LIBERTY

OFFICE



DE ENTREE 222

LIBERTY-OFFICE.NL

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Liberty Office

LIBERTY STANDS FOR FREEDOM, OPEN MINDEDNESS & SPACE FOR GROWTH





A premier workspace

The future of work in a vibrant, easily accessible location

Liberty Office is located in Amsterdam Southeast, at De Entree 222. The building is characterized by its strategic location, next to Station Bijlmer Arena and the Amsterdam ringroad. Liberty Office has undergone an impressive transformation and has become a leading workplace. This striking office building offers approximately 15,300 m^2 of high-quality office space, distributed across the ground floor and 13 floors. Starting from 452 sq. m. up to approximately 1,500 sq. m. LFA per floor. Designed to inspire freedom and forward-thinking, Liberty Office creates an environment where every detail has been meticulously planned to support growth and innovation.

Reflecting the ambitions of both its owner and future tenants, this extensive renovation emphasizes modernity and quality. Tenants will enjoy premium facilities, including a manned reception, coffee bar, restaurant, dedicated meeting center, bicycle storage, showers and an exclusive lounge space, all designed to provide a seamless, worry-free workspace experience.

Key facts



Large & efficient
office floors



Underground parking
& bicycle garage



Excellent accessibility
by public transport



Fresh, on-site cooking at
'FEEL FREE at Liberty"
Restaurant



Impressive reception
area with staffed
reception desk



Prooven reliable
landlord



Fully renovated
high quality building



Hospitality & Community
manager



Climate ceiling
with c-grid profile



Raised floors
ready for carpeting



Wall finishes
in white



Coffee bar in
lobby area



Sustainable facts

BREEAM Excellent

Projected reduced carbon emmission by 30% are expected to deliver a PARIS PROOF asset

EPC A+++

Biodiverse landscaping

Beehive & Beehome for wild bees

Base building ready for WELL

Green roof garden



Facilities

Premium amenities

Liberty Office is equipped with cutting-edge features designed to enhance both comfort and productivity. The raised floors and flexible ceiling grid allow tenants to customize their space to suit their unique business needs. The common areas on the ground and first floor, designed by Cepezed, have been fully renovated to create open, welcoming spaces with coffee corners and both formal and informal meeting areas, perfect for collaboration.

The building is climate controlled with a variable air supply controlled by occupancy, creating a healthy atmosphere while keeping the energy use under control. The climate ceiling provides excellent temperature control ensuring a comfortable workplace in winter and summer. Lighting is intelligently managed by smart sensors that adapt the lighting to the presence of occupants while giving the occupants oppertunity to control their environment. The amount of natural daylight ensures a pleasant and energy efficient environment.













Hospitality services

Worry-free workspace

At Liberty Office, we believe that exceptional hospitality forms the foundation of a thriving workplace. That's why we go beyond standard office amenities to offer a welcoming, service-driven environment that supports comfort, connection, and well-being.

A staffed reception is available during core business hours to assist with general inquiries, manage incoming calls, handle deliveries, and ensure smooth mail distribution. Our dedicated Hospitality & Community Manager acts as the primary point of contact for tenants, organizing community engagement activities, meeting and conference services and sharing monthly updates to keep everyone informed and connected.

In the lobby coffee bar, barista-made coffees create the perfect setting for informal meetings or a refreshing start of your workday.
For convenience after hours, vending machines are available throughout the building.

FEEL FREE

Our vibrant restaurant 'FEEL FREE at Liberty' serves freshly prepared meals with a daily changing menu, promoting healthier choices through locally ingredients and globally inspired flavors. The nutritious, surprising dishes are served with passion and pleasure by the hospitable staff.







LIBERTY OFFICE, AMSTERDAM

Sustainability

A Paris-Proof asset

Liberty Office is aligned with global sustainability goals, proudly delivering a "Paris Proof" asset by achieving a remarkable projected carbon emissions reduction of 30%. This reduction ensures that the base building operates within the carbon thresholds needed to meet the targets set by the Paris Agreement. The building's Energy Performance Certificate (EPC) rating of A+++ further underscores its energy efficiency.

BREEAM In-Use Excellent

Liberty Office in Amsterdam stands as a benchmark for sustainable office buildings, showcasing innovation and environmental stewardship. Achieving a BREEAM In-Use Excellent certification, this state-of-the-art development is designed to significantly reduce its environmental impact while enhancing the well-being of its occupants and the surrounding community.

Green and biodiverse design

Environmental responsibility is deeply integrated into the design of Liberty Office, The outside terrain and also the ground floor. The building features a biodiverse landscape, complete with a green roof garden that not only contributes to insulation and energy efficiency but also promotes local biodiversity. In addition, a beehive and a dedicated "Beehome" provide habitats for wild bees, supporting critical pollinator populations and enhancing urban ecological networks.

Well-being

WELL Certification

The base building is prepared for WELL certification, ensuring that the health and well-being of its occupants are at the forefront of its design. From improved air quality to access to green spaces, Liberty Office prioritizes creating a workspace that nurtures both productivity and wellness.

Community impact in Amsterdam Zuidoost

The success of Liberty Office mirrors broader positive changes in Amsterdam Zuidoost, an area that has seen transformative community-focused developments. One notable example is the introduction of mixed-use spaces that combine residential, commercial, and green areas, fostering vibrant, sustainable neighborhoods. These initiatives have significantly benefited the community by creating jobs, promoting social inclusion, and enhancing quality of life, all of which align with the Social pillar of ESG principles.

Liberty Office embodies a forward-thinking approach to sustainability by not only reducing its environmental impact but also actively contributing to societal well-being. It serves as an inspiring model for how commercial buildings can align with global environmental and social goals, proving that sustainability and business excellence can go hand in hand.







Environment

A bustling neighborhood

Located in one of Amsterdam's most sought-after business districts, Liberty Office provides easy access to a wide range of local amenities. Whether it's dining options, shopping at Shoppingcenter Amsterdamse Poort, or leisure activities, everything is just a short walk or ride away. Its strategic position near the A10 ring road makes it an ideal location for businesses seeking to be close to the city center while also staying connected to major transportation routes.

Liberty Office is situated in a vibrant neighborhood that buzzes with energy and excitement. This lively area is perfect for those who thrive on activity and variety. Whether you're in the mood for an exhilarating concert in the Ziggo Dome or AFAS Live, featuring an international superstar, want to experience the thrill of an Ajax home match in the Johan Cruyff Arena, or prefer a romantic dinner for two at a charming local bistro, you'll find it all right at your doorstep. Just a taste of some of the top attractions and venues in the area that make Liberty Office a truly unique place to work.









Accessibility

A strategic location in the Netherlands

Liberty Office at Entree 222 in Amsterdam Zuid-Oost offers easy access via public transport and car. It is only a 3 min walk to train, bus & metro station Bijlmer Arena, offering seamless connections to the city and surrounding areas. Direct routes connect drivers to major highways for easy access to Utrecht, Rotterdam, and The Hague, while Schiphol Airport is only a short drive away, ideal for frequent travelers. Ample parking in the underground parking garage ensures hassle-free travel.

AMSTERDAM CITY CENTER	16 MIN.	16 MIN.
SCHIPHOL AIRPORT	15 MIN.	15 MIN.
UTRECHT	35 MIN.	30 MIN.
DEN HAAG	50 MIN.	60 MIN.
ROTTERDAM	55 MIN.	65 MIN.




LIBERTY
OFFICE
DE ENTREE 222
AMSTERDAM
ZIGGO DOME
JAZZ IN THE CITY
BAUT BACKSTAGE
DEUTSCHE BANK
HOLTERBERG DISTRICT
M STRANDVLIET
DREEFTOREN
ELEVEN SQUARE
JOHAN CRUIJFF ARENA
HOLIDAY INN
MORNINGSTAR EUROPE
LENOVO
BIJENKORF HEADOFFICE
NOVARTIS PHARMA
AFAS LIVE
EASYHOTEL
HAMPTON BY HILTON
ING BANK
THE TRAVELLER
AMSTERDAMSE POORT
COURTYARD AMSTERDAM ARENA
LEBKOV & SONS
GOLD COAST RESTAURANT
VATTENFALL
ABN AMRO
ADIDAS
M BIJLMER ARENA



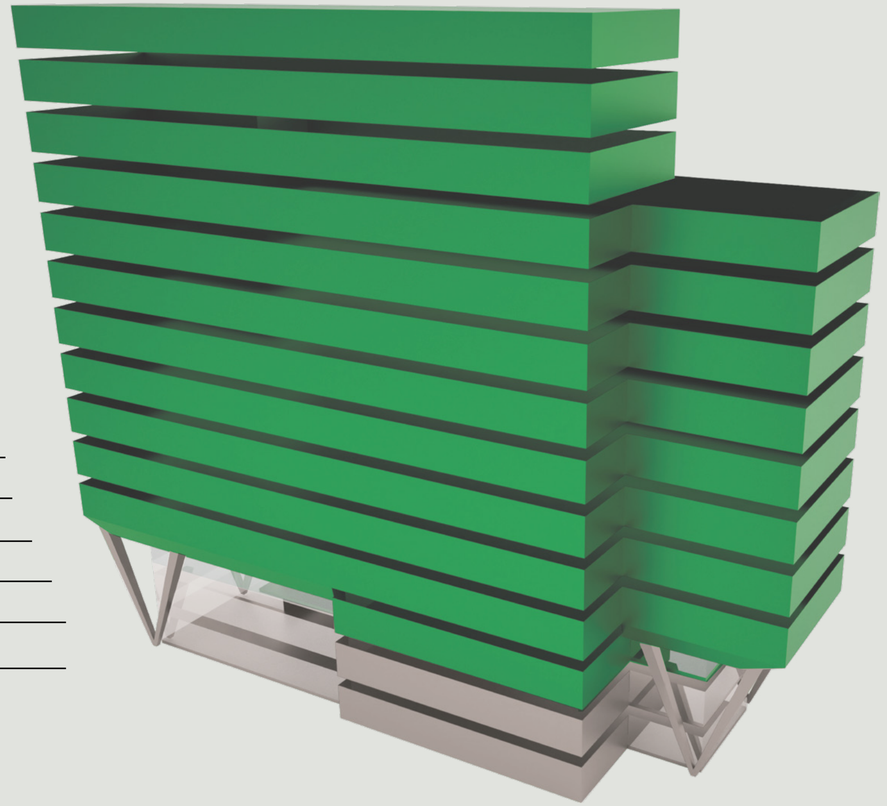

SHURGARD

15,000 sq. m. LFA office space

Clear and flexible

Liberty Office has been transformed into a leading workplace with 13 floors of high-quality office space. The available area ranges from 452 sq. m. to approximately 1,500 sq. m. per floor. These floors were designed with innovation in mind.
The large windows provide beautiful natural light, and the column-free spaces allow for a highly flexible layout.

142 sq. m. LFA	13	
853 sq. m. LFA	12	
852 sq. m. LFA	11	Roof terrace
1,444 sq. m. LFA	10	Internal staircase to 9th floor
1,459 sq. m. LFA	9	Internal staircase to 10th floor
1,465 sq. m. LFA	8	
1,465 sq. m. LFA	7	
1,458 sq. m. LFA	6	
1,465 sq. m. LFA	5	
1,465 sq. m. LFA	4	
1,465 sq. m. LFA	3	
789 sq. m. LFA	2	
452 sq. m. LFA	1	
Ground floor	0	
Car parking & Bicycle storage	-1	



Floorplan

Ground floor



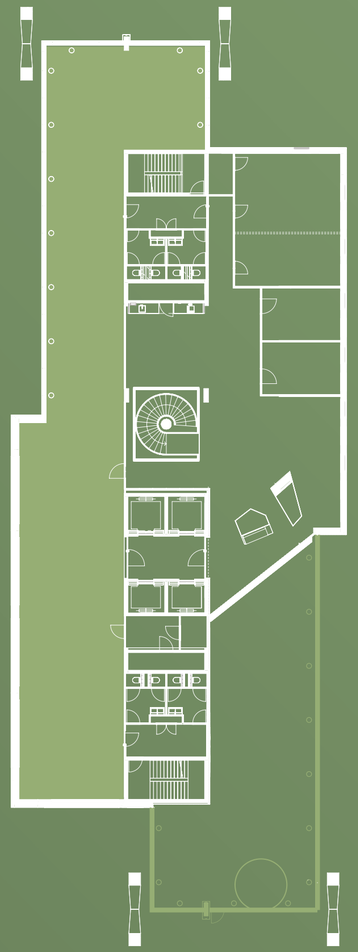
Layout & amenities



Floorplan

1st floor

452 sq. m. LFA



Layout & amenities



Floorplan

2nd floor

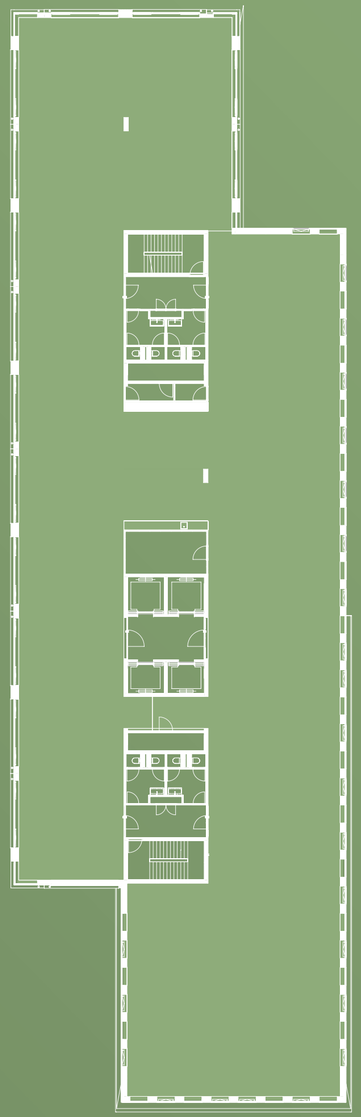
789 sq. m. LFA



Floorplan

3rd floor

1,465 sq. m. LFA



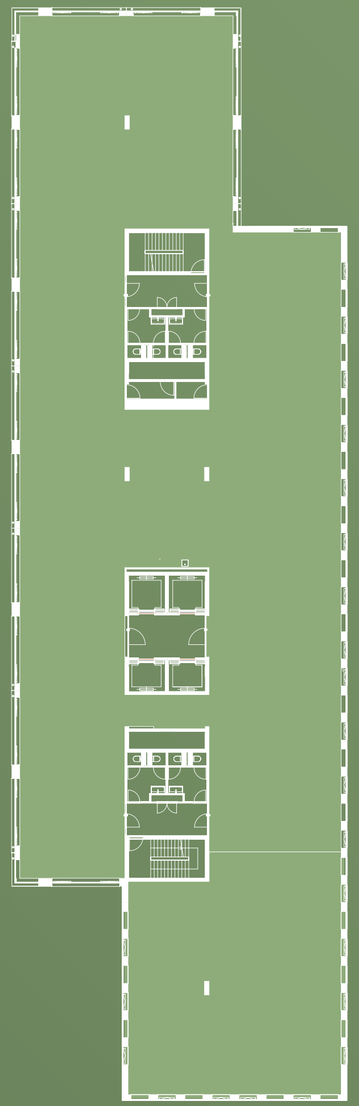


IMPRESSION: POSSIBLE LAYOUT OF OFFICE FLOOR

Floorplan

4th - 10th floor

Between 1,444 and 1,465 sq. m. LFA



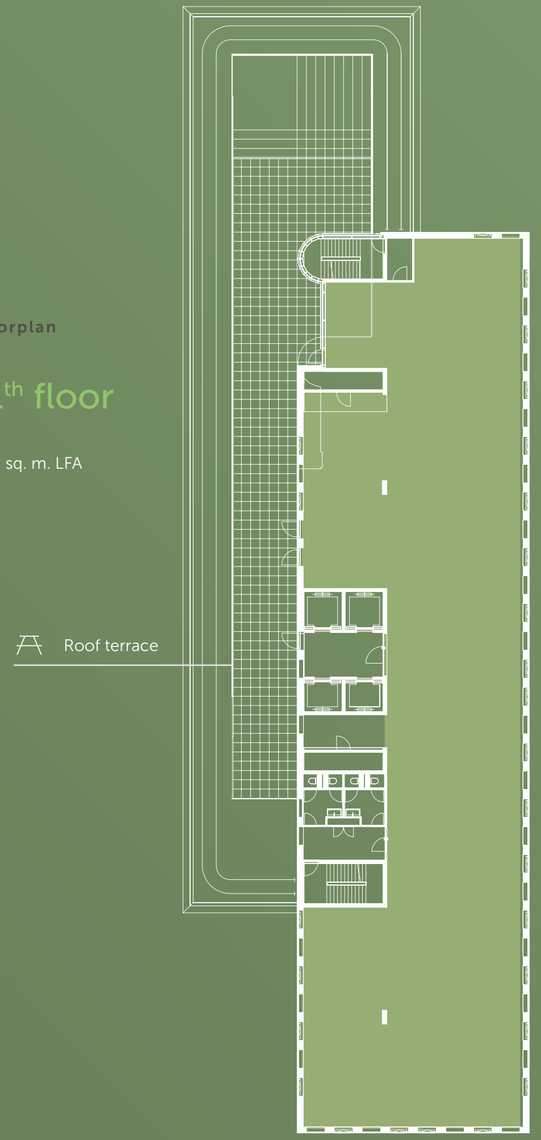
Layout sample



Floorplan

11th floor

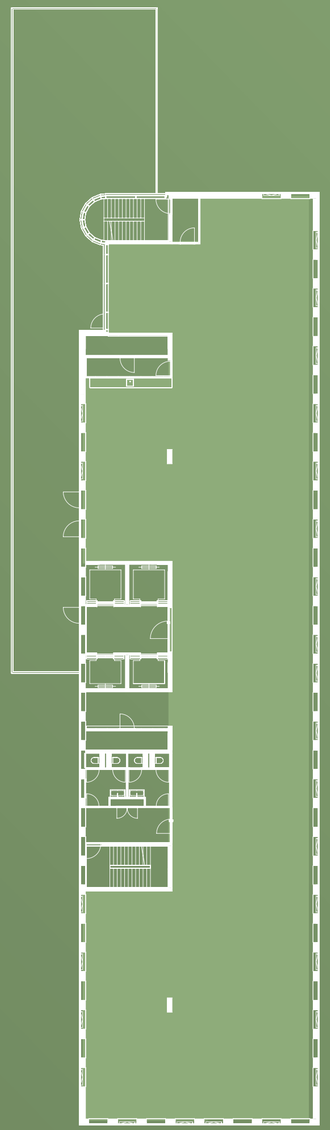
852 sq. m. LFA



Floorplan

12th floor

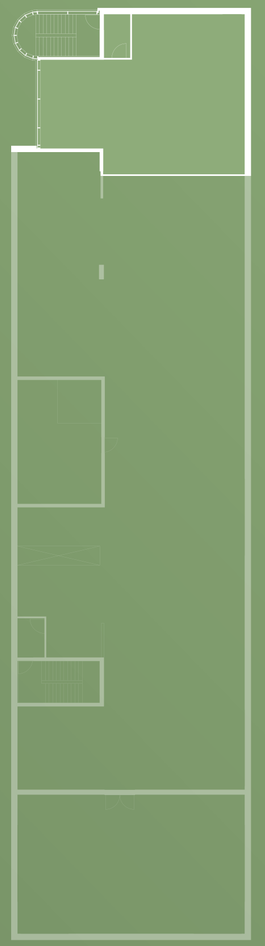
853 sq. m. LFA



Floorplan

13th floor

142 sq. m. LFA





IMPRESSION: POSSIBLE LAYOUT OF OFFICE FLOOR



State of delivery

Common areas (ground floor/1st floor):
The communal areas on the ground and first floors have been completely renovated. Designed by cepezed, these areas are conceived to provide a warm, open, and visually transparent environment. The entrance and reception zone offer clear sightlines into the building's main circulation areas, ensuring an accessible and welcoming arrival.

A centrally located coffee bar connects directly with adjacent lounge zones, supporting fluid movement and informal interaction. The meeting areas feature flexible layouts with glass partitions and operable walls that maintain visual continuity while enabling reconfiguration.
Interior greenery and natural material finishes are applied throughout to introduce biophilic elements, soften the architectural expression, and enhance overall user comfort.

Ceilings:
- Suspended climate ceilings with a visible grid and omega profiles to support flexibility on a 1,80m x 1,80m grid. This provides high flexibility regarding the individual floor design and room size.
- Floor-to-ceiling height is 2,70 m.
- The climate ceilings are controllable every 3,6 meter with the phone app from Schneider electric. The ventilation and lighting control is integrated in this system.

Floors:
- Raised floors, ready for carpeting.

Walls:
- Wall finishes whitewashed.

Facade/Windows:
- The external façade is made of clear double glazing windows.
  Each window has a size of 1 meters x 1,5 meters. Sun-blinds are installed on each window and can be adapted to the needs of the user.

Technical description

Lighting:
- Equipped with high-frequency LED-lighting according to NEN12464 norms and BREEAM-compliant to ensure optimal working conditions for the building occupants. Lighting level 500 lux for offices.
- Presence detection is installed on a 3,60 m grid. The sensors are combined with daylight detection and controllable via the general control system. All lighting is addressable and programmable to change by 1,8 m grid.

HVAC Installation:
- The building is provided with climate ceilings and controlled ventilation based on presence detection. The lighting is integrated in the climate ceilings. In terms of climate conditions and capacity, the building will meet (at least) ISSO 74: 2014 climate class B according to BREEAM-NL new built 2020 HEA04 (ATG). Heating and cooling is controlled by a 4-pipe system and change over possible every 3,6 m.
- The ventilation system consists of 4 air handling units. The first two air handling units are installed in the technical area on the 13th floor. The third unit is installed in a technical room in the basement (for the preparation of conditioned air for the basement). The fourth air handling unit is installed near the main kitchen to condition the air of the main kitchen. The building contains two cores/ shafts (north and south) through which the air ducts pass.
- The air handling units provide sufficient capacity for at least 60 m^3/h per person, with spare capacity for meeting rooms.
- The property is equipped with a total of two chillers and a Phase Change Material buffer to optimize electrical consumption.
- All visible components executed in black or white to match the appearance of the ceilings and will be of A-quality brands. In climate ceilings the air grilles are hidden.
- The radiant ceiling can be divided every 1.8 meters on the new band grids. Control is possible by the control valve's each 3,6 meters.
- Maintained internal temperature of 20°C ±2°C with -8°C outside in winter and of 24°C ±2°C at 28 C outside in summer, for traditional patterns of occupation for all the offices. Conform Class B, according to NEN 7730, ATG method.
- The degree of relative humidity is approximately maintained at 30% ±15% in winter and at 55% ±10% in summer.
- Air filtration is incorporated in the air handling units to ePM1-70 %.

Water systems:
- The water system consists of electrical boilers for showers and the kitchen. To build up sufficient water pressure for the higher floors, a booster unit has been positioned in a technical room in the basement.
- Hot water generation for work cupboards is to be provided locally by means of electrical boilers.

Utility connections:
- District heating network
- Public drinking water
- Electricity network
- Sewage connection
- Glass fiber connection

Electricity:
- Each floor has a cabinet with measurement for split rent and billing by half the floor. (also heating and cooling is measured by half of each floor)
- In the raised floor are connection boxes for the flexible delivery of electricity for computers etcetera. A new network system can easily be integrated in the floors.
- 110 PV panels will be installed on the roof to produce electricity for the technical installations. Most of the heating and cooling is also produced by electricity and a heat pump.
- The electricity can be used for heating and cooling, or to charge batteries for other purposes.

Security system:
- Pass readers are provided on site at the central entrance at ground floor and garage level. If we know certain wishes from a tenant in an early phase, the system can be modified/ integrated to the tenant's needs.
- CCTV: if we know certain wishes from a tenant in an early phase, the system can be modified/ integrated to the tenant's needs.

Fire Alarms:
- The fire alarm is combined with the evacuation alarm and complies with regulations. ("gesproken woord") It is controllable by the desk at the entrance.
- Some areas are equipped with fire screens and smoke detectors to ensure the safety of each fire compartment.

Transport systems:
- The building contains four elevators from the manufacturer KONE and are built in 2001. There are two lifts with 13 stops (17 persons or 1.275 kg), and two lifts with 14 stops (21 persons or 1.600 kg). All lifts have been renovated and upgraded.
- The building has a façade cleaning installation which is partially renovated.

Internal staircases:
- Currently the building has 1 internal staircase to connect floors. It is possible to integrate additional internal staircases, taking into account the structure and MEP systems, and the necessary fire and safety requirements.

24/7 use of the building:
- The planned systems make the building ready to be used 24/7.

BREEAM certificate:
- A BREEAM in-use Excellent certificate will be provided for this building.

Floor loads:
- 400 kg/m^2 distributed load.



Contact

Contact us today to schedule a tour and discover how Liberty Office can elevate your business.

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