

Waterloo House is more than an office—it's a statement.  
Positioned in the heart of Amsterdam.

Waterloo House is designed for organizations that understand the workplace is more than just a space—it's a strategic asset. This state-of-the-art development provides an unparalleled environment for companies seeking to elevate performance, well-being, and collaboration. With expansive, light-filled floorplates of 3,970 SQM LFA, it offers the flexibility

and openness to bring teams together and unlock their full potential. Designed with people in mind, the building features three striking wooden atriums, fostering a natural flow of movement, interaction, and inspiration. Every element is crafted to support productivity and engagement—because when the workplace works, so do the people within it.

□	Size	19,000 SQM LFA
≡	Floors	5
☒	Floor size	3,970 SQM LFA
⌒	Roof terraces	7
✦	Wooden atriums	3
⚙	Future-proof	High-end installations
♻	Sustainability	BREEAM Outstanding Paris Proof
→	Start of construction	Q4 2025
✓	Completion	Q4 2027

## Ready for the future of work

Waterloo House is more than a place to work—it's built for the future. With a BREEAM Outstanding label and Paris Proof compliance, it sets a new benchmark in sustainability, energy efficiency, and well-being.

Three striking timber atriums bring in natural light and create space for connection and collaboration. Seven rooftop terraces offer panoramic city views. Combined with 860 solar panels, smart building systems, and a high-performance top-floor loft, Waterloo House redefines the future of the workplace.



## From a 15-minute concept to a 5-minute reality



Waterloo House



Amsterdam Central Station



Metro stations



Tram stops



Café / Restaurant



Museum & Culture



- 1 Albert Heijn and Jumbo Supermarkets
- 2 Waterloo Square
- 3 Amstel river
- 4 Zuiderkerk
- 5 Nieuwmarkt
- 6 Dam Square / Royal Palace
- 7 Hortus Botanicus
- 8 Artis Zoo
- 9 Nemo Science Museum
- 10 National Maritime Museum
- 11 Skinny Bridge
- 12 H'ART Museum
- 13 Rembrandtplein





## Connected to the city, grounded by the water.

What sets Waterloo House apart is its remarkable duality. The front opens onto Amsterdam's vibrant city centre, placing you in the heart of the action, while the rear connects directly to the waterfront, offering space, light, and tranquillity. This rare combination of urban energy and natural calm is nearly unmatched in high-end office space.

With metro, tram, and train connections just minutes away, plus bike-friendly routes and on-site parking, accessibility is effortless. Add premium F&B, smart amenities, and a seamless blend of work, life, and culture, and Waterloo House becomes a place where the 15-minute city turns into a 5-minute reality—and where the power of place truly comes to life.

Contact our real estate team for more information, or visit:  
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