

Define Your Workday

SPOT Offices Amsterdam

Preface

At **SPOT Offices**, we understand that work is more than a task. It's a part of your life. Here, you're not just occupying space; you're part of a grander vision, a vibrant new chapter unfolding in Amsterdam Southeast. This new chapter includes living, working, and a variety of facilities and services. SPOT is designed for those who thrive on choice, offering a tailored work environment amidst a bustling locale brimming with possibilities.

Facts & Figures

SPOT AMSTERDAM



1,095

Residential units

11,800 Sqm. LFA

Total office space (approx.)

3,400 Sqm. LFA

Shared amenities

SPOT OFFICES I



8,753 Sqm. LFA

Total office size

6 Floors

1,922 Sqm.LFA

Size floor plates (average.)

A+++ Energy label (design results)

Q4 2025 Delivery date

SPOT OFFICES II



3,047 Sqm. LFA

Total office size

3 Floors

1,200 Sqm. LFA

Size floor plates (average)

A+++ Energy label (design results)

Q4 2025 Delivery date

Disclaimer

All mentioned square meters, data, and images are for informational purposes only and are subject to change without notice. Actual dimensions, layouts, and finishes may vary from the information provided. No rights can be derived from this brochure.

The Location

Emerging in Amsterdam Southeast, SPOT is a centerpiece in the area's exciting developing landscape.



Johan Cruijff ArenA

  Amsterdam Bijlmer ArenA

ArenA Boulevard

SPOT Offices II

SPOT Offices I

Hogehilweg

Hondsrugpark

 Amsterdam Bullewijk

About the location

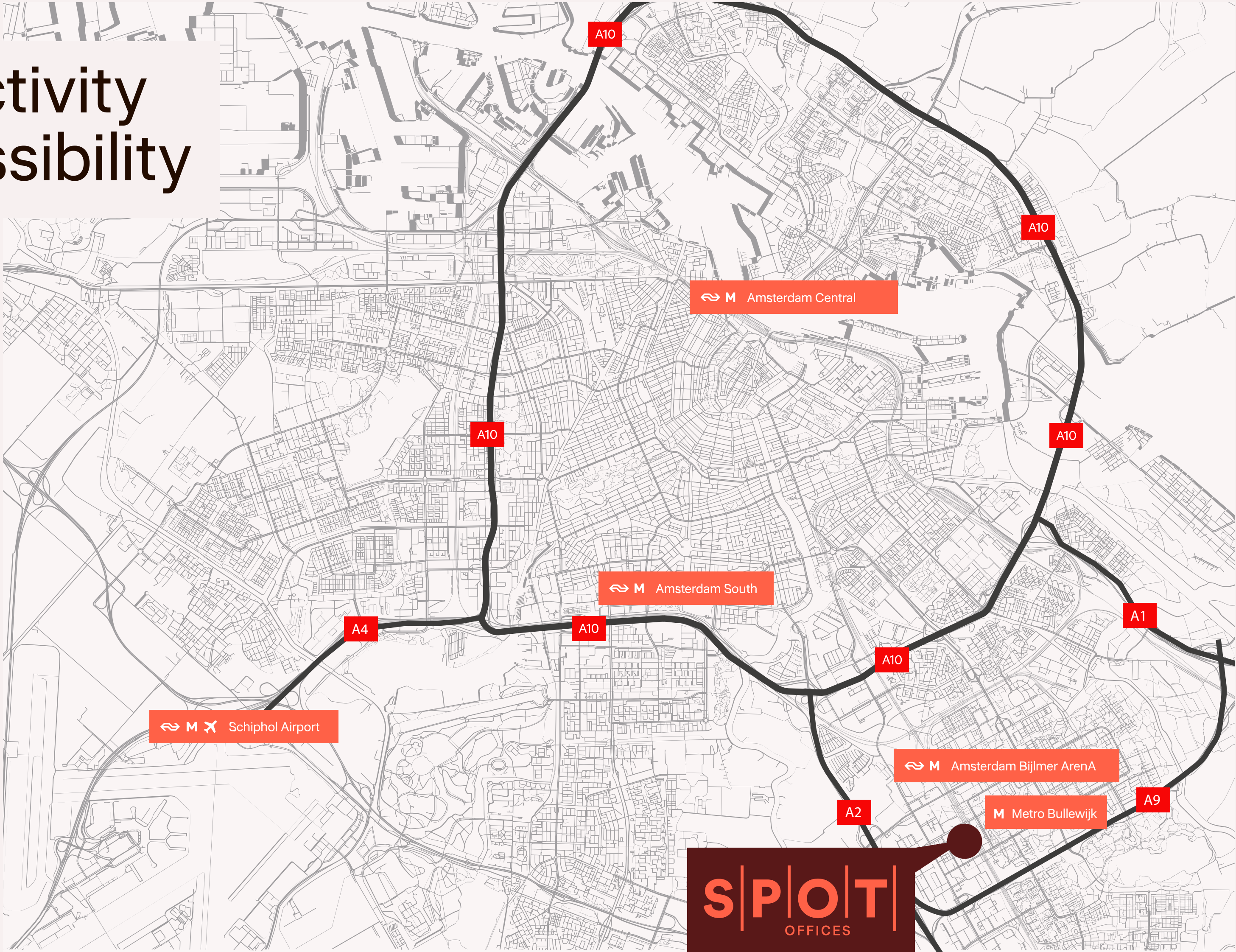
Amsterdam Southeast has long been a hub of growth and innovation within the city. As a crucial part of this thriving area, SPOT Offices is central to the maturation of Southeast, enhancing its landscape while celebrating its unique cultural fabric. SPOT Offices is part of SPOT Amsterdam, which includes 1,100 homes and 3,400 sqm of amenities. This location boasts excellent connectivity, with robust transport links that simplify commutes to other parts of Amsterdam and beyond.

It's no wonder that Southeast proudly hosts significant businesses like ING, Deutsche Bank, American Express, Leaseweb, Adidas, and YER—each finding their place in this vibrant district. SPOT Offices, by being at the heart of it all, stands as a beacon for modern business and culture in Amsterdam Southeast.



Aerial view of Amsterdam Southeast

Connectivity & accessibility



Perfectly connected

From SPOT Offices, everything is within easy reach. Two minutes to the ArenA, ten minutes to the Zuidas, fifteen minutes to Central Station. Schiphol is just 17 minutes away, Utrecht 30, and even The Hague within the hour. By car or bike, you'll get there just as fast — from five minutes to the ArenA to twenty minutes to the Zuidas.

Travel times

		
Amsterdam Central	16 min	15 min
Bijlmer Arena	4 min	2 min
Schiphol Airport	18 min	17 min
Utrecht	30 min	27 min

Everything you need, within walking distance



SUPERMARKET
Easy access to your daily groceries or snacks. Quick and efficient during coffee breaks or after hours.



BIKE BAR
Available bike storage and bike repair and a cup of coffee.



FOOD & BEVERAGES
Meet up with coworkers and friends for dining and relaxing.



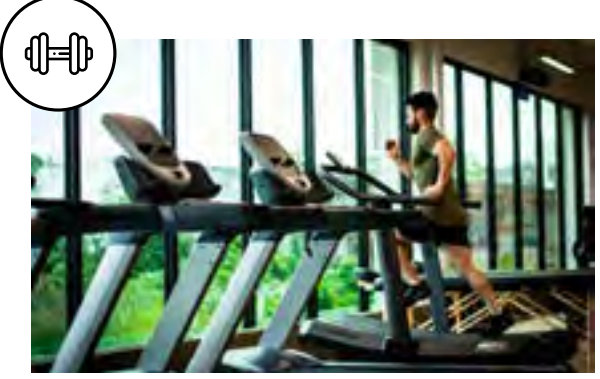
COMMUNITY LIVING
Facilities and activities which promote a sense of belonging among residents and colleagues



RETAIL
Variety of stores where you can purchase products for both personal and professional use, during breaks or after hours.



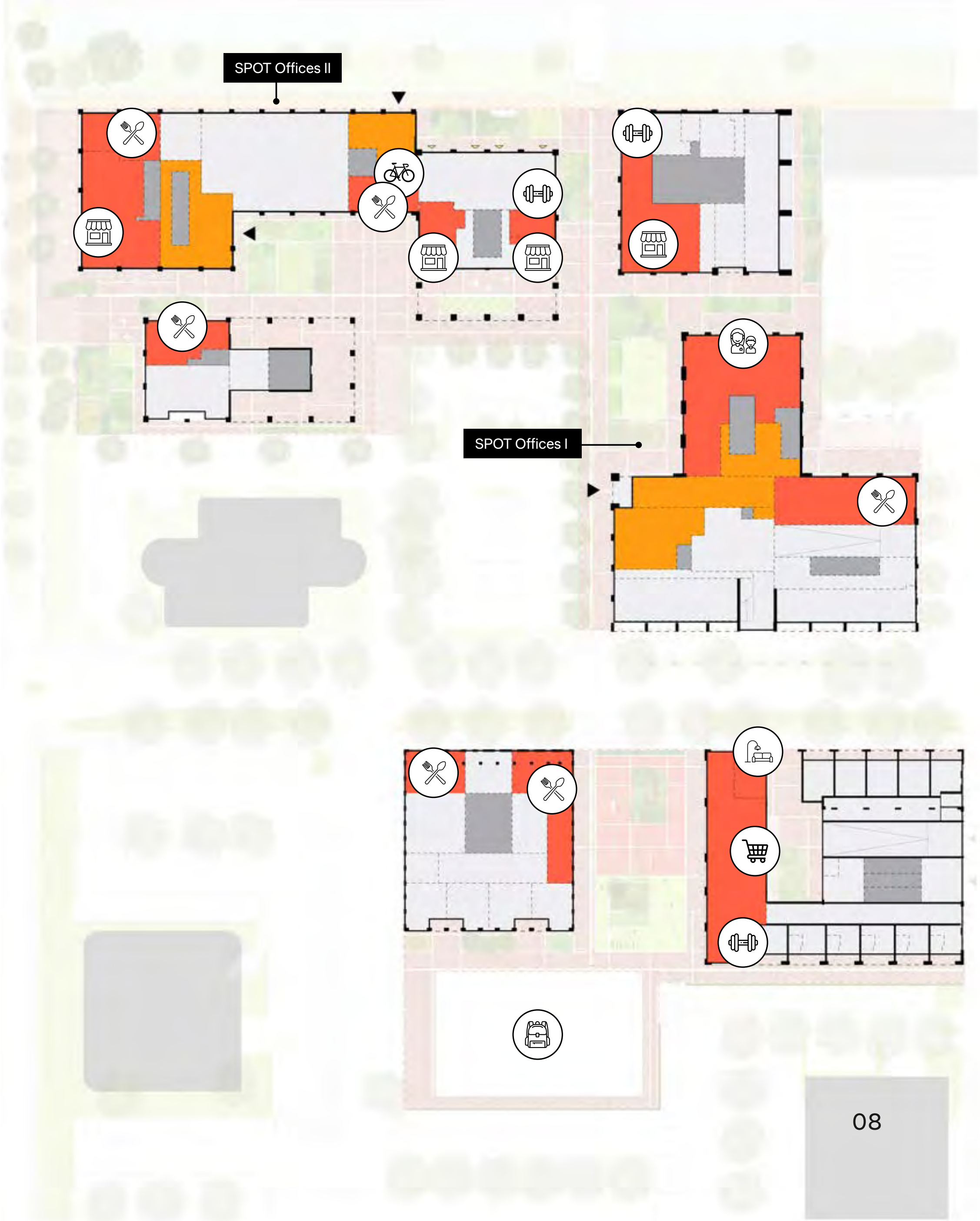
DAYCARE
Child care increases convenience and reduces stress by allowing parents to quickly access their children and improving work-life balance.



GYM
Early birds or night owls, or during daylight, you can work on your health and increases productivity.



SCHOOL
A new school offering quality education for young Zuidoost citizens.



SPOT Offices |

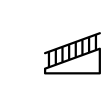
This isn't just an office — it's a place to grow,
collaborate, and execute ideas.

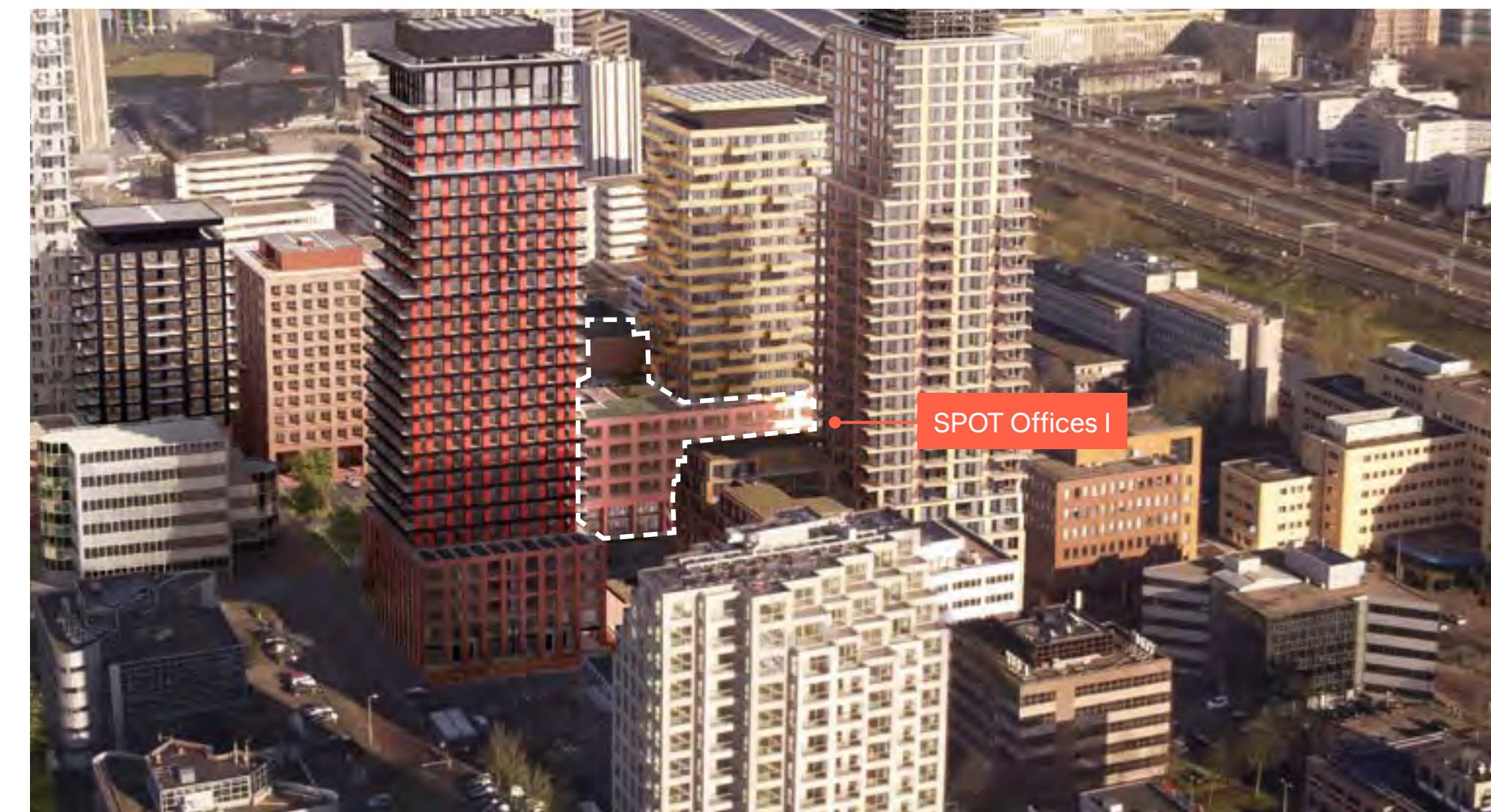
→ HOT SPOT
↑ FLEX SPOT
↓ MEET SPOT
← OFFICES

SPOT Offices I

About this office

SPOT Offices I is a distinct choice for tenants aiming to make a significant impact. Its standout feature is a double-height entrance that not only elevates its aesthetic but also enhances its visibility. This space is perfect for businesses that value presence and accessibility.

-  Generous entrance / lobby
-  Lobby with F&B services
-  Healthy internal bicycle ramp
-  Accessible balcony and roof terrace
-  Floor size up to 1,933 SQM LFA
-  Extensive bicycle parking
-  Internal access to bicycle and car parking
-  Energy Label A+++



Facts & Figures

SPOT Offices I

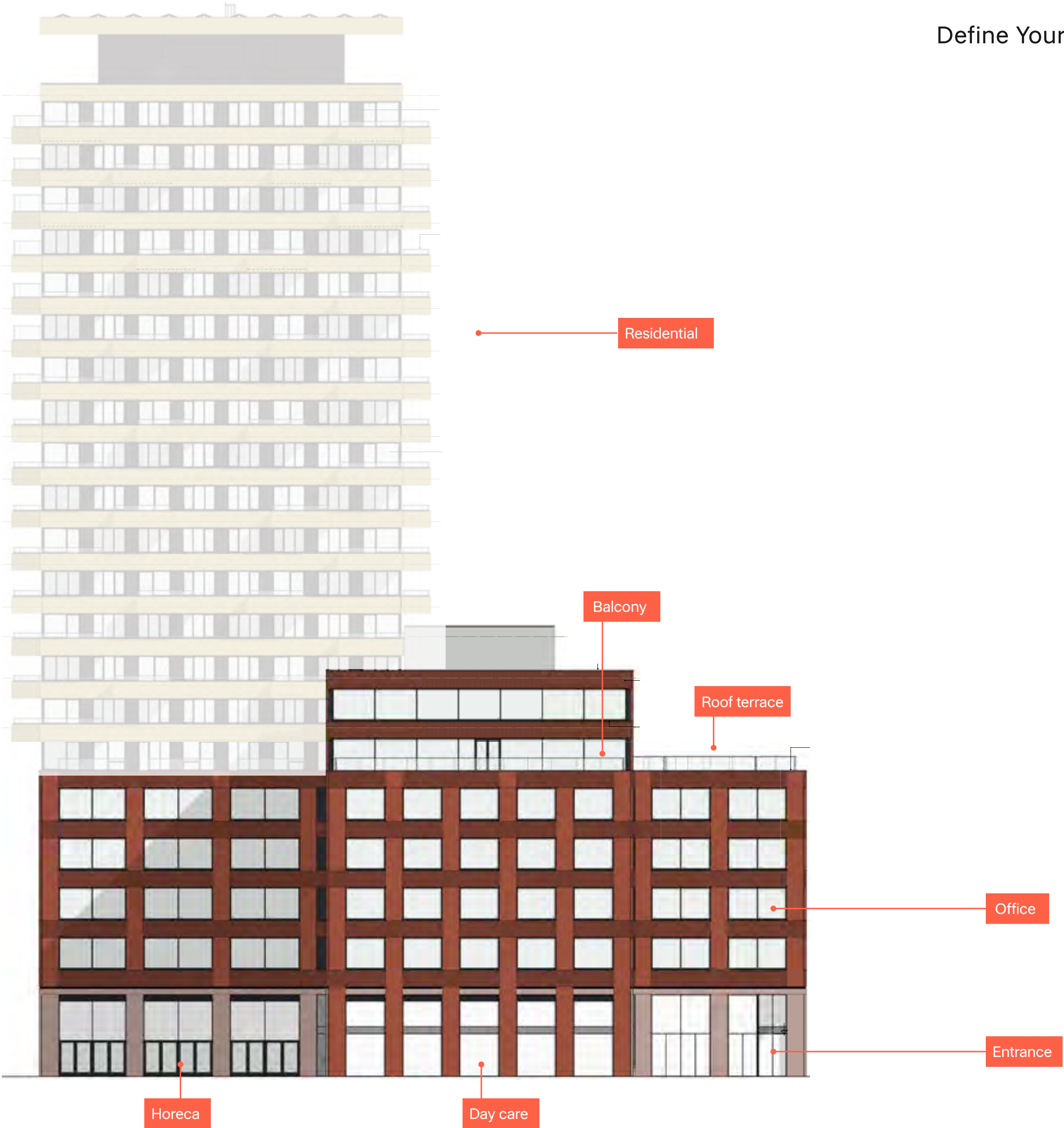
360	Sqm. LFA	6th floor
362	Sqm. LFA	5th floor
1,923	Sqm. LFA	4th floor
1,920	Sqm. LFA	3rd floor
1,923	Sqm. LFA	2nd floor
1,933	Sqm. LFA	1st floor
178	Sqm. LFA	Mezzanine
154	Sqm. LFA	Ground Floor
8,753	Sqm. LFA	Total office size



Overview

SPOT Offices I

6	360 sqm LFA
5	362 sqm LFA
4	1,923 sqm LFA
3	1,920 sqm LFA
2	1,923 sqm LFA
1	1,933 sqm LFA
Mezzanine	178 sqm LFA
Ground floor	154 sqm LFA





Typical floor

Floor 03

SPOT Offices I
1,920 sqm LFA



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SPOT Offices II

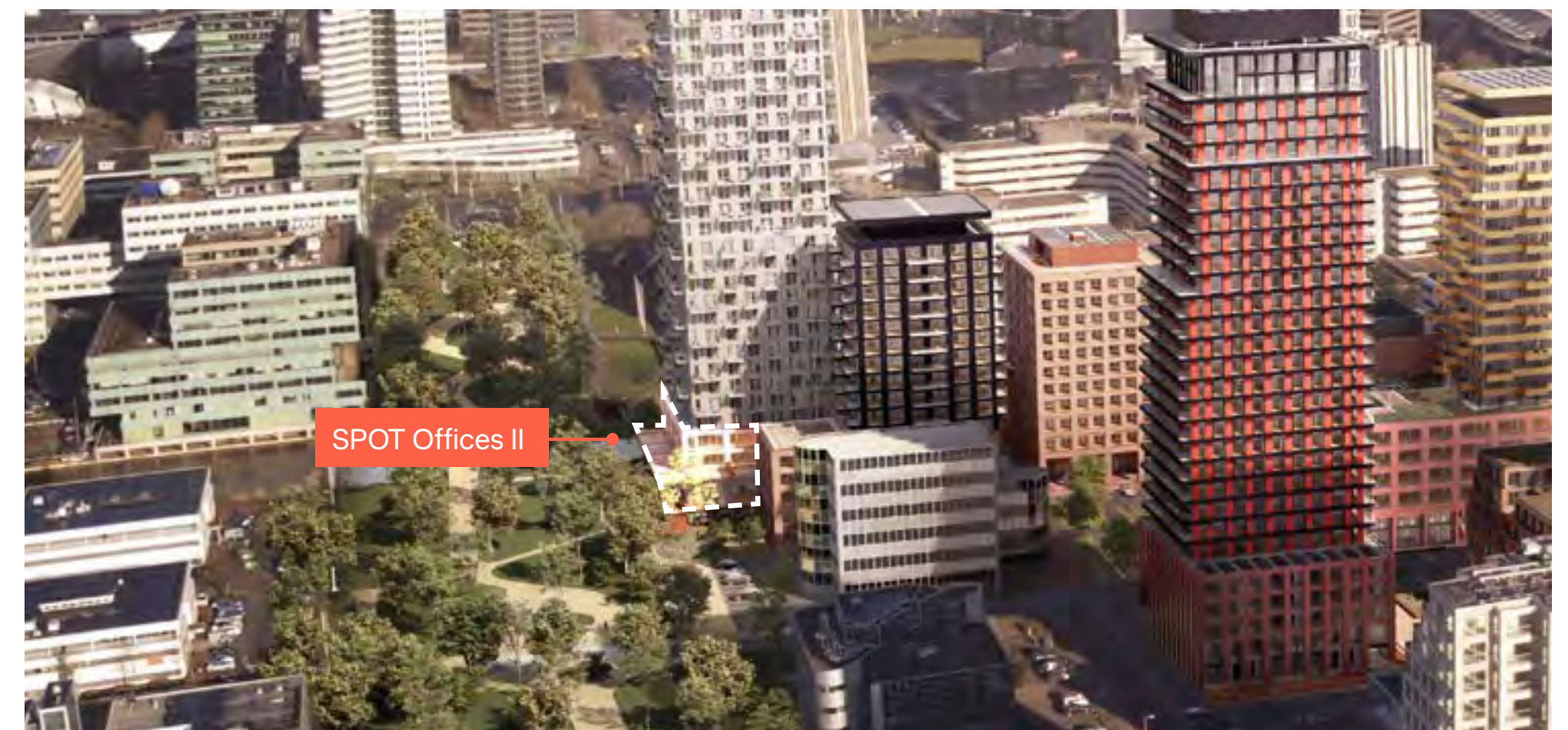
This isn't just an office — it's a place to grow, collaborate, and execute ideas.

SPOT Offices II

About this office

SPOT Offices II is designed to redefine the work environment by focusing on accessibility and interaction. At the center of the building, the lobby provides direct access to the offices on floors 1-3, creating a welcoming entrance for tenants.

-  Located on floors 1, 2 and 3
-  Ideal for mid-size companies
-  Two independent main entrances
-  Internal stairs floor 2 to 3
-  Nicely located with view on park (Hondsrugpark) and canal (Molenwetering)
-  Extensive bicycle parking
-  Internal access to bicycle and car parking
-  Energy Label A+++



Facts & Figures

SPOT Offices II

463 sqm LFA	3rd floor
1,289 sqm LFA	2nd floor
1,295 sqm LFA	1st floor
3,047 sqm LFA	Total office size

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Overview

SPOT Offices II

3	463 sqm LFA
2	1,289 sqm LFA
1	1,295 sqm LFA
0	



Retail

Entrance apartments

Entrance office

Bike parking

Bike bar

Office



Define Your Workday

Typical floor

Floor 02

SPOT Offices II
1,289 sqm LFA



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Sustainability, health, ESG

Crafted with a commitment to sustainability and the well-being of its users, this development incorporates environmental, social, and governance (ESG) principles into every aspect.

Up to the latest standards

Sustainability

-  EPC energy label A+++
-  Thermal energy storages (ATES) with back up of city heating
-  Spot is disconnected from gas
-  Rainwater retention in public space
-  Vegetated roofs
-  In line with BREEAM Good
-  Ventilation system with heat recovery
-  Green lease with guaranteed renewable electricity procurement
-  In line with ParisProof, with an expected energy performance between 55-65 kWh/sqm/yr
-  An Operational Net Zero Carbon Emissions office building
-  EV-charging at 10% of all parking spaces

Wellbeing

-  Large floors up to 1,500 SQM LFA with abundant daylight and optional internal connections
-  Several outside area’s set in a green landscaping
-  Indoor bicycle storage
-  Sport facilities within SPOT
-  Optional showers and changing rooms
-  Mix of working and living combined with multiple amenities
-  A Community Manager
-  Daycare Centre

Get in touch

Have we sparked your curiosity?
Feel free to reach out.

Get in touch



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