

# ORATOOFFICES

*H. J. E. Wenckebachweg 230-258 Amsterdam*





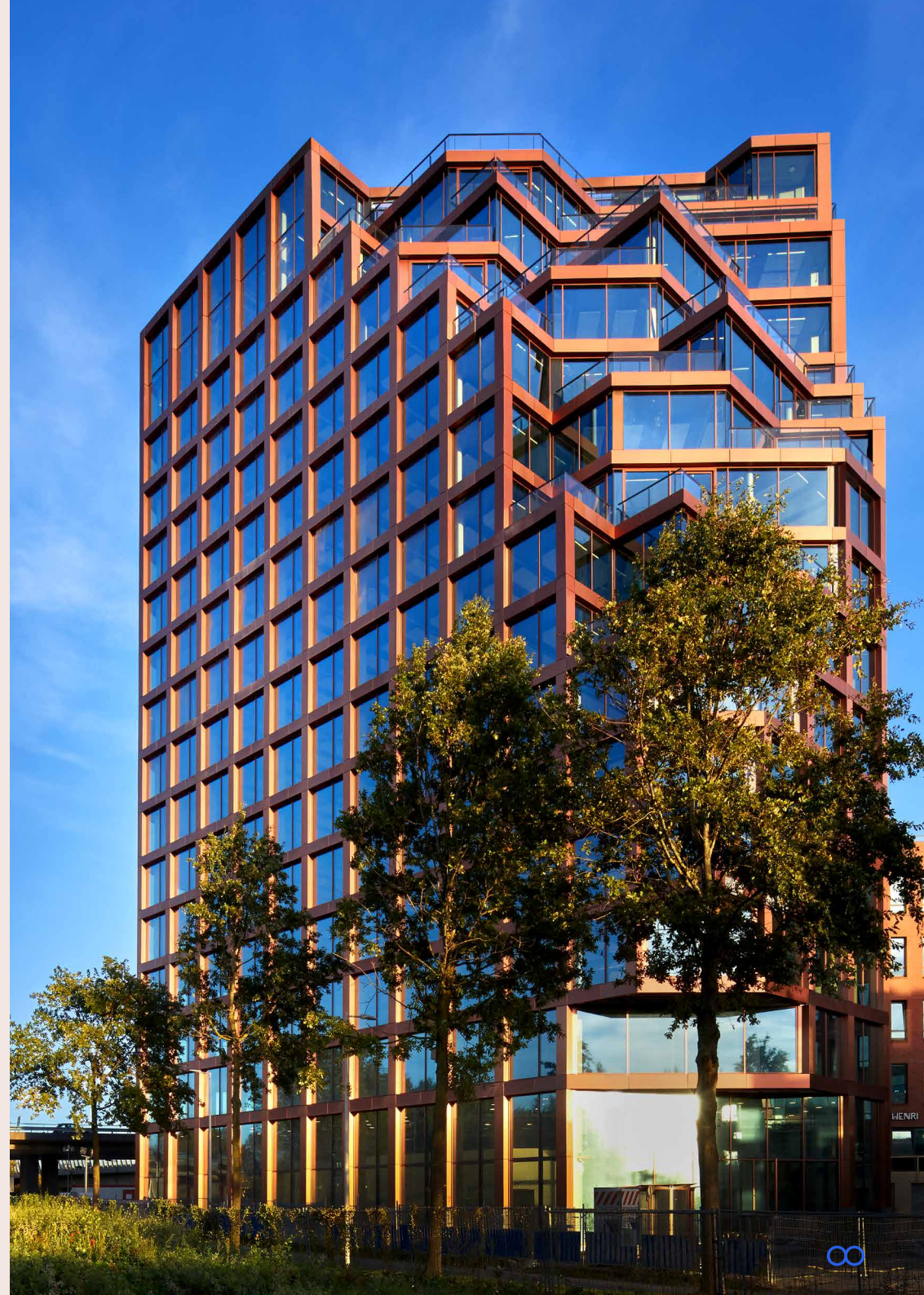
# Orato: *The Greek word for visible*

Orato is an impressive 60-meter office building designed by the renowned Dutch architect OZ. It is designed to redefine and propel the future of work. Orato is located in the Amstel Business Park and offers panoramic views over the city.

With 12,400 sqm LFA spread over 16 floors, Orato offers various options for both single-tenant and multi-tenant use.

Embark on an exceptional office experience at Orato, where the rooftop terraces offer a serene escape, briefly touching on top-notch facilities, secure parking in the rear premises, a captivating double-height event space called 'The Sky Hub' and an elevator adorned with glass walls for an elevated journey.

Orato, matching your vision.



# Characteristics of Orato



Outdoor spaces with great city view.



12,400 sqm LFA divided over 16 floors.



Floor-to-ceiling height of 3 meters.



HR +++ glass and indoor blinds.



Internal bicycle storage with 196 spaces including charging stations.



Perfect accessibility by public transportation, car & bicycle.



Office floors can be connected with a mezzanine.



A+++ energy label, BREEAM Excellent certification & Paris Proof.



3 Kone elevators with glass at the back and fuzzy logic technology.



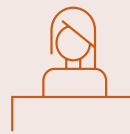
TES-system.



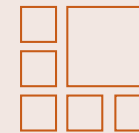
Showers located on the ground floor.



Grand lobby designed by Maarten Baas.



Reception hosted by 'De Huismeesters'.



15<sup>th</sup> floor with a clear height of 6 meters.



Flexible work and meeting spaces on the first floor.

# The location

*Discover Amstel Business Park*





# *Amstel Business Park*

Orato is situated in the neighbourhood called Amstel Business Park. Here you will find stores, trendy bars and several restaurants.

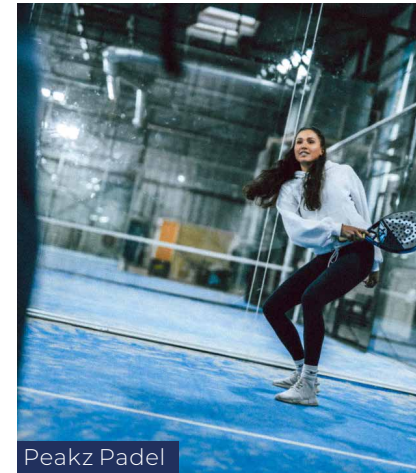
The area is rapidly developing into an mixed-use urban destination with Orato fearlessly sticking its neck out.



Hotel Jansen



Amsterdam Trainings Center



Peakz Padel



Postillion Hotel



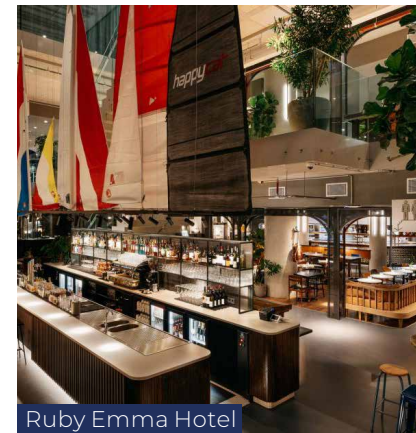
George Marina



Club Monk



Thuis a/d Amstel



Ruby Emma Hotel



# Accessibility

## *By (electric)bike*

Orato is perfectly located and just short bike rides away from various city hotspots. Neighborhoods such as De Pijp and Oost are just a 10 minute bike ride away. For the ultimate comfort, you can also hop on an electric Orato bike. Enjoy the mobility offered by Orato and explore the city at your own pace.

- 2 minutes Metro Spaklerweg
- 5 minutes Station Amsterdam Amstel
- 15 minutes Zuidas
- 15 minutes Rijksmuseum
- 20 minutes Amsterdam Central station

## *By shuttle bus*

Orato prioritizes tenant comfort and offers shuttle bus services.

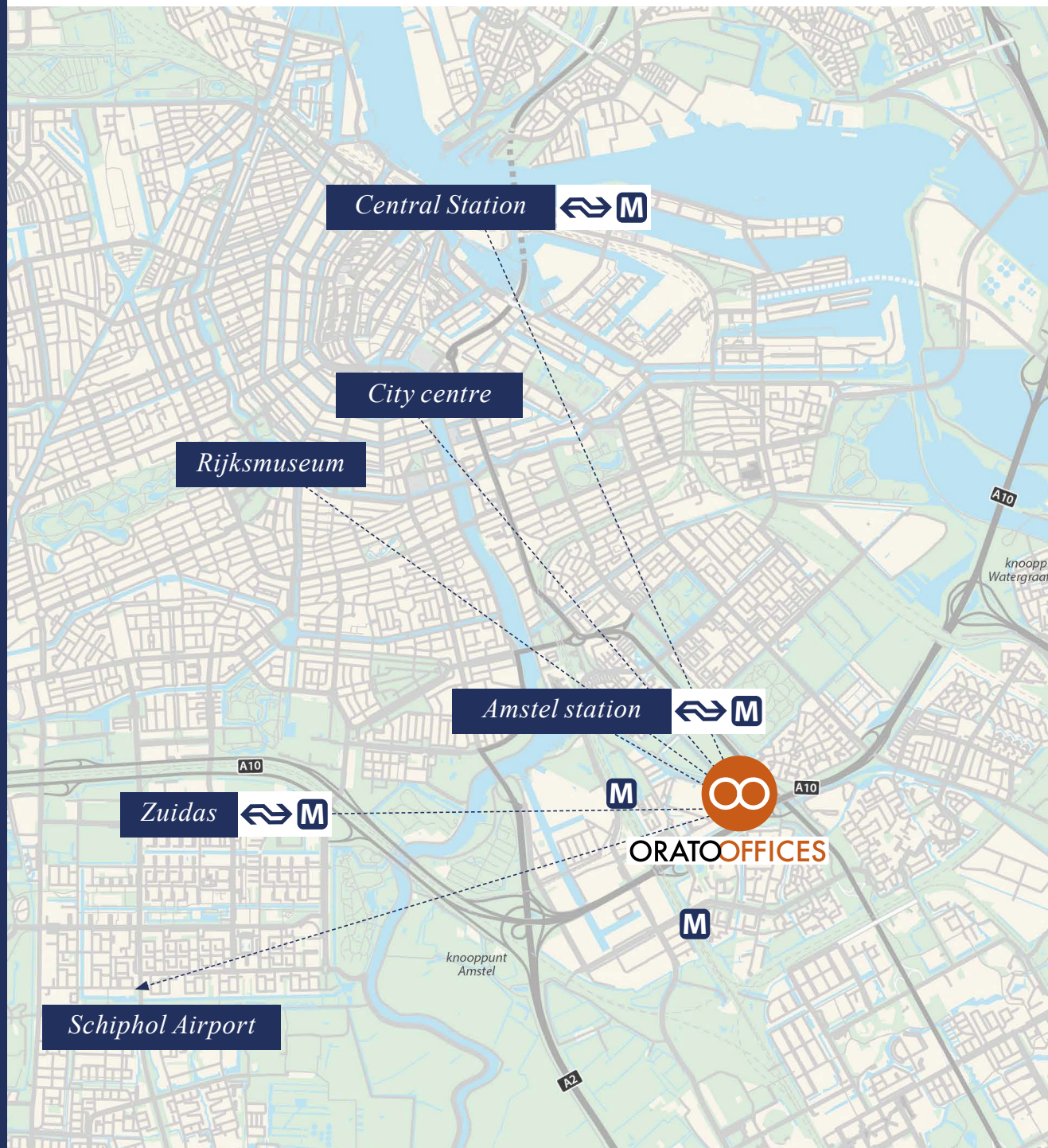
## *By public transportation*

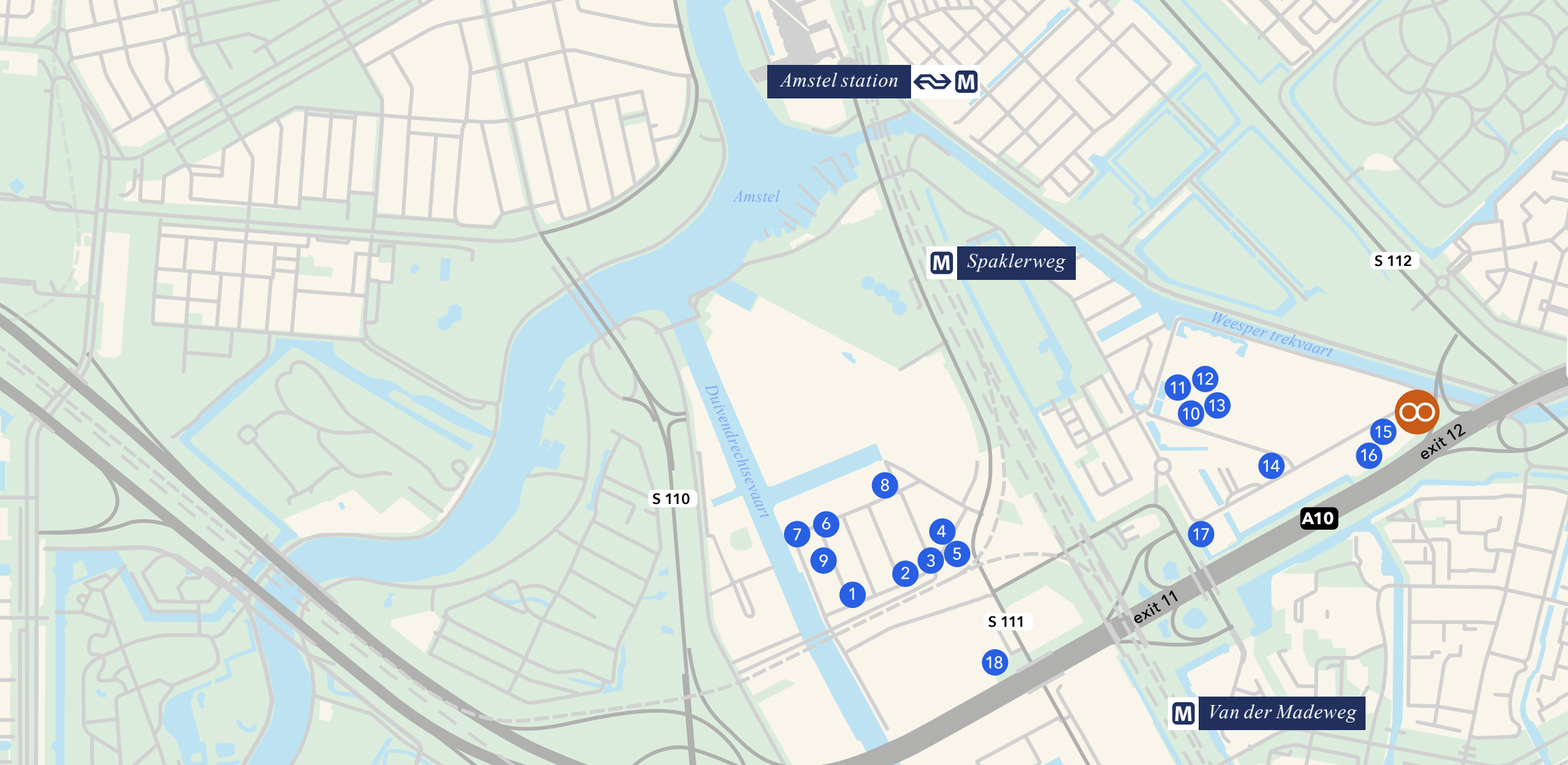
Orato is located just 10 minutes away from Amsterdam Amstel station. Overamstel and the Van Der Madeweg are walking distance from Orato. The nearest bus stop is only a 5-minute walk away.

- 1 minute Station Amsterdam Amstel
- 8 minutes Zuidas
- 20 minutes Rijksmuseum
- 10 minutes Amsterdam Central station

## *By car*

Located close to the A10 and A2 highway, exit S111 provides a direct connection to Orato within 60 seconds.





# Surrounding *neighbours*

## *OverAmstel*

- 1 OverAmstel Uitgevers
- 2 Company Info
- 3 Fetim Group
- 4 Q-Music
- 5 Cognizant
- 6 Warner Bros
- 7 Verathon Medical
- 8 Social Impact factory
- 9 WeTransfer

## *Amstel Business Park*

- 10 Verizon
- 11 Schweppes
- 12 Leapforce
- 13 Scalehub
- 14 Marleen Kookt
- 15 Vebego
- 16 Visma
- 17 Parfumado
- 18 Zivver







# Architecture

*& amenities*





# Orato lobby: *a piece of art itself*

The lobby was designed by artist Maarten Baas. Baas' signature furniture, inspiring artwork and organic designs give the lobby a distinctive and playful character.

His work can be found in museums around the world, including MoMa, Victoria & Albert and the Rijksmuseum.







# The Urban *Window*

The facade on the southeast side contains a distinctive feature that sets Orato apart: The Urban Window. Experience unique lights that comes into the office due to the urban window spanning from the 6<sup>th</sup> through the 11<sup>th</sup> floor.

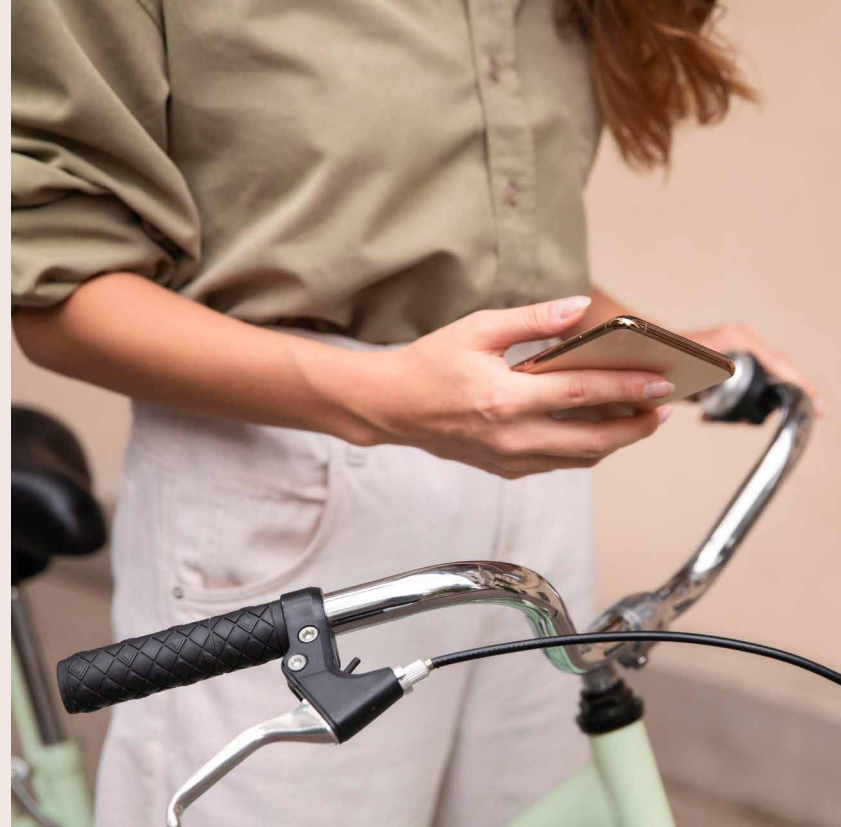
Natural daylight creates a productive working environment contributing to happiness and overall well-being to all people visiting and working at Orato.

## Huismeesters *at your service*



The reception on the ground floor will be hosted by 'De Huismeesters', who will cater to all your needs. A friendly face that also makes a great cup of coffee. On the ground floor you will also find communal tables, comfortable seating, and private booths, creating a relaxed atmosphere for informal meetings and networking.

## E-bikes & shuttle *bus service*

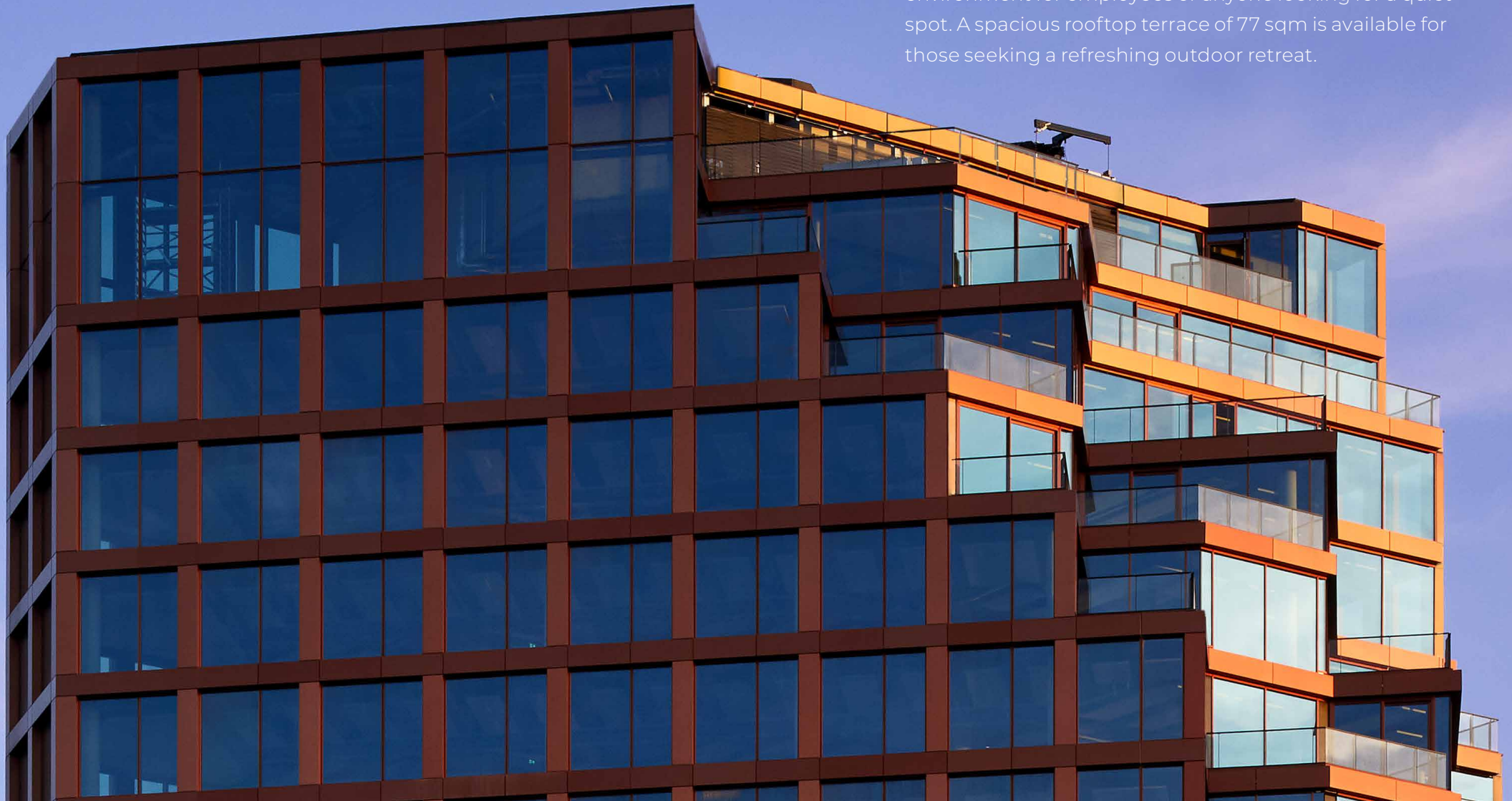


Orato offers exclusive electric Orato bicycles to its tenant. Prioritizing comfort is essential to us. That's why Orato provides office users with a convenient shuttle bus service, ensuring seamless daily commuting to and from Orato.



# The Sky Hub

The 15<sup>th</sup> and 16<sup>th</sup> floor of Orato offer breathtaking views of the surroundings. Introducing a new concept called: *The Sky Hub*. These spaces are ideal for business meetings, seminars and social gatherings providing a serene environment for employees or anyone looking for a quiet spot. A spacious rooftop terrace of 77 sqm is available for those seeking a refreshing outdoor retreat.



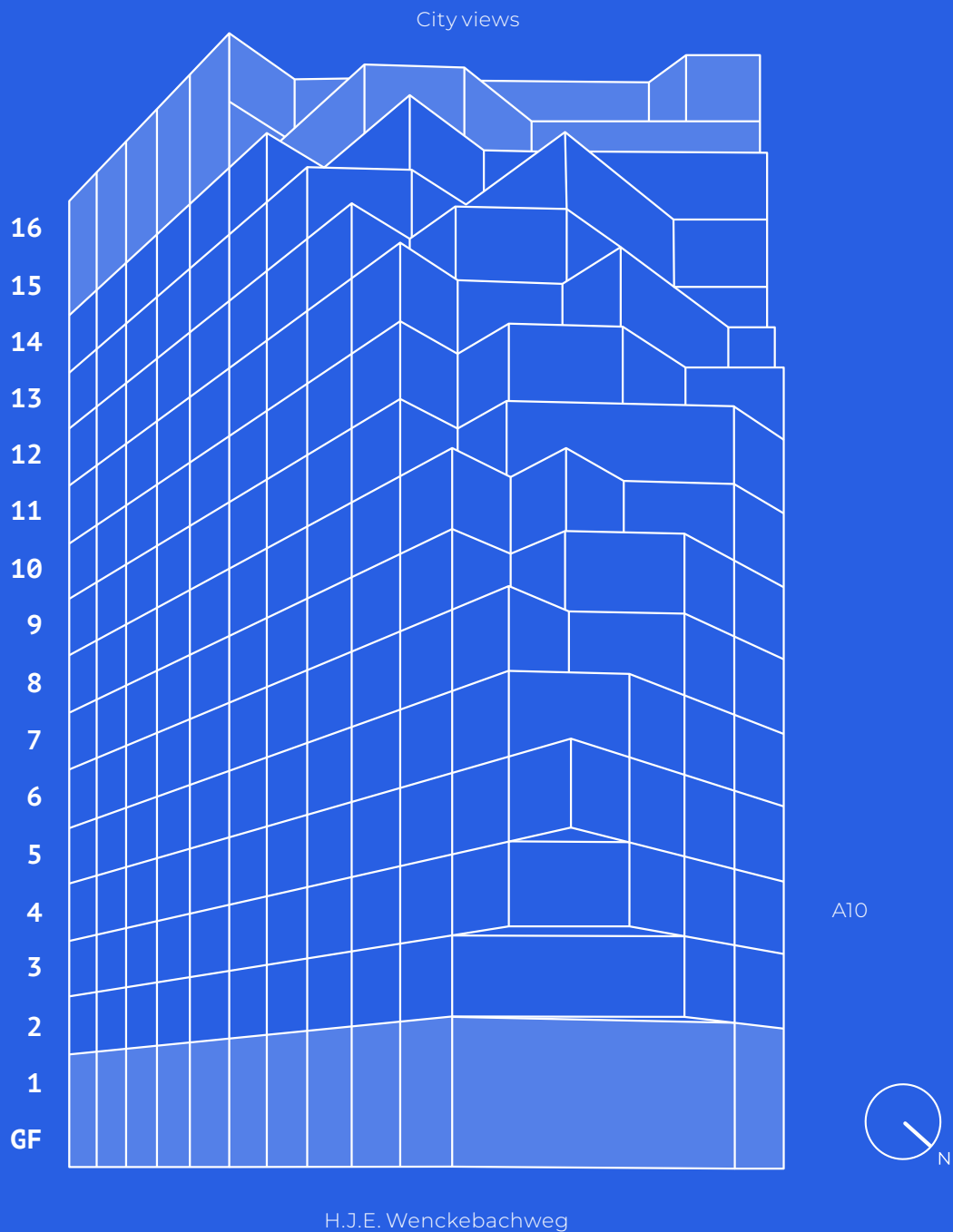
*Availability*





# Overview

60 sqm LFA   77.3 sqm terrace	_____
478 sqm LFA   63.3 sqm terrace	_____
696 sqm LFA   60.2 sqm terrace	_____
753 sqm LFA   31.3 sqm terrace	_____
781 sqm LFA   58.2 sqm terrace	_____
831 sqm LFA   27.9 sqm terrace	_____
843 sqm LFA   18.7 sqm terrace	_____
837 sqm LFA   23.6 sqm terrace	_____
887 sqm LFA   16.3 sqm terrace	_____
910 sqm LFA   14.8 sqm terrace	_____
929 sqm LFA   16.1 sqm terrace	_____
938 sqm LFA   8.1 sqm terrace	_____
947 sqm LFA	_____
940 sqm LFA	_____
917 sqm LFA	_____
542.1 sqm LFA	_____
170 sqm LFA	_____



# *Sustainability at heart*

In everything we do, we make the most sustainable choices when it comes to materials, energy and health.

We implemented eco-friendly practices, including low-energy lighting, streamlined waste separation, and reuse water for flushing the toilet. Our hybrid ventilation system regulates the overall climate. Moreover, we continuously monitor our energy, water, and CO<sub>2</sub> footprint, improving the quality of your office.

## *BREEAM*

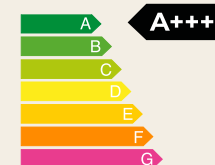
Achieving a BREAAAM Excellent certification is our goal.

## *Paris Proof*

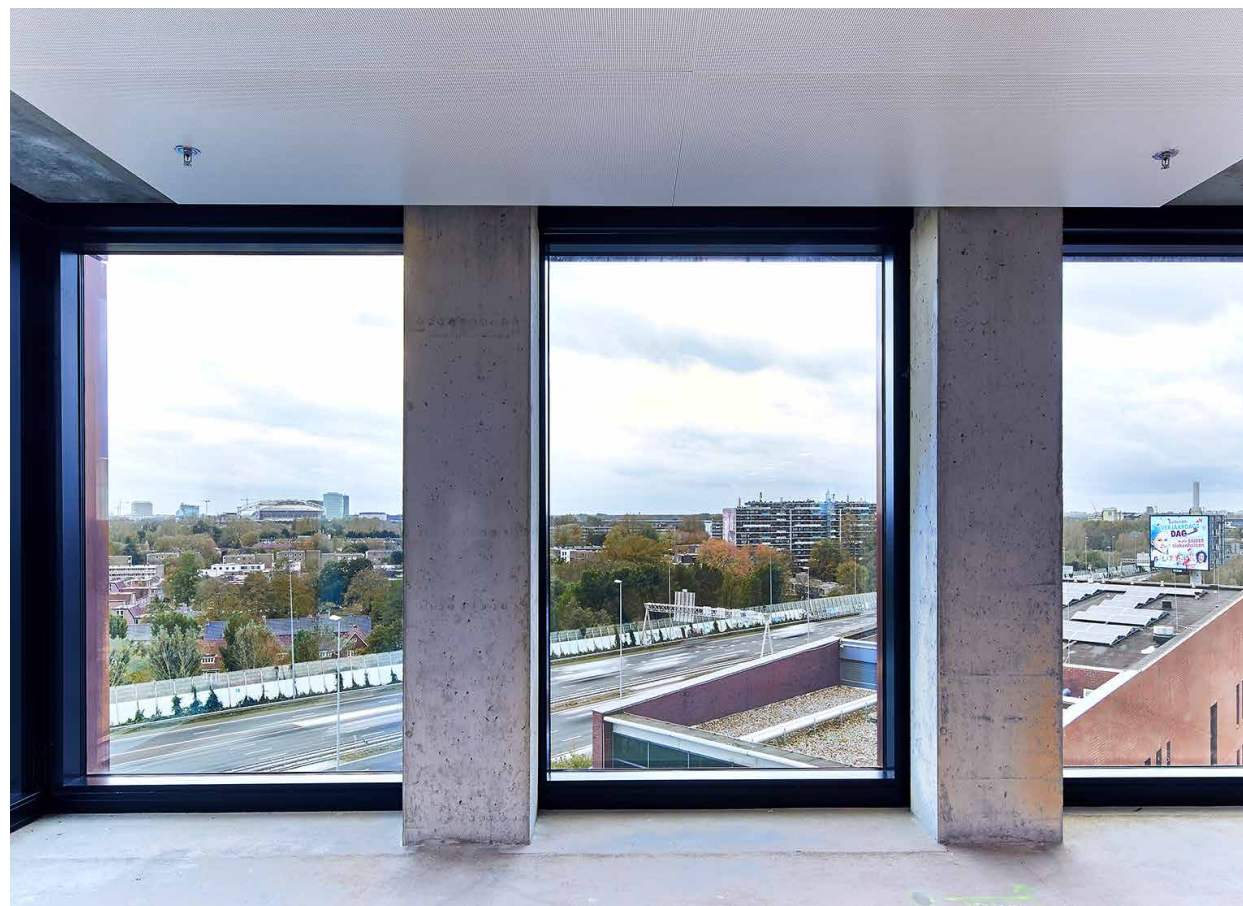
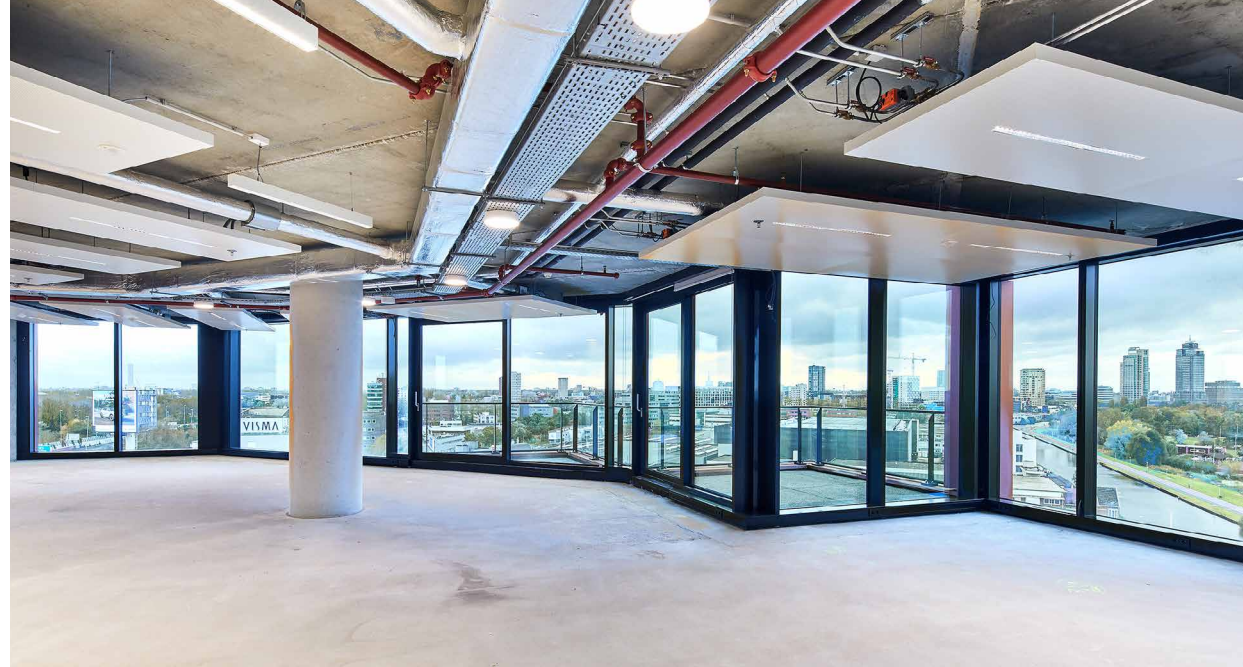
Orato is “Paris Proof” because of the sustainable energy supply, consumption is estimated at a maximum of 70 kWh per sqm.

## *Energy Label*

The building has Energy Label A+++ and is equipped with a sustainable thermal energy storage system.







*Test-fits*





# Test-fits 6<sup>th</sup> floor

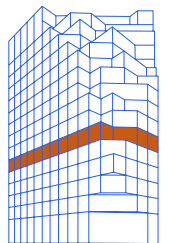
## *Semi open*

66 Work spots  
81 Hot desking  
929 sqm LFA



## *Open*

66 Work spots  
89 Hot desking  
929 sqm LFA



# Test-fits 12<sup>th</sup> floor

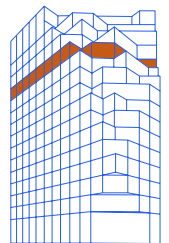
## *Semi open*

28 Work spots  
51 Hot desking  
781 sqm LFA



## *Open*

28 Work spots  
86 Hot desking  
781 sqm LFA





# *Lease conditions*

## *Rental price*

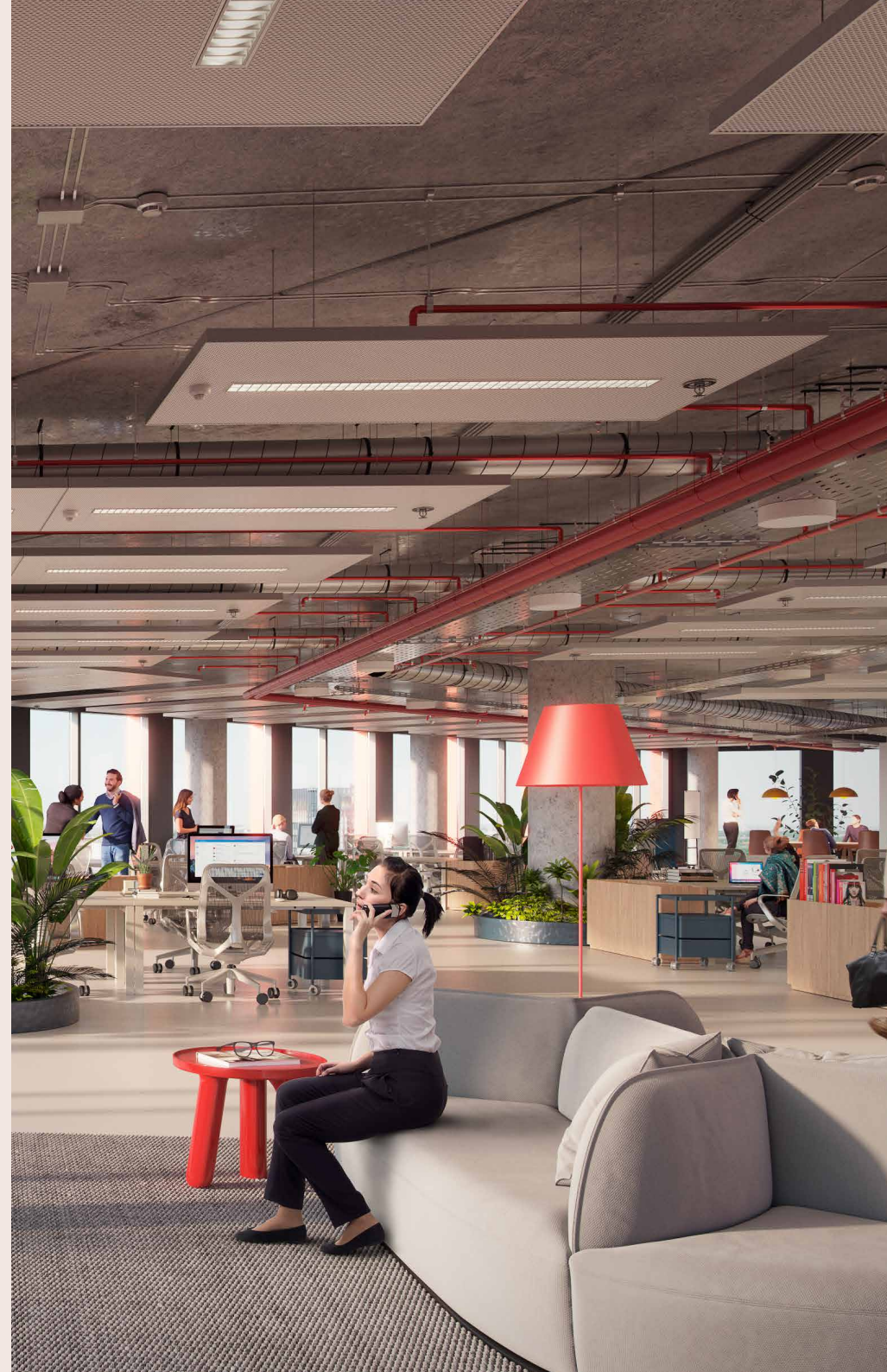
Office space: starting from € 235,- per sqm LFA per year excluding VAT.  
(Depending on the floor)

## *Parking spaces*

€ 2,750,- per parking space per year excluding VAT.

## *Service costs*

Approximately € 75,- per LFA per year excluding VAT.



# *Delivery level*

- Sand-cement floor base;
- Ceiling finish: concrete unfinished with climate islands (white) for heating and cooling;
- LED lighting (sensors);
- Sprinkler system;
- Sanitary facilities per floor;
- Cable ducts on ceiling and cable ducts around the office floor;
- Roof terraces from the 5th up to the 16th floor;
- Exterior sunblind's on all facades;
- Ventilation rate 45 m<sup>3</sup> / person;
- Two cores: one with emergency staircase and one with 3 elevators and stairs;
- Panorama view over Amsterdam.





# Floor plans



## Ground floor

170 sqm LFA



## 1<sup>st</sup> floor

542,1 sqm LFA



## 2<sup>nd</sup> floor

917 sqm LFA



## 3<sup>rd</sup> floor

940 qm LFA





## 4<sup>th</sup> floor

947 sqm LFA



## 5<sup>th</sup> floor

938 sqm LFA | 8.5 sqm terrace



## 6<sup>th</sup> floor

929 sqm LFA | 16.1 sqm terrace



## 7<sup>th</sup> floor

910 sqm LFA | 14.8 sqm terrace



## 8<sup>th</sup> floor

887 sqm LFA | 16.3 sqm terrace



## 9<sup>th</sup> floor

837 sqm LFA | 23.6 sqm terrace





## 10<sup>th</sup> floor

843 sqm LFA | 18.7 sqm terrace



## 11<sup>th</sup> floor

831 sqm LFA | 27.9 sqm terrace



## 12<sup>th</sup> floor

781 sqm LFA | 58.2 sqm terrace



## 13<sup>th</sup> floor

753 sqm LFA | 31.3 sqm terrace



## 14<sup>th</sup> floor

696 sqm LFA | 60.2 sqm terrace



## 15<sup>th</sup> floor

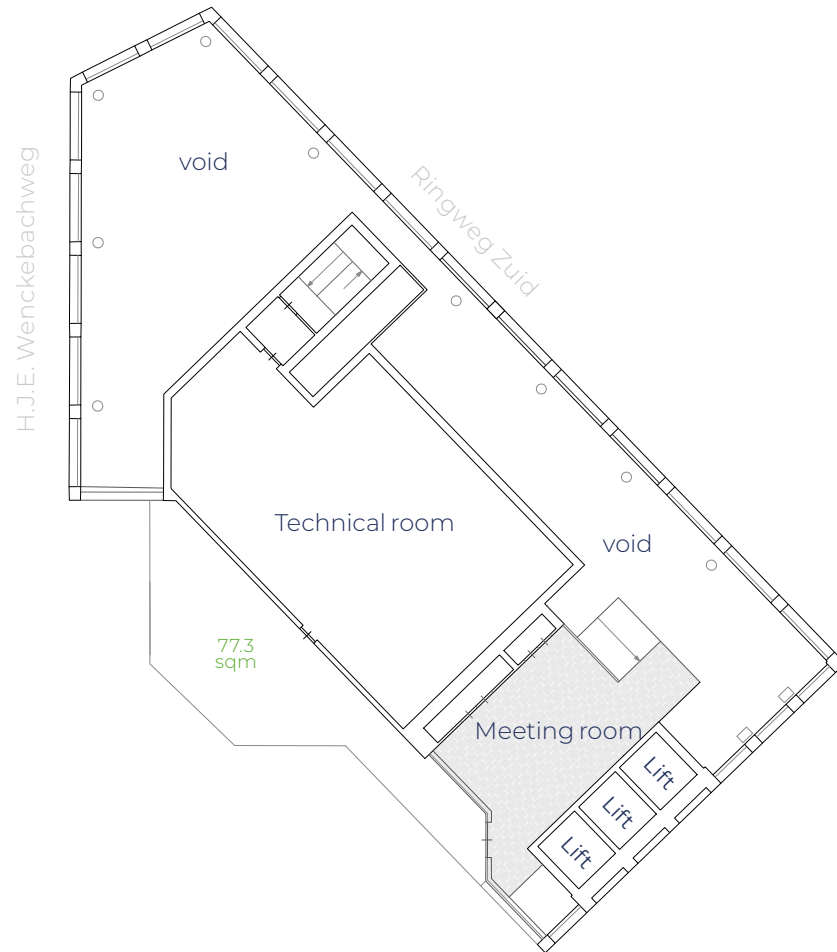
478 sqm LFA | 63.3 sqm terrace





## 16<sup>th</sup> floor

60 sqm LFA | 77.3 terrace



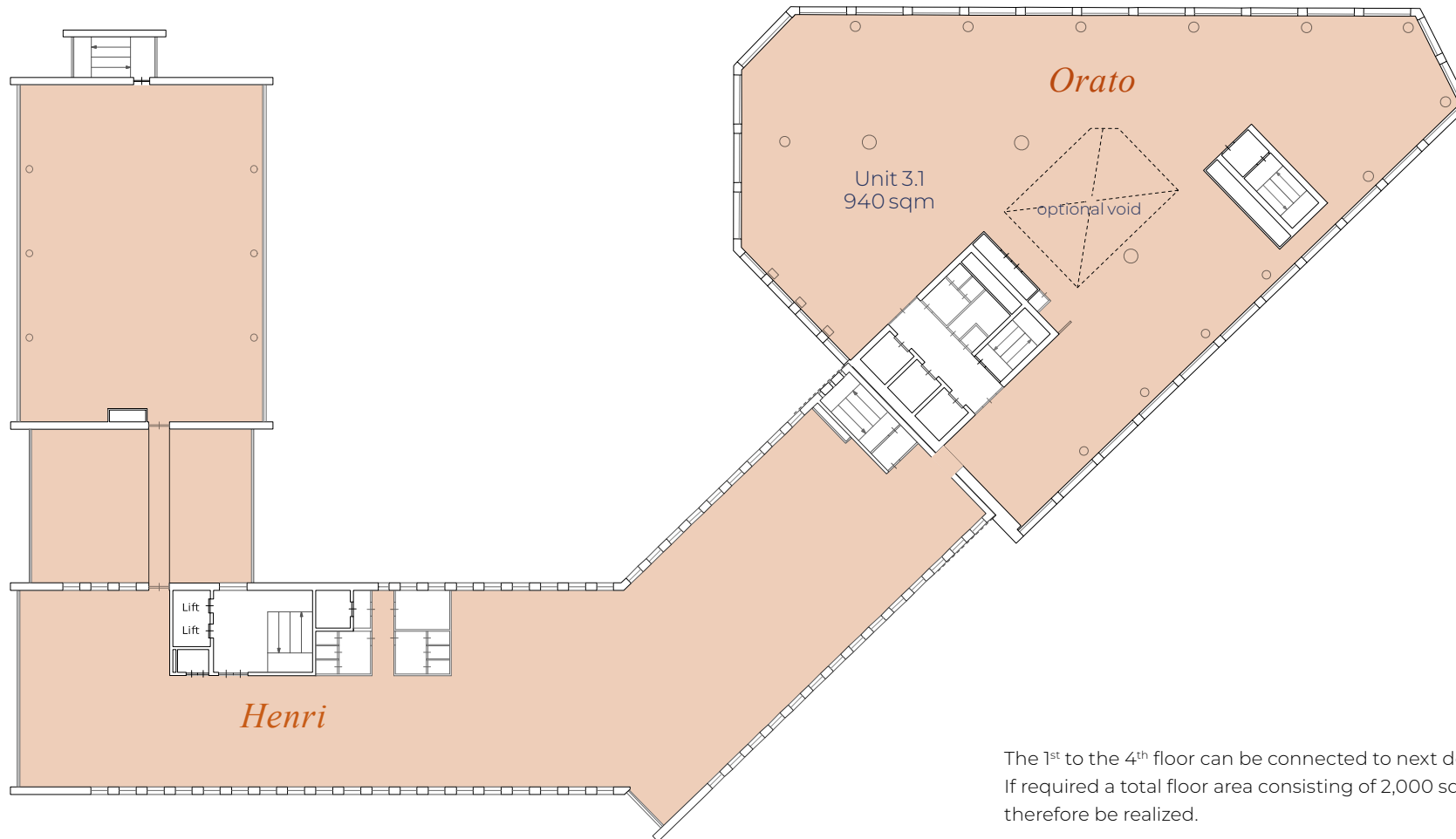
# Floor extension

*Orato & Henri*



## *Example of connecting floor*

*3<sup>rd</sup> floor*



The 1<sup>st</sup> to the 4<sup>th</sup> floor can be connected to next door building Henri.  
If required a total floor area consisting of 2,000 sqm LFA can therefore be realized.



# A ZADELHOFF DEVELOPMENT

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