

You're  
Welcome  
to the new  
HNK  
Amsterdam  
Houthavens







HNK entrance.



**You're Welcome**  
**You're Welcome**  
**You're Welcome**  
You're Welcome  
You're Welcome  
**You're Welcome**  
**You're Welcome**  
**You're Welcome**  
You're Welcome

**Welcome to HNK Amsterdam Houthavens, where the office as you know it will be fully transformed. We believe that the better you feel at work, the better you will perform. That is why brand-new facilities will be introduced to upgrade your workday and ensure an environment that is welcoming, surprising, and sustainable. Get ready: in the second half of 2026, your workplace experience will be taken to an entirely new level.**

Being owned and run by NSI, we bring over 30 years of experience in the commercial property sector. Because we own our buildings, we are able to go the extra mile for our guests, and place sustainability top of mind. Space at your service, desks on demand, and a host that knows you by name. HNK puts the H in Hospitality and is now bringing it to the workplace.

Imagine stepping into an office that feels like your favourite hotel lobby. Or a host that knows what you need before you know it yourself. From a freshly brewed coffee to the space to expand your team. You're welcome to a new way of working.

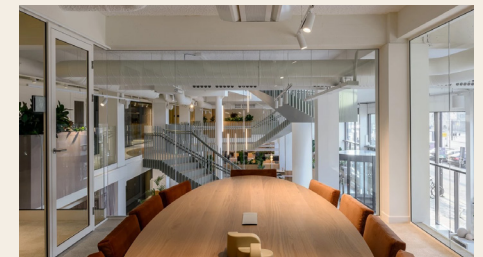
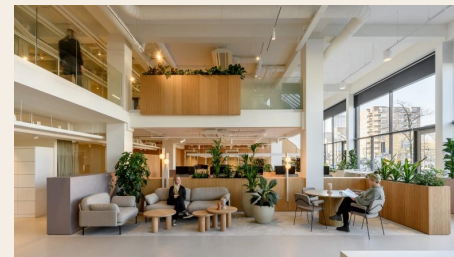
# Proven track record

HNK stands for Het Nieuwe Kantoor and offers healthy, sustainable, and welcoming work environments. Founded in 2012, HNK has grown to 10 locations in the biggest cities of the Netherlands. In 2022, the brand introduced a refreshed concept fully focused on sustainability, well-being, ease, and hospitality. HNK Amsterdam Sloterdijk and HNK Rotterdam Scheepvaartkwartier were the first to open under this new vision, setting the tone for the future. The next milestone will be the opening of HNK Rotterdam Alexander at the end of 2025, together with the transformation of one of our most iconic locations: HNK Amsterdam Houthavens.

HNK Amsterdam Sloterdijk



HNK Rotterdam Scheepvaartkwartier







Artist impression HNK Amsterdam Houthavens.



# Floor plan

## Ground floor





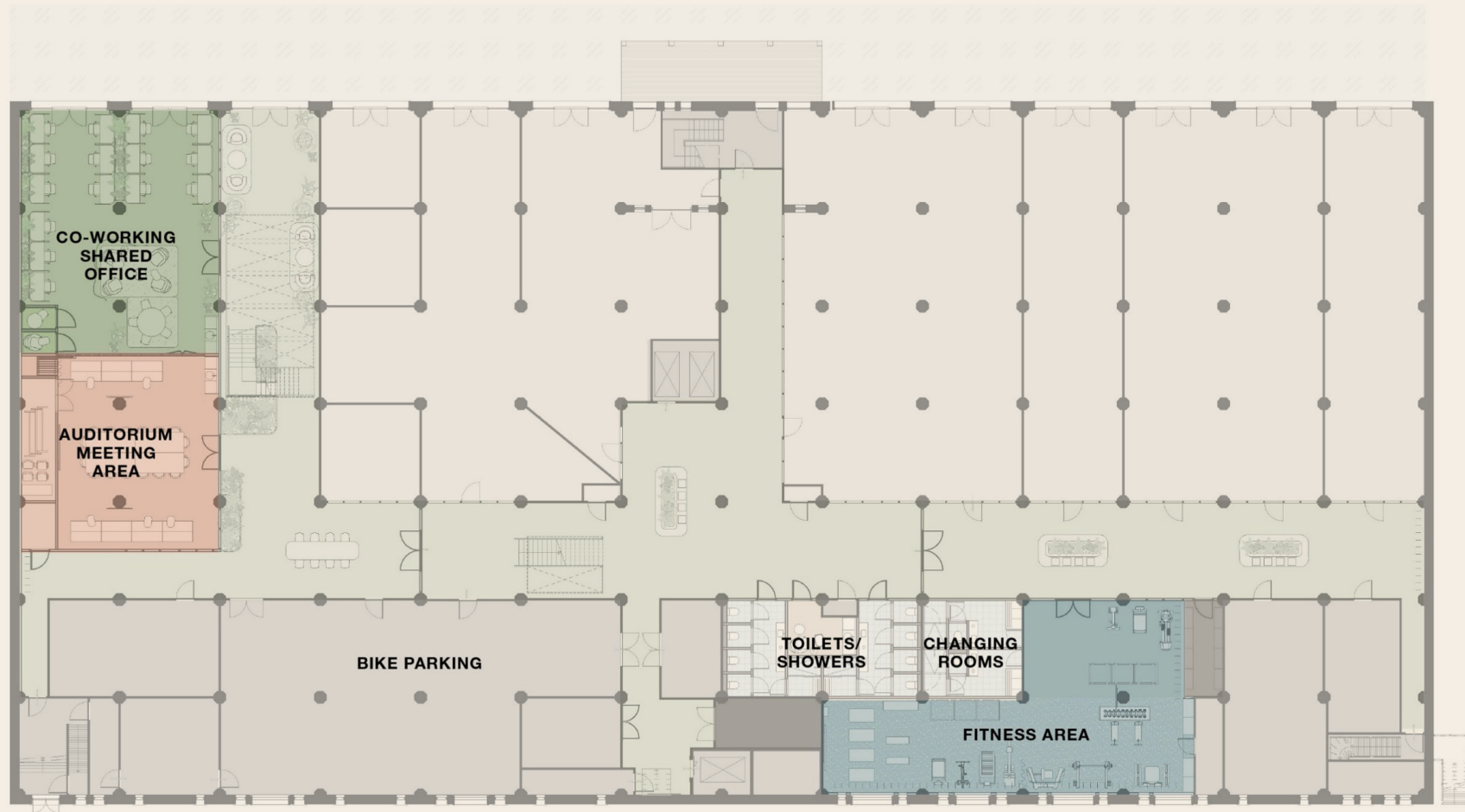
# Floor plan

## Ground floor



# Floor plan

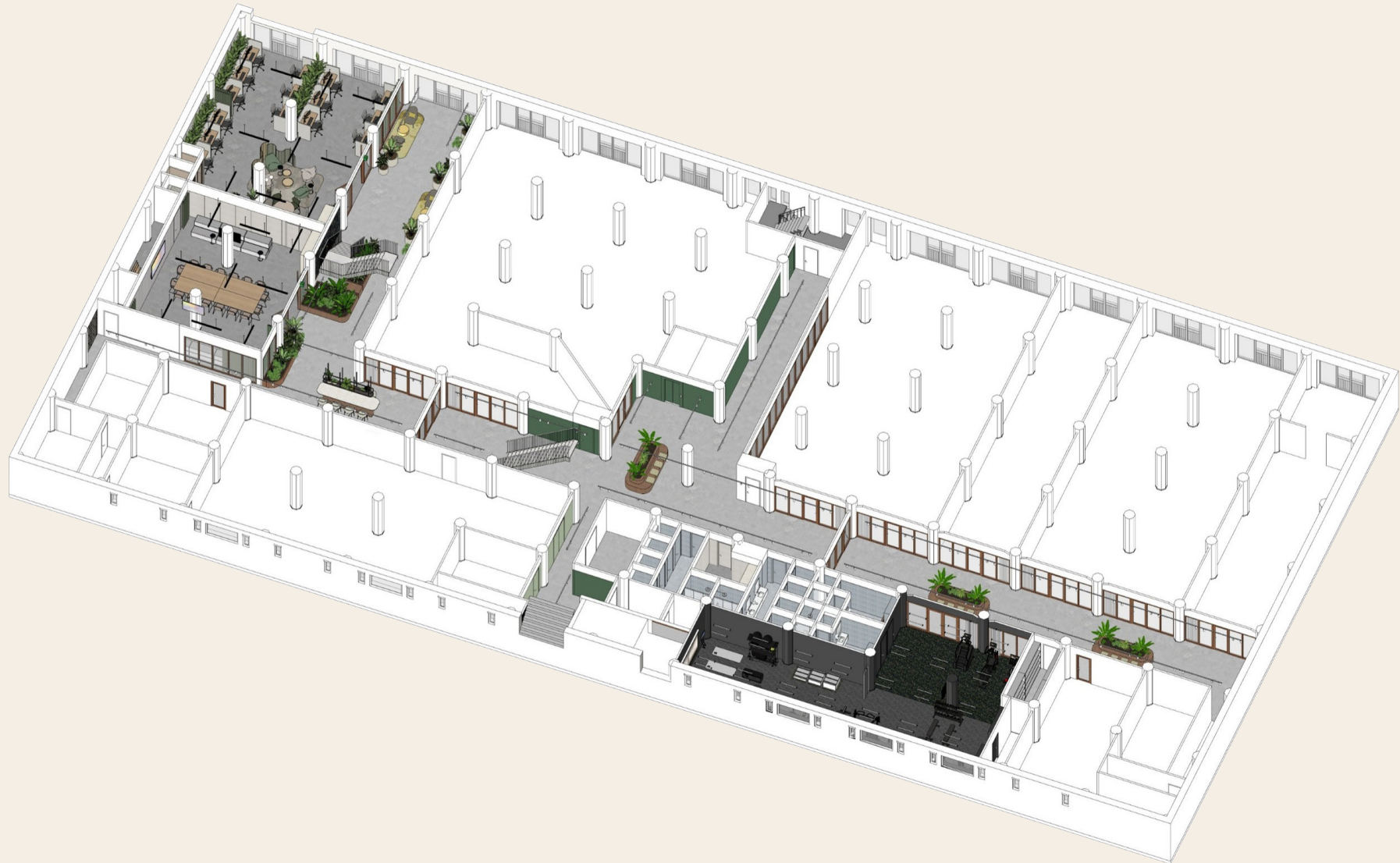
## Basement





# Floor plan

## Basement



# Space at your service

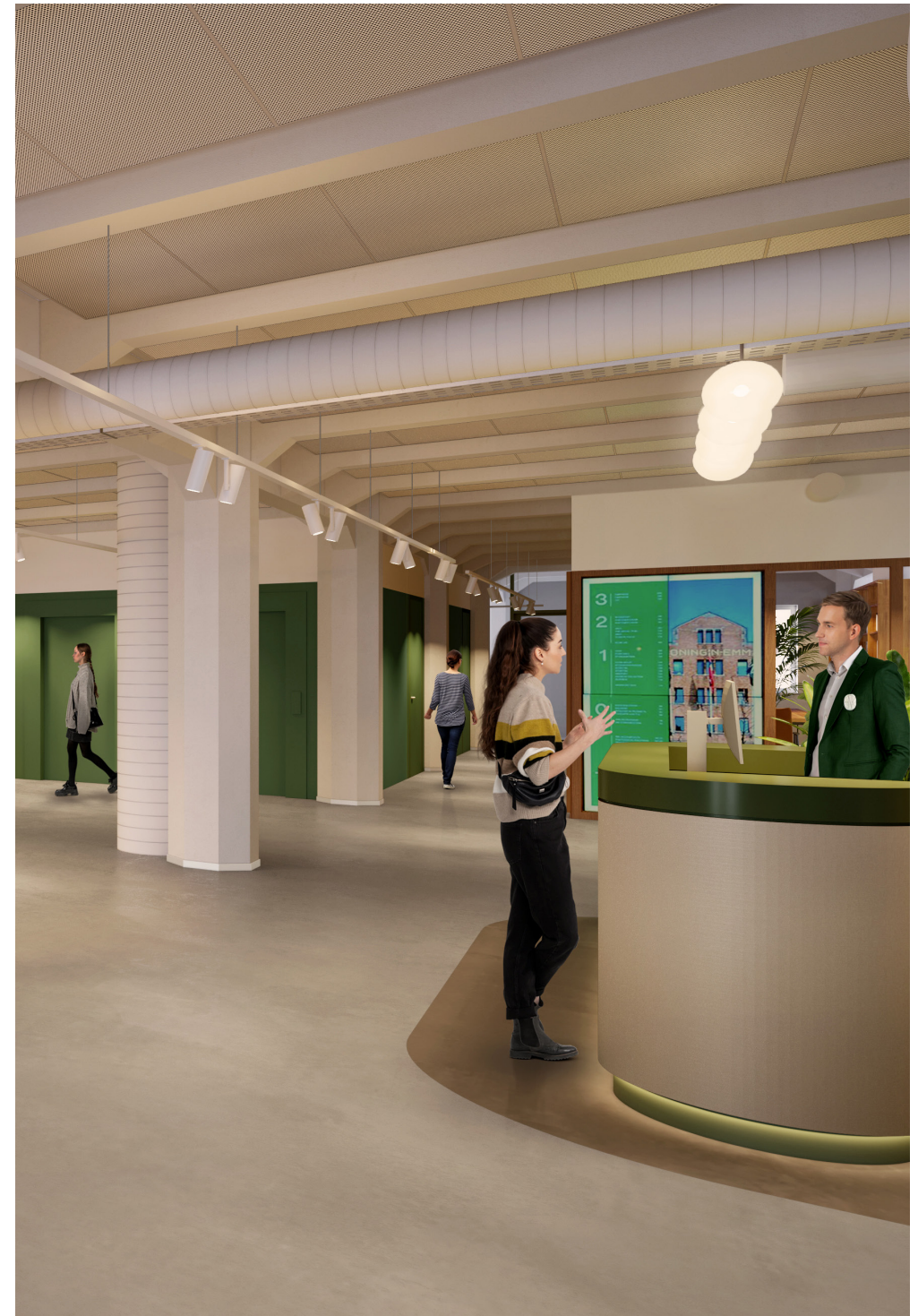
## Lobby

In our lobby, we aim to create a welcoming hotel-like ambiance. The various seating areas offer tenants and their guests a place to sit, relax, and socialise. Abundant greenery will bring the space to life, while the spacious layout invites you to wander further and discover the rest of the building.



## Co-working space

In our co-working space, you can immerse yourself in your work and conquer that ever-elusive to-do list. To ensure a truly excellent workspace, we've made deliberate and sustainable choices. Picture refurbished Herman Miller chairs, curved screens and height adjustable desks. A desk in the co-working area is free of charge for tenants at HNK Amsterdam Houthavens, based on availability. You can reserve your spot using the HNK app.



Artist impression HNK Amsterdam Houthavens.





Artist impression HNK Amsterdam Houthavens.





Artist impression HNK Amsterdam Houthavens.

## Gym

The completely renewed 125 sqm gym has been created in close collaboration with a global leader in fitness and wellness equipment. The space features a mix of state-of-the-art strength training and cardio machines. The smart equipment enables users to personalise workouts, track performance, and monitor progress over time. Access to the gym will be possible for gym members via the HNK app or with a personal tag once a reservation has been made. For those who enjoy working out together, group classes with colleagues will also be available to book. To complete the experience, the gym includes modern changing rooms with high-quality shower facilities, allowing a smooth transition from exercise back to work.

## Library

In the library, you can immerse yourself in intriguing stories, focus on an important strategy and find mental space. Serenity is of utmost importance here, with no conversations or phone calls allowed. We aim to recreate the traditional library ambiance in this dimly lit. The library can be used in many different ways and the layout can be adjusted to your liking. For instance, you can book the library for an important meeting, presentation or pitch. Alternatively, you can reserve your own private dining experience, where the chefs will prepare a menu for you, right on-site.

## Market

In our market, we offer an all-day food and beverage selection. Whether you're in the mood for a quick snack or a dinner to go, you can find it here. Our primary focus remains on sustainability and promoting healthy choices. Furthermore, we have included a water station to encourage hydration, offering tenants and guests unlimited access to fresh water.





## Podcast studio

Welcome to our in-office podcast studio, equipped with brand new gear for your convenience. Choose your preferred recording spot, be it the table or the cozy sofa. The studio is furnished with a large screen, allowing you to share content with your guests. Book your recording time in the HNK app. Looking for a creative space for your meeting? The studio can also be booked for this purpose.

## Mother's room

Every employer is legally obligated to provide a mother's room. Typically, these rooms occupy valuable square footage that is rarely used. That is why we have opted to incorporate it into the common areas. We have intentionally designed a peaceful area, complete with a comfortable chair and a kitchenette. You can reserve this space conveniently with the HNK app.

## MyPup

Want to deliver parcels to the office? We have got you covered. At HNK Amsterdam Houthavens, you will find a MyPup point. The designated courier will deliver your package safely and you will be notified when it is ready to be picked up. Of course, you can pick up your package when it suits you best.

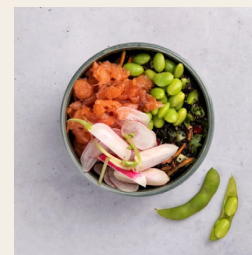
# Let's get social

**The Social is our very own hospitality concept. This is where you take your welcome breaks to relax and recharge or to gather with colleagues.**

We serve a delicious all-day menu, prepared by passionate chefs. Coffee ground from the best beans, healthy lunch options and sustainable snacks to keep you going.

For meetings, you can choose from a tailor-made menu based on your meeting purpose: one that will get you in the creative mood or one that will make your productivity reach new heights. The Social fuels you. Fun and friendly.

\* Our tenants get a 10% discount at The Social upon showing the voucher in the HNK app.





Artist impression HNK Amsterdam Houthavens.

## Bar

The bar is designed to cater to your needs throughout the day. In the morning, it serves as a coffee bar where you can enjoy a fresh coffee and a nutritious breakfast bowl. During lunch, you can order pastries and freshly squeezed fruit juice. In the afternoon, the bar transforms into a place where you can celebrate achievements with drinks and bites.

## Restaurant

This restaurant aims to bring people together and provide a space for conversations and celebrating successes. It serves not only as a lunch spot, but also as an extension of the workplace with opportunities for relaxation and catching up.





Artist impression HNK Amsterdam Houthavens.



# A room that suits **your meeting**

**Having a board meeting, a brainstorm, or do you simply want to catch up with a colleague? We have got a room for it. Choose the meeting room that fits your needs. Every HNK meeting room is designed for a different type of meeting.**

Our Collaboration Spaces offer digital whiteboards for creative sessions, and our Board Rooms are furnished for important business meetings. For larger gatherings, the auditorium enables tenants to host events and presentations for up to 60 people. All spaces come with the latest high-end AV equipment and are bookable online and via the HNK app. In need of a break in between sessions? Order breakfast, lunch or snacks at The Social, and let your productivity reach new heights.



Artist impression HNK Amsterdam Houthavens.



# A sustainability story



## Paris-proof building

We exceed Paris-proof standards <70 kWh/sqm/year



## CRREM aligned

Based on science-based decarbonisation pathways



## EPC label

HNK Amsterdam Houthavens has EPC label A



## BREEAM label

The BREEAM label of HNK Amsterdam Houthavens is Excellent



## European wind

All of our electricity is purchased from European wind



## Solar panels

We have 385 solar panels on the roof

# HNK Amsterdam Houthavens comes with:



## Supporters

The HNK supporters welcome you and are always happy to help out.



## Co-working zone

Including a comfy chair, a desk and a curved screen.



## Gym

Fully equipped with the latest TechnoGym machines.



## Meeting Rooms

Board meeting, brainstorm or catching up? We have got a room for it.



## Auditorium

Where every event or presentation is an unforgettable experience.



## Library

An inviting space for a workshop, reading or concentrated work.



## Podcast Studio

Plug in your devices and record your own podcast in this creative space.



## Mini market

Grab your favourite snacks and refreshing cold drinks



## The Social

Sustainable, tasty and always surprising. That is The Social, our in-house restaurant.

# You're Welcome to *explore our app*

Organise everything you need from your phone.  
With the HNK App you book your meeting rooms,  
tell us your lunch wishes, and register your guests.

All in a few clicks or swipes,  
tailor-made for our tenants.

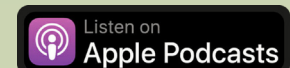


The Podcast

# Het Nieuwe Kantoor

For your  
ears only

Listen now











Disclaimer: no right can be derived from the content and the artist impressions in this brochure.