



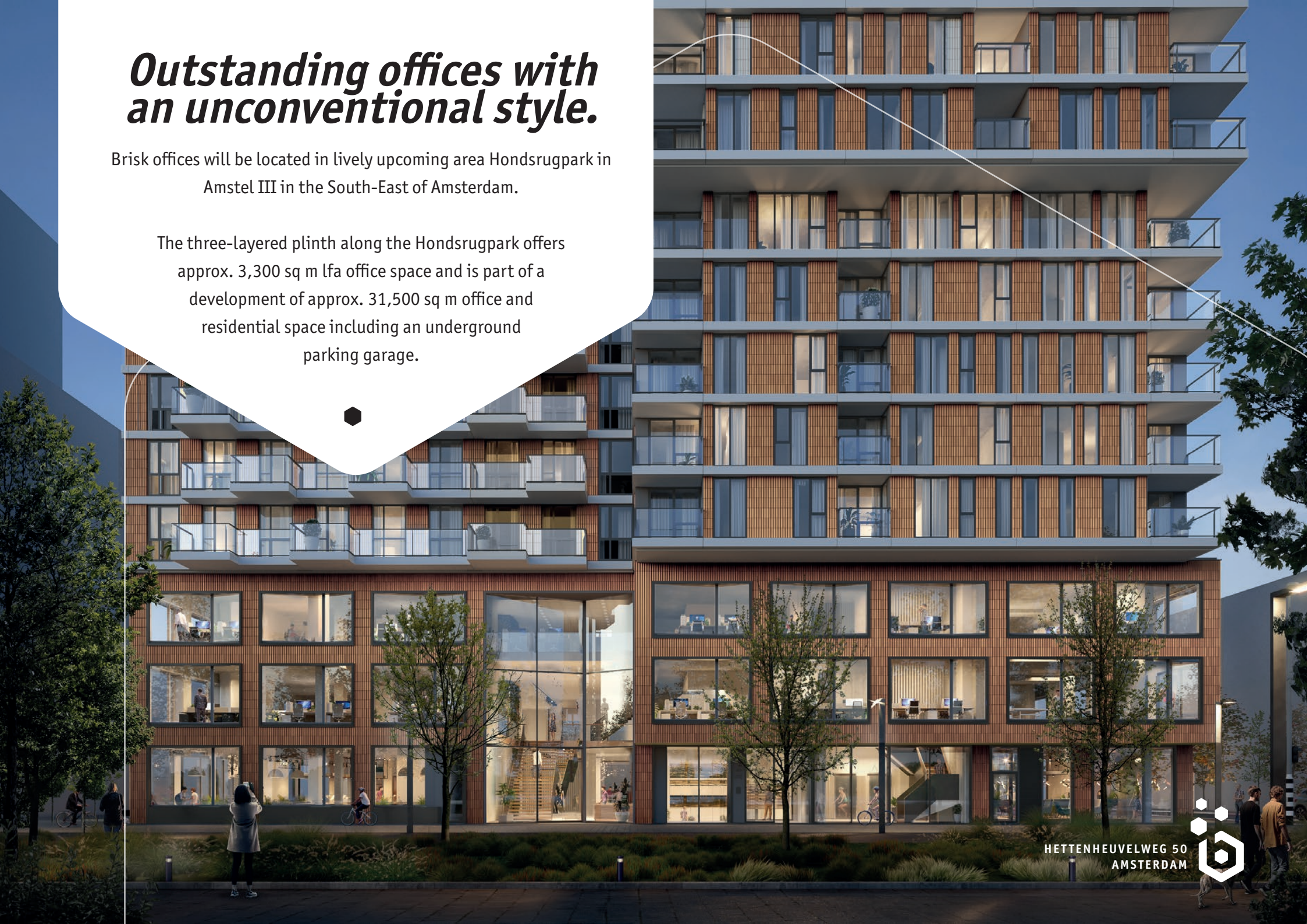
BRISK

HETTENHEUVELWEG 50
1101 BN AMSTERDAM

Outstanding offices with an unconventional style.

Brisk offices will be located in lively upcoming area Hondsrugpark in Amstel III in the South-East of Amsterdam.

The three-layered plinth along the Hondsrugpark offers approx. 3,300 sq m lfa office space and is part of a development of approx. 31,500 sq m office and residential space including an underground parking garage.



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Industrial look & park view

The office has an industrial look and feel with a lot of natural daylight and located next to the park, allowing users to enjoy the outdoors during their breaks.



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***63 Parking lots
24 charging
stations***

***54 bicycle
parking spaces
in a combined
bicycle shed***

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Location

Amstel III district is transformed from a monofunctional office area into a vibrant and bustling multi-functional area. The Hondsrugweg that connects the Johan Cruijff ArenA to the A9/IKEA in Amsterdam South-East, will be converted into a park with high-rise buildings on each side.

The varied design of the buildings creates a lively street scene. With the different types of homes which be developed, such as low-rent homes, private sector rental homes and private property homes are being created with studios, city apartments, family apartments and penthouses the area attract a wide variety of residents.





A vibrant place for work living and leisure

The new district offers a variety of facilities, including sports facilities, shops, creative work spaces, cozy cafes, restaurants and hotels. The park and the many greenery provide a unique character in this dynamic neighborhood. A vibrant place where residents, employees, visitors and guests come together.

Developed by Synchroon, Brisk is one of the first projects in the area and has been designed by Arons and Gelauff Architects in collaboration with Basic City A+U.

Accessibility

The property has excellent accessibility by public transportation, car and bike. You can reach Brisk quickly and easily from the A2, A9 and A10 motorways.

Metro Bullewijk is at 100 meter distance. Amsterdam Bijlmer Arena Station (train, metro, bus) is located at 10 minutes walking distance, with a direct connection to:

Amsterdam CS	: 15 min
Amsterdam Zuidas	: 13 min
Schiphol	: 13 min
Utrecht Centraal	: 16 min



8 MIN
AMSTERDAMSE
POORT

13 MIN
ZUIDAS

13 MIN
SCHIPHOL

8 MIN
ARENA
BOULEVARD

12 MIN
GAASPERPLAS

15 MIN
AMSTERDAM
CS

16 MIN
UTRECHT
CS





***Front row
at Hondsrugpark***

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Distinctive features

Brisk has 3 large open floors – approx. 980 / 1,134 / 1,181 sq m lfa – which are efficient and flexible in layout. Brisk is an contemporary office with a unconventional style in an urban experience that distinguishes itself from the existing office supply in the area. With this, Brisk can contribute to the distinctive identity of its users.



Ground floor

**INSPIRING
MEETING
PLACES**

**OPEN FLOORS
WITH A LOT
OF DAYLIGHT**

**YOUR OWN FRONT
DOOR / PART OF A
SMALL SCALE MULTI
TENANT OFFICE.**



**63 PARKING LOTS
WITH 24 CHARGING
STATIONS FOR
ELECTRIC CARS**

**LOCATED
NEXT TO THE
PARK**

**BUSTLING
MULTI-
FUNCTIONAL
AREA**

**CONTEMPORARY
OFFICE**

**SUSTAINABLE
OFFICE
SPACES**

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Ground floor

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Ground floor

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Large, open and flexible floors

The ground floor, first and second floor offer large flexible open floors. This layout makes it possible to incorporate many workplaces on these floors and to use them efficiently, leaving enough space for meeting and consultation areas.



First floor

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Multifunctional office space

Brisk facilitates the new way of working with the possibility of traditional office space, flexible work desks, meeting rooms and places to lounge, socialize and have informal meetings. A dynamic office to work, meet and greet.



1e verdieping

First floor

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Available office space

Total for rent 3,295 SQ M LFA divided into:

Ground floor : 980 sq m lfa

1st floor : 1,134 sq m lfa

2nd floor : 1,181 sq m lfa

Availability

Q3 2025

Rental price

Upon request

Service costs

Upon request



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Second floor





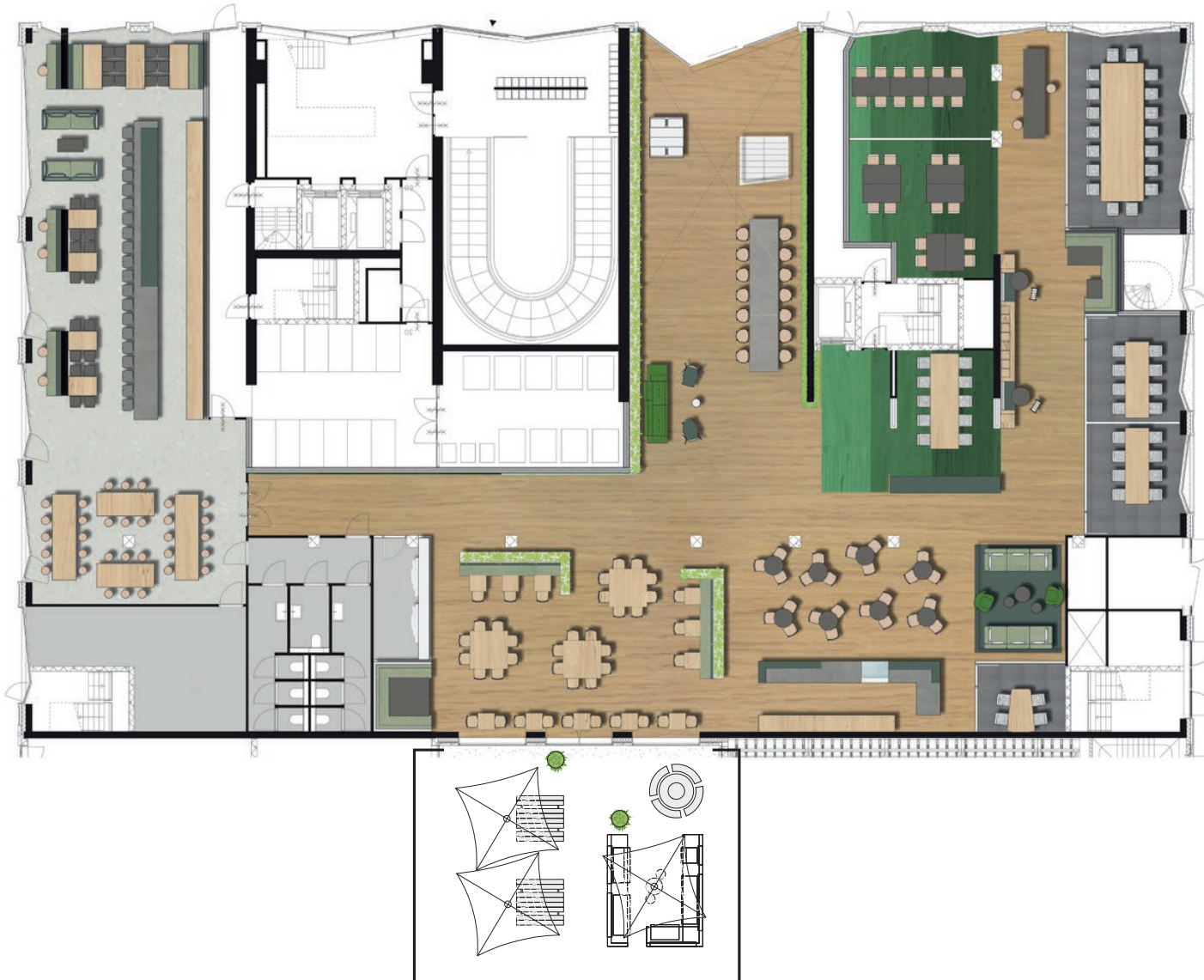
Second floor

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Ground floor

980 sq m lfa



REFERRAL-PLAN

Type	Description	# realised
meeting 4p	enclosed	1
meeting 8p	enclosed	2
meeting 10p	enclosed	1
meeting 12p	semi open / enclosed	2
meeting 18p	enclosed	1
work café	incl. 105 informal meeting/café seats	1
copy / storage		1



1st floor

1,134 sq m lfa



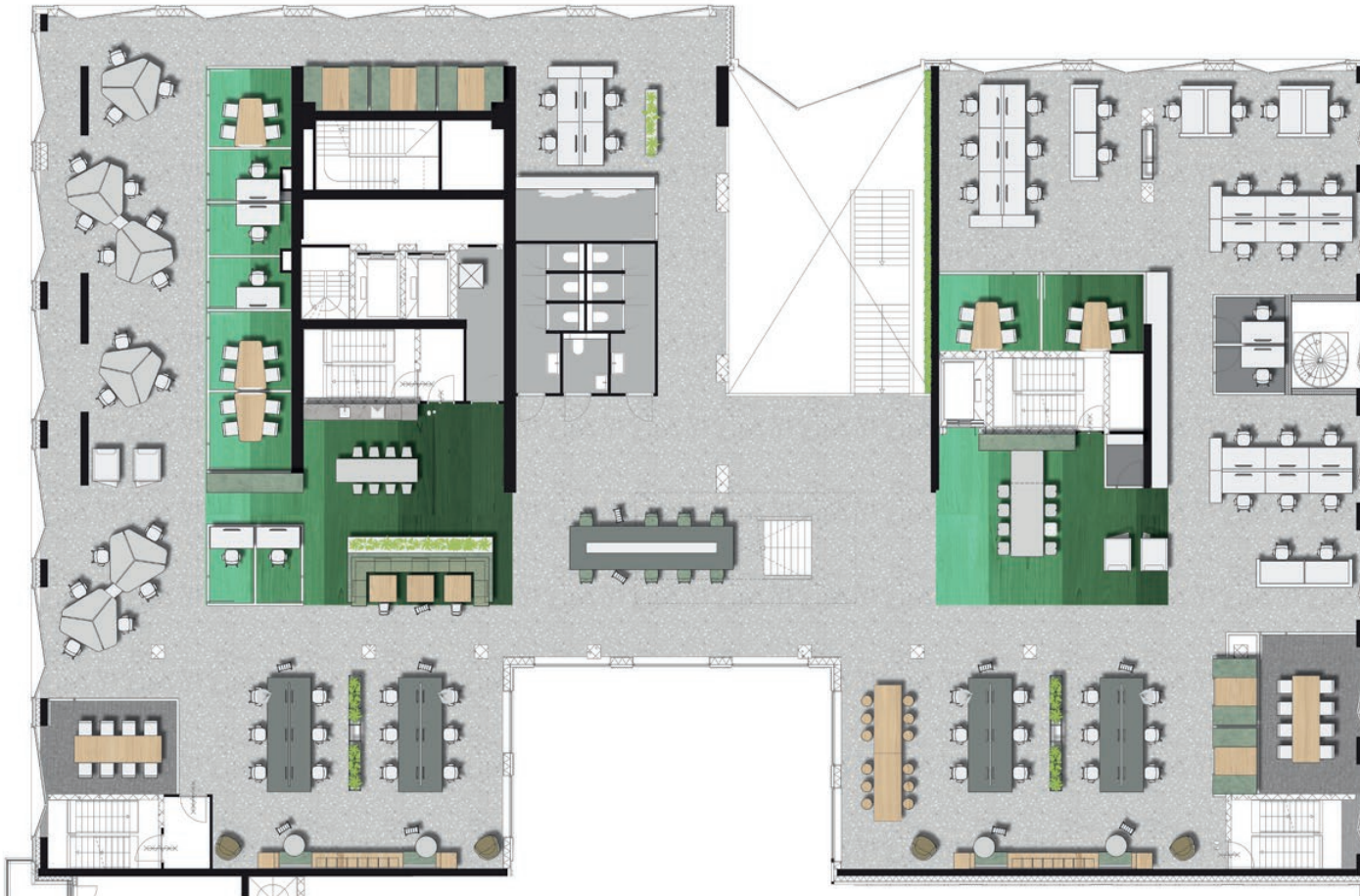
REFERRAL-PLAN

Type	Description	# realised
open space	standaard workstation (open space)	48
focus	focus workstation (enclosed)	7
touchdown	touchdown workstation (open space)	34
lounge workstation	(open space)	5
TOTAL		94
meeting 4p	enclosed	5
meeting 8p	enclosed	2
'train seats' 4p	'semi open'	2
phone booths		5
pantry		2
copy / storage		1
computer room		1



2nd floor

1,181 sq m lfa



REFERRAL-PLAN

Type	Description	# realised
open space	standaard workstation (open space)	46
focus	focus workstation (enclosed)	6
touchdown	touchdown workstation (open space)	34
lounge workstation	(open space)	8
TOTAL		94
meeting 4p	enclosed	6
meeting 6p	enclosed	2
meeting 8p	enclosed	2
'train seats' 4p	'semi open'	2
phone booths		5
pantry		2
copy / storage		1
computer room		1

Sustainability = key



**ENERGY
LABEL
A++++**

**SHARED AQUIFER
THERMAL ENERGY
STORAGE ('WKO')**



**RAINPROOF
ROOFTOP WATER
BUFFERING**

**COMFORT
CLASS B**

**PARIS
PROOF**



**NATURE
INCLUSIVITY
BIRD NEST BOXES**



**CLIMATE
ADAPTATION
GREEN FACADES**

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Technical specifications

Sprinkler

Automatic sprinkler system

Air quality / ventilation

Fresh air supply ventilation quantities:

- Office: 30 m³/h per person, 1 person per 6 m²
- Meeting rooms: 30 m³/h per person, 1 person per 3 m²
- Traffic areas: 0.5 fold or via overflow to sanitary areas

Lighting

LED Lighting

Heat

Heat pump(s) for cold generation and distribution, with underfloor heating on the ground floor and induction units on other floors

Access and security

- Access Control: videophone installation
- Security Outpost: Outpost at the entrance, speedgate, and basement access
- Security/Access Control Systems: tenant option for additional security features

Vertical transport

- Lift capacity lift 1050 kg / 14 people
- Multiple stairwells available

Sanitation

2 x 3 toilets and 1 disabled toilet per floor (except 2nd floor)

Exterior

- Windows cannot be opened
- Sun protection: exclusive
- Glazing: HR++ glazing

Interior wall finishes

- Walls: ready to sauce
- Sanitary/wet areas: the walls are finished with ceramic tiles

Floor

- Sanitary/wet areas: the floors are finished with ceramic tiles
- Coating container space floor
- All other rooms with an anhydrite screed

Ceiling

- Ceiling island height ground floor: 2600 - 3000 mm
- Ceiling island height office floors: 2600 - 2900 mm
- Office spaces with ceiling islands (suspended ceiling 600x600)
- Office spaces outside ceiling islands, concrete construction and installation in sight
- Sanitary/wet rooms: with suspended ceiling
- All other rooms such as technology and container space, no ceiling

Pantry

- Exclusive
- Water and sewer connections provided near the pantry installation rooms, electricity facilities preparation for cable duct

Contact

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