



# THE WILLIAM

WATERFRONT OFFICES

[thewilliam.amsterdam](http://thewilliam.amsterdam)



A SYMBOL OF PROGRESS.  
A HUB OF CREATIVITY.  
A HOME FOR THOSE  
WHO BELIEVE IN THE  
UNLIMITED POSSIBILITIES  
THE FUTURE HAS  
TO OFFER.

WELCOME TO  
**THE WILLIAM**



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## THE WILLIAM

IMAGINE A MULTI TENANT OFFICE BUILDING THAT IS NOT ONLY A PLACE TO WORK, BUT ALSO A SOURCE OF INSPIRATION AND INNOVATION. YOU DON'T HAVE TO IMAGINE. THE WILLIAM IS LOCATED RIGHT ON THE EDGE OF WATERFRONT – A STONE'S THROW FROM THE RIVER AMSTEL. AN INVIGORATING ENVIRONMENT FOR THE MOST AMBITIOUS OF BUSINESSES.

This striking building is a fusion of glass, steel, wood and concrete, standing proud as a symbol of strength and innovation. With its robust design and nearly a mile of terraces, it exudes confidence and spawns new ideas and creativity.



## LIMITLESS

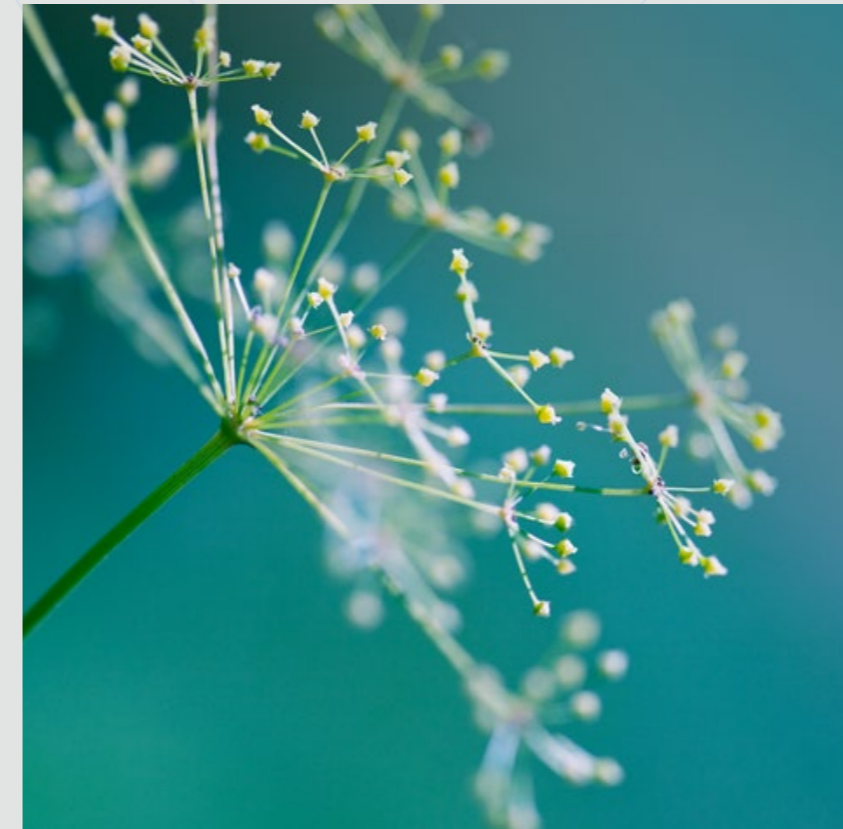
With its 13,222 m<sup>2</sup> of office space, spread over spacious floors starting at 1,000 m<sup>2</sup>, The William offers a working environment unlike you have ever seen. Each office has its own unique wrap around terrace to escape the hustle and bustle and enjoy breathtaking views of the city and the tranquil river Amstel.

On the large second-floor roof, the magic really comes alive. With its lush rooftop garden with multi-functional facilities, you won't find anywhere else quite like it in Amsterdam. Head to the lounge area to relax after a productive day, or the semi-

covered meeting room to bring your ideas to life. Perhaps most exciting of all is the multi-purpose sports field with fitness and yoga. Where you can burn off your energy and build up your team spirit.

The William is not just an office building. It's symbol of progress. A hub of creativity. A home for those who believe in the unlimited possibilities the future has to offer. Step inside and be wowed by the grandeur of The William, where work becomes an adventure in itself.

**Welcome to The William!**





All offices come with a wrap around terrace, for the ultimate indoor-outdoor experience.



## FASCINATING FACTS AND FIGURES



Located right on the water's edge – a stone's throw from the river Amstel;



Spacious office floors from approx. 1,000 m<sup>2</sup> lfa  
Total floor area of approx. 13,222 m<sup>2</sup> lfa;



Each office has a unique outdoor space, either a wrap around terrace (total approx. 2,210 m<sup>2</sup>);



Spacious roof garden (approx. 1,229 m<sup>2</sup>) with lounge area and multi-functional sports field with fitness and yoga options;



Over 50 m long wharf with terrace;



Beautifully designed central lobby;



Reception, meeting rooms and space for a café/lounge;



High-quality underground car park with excellent parking standards;



Bike storage, changing rooms and showers.





Vineyard food + Drinks on the ground floor.



## SUSTAINABILITY

The William sets new standards for sustainability and energy efficiency. With an energy label A+++, energy index BENG and a BREEAM "green" design certification with a rating of Very Good, the building is a prime example of how sustainability meets innovation.

One of the striking features of this office building is how it uses thermal energy storage. This technology allows the building to store excess heat or cooling and use it later, reducing energy needs and improving comfort for users.

Another sustainable aspect of The William is the fact that it will have no natural gas connection. Instead, it uses alternative energy sources, including 180 solar panels

installed on the roof to generate clean, renewable energy and reduce reliance on unsustainable energy sources.

What's more, The William qualifies for the prestigious WELL gold certificate, which recognises the focus on the health and well-being of users. The building has been designed to optimise air quality, natural light and acoustics, creating a healthy and productive working environment. This sustainable office building is not just an example of environmentally friendly design; it serves as inspiration for future buildings. It demonstrates that it is possible to create a comfortable modern working environment while minimising environmental impact.



Energy label: A+++



Energy index: BENG



BREEAM: "Green" Design certificate very good



WELL: Ambition Gold



Solar panels: 180



Green energy. Thermal energy storage



Smart preparations



Climate ceiling islands





Roof garden multifunctioneel sportveld met o.a. fitness en yoga mogelijkheden.



## ACCESSIBILITY OVERAMSTEL

Located inside of the A10 ring road, The William is easily accessible by car, public transport and bicycle. As the area has developed, so too has the infrastructure: Joan Muyskenweg and Spaklerweg are now directly connected by the Amstelstroom bridge, and Spaklerweg itself has been completely renovated ready for all future users.

**BY CAR** • The building is located just a few minutes off the A10 ring road and has its own car park.

**BY PUBLIC TRANSPORT** • Overamstel subway station is just 250 metres away on foot. Change at Centraal or Amstel station for rail, metro and tram connections to all other parts of the city and beyond.

**BY BIKE** • The William is easily accessible from the new Amstelstroomlaan bridge over the Duivendrechtsevaart canal. You can park your electric bike in the car park and charge it there.





## OVERAMSTEL

OVERAMSTEL IS TRANSFORMING FROM A FORMER INDUSTRIAL ESTATE INTO A RESIDENTIAL AND WORKING ENVIRONMENT. ITS HISTORY AND HERITAGE CAN STILL BE SEEN IN THE OLD BUILDINGS OF THE ZUIDERGASFABRIEK.

Yet the future is firmly in sight with the multiple new impressive residential complexes in Bajeskwartier and Amstelkwartier, as well as the new National Ballet Academy building around the corner.

The area is home to schools, restaurants, shops, sports clubs, harbours and stations. Overamstel metro station is just 250 metres away on foot and Amstel railway station is easily reachable too.

In the middle of this vibrant area stands The William, a unique robust-looking office building, located directly on the Duivendrechtsevaart canal.

M OVERAMSTEL



## SURROUNDING AREA

Overamstel has plenty of facilities, including hotels, bars and restaurants. It's not short of sports facilities either, with gyms, padel courts and more just around the corner.

### Hotels

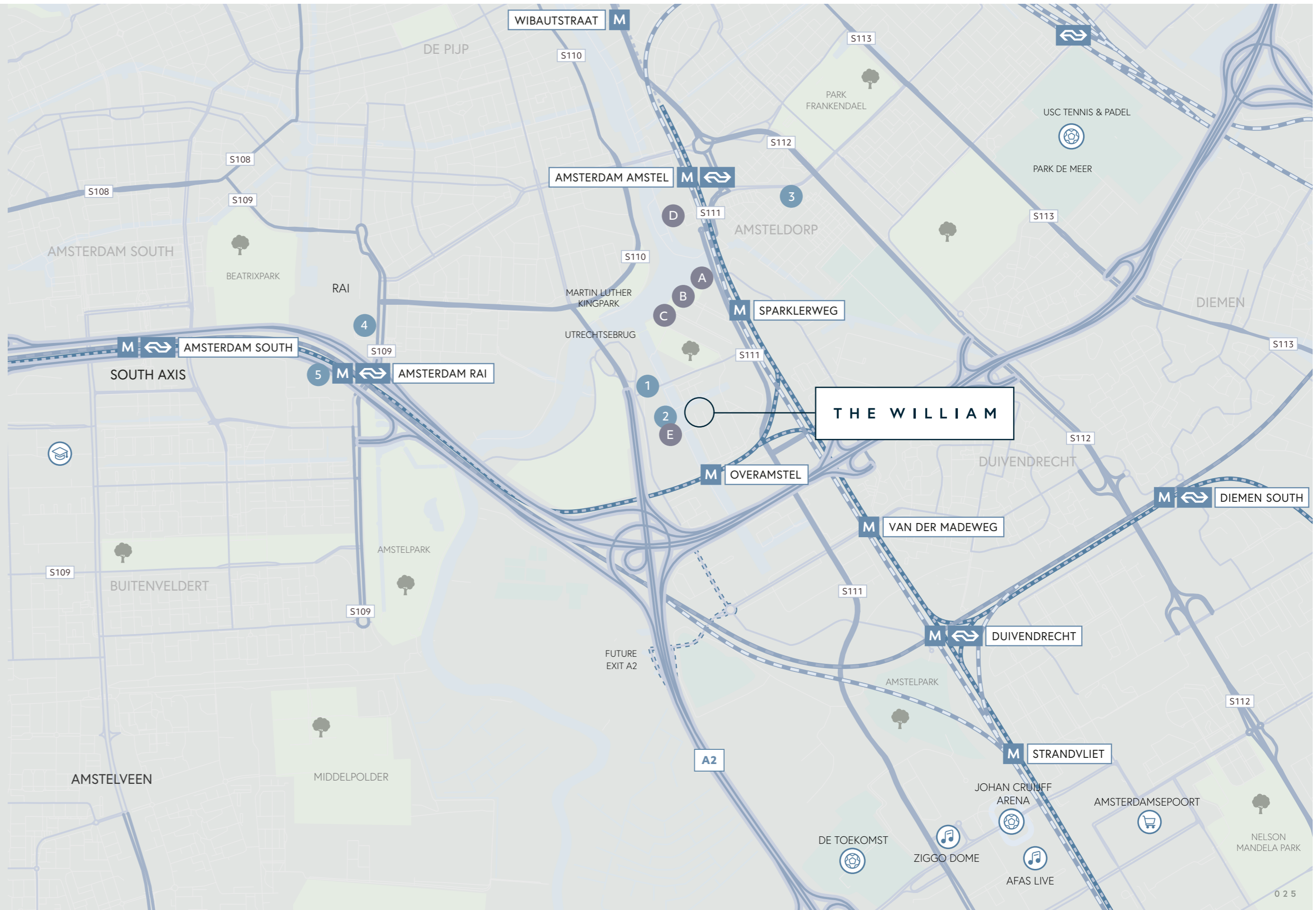
- 1 Mercure Hotel Amsterdam City
- 2 Van der Valk Amstel
- 3 Hotel V Fizeastraat
- 4 nhow Amsterdam RAI hotel
- 5 Van der Valk Hotel Zuidas

### Restaurants/bars

- A George Marina
- B L'Osteria
- C Café tHuis aan de Amstel
- D Ode aan de Amstel
- E Bar Moqum

### Stations

- Subway - Overamstel
- Subway - Spaklerweg
- Train/subway - Amsterdam Amstel
- Train/subway - Amsterdam Zuid





## LOCAL AMENITIES



**L'OSTERIA** • Feel like you're in a typical Italian osteria as soon as you step foot inside. A place where people meet to enjoy good food. [losteria.net](https://losteria.net)



**PEAKZ PADEL** • Play some padel at Peakz Padel, with lessons and club sessions. After a game, enjoy the vibrant hospitality area with drinks and snacks. [peakzpadel.nl](https://peakzpadel.nl)



**ODE AAN DE AMSTEL** • This café-restaurant has a gorgeous terrace beside the water. A place to escape the urban bustle and enjoy the tranquillity of the waterfront. [odeaandeamstel.nl](https://odeaandeamstel.nl)



**ZIGGO DOME** • Ziggo Dome is home to the best live events in the Netherlands. Enjoy concerts, world-famous artists and top sports events. [ziggodome.nl](https://ziggodome.nl)



**RUBY EMMA HOTEL & BAR** • This stylish boutique hotel overlooks the new Amstel quarter. With luxurious rooms, a welcoming atmosphere and a unique character. [ruby-hotels.com](https://ruby-hotels.com)



**SLOEP HUREN AMSTERDAM** • The best boats, sloops and saloon boats for hire in Amsterdam! A great way to see the city. [sloephurenamsterdam.nl](https://sloephurenamsterdam.nl)



**UTRECHTSEBRUG-MATRIN LUTHERKINGPARK** • Utrechtsebrug is the entrance to the Rivierenbuurt (400 m away). At the bottom of the bridge lies the Martin Luther Kingpark, known for the De Parade theatre festival.



**GEORGE MARINA** • George Marina is a restaurant nestled in a spectacular three-storey building, sitting right on the bank of the river Amstel, which feeds Amsterdam's iconic canals. [georgemarina.nl](https://georgemarina.nl)



The beautifully landscaped roof garden also has its share of facilities.



## EXAMPLE LAYOUTS

Stunning views and balconies running around the building make The William a real gem. With these balconies and the climate ceiling, there are plenty of options when it comes to planning your office layout – whether an open, closed or mixed format.



### Open layout

Workplaces: 68  
Flexible workplaces: 14  
Meeting places: 18



### Closed layout

Workplaces: 58  
Flexible workplaces: 4  
Meeting places: 22



### Mixed layout

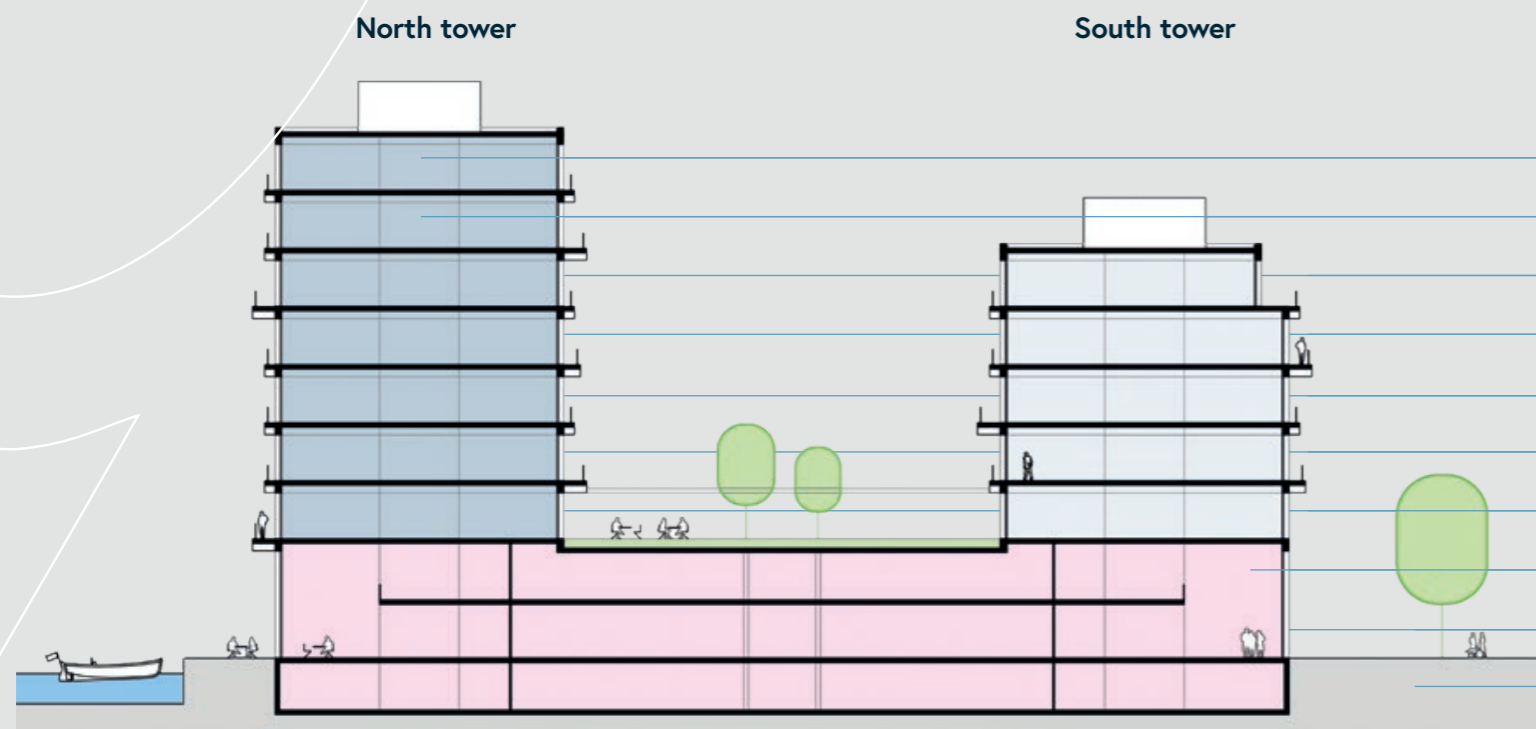
Workplaces: 61  
Flexible workplaces: 12  
Meeting places: 22



The unobstructed office floors enjoy wonderful natural light thanks to the large windows.

## AVAILABILITY

The William has a total of approx. 13,222 m<sup>2</sup> (total lettable floor area) available distributed across a basement and a 6-storey and 8-storey office building.



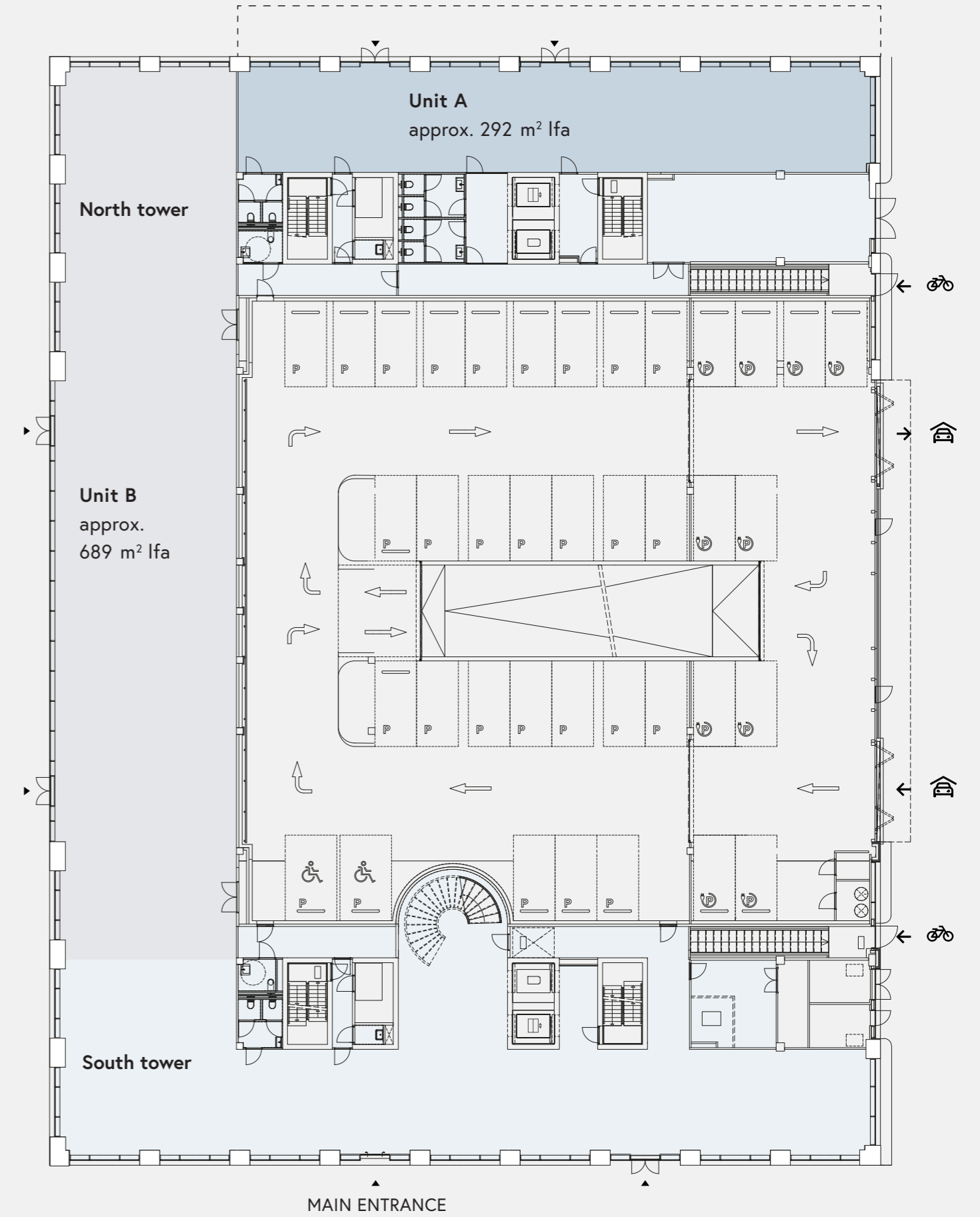
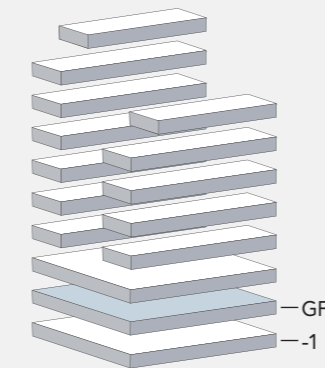
	North tower lfa	Outdoor space	South tower lfa	Outdoor space
8 <sup>th</sup> floor	approx. 834 m <sup>2</sup>	approx. 180 m <sup>2</sup>	-	-
7 <sup>th</sup> floor	approx. 915 m <sup>2</sup>	approx. 259 m <sup>2</sup>	-	-
6 <sup>th</sup> floor	approx. 1,036 m <sup>2</sup>	approx. 179 m <sup>2</sup>	approx. 931 m <sup>2</sup>	approx. 203 m <sup>2</sup>
5 <sup>th</sup> floor	approx. 1,036 m <sup>2</sup>	approx. 169 m <sup>2</sup>	approx. 1,036 m <sup>2</sup>	approx. 170 m <sup>2</sup>
4 <sup>th</sup> floor	approx. 1,036 m <sup>2</sup>	approx. 177 m <sup>2</sup>	approx. 1,036 m <sup>2</sup>	approx. 174 m <sup>2</sup>
3 <sup>rd</sup> floor	approx. 1,036 m <sup>2</sup>	approx. 165 m <sup>2</sup>	approx. 1,036 m <sup>2</sup>	approx. 170 m <sup>2</sup>
2 <sup>nd</sup> floor	approx. 968 m <sup>2</sup>	approx. 64 m <sup>2</sup>	approx. 907 m <sup>2</sup>	-
1 <sup>st</sup> floor	approx. 155 m <sup>2</sup>	-	-	-
Ground floor	approx. 292 m <sup>2</sup>	-	approx. 689 m <sup>2</sup>	-
Basement	approx. 133 m <sup>2</sup>	-	approx. 172 m <sup>2</sup>	-



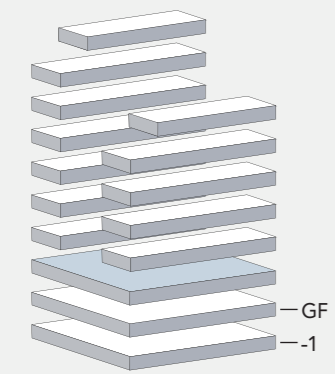
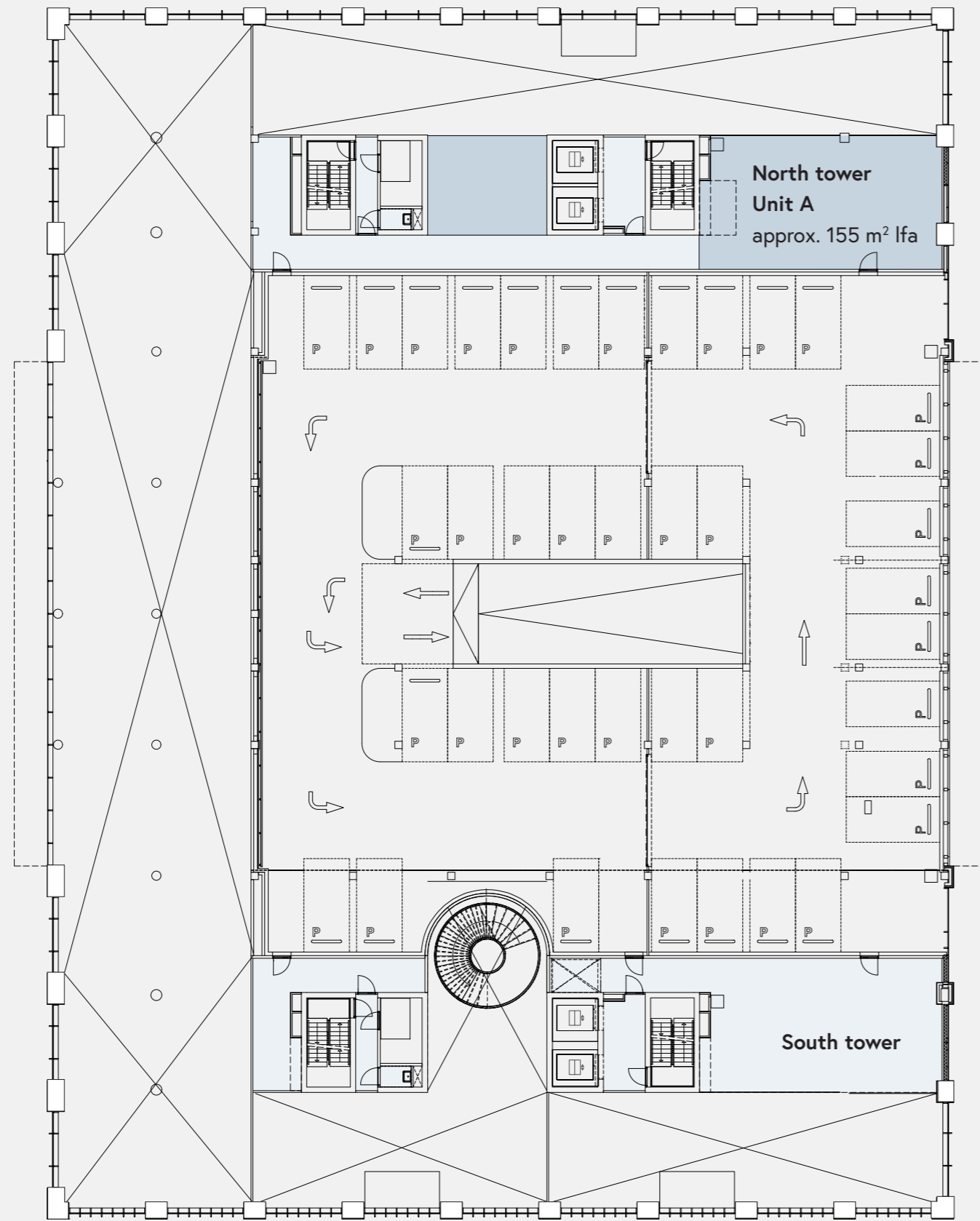
# FLOOR PLANS



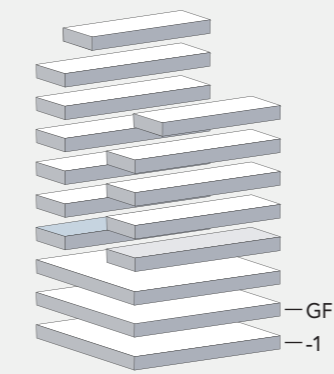
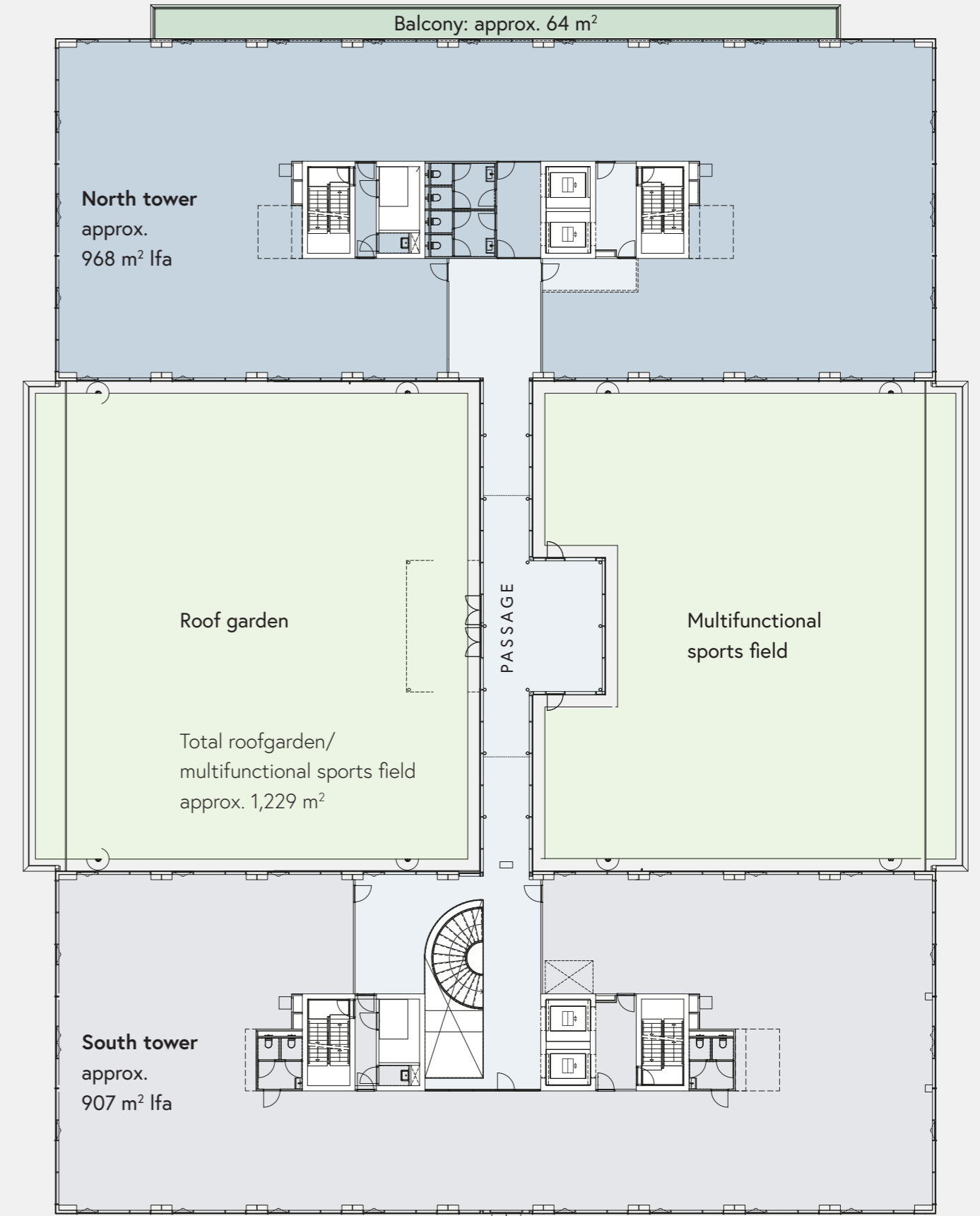
## Ground floor



1<sup>st</sup> floor



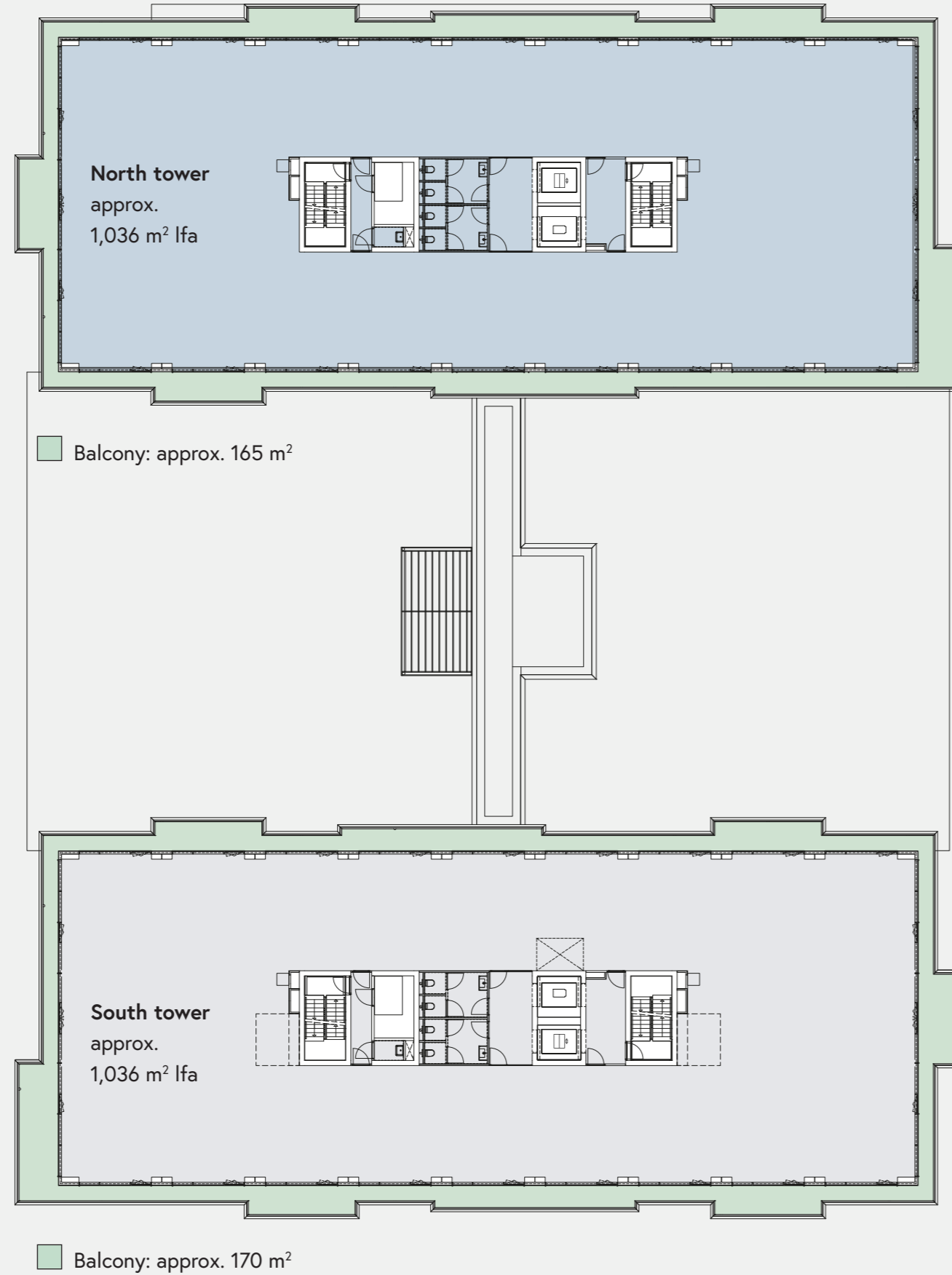
2<sup>nd</sup> floor



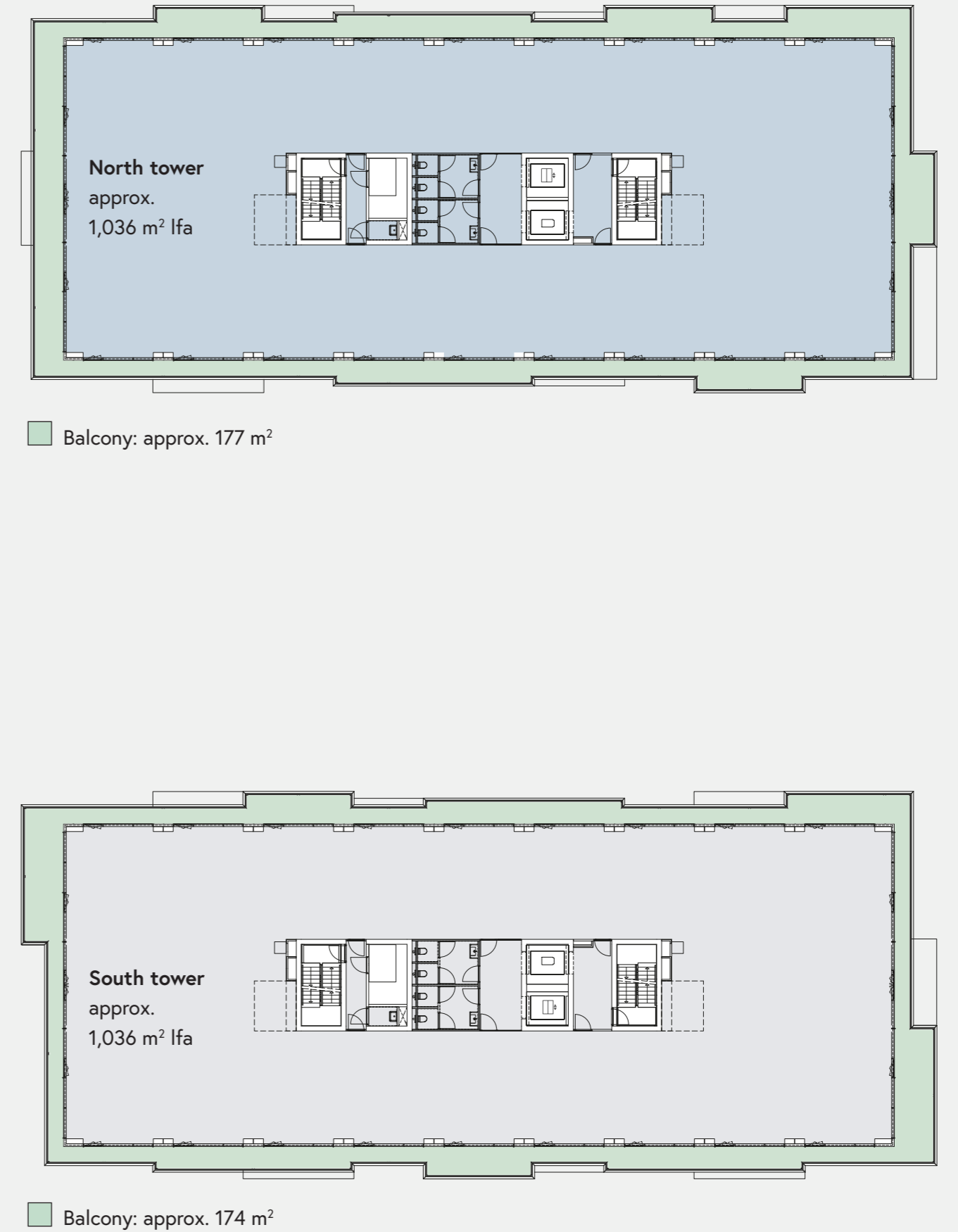


The passage between the North and South Tower, with the rooftop garden on the left and the multifunctional sports field on the right.

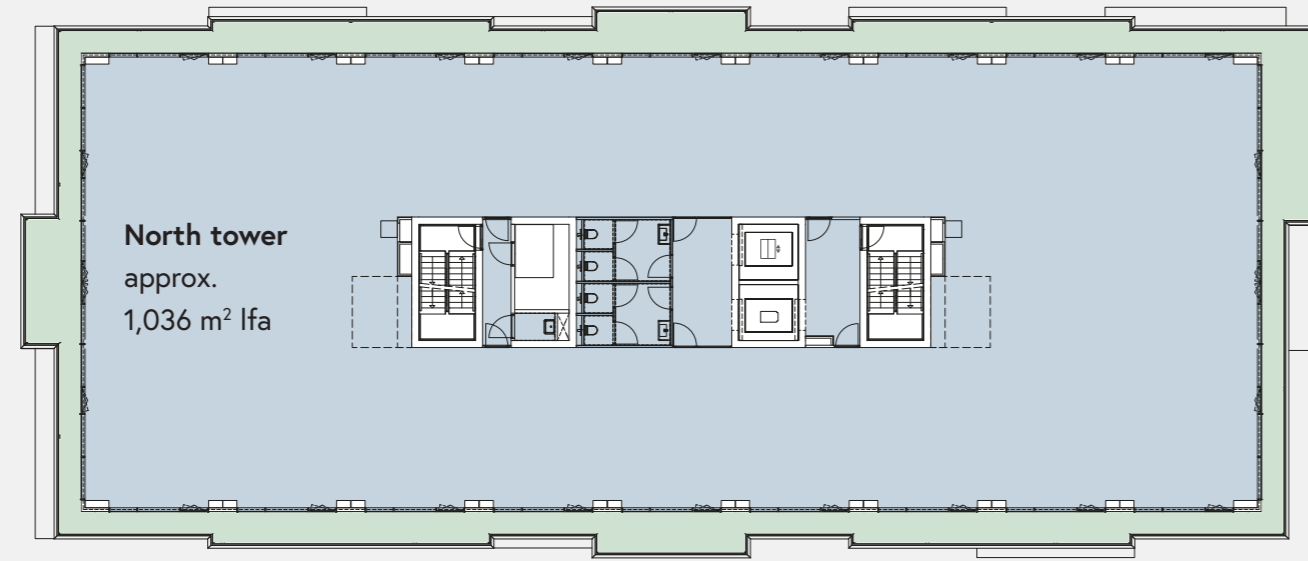
3<sup>rd</sup> floor



4<sup>th</sup> floor

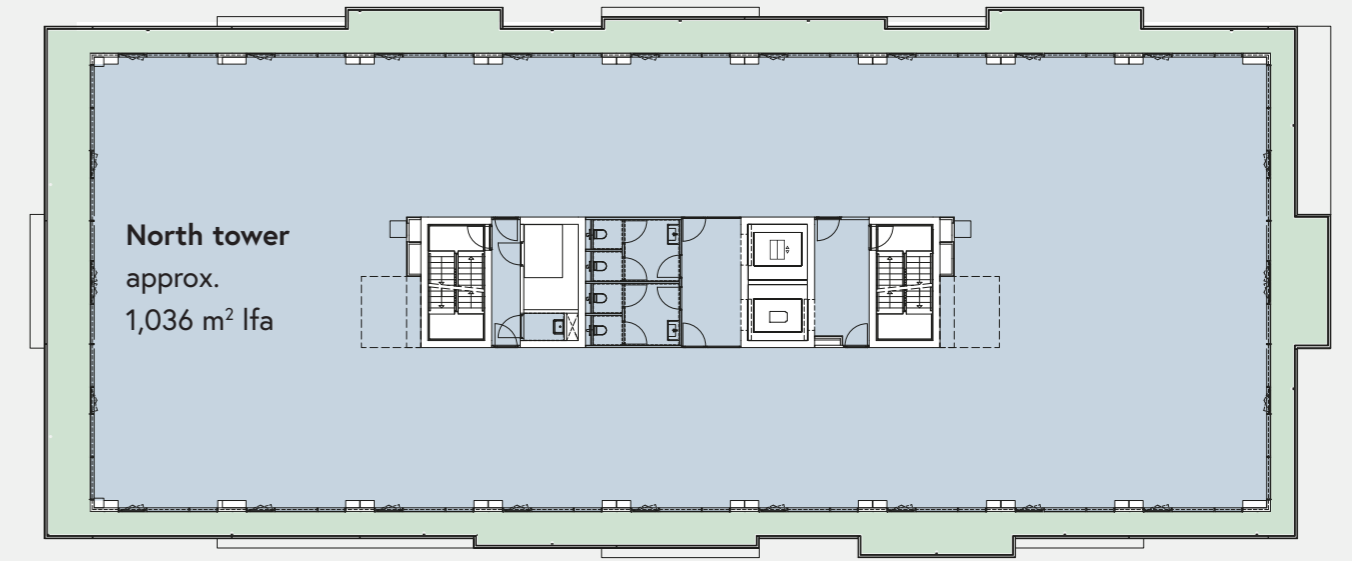


5<sup>th</sup> floor

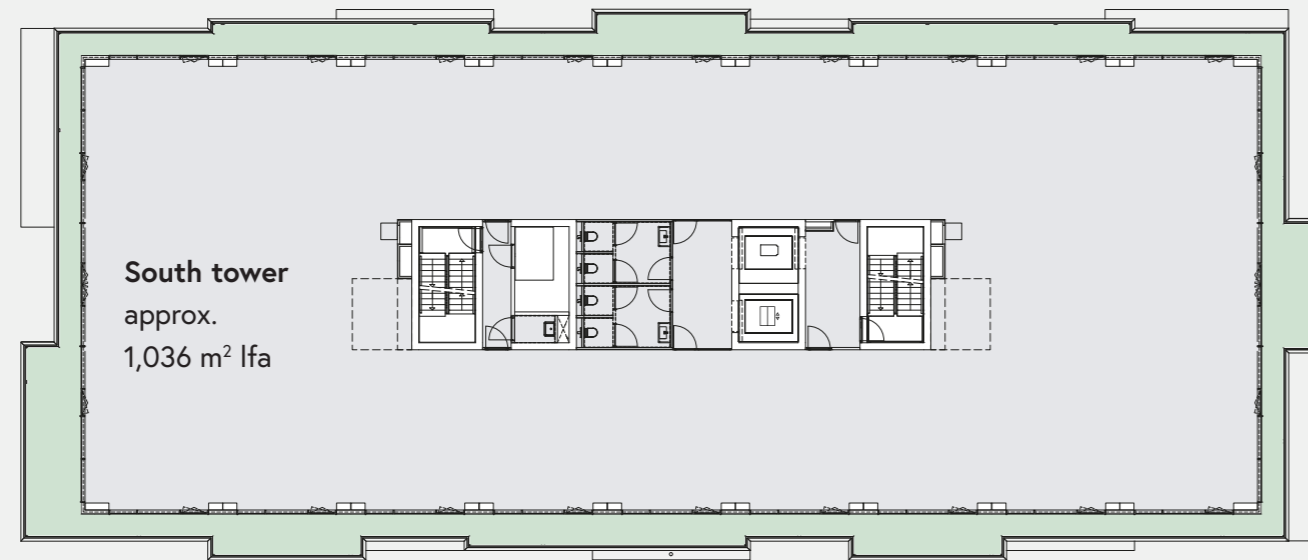
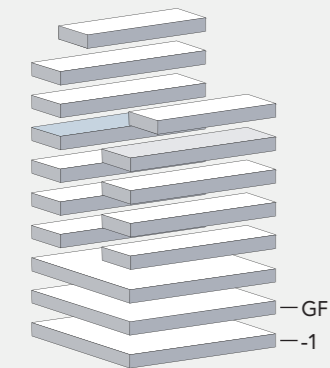


Balcony: approx. 169 m<sup>2</sup>

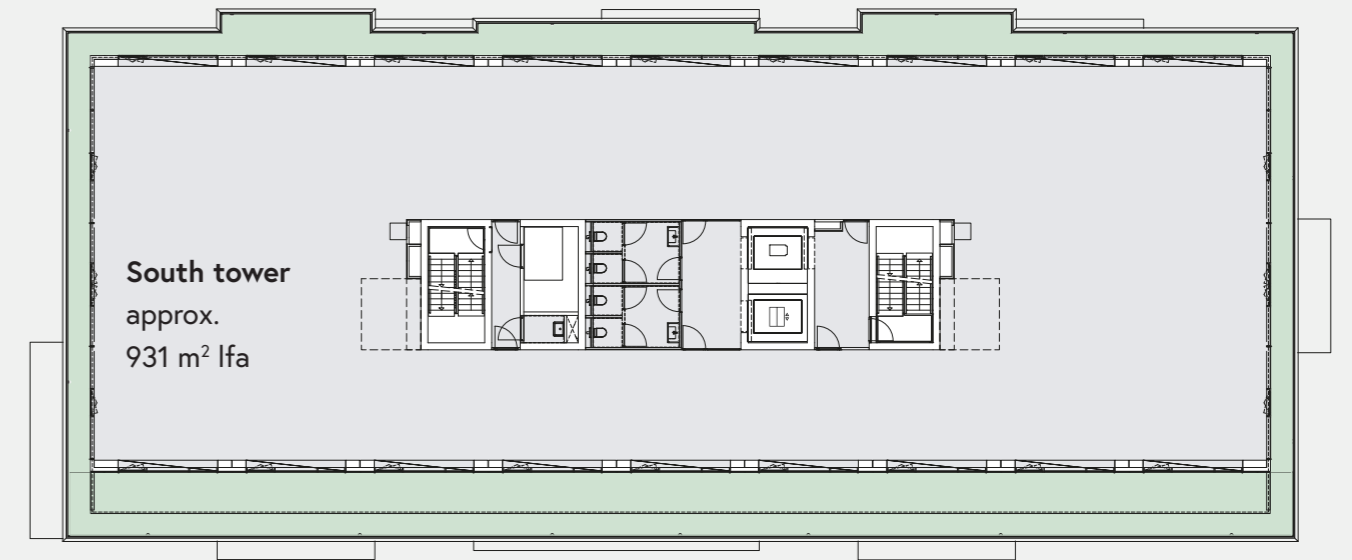
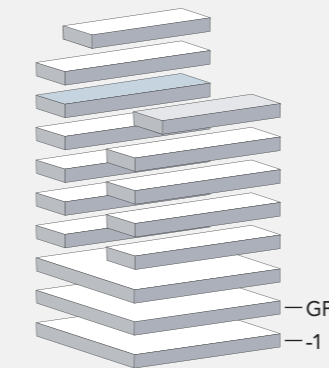
6<sup>th</sup> floor



Balcony: approx. 179 m<sup>2</sup>

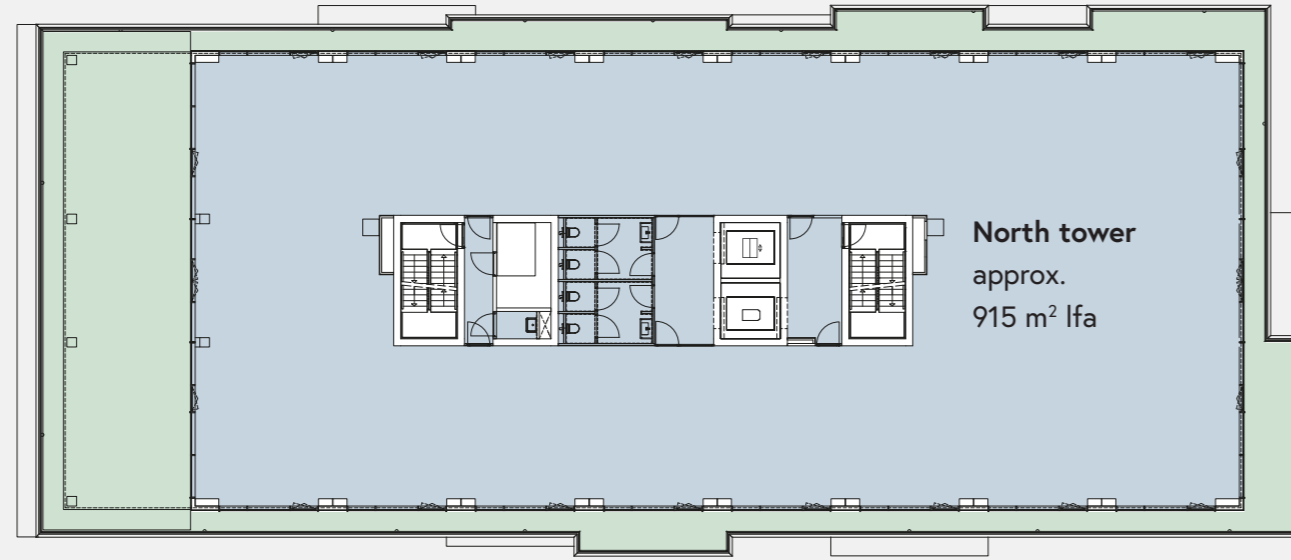


Balcony: approx. 170 m<sup>2</sup>



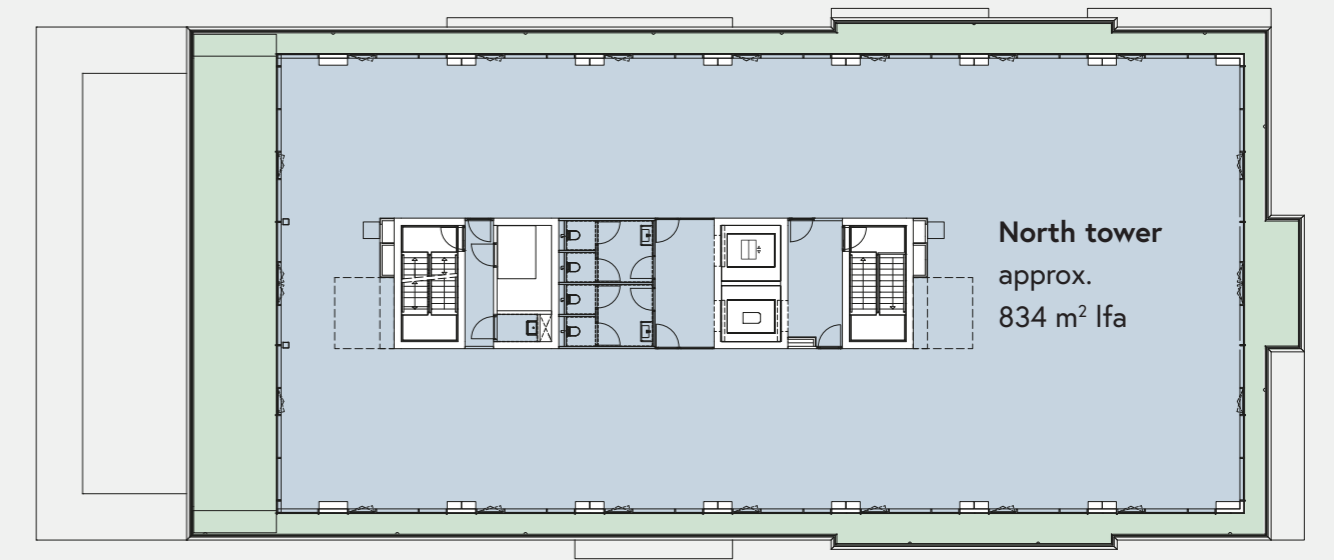
Balcony: approx. 203 m<sup>2</sup>

7<sup>th</sup> floor

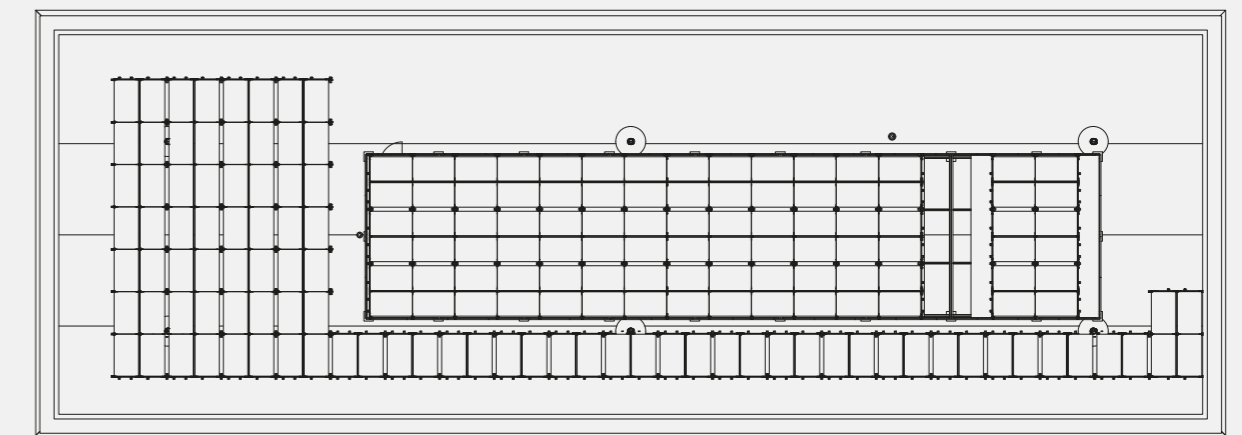
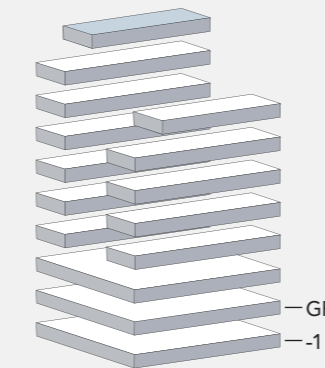
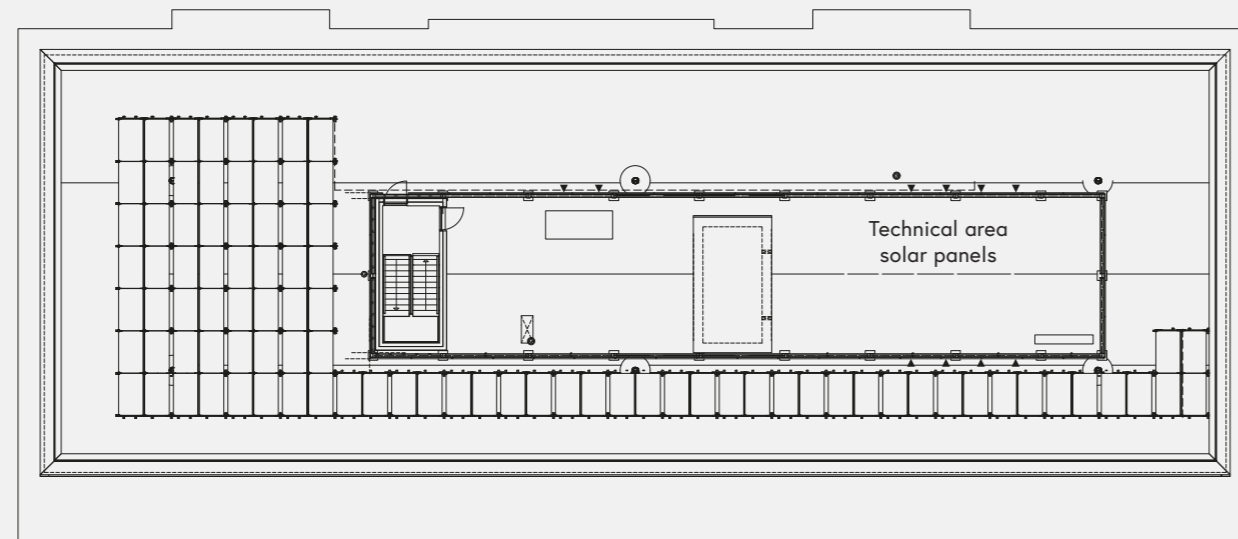
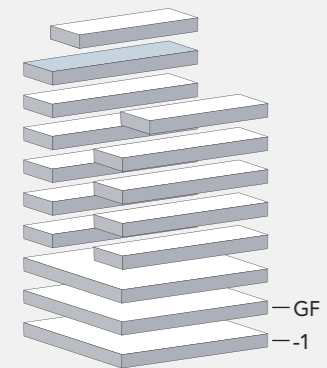


Balcony: approx. 259 m<sup>2</sup>

8<sup>th</sup> floor

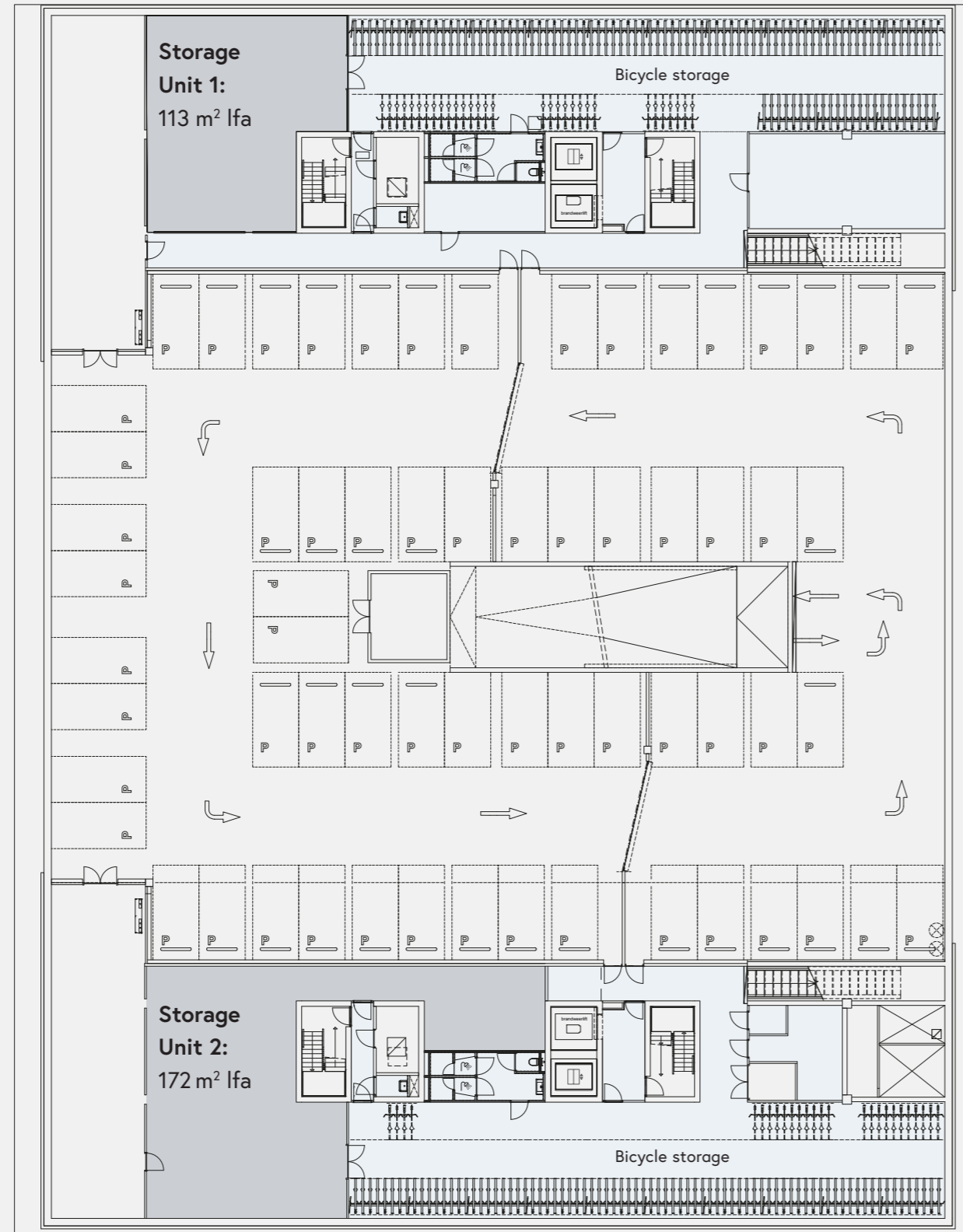
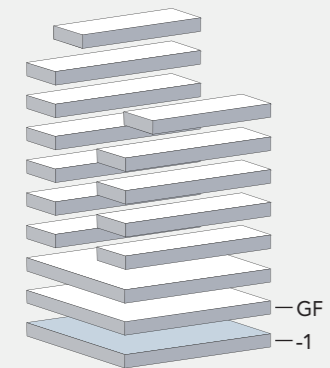


Balcony: approx. 180 m<sup>2</sup>





### Basement



## TECHNICAL SPECIFICATIONS

### GENERAL

**Address:** \_\_\_\_\_ Willem Fenengastraat 16  
**City:** \_\_\_\_\_ Amsterdam  
**No. of floors:** \_\_\_\_\_ 10, including 1 basement  
**Total floor area:** \_\_\_\_\_ 19,833 m<sup>2</sup>  
**Lettable floor area:** \_\_\_\_\_ 13,222 m<sup>2</sup>

### SUSTAINABILITY

**Energy label:** \_\_\_\_\_ A+++  
**Energy index:** \_\_\_\_\_ BENG  
**BREEAM:** \_\_\_ "Green" Design certificate very good  
**WELL:** \_\_\_\_\_ Ambition Gold  
**Energy type:** \_\_\_\_\_ Green energy  
 (heat storage). No natural gas.  
**Solar energy:** \_\_\_\_\_ 180 panels

### OUTDOOR AREAS

**Continuous wrap around terrace area on each floor:** \_\_\_\_\_ 1,938 m<sup>2</sup>  
**Roof garden (second floor):** \_\_\_\_\_ 1,229 m<sup>2</sup>  
**Waterfront terrace (ground floor):** \_\_\_\_\_ 200 m<sup>2</sup>  
**West side terrace (ground floor):** \_\_\_\_\_ 333 m<sup>2</sup>  
**Potential city-facing roof terrace:** \_\_\_\_\_ 135 m<sup>2</sup>  
 (8<sup>th</sup> floor)

### PARKING

**No. of car parking spaces:** \_\_\_\_\_ 140 spaces  
 (spread across underground, ground floor and upper floor areas)  
**Type of parking:** \_\_\_\_\_ Indoor  
**No. of bike parking spaces:** \_\_\_\_\_ 425 spaces  
 Incl. electric chargers for cars.

### ACCESS AND SECURITY

Electronic access system, intercom system, anti-break-in system, CCTV system.

### VERTICAL TRANSPORT

**Elevators:** \_\_\_\_\_ 4  
 (capacity per elevator: 1,850 kg, 18 persons)  
**Stairwells:** \_\_\_\_\_ 4

### STRUCTURAL SPECIFICATIONS

**Ceiling height (ground floor):** approx. 7,000 mm  
**Ceiling height (office floors):** \_\_\_\_\_ 2,900 mm  
**Facade modular sections (per section):** 5,400 mm  
**Division options (per section):** \_\_\_\_\_ 1,800 mm  
**Doors to balconies:** \_\_\_\_\_ 1 for every 5,400 mm  
**Floor load (offices):** \_\_\_\_\_ 4.0 kN/m<sup>2</sup>  
**Occupancy category:** \_\_\_\_\_ 10 m<sup>2</sup> per person.

### SANITARY FACILITIES

**Toilets:** Each floor has 4 toilet rooms for shared use.  
**Showers:** Shower facilities are available in the basement near the bike shed.

### EXTERNAL WALL FINISHES

**Wall finish type:** Aluminium elements, Petrarca reconstituted stone panels and aluminium window frames.  
**Percentage of window area:** Ground floor approx. 84%, upper floors approx. 48%.

**Open windows:** 1 open window/door for every 5,400 mm.

**Balconies:** Concrete floors and wooden ceilings.  
**External blinds:** Installed on south facade.

### INTERNAL WALL FINISHES

Walls: the core, entrance and corridor walls have a smooth stucco finish and are painted (RAL 9016). The external walls in the leased area have a concrete finish.

### FLOORING

The entrance and corridor floors are finished with Marazzi floor tiles. The leased areas on the ground floor come with screed. The leased areas on the first floor and above have a raised floor.

### PARTITION WALLS

Tenants can install partition walls within the leased area at their own expense and risk. The lessor has drawn up installation requirements for these, in particular with regard to mounting on the aluminium window frames.

### ELECTRICAL SYSTEM

**Length of electricity meters:** 1 intermediate metre per floor.  
**Type of cable ducts:** To be installed in raised floor at tenant's expense; no cable ducts under the raised floor.

**Type of electrical sockets:** To be installed in a raised floor at tenant's expense. Facilities under the floor ready for connection.

### LIGHTING

**Type of lighting:** \_\_\_\_\_ LED  
**Lighting level in office area:** \_\_\_\_\_ 500 lux  
**Lighting level in corridors/entrance hall:** 200 lux  
**Motion detectors**  
**Daylight-dependent operation**

### FIRE SAFETY

**Offices:** Type A non-automatic fire detection and evacuation system.  
**Car park:** Type B automatic fire detection and evacuation system.

### VENTILATION

**Type of ventilation:** Constant flow, supplied through concealed grid in climate ceilings.  
**Compartmentalisation options:** Every 3,600 mm (every 5,400 mm in some parts).  
**Fresh air volume:** 60 m<sup>3</sup> per hour per office space (1 person/10 m<sup>2</sup>).

### COOLING

**Type of cooling:** Climate ceiling with low-temperature heating/high-temperature cold water pipes and underfloor heating/cooling in the entrance hall. Energy-efficient high-temperature cooling/low-temperature heating via CHP system.

**Type of control:** Climate can be controlled using the control panel on each floor or a smartphone app.  
**Partitioning options:** every 3,600 mm (every 5,400 mm in some parts), with system adjustments. Systems can be adapted at tenant's expense.

**Type of generation:** 2x mono long-term energy storage sources (hot and cold) in the ground (capacity 40 m<sup>3</sup>/h per well). Combined with 2 heat pumps of 200 kW each. A further 2 heat pumps of 110 kW each are installed on the roof to cover peak demand. Supplemented by 2 electric boilers of 80 kW. Cooling capacity internally 35 W/m<sup>2</sup> (7 W/m<sup>2</sup> lighting, 8 W/m<sup>2</sup> people, 20 W/m<sup>2</sup> equipment).

### HEATING

**Type of heating:** Climate ceiling with cooled water pipes and underfloor heating/cooling in the entrance hall. Energy-efficient low-temperature heating.

**Type of control:** Climate can be controlled using the control panel on each floor or a smartphone app.

**Partitioning options:** Every 3,600 mm (every 5,400 mm in some parts), with system adjustments. Systems can be adapted at tenant's expense.

**Type of generation:** 2x mono long-term energy storage sources (hot and cold) in the ground (capacity 40 m<sup>3</sup>/h per well). Combined with

2 heat pumps of 200 kW each. A further 2 heat pumps of 110 kW each are installed on the roof to cover peak demand. Supplemented by 2 electric boilers of 80 kW.

### RAISED FLOOR

**Height under floor:** \_\_\_\_\_ 112 mm  
 Finish in carpet or PVC tile.  
**Specified height of floor finish:** \_\_\_\_\_ 15 mm  
**Floor screed installation:** Floor screed must be installed such that it can be removed without damaging computer floor tiles.





## CONTACT

For more information or a no-obligation viewing, please contact one of the brokers:

# CBRE

+31 (0)20 626 2691  
nlagency@cbre.com

# 1530

- REAL ESTATE -

+31 (0)20 308 1530  
info@1530.nl

# DRIS

+31 (0)20 640 52 52  
info@drs.eu

A development of:

# N

NIJVEST  
BRICKS + BYTES

+31 (0)88 030 40 66

### DISCLAIMER

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Design and realisation: BGMW





# THE WILLIAM

WATERFRONT OFFICES

Willem Fenengastraat 16 - Amsterdam  
[thewilliam.amsterdam](http://thewilliam.amsterdam)