

UP

office
building



Piet Heinkade 55
1019 GM Amsterdam



Everything you need within reach

The view from your future office, **UP Office Building** has everything to keep you thriving.

Rent:

From €345 per sq m per year, excluding VAT.



Waterside landmark building. Panoramic view from office floors, extending from Amsterdam Noord to the heart of the city center.



Office space with climate-controlled ceilings, raised flooring, and flexible layouts.



Easily accessible, both by public transport and by car, including high parking ratio (1:200).



Escape your workday with a break on the shared 17th floor with restaurant and game area with view on the city.



Healthy and environmentally friendly workspace with BREEAM-Excellent and energy label A++ certificates.

Located in the center of Amsterdam along the IJ river



Tram and bus stop in front of the building



Within a 15-minute walk of Amsterdam Central Station



Walking distance from several Food & Beverage locations and the city center



Schiphol Airport just 20 minutes away



Easily accessible by car. A10 ring road within minutes via the Piet Heintunnel and the IJ-tunnel. Parking available in the Piet Heingarage located directly beneath the building





Where it's happening

UP is where it's at.
Located in the vibrant IJ area,
only a stone's throw from
Amsterdam-Centrum. You will
find everything you need right
at your doorstep.

Amsterdam has over 4,000
dynamic bars, restaurants and
many hotels. Whatever you're
looking for, whatever you want to
do, it's here, within five minutes
walking distance.

Perfect access and the enticing
views: UP is an unique workplace.
Overlooking the IJ and the serene
water, you'll find complete comfort
in and around the office.

Delivery levels

Interested in our office spaces?



Core & shell +

- Fully renovated
- Modern infrastructure
- Climate controlled ceiling for optimal comfort
- Raised computer flooring
- Flexibility to design your ideal workspace, whether that's an open-plan layout or private offices

Also available as Core & shell (without climate ceiling)



Turn key

- Fully renovated
- Modern infrastructure
- Climate controlled ceiling for optimal comfort
- Raised computer flooring
- Ready to go; saving time, effort and budget



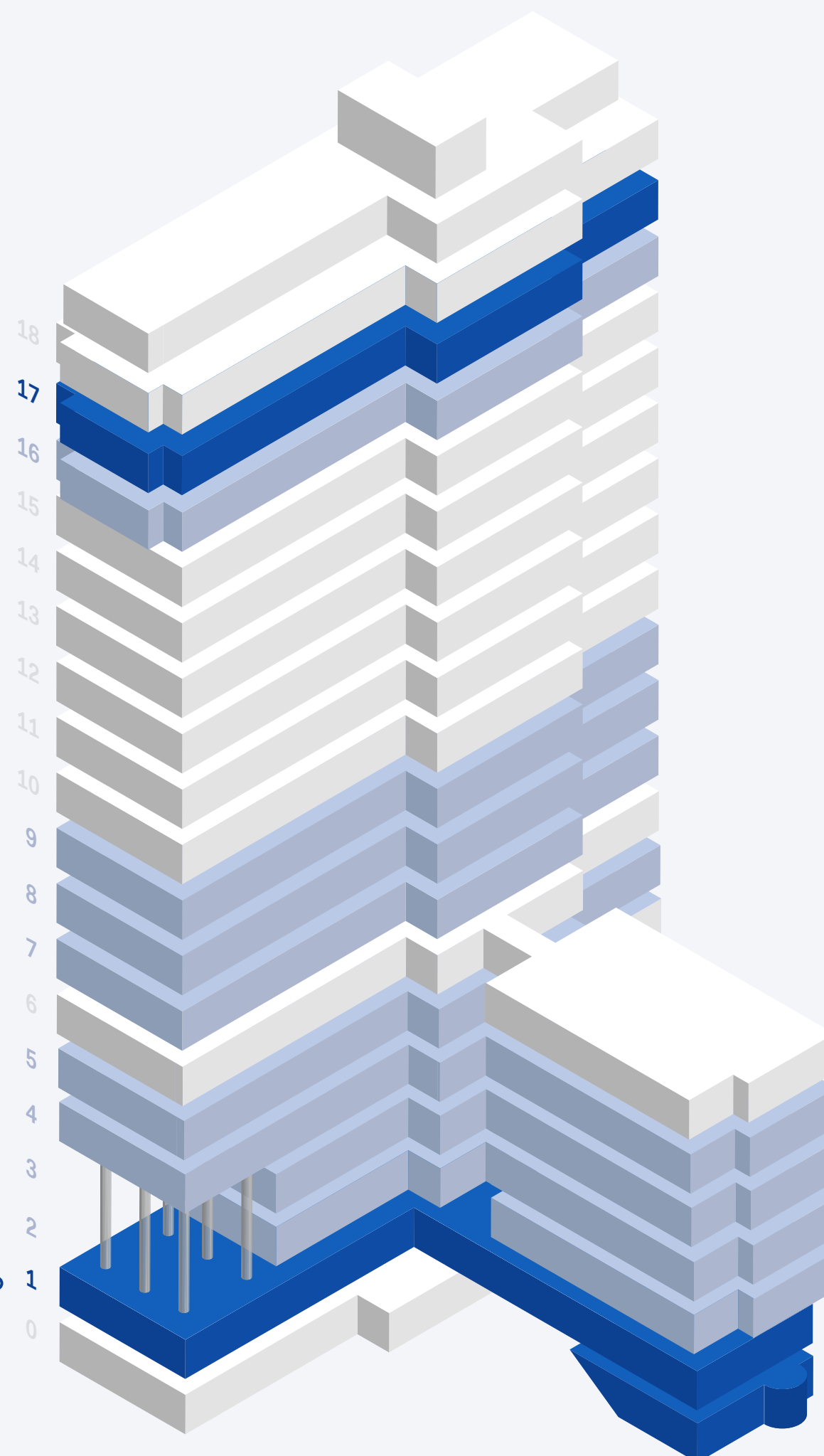
Custom

- Fully renovated
- Modern infrastructure
- Climate controlled ceiling for optimal comfort
- Raised computer flooring
- Flexibility to design your ideal workspace, whether that's an open-plan layout or private offices
- Flooring and layout custom made and professionally prepared
- Your ideal workspace, ready to go!
- Fully customized office space tailored to your unique needs and vision

Availability

Level 17: Our panoramic view restaurant and game area, offering the most stunning 360-degree views of the IJ River and the Amsterdam city center.

Level 1: Our conference and business center is perfectly accommodated for small intimate meetings, flex working and large meeting groups. On a pay per use basis.



Available spaces

- Level 16** 955 sq m turn key
- Level 9** 48 sq m core & shell + 428 sq m turn key
- Level 8** 930 sq m core & shell +
- Level 7** 930 sq m turn key
- Level 5** 275 sq m + 437 sq m core & shell 484 sq m turn key
- Level 4** 886 sq m core & shell + 484 sq m core & shell +
- Level 3** 341 sq m custom
- Level 2** 656 sq m core & shell + 490 sq m core & shell + (turn key to discuss)

Level 1: Reception with flexible work spaces to boost your (co-)working productivity!

Ground floor: MyPup parcel point, nursing room, shower facilities and shared bicycles.

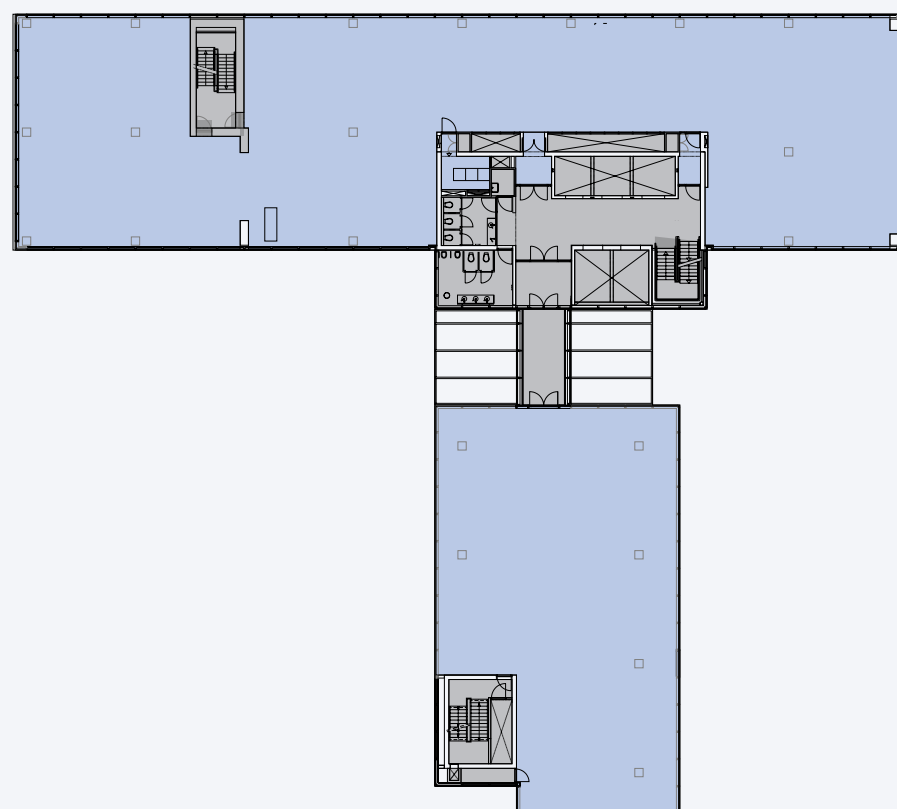
Core & shell +

Our casco office space provides a fully renovated foundation to create your ideal workplace. Equipped with a climate-controlled ceiling and raised computer flooring, it combines modern infrastructure with the freedom to design your layout.

The climate-controlled ceiling ensures a comfortable environment year-round, while the raised computer flooring allows for easy installation of cables and wiring, keeping your space clean and organised. Whether you envision an open-plan office or private workspaces, this space adapts to your needs.



Standard layout of floors L3 to L6



Currently available core & shell+ floors*

Level 2:
656 sq m + 490 sq m

Level 4:
886 sq m + 484 sq m

Level 5: 275 sq m + 437 sq m

Level 8: 930 sq m

Level 9: 48 sq m

*offer subject to change

Turn key

Looking for a hassle-free office solution? Step into a turn key office space, efficiently designed and fully equipped with essential features such as flooring, walls, and climate control. The office is based on the previous layout of a former tenant, saving you time and resources.

With the layout already in place, you can quickly move into a workspace that's ready for use. This allows you to focus on furnishing the space to suit your needs.



Currently available turn key existing floors*

Level 5: 484 sq m

Level 9: 428 sq m

Level 7: 930 sq m

Level 16: 955 sq m

*offer subject to change

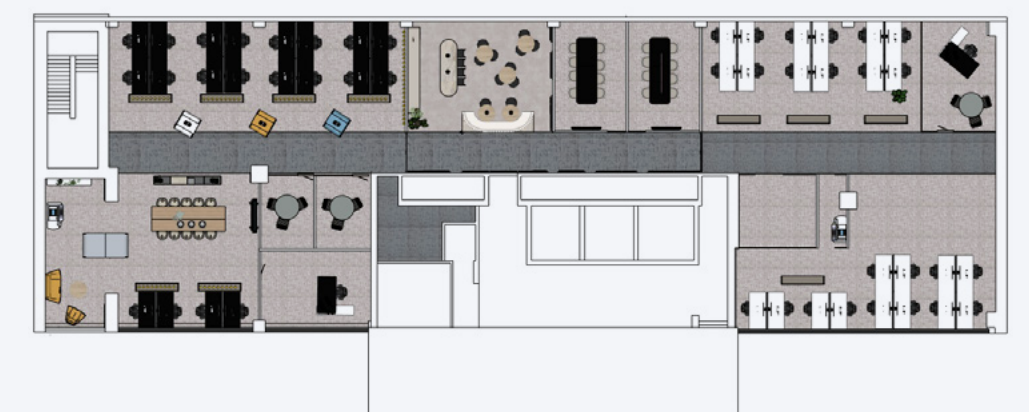
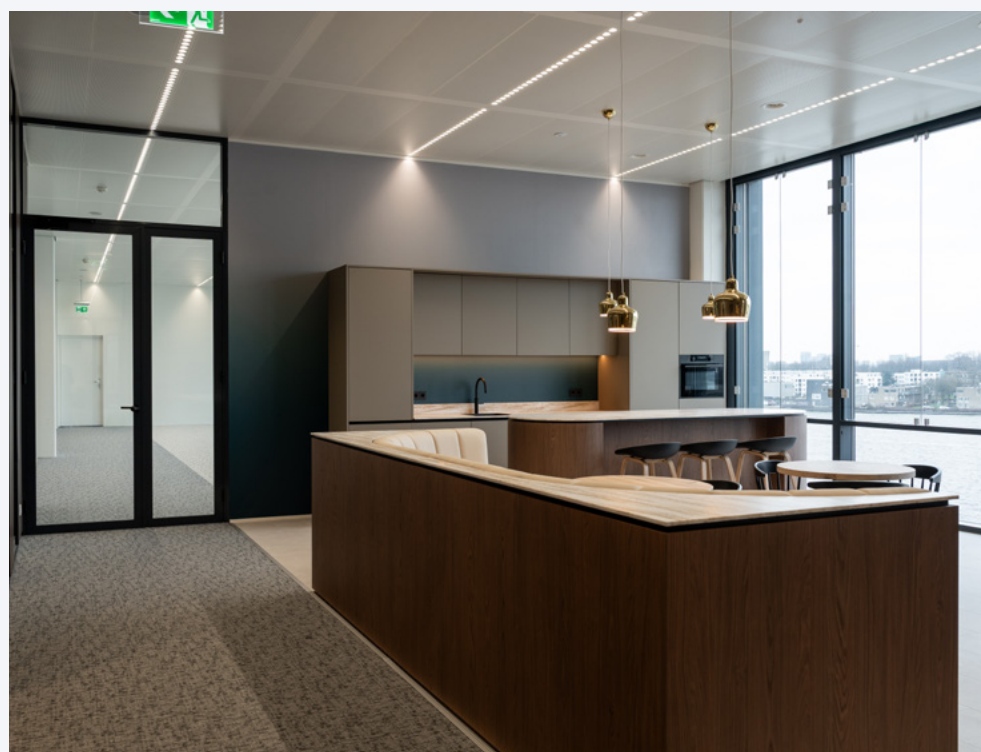
Custom

Your ideal office space, ready for you to customize. Whether it's an open-plan layout or private offices; flooring and layout is custom made and professionally prepared. The sky's the limit: your office is tailored to your exact needs.

Unique split floor option

Located on the 3rd floor, you'll enjoy your own unique workspace while making use of your own meeting room and sharing a fully equipped pantry with your neighbours. This collaborative setup offers the advantage of shared resources, making it an efficient and cost-effective choice.

If you're looking for a turnkey custom-made office on a different floor, we're always ready to discuss the possibilities and help you create the perfect space for your business.



Technical specifications renovated floors

With our commitment to green initiatives and our sustainable building we prioritize sustainability daily. It's a pivotal focus in the workplace. For tenants and other users of our building, this translates to a strong emphasis on sustainable services, ongoing quality improvements, and an enhanced user experience. In doing so, we ensure that your workspace is as healthy and environmentally friendly as can be.

Our renovated offices are delivered including:

- Smart climate-control devices
- Access computer floors throughout the building
- Comfortable sanitary groups per floor
- Net ceiling height at least 2,7 meters
- Sprinkler installation
- Upgraded elevator halls

Energy consumption

- Energy label A++
- Green energy. Electricity metering per section of each tenant

Lighting

- LED lighting integrated in the climate ceiling
- Daylight correction including presence detection

Cooling & Heating

- Ground-coupled heat exchanger (Thermal heating)
- Climate ceiling in combination with primary air on almost all floors

Ventilation

- Air handling unit with outside air
- Capacity: 60 m³ per person



Built sustainably

Our building meets the highest sustainability requirements and is in possession of a BREEAM In-Use Very Good certificate. UP Office Building has energy label A++, smart climate-control devices, LED lighting and an urban heating and cooling system.



Comfort and well-being

UP is WELL Gold certified. This certification acknowledges our building's dedication to fostering a healthy environment, boosting productivity, happiness, and allowing individuals to focus on their daily work and wellbeing with maximum comfort and enjoyment.

A lot to **do, see, eat, experience**



Reception & **coffee**

Receive a warm welcome with a smile from our receptionist on the first floor as you come up the escalator. Whether you have questions or requests, our receptionist is here to assist. Expecting guests? They'll be greeted warmly, and you'll be promptly notified.



Panoramic view **restaurant**

Come and enjoy a lunch with the most beautiful 360 view on the IJ-river and the city! Our restaurant is located on our 17th floor. Our chefs prepare and serve healthy, homemade, local, sustainable, seasonal and delicious dishes! Whether you're looking for vegetarian, vegan, or any other dietary preferences, we provide flexible options to suit all tastes.



SOCIALCLUB

A vibrant **community**

As a resident of UP, you're part of our vibrant community. Connect with interesting people and enjoy all the benefits of our Socialclub! The community manager organises Social Week full of events designed for fun and to help you connect with others in the building. Take a break with a game of table tennis, attend an interesting lecture, or enjoy a free movie night.



Meetings & **flexworking**

UP Office Building is the perfect venue for all kinds of seminars or training sessions. Whether you need a large or small meeting space in Amsterdam, The Office Operators has a room that suits your needs. Looking for a different work environment? Discover our coworking space, located on the first floor. Boost your productivity with fast Wi-Fi and flexible workspaces.

Contact

Know how to find us!

If you have any leasing inquiries, please
contact one of the real estate agents:



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