

An aerial, high-angle photograph of a modern building complex. The central building has a dark, flat roof with several rows of solar panels. The building's facade is dark with large glass windows. To the left, there are older, multi-story buildings with light-colored facades and dormer windows. A street with a sidewalk and a few people is visible at the bottom. The overall scene is dimly lit, suggesting dusk or dawn.

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P.C. HOOFTSTRAAT
9-11 AMSTERDAM

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PC. HOOFDSTRAAT
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THE OPPORTUNITY



Flagship Luxury Retail / Restaurant in Amsterdam's Fashion District.



Nos. 9–11 P.C. Hoofstraat offers a rare opportunity to secure a large, flexible retail unit within Amsterdam's prime fashion district.



The property provides approximately 6,800 sq ft arranged over ground floor and basement, with the option to occupy as a single flagship or to subdivide into two well-balanced units of approximately 3,200 sq ft each.



The premises offers unrivalled lateral space, natural light and ceiling heights which doesn't exist elsewhere on the street.

| | | |
|--------------------------|--|-------------------------------------|
| Tenure | A new lease is available with terms to be agreed | |
| Rent | €750,000 per annum, (£650,000) exclusive of VAT | |
| Timing | Immediate | |
| Tenant Incentives | Available subject to wider terms | |
| Floor Areas | Ground floor | 3,518 sq ft + rear garden |
| | Lower Ground | 3,271 sq ft |
| | Total | 6,789 sq ft (Unit can split) |
| Ceiling heights | Over 4m on ground floor and over 6m lower ground | |

DEMOGRAPHIC DATA



873,338 residents

2.48m residents metropolitan area 2021



€39.800 spendable income

€38.400 spendable income NL



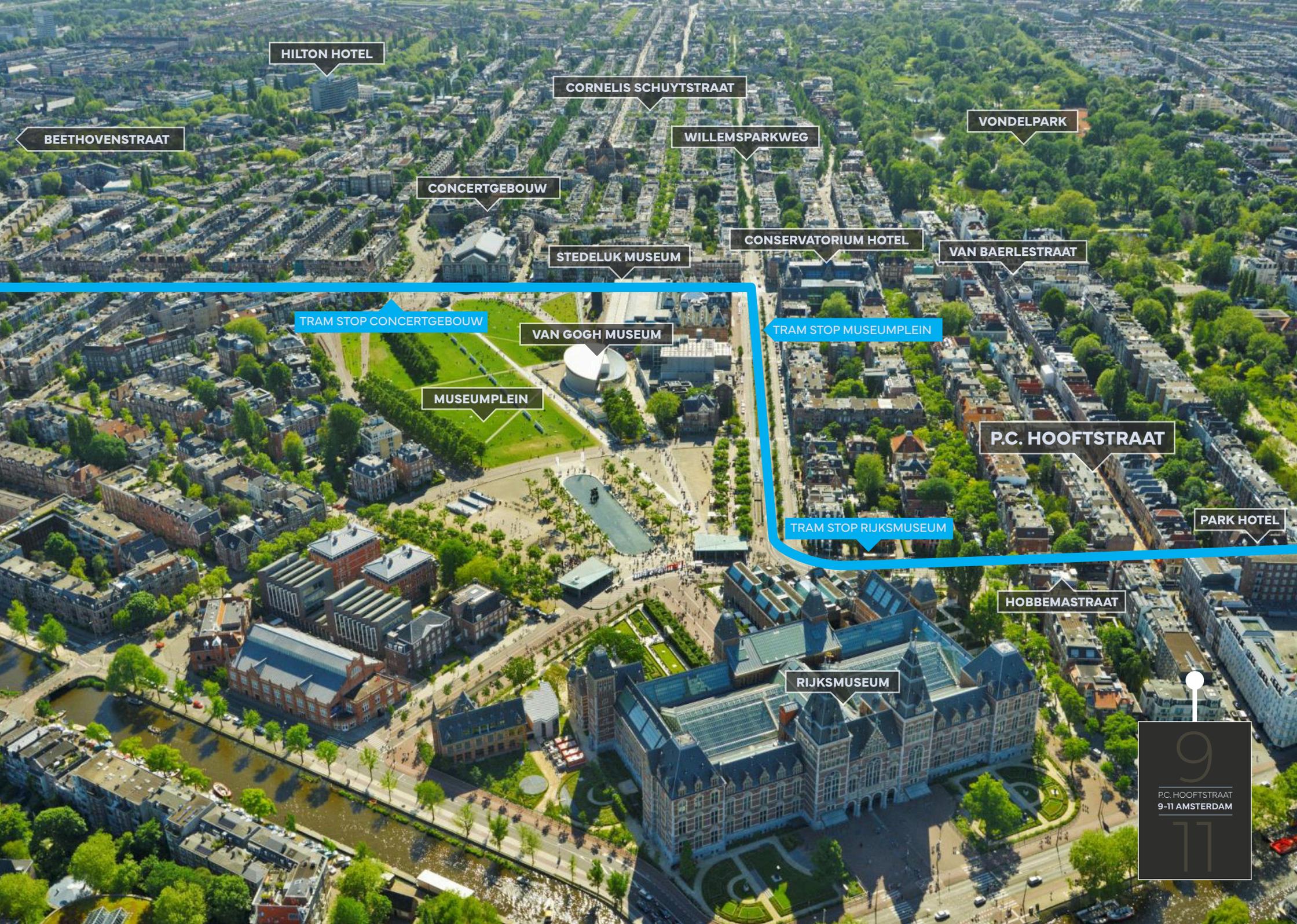
18m visitors per year

€6.2bn revenue

LOCATION

PC. Hoofstraat is widely recognised as Amsterdam's premier luxury shopping destination, located in the heart of the prestigious Museum Quarter. The street is home to many luxury fashion houses and flagship stores, including Chanel, Louis Vuitton, Hermès, Dior, Gucci, Fendi, Loro Piana, Prada and Rolex, creating a best-in-class retail environment. This unparalleled luxury pitch is further reinforced by its proximity to Amsterdam's most renowned cultural institutions—the Rijksmuseum, Van Gogh Museum and Stedelijk Museum—attracting a consistent flow of affluent local residents, international visitors and high-spending tourists year-round.





HILTON HOTEL

CORNELIS SCHUYTSTRAAT

VONDELPARK

BEETHOVENSTRAAT

WILLEMSPARKWEG

CONCERTGEBOUW

CONSERVATORIUM HOTEL

VAN BAERLESTRAAT

STEDELUK MUSEUM

TRAM STOP CONCERTGEBOUW

VAN GOGH MUSEUM

TRAM STOP MUSEUMPLEIN

MUSEUMPLEIN

P.C. HOOFSTRAAT

TRAM STOP RIJKSMUSEUM

PARK HOTEL

HOBBEA STRAAT

RIJKSMUSEUM

9
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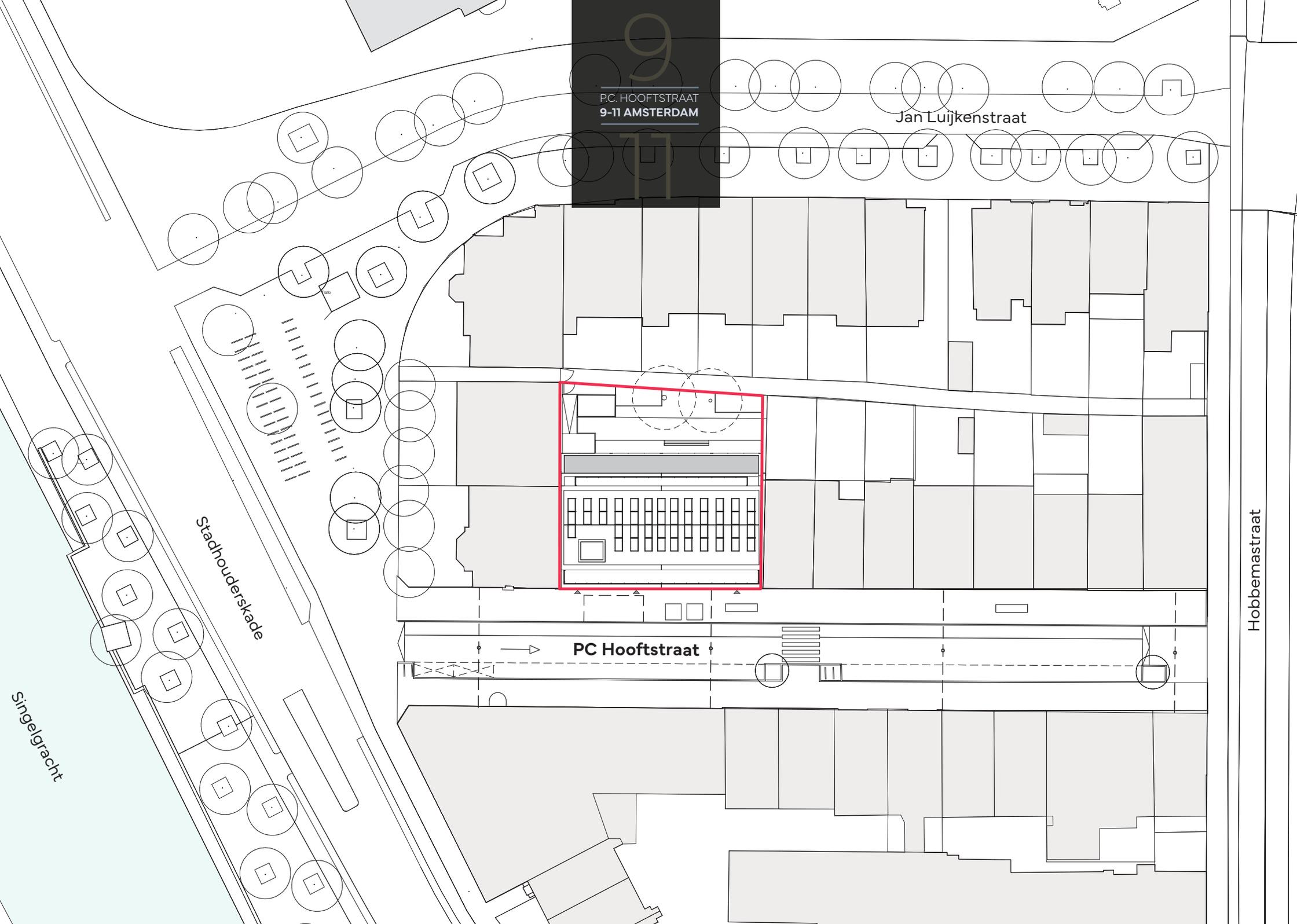
Jan Luijkenstraat

Stadhouderskade

PC Hoofstraat

Hobbemastraat

Singelgracht



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P.C. HOOFDSTRAAT
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SUSTAINABILITY

- » Energy label A++++
- » Wooden main supporting structure
- » WKO installation
- » 58 solar panels
- » LED lightning
- » Energy efficient
- » Sedum roof on the 1st floor

THE FLOORS

- » Approx. 1210 m² rentable floor area office
- » Approx. 630 m² rentable floor area store
- » 325 m² outdoor divided between the garden (store) and balconies/roof terraces (office) terraces, patio and garden
- » Spacious bicycle storage including charging hubs
- » High indoor/outdoor feeling, especially first floor and basement (store)

HIGH QUALITY

- » Unique in the PC: complete new construction
- » A modern environment

SMART

- » Domotica
- » High-quality energy efficient installations
- » Preparations for flexible fibre optic connections
- » Floor heating/cooling
- » Air heating/cooling through high-quality climate ceilings

CREATIVE

- » A dynamic environment
- » On the edge of downtown in the Museum Quarter overlooking the Rijksmuseum
- » Many restaurants
- » Luxury boutiques, renowned flagship stores
- » Meeting places, close to Vondelpark

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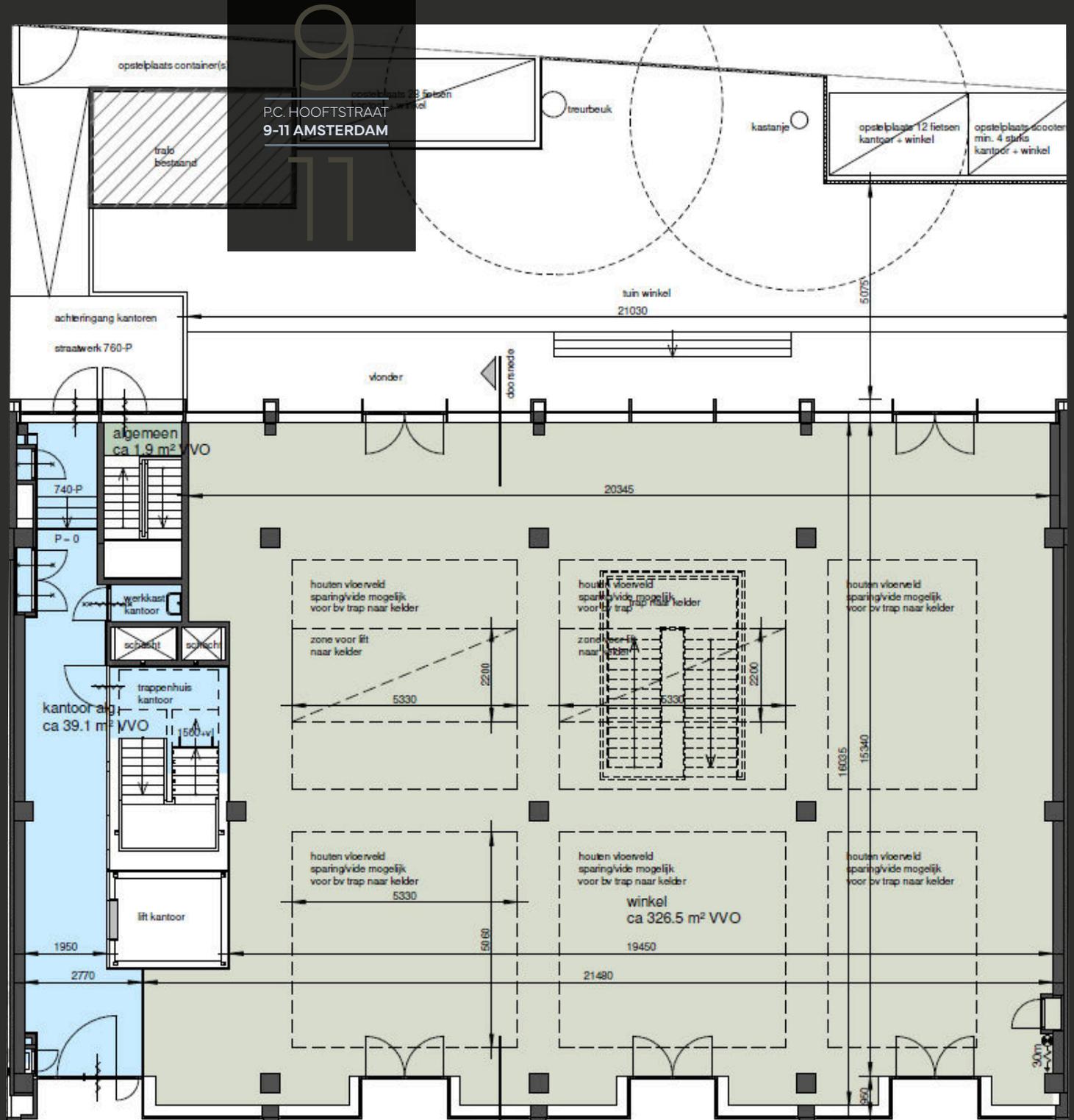
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Real Art
ON WHEELS

Nu beschikbaar in
1200m² kantoorruimte
en 6300m² winkelruimte

PC HOOFSTRAAT

GROUND FLOOR



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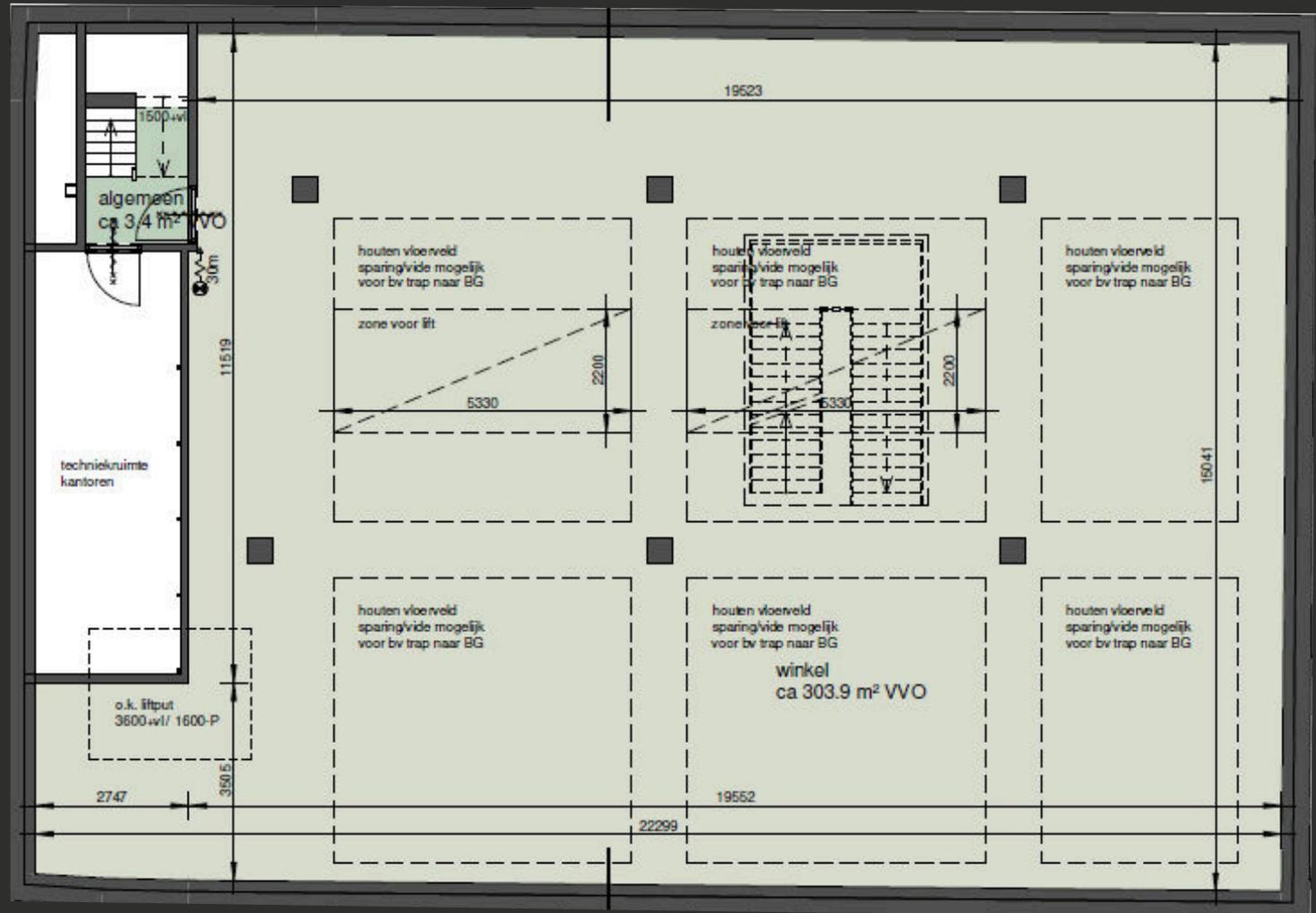
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BASEMENT

Lettable floor area (VVO) - RETAIL

| Floor | Function | VVO (m ²) |
|--------------|----------|----------------------------|
| Basement | Retail | 303.9 |
| Ground Floor | Retail | 326.5 |
| TOTAL | | 630.3 m² |



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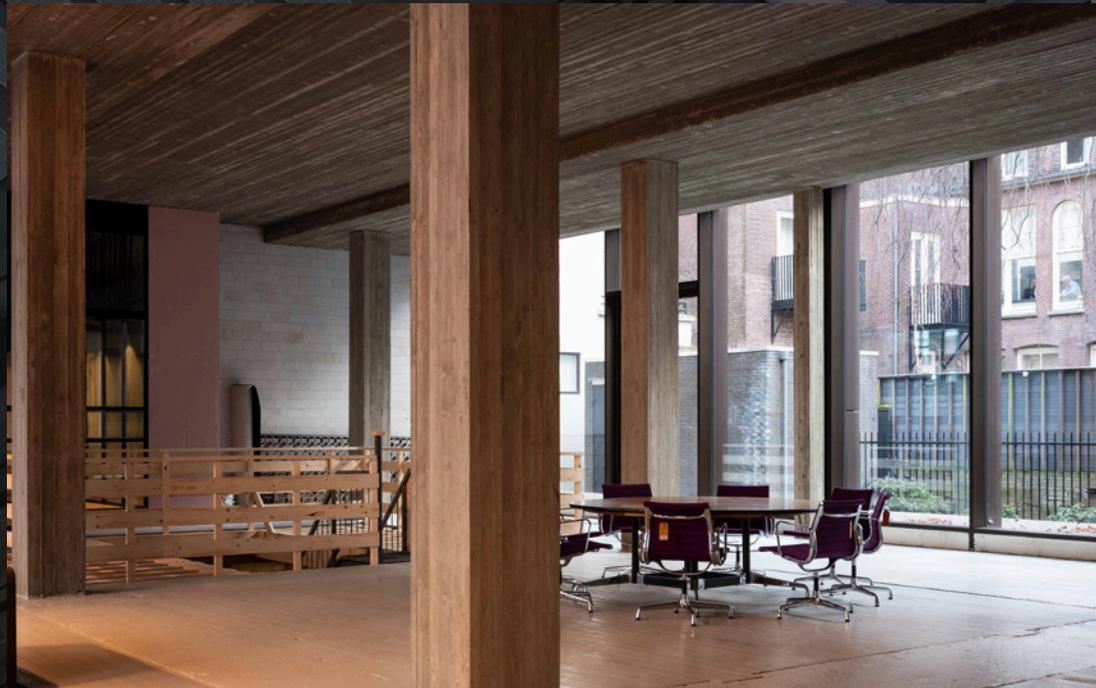
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PL

GUY MARKS

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