



Moermansk / **400/500**

**Architecture  
starts with/  
viewing the world  
differently**

G & S Vastgoed



# // Welcome to the Houthavens

## A platform for creators



The Houthavens port was built in 1876 for the transshipment and storage of lumber. It was the first port to be excavated in Amsterdam. The port was used for lumber that was imported mainly from Scandinavia but also from Africa, Asia and Russia. So it remained an important commercial port for many years. Then more and more lumber started to be transported by road, and in 1945 it was decided to fill in the harbour basins.

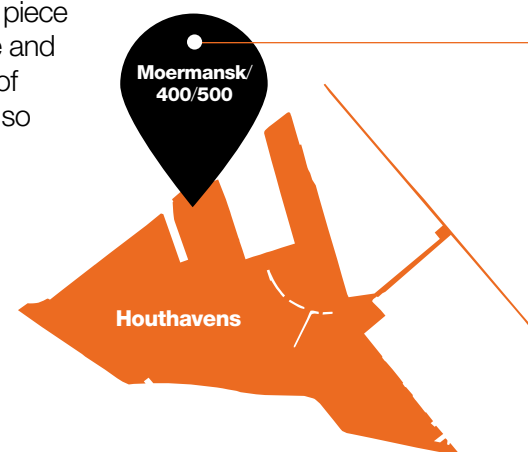
However, it was only in 2010 that the new development plan became irrevocable and it finally became possible to start building for the future. After years of crisis and precious little prosperity, the Houthavens is now thriving like never before. This little piece of Amsterdam has become a very pleasant – and desirable – place to live and work. The area was given an enormous boost by the arrival of a number of major tenants as well as hotels, the Amsterdam Theatre, restaurants and so much more in the immediate surroundings.

### Tenants

Calvin Klein  
Hugo Boss  
Dentsu Aegis  
DIESEL  
Brandt & Levie  
IENS  
Kumpany

### Amenities

Moxy hotel  
Student hotel  
Amsterdam Theatre  
Restaurants  
Festival area



**10x per hour**  
The old city center  
**5 minutes** by bike  
**Ringway A10**  
**5 minutes** by car  
**15 minutes** to Amsterdam Schiphol

### Moermanskkade/

On Moermanskkade, the loveliest location with a formidable view is available. The buildings are all architectural masterpieces that include many high-quality features. The Moermansk project consists of two iconic buildings designed by two selected top architects. It is the last available development plot located at the point of Moermanskkade in the Houthavens, with a fantastic view over the IJ River and the Minerva Harbour. This highly prized location 'with a view' truly amazes with its light, its looks and its levels. The core is positioned so that it makes the most of the sight lines to the water and the port. Needless to say, the spaces are exposed to the maximum amount of light. All the office floors have access to a balcony with a view over the water. The windows can be opened. People feel good here, which is an extra stimulus for the creative mind.

The possible combination of a showroom, restaurant, bar, experience centre and meeting place will definitely appeal to the future tenants. The ground floor will be designed in collaboration with Fokkema & Partners. By integrating public functions, the buildings can be opened up more to the surroundings. With their own thermal heat storage, the buildings will be self-sufficient as far as climate control is concerned.

Given the current user profile of the Houthavens, the buildings are regarded as 'a platform for creators'. So they're really special and not for everyone.

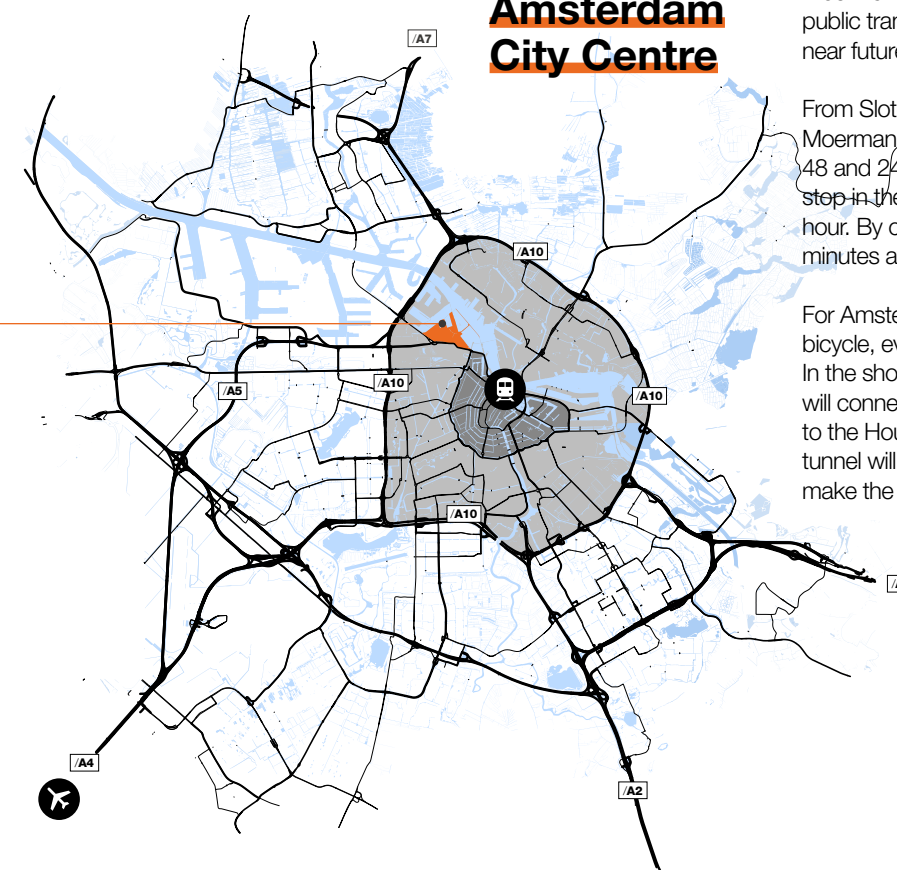
## // Part of the Amsterdam City Centre

### Accessibility/

Moermanskkade is very easy to access by public transport, car and bicycle, and in the near future also by ferry from Central Station.

From Sloterdijk Station or Central Station, Moermanskkade is also served by buses 22, 48 and 248 which, during peak times, stop in the Houthavens at least 10 times an hour. By car, the A10 Ring Road is just a few minutes away.

For Amsterdam residents who come here by bicycle, everything is very well laid out. In the short term, a total of around 15 bridges will connect the old centre of Amsterdam to the Houthavens. The Spaarndammer tunnel will be ready by early 2018, so that will make the area even more accessible.







‘The glass rounded corners create a lovely flowing movement, which gives the building an amazing spatial quality from inside out’

Joris Deur/ZZDP Architecten, Architect Moermansk/400



## Moermansk /400

Lettable Floor Area*	
Ground floor	508 sq.m.
1 <sup>st</sup>	897 sq.m.
2 <sup>nd</sup>	897 sq.m.
3 <sup>th</sup>	897 sq.m.
4 <sup>th</sup>	897 sq.m.
5 <sup>th</sup>	851 sq.m.
<b>Total</b>	<b>4,948 sq.m.</b>







‘By shifting the volumes, each floor is given its own expression and distinctiveness, enabling potentially different tenants to identify their own floor’

John Bosch/OeverZaaijer, Architect Moermansk/500



## Moermansk /500

### Lettable Floor Area\*

Ground floor	538 sq.m.
1st	1110 sq.m.
2nd	1031 sq.m.
3rd	952 sq.m.
4th	1053 sq.m.

**Total 4,683 sq.m.**







### Key facts

Available lettable floor area per building  
/400: approx. 4,948 sq.m., 6 floors  
/500: approx. 4,683 sq.m., 5 floors

### Parking

For building 400 we can offer 43 parking spaces on ground level next to the building

For building 500 we can offer 40 parking spaces on ground level next to the building

### State of Delivery

- Multifunctional ground floor
- Spacious entrance
- Balconies on every floor
- Thermal heat storage
- High-quality climat system
- Possibility to open the windows
- High ceilings
- Loft style looks
- Great waterviews

### Rent

Office space: starting from €225,- per sq. m. per year  
Parking space: € 2,500 per parking space per year, excluding VAT.

### Service charges

TBA

### VAT

VAT is payable in addition to the rent. In the event that VAT is not chargeable, there will be an additional amount payable over the rent.

### Rent period

TBA

### Rent Payment

Payable per quarter in advance.

### Security Deposit

A bank guarantee equal to 3 months rent, to be increased with service charges and VAT.

### Rent Indexation

Annual adjustment, for the first time one year after commencement date, in accordance with the consumer price index (CPI), series all households (2015=100), as published by the Central Bureau of Statistics (CBS).

### Notice Period

12 months

### Lease Agreement

Standard ROZ model 2015

### Delivery

Q1 2019



## Experience **Moermansk**

We invite you to put on the VR headset in our “room with a view” and explore Moermansk in full 3D. You will be able to walk around and interact, just like when you are there!



# // Serving the city

The best project at every location. This is what G&S Vastgoed stands for, unconditionally and with each and every project. We develop buildings with character. Buildings that contribute to a pleasant living and working environment. Buildings which increase the comfort of the users.

G & S Vastgoed

Postbus 75030, 1070 AA Amsterdam

**Bezoekadres**

Kantoorgebouw SOM1  
Gustav Mahlerlaan 34, 1082 MC Amsterdam

T +31 (0)20 673 37 79  
F +31 (0)20 679 91 72

info@gensvastgoed.nl  
www.gensvastgoed.nl

[www.moermansk.com](http://www.moermansk.com)