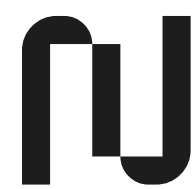


49 North®
Amsterdam

Floor 03 - Office Layout example
Approx 1200 sq.m

ROOFTERRACE F01

GRASWEG



Test fit

Floor 03
1,317 sqm



Floor 03 - Office Layout example
Approx 1200 sq.m

ROOFTERRACE F01

GRASWEG



This chapter

Get in touch



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