

DE ROTTERDAM

REMARKABLE LANDMARK WITH

360° VIEWS



Wilhelminakade 139-175, 3072 AP Rotterdam

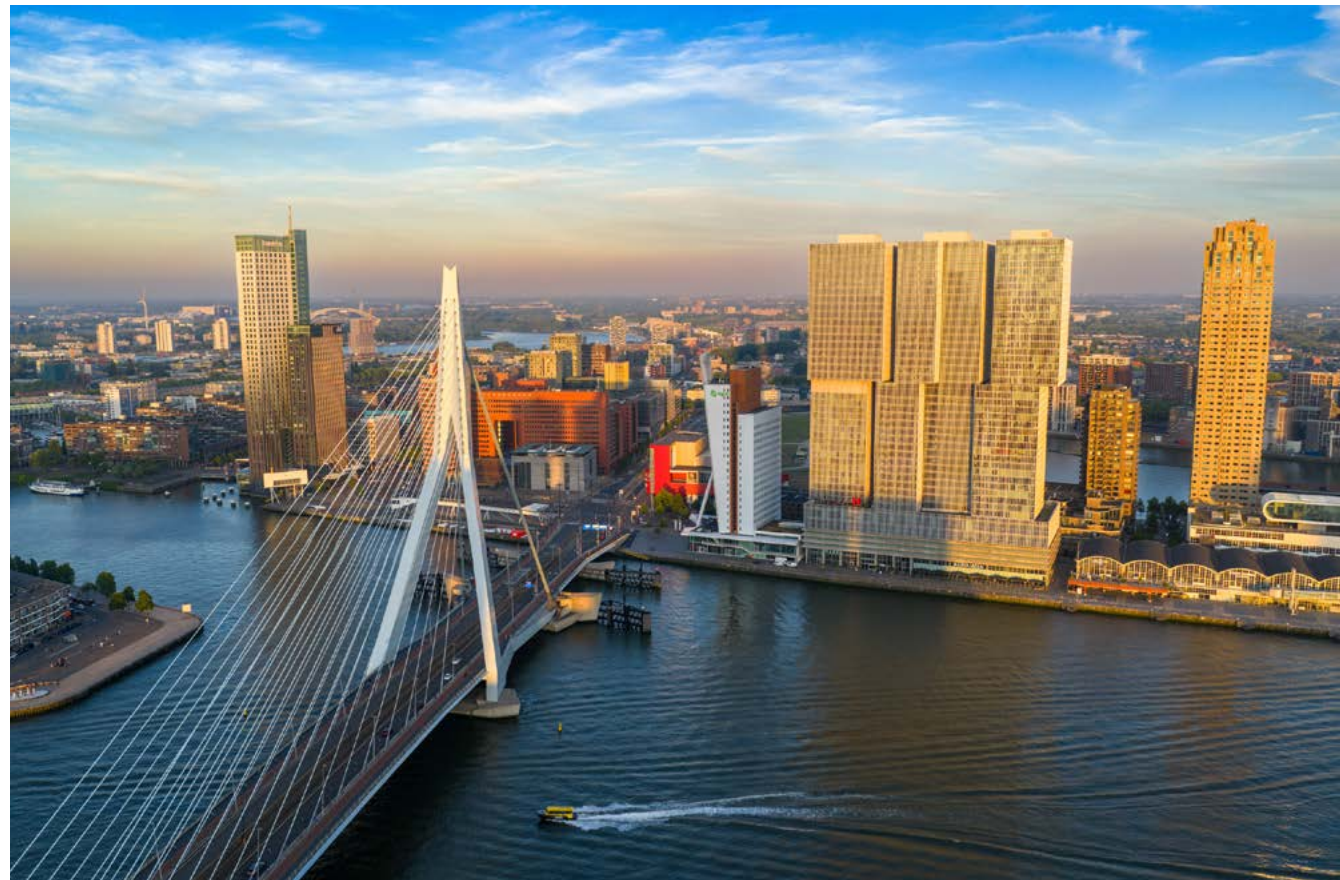
DE ROTTERDAM



De Rotterdam is a prominent architectural complex located on the Wilhelminapier by the River Maas in Rotterdam, designed by the renowned architecture firm OMA, led by Rem Koolhaas. The building is designed as a vertical city and features high-quality offices, luxury apartments, the four-star design hotel NHOW, restaurant Aqua Asia Club, Restobar Vista, and features an integrated parking garage.

It emphasizes mixed-use development and urban density. The complex covers approximately 160,000 square meters and consists of three interconnected towers, each nearly 150 meters tall with 38 floors, resting on a solid six-story base. The towers are staggered halfway up, creating a striking horizontal cut that separates them into low-rise and high-rise sections. This design allows for terraces, overhangs, and connections, enhancing stability and providing additional outdoor spaces.

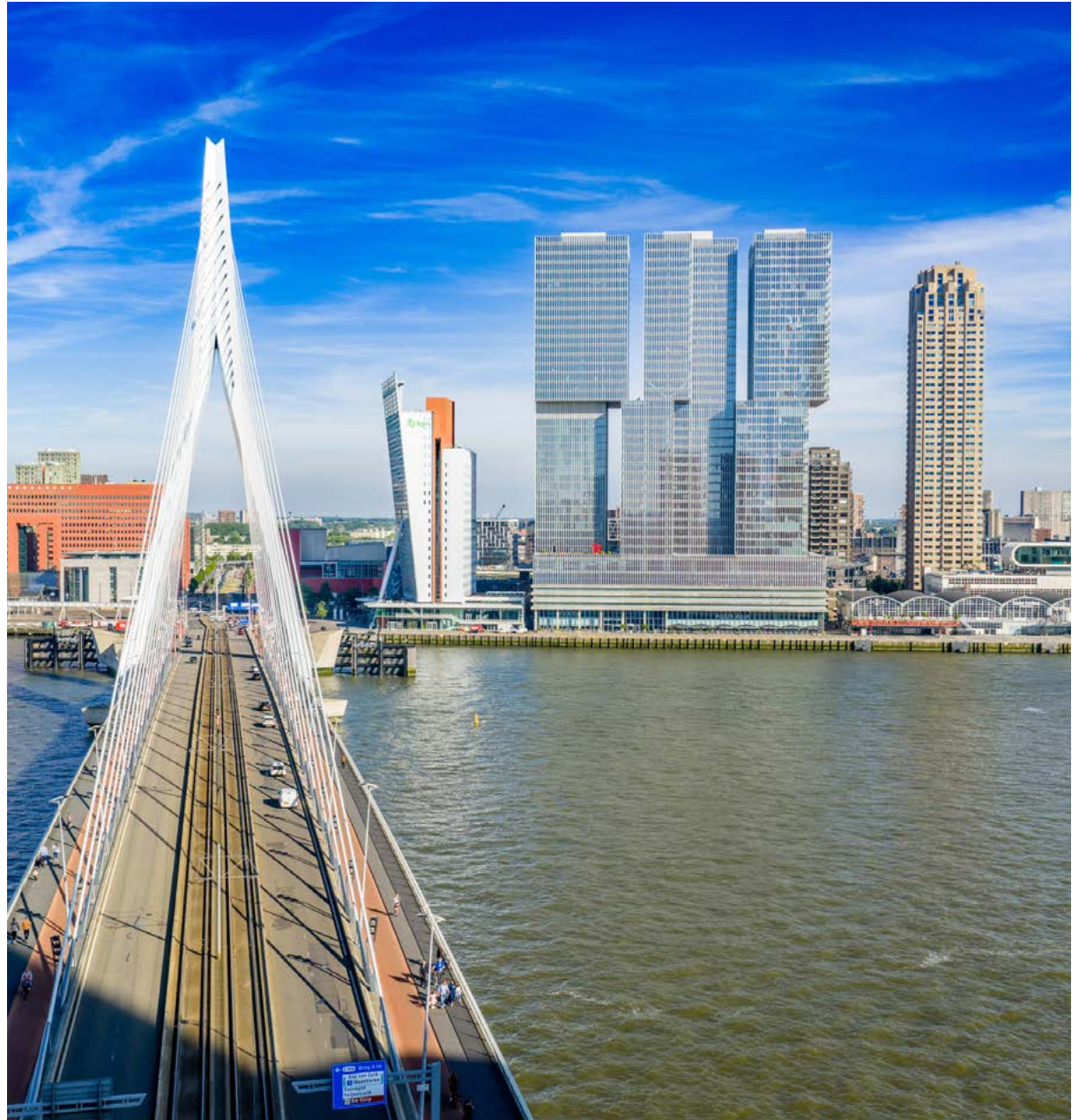
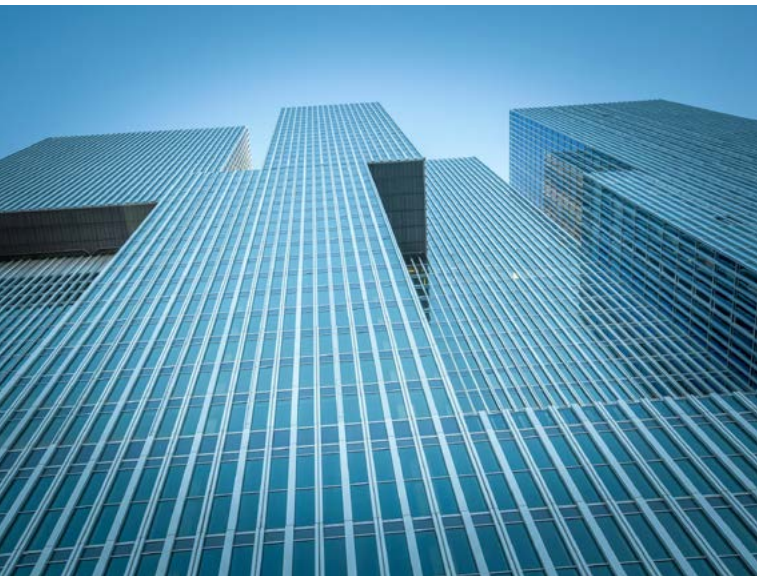
De Rotterdam is considered a landmark of contemporary architecture and showcases OMA's innovative approach to urban design. The building has received various awards for its architectural significance and design excellence.



“THE OFFICES SERVE AS A LANDMARK
IN ROTTERDAM, OFFERING A
BREATHTAKING 360-DEGREE
VIEW OF THE CITY AND ITS
SURROUNDINGS.”



The offices are located in the northern section, 'the Maas zone'. They serve as a landmark in Rotterdam, offering a breathtaking 360-degree view of the city and its surroundings. Tenants become a part of this iconic Rotterdam structure, enhancing their connection to the city and beyond. The building symbolizes elegance, visibility, and a broad perspective. Join De Rotterdam and become a part of this remarkable landmark that Rotterdam has to offer.



FACILITIES



The offices offer an unparalleled 360-degree panorama of Rotterdam and its stunning surroundings, making each workspace not just an office, but a vibrant part of the city.

Upon entering, guests will be greeted by an impressive entrance hall with a welcoming reception desk, setting the tone for a professional environment.



De Rotterdam offers a variety of on-site restaurants, including a Asian fine dining establishment and a restobar. On the 41st floor there is a business center situated with extra meeting rooms available.

SUSTAINABILITY



With state-of-the-art facilities, including two groups of elevators for seamless movement, BREEAM certificate Very Good and A++ energy efficiency ratings, The Rotterdam ensures both comfort and sustainability.

Modular office spaces, equipped with advanced climate control systems, built-in LED lighting that adapts to natural daylight, and green roofs, provide an ideal setting for productivity.

Each floor features convenient pantry access, modern restroom facilities, and energy-efficient systems that enhance the overall experience.



**BREEAM
VERY GOOD**



**ENERGY LABEL
A++**



**ADVANCED CLIMATE
CONTROL SYSTEMS**



**BUILT-IN LED
LIGHTING**



GREEN ROOFS



**ENERGY-EFFICIENT
SYSTEMS**



**43 ELECTRIC
CHARGING STATIONS**

FEATURES



BUILDING



Impressive entrance hall with reception desk



Facade equipped with heat-insulating glazing and no operable windows



Stunning views from all levels

EFFICIENCY & SUSTAINABILITY



A++ energy efficiency rating



Energy-efficient systems throughout



All rented office floors will be delivered with LED lighting



Heating and cooling via an advanced air treatment system

FLOOR DESIGN



Floors 35-37: Connected internally by staircases for easy access, fostering collaboration and community



Floor 34: Features a high-quality, modern design with a finished concrete floor and glass walls framed in sleek black

VERTICAL TRANSPORTATION



Low-rise elevator group with 4 elevators



High-rise elevator group with 4 elevators

INFRASTRUCTURE & COMFORT



Modular system dimensions of 1.8 meters, with climate installation reels every 3.6 meters



System ceiling in office space featuring built-in, daylight-dependent lighting fixtures with occupancy detection



Flat anhydrite flooring



Computer floor strips measuring 600 mm, plus wall outlets



Pantry access on every floor



Toilet facilities available on each floor

SAFETY & UTILITIES



Dry riser and fire extinguishing hoses on each floor

LOCATION



De Rotterdam is located on the Wilhelminapier at The Kop van Zuid in Rotterdam. At the Wilhelminapier tens of thousands of Europeans emigrated to America between 1873 and 1973 with the Holland America Line (HAL). Named after HAL's flagship, De Rotterdam is part of the pier's transformation into a mixed-use residential and working area.

The Kop van Zuid area hosts many prominent international companies in various sectors, ensuring an excellent business climate.

In addition to De Rotterdam, the area is home to several major companies in the maritime, telecom, IT, energy, legal, tax, and financial services sectors, as well as architecture and culture.

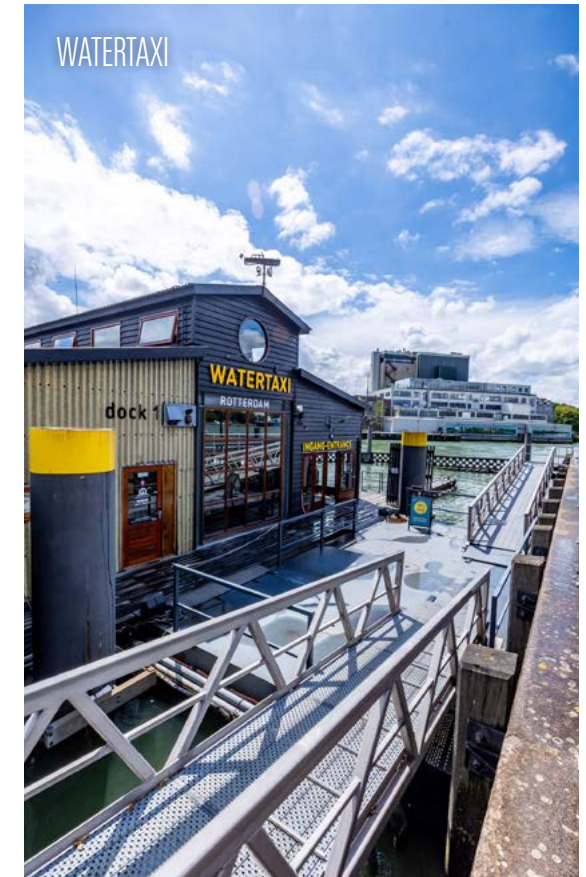




“THE KOP VAN ZUID IS A VIBRANT DISTRICT IN ROTTERDAM, KNOWN FOR ITS MODERN ARCHITECTURE AND DYNAMIC ATMOSPHERE.”

Accommodations in the district include upscale hotels like Hotel New York and Hotel NHOW Rotterdam, offering luxurious amenities and stunning views of the waterfront. Dining options are plentiful, with a variety of restaurants in the area and the inhouse restaurants Aqua Asia Club and Restobar Vista. Nearby is the trendy Fenix Food Factory located, where visitors can enjoy local foods and craft beers in a vibrant market setting.

The Kop van Zuid is also well-connected by water taxis, providing a unique and scenic way to navigate the city. These water taxis offer quick access to various destinations along the river, making it convenient for both residents and visitors to explore Rotterdam. The area's mix of business, leisure, and cultural attractions creates a lively environment that continues to attract attention and investment.





ROTTERDAM CS

ROTTERDAM BLAAK

Nieuwe Maas

Nieuwe Maas

Waalhaven

Maastunnel

Erasmusbrug

ACCESSIBILITY



BY PUBLIC TRANSPORT

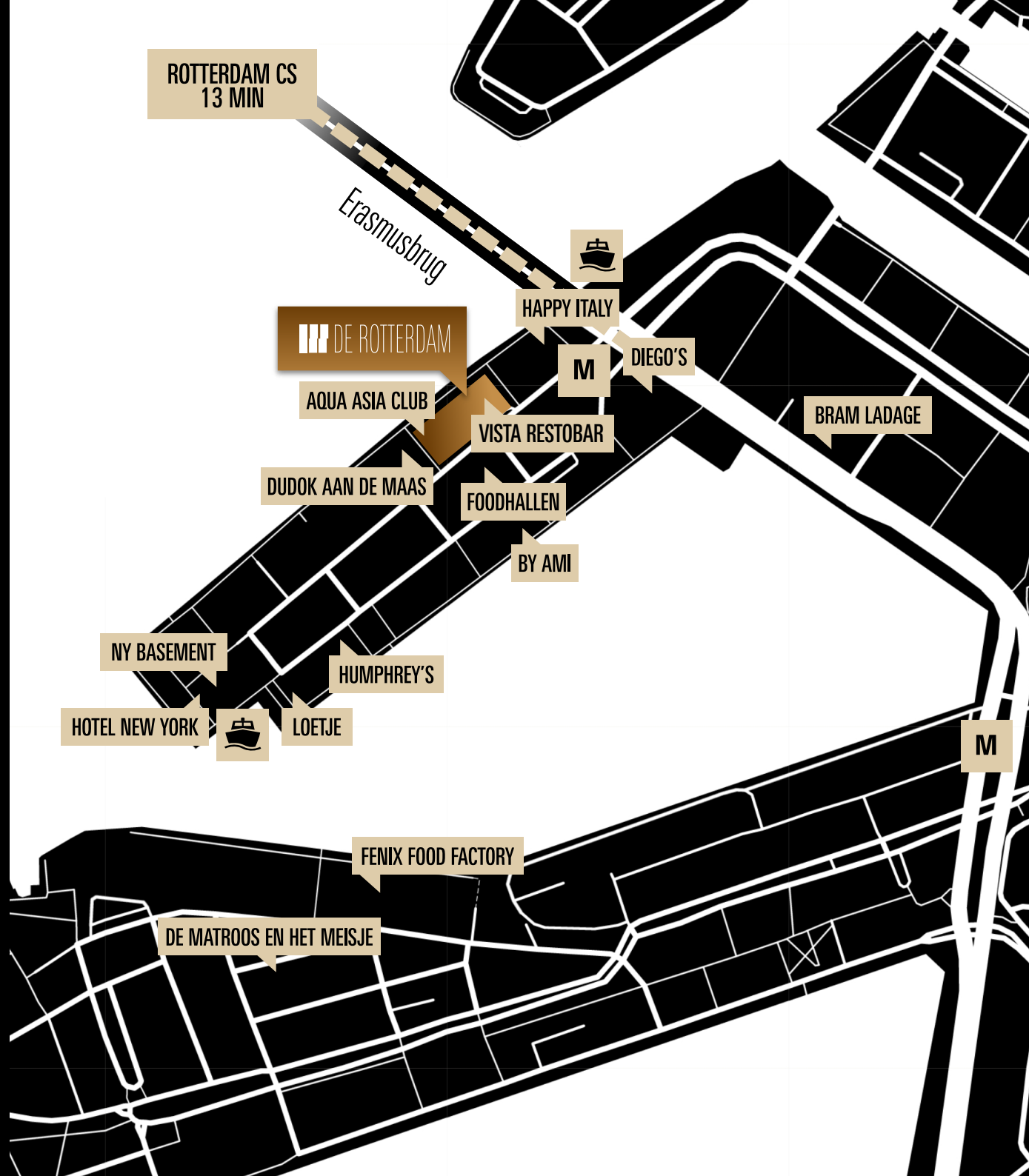
Public transport accessibility is excellent; the Wilhelminaplein metro/tram station is within walking distance. It takes only 13 minutes to reach Rotterdam Central Station by metro.

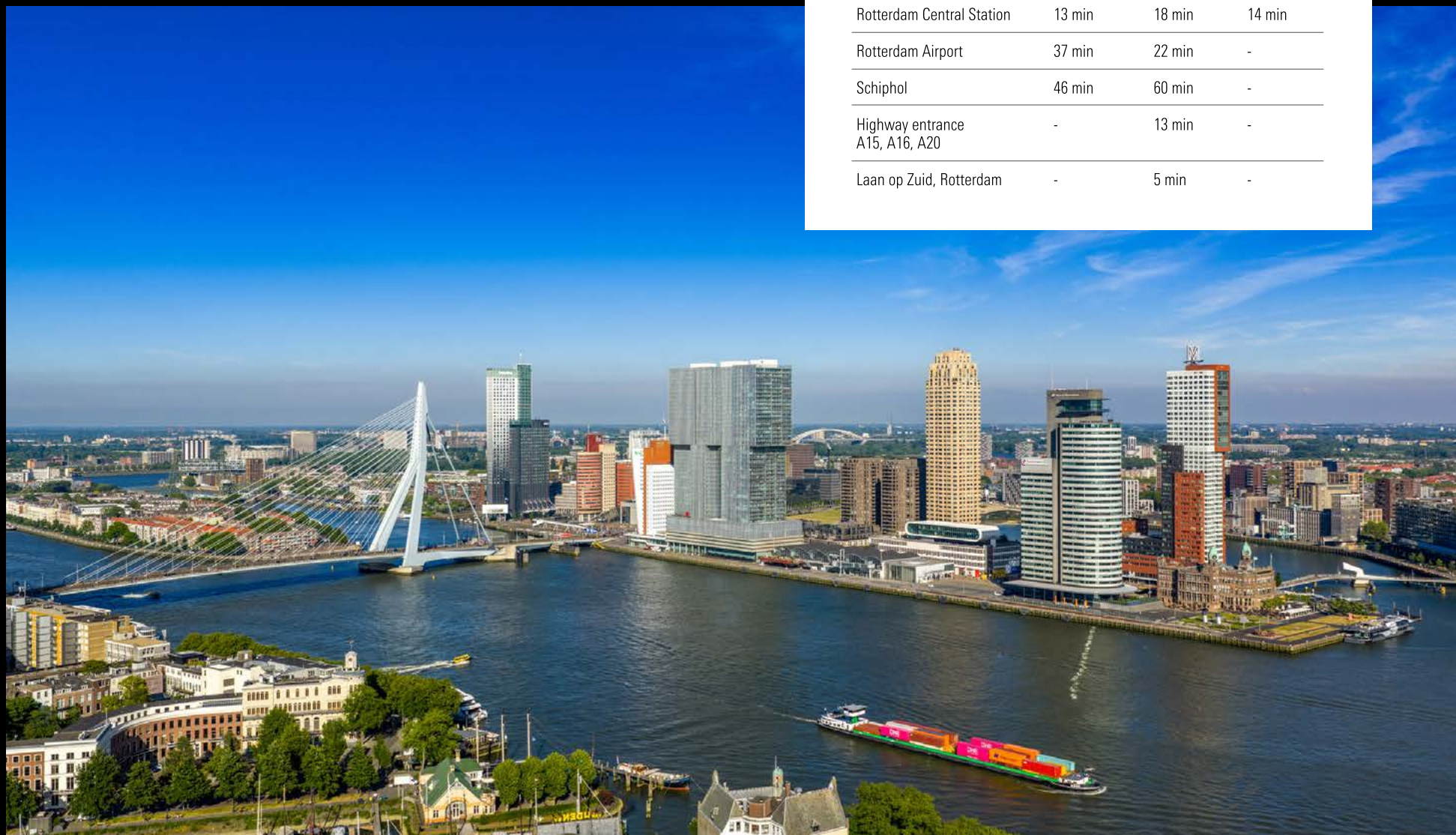
BY CAR

The location is easily accessible by car from Rotterdam via the Erasmus Bridge and the Willems Bridge, and is conveniently located near the A15 and A16 highways and Laan op Zuid.

PARKING

The building features an underground parking garage spread over 5 levels, which is directly connected to the main entrance of the building. The parking garage has 43 charging points and is operated by Q-Park. Parking ratio: 1:200 sq m





			
Rotterdam City centre	8 min	8 min	10 min
Rotterdam Central Station	13 min	18 min	14 min
Rotterdam Airport	37 min	22 min	-
Schiphol	46 min	60 min	-
Highway entrance A15, A16, A20	-	13 min	-
Laan op Zuid, Rotterdam	-	5 min	-

AVAILABILITY

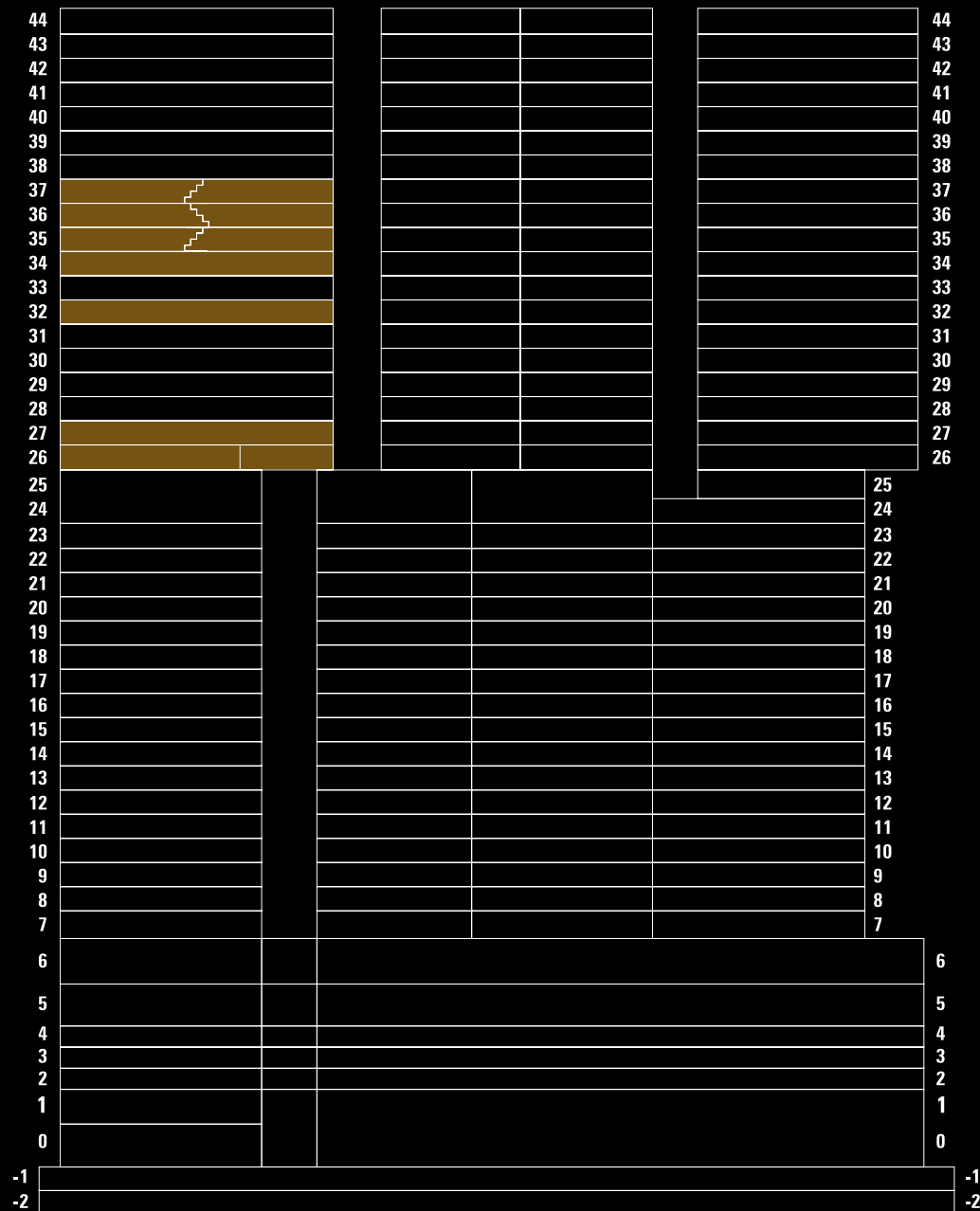


IN TOTAL APPROX.
8.036 SQ M
 IS FOR RENT,
 DIVIDED INTO:

35-37	circa 3,459 sq m	renovated core & shell condition
34	circa 1,153 sq m	current fit-out
32	circa 1,153 sq m	core & shell condition
27	circa 1,135 sq m	core & shell condition
26 (unit 26.2)	circa 644 sq m	current fit-out
26 (unit 26.1)	circa 492 sq m	core & shell condition

RENTAL PRICE
 On request

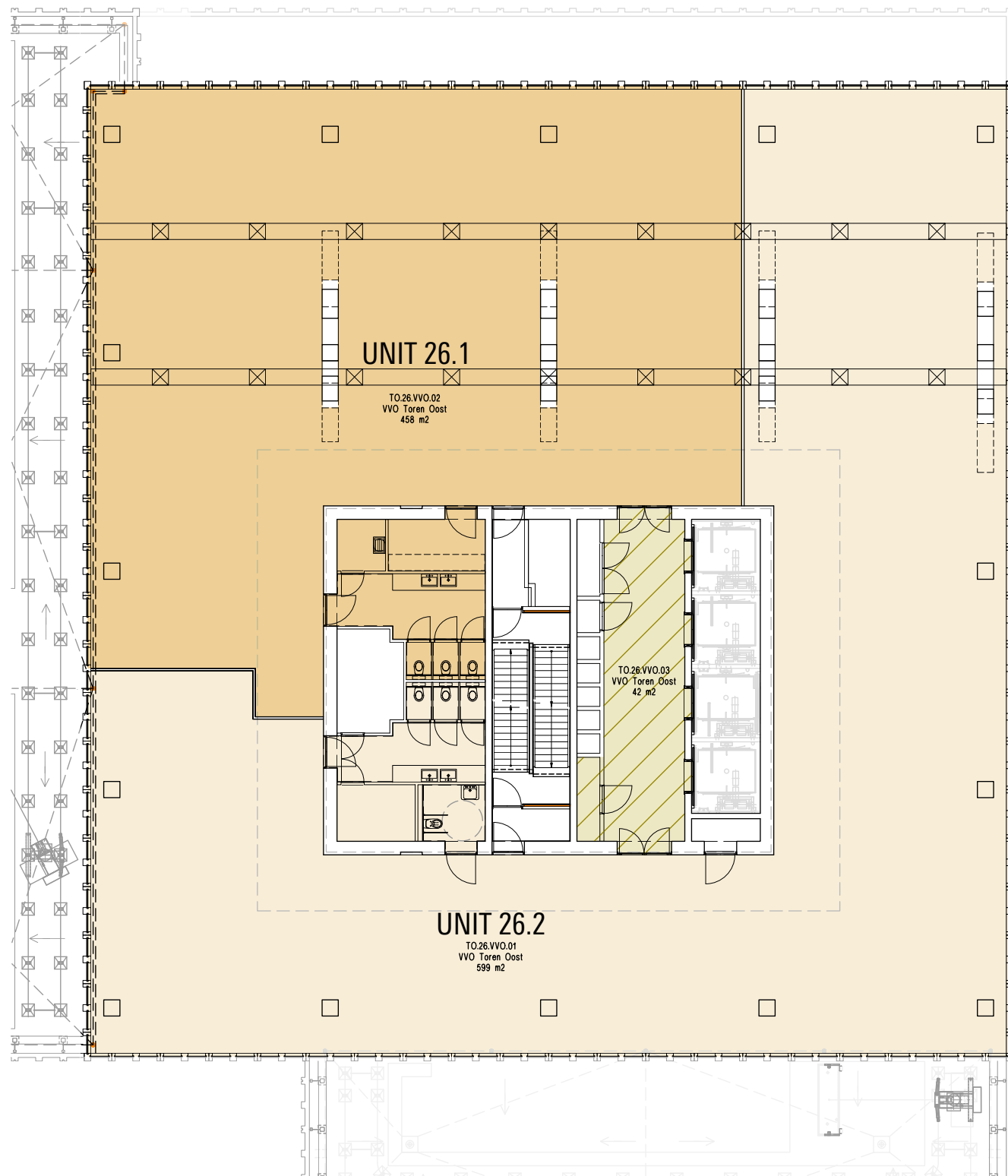
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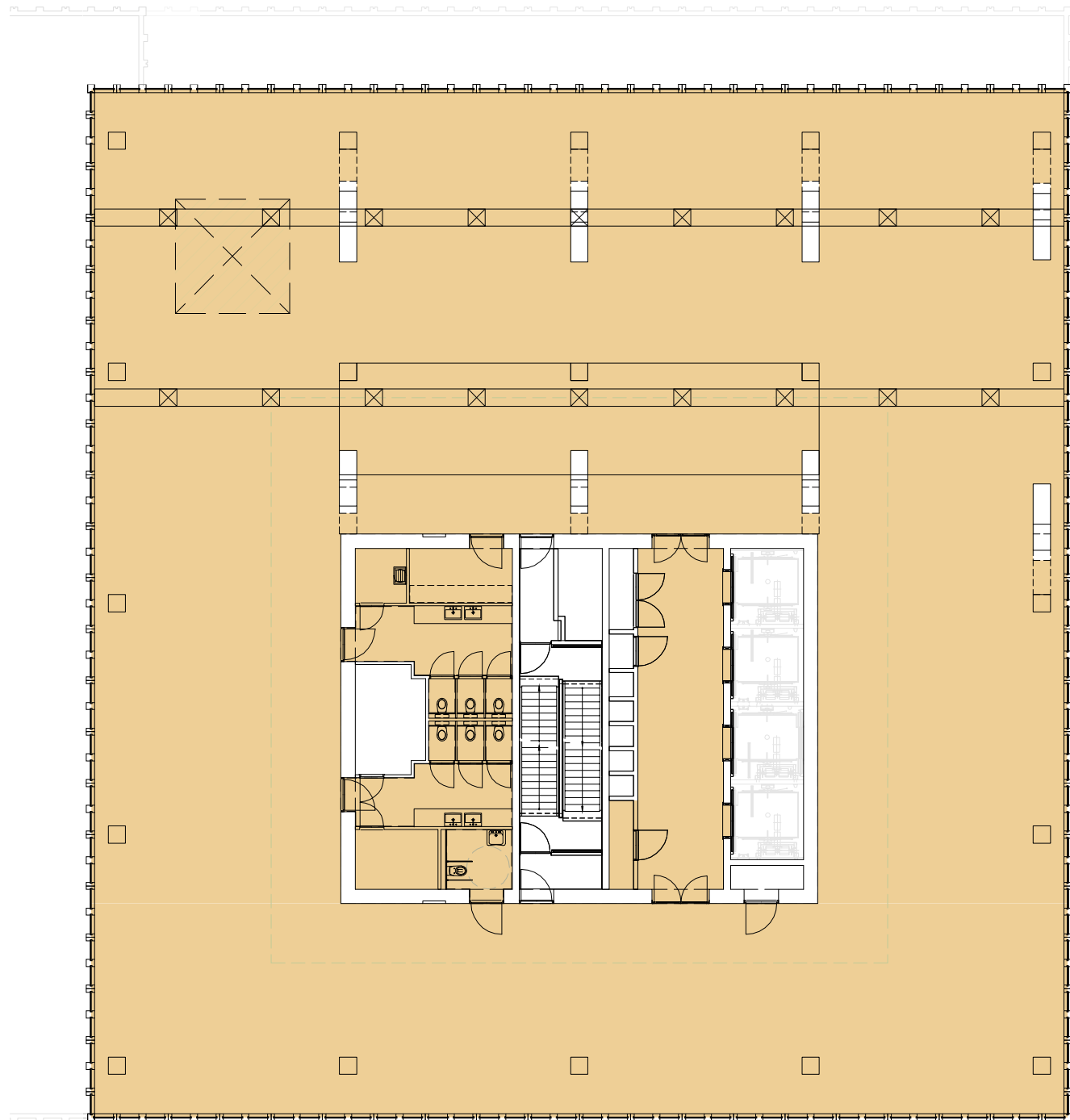
FLOORPLANS



FLOOR 26

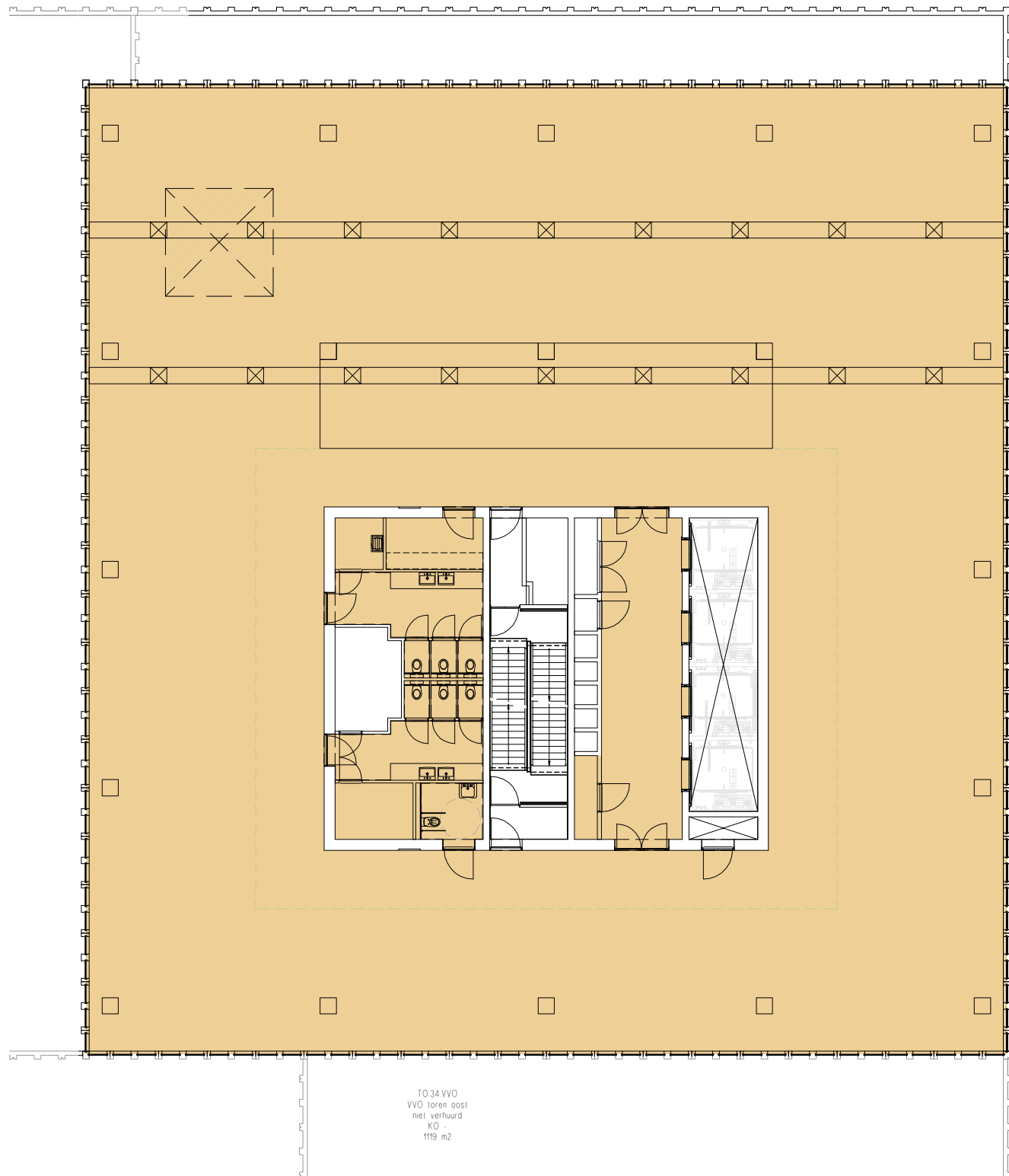


FLOOR 27



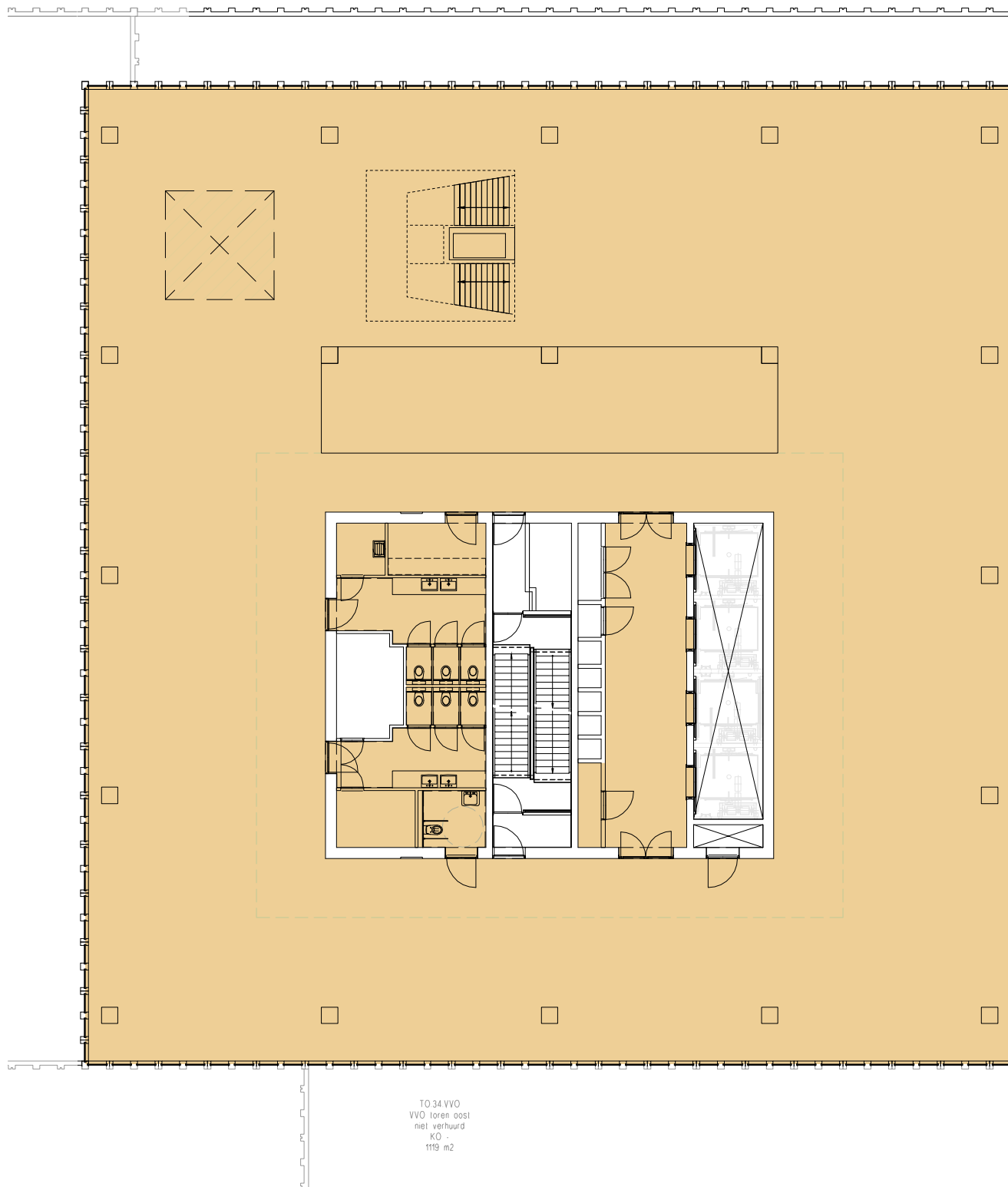
TO.27.VVO
VVO Ioren oost
niet verhuurd
KO -
1101 m2

FLOOR 32 & 34



TO.34.VVO
VVO Ioren oost
met verhuurd
KO
1119 m2

FLOOR 35 - 37



TO.34.VVO
VVO Ioren oost
met verhuurd
KO
1119 m2

 DE ROTTERDAM

LET'S GET IN TOUCH

WWW.DEROTTERDAM.NL

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