

HIRSCH & C<sup>IE</sup>.

Leidseplein 29 - Amsterdam

# Conquer the future backed by heritage

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HIRSCH & C<sup>IE</sup>.





# An icon of grandeur

At the heart of Amsterdam's Leidseplein (29) stands the Hirsch & Cie building. A national monument with over a century of grandeur.

Once the Netherlands' most exclusive fashion house, today it offers inspiring office spaces that blend historic elegance with modern comfort. A prestigious address where history, prestige, and future ambition come together.



# Elegance is not standing out, but being remembered

Once a fashion house for the elite.

Now a home for the bold, the visionary,  
the next generation of leaders.



# Become part of the city

For over a century, Hirsch & Cie has represented a unique fusion of history and contemporary vision. Now being transformed into bespoke office spaces, the building combines classic grandeur with modern functionality.

Expansive, adaptable floors, high-quality materials, and refined finishes create a distinguished environment, perfectly suited for enterprises seeking a prestigious and inspiring address in Amsterdam.



Its stately façade and preserved interiors reflect a legacy of sophistication and prestige. Hirsch & Cie has long stood as a symbol of ambition and refinement, offering a distinguished setting where classic grandeur meets modern purpose for enterprises seeking a prestigious city address.



# Designed to impress, built to last

In 1912, the Hirsch & Cie building opened its doors as the most prestigious fashion house in the Netherlands. Designed by architect A. Jacot, it was created not only to impress but also to bring international allure to Amsterdam's Leidseplein.

With its stately façades, monumental columns, and distinctive copperdomed tower, the building became a landmark that positioned Amsterdam alongside the great capitals of Europe.



# Legacy of luxury

For decades, Maison Hirsch & Cie was synonymous with exclusivity and Parisian elegance. The latest collections were presented in luxurious salons, illuminated by the natural light of the grand atrium.

The building quickly became a meeting place for Amsterdam's elite and a symbol of style, refinement, and cultural prestige.

# 1912



# Key facts



## Iconic building and national monument

Unique location  
Unique building



## Location in the heart of Amsterdam

Central location  
in the city center



## On-site parking

50 Parkingspaces  
beneath the building



## Bicycle storage

80 spaces with  
lockers & showers



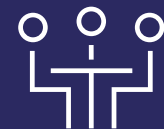
## Easily accessible

By public transport  
and bicycle



## Hospitality manager

Exceptional service  
and seamless experiences



## Meeting facilities

In the lobby area



## Renovated lobby area

To the highest  
standards



## State-of-the-art climate-system

Advanced climate  
control technology



## Spacious floors available

4<sup>th</sup> and 5<sup>th</sup>  
floor renovated



Impression of the 5<sup>th</sup> floor  
With a view of The Dome through the unique skylight



Impression of the 5th floor

Impression of the 4th floor



# Prestige in the heart of Amsterdam

The Hirsch & Cie building stands proudly on the corner of Leidseplein. One of Amsterdam's most vibrant and iconic squares. Surrounded by theatres, hotels, and cafés. It offers a unique blend of cultural energy and historical charm.

From the building's elegant façade, the city's creative pulse is quite literally at your doorstep. Multiple tram and bus lines stop just steps away, providing effortless access to the city centre, Amsterdam Zuid, and Central Station.

# A connected landmark

## Accessibility

				
Metrostation Vijzelgracht	8 min.	4 min.	2 min.	8 min
Amsterdam Central Station	12 min.	13 min.	8 min.	29 min
Zuidas	10 min.	19 min.	13 min.	-
Schiphol Airport	14 min.	13 min.	45 min.	-
Utrecht	35 min.	45 min.	-	-
The Hague	45 min.	75 min.	-	-
Rotterdam	55 min.	70 min.	-	-

Paleis op de Dam 

M Nieuwmarkt

M Rokin

 Museum of Photography

M Waterlooplein

 DeLaMar Theater

 International Theater

**HIRSCH&C<sup>IE</sup>.**  
Leidseplein 29 - Amsterdam

 Vondelpark

 Rijksmuseum

M Vijzelgracht

 Van Gogh Museum

 Museumplein

 Concertgebouw



### Vinkeles\*\*

Located within The Dylan Amsterdam, Michelin-starred Restaurant Vinkeles offers an intimate fine-dining experience of exceptional quality. Set in a historic 18th-century bakery, the restaurant combines classical French techniques with contemporary creativity, delivering refined cuisine in an elegant and understated setting that attracts an international gastronomic audience.

[vinkeles.com](http://vinkeles.com)



### Rijks\*

Located within the Rijksmuseum, Michelin-starred RIJKS is one of the Netherlands' most renowned fine-dining destinations. Chef Joris Bijdendijk presents a contemporary interpretation of Dutch cuisine, using local ingredients and refined techniques. The elegant setting and cultural context create a distinctive culinary experience that attracts an international audience.

[rijksrestaurant.nl](http://rijksrestaurant.nl)



### Conservatorium Hotel

Located in Amsterdam's prestigious Museum Quarter, the Conservatorium Hotel is one of the city's most exclusive luxury destinations. Set within a beautifully restored historic building, it offers refined design, world-class service, and exceptional wellness facilities, attracting an international clientele of business leaders, cultural visitors, and discerning travelers.

## Nearby hotspots

A wealth of renowned destinations surrounds Hirsch & Cie at Leidseplein. World-class theatres, luxury hotels, and vibrant dining venues are complemented by the exclusive boutiques of the P.C. Hooftstraat and the cultural richness of the Museum Quarter. From high-end retail and fine dining to entertainment and leisure, the area offers an exceptional mix of amenities within immediate walking distance.

### Museum Quarter

Amsterdam's prestigious Museum Quarter forms the cultural heart of the city, home to world-renowned institutions such as the Rijksmuseum, Van Gogh Museum, and Stedelijk Museum. Elegant avenues, green spaces, and refined architecture create a distinguished atmosphere, offering an exceptional blend of art, culture, and leisure within a short walk of Leidseplein.

[museumquarter.com](http://museumquarter.com)



### P.C. Hooftstraat

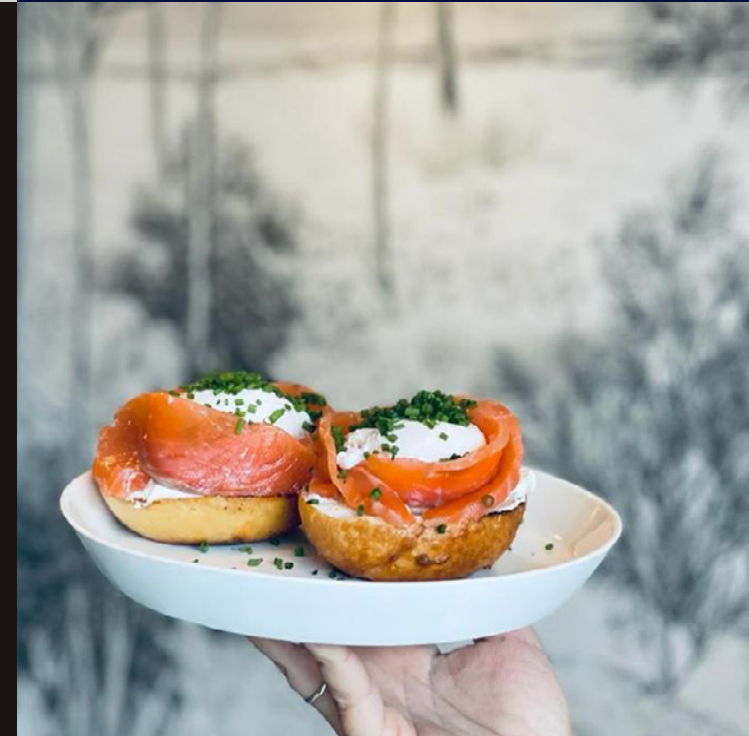
Just minutes from Leidseplein, P.C. Hooftstraat is Amsterdam's most prestigious luxury shopping street. Home to flagship boutiques of leading international fashion houses, it represents the pinnacle of high-end retail in the Netherlands. The elegant setting and exclusive brands attract an affluent international clientele, reinforcing the area's reputation for sophistication and style.



### Marriott Hotel

Overlooking Leidseplein, the Amsterdam Marriott Hotel is one of the area's most prominent international hotels. With extensive business facilities, high-end accommodations, and a strong global reputation, it serves a steady flow of corporate and leisure travelers. Its prime location reinforces the area's status as a key destination for international business and tourism.

[rijksrestaurant.nl](http://rijksrestaurant.nl)



### Eggs Benaddicted

Eggs Benaddicted is a popular all-day breakfast and brunch spot specializing in creative egg dishes and quality coffee. Its relaxed atmosphere and contemporary interior attract a lively mix of locals, professionals, and visitors, making it an ideal location for informal morning meetings and casual lunches within immediate walking distance.

[benaddicted.com](http://benaddicted.com)



### Theatre District

Leidseplein is Amsterdam's premier theatre district, hosting some of the country's most renowned stages, including Internationaal Theater Amsterdam and DeLaMar Theater. From international productions and contemporary performances to music and dance, the area offers a vibrant cultural scene that brings energy and prestige to the surrounding neighborhood year-round.



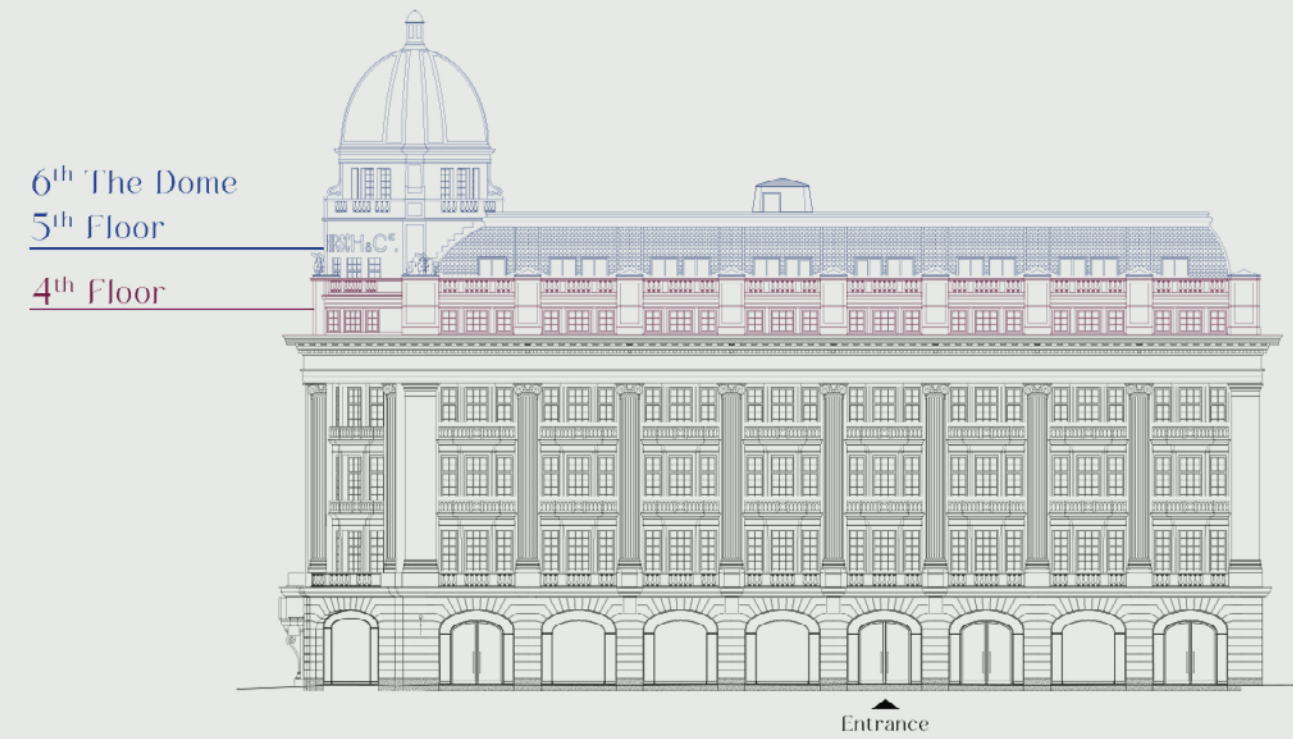
Impression of the 4<sup>th</sup> floor

Impression of the 4<sup>th</sup> floor to be delivered  
Excluding floor and wall coverings



Impression of the 5<sup>th</sup> floor

Impression of the 5<sup>th</sup> floor to be delivered  
Excluding floor coverings



## Availability & Floorplans

- 3,105 sq. m. LFA available at the 4<sup>th</sup> and 5<sup>th</sup> floor
- Large windows in atrium for natural light
- Skylight and access to the unique dome on the 5th floor
- State-of-the-art climate and electrical installations
- Partial rent possible



# Layout Options

## Example layout 4<sup>th</sup> floor

- The elevator lobby/entrance is finished with Florim Plimatech floor tiles;
- The rented spaces will have partly raised floors;
- Floor finishing with carpet or PVC tiles to choose & install freely;
- Cable ducts installed under the floors;
- Partial rent possible;
- Expected delivery: Q4 2026.



Indication of workplaces in this example:

- Workplaces 70
- Flexible workspaces 100
- Meeting places 30

## Example layout 5<sup>th</sup> floor incl. The Dome

- The elevator lobby/entrance is finished with Florim Plimatech floor tiles;
- Hard or soft floor finishing to choose and install freely;
- Cable ducts installed in the floor;
- 5<sup>th</sup> Floor includes the unique dome on the 6<sup>th</sup>;
- Partial rent possible;
- Expected delivery: Q1 2027.



Indication of workplaces in this example:

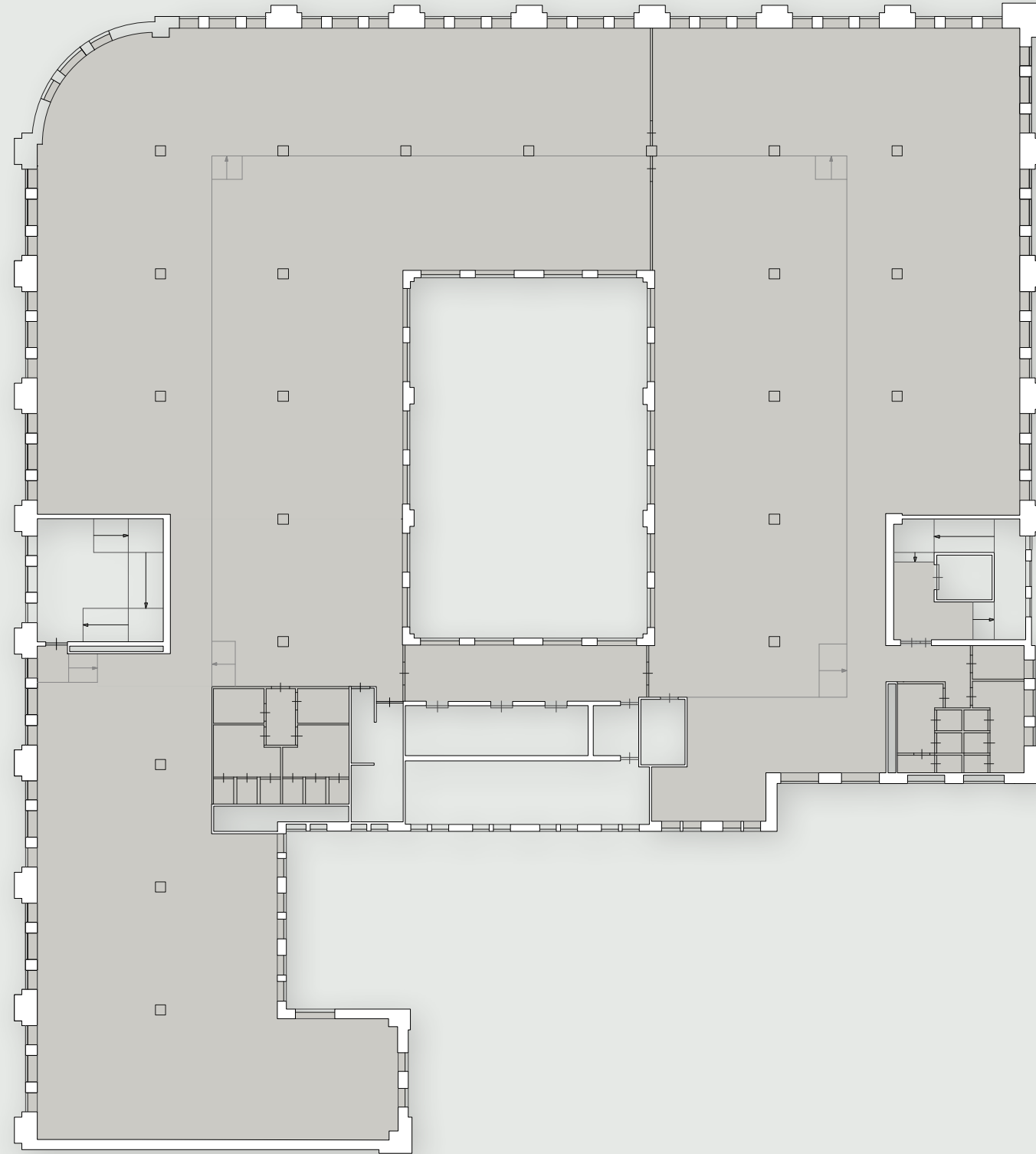
- Workplaces 74
- Flexible workspaces 60
- Meeting places 80

## Single floor rental

### 4<sup>th</sup> floor

Approx. 1,694 sq. m. LFA

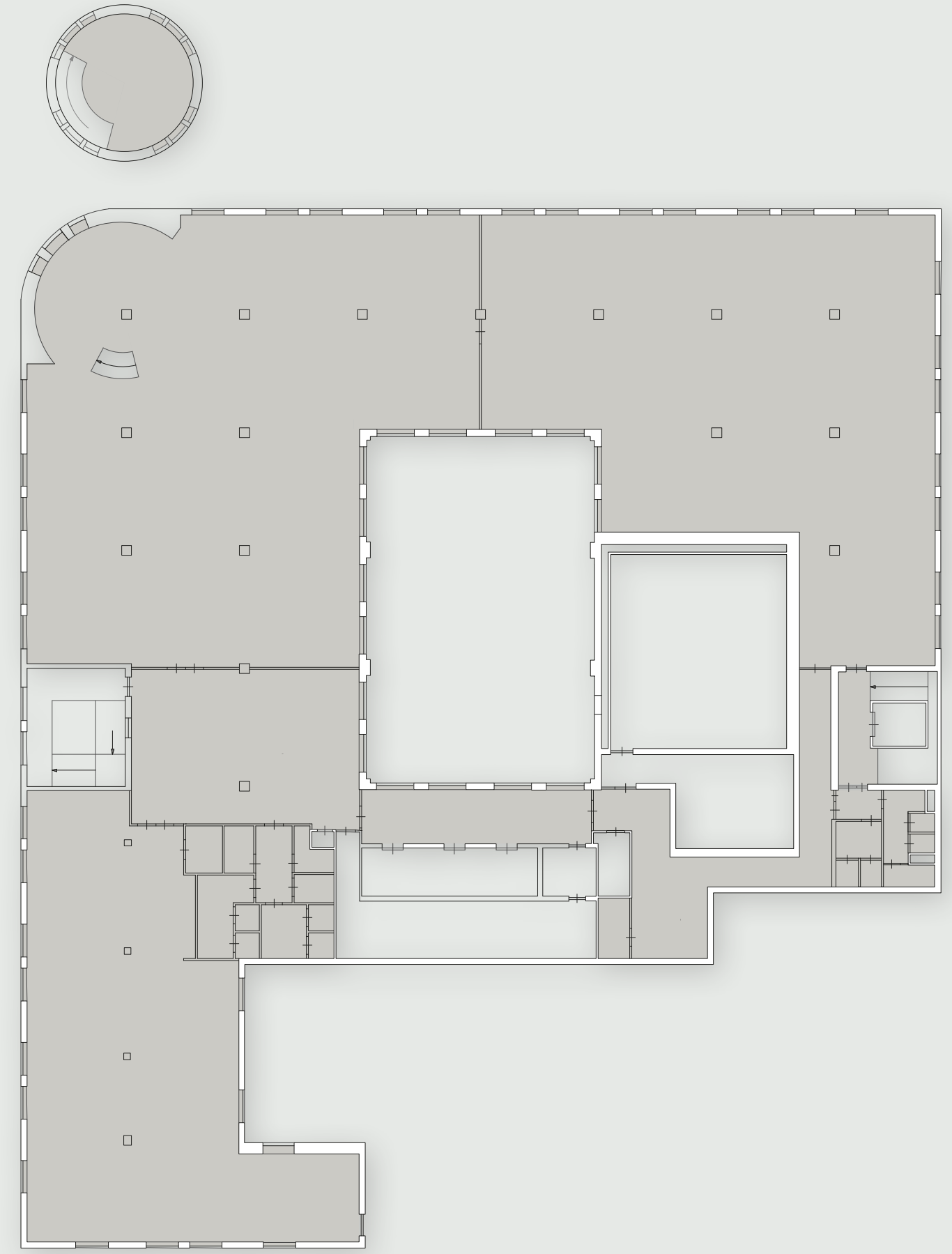
This option offers the opportunity to lease the entire 4<sup>th</sup> floor.



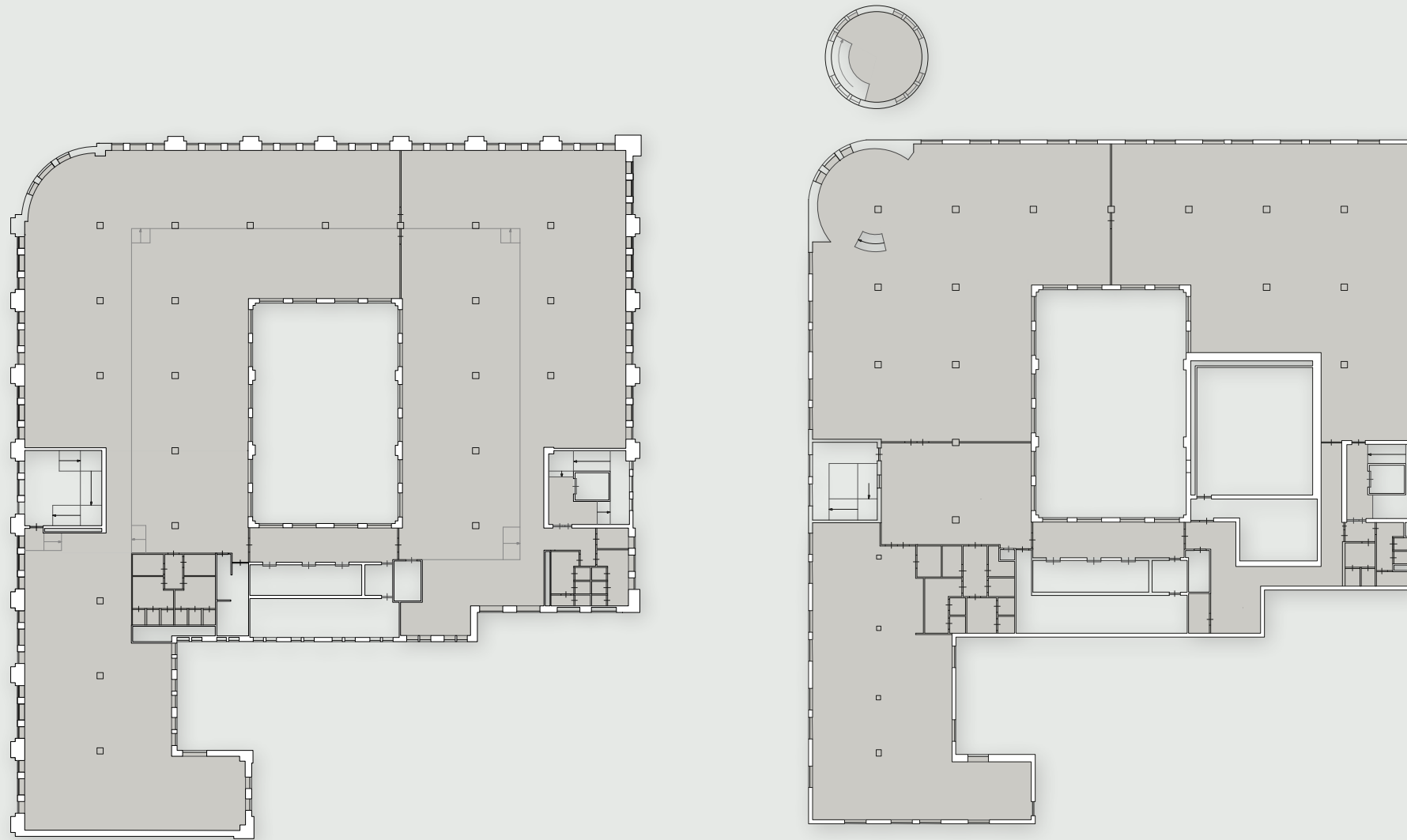
### 5<sup>th</sup> floor + The Dome

Approx. 1,411 sq. m. LFA

This option offers the opportunity to lease the entire 5<sup>th</sup> floor incl. The Dome (6<sup>th</sup> floor).



## Entire Office Stack

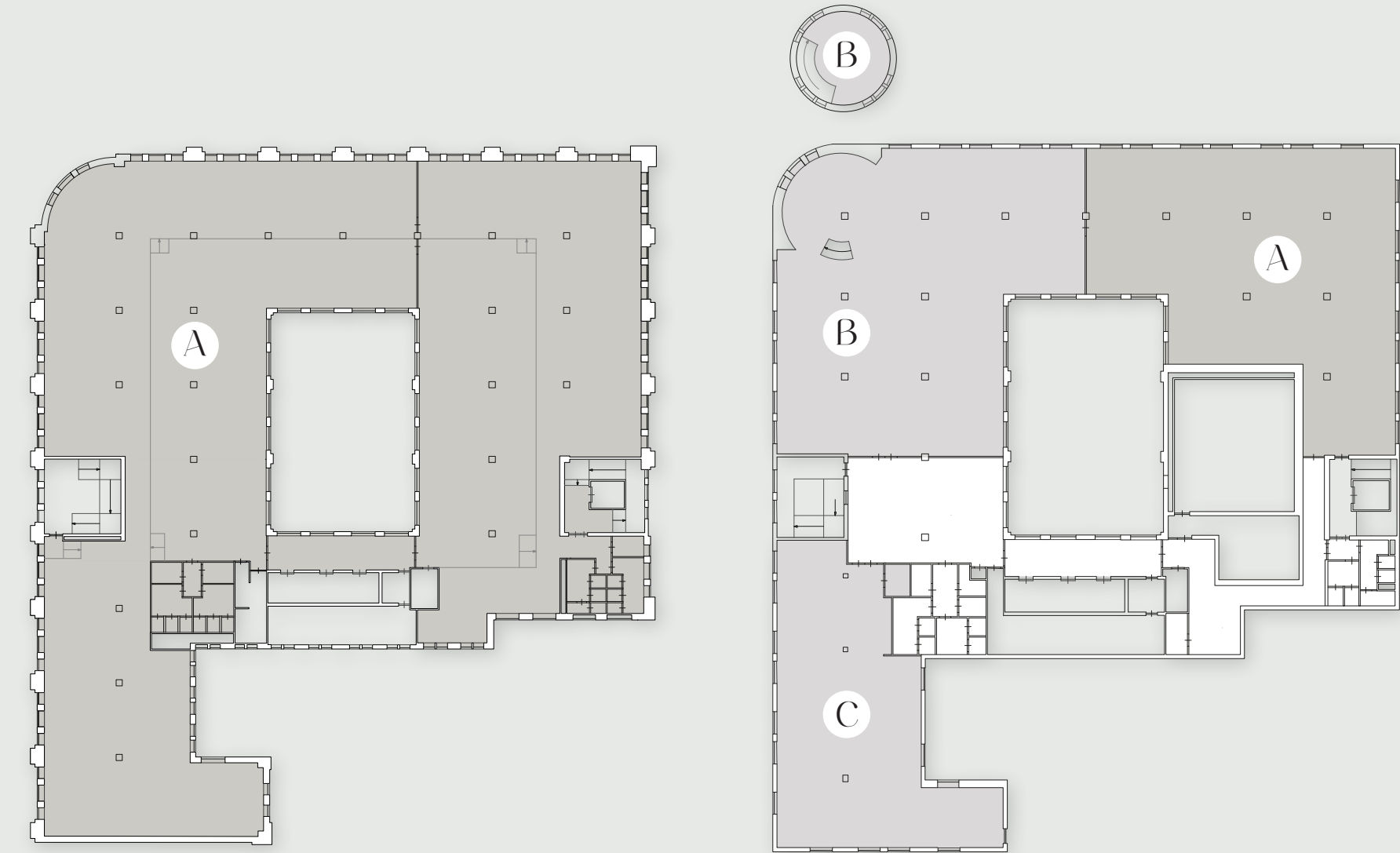


### 4<sup>th</sup> & 5<sup>th</sup> floor incl. The Dome

Approx. 3,105 sq. m. LFA

This option offers the opportunity to lease Floors 4, 5, including The Dome as a single, contiguous office environment.

## Split Configuration



### 4<sup>th</sup> floor + partial 5<sup>th</sup> floor

**A** Approx. 2,239 sq. m. LFA

This option combines the 4<sup>th</sup> with the rear section of the 5<sup>th</sup> floor, creating a flexible split-level office solution.

**B** Approx. 563 sq. m. LFA

**C** Approx. 303 sq. m. LFA

# Technical description

## General Hirsch & Cie

### GENERAL

Leidseplein 29 — Floors 4 & 5  
1017 PS Amsterdam

#### Lettable floor area:

4<sup>th</sup> floor: GFA 1,915 sq m and LFA 1,694 sq m  
(NEN measurement)

5<sup>th</sup> floor: GFA 1,727 sq m and LFA 1,372 sq m  
(NEN measurement)

6<sup>th</sup> floor - The Dome: GFA ... sq m and LFA 39,4 sq m  
(NEN measurement)

### SUSTAINABILITY

Energy label: B - to be assessed and certified  
BREEAM-NL In-Use V6: Very Good — to be assessed and certified  
Energy source: Natural gas connection

### PARKING

Number of parking spaces available: t.b.d.  
Including electric vehicle charging facilities  
Type of parking: Indoor / on-site  
Bicycle parking: 82 spaces **(to be confirmed)**  
Shower facilities: Showers available in the basement  
adjacent to the bicycle parking area

### ACCESS & SECURITY

Electronic access control system, intercom system,  
intrusion alarm system, CCTV system

### VERTICAL TRANSPORTATION

Passenger lifts: 3 lifts **(capacity per lift .. kg, .. persons)**  
Goods lift: 1 lift (capacity 1,000 kg, 13 persons)  
Staircases: 2

## 4<sup>th</sup> Floor

### STRUCTURAL SPECIFICATIONS

Structural ceiling height: 3,880 mm  
Raised floor + clear ceiling height: 300–3,430 mm & 900–2,830 mm  
Facade module: 5,800 mm  
Subdivision options: 2,100 mm & 2,930 mm -  
half grid - courtyard side  
Floor loading (office): 2.0 kN/sq m  
Occupancy category: 10 sq m per person

### SANITARY FACILITIES

Each floor features two restroom cores, each including one accessible (MIVA) toilet and one shower. Both cores will be fully renovated to a high specification in keeping with the building's monumental status, including marble flooring and wall finishes, high-quality sanitary fixtures, and new atmospheric lighting.

### EXTERNAL WALL FINISHES

Ornamental facade: Bentheimer sandstone  
Courtyard facade: plastered finish  
Operable windows: 1 tilt window per 5,400 mm on courtyard side  
External solar shading: Installed on south and east facades

### INTERNAL WALL FINISHES

Lift lobby finished with Florim Plimatech wall tiles (wainscoting), timber wall finish at the lift core, and smooth plastered walls painted (RAL 9010).

### FLOOR FINISHES

Lift lobby / entrance finished with Florim Plimatech floor tiles.  
The lettable areas will be provided with a raised access floor.

### CEILING FINISHES

Acosorb Acospray DC2 2.0 light grey acoustic spray ceiling.

### PARTITION WALLS

Tenant-installed partition walls may be constructed within the demised premises at the tenant's own cost and risk.

### ELECTRICAL SYSTEM

Electricity meters: 1 sub-meter per floor  
Cable trays: Underfloor cable trays beneath raised floor  
Power outlets: Stainless steel floor boxes at 3,600 mm  
or 5,800 mm intervals  
Data cabling trays: Provision reserved within underfloor cable trays  
Installation of data cabling at tenant's expense

### LIGHTING

Lighting type: LED  
Illuminance (office): 500 lux  
Illuminance (circulation areas / lobby): 100 lux

Occupancy sensors  
Daylight-dependent control

### FIRE SAFETY

Fire detection and evacuation system type B

4<sup>th</sup> Floor

## VENTILATION

CO<sup>2</sup>- and temperature-controlled balanced ventilation with heat recovery via floor fan coil units and floor grilles.

Subdivision capability:	3,600 mm (partly 5,800 mm)
Fresh air supply:	50 m <sup>3</sup> /hour per workstation of 8 to 10 sq m
Natural ventilation:	Operable windows every 5,800 mm on courtyard side

## CLIMATE CONTROL

Climate system:	Floor fan coil units with energy-efficient low-temperature heating / high-temperature cooling
Control:	Operated via control panel per floor or per zone (Priva Touchpoint)
Heating generation:	2 gas boilers, each 790 kW
Cooling generation:	2 energy-efficient chillers (2024), each 400 kW, low GWP using R32 refrigerant
Internal cooling capacity:	35 W/sq m (7 W lighting, 8 W occupants, 20 W equipment)
Operating hours:	06:00 — 18:00 (Partitioning adjustments possible at tenant's expense)
Solar shading:	Centrally controlled external shading on sun-exposed facades (east, south & west)

## RAISED FLOOR

Clear floor void:	300 mm / 900 mm / 1,050 mm
Possible finishes:	Carpet tiles or PVC tiles
Required finish thickness:	8–10 mm

Floor finishes must be installed so they can be removed without damaging the raised floor panels.

5<sup>th</sup> Floor

## STRUCTURAL SPECIFICATIONS

Structural ceiling height:	3,650 mm
No raised floor - cable trays integrated in screed	
Facade module:	5,800 mm
Subdivision options:	2,100 mm & 2,930 mm - half grid - courtyard side
Floor loading (office):	2.0 kN/sq m
Occupancy category:	10 sq m per person

## SANITARY FACILITIES

Two restroom cores per floor, each including one accessible (MIVA) toilet and one shower, fully renovated to a high specification consistent with the building's monumental character.

## EXTERNAL WALL FINISHES

Ornamental facade:	Bentheimer sandstone
Courtyard facade:	plastered finish
Operable windows:	1 tilt window per 5,400 mm on courtyard side
External solar shading:	Installed on south and east facades

## INTERNAL WALL FINISHES

Lift lobby finished with Florim Plimatech wall tiles (wainscoting), timber wall finish at lift core, and smooth plastered walls painted (RAL 9010).

## FLOOR FINISHES

Lift lobby / entrance finished with Florim Plimatech floor tiles.  
Floor finishes within the lettable areas to be provided by the tenant.

## CEILING FINISHES

Acosorb Acospray DC2 2.0 light grey acoustic spray ceiling.

## PARTITION WALLS

Tenant-installed partition walls permitted at tenant's own cost and risk.

## ELECTRICAL SYSTEM

Electricity meters:	1 sub-meter per floor
Cable trays:	Embedded in screed
Power outlets:	Stainless steel floor boxes at 2,900 mm or 5,800 mm intervals
Data cabling trays:	Provision reserved within underfloor cable trays Installation of data cabling at tenant's expense

## LIGHTING

Lighting type:	LED
Illuminance (office):	500 lux
Illuminance (circulation areas / lobby):	100 lux

Occupancy sensors  
Daylight-dependent control

## FIRE SAFETY

Fire detection and evacuation system type B

## VENTILATION

CO<sup>2</sup>- and temperature-controlled balanced ventilation with heat recovery via ceiling induction units.

Subdivision capability:	5,800 mm (partly 2,900 mm)
Fresh air supply:	50 m <sup>3</sup> /hour per workstation
Natural ventilation:	Operable windows at structural grid intervals

## CLIMATE CONTROL

Climate system:	Floor fan coil units with energy-efficient low-temperature heating / high-temperature cooling
Control:	Operated via control panel per floor or per zone (Priva Touchpoint)
Heating generation:	2 gas boilers, each 790 kW
Cooling generation:	2 energy-efficient chillers (2024), each 400 kW, low GWP using R32 refrigerant
Internal cooling capacity:	35 W/sq m (7 W lighting, 8 W occupants, 20 W equipment)
Operating hours:	06:00 — 18:00 (Partitioning adjustments possible at tenant's expense)
Solar shading:	Centrally controlled external shading on sun-exposed facades (east, south & west)

## FLOOR CONSTRUCTION

Screed floor with integrated cable trays  
Possible finishes: Hard or soft flooring at tenant's expense  
No prescribed finish thickness  
Installation of floor finishes by tenant

# Contact

## CBRE

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### ADDRESSES OF THE BUILDING:

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Disclaimer  
The details in this brochure and attachments are of an informative nature. They are intended to acquaint the reader with the project in question and to encourage negotiations. All of the details were compiled with great care and originate from what we consider to be reliable sources. However, we cannot assume liability with respect to the accuracy thereof.

Design: BGMW



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[hirsch-cie.com](http://hirsch-cie.com)