



UP
office
building

LEVEL UP

Work meets hospitality.
In the heart of Amsterdam, with panoramic views

THIS IS UP

From first coffee
to last call.

LEVEL UP

Work has moved on. This is
where you move with it. [p3](#)



THE PLACE

Where the city comes alive,
everything connects. [p4](#)

LOCATION

Perfectly connected.
Effortlessly accessible. [p6](#)



AROUND UP

Everything within reach.
Everything that makes
your day. [p7](#)

ROOMS & EXPERIENCE

Hospitality, spaces and flow,
designed around your day. [p9](#)



THE BUILDING

Performance and sustainability,
built into every detail. [p11](#)

YOUR SPACE

Available office space,
tailored to your needs. [p13](#)
The terms. [p14](#)



GET IN TOUCH

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LEVEL UP



WORK HAS MOVED ON

The way we use offices has changed. Less fixed, more fluid. Less about desks, more about energy, connection and rhythm.

Work no longer fits into one place or one way of working. It shifts throughout the day, between focus, collaboration and everything in between.



THE PLACE



AT THE CENTER OF IT ALL

Where the city comes alive, everything comes together.

UP sits at the intersection of movement, business and daily life. Located at the Passenger Terminal Amsterdam, directly on the waterfront of the IJ, it occupies a truly iconic position within the city.

A recognizable landmark that brings together work, hospitality and the energy of the city.

In the middle of everything. Without the noise of it.



An aerial photograph of a city waterfront, likely in Oslo, Norway. The image shows a mix of modern glass-fronted buildings and older residential structures. A large river or fjord flows through the city, with several bridges crossing it. In the foreground, there are large, modern buildings with glass facades and flat roofs. A prominent feature is a large, curved building with a green roof. The background shows a dense urban area with many smaller buildings and green spaces. The overall scene is a vibrant, modern cityscape.

*"Space to think.
Views that move
you forward."*

LOCATION



12 MIN

Walk to Amsterdam Central Station



20 MIN

Schiphol Airport



DIRECT

Tram & bus in front of the building



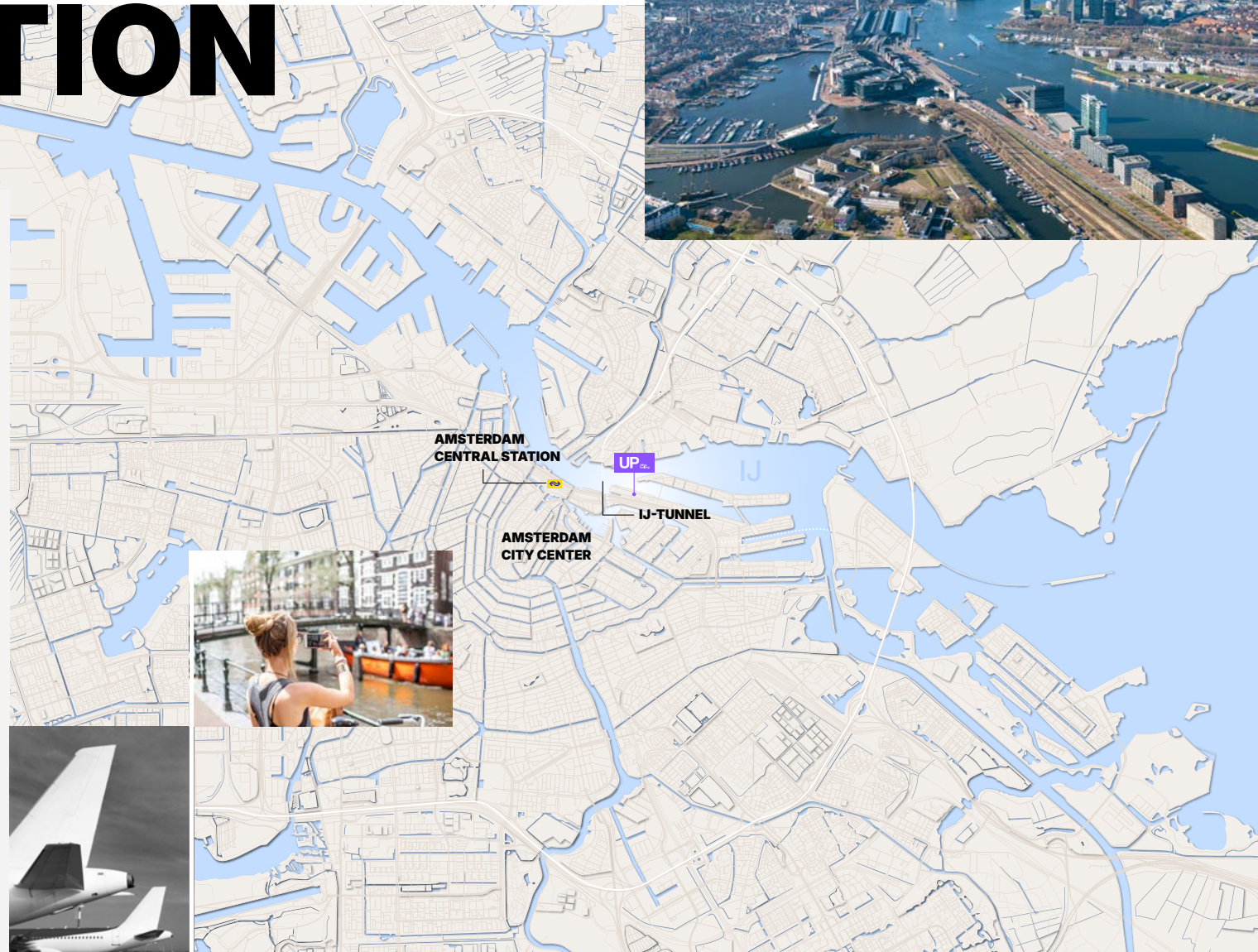
A10

Fast access via Piet Heintunnel & IJ-tunnel



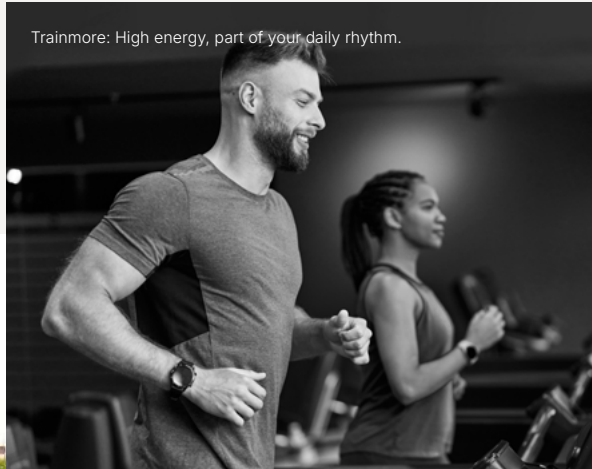
WALKABLE

City center, restaurants & cafés



Located in the center of Amsterdam, directly along the IJ waterfront, UP places you in the middle of a city that is always in motion.

Whether you arrive by public transport, car or on foot, everything connects naturally. From Central Station to Schiphol, from the city center to the Zuidas, the routes are direct and intuitive.



Trainmore: High energy, part of your daily rhythm.



Choux: Refined, surprising, effortlessly good.

AROUND UP

EVERYTHING WITHIN REACH

Step outside, and your day continues. Everything you need is right around the corner, all within a five minute walk.

From your first coffee to informal meetings, a quick workout, lunch spots and after work drinks, the surroundings of UP naturally extend your day.

Think relaxed waterfront places like Hannekes Boom, IJcatcher and Scheepskameel, with everyday essentials close by. And when you want something more refined, Michelin starred restaurant Choux is just minutes away. No planning needed, just step outside and go.

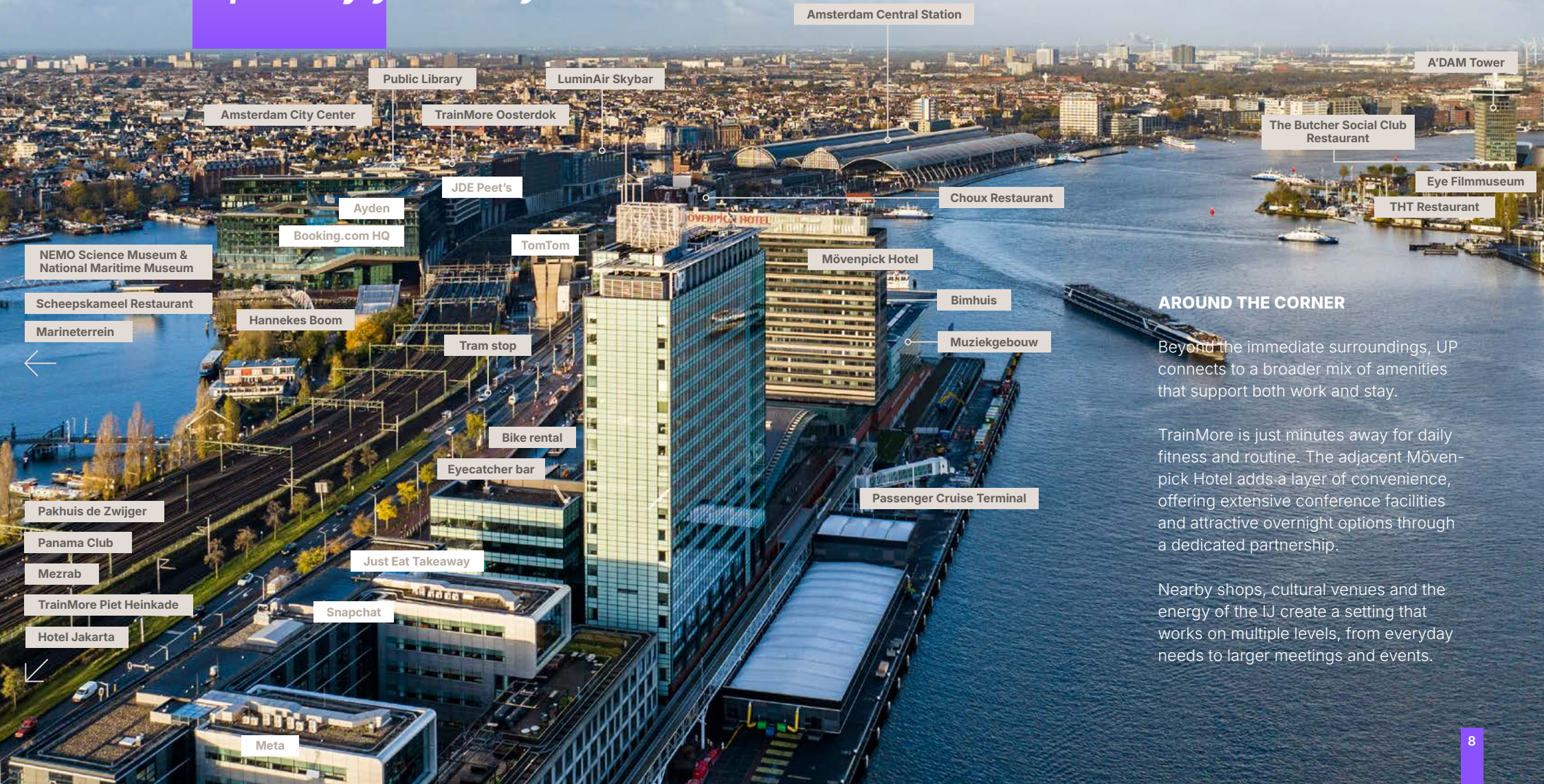


Hannekes Boom: Raw, relaxed, right on the water.



A Beautiful Mess: Colorful, creative, always alive.

*"The right places,
part of your day."*



Amsterdam Central Station

A'DAM Tower

Public Library

LuminAir Skybar

Amsterdam City Center

TrainMore Oosterdok

The Butcher Social Club
Restaurant

Eye Filmmuseum

JDE Peet's

Choux Restaurant

THT Restaurant

Ayden

Booking.com HQ

TomTom

Mövenpick Hotel

NEMO Science Museum &
National Maritime Museum

Scheepskameel Restaurant

Hannekes Boom

Bimhuis

AROUND THE CORNER

Marineterrein

Tram stop

Muziekgebouw

Beyond the immediate surroundings, UP connects to a broader mix of amenities that support both work and stay.

Bike rental

Eyecatcher bar

Passenger Cruise Terminal

TrainMore is just minutes away for daily fitness and routine. The adjacent Mövenpick Hotel adds a layer of convenience, offering extensive conference facilities and attractive overnight options through a dedicated partnership.

Pakhuis de Zwijger

Panama Club

Mezrab

TrainMore Piet Heinkade

Hotel Jakarta

Just Eat Takeaway

Snapchat

Nearby shops, cultural venues and the energy of the IJ create a setting that works on multiple levels, from everyday needs to larger meetings and events.

Meta

THE EXPERIENCE

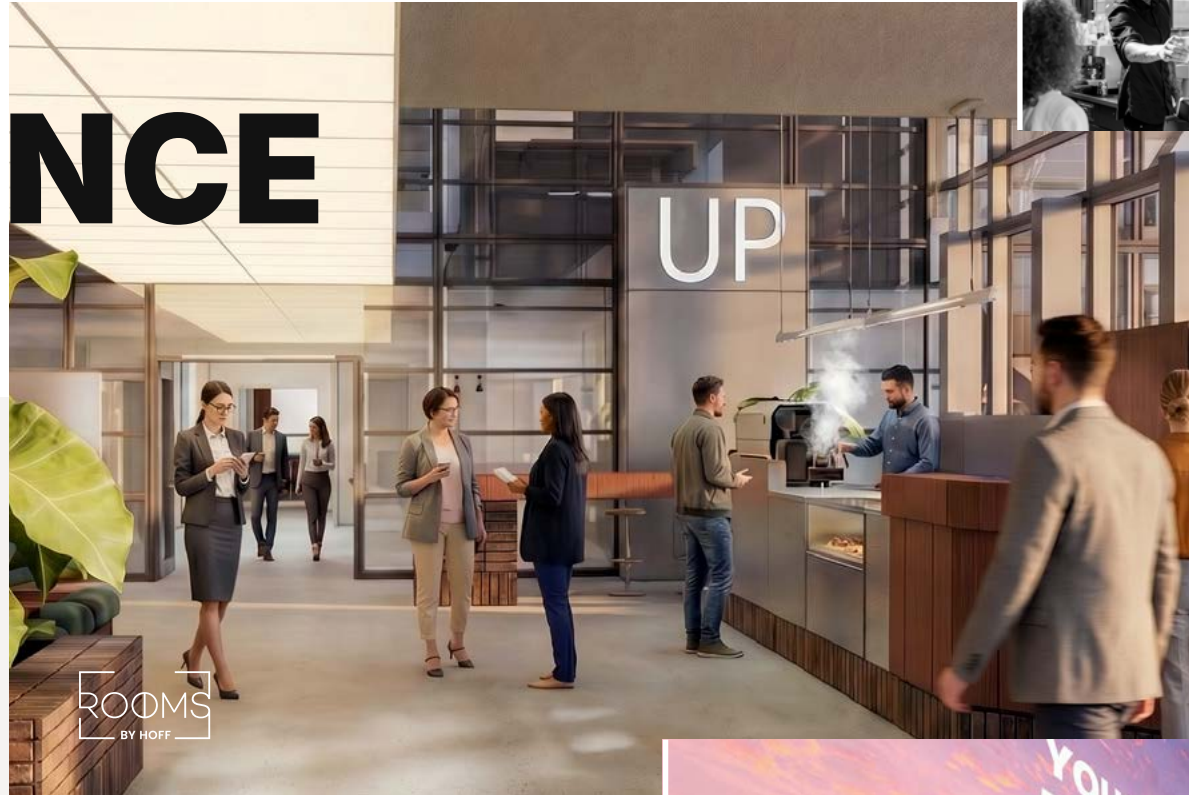
DESIGNED AROUND THE WAY WORK MOVES

Work no longer happens in one mode, or in one place. It shifts throughout the day, between focus, collaboration, pause and connection.

That is where ROOMS comes in.

ROOMS is the hospitality layer of UP. It shapes how you arrive, how you move through the building and how each moment of your day is supported.

From the first welcome at reception to grabbing a coffee, from settling into the lounge to stepping into a meeting space, every setting is designed to feel natural and effortless.

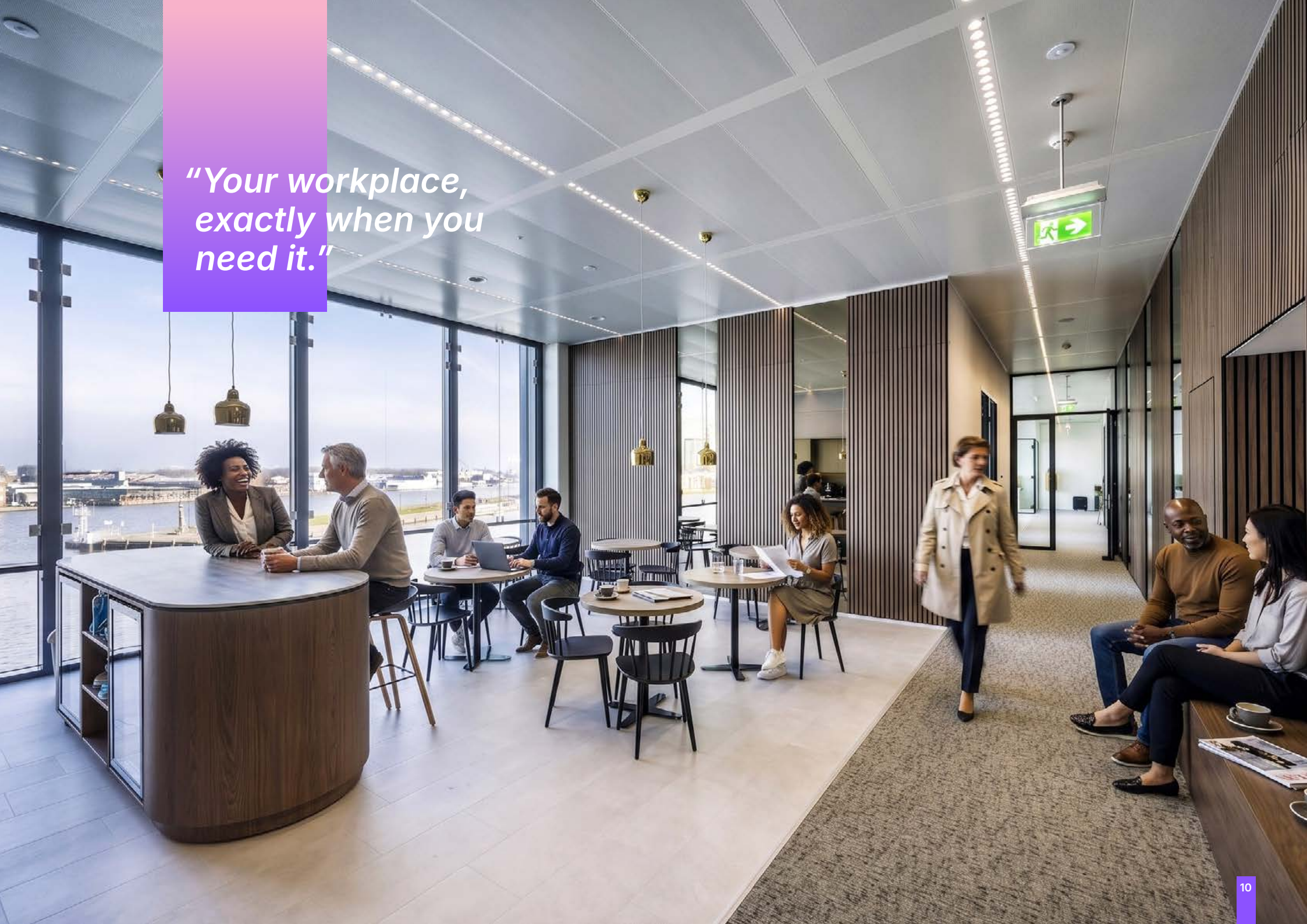


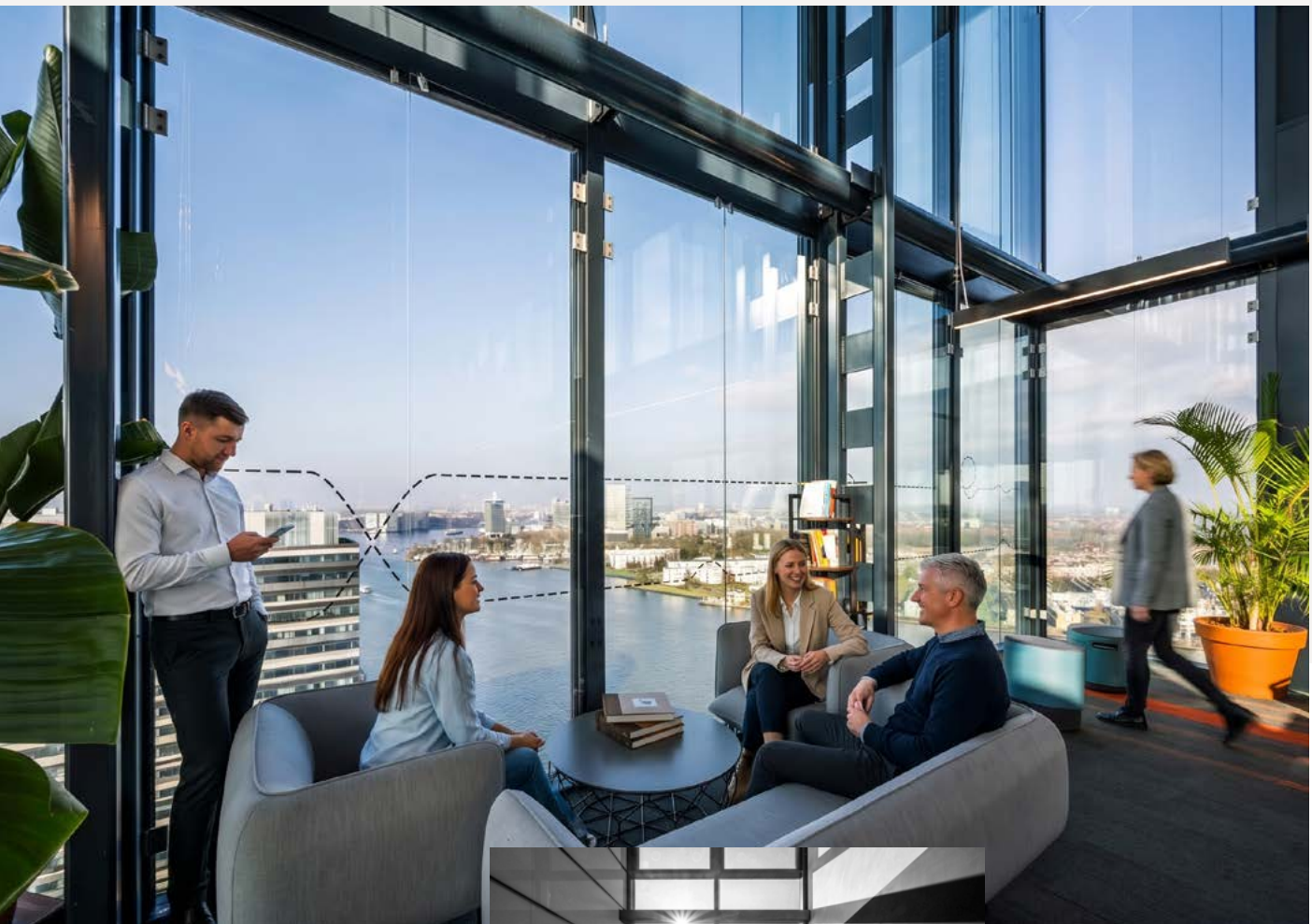
Rather than one fixed workplace, ROOMS offers a sequence of spaces that adapt to different moments. Spaces to meet, to work, to pause or to reset, all connected as part of one continuous experience.

This is what gives UP its rhythm. Not just a collection of spaces, but a system that works together.



*"Your workplace,
exactly when you
need it."*





THE BUILDING

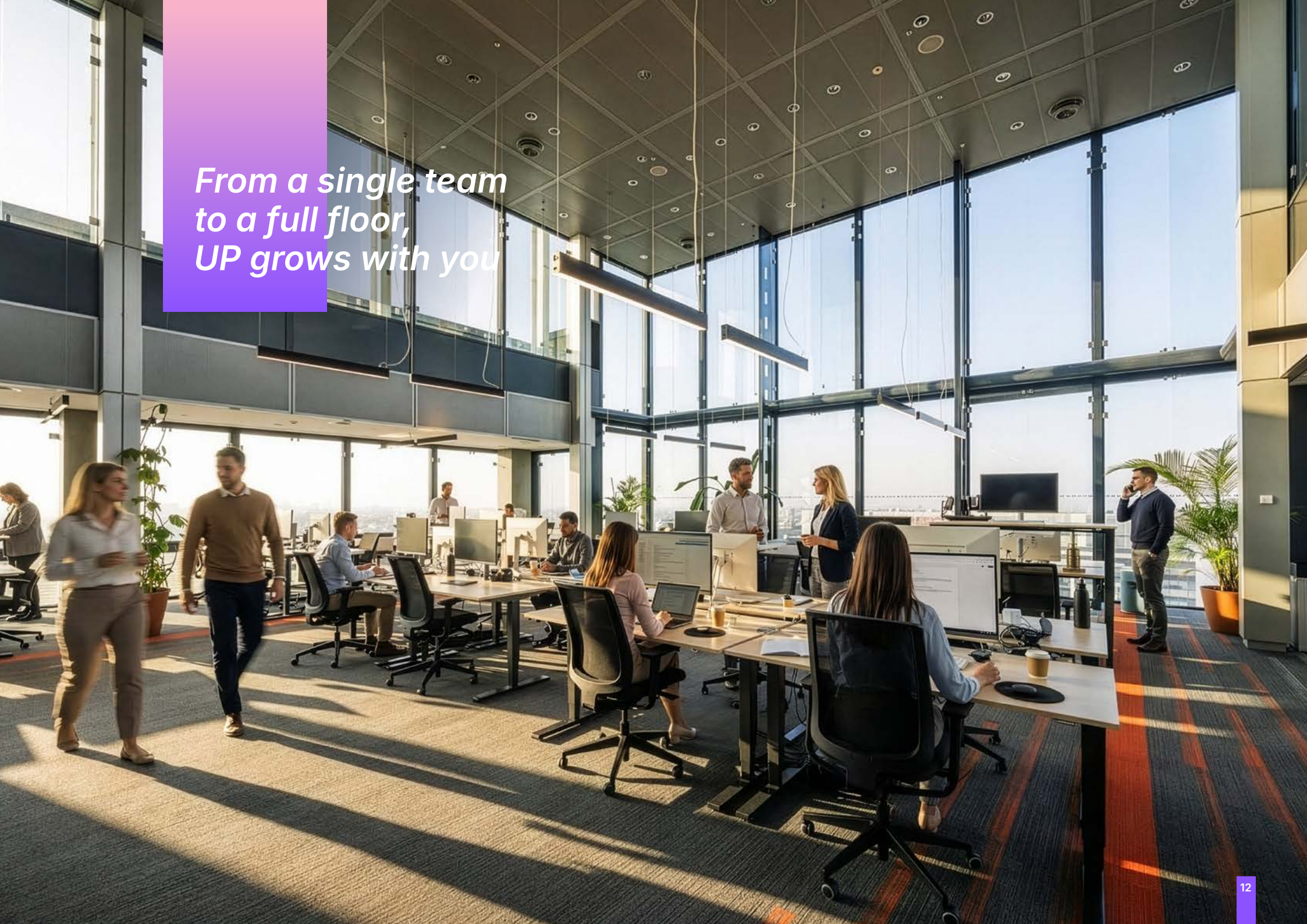
HIGH PERFORMANCE, SUSTAINABLE BY DESIGN

UP is designed to deliver a comfortable, efficient and future-proof working environment. Smart systems and sustainable solutions are fully integrated into the building, supporting both user wellbeing and long-term performance.

KEY FEATURES

- A++ energy label
- BREEAM "Very Good" and WELL "Gold" certified
- 100% green energy usage
- Gas-free system with ATES for heating and cooling
- Smart climate-control systems
- LED lighting integrated in climate ceilings
- Daylight correction with presence detection
- Electricity metering per tenant section

*From a single team
to a full floor,
UP grows with you*



YOUR SPACE

AVAILABLE NOW, READY WHEN YOU ARE

In total approximately 3,850 sqm VVO of office space is available for lease, distributed across multiple floors. From compact units to full floors, each level offers flexibility to match the scale and ambition of your organisation.

BUILDING LEVELS

Basement

Parking garage, directly connected to the building

Ground floor

Entrance, connecting UP to the city

First floor

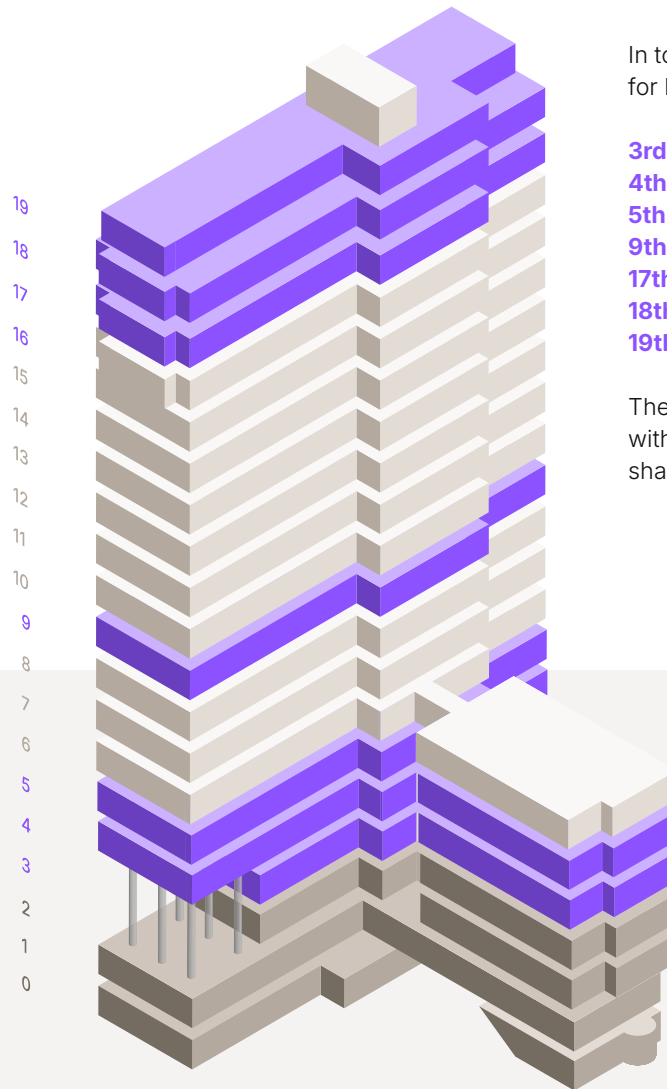
Reception, coffee bar and restaurant, the social heart of UP

Second floor

Shared meeting rooms for focus and collaboration

Upper floors

Flexible office spaces with views across the city and waterfront



In total approximately 3,850 sqm VVO of office space is available for lease within UP Office Building, divided across several floors.

3rd floor	approx. 341 sqm VVO	available immediately
4th floor	approx. 490 sqm VVO	available Q4 2026
5th floor	approx. 484 sqm VVO	available Q4 2026
9th floor	approx. 600 sqm VVO	available immediately
17th floor	approx. 950 sqm VVO	available Q1 2027
18th floor	approx. 946 sqm VVO	available Q1 2027
19th floor	approx. 39 sqm VVO	available Q1 2027

The above measurements have been determined in accordance with the NEN 2580 measurement standard and include a pro rata share in the building's common areas.

THE TERMS



PRICING

Rent price

€ 375 – € 425 per sqm LFA per year, excluding VAT

Service costs

€ 80 per sqm LFA per year, based on actual costs

Parking

1 space per 250 sqm of office space

€ 3,700 per space per year, excluding VAT

Located in the underground Piet Heingarage
(price level 2025)

GET IN TOUCH



Interested in UP and curious how it could work for your organisation?
We're happy to talk you through the possibilities and find the right fit.



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