



# Beulingstraat 8 - 10 | Beulinck

te Amsterdam

## TO LET

- Center
- Luxury and sustainable office space
- Fully renovated listing
- 862 m<sup>2</sup>

## REAL ESTATE AGENTS:

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# Beulingstraat 8 - 10 | Beulinck

General

**DME Amsterdam is a premium real estate investment company that prides itself on acquiring, developing, and leasing prestigious office spaces in the city. Step into one of its sustainable and thoughtfully designed properties with all the modern luxuries for your next venture. Private office space that's exclusively yours to dream and do.**

Welcome to Beulinck: a striking neoclassical building on Beulingstraat first constructed in 1857 and soon to be a high-end and sustainable private office space. Located between Amsterdam's UNESCO World Heritage-listed Herengracht and Singel canals near Spui, this 862m<sup>2</sup> open-plan four-story building stretches nine windows wide and includes an outdoor patio and mesmerizing light-filled loft with views over the city. An architectural gem that will be entirely gas-free complete with heat pumps, solar panels, and heat recovery systems.

Expected completion: Q4, 2023.



## History

Beulinck is a space that stays with you. Named after one of the area's residents from the 1660s, Gerrit Jansz Beulinck, the building at Beulingstraat 8–10 was first constructed in 1857. In 1876 it was converted into the headquarters of insurance fund, Algemeen Ziekenfonds, by architect Pieter Johannes Hamer. It remained the insurer's HQ for the next century. DME Amsterdam is proud to be its third owner and to bring its history and character into the modern age.

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## The building

Beulingstraat 8–10 is a celebration of late 18th-century neoclassical architecture. The era's symmetrical design flows from the outside in. The exterior features its signature temple roof, ornate door archway, plaster columns; and cornice around the middle window with a triangular pediment to emphasize the entrance.

The original façade will be lovingly restored. Brickwork and plaster will be deep cleaned and details repainted to match the era's color palette. Lighting and black awnings will be installed across all nine windows on the second floor to make the building's presence known from day to night. Its original skylights and windows will also be refreshed with black aluminum frames.





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General

## Interior

An inviting mix of warm tones, high ceilings, oak Versailles flooring, underfloor heating, and thoughtful lighting all contribute to ease and inspiration. Modular spotlights will be used across the walls and ceiling with Lodes pendant lighting used in the shared spaces.

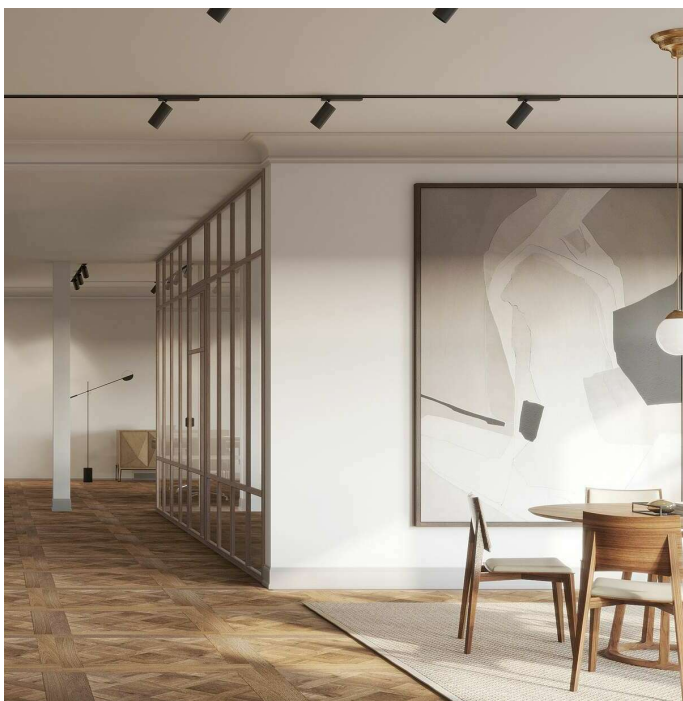
Every level will feature luxury toilets (except the loft) with the convenience of a shower on the second floor. The walnut kitchen will come with all the storage you could need and will be finished with durable marble benchtops. The building's two ornate stairwells will be supported with a new elevator decorated with matching Versailles flooring and white walls. All the luxuries to do business in comfort.





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General



## Layout

This four-story property offers plenty of possibilities for collaboration and quiet reflection. Be welcomed on the ground floor with the spacious lobby, located in the center at house number 8. To the left, the fully-equipped kitchen with dining area, and to the right, workstations.

On the first and second floors, workstations, comfy breakout spaces, and sophisticated meeting rooms stretch across. Each room will be divided with oak wooden frames filled with glass for endless light. Both of these levels will also have toilets and kitchen essentials.

The third floor is the glass loft with views across Amsterdam. This area will be furnished with lunch tables, bar, and a grand kitchen with appliances. The finishing touch is the glasshouse: a peaceful nook on the rooftop with spectacular views. This will be fitted with a bar and matching stools.

The basement will be refreshed with new windows, and a new patio will be added to the rear of the property; crafted from terracotta tiles and filled with olive trees for a piece of serenity.



# Beulingstraat 8 - 10 | Beulinck

General

## Sustainability

This renovation will adhere to the Building Research Establishment Environmental Assessment Method (BREEAM-NL): the world's leading science-based suite of validation and certification systems for sustainable buildings. Beulinck is expected to achieve the BREEAM Very Good certification, at the very least.

Beulinck will be fitted with solar panels, two heat pumps (A++ level), air conditioning (Mitsubishi A++ model), and a heat recovery system on all floors (Itho Daalderop A++). The building will be completely gas-free.

The property will be fully insulated using the so-called 'box in box principle'. This means that partition walls will be installed at the front and rear façades. Floor and roof insulation will also be used. This helps reduce heat loss in winter and maximize cooling in summer. The HR ++ glass secondary windows also support this.

Water-saving devices will be used throughout, and power usage will be minimal thanks to LED lighting control systems such as sensors and timers.

With our commitment to comfort, air quality, and sustainability, conscious choices have been made during construction and finishing. The materials used have been selected for their circularity and low CO2 emissions.



# Beulingstraat 8 - 10 | Beulinck

## General

### Neighbourhood

Beulinck is located on the Beulingstraat: a charming side street on the boundary of Grachtengordel-West and Grachtengordel-Zuid in central Amsterdam. On the edge of the famous Nine Streets area, this 400-year-old trade neighborhood is rich with boutique retailers, culinary destinations, and monumental Dutch houses. Collect local delicacies from Banketbakkerij Het Koekemannetje and De Kaaskamer van Amsterdam or the best sourdough from Bakery Wolf. After hours, there's no other place like the Hoxton Hotel or the Pulitzer for a cocktail or a night's stay. The Dylan hotel houses the informal Bar Brasserie OCCO and the Michelin-starred Restaurant Vinkeles.

On Beulingstraat itself, dine close by at Beulings or the Italian restaurant Pianeta Terra. Both restaurants were recently voted the best restaurants in Amsterdam (Top 20) with restaurant Beulings making the top of the list.

### Parking facilities

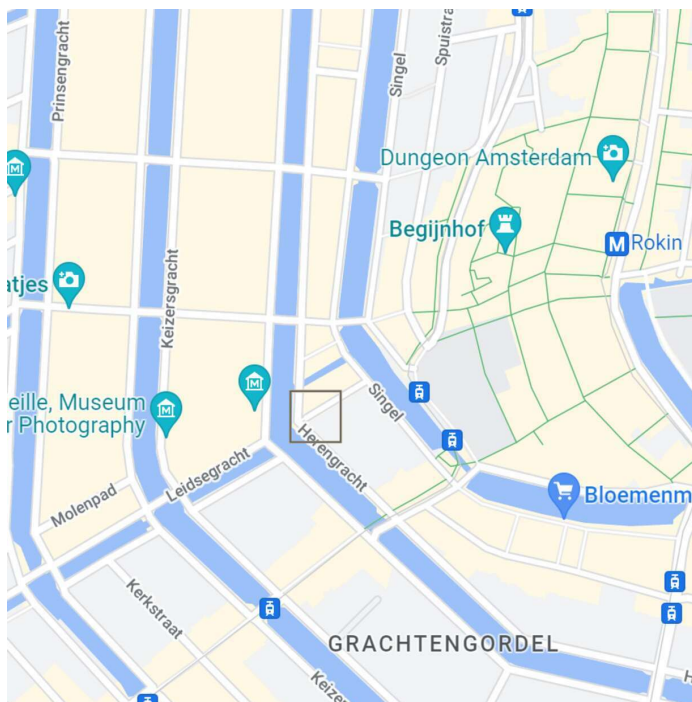
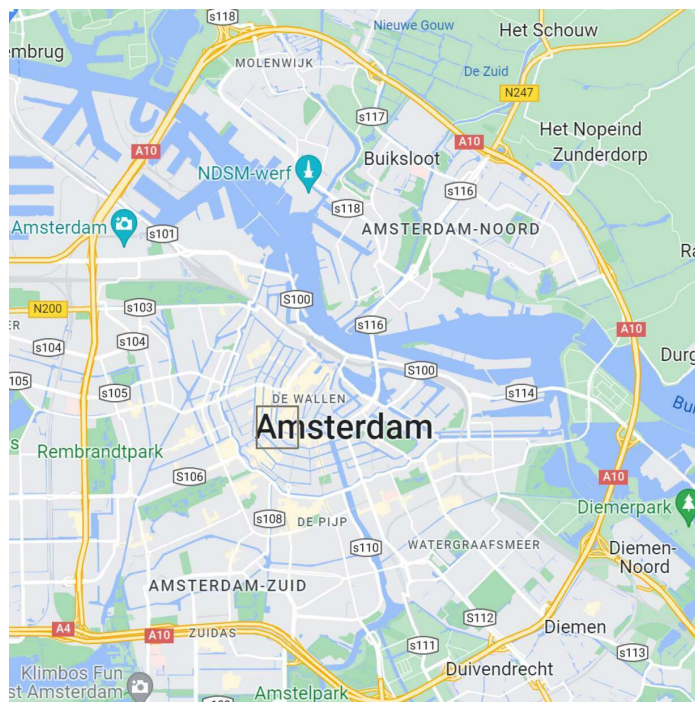
Parking is available on public roads via payment or permit. There's Q-Park Kalverstraat, a five-minute walk away, and APCOA PARKING Prins & Keizer - Amsterdam, a ten-minute walk away. Around the corner at Keizersgracht 481-485, is undercover parking through ParkBee. Also located five minutes away, is Garage Molenpad at Molenpad 16, where parking is available through subscription. We can enquire about availability on your behalf.





# Beulingstraat 8 - 10 | Beulinck

Location & accessability



## Accessibility

Accessibility by public transport is excellent. Within walking distance is the Koningsplein tram stop for lines 2, 12, and 13. Within five minutes walking distance is the Rokin metro stop for metro line 52 (Noord/Zuidlijn), which takes you directly to Amsterdam Centraal. From central ring road S-100, the office space can be reached via Rozengracht or Elandsgracht. From the motorway Ring A-10, central ring road S-100 can be reached via the S-105.



# Beulingstraat 8 - 10 | Beulinck

## Remaining provisions

### Surface area

The total floor area is 862.1 m<sup>2</sup> LFA office space and is distributed as follows:

- basement: 67.3 m<sup>2</sup> LFA;
- ground floor: 206.5 m<sup>2</sup> LFA;
- first floor: 195.1 m<sup>2</sup> LFA;
- second floor: 203.3 m<sup>2</sup> LFA;
- third floor: 185.3 m<sup>2</sup> LFA.

There is also a rooftop house of 4.6 m<sup>2</sup> LFA.

Floorplans of the Beulingstraat 8 - 10 have been attached to this information leaflet.

### Handover condition

The space will be fully renovated and delivered turnkey, which includes the following facilities:

- luxurious entrance;
- videophone system with electric door opener on each floor;
- wall and ceiling finishes (plaster and painting);
- heat pumps (2 units);
- solar panels;
- heating/cooling through underfloor heating and (additional) heating/cooling through air conditioning;
- air conditioning by means of heat recovery systems;
- design lighting plan;
- sanitary facilities (luxury toilets and bathroom);
- Versailles solid wooden flooring;
- two luxury kitchens with various appliances;
- two luxury pantries with various appliances;
- lift;
- open floor areas;
- patio.

### Service costs

€ 30,- per m<sup>2</sup> per year plus VAT for the following services:

- washing of windows and woodwork;
- cleaning the entrance door including doorbell panel, door fittings, and surrounding woodwork;
- preventive weed spraying and weed removal;
- maintenance of the garden;
- cleaning of gutters and solar panels;
- maintenance of solar panels and heat pump;
- annual maintenance of lift;
- monthly mobile phone subscription for lift;
- climate technology air conditioning;
- heat recovery system climate technology maintenance;
- annual check of heat recovery system climate control;
- manager fire alarm system (BBMI) duties, annual BBMI maintenance, forwarding to control center;
- fire extinguishers;
- administration fees.



# Beulingstraat 8 - 10 | Beulinck

Remaining provisions

## Payment obligations

To be paid monthly in advance.

## Lease period

Five years with subsequent five-year renewal periods. Non-standard lease terms are negotiable.

## Lease commencement date

In consultation. Target completion date Q4-2023.

## Destination

In accordance with public/private law, the zoning designation of this property is office space.

## Listed building status

Municipal monument

## Energy label class

This office space does not require a label due to its listed building status. However, its sustainable renovation means this particular listed building, unlike many others, is extremely energy-efficient. It's expected that the building will be accredited energy label class A++ at least, after the completion of this renovation.

A certificate will also be requested from BREEAM: the Building Research Establishment Environmental Assessment Method. The world's leading science-based suite of validation and certification systems for sustainable buildings. Beulinck is expected to achieve the BREEAM Very Good level, at the very least. A building with a BREEAM-NL certificate ensures a healthier workplace with consideration across indoor air quality, ventilation, and natural light.

## Rental price indexation

Indexation of the rental price will be determined annually, the first time after 1 (one) year after the lease commencement date, based on the adjustment of the Consumer price index (CPI), serial CPI All households (2015 = 100) as published by Statistics Netherlands (CBS).

## Collateral security

The Lessee must provide a deposit or bank guarantee (ROZ model) of at least three months rent and service costs plus VAT.

## Rental conditions

Based on the Model Lease Agreement for office space and other commercial space within the meaning of Section 7:230a of the Dutch Civil Code, as drawn up by the Real Estate Council (R.O.Z. model February 2015), with the accompanying general provisions, to be supplemented with special provisions by the lessor if necessary.





# Beulingstraat 8 - 10 | Beulinck

Remaining provisions

## VAT

The Lessee declares that they perform at least 90% turnover tax-taxed services. If at any time the Lessee no longer meets this criteria, the lease will be exempt from turnover tax by operation of law. In that case, the agreed basic rent—excluding turnover tax—will be increased to meet the financial loss incurred by the Lessor, and will be fully compensated by the Lessee.

## Reservation Broersma Bedrijfsmakelaardij B.V.

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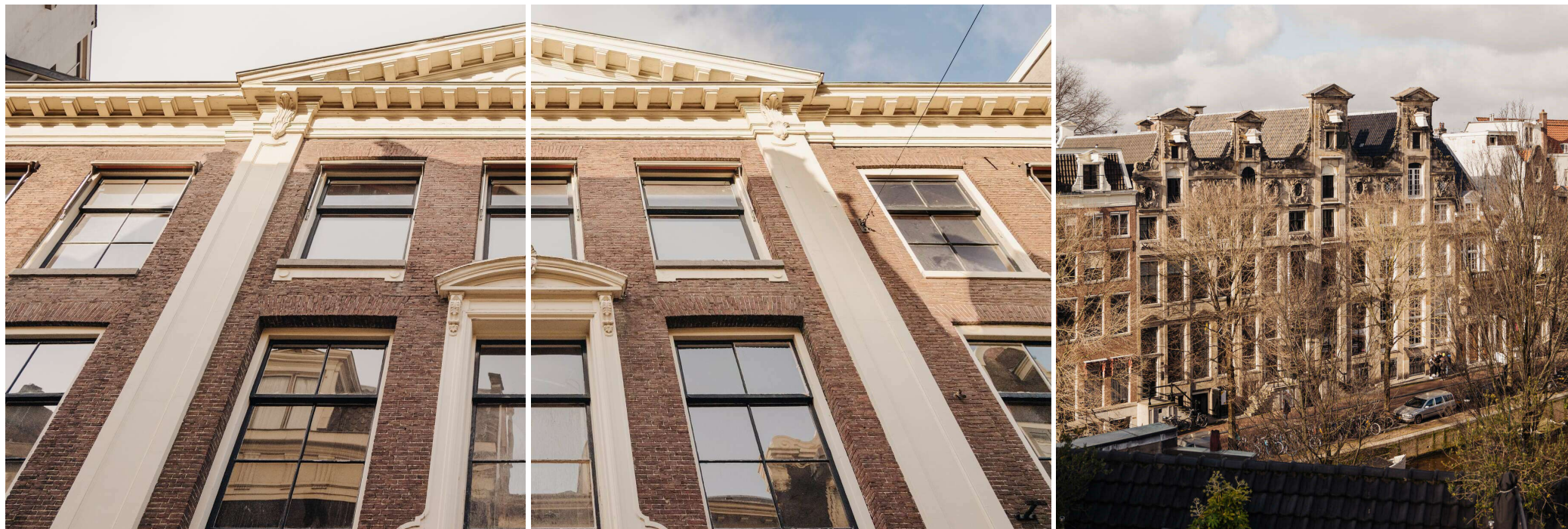
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# Beulingstraat 8 - 10 | Beulinck

Exterior





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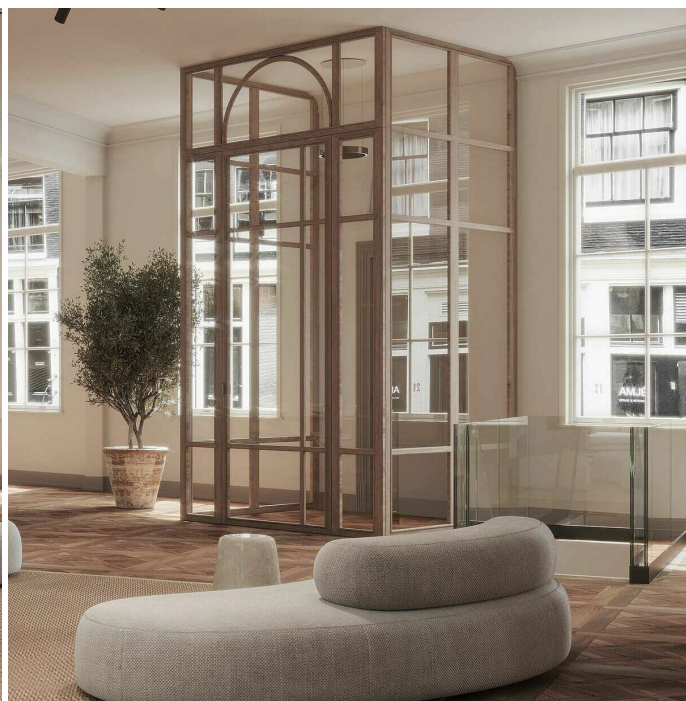
Exterior





# Beulingstraat 8 - 10 | Beulinck

Entrance - ground floor



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Entrance - ground floor






# Beulingstraat 8 - 10 | Beulinck

Pantry - ground floor







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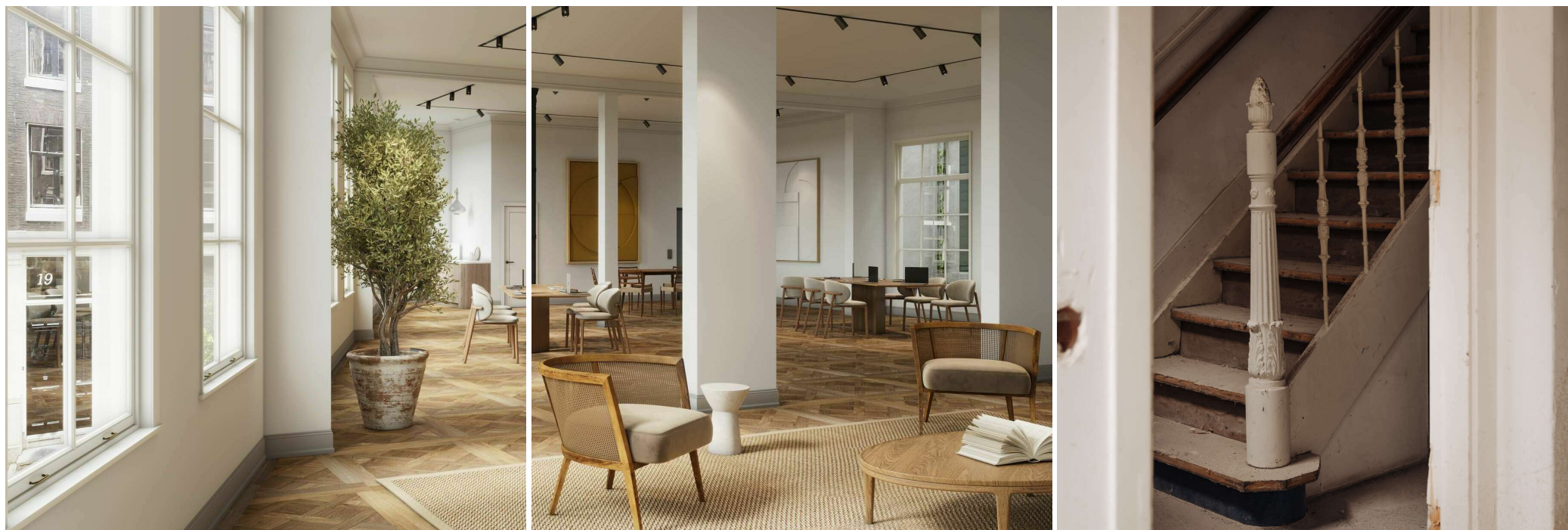
Patio - ground floor





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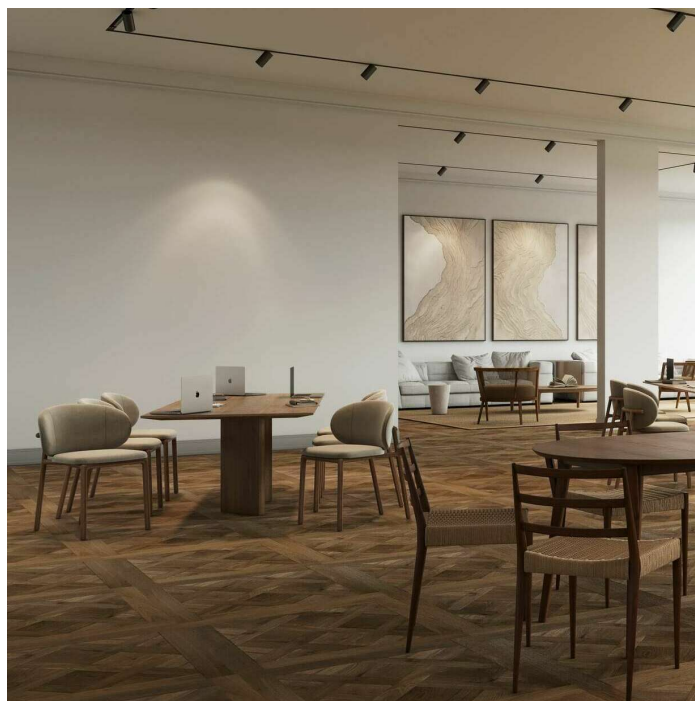
First floor





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First floor

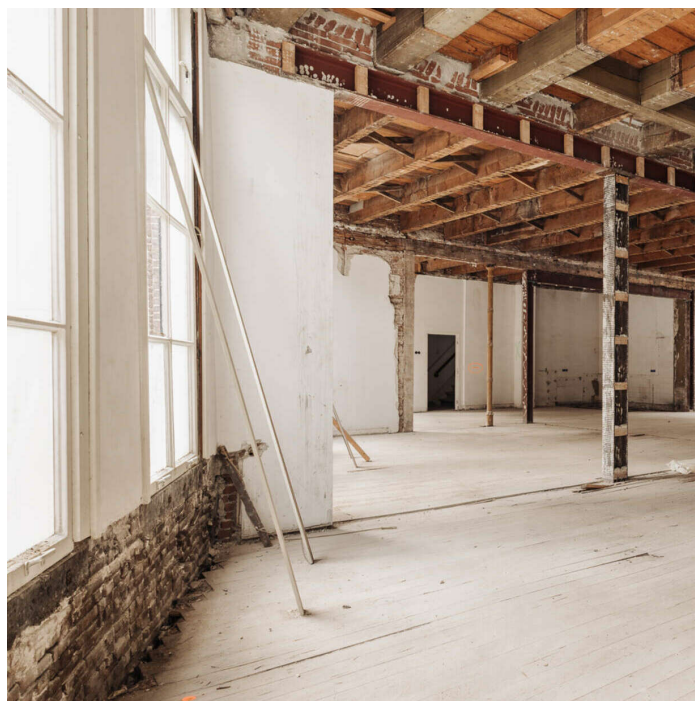






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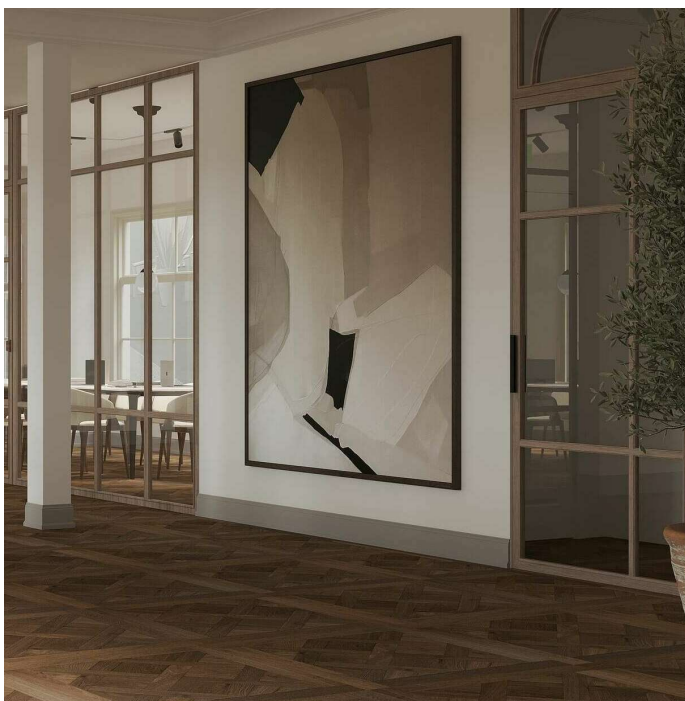
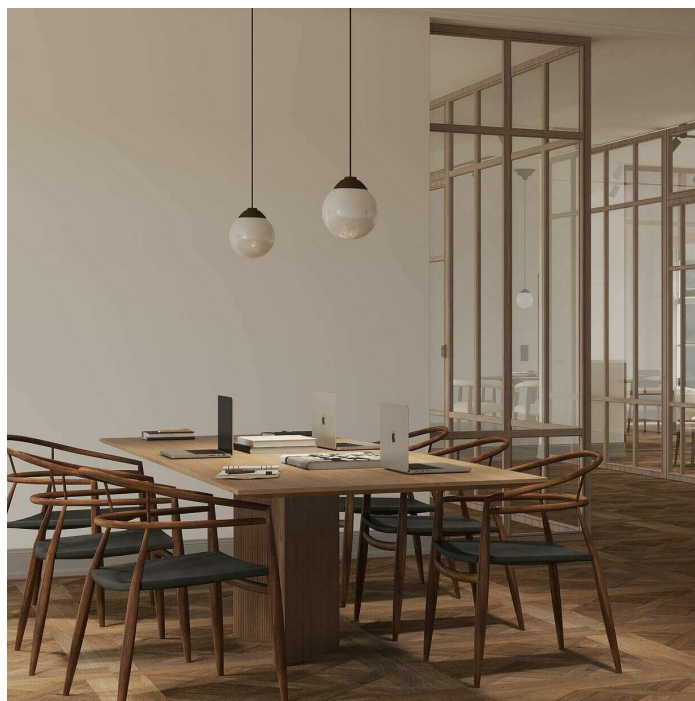
First floor





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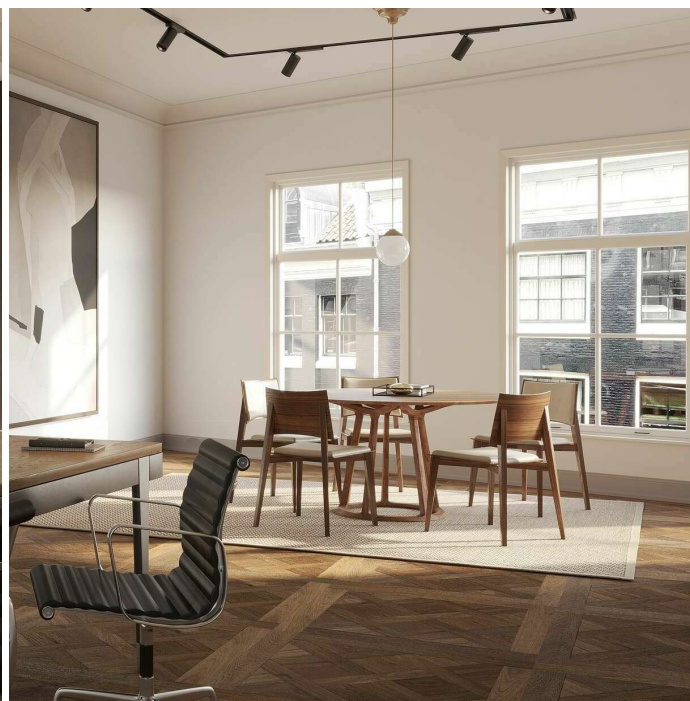
Second floor





# Beulingstraat 8 - 10 | Beulinck

Second floor





# Beulingstraat 8 - 10 | Beulinck

Second floor




# Beulingstraat 8 - 10 | Beulinck

Third floor







# Beulingstraat 8 - 10 | Beulinck

Third floor







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Third floor






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Third floor

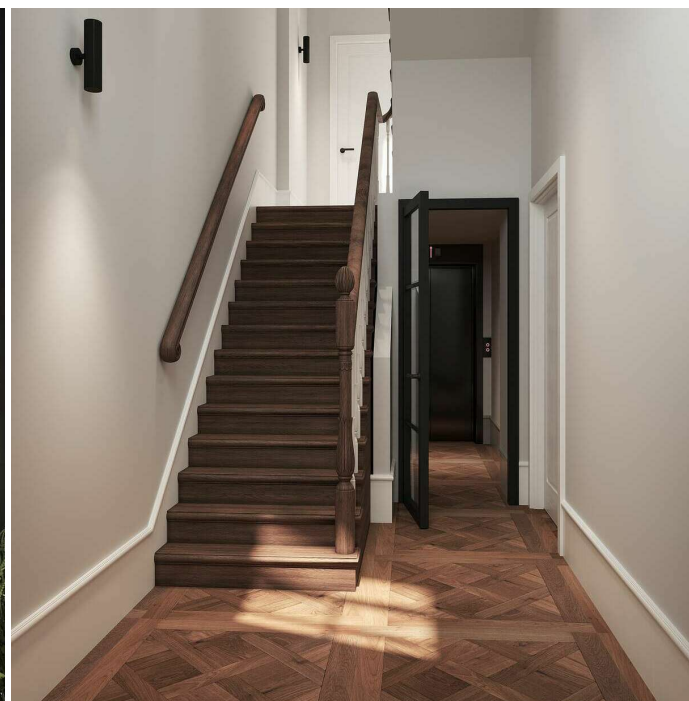
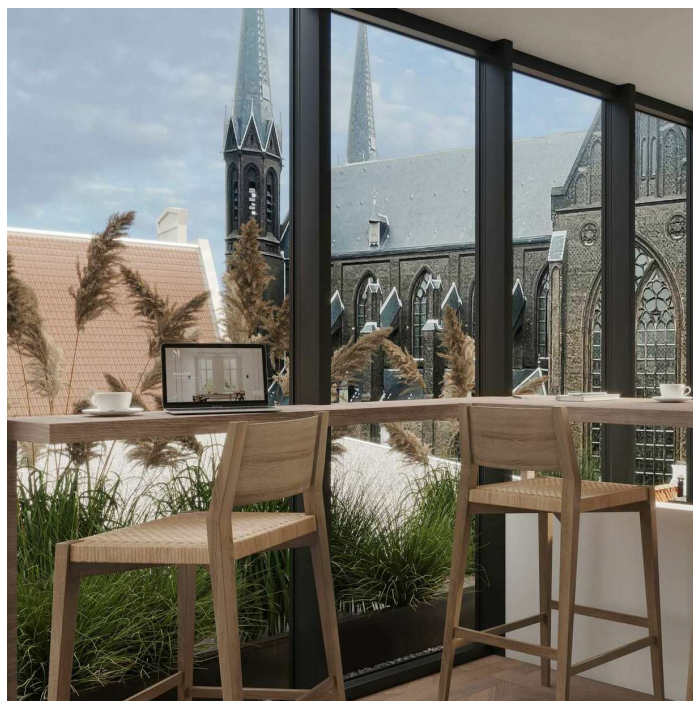






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Staircase and glass rooftop house

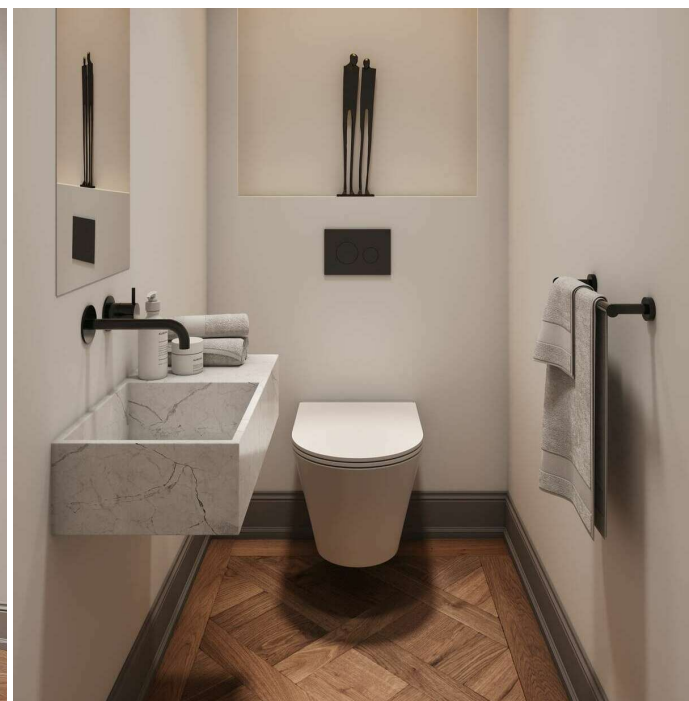
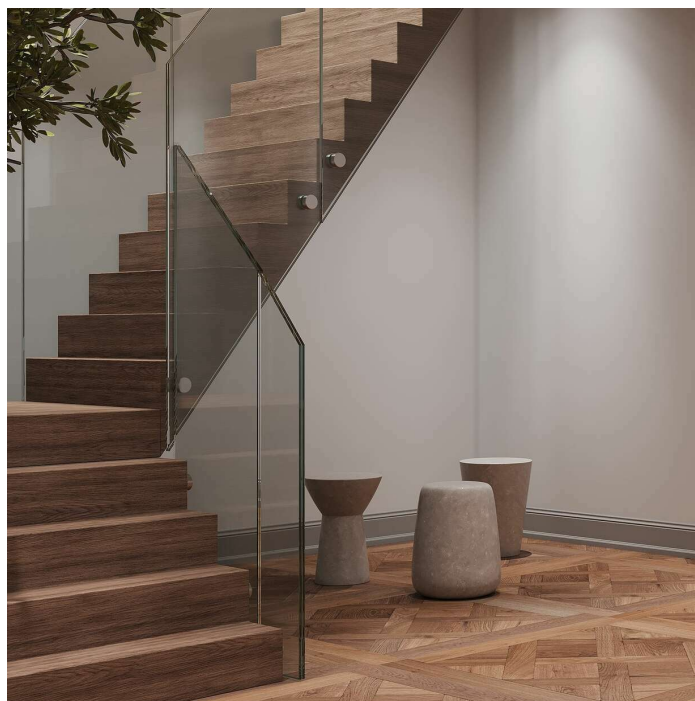


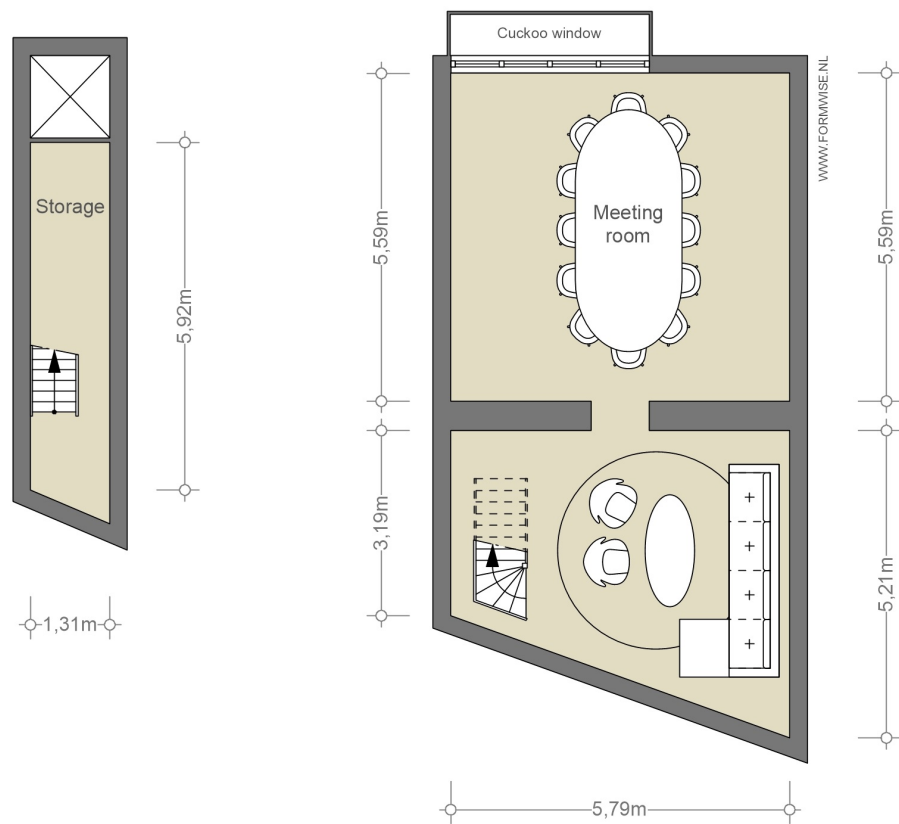




# Beulingstraat 8 - 10 | Beulinck

Basement and toilet





## BASEMENT

### NEN2580

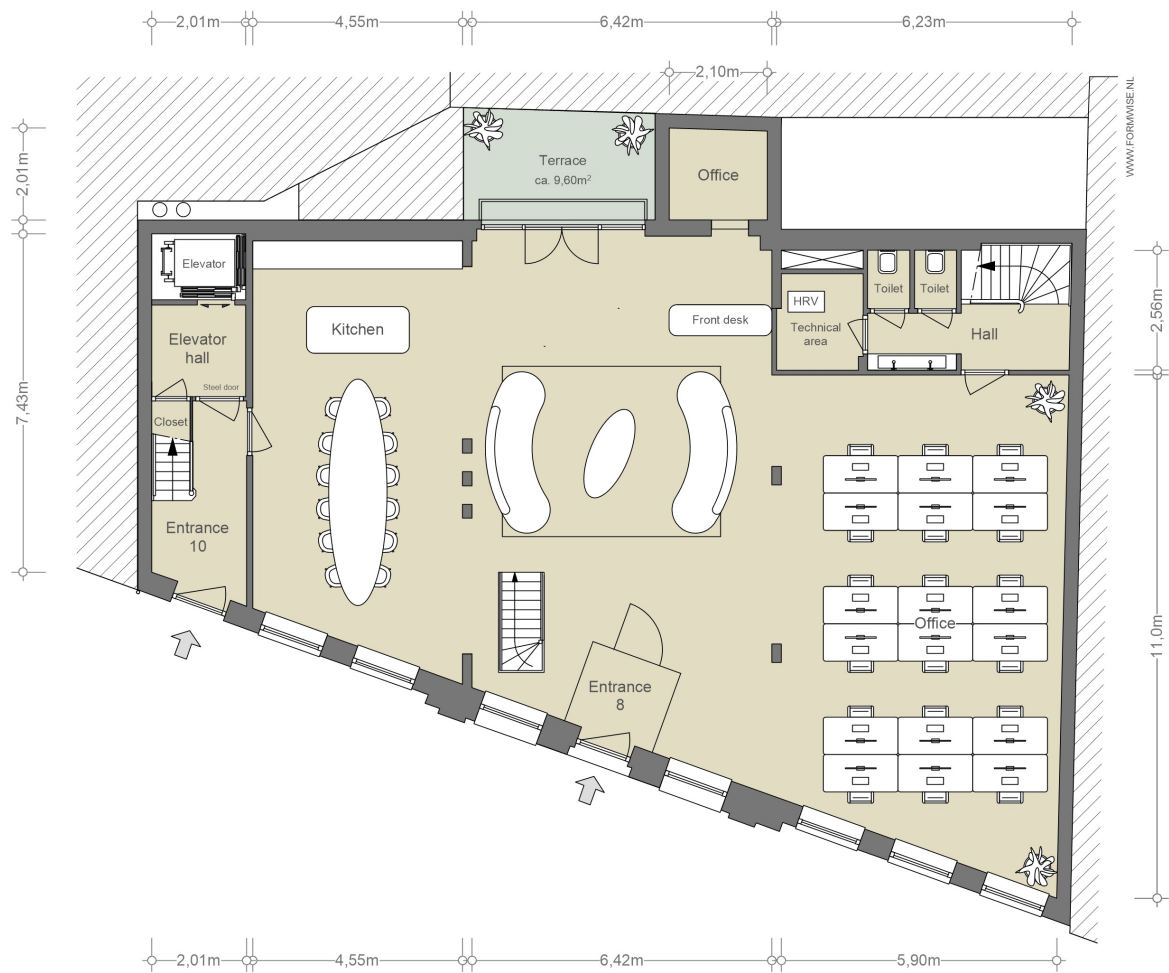
(excl. load-bearing walls)

Lettable area  
appr. 67,33 m<sup>2</sup>

Gross floor area  
appr. 85,70 m<sup>2</sup>

All dimensions on the drawing are approximate sizes, subject to printing errors.

Layout, dimensions and surface according to declaration third party,



## GROUND FLOOR

NEN2580

(excl. load-bearing walls)

Lettable area
appr. 206,50 m <sup>2</sup>
Gross floor area
appr. 238,50 m <sup>2</sup>

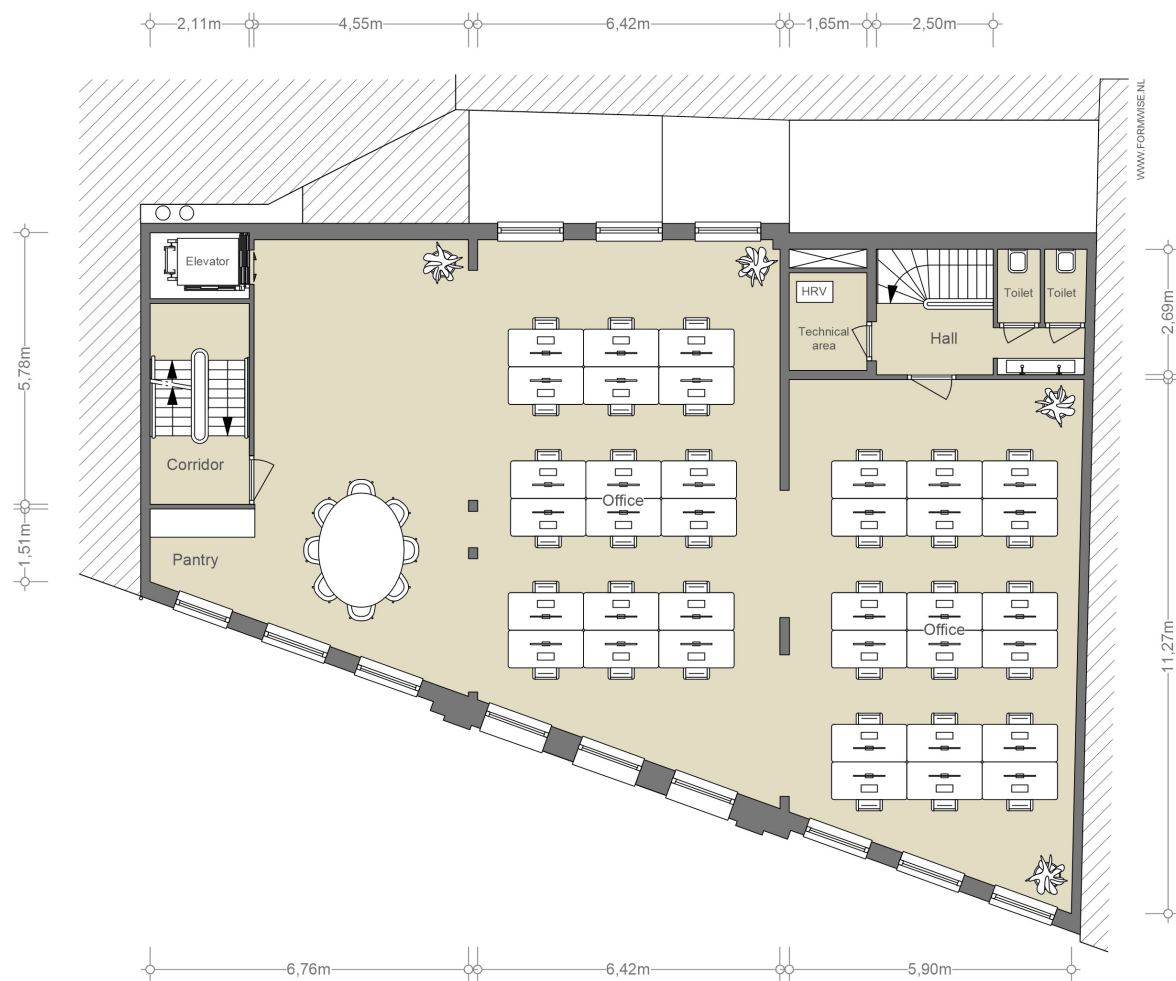
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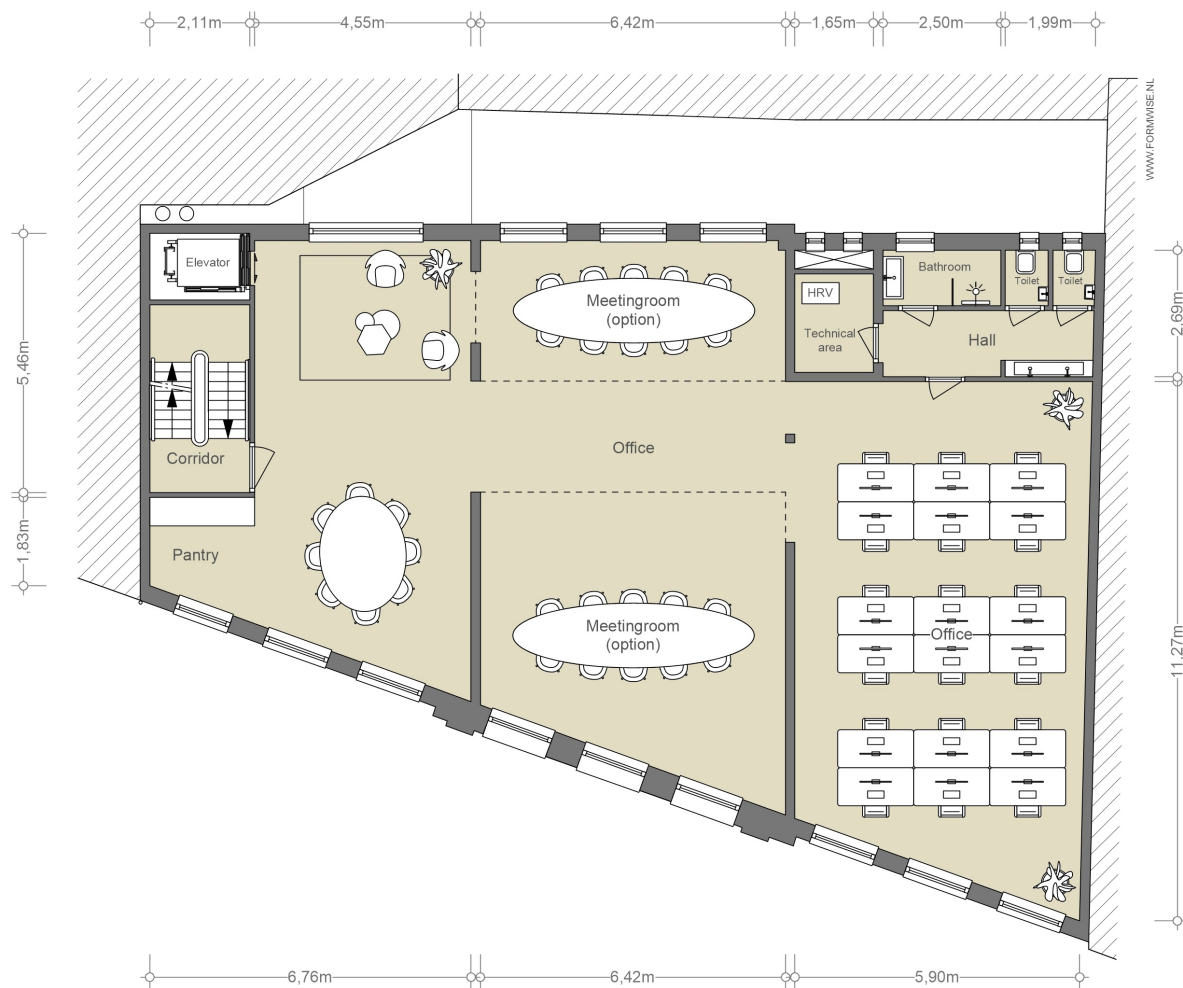
ground floor

BROERSMA





first floor



## 2<sup>nd</sup> FLOOR

NEN2580

(excl. load-bearing walls)

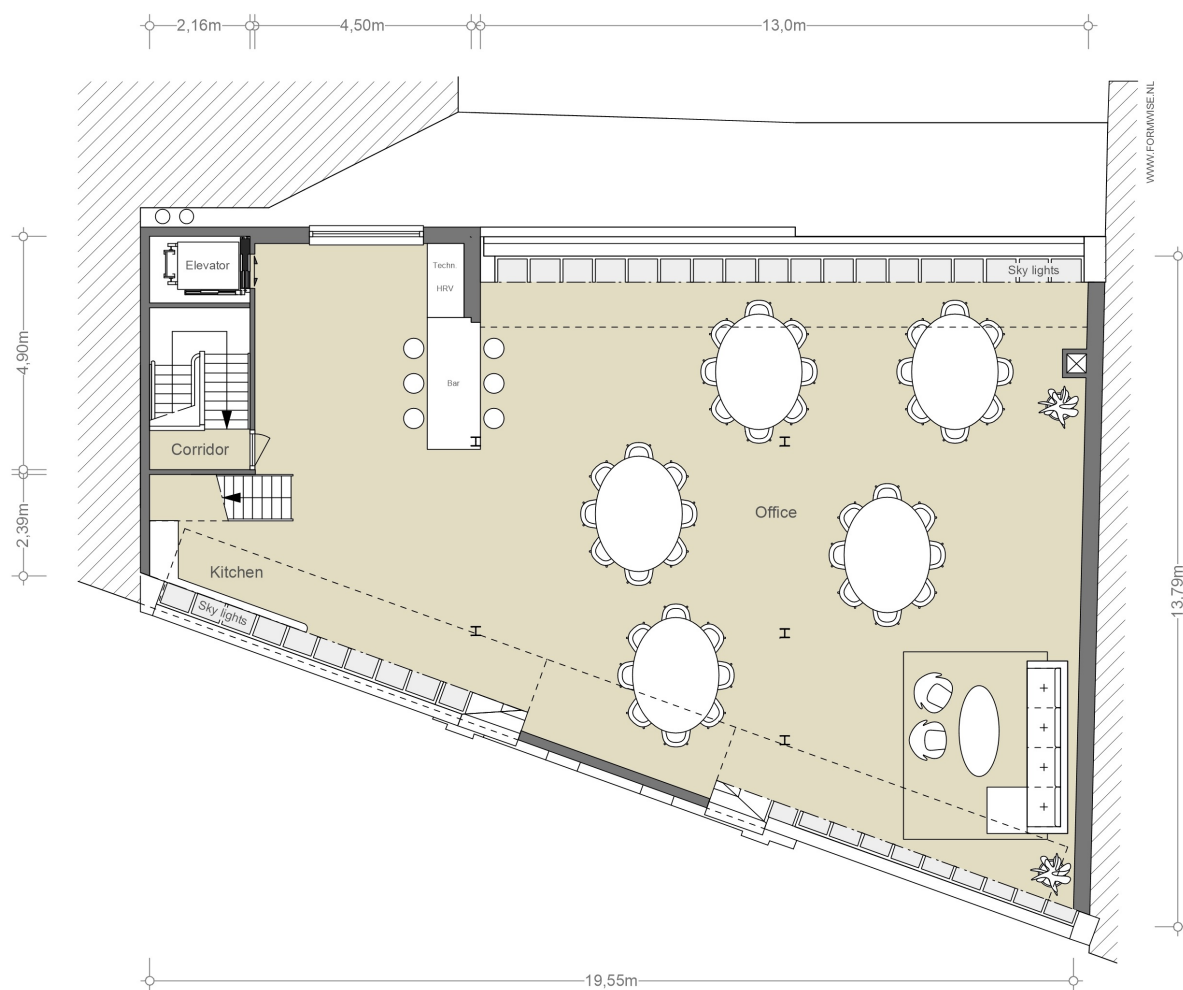
Lettable area  
appr. 203,34 m<sup>2</sup>

Gross floor area  
appr. 232,30 m<sup>2</sup>

All dimensions on the drawing are approximate sizes, subject to printing errors.

Layout, dimensions and surface according to declaration third party.

second floor



### 3<sup>rd</sup> FLOOR

NEN2580

(excl. load-bearing walls)

Lettable area

appr. 185,30 m<sup>2</sup>

Gross floor area

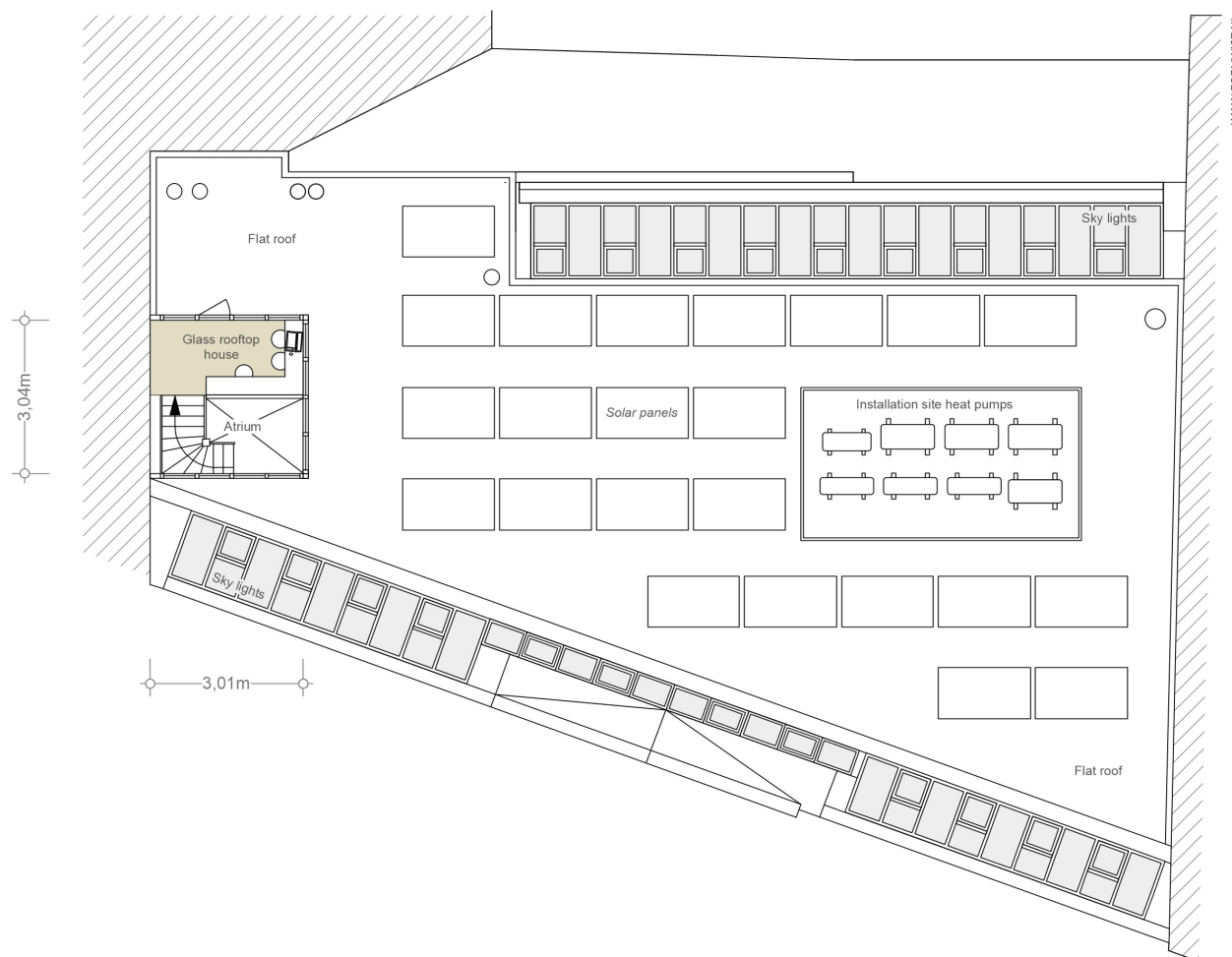
appr. 223,40 m<sup>2</sup>

All dimensions on the drawing are approximate sizes, subject to printing errors.

Layout, dimensions and surface according to declaration third party.

third floor





#### 4<sup>th</sup> FLOOR - ROOF

NEN2580

(excl. load-bearing walls)

Lettable area appr. 4,60 m <sup>2</sup>
Gross floor area appr. 10,70 m <sup>2</sup>

All dimensions on the drawing are approximate sizes, subject to printing errors.

Layout, dimensions and surface according to declaration third party.

fourth floor - rooftop house