



FRAME
OFFICES

THE ROCK
AMSTERDAM

PLACES
THAT
WORK

[FRAMEOFFICES.COM](https://frameoffices.com)

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PLACES THAT WORK

A workplace that works for you. Whether you are a solo entrepreneur with great ambition, an SME company with international ambitions, or a multinational renting several floors and still want to remain flexible. Frame Offices takes care of all your real estate needs and provides you full-service, turnkey workplace management.

The Future-ready Workplace

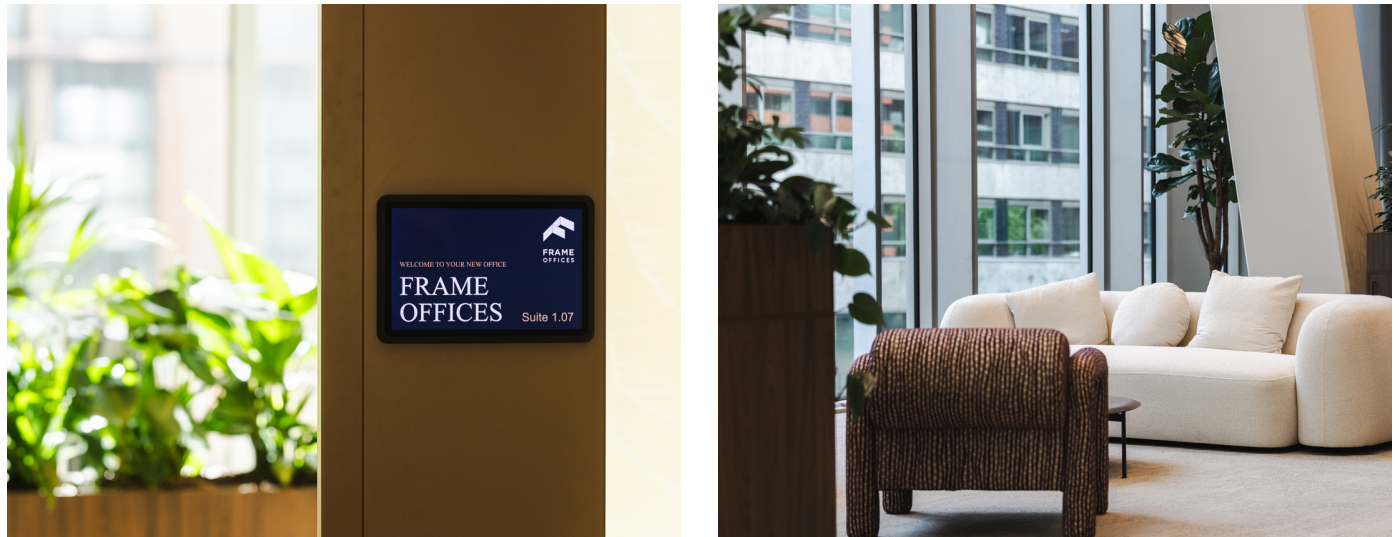
Scale your business without tenant worries and focus entirely on your business growth and the wellbeing of your employees. Frame Offices is a tribute to your workplace. Whether located in the dynamic heart of the urban jungle or in the surrounding of rural retreats.

Every Frame Offices space is thoughtfully designed to inspire and support productivity, combining aesthetic excellence with functional efficiency. This is complemented by a hospitality-driven approach featuring a high-end serviced reception and dedicated on-site support throughout the building to ensure comfort and professionalism for every tenant.

Behind it all, advanced technology is seamlessly integrated, powering secure access, high-speed connectivity, and intelligent digital platforms that enable your workplace to run smoothly and future ready.



“Frame Offices creates places that work.”





The Rock Amsterdam Zuidas

The Rock is an iconic office building in the heart of the Zuidas. This 90-metre-high landmark combines robustness with refined design, with its 23 floors, is one of the most prominent landmarks in Amsterdam South.

The impressive entrance, with a ceiling height of 7.2 meter, is finished with warm natural stone and oak, giving visitors an immediate sense of a welcoming and stylish environment. The professional reception, managed by Frame Offices greets guests daily.

Frame Offices Amsterdam The Rock is located on the ground floor (lobby and mezzanine) and the first two floors of the building, offering premium serviced offices and flexible workspaces. On the mezzanine, you will find our exclusive Frame Offices members' club. In partnership with our catering partner Vascobelo, tenants and guests can enjoy high-quality food and drinks in a refined yet informal setting. The members' club is also designed to foster community and networking, making it the ideal spot for informal work sessions or meaningful meetings with business partners.

The building has two entrances: on the south side via Claude Debussylaan and on the north side, directly connected to the Brittenpassage of Amsterdam Zuid Station. This combines a striking presence with optimal accessibility for tenants and visitors.

Location & Accessibility

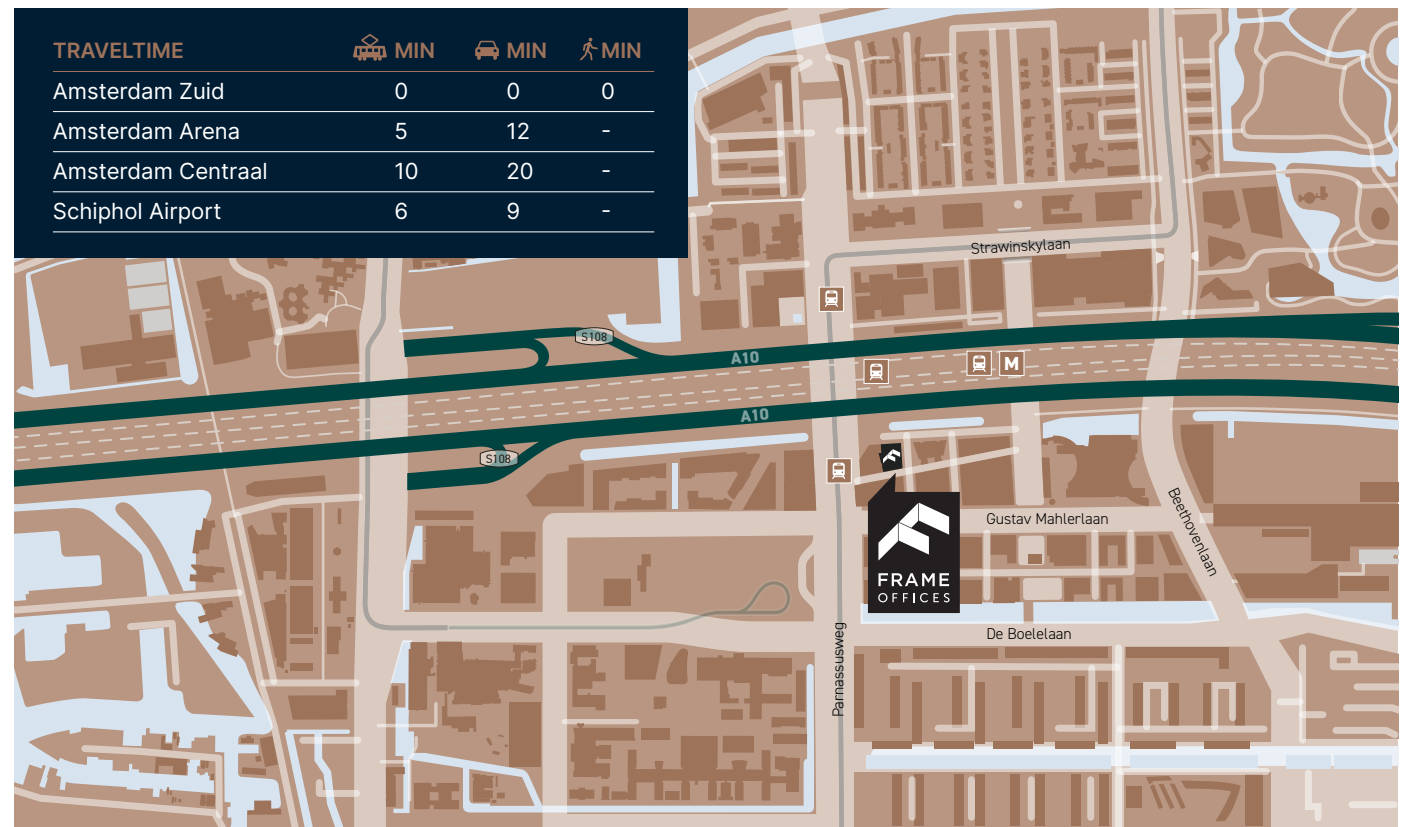


LOCATION

The Rock is situated in the heart of the Amsterdam Zuidas, a dynamic area where work and life come together. Surrounded by offices, residences, shops, and public spaces, the building offers direct access to restaurants, coffee bars, gyms, and supermarkets. The vibrant, international atmosphere of the Zuidas makes The Rock a prominent and prestigious location, ideal for companies looking to be at the very centre of Amsterdam's business hub.

ACCESSIBILITY

The Rock is located right next to the Amsterdam Zuid Station, providing fast connections to the city centre and beyond. By train, metro, tram, bus, or bike, you can reach the city in just 5 minutes, while Schiphol Airport is only 6 minutes away by train. The A10 motorway is also easily accessible via exits S108 and S109.







“In the heart of
Amsterdam’s Zuidas
business district.”





Full Serviced Concept

Frame Offices offers a high-end serviced hospitality concept combined with flexible office solutions designed to meet the needs of modern businesses.

At Frame Offices, it's all about complete peace of mind. We combine premium workspaces with service, comfort, and technology in one integrated concept. Not just standalone facilities, but a total experience where every detail is perfectly in place.

With a single all-inclusive formula, we provide calm, clarity, and quality, so you can fully focus on your organization.

Flexible Office Solutions



Our luxury office suites accommodate anywhere from 1 desk up to 100 desks. Each office can be fully tailored to your brand identity and organization, with premium interior options and smart layouts. Whether you choose a private managed office with dedicated facilities, allowing your organization to be fully expressed, or a serviced office with shared amenities carefully designed to meet specific needs. Frame Offices provides solutions for companies of any size.

Beyond office, Frame Offices also offers a state-of-the-art meeting center for tenants and external guests, as well as day offices for short-term use. The experience is completed with a welcoming reception and high-quality hospitality services.



“Frame Offices provides solutions for companies of any size.”

Products

1. Private offices suites
2. Meeting rooms
3. Day offices

4. Dedicated desks
5. Virtual offices
6. Memberships



PREMIUM Hospitality & Services

A SEAMLESS, ALL-INCLUSIVE EXPERIENCE

At Frame Offices, hospitality goes beyond service; it is an integrated part of your working environment. We believe in complete peace of mind: no distractions, no operational concerns, just a perfectly supported workplace where everything simply works.

Our concept combines premium office space with hotel-level service, thoughtful community management, and professional business support, creating an environment where comfort, efficiency, and experience come together effortlessly.



“Hospitality,
seamlessly
integrated into
your workday”



Premium Hospitality

HOTEL-LEVEL SERVICE

We take care of every detail, allowing you to focus entirely on your organisation. From daily operational support to personalised services, our team ensures a seamless experience throughout your workday.

COMMUNITY MANAGEMENT

We actively foster connection and engagement within our business community. Through curated events and shared spaces, we create opportunities for networking, collaboration, and inspiration.



Business Services

RECEPTION & GUEST EXPERIENCE

Our welcoming reception team acts as a seamless extension of your organisation. Every day, they warmly greet you and your guests, ensuring a professional and attentive first impression.

TELEPHONE & MAIL HANDLING

We offer professional telephone services and full support with mail and parcel handling; efficient, reliable, and discreet.

TAILORED SERVICES

From managing reservations to arranging treats, gifts, and flowers, our team provides tailored support to meet your needs. We even assist with the care and cleaning of corporate attire, ensuring you always present your best professional self.

YOUR PREMIUM BUSINESS
LOUNGE AT THE ROCK

Frame Offices Members' Club



“A place where work
feels natural and connections
happen effortlessly.”

Located on the mezzanine and directly accessible from the first floor, you can walk straight into the lounge from your office. The members' club is a natural extension of your workspace. A refined environment where business and hospitality seamlessly come together.

From barista coffee and breakfast in the morning to lunch meetings and evening drinks, the all-day bar creates a dynamic yet elegant atmosphere throughout the day. For meetings and private gatherings, our hospitality partner Vascobelo provides high-quality catering, ensuring every encounter is professional and effortless.

The club features comfortable lounge areas, co-working spaces, and informal breakout zones. Perfect for spontaneous conversations or discussions outside the formal office setting.

Access to the members' club is included with your office rental, for you and your guests. The lounge is more than just a place to sit; it is a seamless part of your workday.



Technology

At Frame Offices, technology is the silent force behind our services. We integrate advanced, reliable, and secure solutions into every layer of our work environment, not as standalone tools, but as a seamless part of our overall concept. From ultra-fast connectivity to intelligent access control and smart digital platforms, our technology empowers your organization to operate at maximum speed with maximum certainty.

CONNECTIVITY & NETWORK PERFORMANCE

Work at top speed with our ultra-fast Wi-Fi 7 network and triple-redundant internet connections, ensuring continuity and reliable uptime. Every workstation is equipped with its own dedicated ethernet port for an extra stable wired connection when needed.

SECURITY & ACCESS CONTROL

Enterprise-grade security, including advanced firewalls and personal VLAN configurations, protects your data on every floor. With 24/7 access via an intelligent security system, you benefit from full flexibility, safety, and control over your working hours.

Our Technology

1. KEYLESS ENTRY

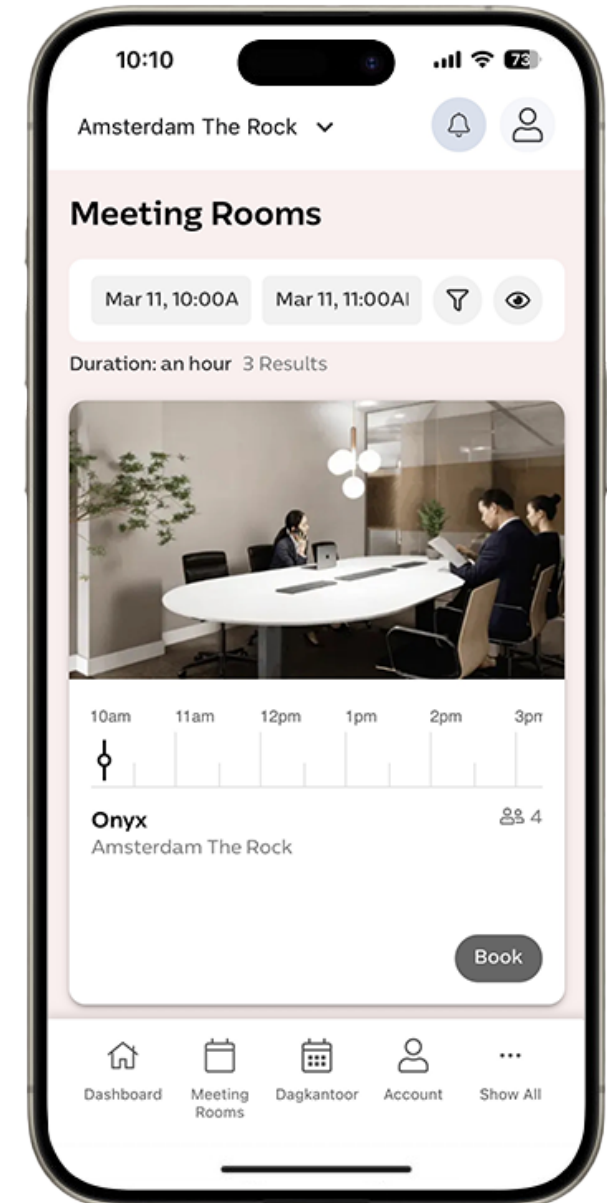
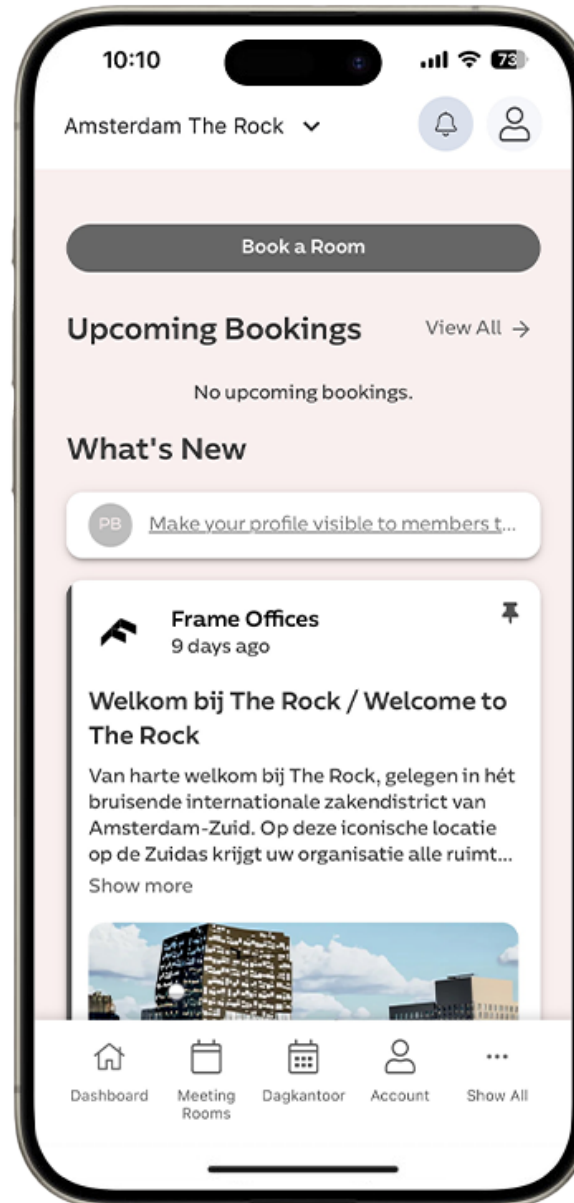
With Salto KS, we use an advanced cloud-based access control system. Through digital keys and personalized authorizations, you decide exactly who has access to your office or specific areas. Secure, flexible, and fully manageable, without physical keys.

2. THE FRAME OFFICES APP

The exclusive Frame Offices App brings everything together in one intuitive platform. Reserve meeting rooms, register visitors, manage services, and stay updated on community events, easily and directly from your smartphone.

3. VISITORS HUB

Our digital Visitors Hub ensures a professional and efficient guest reception. Visitors can be registered effortlessly, after which the reception team is automatically notified. This accelerates the arrival process and enhances the professional image of your organization.



Facilities

Premium Workspaces

- Turn-key offices, fully furnished via a modular design program
- Ergonomic sit-stand workstations with designer soft seating
- 34-inch curved widescreen monitor, mouse, and keyboard per workstation
- Centrally controlled climate system (Climate Class A)
- Utilities included: gas, water, electricity, and waste management
- Next-gen connectivity included – Wi-Fi 7 & Ethernet ports per workstation

Collaboration & Focus

- Smartly equipped meeting rooms with modern audiovisual technology
- Open collaboration areas with comfortable soft seating
- Breakout zones for informal meetings
- Private call and focus rooms for concentration and privacy





Hospitality & General Amenities

- Welcoming reception with daily greeting of you and your guests
- Executive hospitality services (reservations, pastries, gifts, flowers)
- Mail, package, and professional telephone handling (fees may apply)
- Weekly office cleaning and daily maintenance of common areas
- Luxury pantries with fresh coffee and tea
- Exclusive members' club
- Shower and locker facilities
- Laundry services for workwear
- Community activities focused on vitality and connection

Sustainability & Certifications

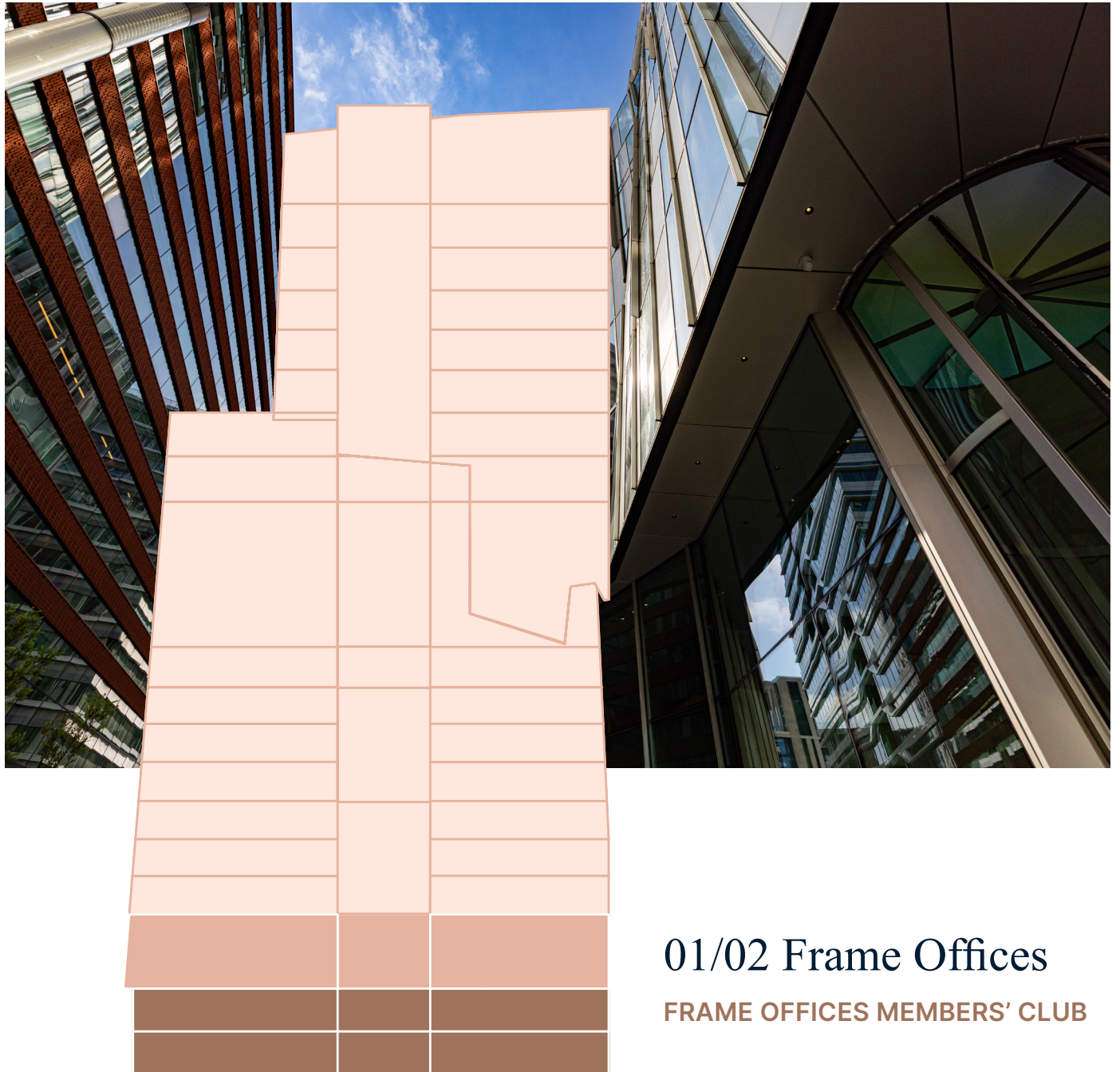


- WiredScore Platinum & BREEAM In-Use V6.0 Very Good certified
- Renovations aligned with EU taxonomy, targeting BREEAM “Excellent”
- Intelligent Meteoviva system for proactive climate control
- Energy-efficient design: solar panels, water-saving sanitary facilities, smart LED lighting
- Continuous digital monitoring for transparent energy and water management
- Circular materials passport: natural stone and woodwork reused
- Green roof supporting rainwater management and local biodiversity



Floorplan

From the moment you step into The Rock, you are warmly welcomed by one of our professional hosts. Located on the ground floor, mezzanine and first two floors, Frame Offices Amsterdam The Rock seamlessly combines a high-end serviced hospitality concept with flexible office solutions across three dedicated levels. The mezzanine is home to the exclusive members' club, offering a refined setting for connection and informal meetings, in collaboration with our hospitality partner Vascobelo.



01/02 Frame Offices

FRAME OFFICES MEMBERS' CLUB

FLOORPLAN UNITS

1st Floor

Amenities

- Private office suites
- Two meeting rooms
- Shared pantry
- Breakout areas for collaboration
- Private call and focus rooms
- Nursing & prayer room

“Direct connection to the members’ club via signature staircase”



FLOORPLAN UNITS

2nd Floor

Amenities

- Private office suites
- One meeting room
- Shared pantry
- Breakout areas for collaboration
- Private call and focus rooms
- Nursing & prayer room



Frame Offices Network

With nationwide coverage and strategically located offices across the Netherlands, Frame Offices offers professional workspaces wherever business happens, from Central Station locations to vibrant city centres.

Whether you are looking for an inspiring workspace in the heart of the Randstad, a representative meeting location in the north, a flexible day office or a professional virtual office address, Frame Offices combines national reach with a local touch.





Specifications Suites

First Floor

UNIT	CAPACITY	SQUARE METERS (LFA)	RENTAL PRICE (P/M)
1.01	13 - 16	127 m ²	€ 12.675,00
1.02	8	83 m ²	€ 7.800,00
1.03	10 - 12	98 m ²	€ 9.750,00
1.04	5 - 6	48 m ²	€ 4.875,00
1.05	6	62 m ²	€ 5.850,00
1.06	21	237 m ²	€ 25.350,00
1.07	31	343 m ²	€ 36.075,00
1.08	4	36 m ²	€ 3.900,00
1.09	4 - 5	41 m ²	€ 3.900,00
1.10	4	35 m ²	€ 3.900,00
1.11	4 - 6	41 m ²	€ 3.900,00
1.12	5	46 m ²	€ 4.875,00
1.13	4	37 m ²	€ 3.900,00
1.14	4 - 5	38 m ²	€ 3.900,00
1.15	6	60 m ²	€ 5.850,00
1.16	5	47 m ²	€ 4.875,00
1.17	7	73 m ²	€ 6.825,00
1.18	3	29 m ²	€ 2.925,00
1.19	5	51 m ²	€ 4.875,00

Second Floor

UNIT	CAPACITY	SQUARE METERS (LFA)	RENTAL PRICE (P/M)
2.01	13 - 16	150 m ²	€ 12.675,00
2.02	8	97 m ²	€ 7.800,00
2.03	4	45 m ²	€ 3.900,00
2.04	4	46 m ²	€ 3.900,00
2.05	10 - 12	118 m ²	€ 9.750,00
2.06	8	97 m ²	€ 7.800,00
2.07	6	67 m ²	€ 5.850,00
2.08	7	82 m ²	€ 7.150,00
2.09	4	42 m ²	€ 3.900,00
2.10	4 - 5	48 m ²	€ 3.900,00
2.11	4 - 5	46 m ²	€ 3.900,00
2.12	5	53 m ²	€ 4.875,00
2.13	4 - 5	50 m ²	€ 3.900,00
2.14	3 - 4	39 m ²	€ 2.925,00
2.15	4 - 5	45 m ²	€ 3.900,00
2.16	6	71 m ²	€ 5.850,00
2.17	13	141 m ²	€ 12.675,00
2.18	4	45 m ²	€ 3.900,00
2.19	3	39 m ²	€ 2.925,00
2.20	3	36 m ²	€ 2.925,00
2.21	3	35 m ²	€ 2.925,00

Specifications Suites

Extra Services & Specifications

Included as a full-service package in an office space.

CATEGORY

Furniture

STANDARD INCLUDED WITH EVERY UNIT

High-quality, ergonomic office furniture, move-in ready

- A height-adjustable desk (140×70 cm) featuring a memory function and an integrated luxury power hub, including a 230V socket, USB-A/C ports, and wireless charging capabilities
- Klöber Mera chair (with lumbar support)

Curved monitor

Ultra-wide curved screens (3440×1440px) for maximum productivity at individual workstations (mouse and keyboard included)

Network

Next-gen connectivity included Wi-Fi 7 & Ethernet ports per workstation



Specifications Meeting Room



ON THE FIRST AND SECOND FLOORS OF FRAME OFFICES

M.R	FLOOR	CAPACITY	PRICE (P/H)
Onyx	1	4	60/Credits
Granite	1	4	60/Credits
Marble	2	6	65/Credits

POWERED BY FRAME OFFICES

M.R	FLOOR	CAPACITY	PRICE (P/H)
Slate	MZ	8	70
Quartz	MZ	8	70
Basalt	MZ	8	70

Extra Services & Specifications

Included as a full-service package in the meeting rooms.

CATEGORY

AV & Presentation

Connectivity

STANDARD INCLUDED WITH EVERY UNIT

Large presentation screen, integrated camera for hybrid meetings, ClickShare system, and flip-over

High-speed business internet, ideal for video conferencing, presentations, and intensive online use

Specifications IT

CATEGORY

Internet Connection

Failover

Wi-Fi Network

Security

Switches

Network Management

Cabling

Available upon request

SPECIFICATION

Redundant Fiber: KPN & Eurofiber
(both 5000/5000 Mbps)

Automatic 5G backup line

Wi-Fi 7 via FortiAP-231K Access Points

FortiGate 120G Enterprise Firewall

FortiSwitch-148F (Layer 2 with PoE)

Dedicated Private VLAN per tenant

Dedicated ethernet connection per workstation

VPN (tunnel) configuration

Own Public IP address

Rack space in secure server room



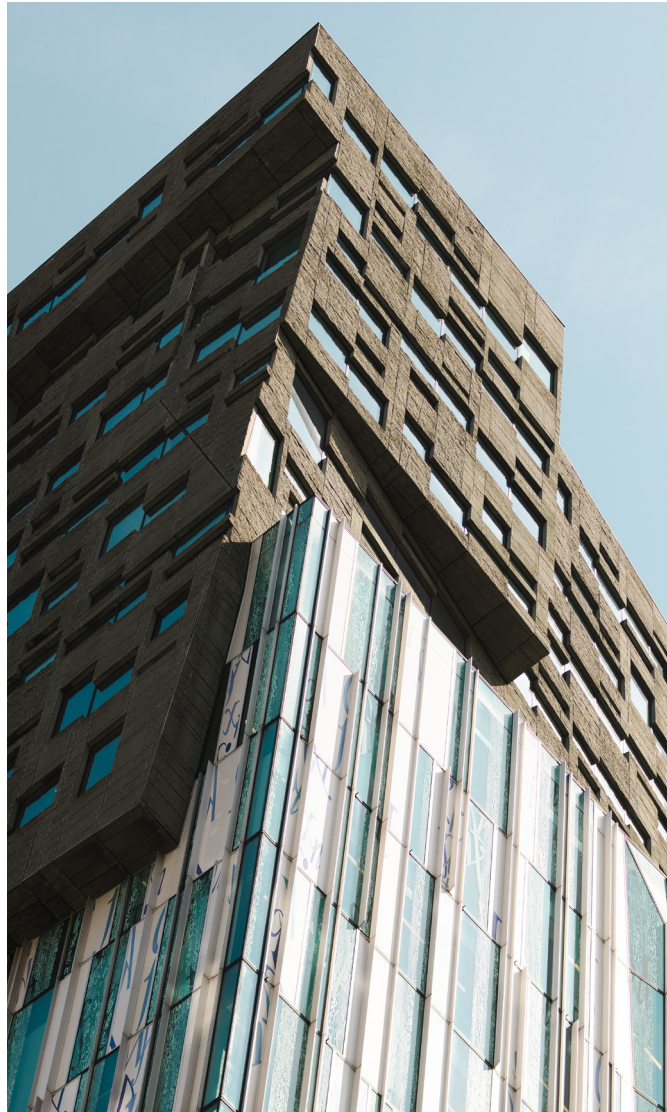
FAQ

IS MY OFFICE SPACE TRULY 'PLUG AND PLAY'?

Yes, your workspace is fully equipped with an electric sit-stand desk, a high-end ergonomic chair, and a 34-inch curved widescreen monitor including a keyboard and mouse.

WHAT ABOUT THE DEPOSIT?

The deposit consists of three times the rental rate. You will get the deposit back after you have vacated the property.



CAN I REGISTER WITH THE CHAMBER OF COMMERCE?

It is possible to register using the entity with which you sign the agreement. Any trade names that fall under the same Chamber of Commerce number are included. Should you wish to register multiple entities, please contact your commercial manager.

HOW DOES THE NOTICE PERIOD WORK?

The agreement is subject to a three month notice period, which must be given prior to the end of the initial contract term.

HOW ABOUT PARKING?

Parking is available at Q-Park Mahler. Through our collaboration with Q-Park, standard subscriptions start from €377.90/month, excluding VAT, and include one parking right for a single license plate.

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