

OKU

OFFICE



A PRIVATE PLACE IN A LIVELY WORLD

OKU Office is an exciting office development set close to the heart of Amsterdam, forming part of a broader scheme of development in the historic Fashion District of the city. The development creates an exclusive, intimate office space with a personal touch. A space that promotes creativity and interaction between people; a dynamic backdrop for business to flourish.

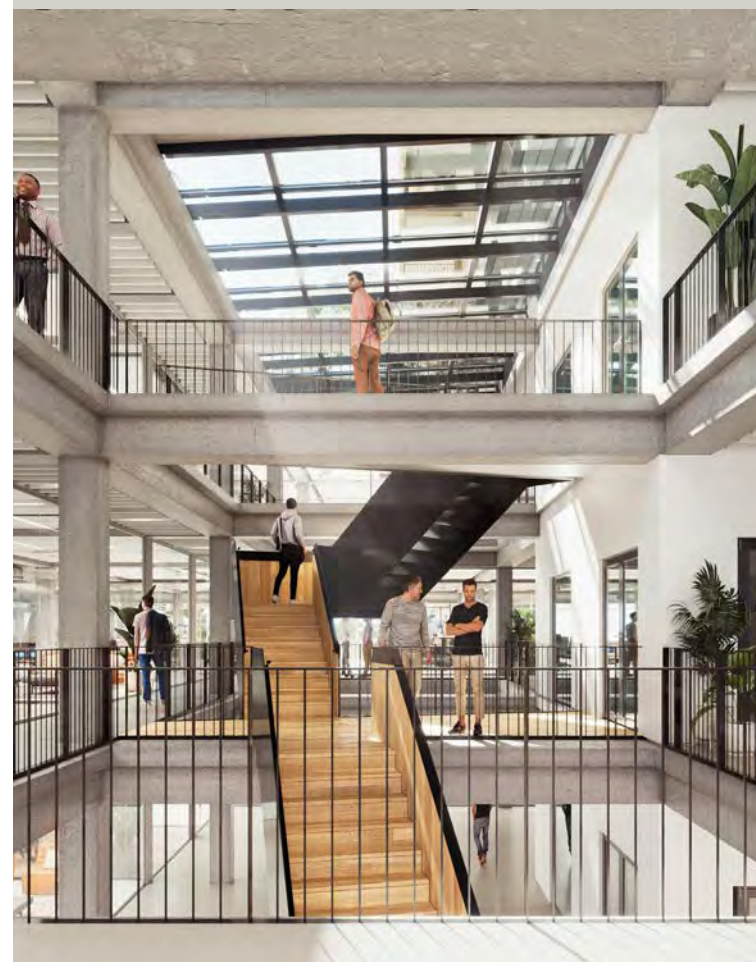
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OKU Office is characterised by its open, light space and connectivity between floors that bring harmony and cohesion. Allowing contact between people where needed to share ideas but also allowing private space to work alone. The best of both worlds.



3



The atrium at the center of the building enhances the light and openness of the floors and leads up to a tranquil and inviting rooftop garden.



The ground floor incorporates a modern showroom/experience center, offering an exclusive opportunity to showcase your products and create a branded showroom in an attractive and inspiring setting.



- Ground floor
- 709 sqm LFA flagship opportunity
- Adjacent/bordering to the commercial square
- Easy access via double glass doors
- High visibility



AMSTERDAM

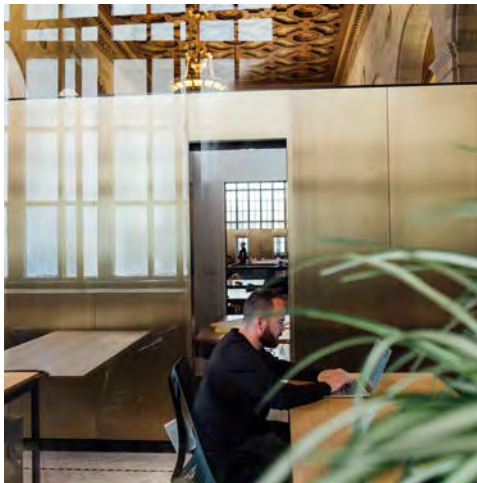
OKU
OFFICE



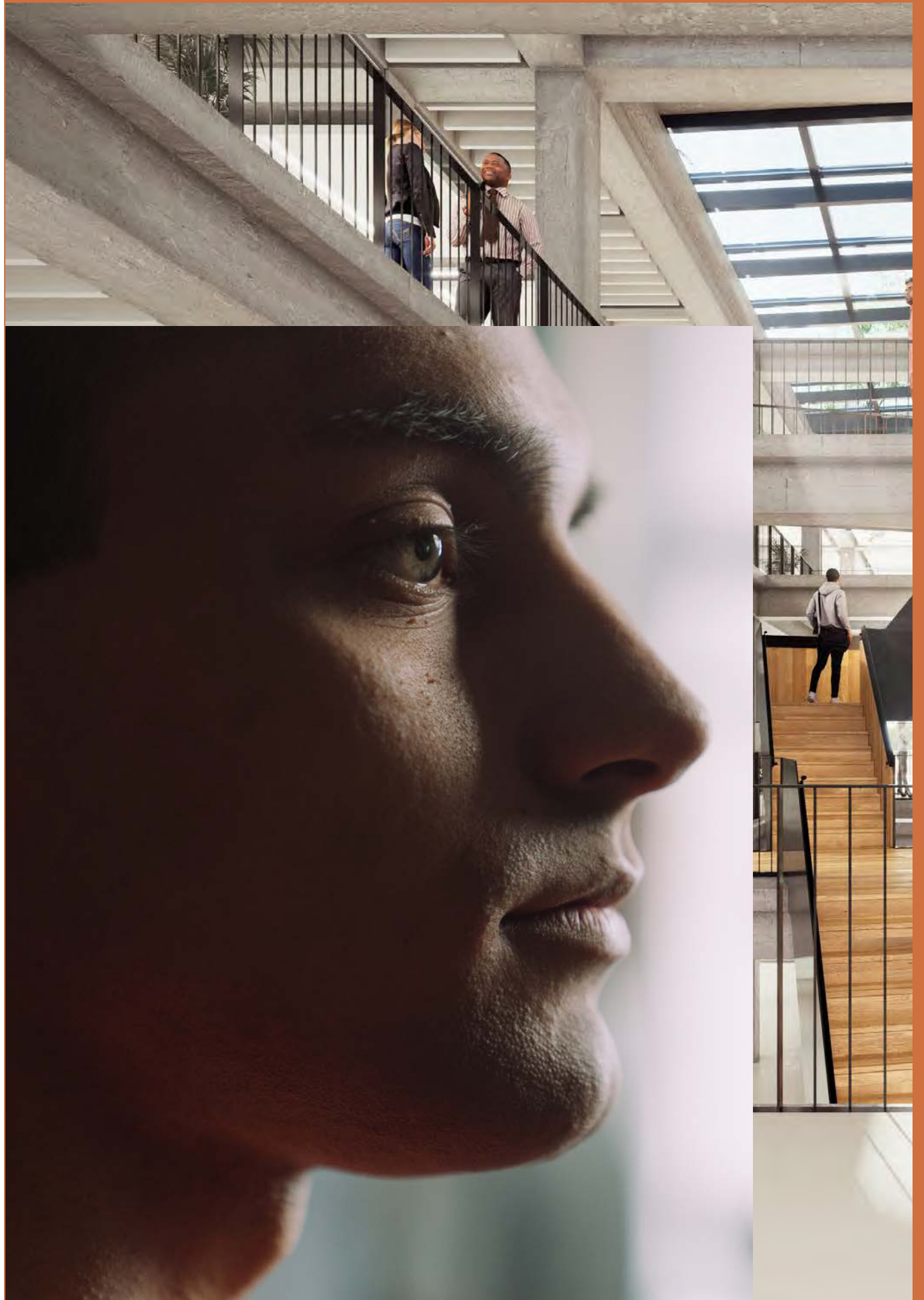
The rooftop garden provides the crowning feature atop OKU Office, a perfect way to combine indoor and outdoor space within the same development. The garden provides an ideal view over surrounding waterways, greenery and the city life below in the streets and the main square.

5

NEW
GEN
HIDDEN



A three dimensional space is only revealed as one moves through it. As you move through a space there is always something in front, and human curiosity dictates that people keep moving forward and search deeper. This need to search deeper is the concept of OKU.





6,679 sqm LFA
of office space



40 x 40 m
floor size



709 sqm LFA showroom/
experience center



46 parking
spaces



108 bike
parking spaces



Rooftop
garden



BREEAM
Excellent Ambition

FACTS & FIGURES

Situated close to station Amsterdam Lelylaan and the A10 ring road, OKU is ideally located to support travellers from all locations.



2

Minutes

By car to ring road A10



3

Minutes

Walk to station Amsterdam Lelylaan for train, metro and bus



5

Minutes

By train to Schiphol Airport or 10 minutes by car



10

Minutes

Bike ride into the city center



45

Minutes

By train to The Hague and Rotterdam





The area in and around OKU Office is well supported with a wide array of facilities and amenities. Giving you and your team plenty to do, when you want to step away from the office environment.



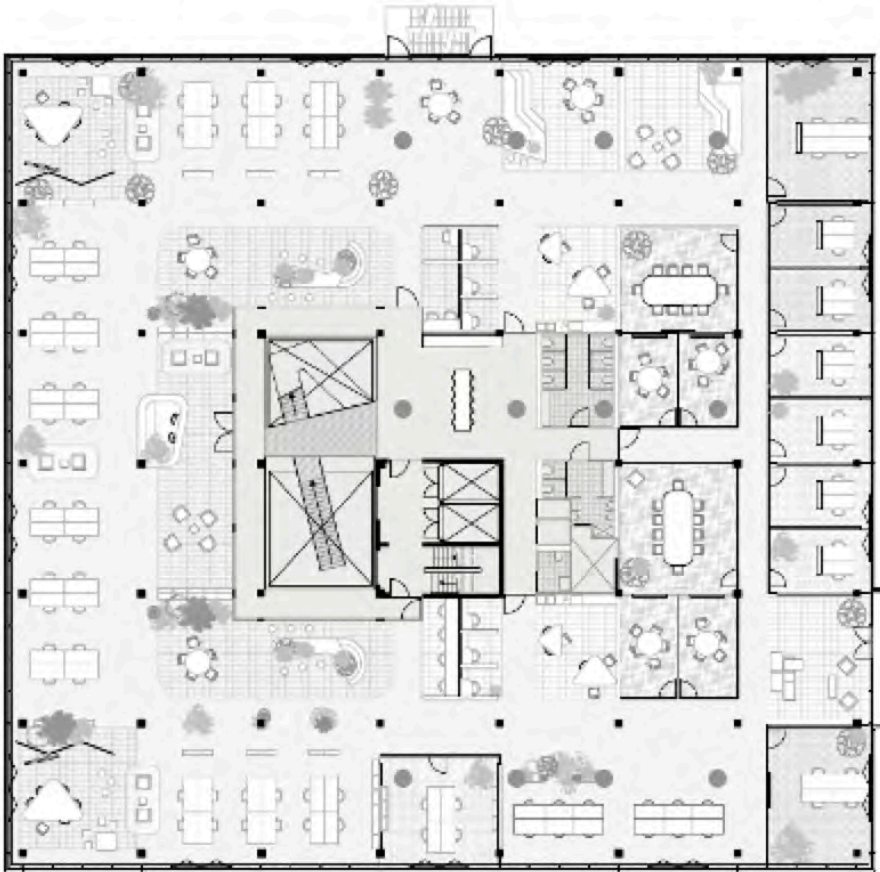
A quick visit to the supermarket to pick up some essentials, a leisurely restaurant lunch with work colleagues, maybe some retail therapy or a chance to have a social drink at the end of the day. These all add up to an enjoyable and fun office experience.



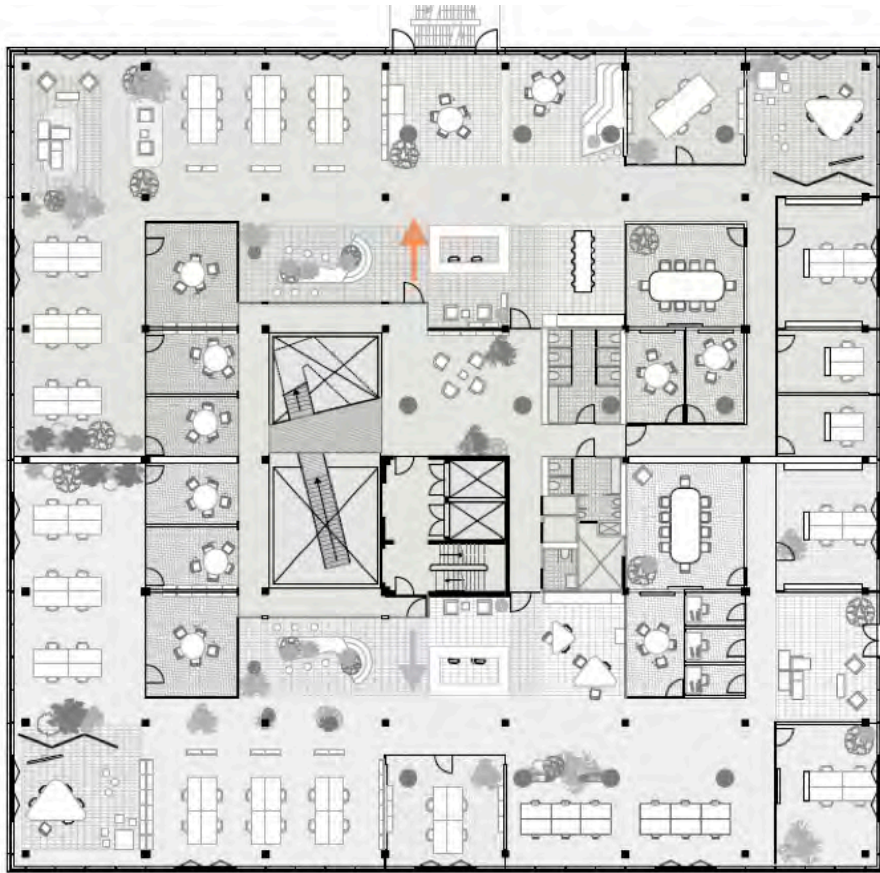


OPEN & ENERGETISING

FIT OUT OPTIONS



SINGLE TENANT

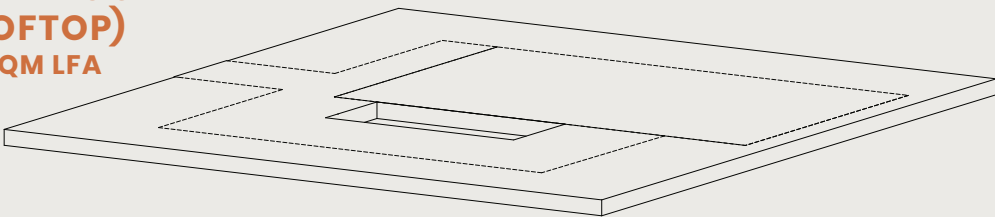


MULTI TENANT

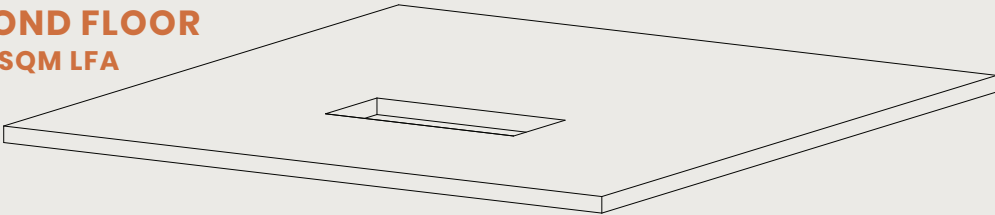
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FLOOR PLANS

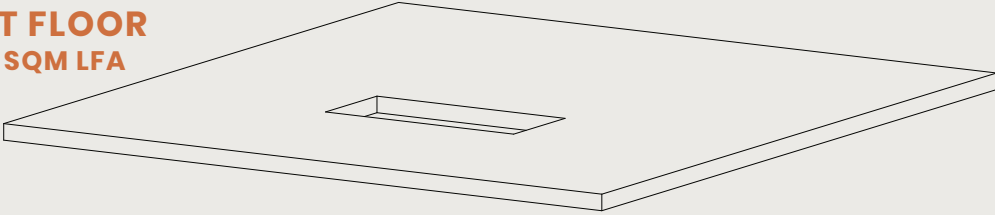
THIRD FLOOR
(ROOFTOP)
566 SQM LFA



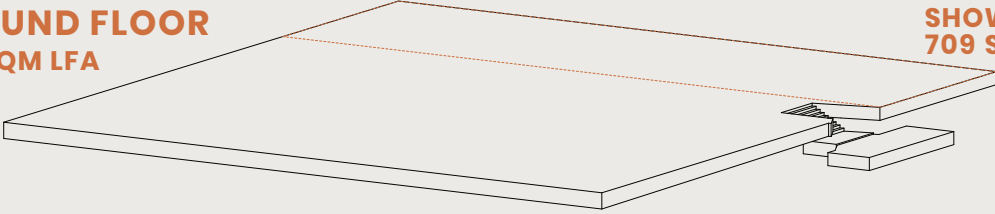
SECOND FLOOR
2,219 SQM LFA



FIRST FLOOR
2,202 SQM LFA

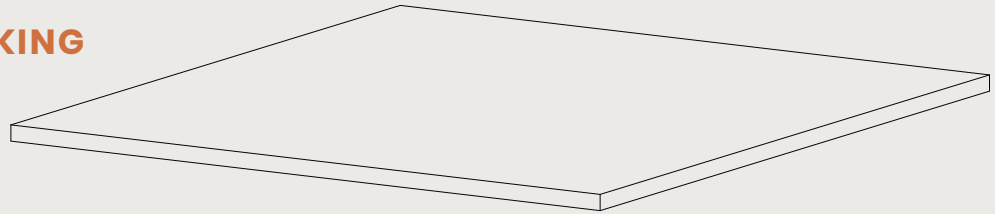


GROUND FLOOR
982 SQM LFA

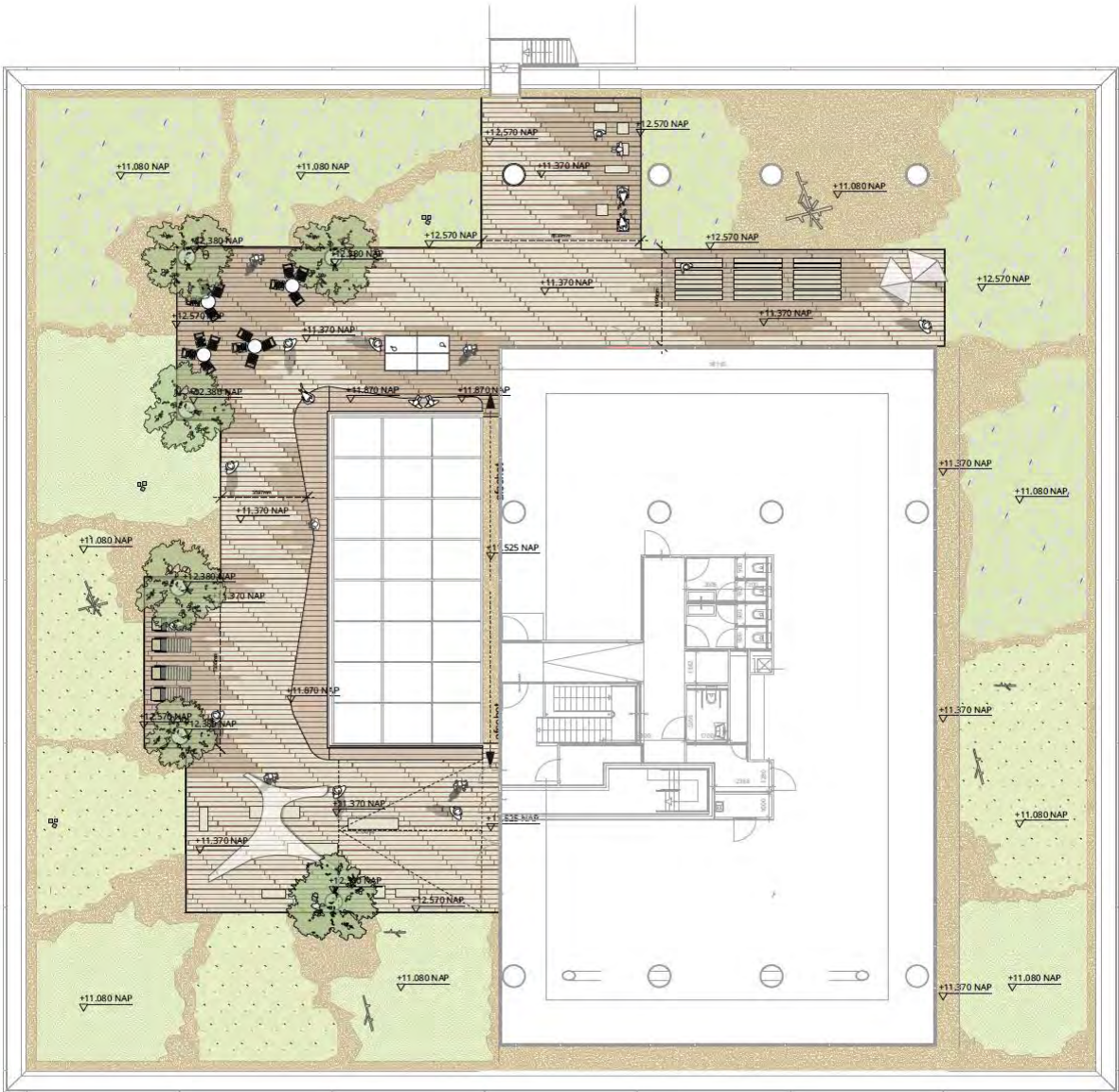


SHOWROOM
709 SQM LFA

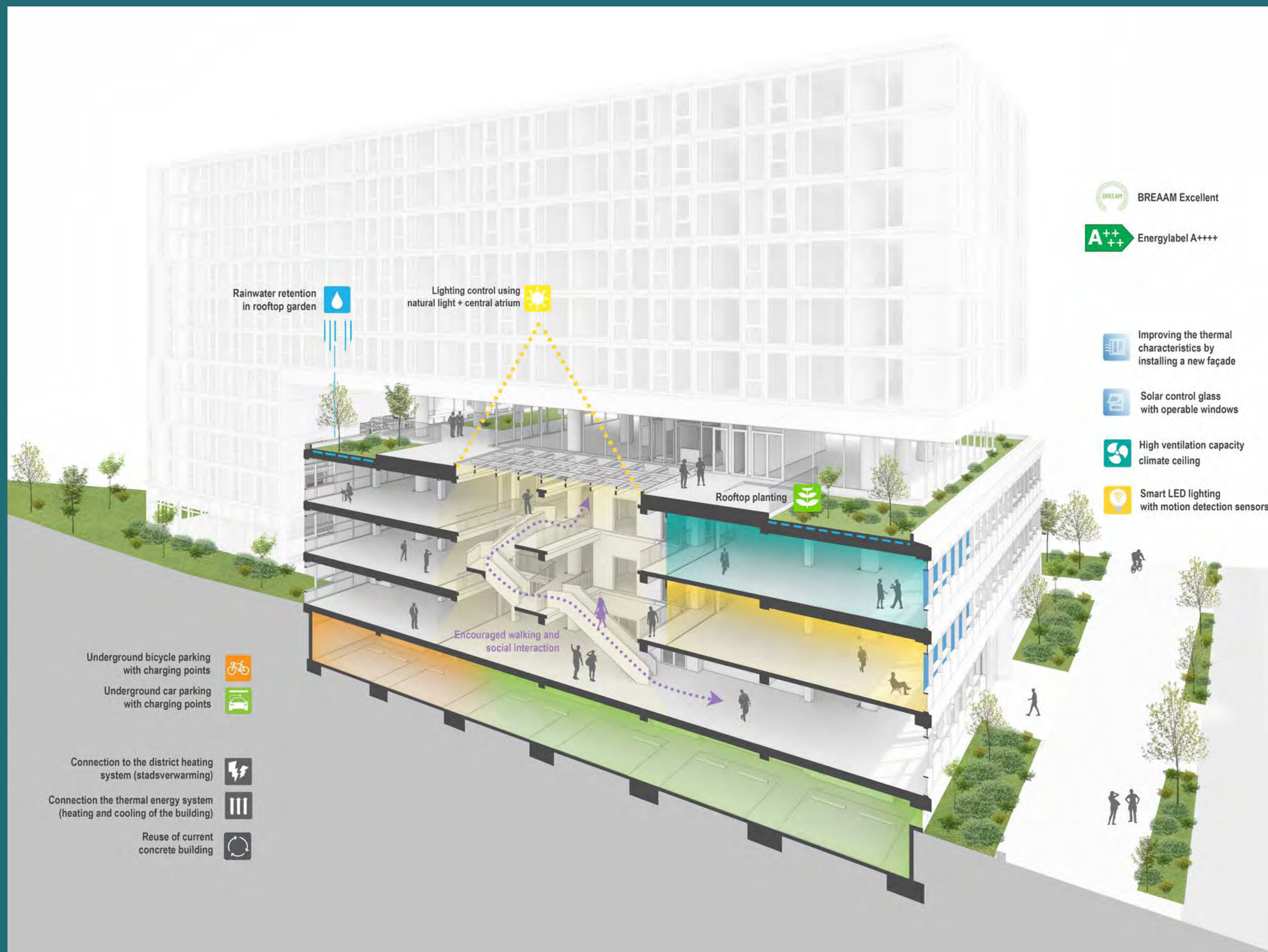
PARKING



GARDEN PLAN



SUSTAINABILITY & WELLBEING



Delivery level

- Climate ceiling (islands) comfort class A
- High ventilation capacity 45 cbm/h per employee
- LED lighting with daylight motion sensors
- Wall cable ducts for data, telecom and electricity
- Connection for pantry on each floor
- Levelled (class 4) floor
- Sanitary groups per floor
- Two elevators
- Net ceiling height of at least 3 metres
- Floors have a maximum variable load of 250 kg/sqm
- Sprinkler installation
- Balcony on several floors
- Open void with staircase connected to each floor
- Rooftop garden



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