

*Claude Debussyalaan 80-134
1082 MD Amsterdam*

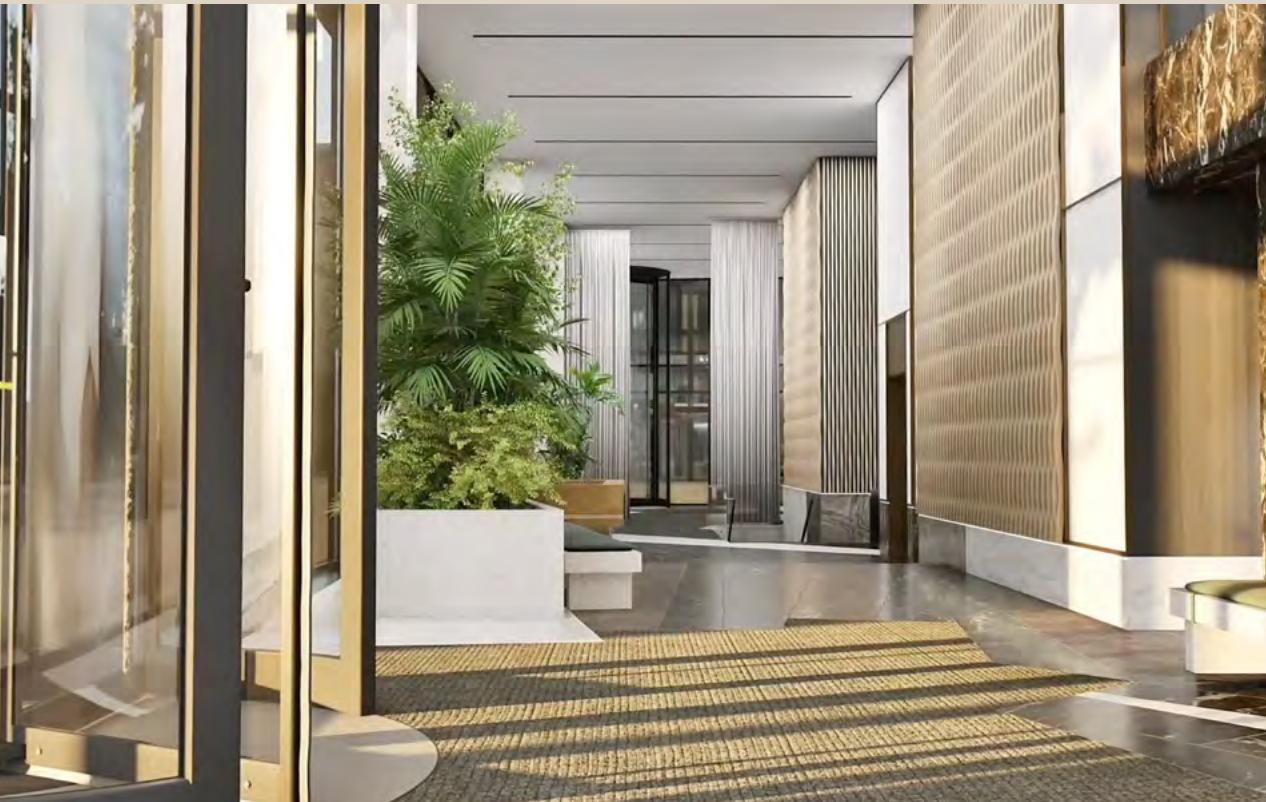
WWW.THEROCK-ZUIDAS.NL

THE
ROCK



About

The Rock is a recognizable icon amidst the bustling business district Amsterdam Zuidas.



Its exterior, rugged like a rock in the surf, commands attention. But step inside, and the transformation is remarkable. The open lobby with a 7.2-meter ceiling height bathes in warm light, featuring natural stone floor tiling and exquisite oak wooden accents. Here, users and visitors receive a hospitable welcome at the reception desks.

The building has an entrance on the south side (Claude Debussyalaan) and an entrance on the north side directly facing the future Brittenpassage of station Amsterdam Zuid.



THE ROCK

Location

Situated in Amsterdam Zuidas, The Rock enjoys direct access to the city's urban network of public transport and highways. This prime location capitalizes on its unique surroundings—a dynamic blend of offices, residences, shops, and public spaces.

The Rock stands at the heart of Zuidas, surrounded by a wealth of amenities, including restaurants, coffee bars, gyms, shops, and supermarkets. Zuidas truly embodies a lively, high-end, 24/7 international atmosphere.

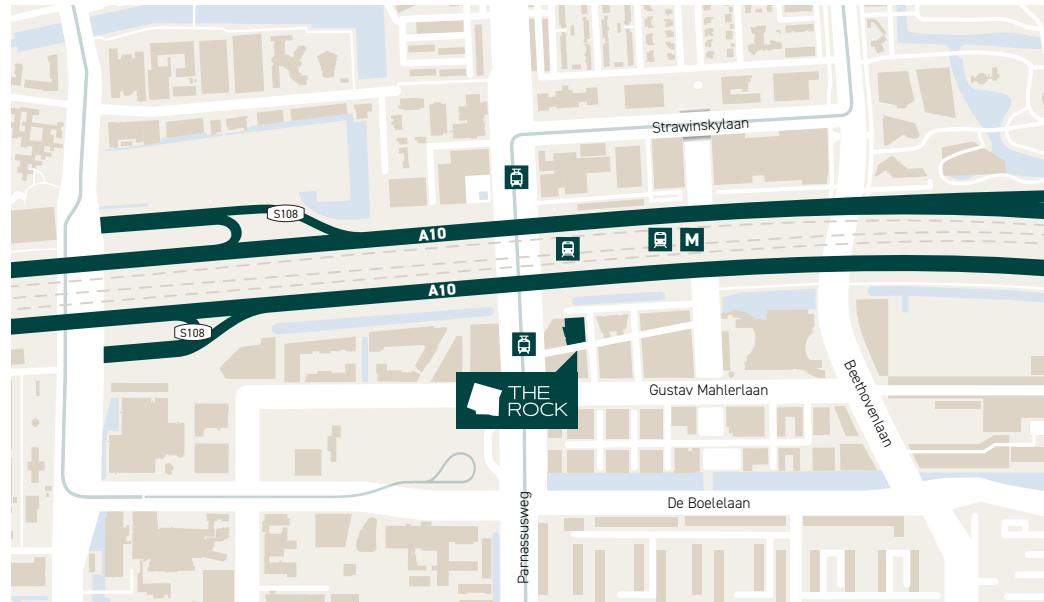


Amsterdam Zuidas is an exceptional hub for work, living, and leisure, boasting optimal infrastructure.

Accessibility

The Rock is situated adjacent to Amsterdam Zuid train station. Schiphol Airport is a mere 6-minute train ride away. You have multiple transportation options, including trains, metros, trams, buses, or bikes, allowing you to reach Amsterdam's city center in just 5 minutes. The accessibility will be further enhanced through the 'Zuidasdok' infrastructure project, which involves expanding the train station and burying the A10 highway underground.

The newly constructed Brittenpassage at Amsterdam Zuid station will directly connect to the metro and railway platforms, improving accessibility for tenants and visitors to The Rock. This passage will also feature additional shops, creating a vibrant environment that complements the office tower's surroundings.



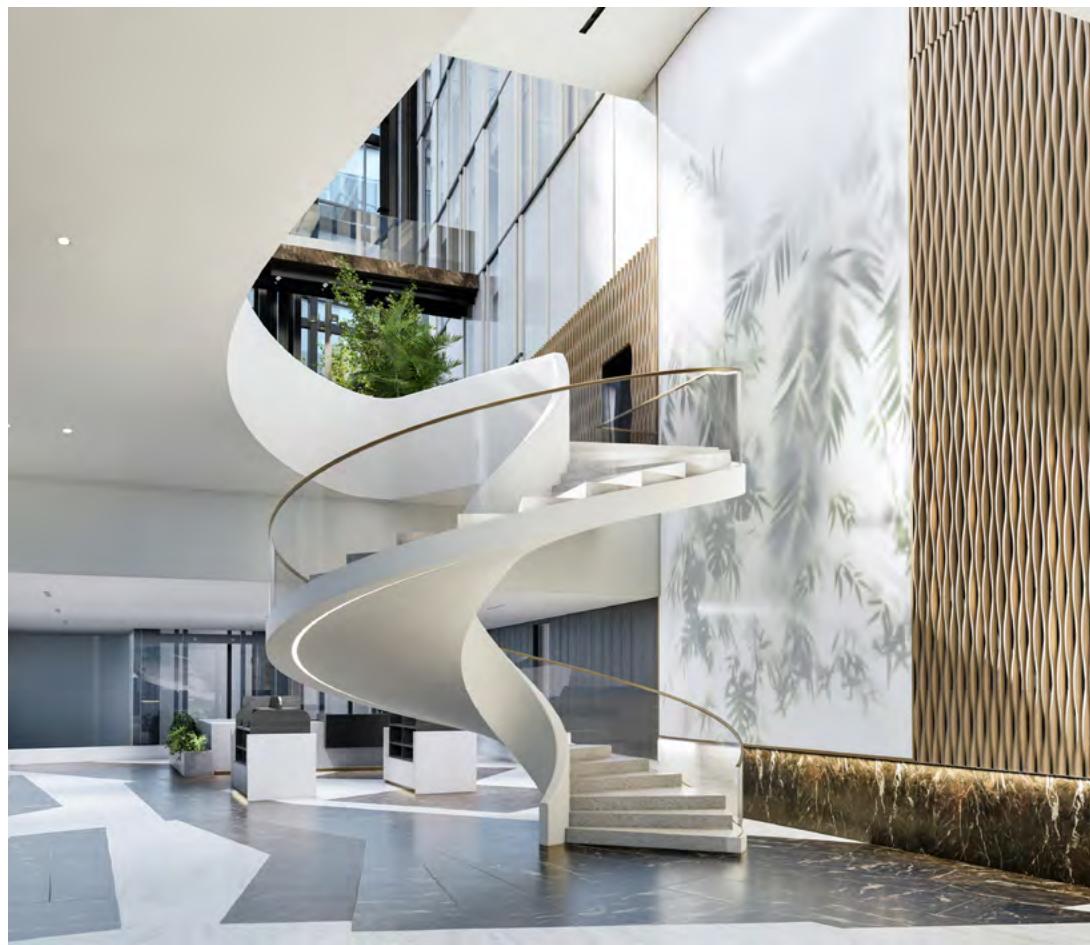


A spiral signature staircase provides direct access from the ground floor to the mezzanine floor. This is the place where tenants come together—to meet, inspire, work, or relax. From this space, one enjoys a fantastic view of the atrium that soars 90 meters into the sky. Throughout the day, a barista-staffed all-day bar, hosted by Vascobelo, serves the finest beverages, breakfast, lunch, and afternoon snacks. Vascobelo also provides catering for meeting rooms and, if desired, for the building's tenants.

The mezzanine also house contemporary co-working spaces for tenants of the building, in addition to the dedicated Frame Offices co-working area on the first and second floor. As you ascend the staircase or ride the glass elevator, refinement unfolds on each floor. With 23 floors and a height of 90 meters, it ranks among the tallest buildings in Zuidas.

This gem of an office building, modest and unassuming on the outside, harbors brilliance within. Its true value lies not in robust surfaces, but in the meticulous execution of details, the connections forged, and the ambitions realized, without compromising on practicality.

The heart of the building resides on the ground floor, seamlessly transitioning into the mezzanine.



Frame Offices

Serviced flexible Office Solutions

Frame Offices occupies the first and second floors, offering a high-end serviced hospitality concept combined with flexible office solutions. This includes luxurious office suites spanning a total of 3000 sq m, with sizes ranging from 10 to 1000 sq m.

Every office can be fully customized with high-end interior options, allowing you to reflect your unique brand identity. Whether you prefer a private managed office with dedicated facilities, allowing tenants to cultivate their unique brand identity, or a serviced office with shared amenities, meticulously designed to meet specific requirements, the solutions of Frame Offices are designed to meet the needs of businesses of all sizes.

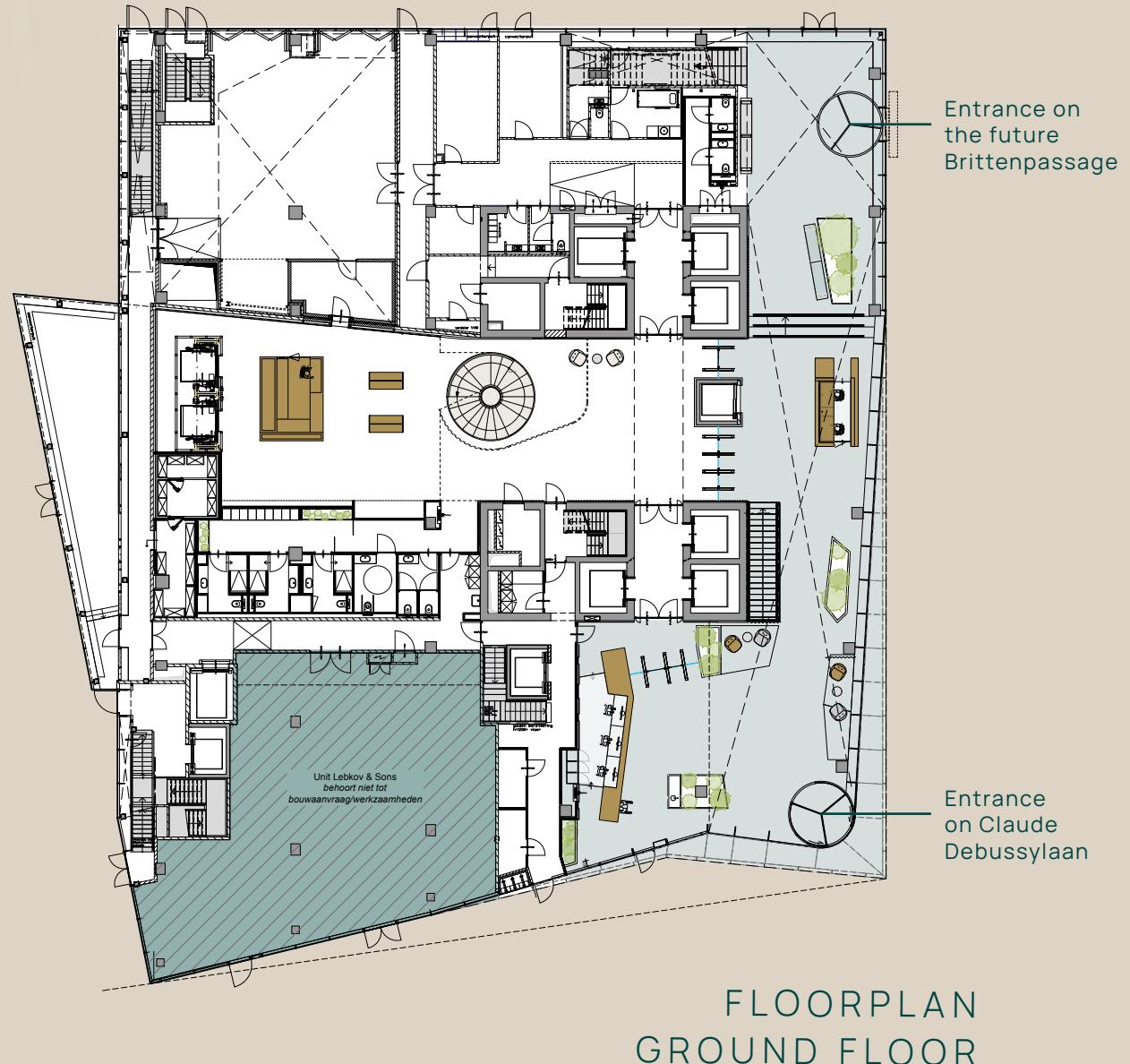
Beyond offices, Frame Offices provides a state-of-the-art meeting center for tenants and external guests, as well as day offices for short-term use. Frame Offices further enhances the experience with welcoming reception and hospitality services. In close collaboration with hospitality partner Vascobelo, they ensure exceptional service and guest satisfaction.



Amenities

GROUND FLOOR:

- Two entrances: one on the south side (Claude Debussylaan) and another on the north side (facing the future Brittenpassage station of Amsterdam Zuid)
- Two high-quality reception and hospitality desks hosted by Frame Offices
- A spiral signature staircase provides direct access from the ground floor to the mezzanine floor
- Service points
- Convenient expedition area
- Shower facilities





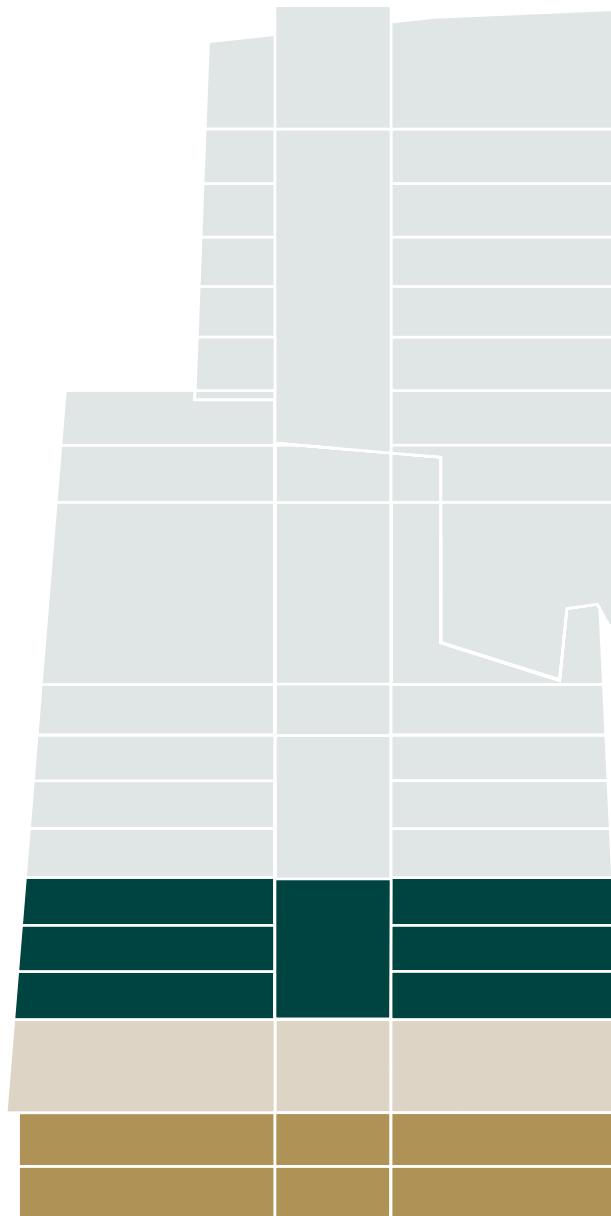
Amenities

MEZZANINE:

- All-day bar, serving breakfast, lunch and drinks hosted by Vascobelo
- A flight of stairs connects the mezzanine to the first floor
- Meeting rooms
- A variety of informal meeting area's



FLOORPLAN
MEZZANINE



21-22	Leased
20	Leased
19	Leased
18	Leased
17	Leased
16	Leased
15	Leased
14	Leased
10-13	Leased
09	Leased
08	Leased
07	Leased
06	Leased
05	1,708 sq m lfa
04	1,685 sq m lfa
03	1,689 sq m lfa
01-02	Frame Offices
MZ	163 sq m lfa (Q2 2026)
00	

Availability

Q4 2026

Total for rent

5,245
SQ M LFA

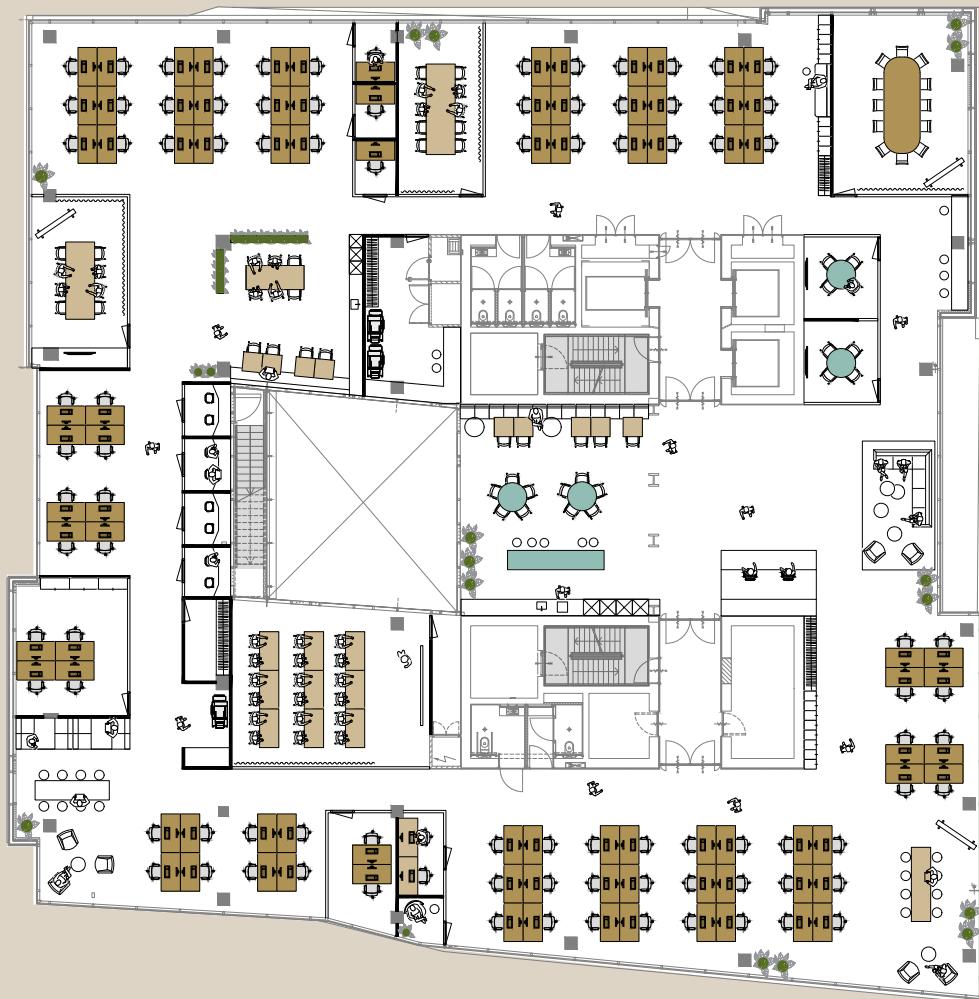
[Watch the 3D tool >](#)



OFFICE FLOORS:

Fully renovated office space including amongst others:

- Contiguous metal climate ceiling (suspended ceiling)
- Climate ceiling system for heating and cooling
- Ceiling height on office floors: gross 3.60 m, net 2.80 m (free height)
- Provisions for optional pantries and additional toilets
- Raised computer floor with floor access points (carpet-ready)
- Renovated toilet groups with premium finishes
- Disabled-accessible toilets on multiple floors
- Ground floor load capacity: 10 kN/m²; office floors load capacity: 4 kN/m²
- Internally operated light protection on the facade



TESTFIT
14TH FLOOR

TECHNICAL SPECIFICATIONS:

- High-quality LED office lighting with daylight control
- Energy meters for electricity, heat and cold per office floor
- Ceiling sensors for light and temperature control based on movement
- Automatic sprinkler system, fire alarm, evacuation alarm system, and overpressure system in emergency stairwells
- Six lifts divided between high-rise and low-rise cores
- Shuttle lift from the parking garage to the ground floor
- Two glass panorama lifts providing access to the MZ, 2nd, 5th, 8th, and 10th floors





ESG

- BREEAM In-Use V6.0 Very Good certificate (intended upgrade to Excellent after renovation of floors 3 - 8)
- WiredScore Platinum
- Green investment aligned with the EU Taxonomy for 'Renovation of Existing Buildings'
- Meteoviva control system for ideal indoor climate modulation
- Energy-efficient LED lighting with presence detection and daylight control
- Monitoring via energy and water meters
- Water-saving sanitation
- Solar panels on the roof
- Green roof for rainwater management
- Material passport
- Reuse of existing building parts (e.g., woodwork, natural stone)
- Green Lease contract ensuring sustainability for every tenant





Impressive premium features



Located in the bustling business district



One of the tallest buildings in Zuidas



An open lobby with a 7.2-meter ceiling height



Two high-quality reception/hospitality desks



An all-day bar at the mezzanine. Informal meeting/seating areas for wellbeing & comfort



Multiple rooms for formal meetings



State of the art systems in optimizing energy usage, ensuring safety, and improving overall building management



Surrounded by a wealth of amenities



Situated adjacent to Amsterdam Zuid train station



WiredScore PLATINUM

WiredScore Platinum



Contact

**ROBERT BREMEN**

robert.bremen@cbre.com
+31 (0)6 1115 11 95

BART VAN EERD

bart.vaneerd@cbre.com
+31 (0)6 1177 25 81

**ERIC HORSSIU**

eric.horssius@cushwake.com
+31 (0)6 1590 09 95

NIELS HANSEN

niels.hanssen@cushwake.com
+31 (0)6 1161 69 37



Deka Immobilien
Investment GmbH
Lyoner Straße 13
60528 Frankfurt am Main
Tel.: + 49 69 71 47 - 0
www.deka-immobilien.de

Deka Immobilien
Investment GmbH
Objekt Management NL
Strawinskylaan 457
(4th floor HOFF, Tower Ten)
1077 XX Amsterdam