

# EDGE Amsterdam West: Retrofit to an energy-positive office building



PROJECT:  
EDGE Amsterdam West



COMPANY:  
Edge



LOCATION  
Amsterdam, Netherlands

## Challenge

EDGE Amsterdam West involved the refurbishment of a structurally robust but outdated 1970s office building located at Basisweg 10, Amsterdam. Originally designed by Oyevaar, Stolle & Van Gool, the building was one of the first offices in the western area of Amsterdam. Its robust structure and forward-thinking open floor concept made it an ideal candidate for reinvention.

The core challenge was to transform the asset into a high-performance, future-proof workplace while retaining the existing structure, significantly improving environmental performance and aligning with climate targets.

## Solution / Approach

Rather than demolishing the building, the project leveraged its solid construction and open design as an opportunity for circular refurbishment, improving energy performance, wellbeing and technology integration.

The refurbishment combined circular design, advanced energy systems and smart building technology to transform a 1970s structure into a future-proof workplace. The original concrete frame and open floorplates were preserved, reducing material waste and embodied carbon. Bricks removed from the façade during refurbishment were also reused to produce new construction materials, further supporting circular material use.

Key measures included:

- > Installation of over 6,000 m<sup>2</sup> of solar panels;
- > Integration of underground thermal energy storage (WKO);
- > High-performance façades and insulation upgrades;
- > Smart sensors optimising lighting, climate and occupancy comfort;
- > Automated natural ventilation and night cooling via the central glass dome.



## Results

The project comprises approximately 60,000 m<sup>2</sup> of office space and has attracted major international tenants.

The refurbishment upgraded the EPC rating from F to A++++. The project achieved WELL Platinum and BREEAM Outstanding certification, reflecting its focus on environmental performance and occupant wellbeing.

- > Operational energy demand was reduced following the refurbishment;
- > 100% of energy demand covered by renewable sources (WKO & PV) and purchased renewable electricity;
- > Post-refurbishment net operational energy intensity reported as 0 kWh/m<sup>2</sup>/year (on an annual basis).

The refurbishment also resulted in reduced carbon emissions and material reuse, preserved architectural heritage, and an energy-positive building.

## Outcome

The refurbishment was underpinned by a business case centred on long-term asset resilience, operational efficiency and tenant demand. Sustainability measures were integrated as core value drivers rather than add-ons, supporting both environmental performance and financial viability.

This translated into the following business case drivers:

- > **Value add through refurbishment**, not only extending the buildings' life cycle but also upgrading environmental performance, user health, technology and design. This approach supports long-term asset value and reduced exposure to climate and transition risks ('stranding');
- > **Lower operational energy costs**, through on-site energy positive design, solar generation and thermal energy storage;
- > **Strong tenant demand and retention** supported by WELL Platinum and BREEAM Outstanding certification and the provision of a high-quality workplace environment;
- > **Lower construction costs compared to new build development**, as the project was delivered through redevelopment rather than a ground up build.

The project's financial viability was supported by a combination of long-term institutional capital and strong pre-leasing to high-quality tenants. As part of Edge's integrated development platform, the refurbishment attracted investors aligned with long-term value creation and sustainable performance, enabling the higher upfront investment required for deep sustainability measures.





## Edge

Edge puts people and the planet at the heart of developing, investing in and managing sustainable real estate for global companies and institutional investors. As one of Europe's leading sustainable real estate platforms, Edge combines proven development expertise with comprehensive investment and asset management capabilities to create and optimise future-proof assets that prioritise health, productivity and environmental performance. With offices in the Netherlands, Germany, the United Kingdom and France, as well as joint ventures in the United States, Edge currently has approximately €5.88 billion in development and management assets.