

BLAAK31

ROTTERDAM

BLAAK31.NL

31

ROTTERDAM
BLAAK31.NL



BLAAK3I

CONTENTS

The building	7
The unique rooftop terrace	9
Everything within easy reach	11
Location / Accessibility	13
The Market	15
Office concepts	17
Traditional concept	19
New Ways of Working (NWW) concept	21
Combination of NWW - traditional concept	23
New Ways of Working	25
Level of finishing	27
Fact and figures	29

BLAAK31



THE BUILDING

The office building known as Blaak 31 is in a fantastic high-profile location adjacent to the Market Hall in the Laurenskwartier neighbourhood. The building has 11 floors and is an eye catcher, thanks to its spectacular façade that protrudes and the spacious entrance with a 7-metre free height.

The use of luxurious materials and the spacious floors results into a very representative accommodation. The flexible layout of the floors ensures that either a traditional office concept, a New Ways of Working (NWW) concept or a combination of these two, is possible. The parking ratio is 1 parking space per 30 sq.m. office space. The parking spaces are divided between the car park under the Blaak 31 building and the parking garage of Blaak 31 and the Market Hall garage. Tenants of Blaak 31 have a private entrance/exit to the Market Hall garage. This is situated in front of the tenant entrance of Blaak 31.

Loyens & Loeff, Glencore Grain BV and Very Italian Pizza already have premises within Blaak 31.



ENERGY LABEL

Blaak 31 has been sustainably built. The façade and floors have been optimally insulated in order to minimise energy consumption, while a subterranean heat and cold storage system has been incorporated in combination with heat pumps. Further, Blaak 31 is fitted with HF-lighting, motion sensors, daylight controls, presence detection and variable-speed ventilators to keep the energy consumption as low as possible. This results in an EPC (Energy Performance Coefficient) which is 25% more favourable than the statutory norm, rendering Blaak 31 future-proof.

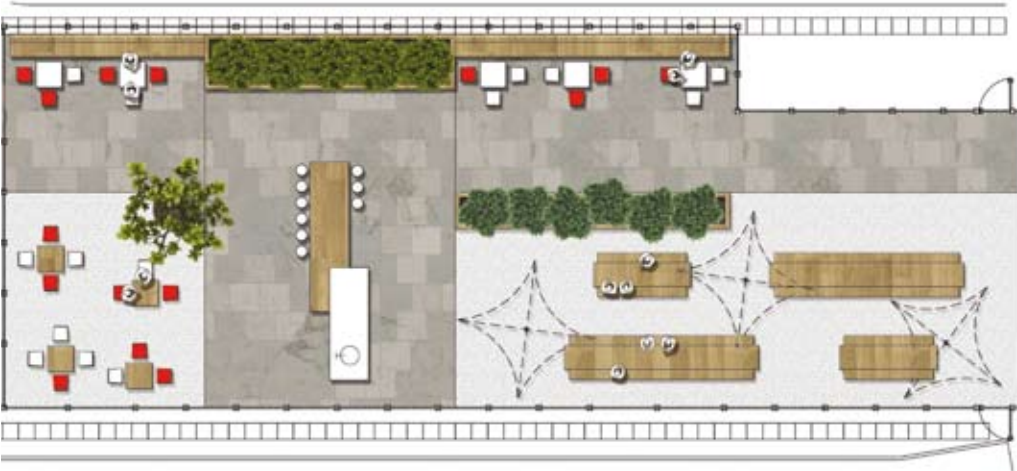


THE UNIQUE
ROOFTOP TERRACE



Impressions of a possible layout of the rooftop terrace

POSSIBLE LAYOUT OF TERRACE



The 9th floor of Blaak 31 is home to the impressive rooftop terrace, which is unique in Rotterdam. It is the ideal location for lunch while enjoying the spectacular views. The terrace can be used in various ways. When the weather is good, meetings and receptions can be organised here.

BLAAK31

EVERYTHING
WITHIN REACH

Step out of the office directly into the bustling centre of Rotterdam. Blaak train station/underground and all other facilities you need are in the direct surrounding. The Market Hall is next to Blaak 31, offering many shops and an Albert Heijn supermarket. There is a child day care centre nearby and De Oude Haven is the place to be for drinks at one of the lovely pavement cafés. The Coolensingel, Meent and Binnenrotte shopping streets are just around the corner. Ideal when you need to nip out for some groceries or more serious shopping. Business lunches or dinners can be enjoyed in the many pleasant restaurants in the neighbourhood. In other words, everything within reach!



Shopping at the Binnenrotte street market



One of the many boutiques on the Meent



The Citizen M design hotel is just around the corner



The Beurstraverse with all its shops



Café Brasserie Dudok is a lively place to meet up



The Oude Haven with its cosy pavement cafés



Station Blaak



TRAVEL TIMES

By train from Station Blaak to:

The Hague	25 minutes
Utrecht	46 minutes
Amsterdam	1hr 16 min
Antwerp	1hr 24 min
Brussels	2hr 14 min
Maastricht	2hr 39 min
Paris	2hr 50 min
London	3hr 49 min

By car from Blaak 31 to:

The Hague	27 minutes
Utrecht	44 minutes
Amsterdam	55 minutes
Antwerp	1hr 05 min
Brussels	1hr 39 min
Maastricht	2hr 07 min

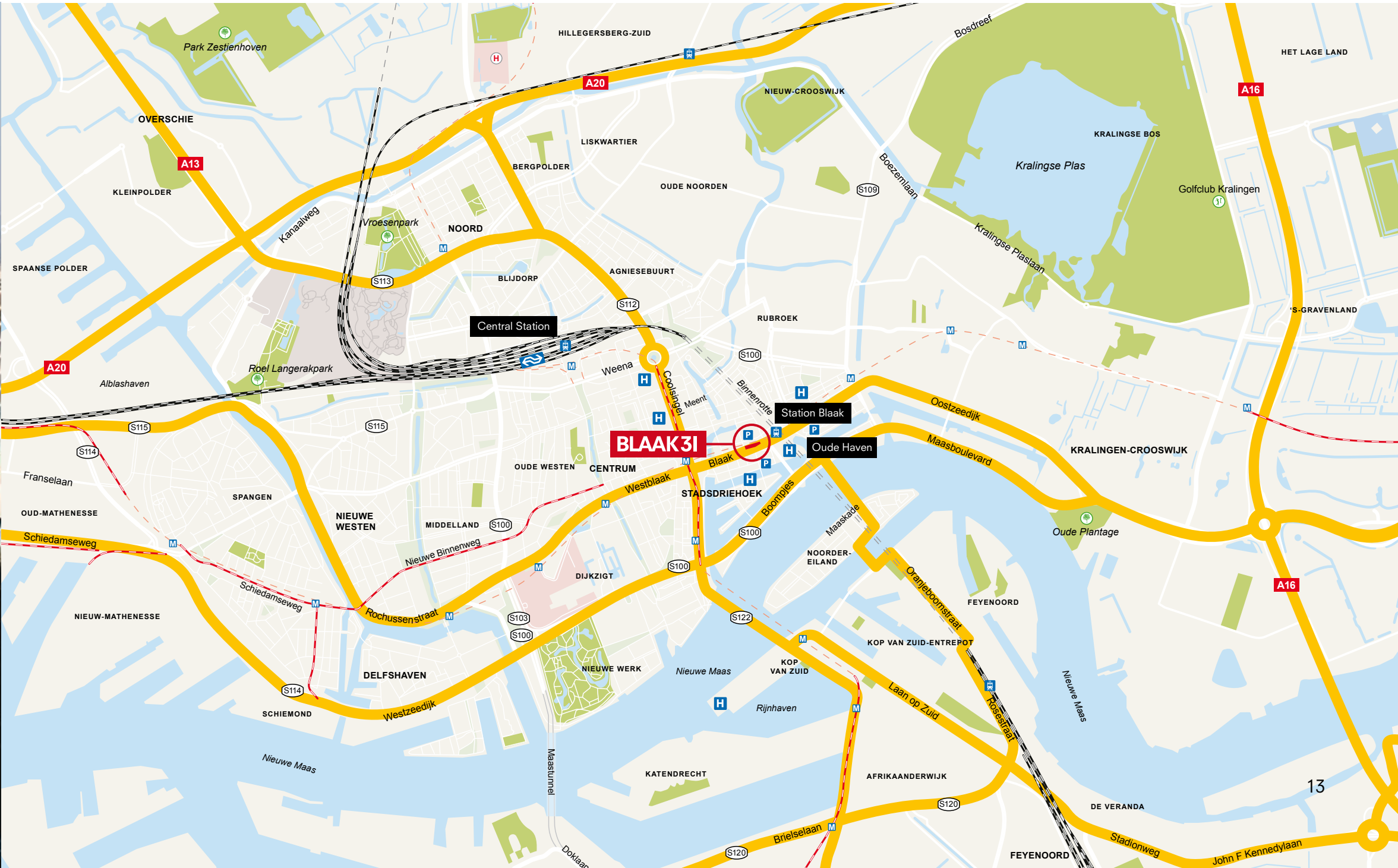
From Rotterdam

The Hague Airport:

From here, you can fly to more than 40 destinations, including: Barcelona, Nice, Geneva, Istanbul, London, Madrid, Munich and Rome.

LOCATION

Blaak 31 is in the centre of Rotterdam. All the facilities of this international city can be reached within a few minutes’ walk. A major advantage of this location is its excellent accessibility by both car and public transport. From Blaak 31 it’s just a few minutes’ drive to the expressway and Rotterdam - The Hague Airport is situated on a 10-minute drive. You can also be standing on the platform of Central Station in a few minutes, en route to any of Europe’s capitals.



BLAAK31 ACCESSIBILITY



Blaak 31 has excellent public transport options thanks to the adjacent Blaak train station, which connects directly to the underground, tram and bus networks. The recently renovated Central Station is a hub for international train connections.

Blaak 31 can also be easily reached by car. From the A16, you simply head over the Maasboulevard or from the Maas tunnels route via the Weestzeedijk/Boompjes directly to the office building. There is a car park under the building, as well as plenty of parking facilities in the direct vicinity.



Station Blaak
The spectacular Central Station in Rotterdam



THE MARKET

The unique indoor Market Hall is right next to Blaak 31. This bustling hall is bursting at the seams with fresh fish, juicy meats, freshly baked bread and a wide variety of cheese and vegetables. It is a market where shopping becomes an experience and where you can stop for a snack and a drink.

Modern apartments have been created in a horseshoe layout above this unique hall, and there is a spacious underground car park, where parking spaces can be leased.



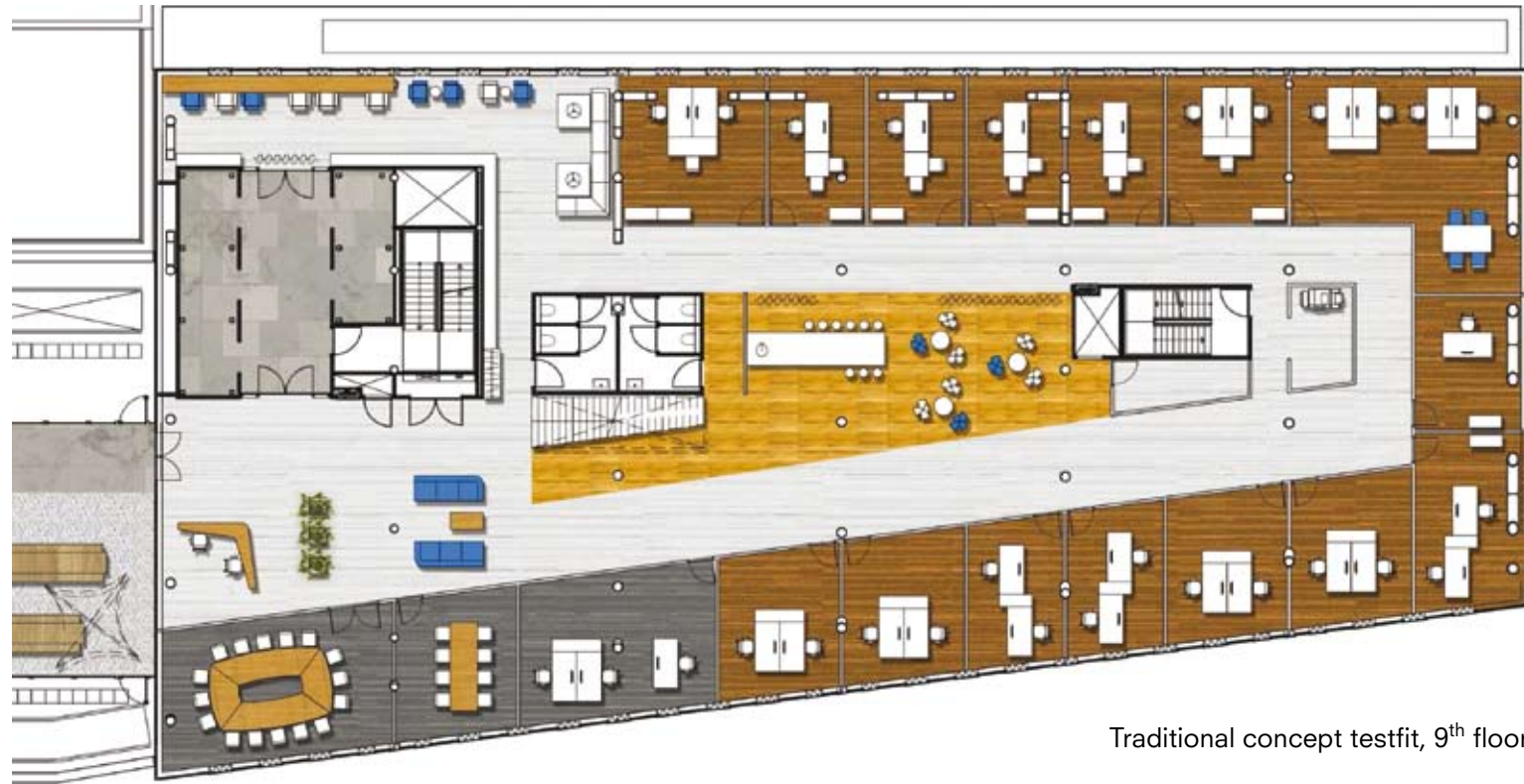
Artist impression Markthal (source Provast)

AVAILABLE FLOOR

10th floor 1,038 sq.m.

The 3 available floors can be designed in many different ways. Think in terms of a **traditional concept**, a **New Ways of Working concept (NWW)** or a **combination**. There is a design solution for each way of working. We can of course advise you on this for an optimum result.





Traditional concept testfit, 9th floor

TRADITIONAL OFFICE CONCEPT

OVERVIEW OF **CAPACITY** IN SAMPLE LAYOUT

number of workspaces	32
number of employees	32
sq.m. per workspace	30
sq.m. per employee	30





NEW WAYS OF WORKING CONCEPT

OVERVIEW OF **CAPACITY** IN SAMPLE LAYOUT

1 floor		1.5 floor	
number of workspaces	59	number of workspaces	89
number of employees	74* / 84**	number of employees	111* / 127**
sq.m. per workspace	16.4 / 16.4	sq.m. per workspace	16.4 / 16.4
sq.m. per employee	13.1 / 11.5	sq.m. per employee	13.1 / 11.5

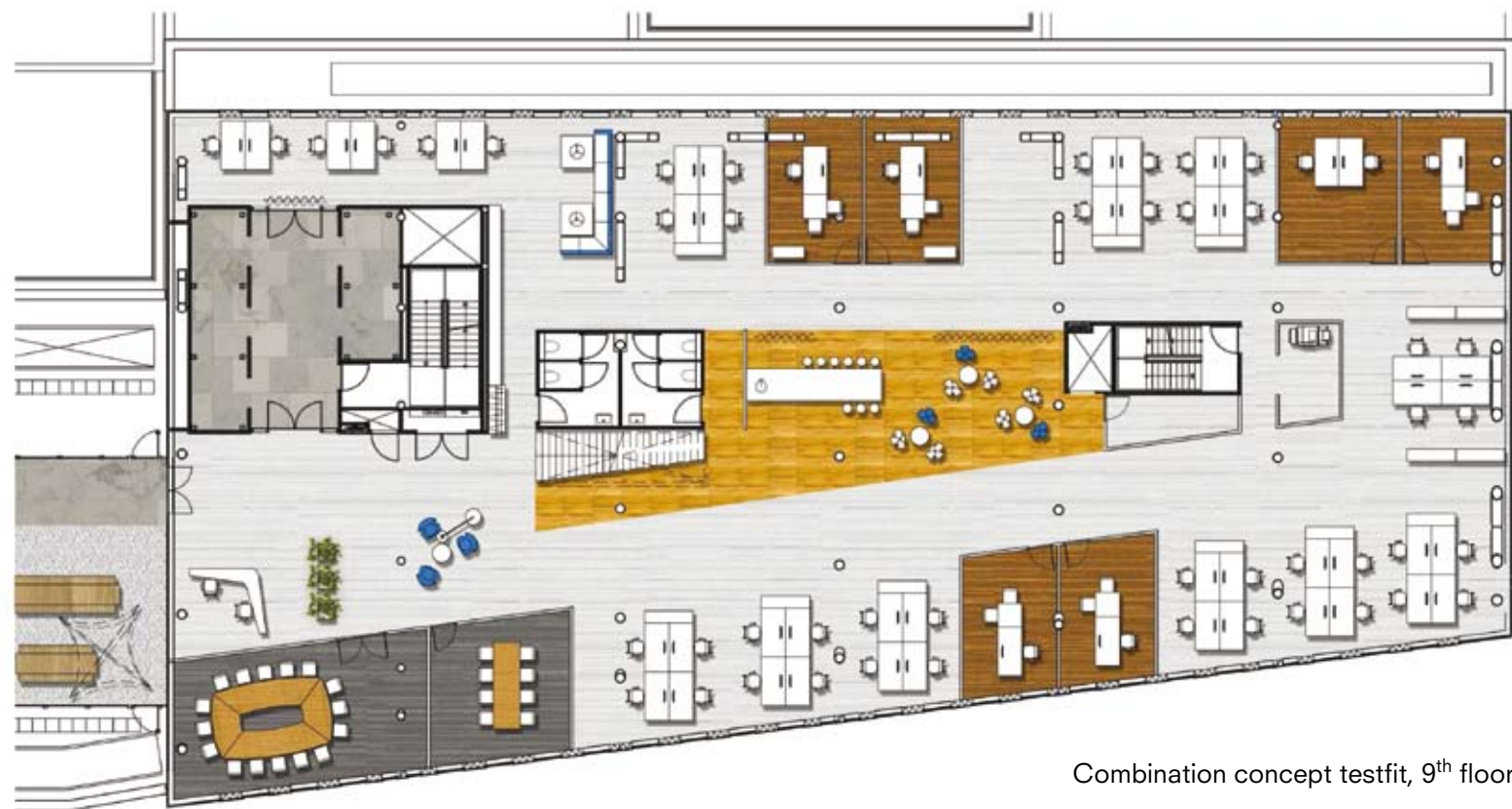
* = flex ratio of 80%

** = flex ratio of 70%



* An **internal staircase** can be installed, when more than one floor is leased.





Combination concept testfit, 9th floor

COMBINATION OF NWW AND TRADITIONAL CONCEPT

OVERVIEW OF **CAPACITY** IN SAMPLE LAYOUT

number of workspaces	55
number of employees	55
sq.m. per workspace	17.6
sq.m. per employee	17.6





NEW WAYS OF WORKING

Due to changes in society and people in general, the role of work and the way people work has changed. Modern technology makes it possible to work differently. Flexibility is an important driving force behind this new way of working. According to the New Ways of Working vision, employees are free to determine how they work, where they work, when they work, with what they work and with whom they work. The objective is to not only make the work process more effective and more efficient but also to make it more enjoyable for both the organisation and the employee.

This new way of working places particular demands on the environment. In order to gain the best performance from employees, it is essential to provide an enjoyable working environment. The quality of the work environment affects the way people work together, the business culture, the sense of responsibility and the motivation of employees. Blaak 31 offers an attractive, comfortable working environment. Besides optimum accessibility, simple parking and the bustling neighbourhood, the building has various facilities which make Blaak 31 an agreeable and comfortable place to work.



BLAAK31



LEVEL OF FINISHING

Blaak 31 not only radiates a sense of quality. Thanks to the use of top materials in combination with excellent technical installations, the physical building quality of Blaak 31 is most certainly guaranteed.

This excellent office building includes:

- Closed façade, fitted with solar/insulating glazing;
- Acoustic lowered system ceilings fitted with integrated daylight sensed, HF lighting, with presence detection;
- Luxury (separate) toilet facilities per floor;
- Pantry connection on each floor;
- A double electric connection per 1.80 metre stretch and a dual flush socket for telephone and data cables.
- Disabled toilet on the ground floor.



FACTS AND FIGURES

Fire safety:

Sprinkler system

Glass fibre:

There is a glass fibre system in the building.

Lift system:

5 lifts situated in a single block

Sustainability:

Greencalc + Energy label A

Floor load:

Office space: 4kN/sq.m.

Archives: 8kN/sq.m.

Each office floor has been designed with room for realisation of archives

Heating/Cooling:

By means of top-of-the-range ceiling induction units

Air humidification system is present

Free height:

2.80 m

Parking standard:

1 parking space per 30 sq.m. office space

Detailed technical specifications are of course available.

BLAAK3I

31

ROTTERDAM

BLAAK31.NL

de mik
bedrijfshuisvesting

+31 (0)10 453 03 03
www.demik.nl

CBRE

+31 (0)10 300 4800
www.cbre.nl