CBRE is proactively managing The Edge in Amsterdam, the world’s greenest and most intelligent office building. With an enhanced approach to property management, cutting-edge systems and proprietary data analytics, we are creating a smarter and more sustainable environment.

OPPORTUNITY
The Edge is certifiably the cleanest and most connected large office space in the world. Designed for the global financial firm and primary tenant Deloitte, the Amsterdam high rise officially opened in the heart of the financial center in 2015. The Edge offers a radically new working environment, earning it then the highest BREEAM new construction score ever recorded by the Building Research Establishment (BRE), the global assessor of sustainable buildings.

The building integrates an array of smart technology and adaptable work spaces to encourage collaboration and promote sustainability. Some 6,000 Ethernet-powered, LED-connected lights measure occupancy, movement, lighting levels, humidity and temperature on a continuous basis. Every worker can connect to the building via a smartphone app — to find a parking space, customize temperature and light in their workspace, track their progress in the building’s gym or find an open desk.

CLIENT:
Deka Immobilien GmbH

LOCATION:
Amsterdam, Netherlands

TOPLINE:
Property management of a 40,000 square meter office building that achieved the highest sustainability score of any project in history
Some 2,500 Deloitte workers share 1,000 desks under a concept known as “hot desking.” Workers can choose a work booth, a meeting room, a “concentration room” or a sitting, standing or balcony desk—depending on their needs that day. Ubiquitous flat screens can be synced wirelessly with any phone or laptop.

As for sustainability, the developer installed solar panels across the south façade and on neighboring buildings, allowing The Edge to produce more energy than it consumes. Rainwater is collected to flush toilets and irrigate terraces and gardens. An aquifer thermal energy storage, located some 130 meters underground, generates all of the energy required for heating and cooling. Waste generated by each user is tracked and charged by weight, encouraging conservation. On days when a portion of the building is not being used, it can be shut down, saving on heating, cooling, lighting and cleaning costs. The parking lot has dozens of charging stations for electric vehicles and large spaces to store bicycles. Bloomberg has called The Edge “the most fully realized vision of the Internet of Things the world has ever seen.” But the building’s sophisticated technology required an enhanced approach to property management—one that could accommodate the cutting-edge systems and processes, and analyze and act on reams of big data generated by the building and its occupants.
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The Edge sets a new global benchmark for modern work environments. Besides an elegant timeless design and a fantastic location, the building functions due to its unique sustainable and technological concept as a positive statement for the corporates that are located in the building. This combination of attractive elements makes it a privilege to have The Edge for the Global Fund in our Dutch portfolio.

Visit CBRE.com/ClientAdvantage to discover how CBRE can deliver advantage for your business.