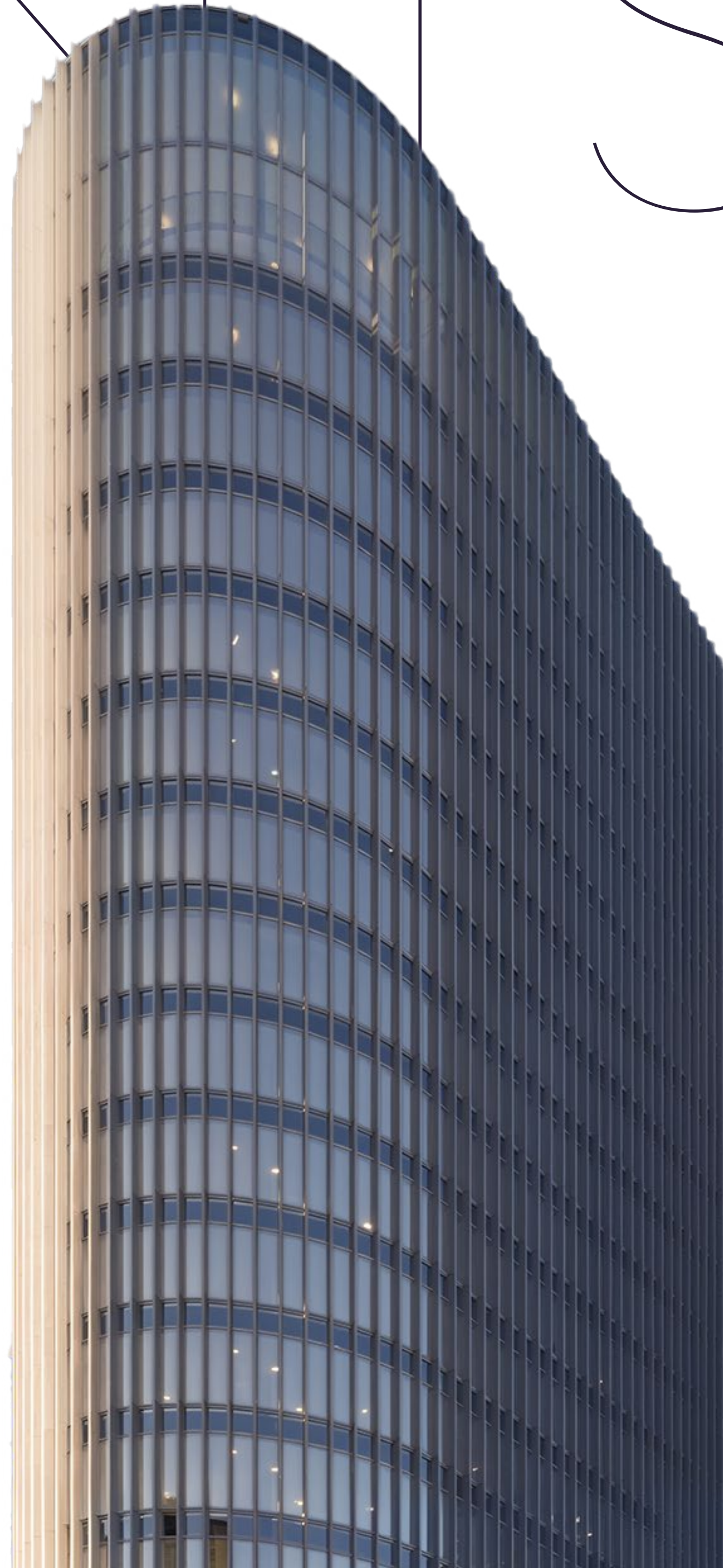


TAKE YOUR
BUSINESS
TO A HIGHER
LEVEL.

DRIVE
TOWER



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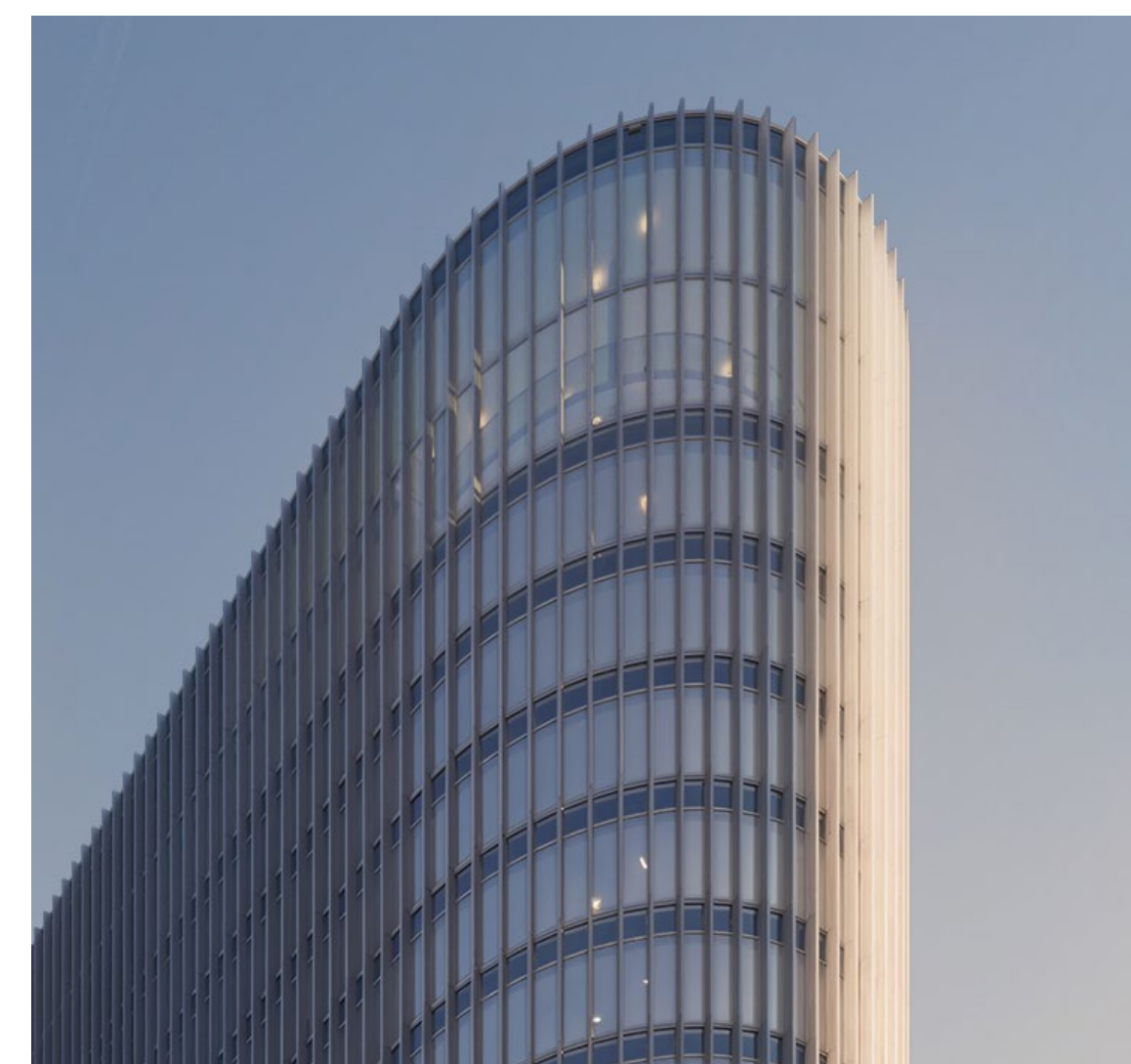
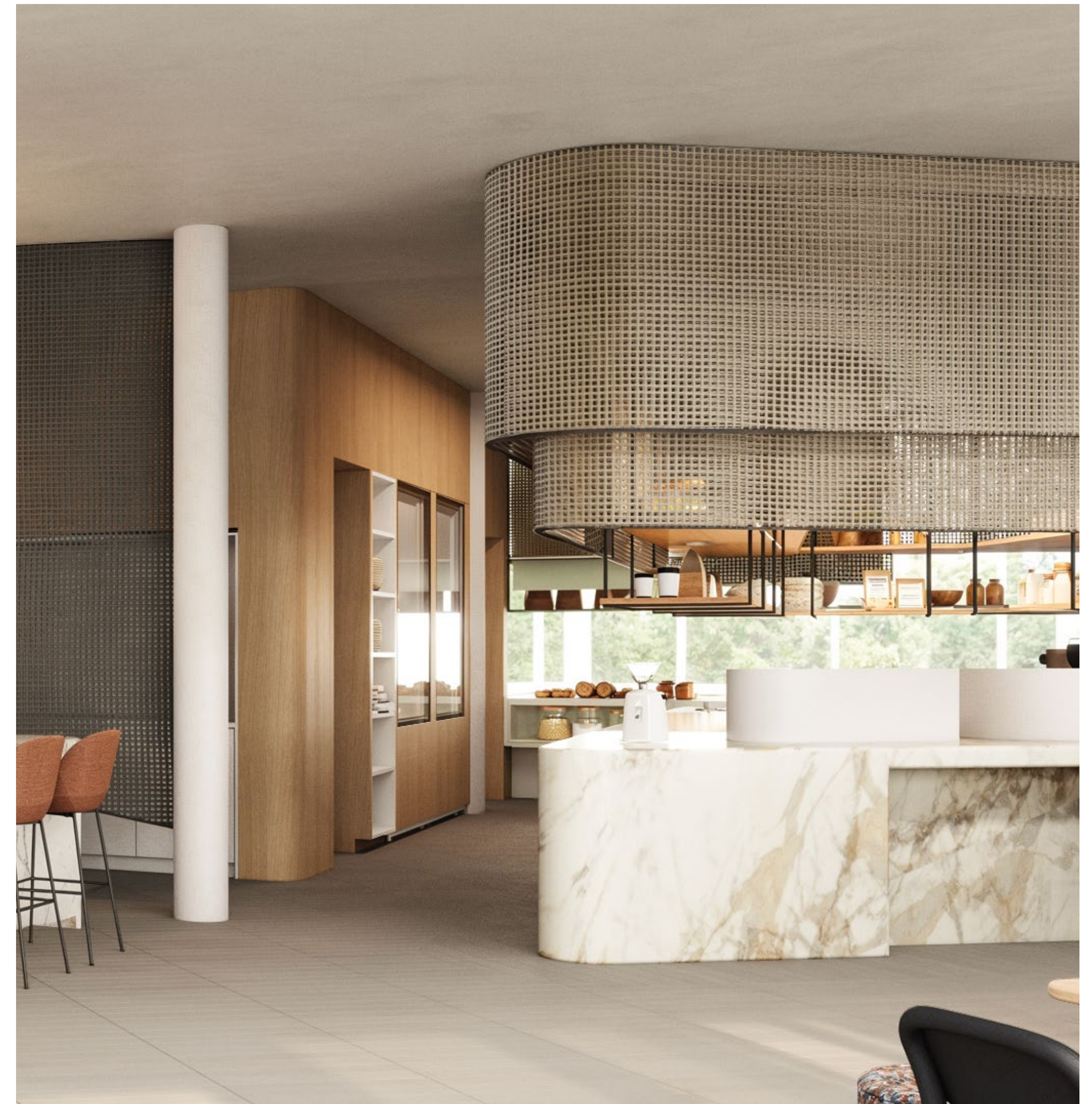
TAKE YOUR BUSINESS TO A HIGHER LEVEL

Drive Tower is the best place to work in the centre of Amsterdam Zuidooost.

We have created a stimulating work environment to level up your business. With the highest quality and the best location, Drive Tower offers ideal circumstances for a company that is evolving. Ambitions become reality, here.

GREAT PLACE TO WORK

Offer your employees an above average experience at the Drive Tower. A barista fixing your favourite morning coffee to kickstart your day. Or perhaps a workout to finish it with a bang? A stroll around the backyard for a breath of fresh air. Enjoy the carefully designed interior, created with the finest materials, to make you feel at home. And a continuous coming and going of people, making for a dynamic and inspiring atmosphere. In the war on talent, the least an employer can do, is offer ideal working circumstances. With a total of 15,696 sq m of office spaces, starting from 386 sq m, this is the place to take your business to a higher level.



RISE ABOVE THE ORDINARY.

DRIVE & LIVE A UNIQUE COMBINATION

A unique atmosphere
and combination of facilities.

Together, the Drive and Live Towers offer a unique atmosphere and combination of facilities. Have a coffee next door, or get your meal for the evening during your lunch break. Do an invigorating workout to get your workday going. Meet new people at the communal table.

Right at the heart of Zuidoost, you find the perfect combination of dynamic activities, high-end facilities and an inspiring environment to work and reside in. A place to meet, work and live.

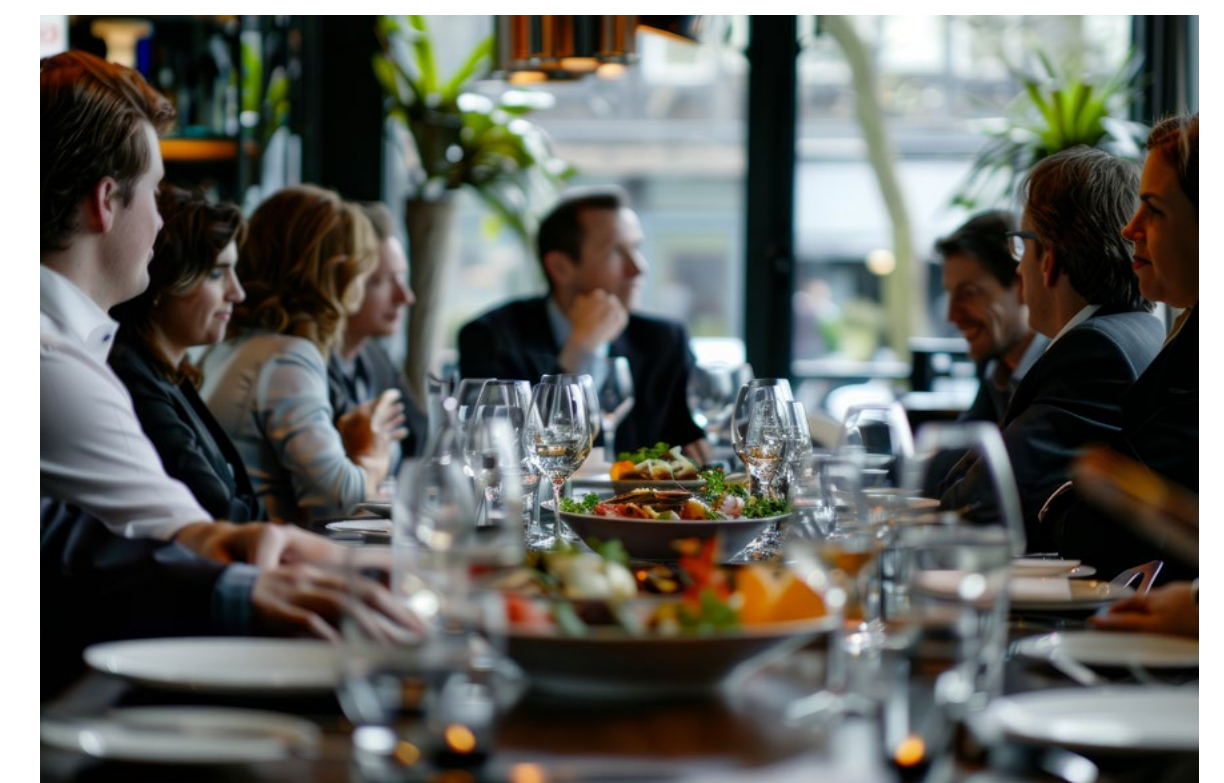
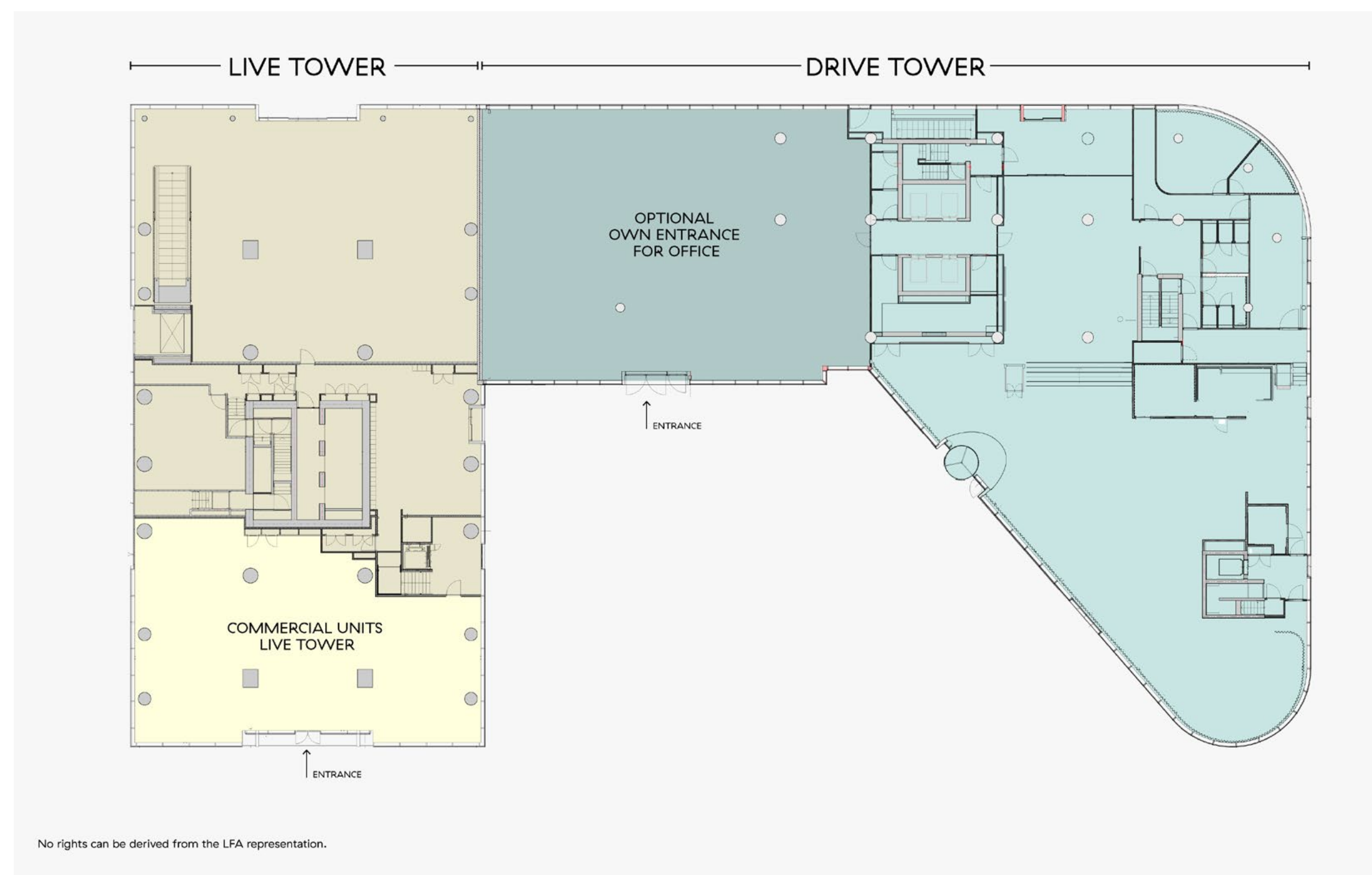


DRIVE & LIVE NEVER A DULL MOMENT



The plinth of both buildings will offer a high quality and attractive environment for workers, residents and visitors alike. Connecting with the communal garden and the Oliphant's plinth, the surroundings of the Drive and Live Towers create an inspiring environment for both working and living. On the ground floor, situated beneath the office and residential floors, there is plenty of opportunity for commercial units. From a juice bar to a gym, and from a dry cleaning service to meeting rooms.

The plinth offers commercial parties great opportunities to reach a dynamic, modern audience. And it offers its users convenience, fun and inspiration!



AMSTERDAM ZUIDOOST WHERE BUSINESS MEETS PLEASURE

Build your own legacy at a perfect location in the Zuidooost business district.

Great accessibility, facilities at a stone's throw, among the top of the corporate world. Expand your company and your world, in a lively location that makes work feel like fun.

With Ziggo Dome and the Johan Cruijff Arena nearby, and food spots like Taco Mundo, BLVD 020, Brasserie Hoekenrode, and shopping at Winkelcentrum Amsterdamse Poort, work and leisure go hand in hand.



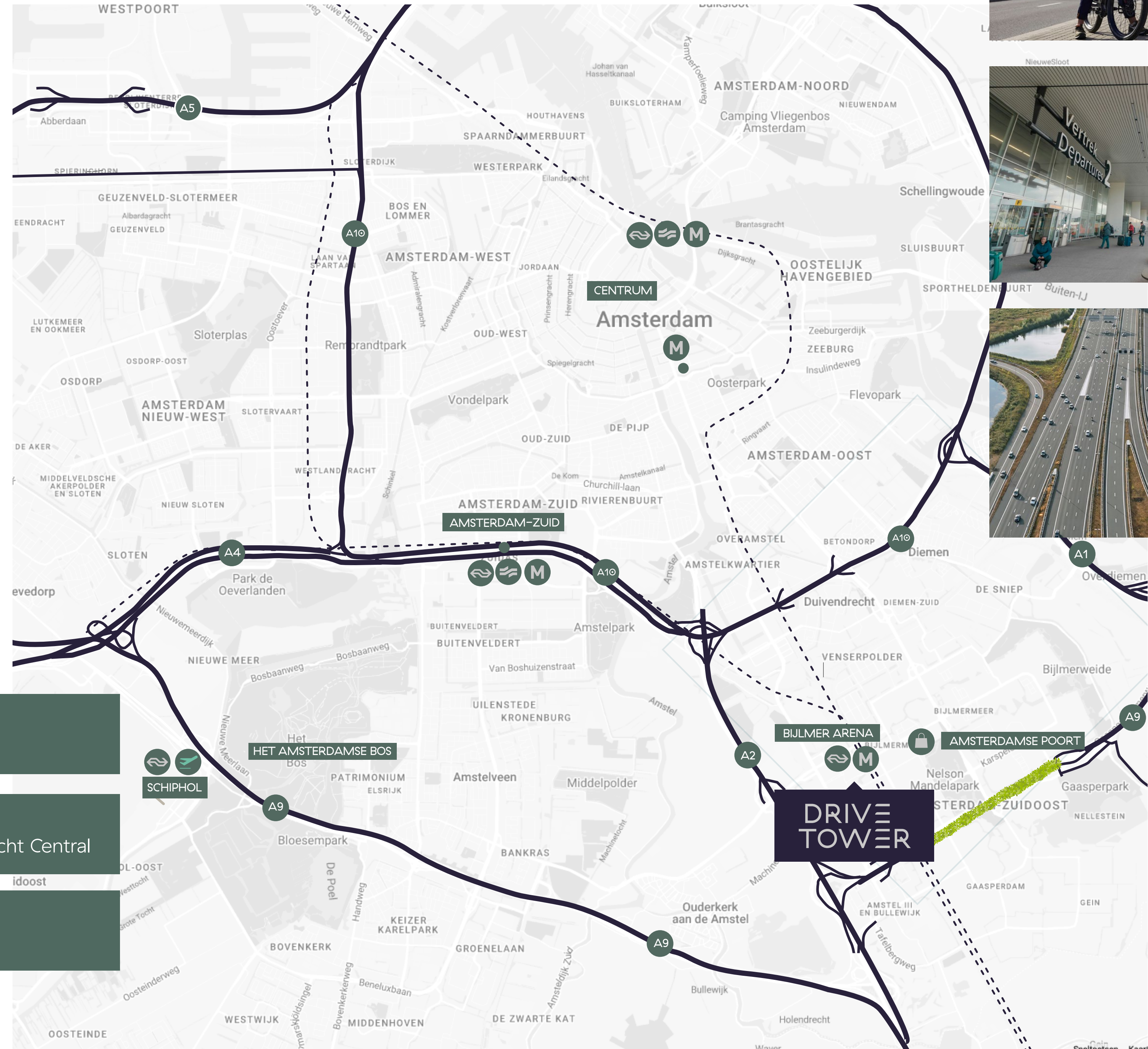
Meet your neighbors



ACCESSIBILITY

Seamless Connections,
Smart Location

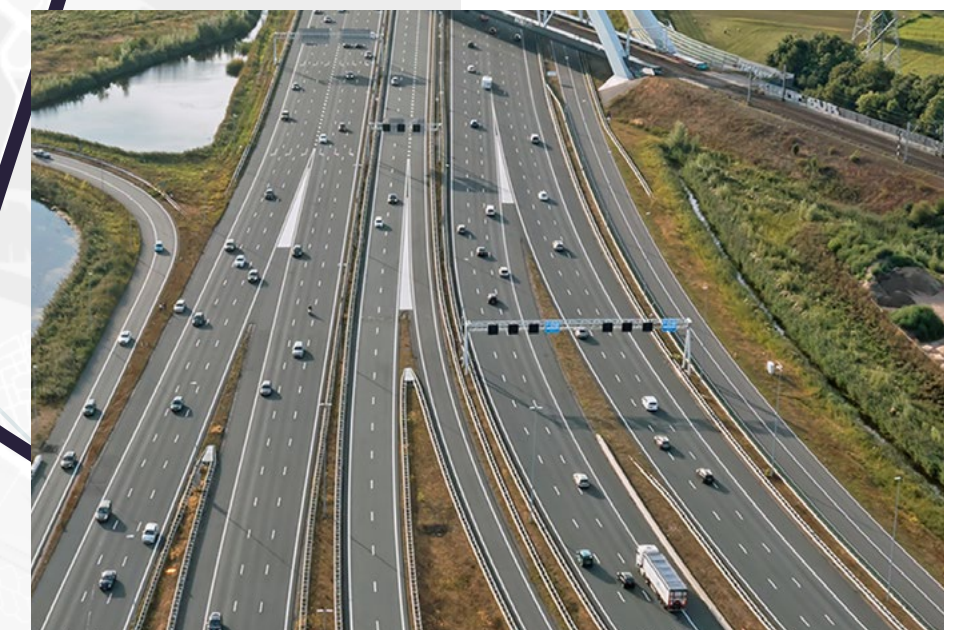
Just a 3-minute walk from key connections,
25 minutes by bike, and 10 to 25 minutes by train
from top cities across the region. Whether your
team commutes locally or travels from across
the region, this location keeps you seamlessly
connected.



3 minute walk
to public transport (train metro and bus)

10-25 minutes by direct train connections
Amsterdam Central, Schiphol, South and Utrecht Central

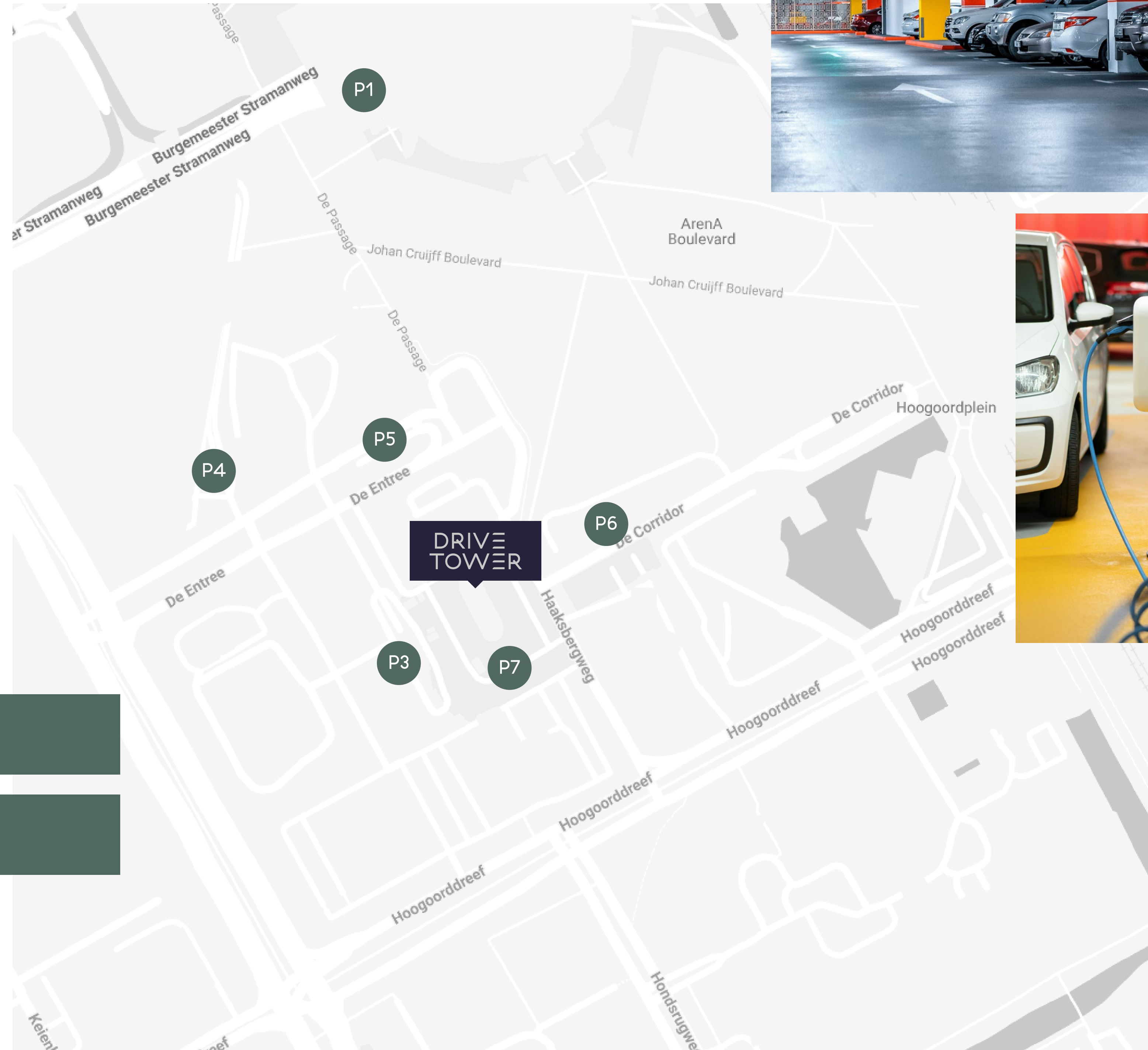
25 minutes by bike
to the city center



ACCESSIBILITY

Drive-In Convenience, City Access

Only 2 minutes from major highways and with ample parking in nearby garages, this is a rare blend of urban energy and car-friendly access. The property also includes a private parking garage with 136 spaces.



2 mins by car
to the A1, A9, A2 and A10 highways

Multiple parking garages
on walking distance

MAKING WORK LIFE EASY

At the Drive Tower, you'll find plenty of opportunities to meet new people over great coffee or a fresh lunch.

At the restaurant, or the coffee bar. At the communal table, or in the cosy backyard. Bond with colleagues in the informal seating area. And if you want to make it a little more formal, Drive Tower will offer a meeting centre where you can host meetings and conferences.

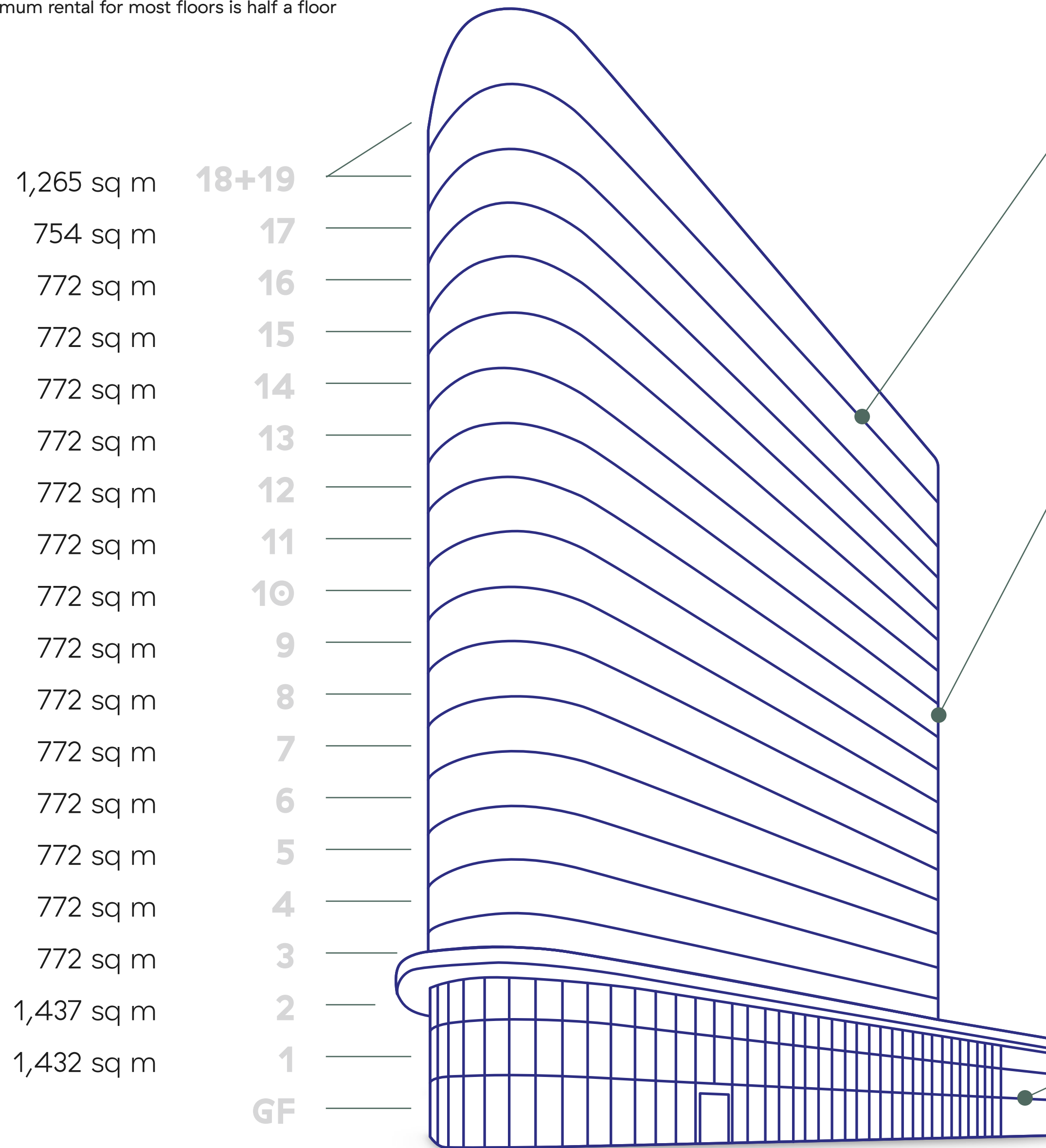
In addition, the residential tower next door includes several commercial units for public amenities, creating a lively buzz around the Drive Tower.

In the near future, the Hondsrugpark will be developed, located just a short distance away.

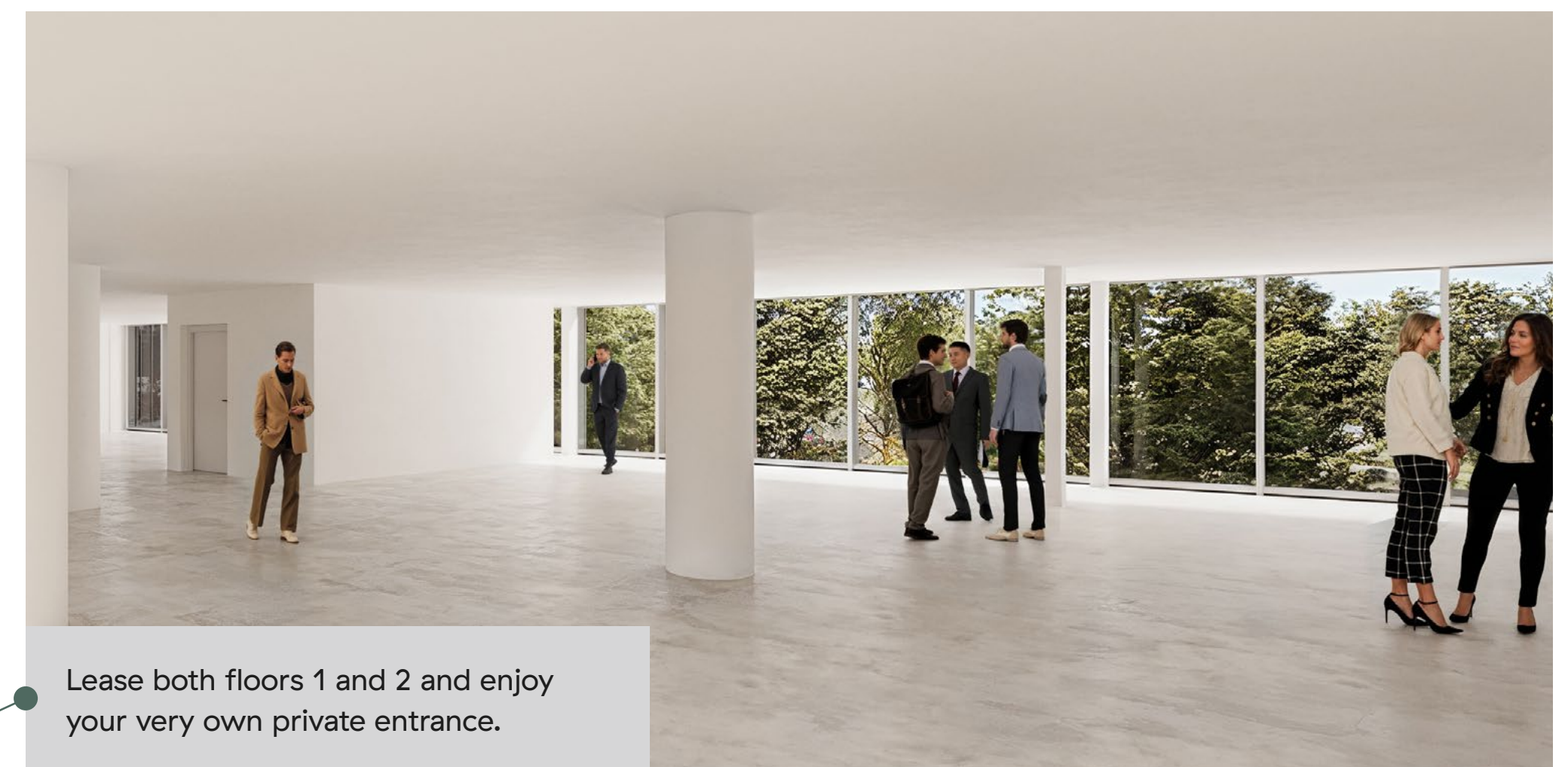


WELCOME TO YOUR OFFICE

- Rental rates start at €295/sq m
- The minimum rental for most floors is half a floor



Floors 18 and 19 are connected through an open internal staircase.



Lease both floors 1 and 2 and enjoy your very own private entrance.

BUILDING HIGHLIGHTS

LET'S TALK DETAILS

Are you getting excited to work in the Drive Tower yet? Good. So are we! Let's dive into some more detail about the building and its delivery level, so you'll get a good overview of what to expect.

- Mixed-use complex: including an office tower, a residential tower, and modern car parking
- Internal bike parking, accessible by door and internal staircase
- Electric charging:
 - 100 power sockets for electric bikes
 - 50% of car parking spaces equipped with EV charging stations
- Two changing rooms with showers in the basement
- Relaxation areas on the ground floor: coffee bar, restaurant, informal seating options and a landscaped garden



DELIVERY LEVEL

Drive Tower aims to provide a working environment for people to thrive in. This starts with a premium delivery level, warranting a perfect basis for your office space.

Flooring & walls:

- All floors are equalized and carpet-ready
- Structural walls are plastered (white)

Lighting & electrical systems:

- LED lighting with motion detection throughout the building
- Convenient wall cable duct system at floor level

Connectivity & utilities on each office floor:

- Fiber-optic connection (by data provider Utilisys)
- One electricity submeter
- Pantry connection
- Sanitary group

Ceiling heights:

- Floors 1–17: 2,600 mm net ceiling height
- Floor 18: 2,965 mm net ceiling height
- Floor 19: 3,350 mm net ceiling height

Climate control & ventilation:

- Ceiling induction units for heating, cooling, and ventilation
- Integrated climate provisions and lighting in suspended ceilings
- Office ventilation (excluding corridors): 2.5 fold per hour
- Coves for internal sun blinds (tenant-provided) in line with BREEAM certification

Natural light & flexibility:

- Floor-to-ceiling windows for ample daylight and views
- Partitioning possibilities per 1,500 mm façade grid for flexible office layouts

BUILDING HIGHLIGHTS

FULL OF ENERGY & SUSTAINABILITY

- Solar panels on the roof, to power general facilities
- Energy consumption: 50.7 kWh/sq m for the overall building (WENGH2 calculation, including tenant consumption)
- Aiming for EPC A+++ energy label and BREEAM In-Use Excellent rating
- Water-saving appliances in toilets and water leakage detection for improved energy efficiency
- Convenience & accessibility:
 - Four elevators in the office building's core



WE'RE
HERE
TO HELP.

DRIVE
TOWER

CBRE

Ewout Frima

Ewout.frima@cbre.com

+31 6 52 65 52 45

Mart Schellekens

Mart.schellekens@cbre.com

+31 6 55 59 89 26

Jules Molenschot

Jules.molenschot@cbre.com

+31 6 52 59 82 09

 **JLL**

Daphne Pronk

Daphne.pronk@jll.com

+31 6 12 96 92 54

Sophie Fabius

Sophie.fabius@jll.com

+31 6 82 50 26 65