

PLUG INTO GROWTH



the warehouse

LEVEL UP YOUR
WORKSPACE





THE WAREHOUSE	4
---------------	---

LOCATION	11
----------	----

OPTIONS	17
---------	----

SUSTAINABILITY	22
----------------	----

CONTACT	23
---------	----



UNPACK YOUR FUTURE

Inspired by heritage, designed for what's next. The Warehouse. A workplace accelerating the future on the Nieuwevaart 5, in the heart of Amsterdam. Where trade and shipping once set the pace, creativity, tech and innovation now take the lead. This historic warehouse, transformed with its industrial character intact, is where you can work on what's next.

A building designed for a work culture that is not only efficient, but also meaningful and people-centred. Light, space and calm flow through every floor. A sense of community and belonging is tangible in the areas created for meeting and connection.

NIEUWEVAART 5, 1018 AA AMSTERDAM

ORIGINALLY BUILT IN 1869

7,006 SQM SURFACE AREA (IN UNITS FROM 1,000 SQM)

6 FLOORS



HIGH-QUALITY REDEVELOPMENT



The Warehouse blends heritage character with contemporary Grade-A office space. The building was completely renovated and crowned with a penthouse floor in 2019. Across 7,006 sqm, flexible units are available from around 1,000 sqm upwards. Sustainability is built in, with a BREEAM-NL In-Use “Excellent” rating and EPC A+++.

The ground floor sets the tone; a lively, people-focused space with a staffed reception, coffee bar, restaurant and gym with locker rooms. Secure bike storage and 41 gated parking spaces are part of the same thoughtful design, making arrival as smooth as the working day itself.

Each floor offers exposed ceilings with integrated climate control, openable windows, meeting rooms, pantries and focus spaces. Every element is created to support clarity, flow and focus.







Facilities

RECEPTION

COFFEE BAR

COMPANY RESTAURANT

GYM, INCLUDING SEPARATE CHANGING ROOMS

DRYING ROOM

COVERED BICYCLE PARKING

EXCLUSIVE PARKING SPACE



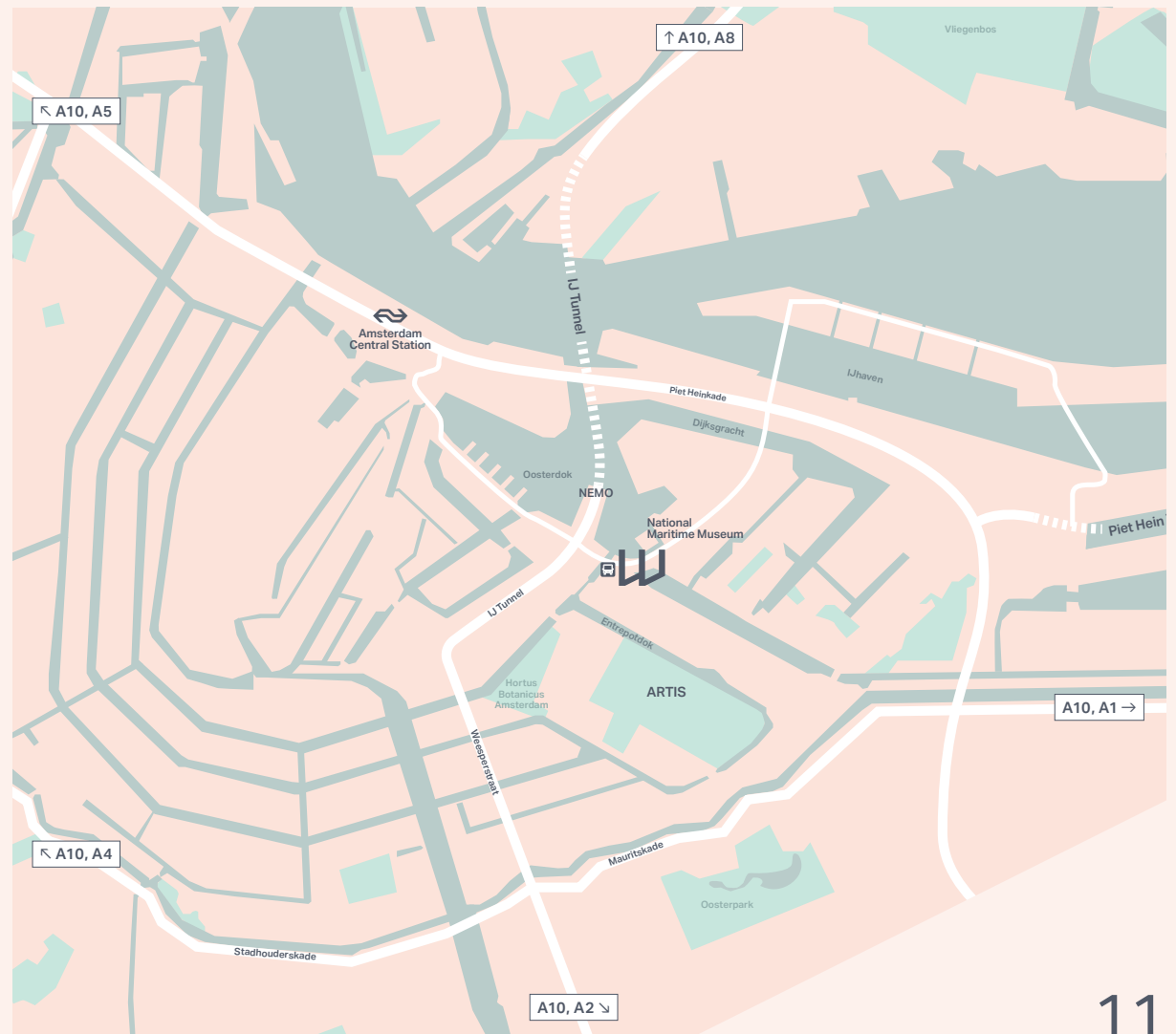
LOCATION AND VIEWS

Good neighbours make a great community; and that is very much true here. The Warehouse sits at the heart of Amsterdam's largest tech hub, surrounded by leading tech companies such as Booking.com, Meta, SnapChat, TomTom, Just Eat Takeaway, Indeed and Backbase. As well as quality lifestyle brands such as Patagonia and Dyson.

The neighbourhood is alive with culture and energy; the National Maritime Museum, ARTIS Zoo and NEMO Science Museum are just around the corner. Lively restaurants and cafés such as Entrepot and Café Kadijk make lunch or after-work drinks effortless, and hotels are nearby for visiting guests.

Altogether, excellent qualifications. And it gets even better. Slightly off the beaten track yet located in Amsterdam's historic centre and exceptionally well-connected, The Warehouse is truly one of a kind. Every five minutes, a bus from Central Station stops right in front of the office, an OV-bike from Amsterdam CS gets you here in minutes, and the Waterlooplein metro station is nearby. The Piet Hein Tunnel and IJ Tunnel provide direct links to the A10, A9 and A5. The Warehouse is strategically located within a network that seamlessly connects the city, the region and the airport.

Inside, the office floors offer sweeping views over the city and the water, adding light and a sense of connection to every working day. This location puts your team at the centre of innovation, creativity and opportunity. A place where ideas are inspired by the city's history and fuelled by its future.



Accessibility & Parking

The Warehouse is easy to reach by car, bike and public transport. Amsterdam Central Station, trams and buses are just a short walk away, making commuting simple for teams and visitors. Cyclists have access to a spacious covered bike park and a drying room for wet gear. Drivers benefit from 41 secure parking spaces next to the building, protected by a gate and keycard access. Located on Nieuwevaart, the building also connects quickly to the A10 ring road and IJ Tunnel. This rare mix of central location, excellent public transport links and dedicated on-site parking means smooth arrivals and departures.











OFFICE SPACE OPTIONS



The Warehouse provides turn-key office floors, ready-made for momentum. Each level comes with a high-quality fit-out: meeting rooms, pantries, call and focus booths and informal breakout spaces.

The flexible layout allows you to shape the space around your organisation's growth; whether you're a scale-up on the rise or a company with bold ambitions. Exposed ceiling structures, natural materials and refined finishes give each floor a distinctive character and a sense of energy. The fourth floor is the showcase: a chance to see how design precision, spatial clarity and a rhythm of work settings create an environment where ideas move fast, and teams thrive.

5TH FLOOR	662 SQM
4TH FLOOR	1.321 SQM
3RD FLOOR	1.321 SQM
2ND FLOOR	1.319 SQM
1ST FLOOR	1.308 SQM
GROUND FLOOR	1.074 SQM



The fourth floor is The Warehouse's showcase; the defining experience of what this building can make possible.

Here, open work areas, meeting rooms and informal zones are composed to create flow and energy. Exposed ceilings, natural materials and panoramic views bring light and spaciousness into every corner. The layout is fully adaptable: from a warm shell delivery to a complete turn-key solution with bespoke furniture and refined finishes. Meeting rooms and the pantry are ready for use, making this floor perfect for presentations, team sessions and conversations with future tenants. The design sparks interaction and drives collaboration, while quiet zones support deep focus. This is where The Warehouse shows how space can accelerate ideas and turn ambition into action.







SUSTAINABILITY

Sustainability is a core commitment at The Warehouse. The building was completely transformed in 2017, dramatically cutting energy consumption and creating a healthy indoor climate through climate islands, openable windows and efficient ventilation.

Existing elements were reused wherever possible and paired with new materials such as Unilin Master Oak and beton ciré, resulting in a timeless, circular design. In 2019, a distinctive penthouse floor was added, completing the revitalisation. With its BREEAM-NL In-Use “Excellent” certification and EPC A+++ rating, The Warehouse sets a new benchmark for responsible redevelopment. More than just a workplace accelerating the future, it stands as a long-term commitment to a more sustainable city.

BREEAM-NL IN-USE “EXCELLENT” CERTIFICATION

EPC A+++ RATING

MEET THE AGENTS

Explore what's next. Get in touch with our agency team for details, a tour or to discuss your plans. Your next workplace begins here.

DRS Makelaars

Amsteldijk 194
1079 LK Amsterdam
www.drs.eu

Thomas van der Heijden
thomas@drs.eu
06 53 99 99 65

Frederik Muller
frederik@drs.eu
06 53 99 99 20

the warehouse . amsterdam



LEVEL UP YOUR
WORKSPACE