

Staal-Kade™

Rijnsburgstraat 9-11 Amsterdam

An inspirational new high-class workspace powered by smart technologies, everyday well-being, and people-centered design.





StK

Staal-Kade is a high performance office space tailored to inspire the future workforce.



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Key highlights

- + Panoramic views
- + Balconies & roof terraces
- + Waterfront
- + Vibrant neighborhood
- + Floor plates from 600 sqm - 1,900 sqm
- + Partial letting possible
- + BREEAM Outstanding
- + Paris Proof
- + SMART building applications
- + Electric charging (car and bikes)
- + Bistro / restaurant facility at waterfront
- + 80 parking spaces available (1:122)





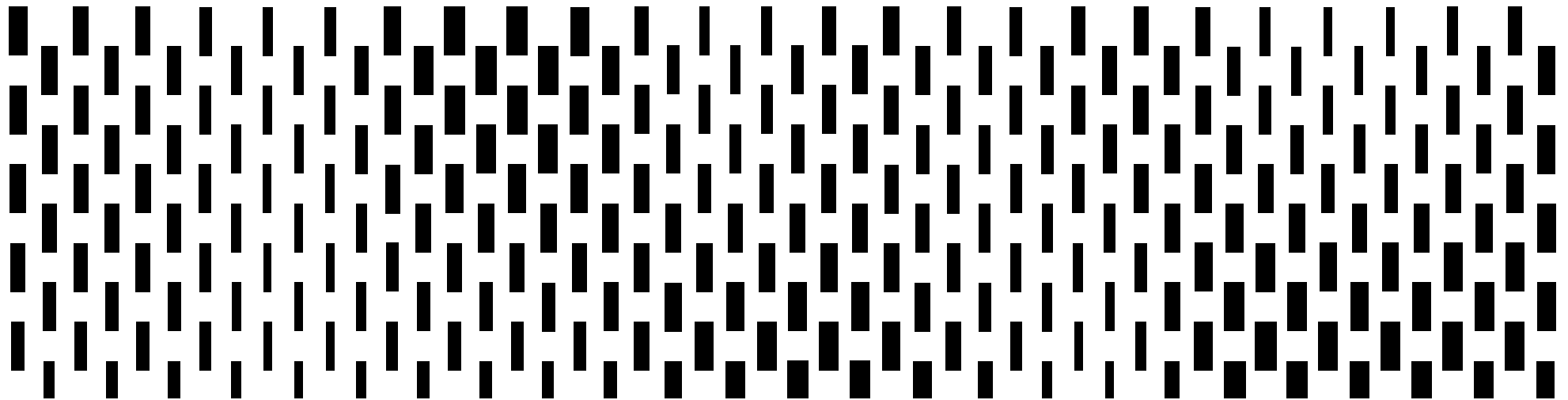
Be invited to a feel-good office environment that combines 10,000 sqm of daylight & capacious office space with 500 sqm of terraces and greenery for maximum well-being and a better quality of life.

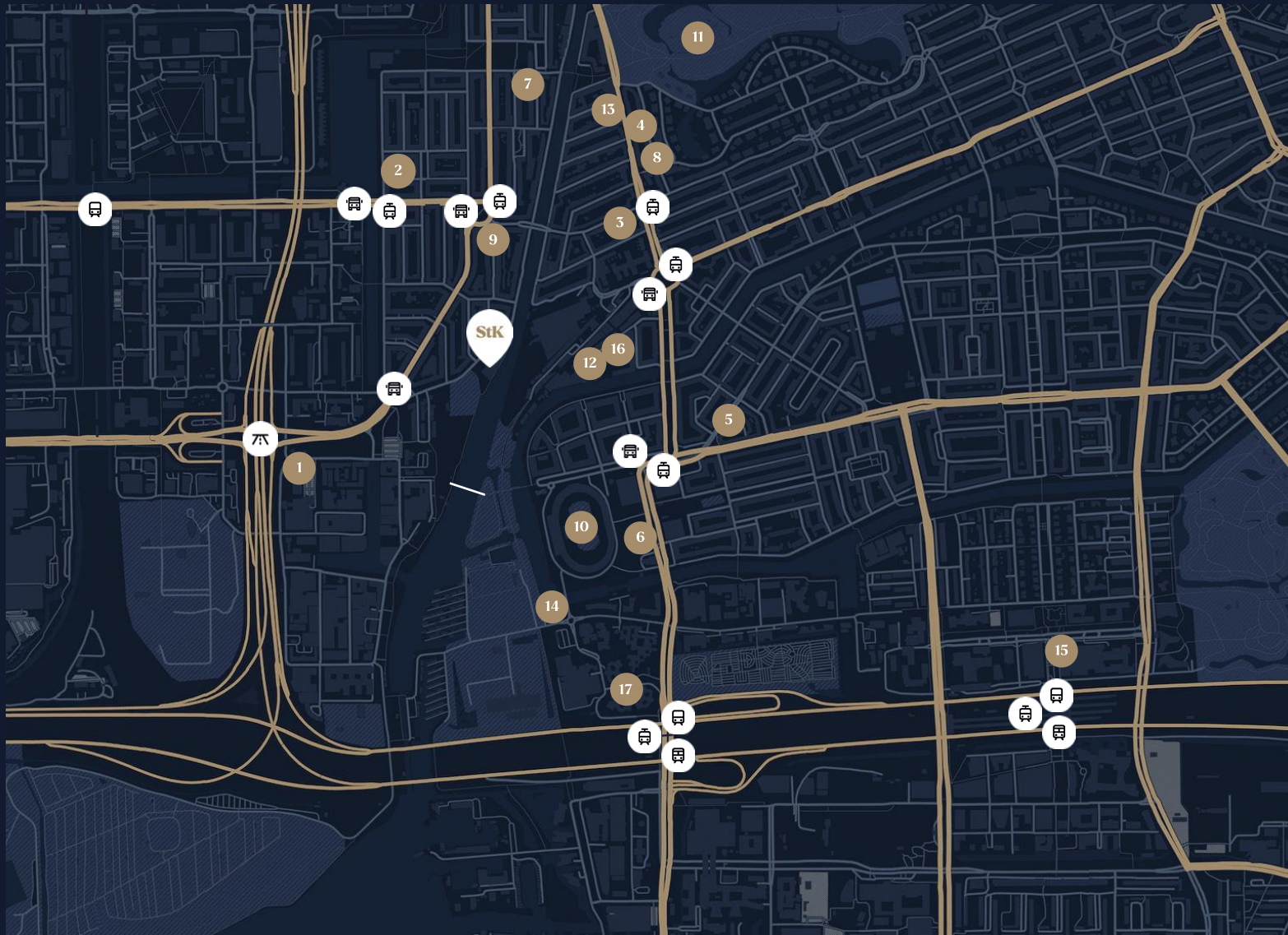
All with amazing views over The Schinkel canal and the lively and well-connected Amsterdam South and the A10 ring road.



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Staal-Kade places you in the heart of this vibrant and multifaceted neighborhood. Everything you want and need from a location is within easy reach.





- 1 Club Atelier
- 2 Lokaal van de Stad
- 3 Bonnie
- 4 Bedier
- 5 Baut
- 6 Wils
- 7 Gent aan de Schinkel
- 8 Ron Gastrobar
- 9 Hoofddorpplein
- 10 Olympisch Stadion
- 11 Vondelpark
- 12 CrossFit Amsterdam
- 13 Trainmore
- 14 Olympic Hotel
- 15 WTC
- 16 Netflix
- 17 Uber

Schiphol

- 🚗 11 mins
- 🚝 30 mins

Utrecht

- 🚗 35 mins
- 🚝 55 mins

Den Haag

- 🚗 45 mins
- 🚝 1 hr 10 mins

Rotterdam

- 🚗 55 mins
- 🚝 1 hr

- 🚇 Metro
- 🚌 Bus
- 🚊 Tram

- 🚆 Train
- 🛣️ Highway
- New bridge



StK

**A waterfront
experience.
For those who
want it all.**





Sustainability

Discover sustainability without exception. By remodeling an outdated building into a brandnew one, we have saved significant energy and emissions compared with building from scratch.

Turned towards a full electric building, disconnected from gas, in order to operate on 100% renewable sources. By insulating the building's existing frame, thousands of tonnes in CO2 emissions will be saved. The 500 sqm of terraces and greenery boost biodiversity and achieve a BREEAM Outstanding (+ Paris Proof) sustainability certification.





Technology

Experience technology that makes the everyday run effortless. The building's dedicated app kicks in as soon as you enter the building

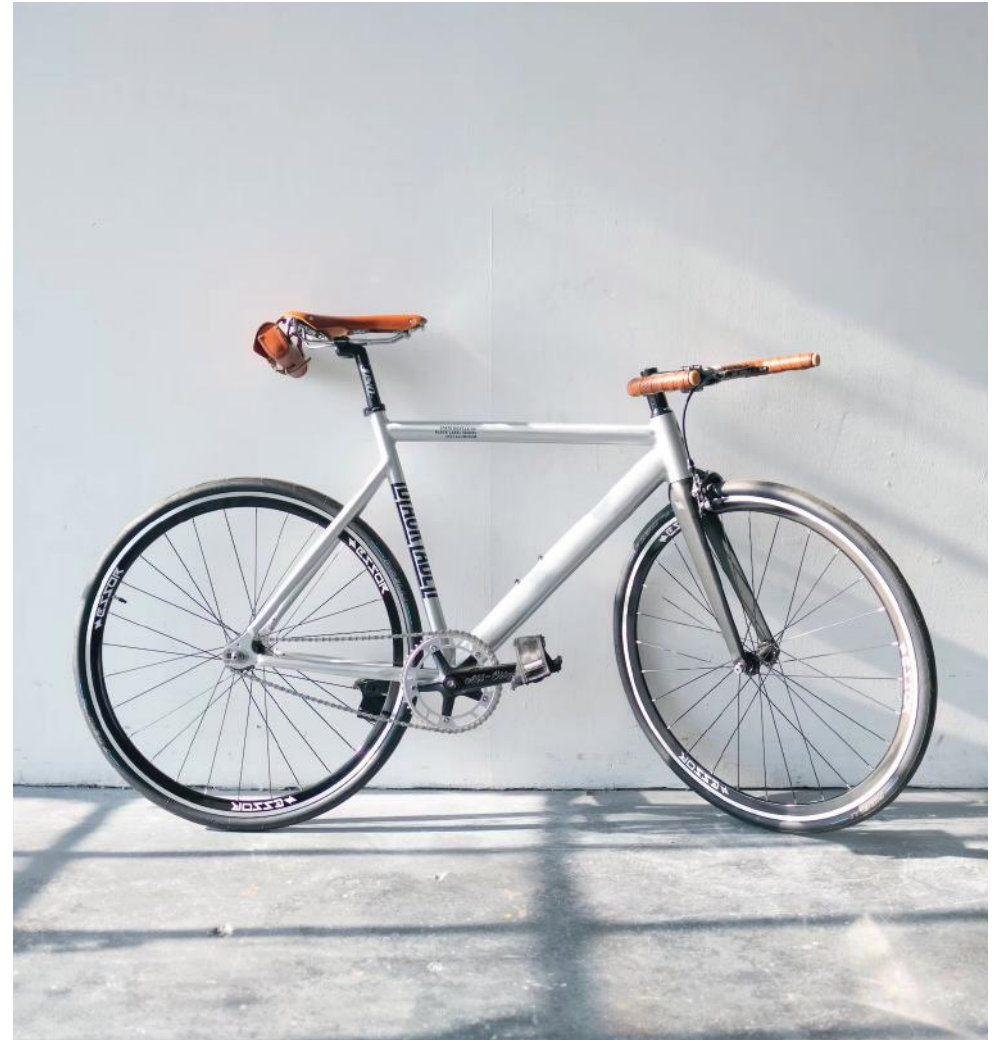
Innovations such as destination-controlled elevators and smart connected lighting provide an effective, frictionless working environment.

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Wellbeing

**An altogether better experience –
every day**

The covered bicycle parking, charging stations, showering and changing facilities encourage cycling into work. The large windows and plentiful natural light mean that, whatever floor you're on, you'll have the best seat in the house.



+

Sustainability



- BREEAM Outstanding certified
- Energy label A++++
- All-electric heat pumps for cooling and heating
- Disconnected from gas
- Solar panels
- Electric car and bicycle charging

+

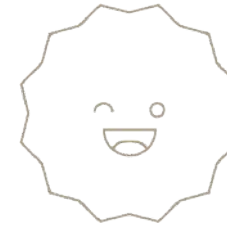
Technology



- Smart controlled LED lighting
- Multi-sensors for presence, daylight and temperature
- Individual control of light level and temperature by app
- Dedicated IP-backbone for building communication
- Intelligent building management system
- Full destination controlled elevators

+

Wellbeing



- Green landscaping around the building
- Terraces and balconies for outside activity
- WELL certification enabled
- Promotion of physical exercise by stairs
- Radiant heating and cooling for superb comfort levels
- Showers & changing rooms for active lifestyle

Multiple terraces and balconies play a key role in the building's commitment to sustainability and the wellbeing of its people.



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Where work and life don't just balance, but harmonize – unmatched in extraordinary access to outdoor space and approach to employee well-being.







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The panoramic views on Zuidas, Nieuwe Meer and Amsterdam Zuid are a permanent source of inspiration and purpose for teams.

The floor plans are not only filled with daylight, they have been carefully designed to be open and adaptable, making them ideal for today's flexible, collaborative ways of working. The offices are equipped with smart technology to ensure a comfortable, healthy working environment that can be individually controlled via a user app.

Technical specifications



Indoor climate

- Ventilation of offices based on 1 person per 10 sqm (workspaces) and 1 person per 3 sqm (meeting rooms)
- Comfortable radiant heating and cooling by climate ceilings (podium) and hybricons (tower)
- Modular office grid of 3,6m1 (tower) and 4m1 (podium)
- Office spaces equipped with variable air volume

Loading of the leased space

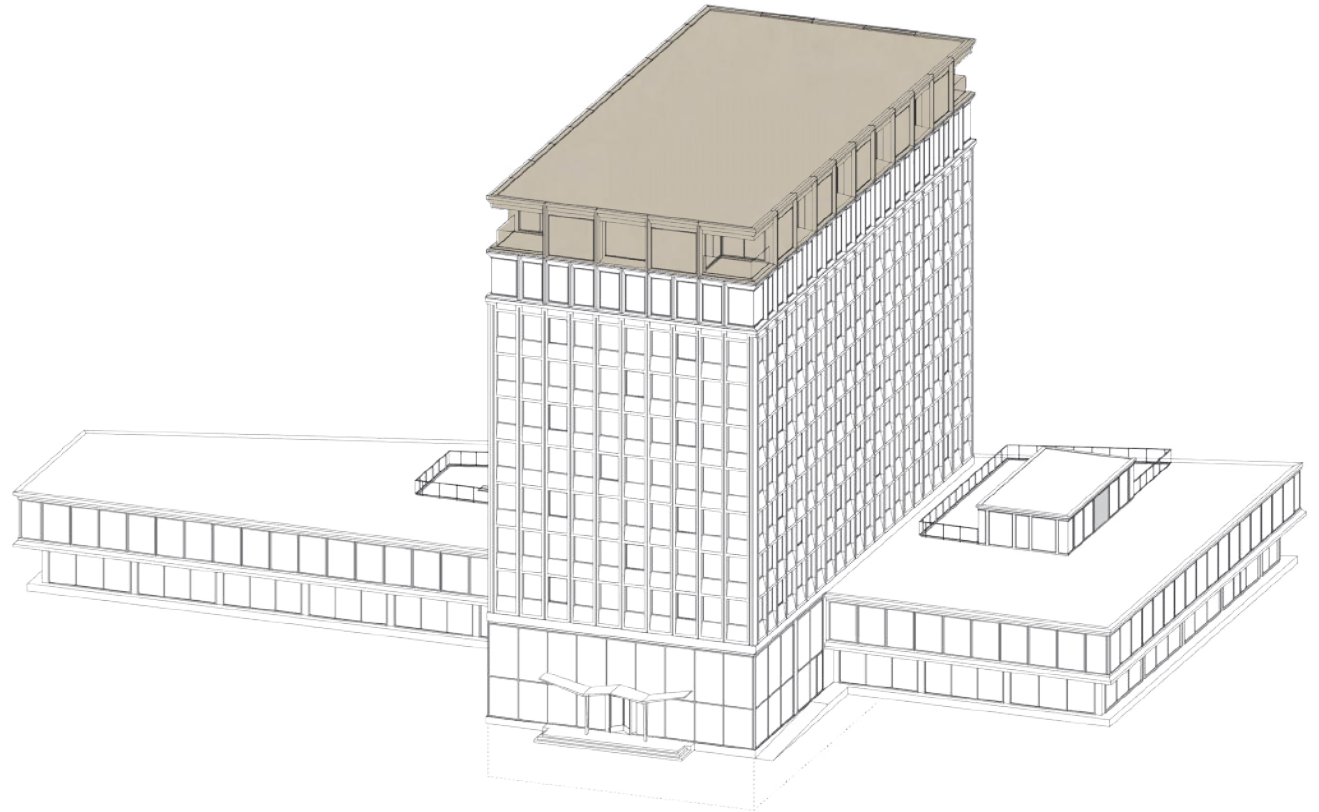
- Ground floor: 5kN/sqm
- 1st to 9th floor: 3,3kN/sqm
- 10th floor: 5kN/sqm

Occupancy (approved by fire department)

- Ground floor: 585 occupants
- First floor: 180 occupants
- Second floor: 85 occupants
- Third to tenth floor: 65 occupants

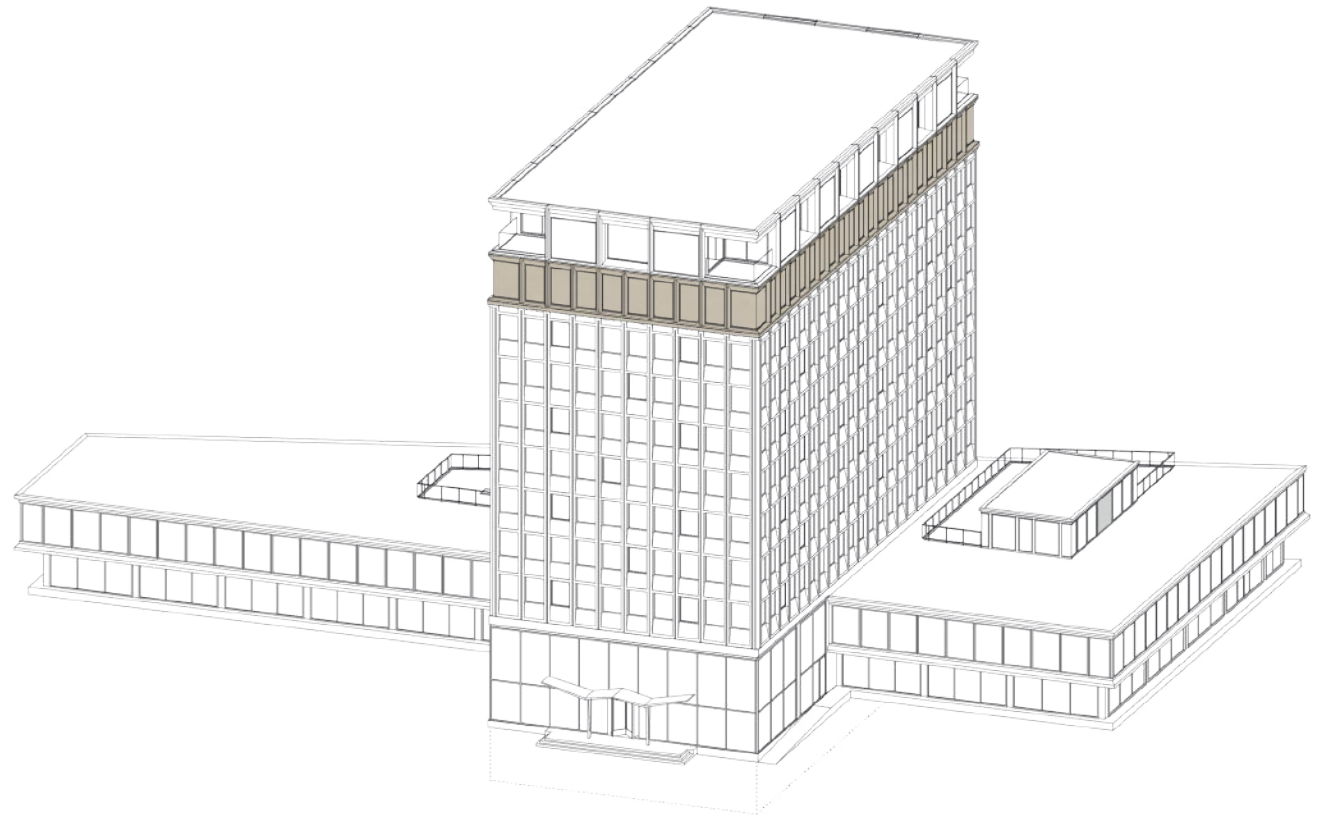
Total sqm

Floor	Total sqm LFA
10	562
9	664
8	662
7	662
6	661
5	661
4	661
3	660
2	706
1	1.858
Ground floor	1.788
Basement	174
<i>Total</i>	<i>9.719</i>



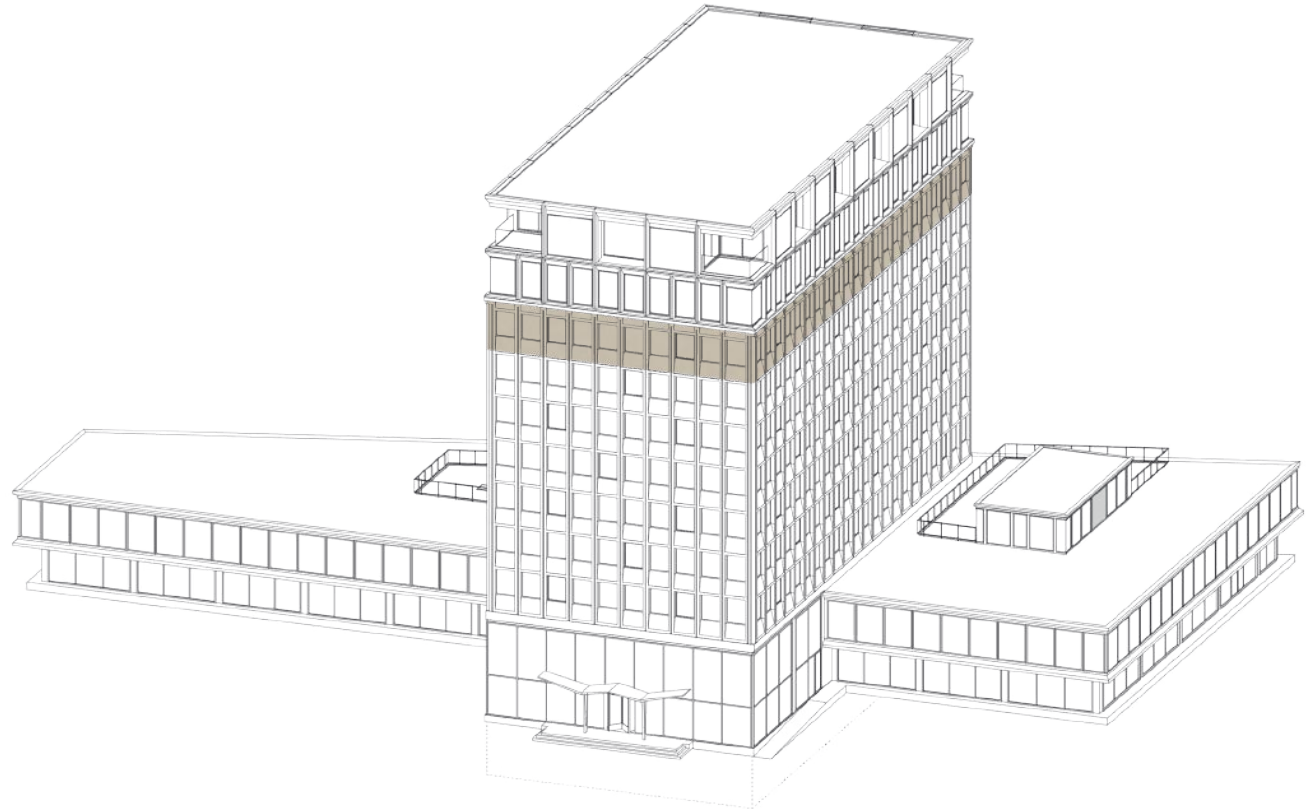
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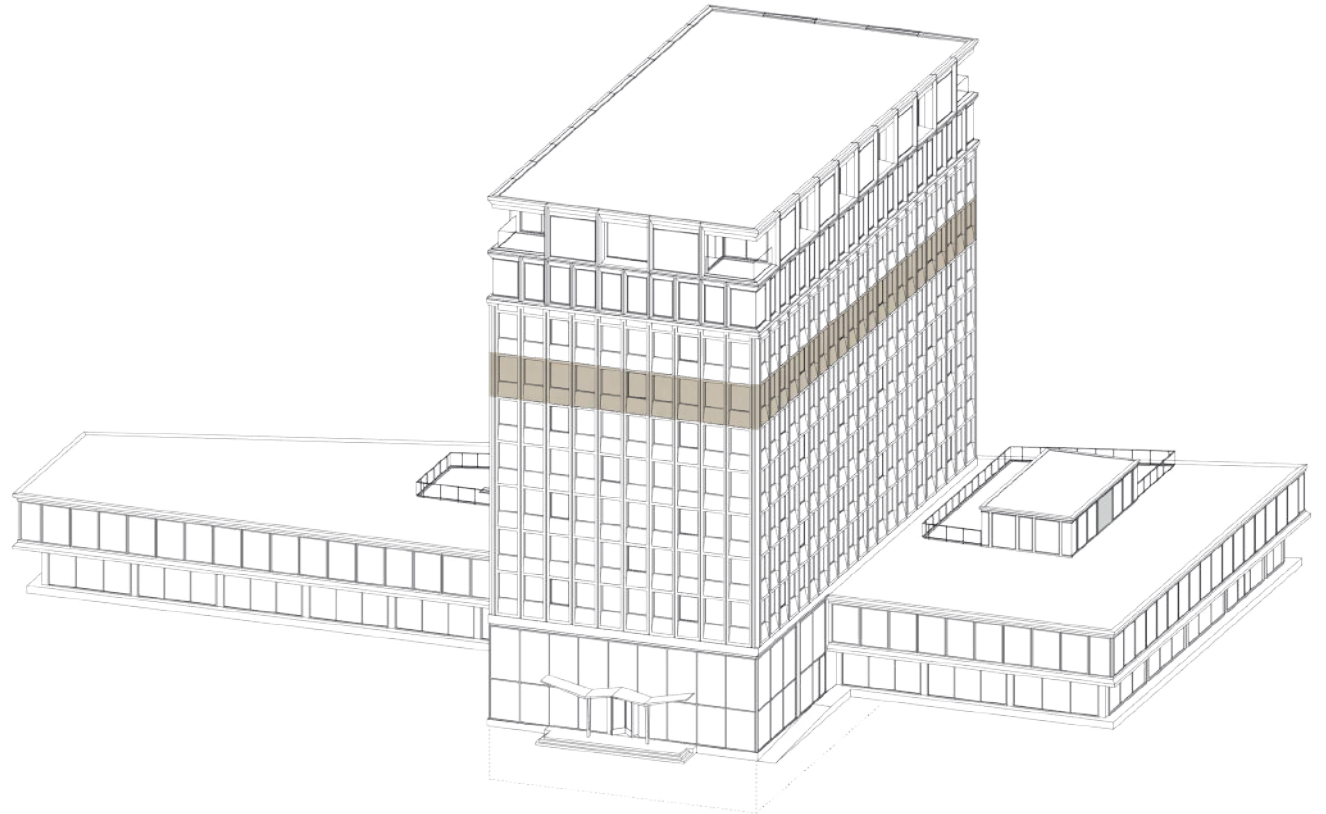
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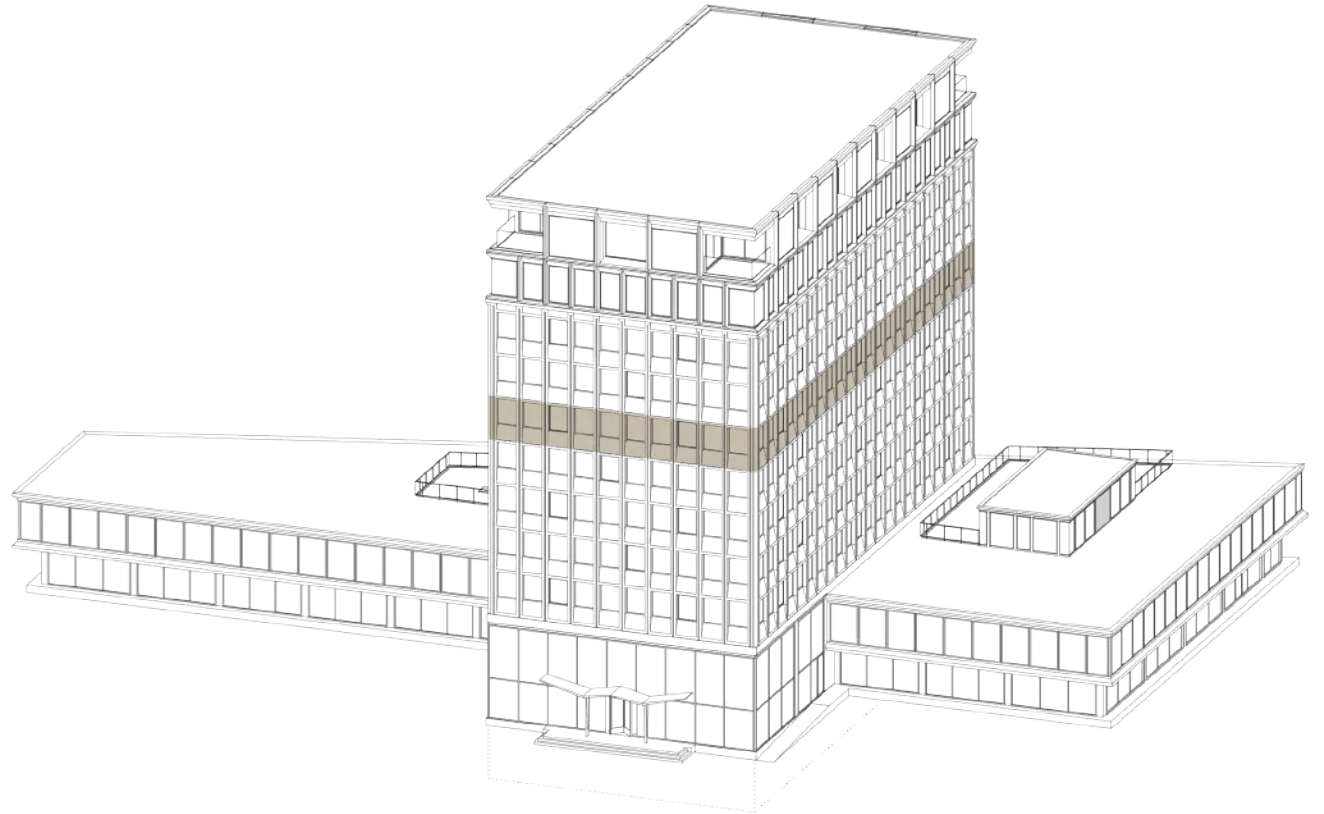
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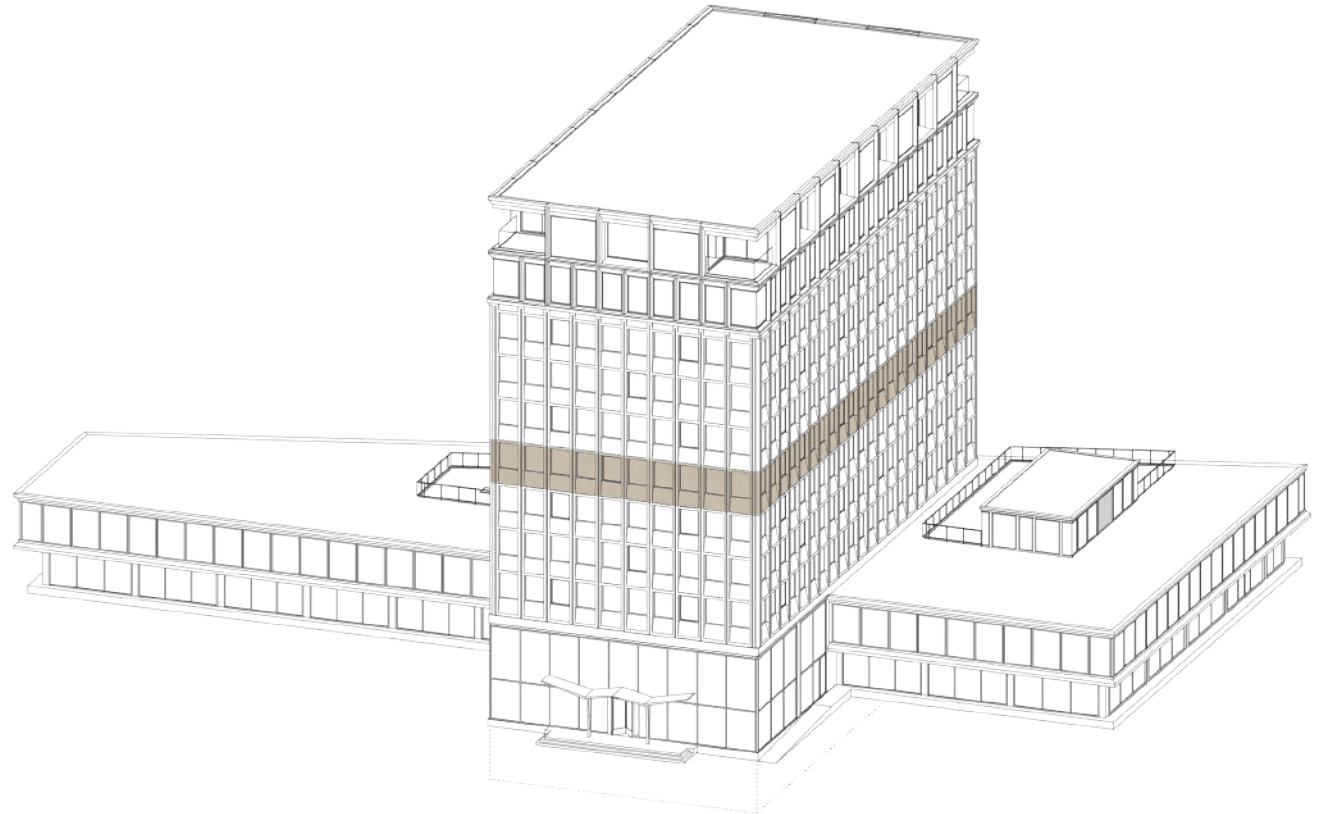
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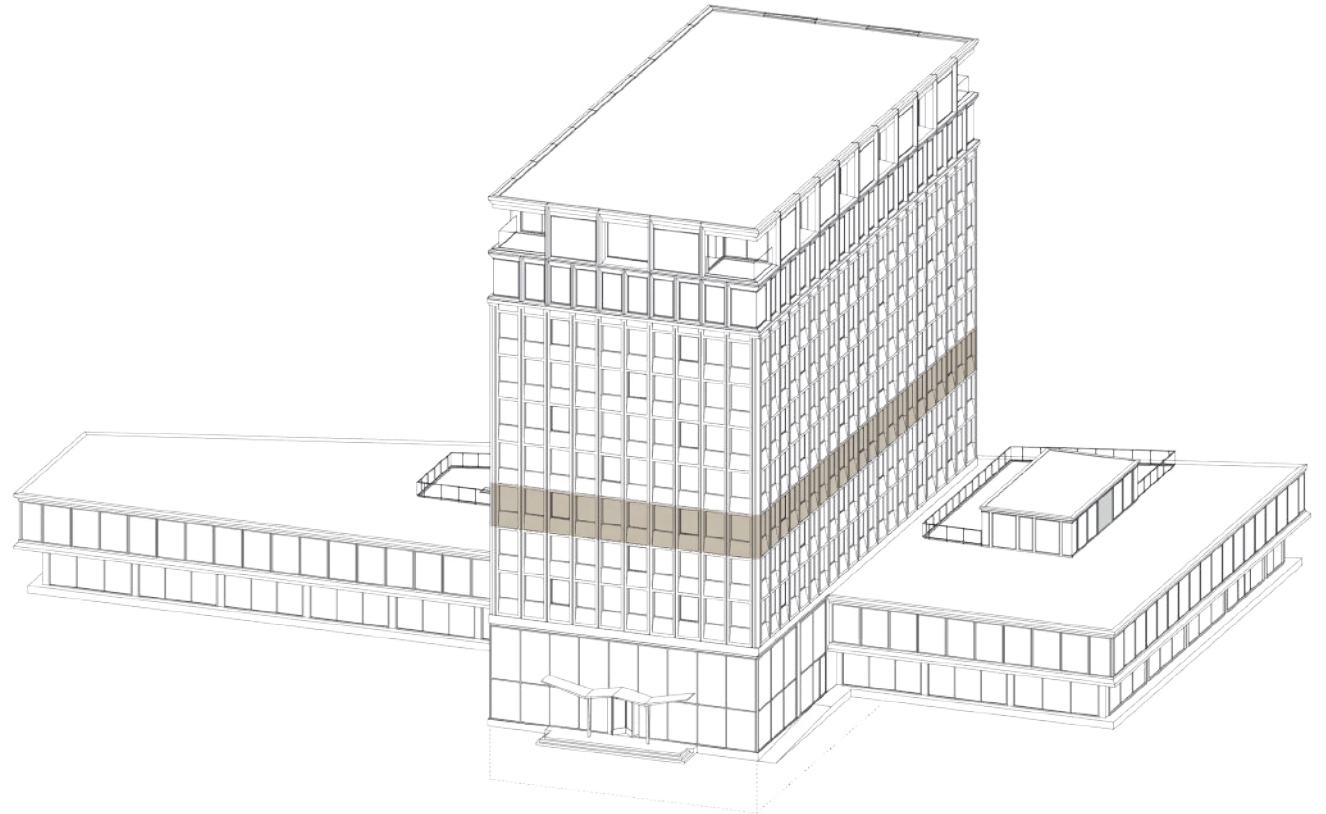
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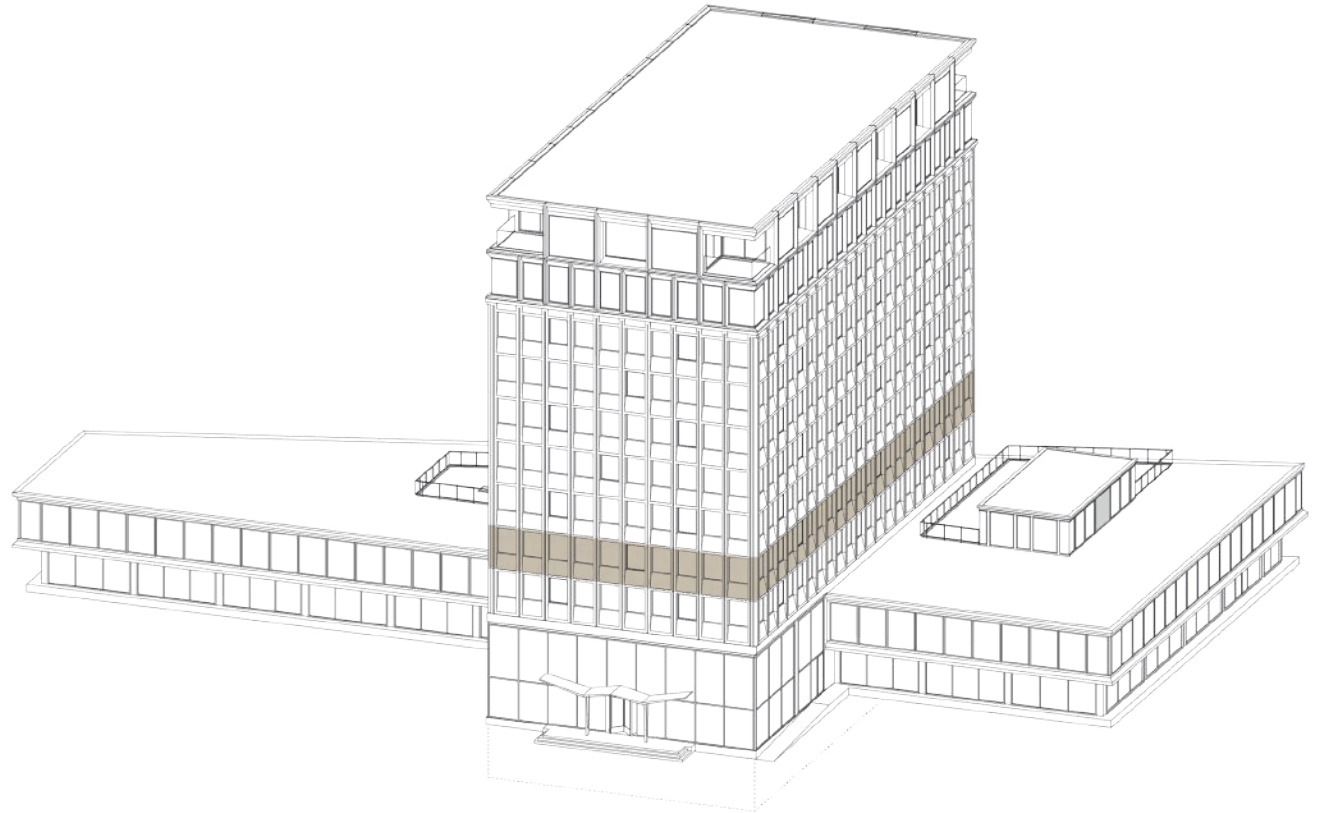
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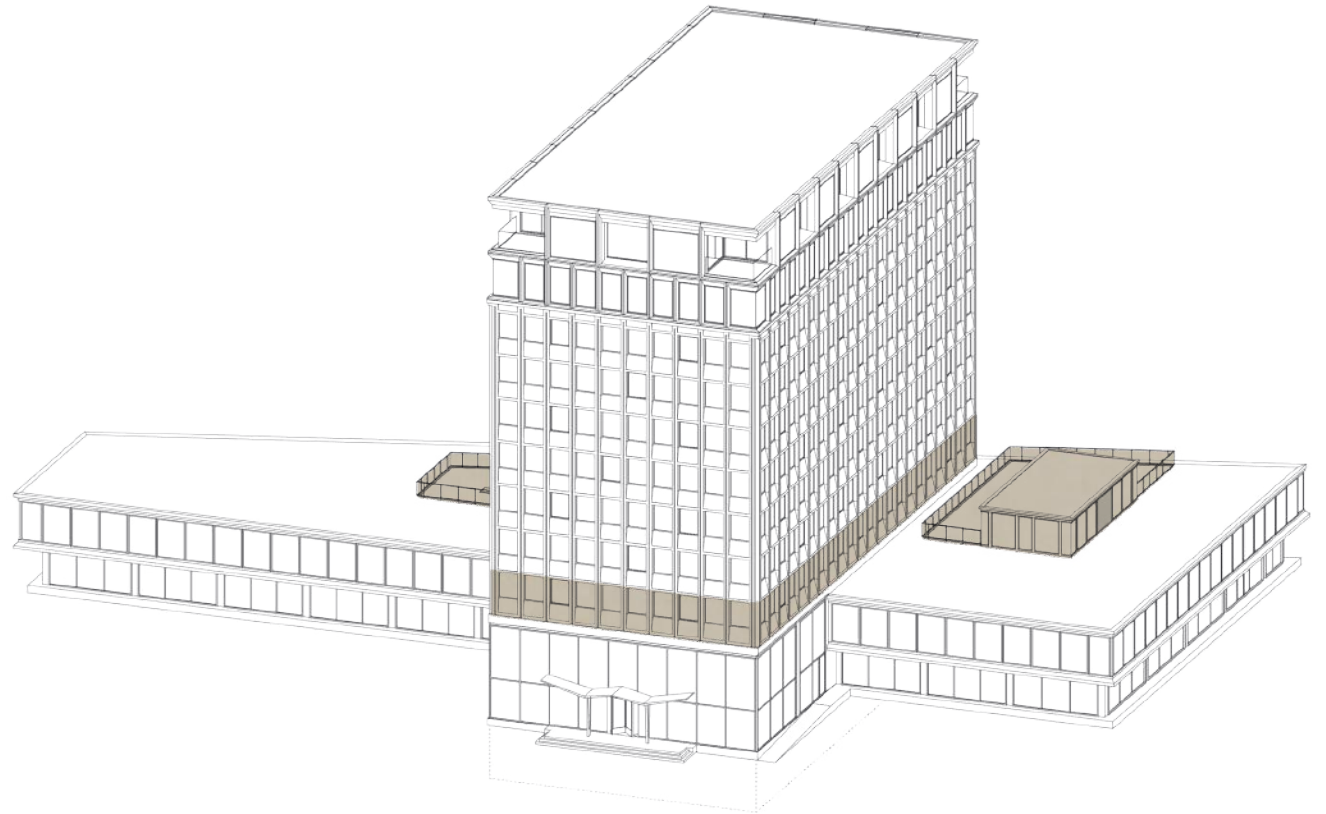
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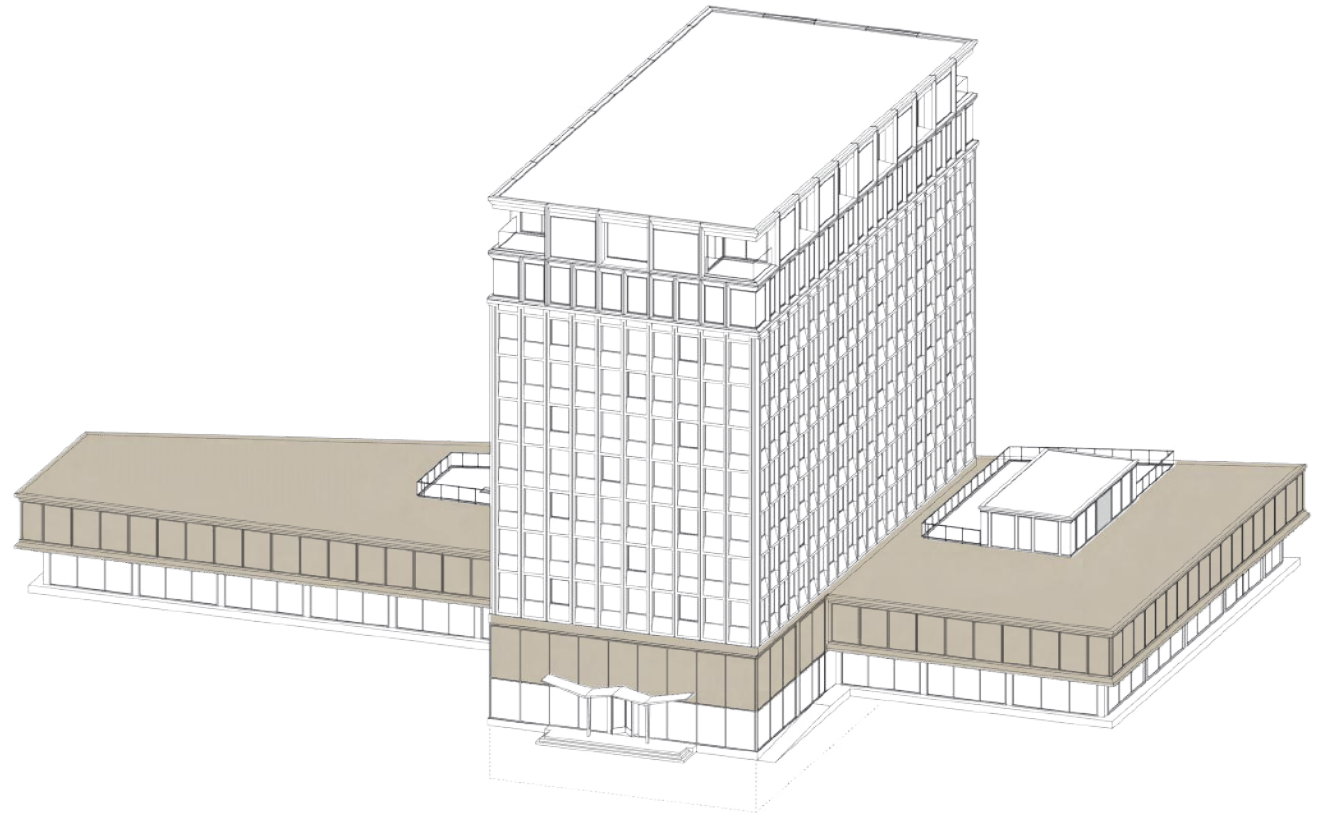
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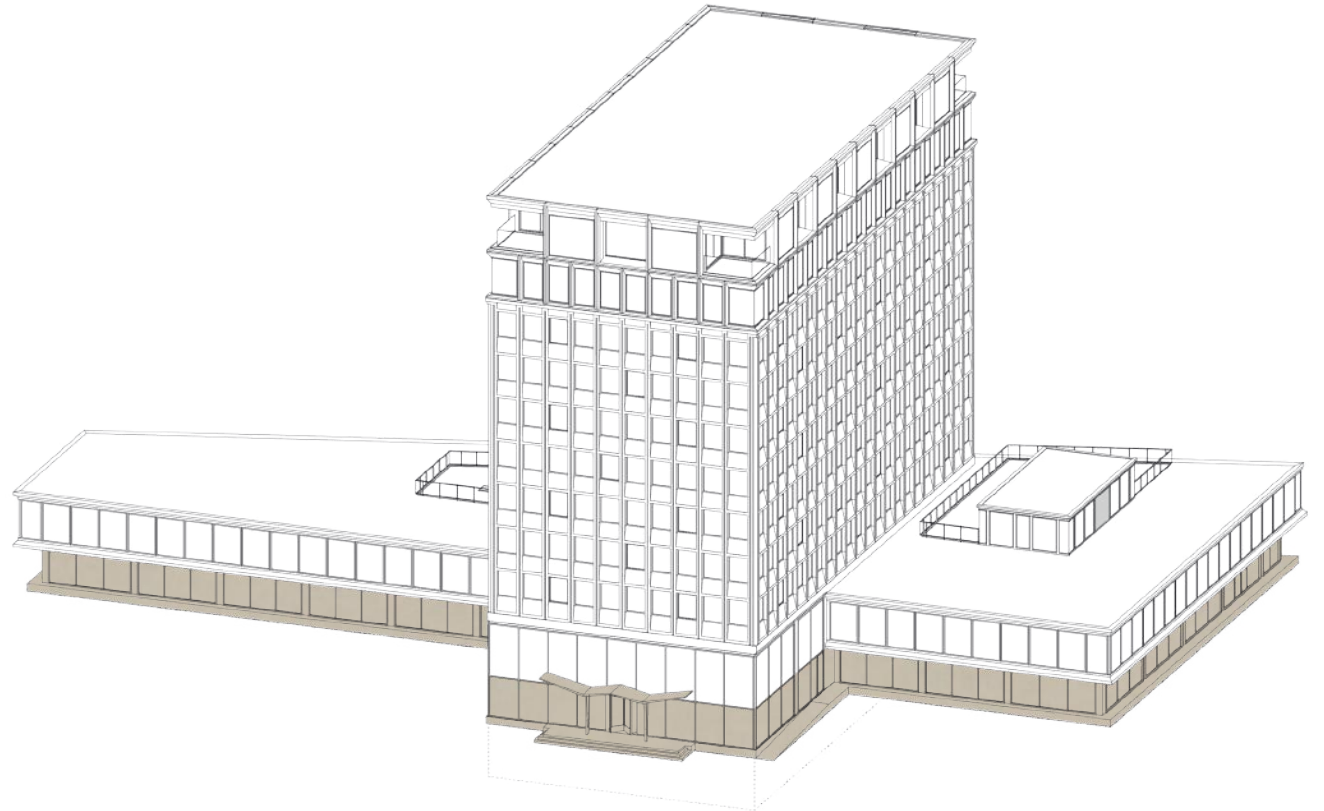
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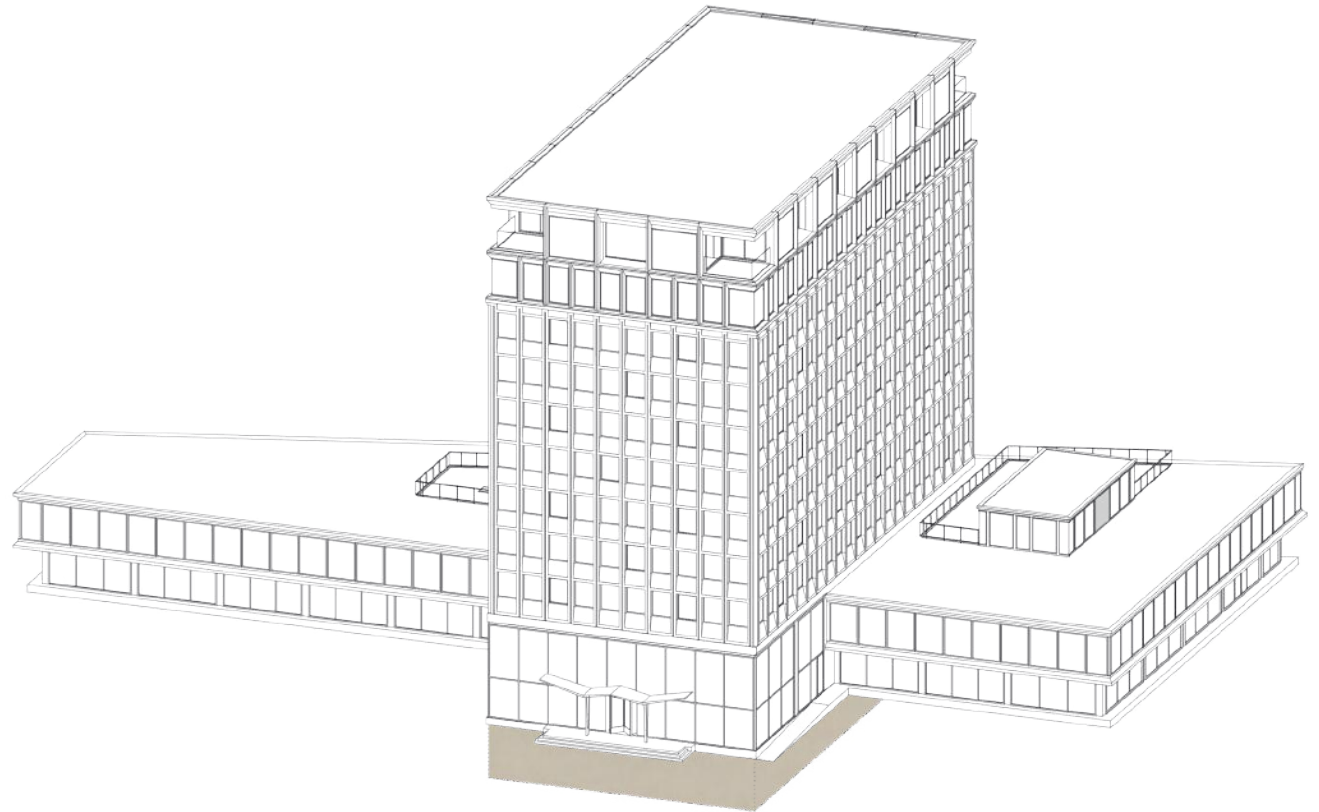
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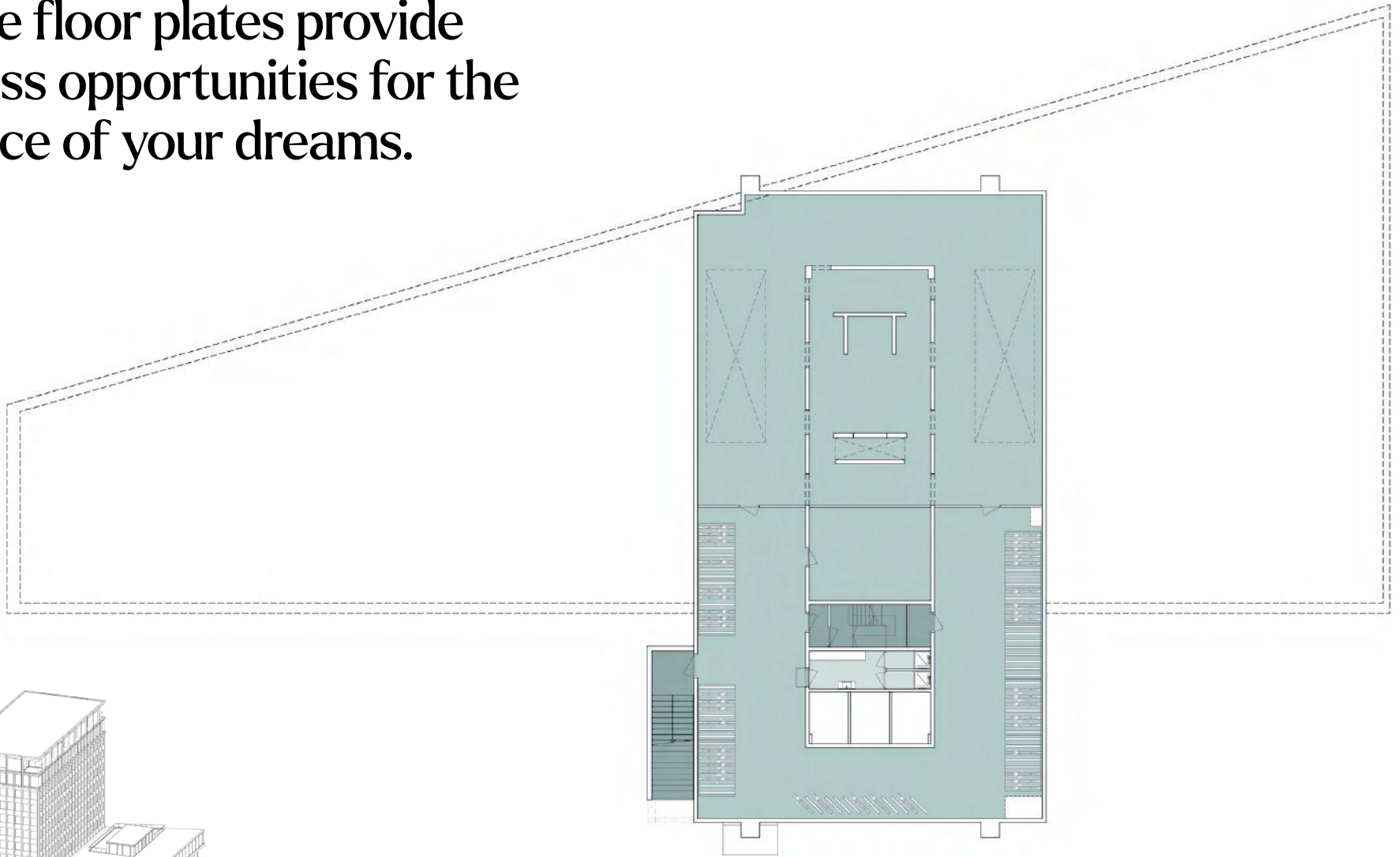
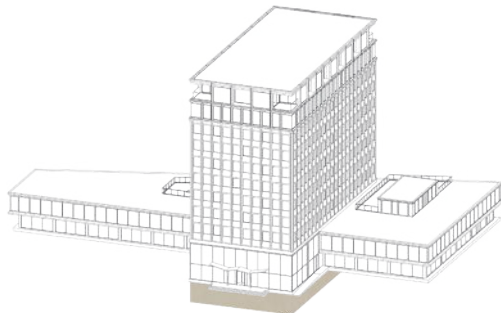
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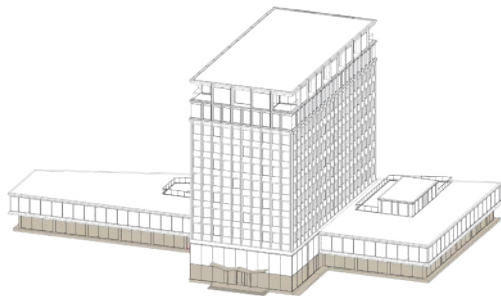
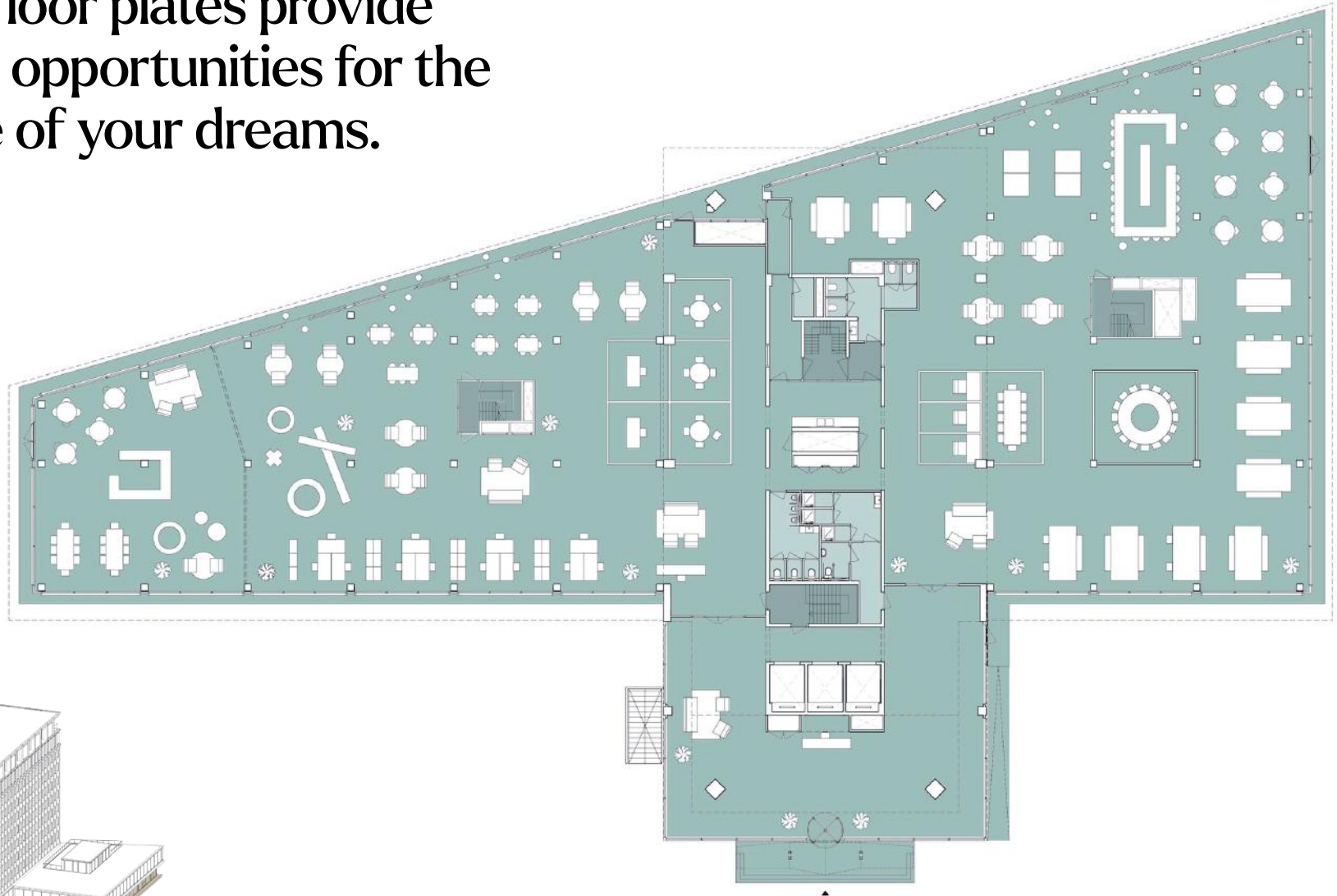
StK Basement

Effective floor plates provide boundless opportunities for the workplace of your dreams.



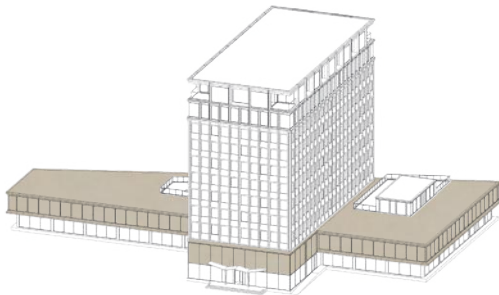
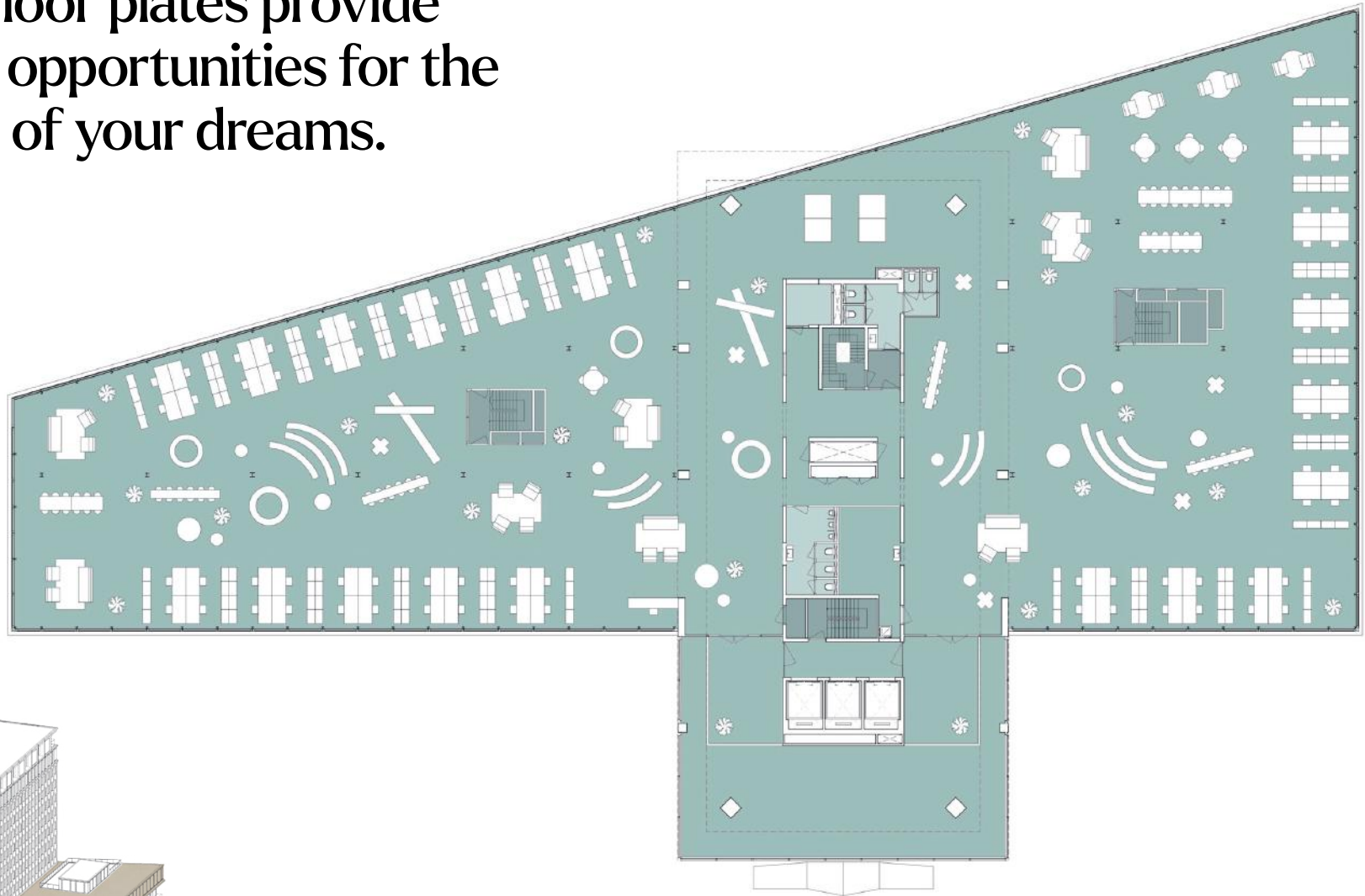
StK Ground floor

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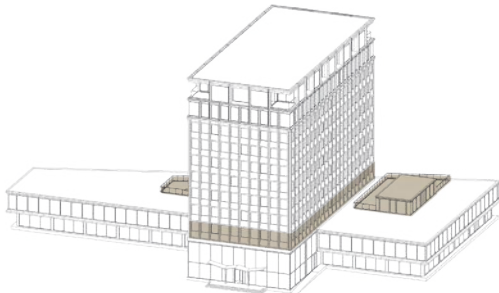
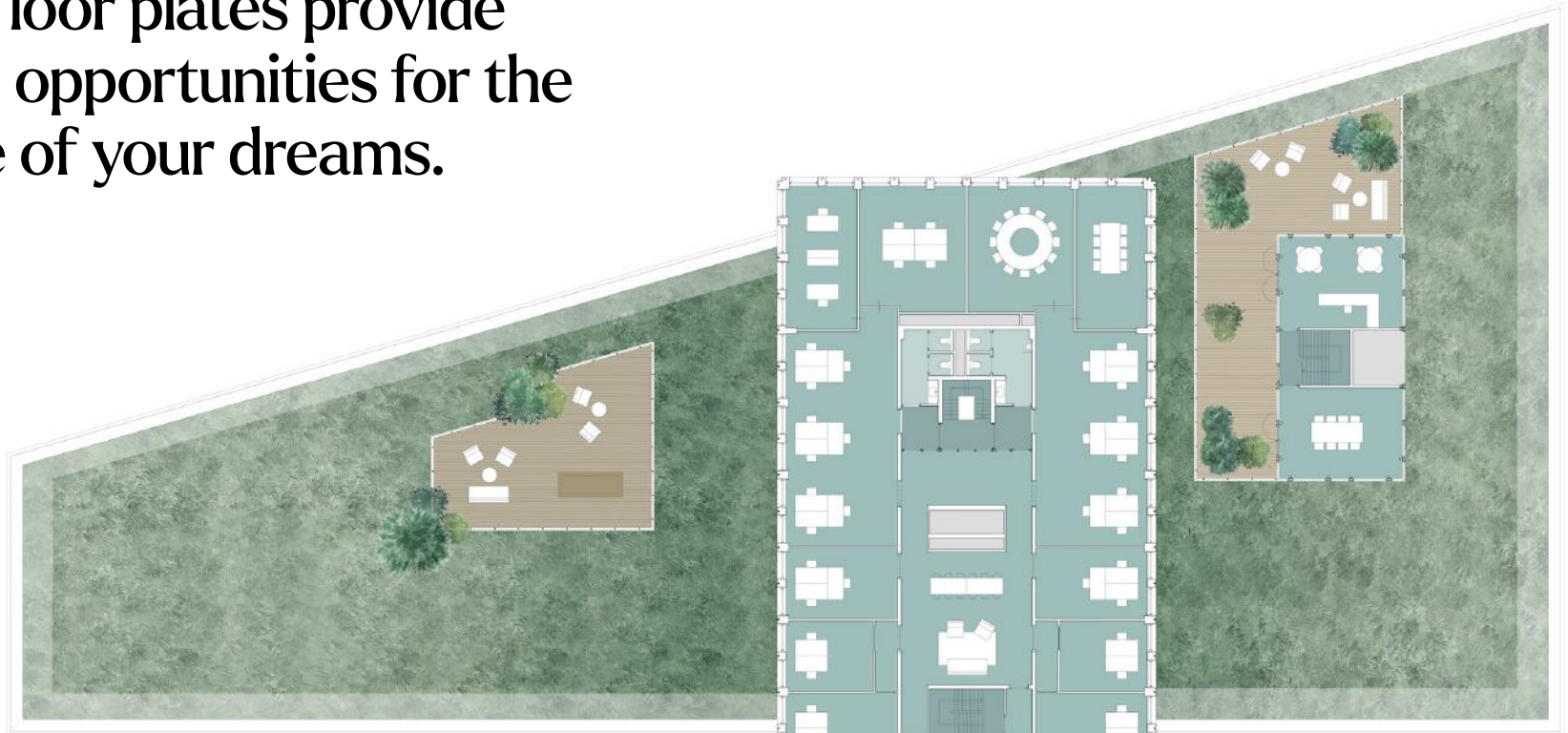
StK First floor

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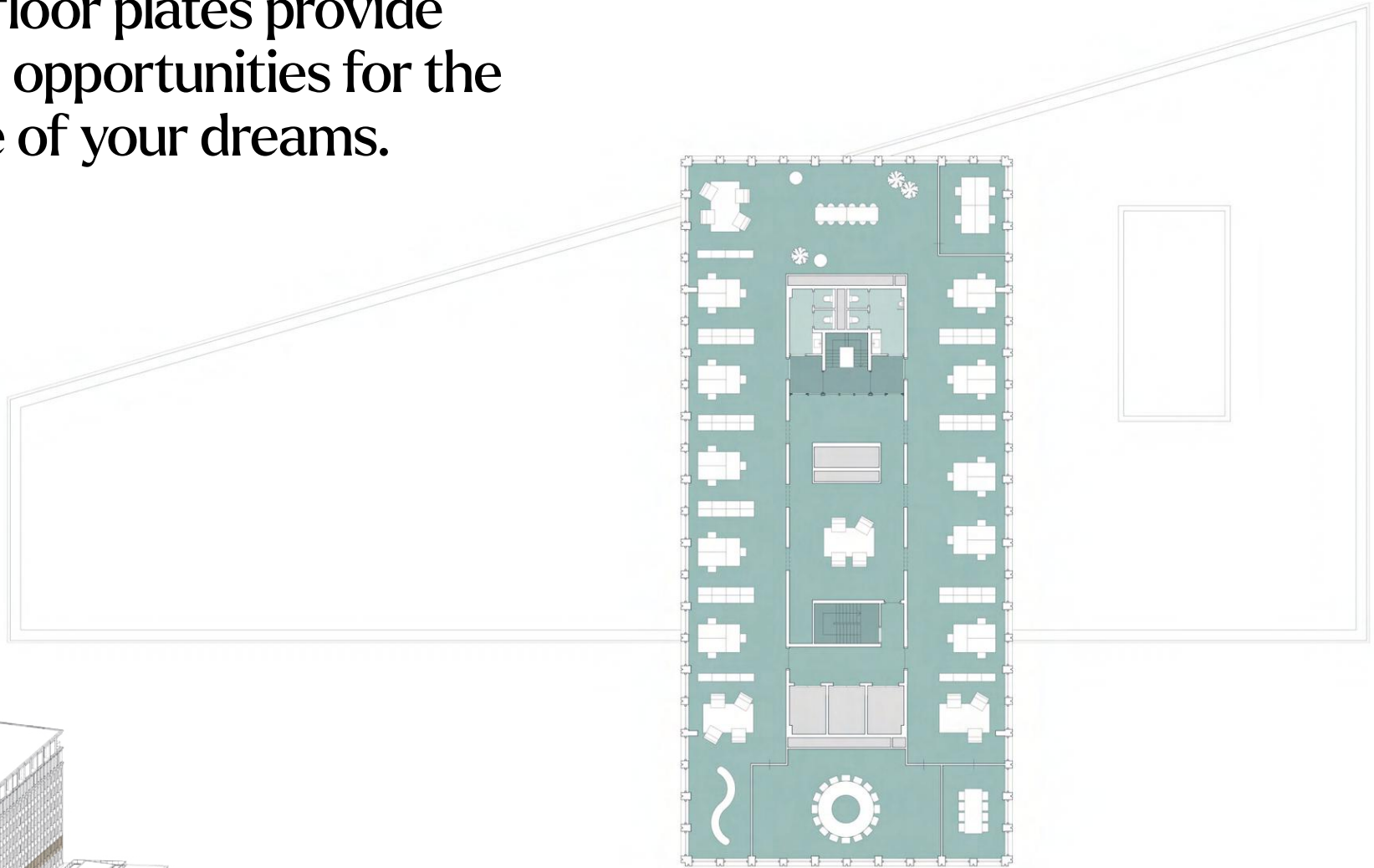
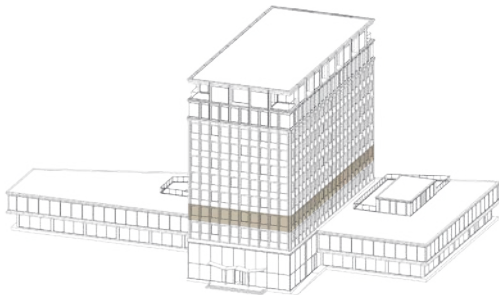
StK Second floor

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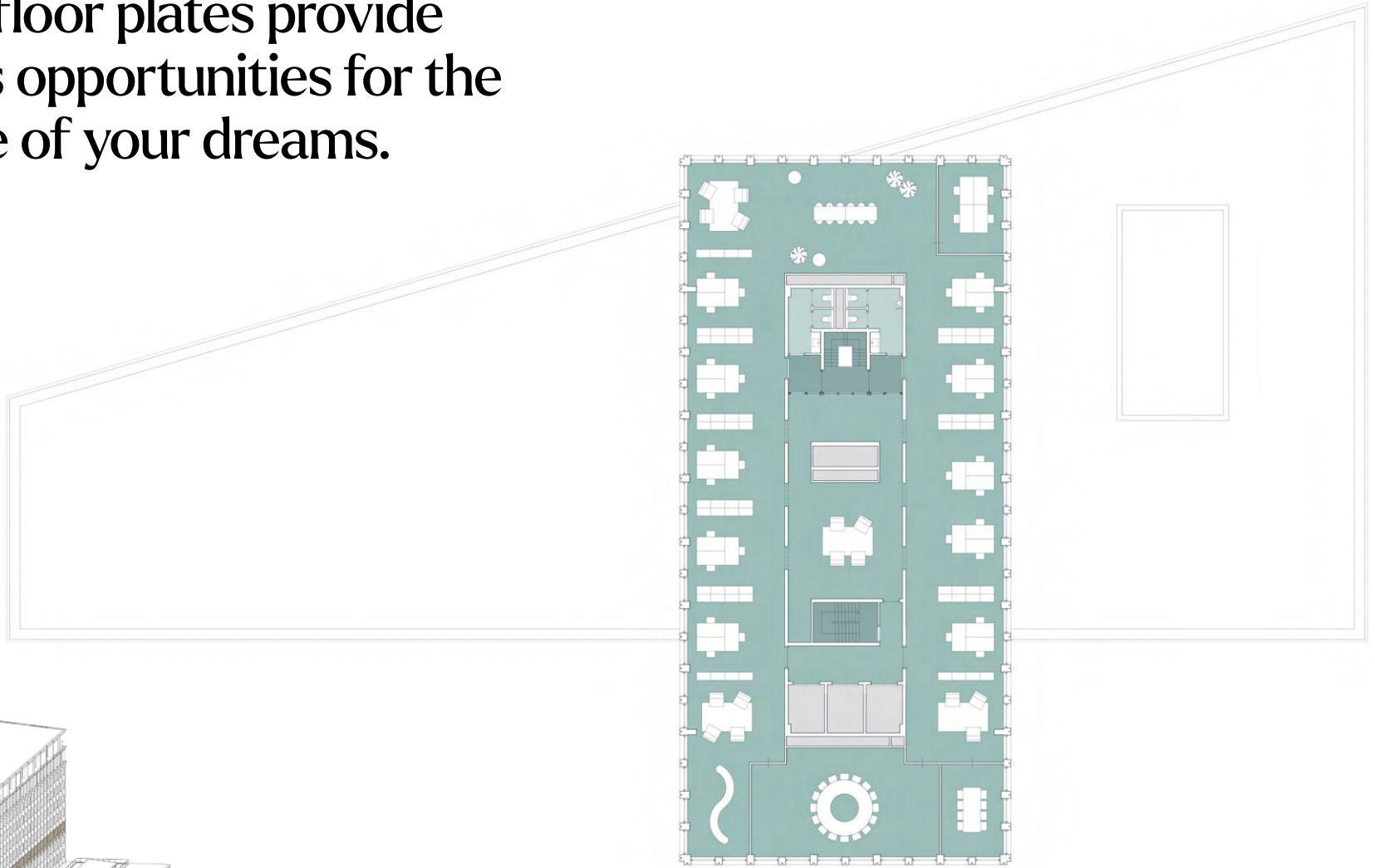
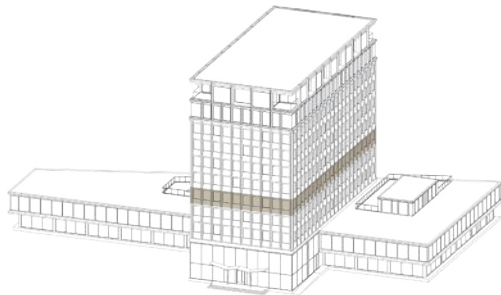
StK Third floor

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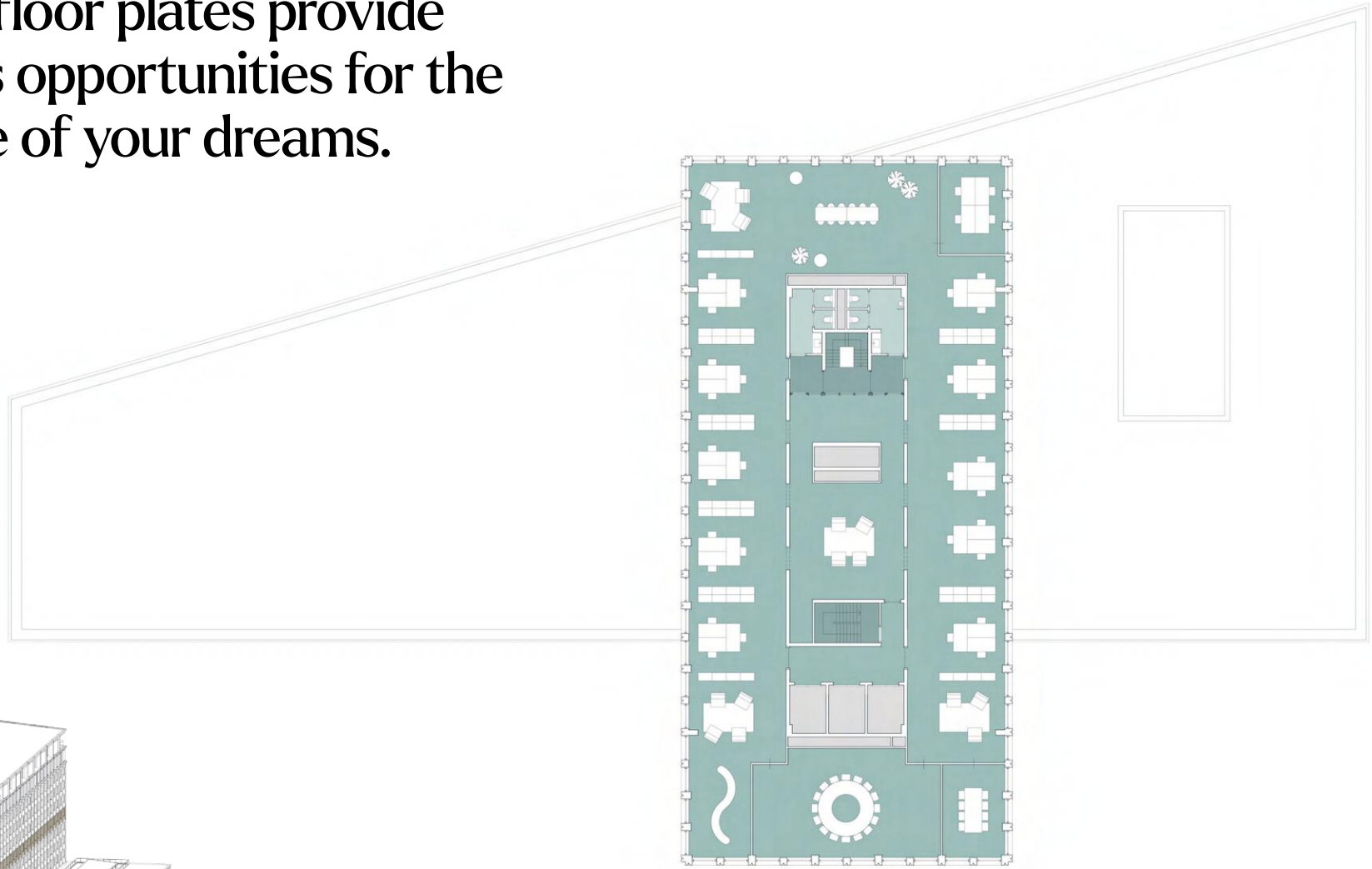
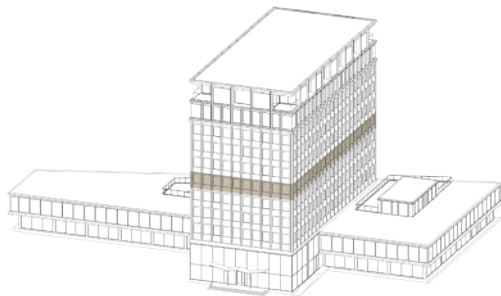
StK Fourth floor

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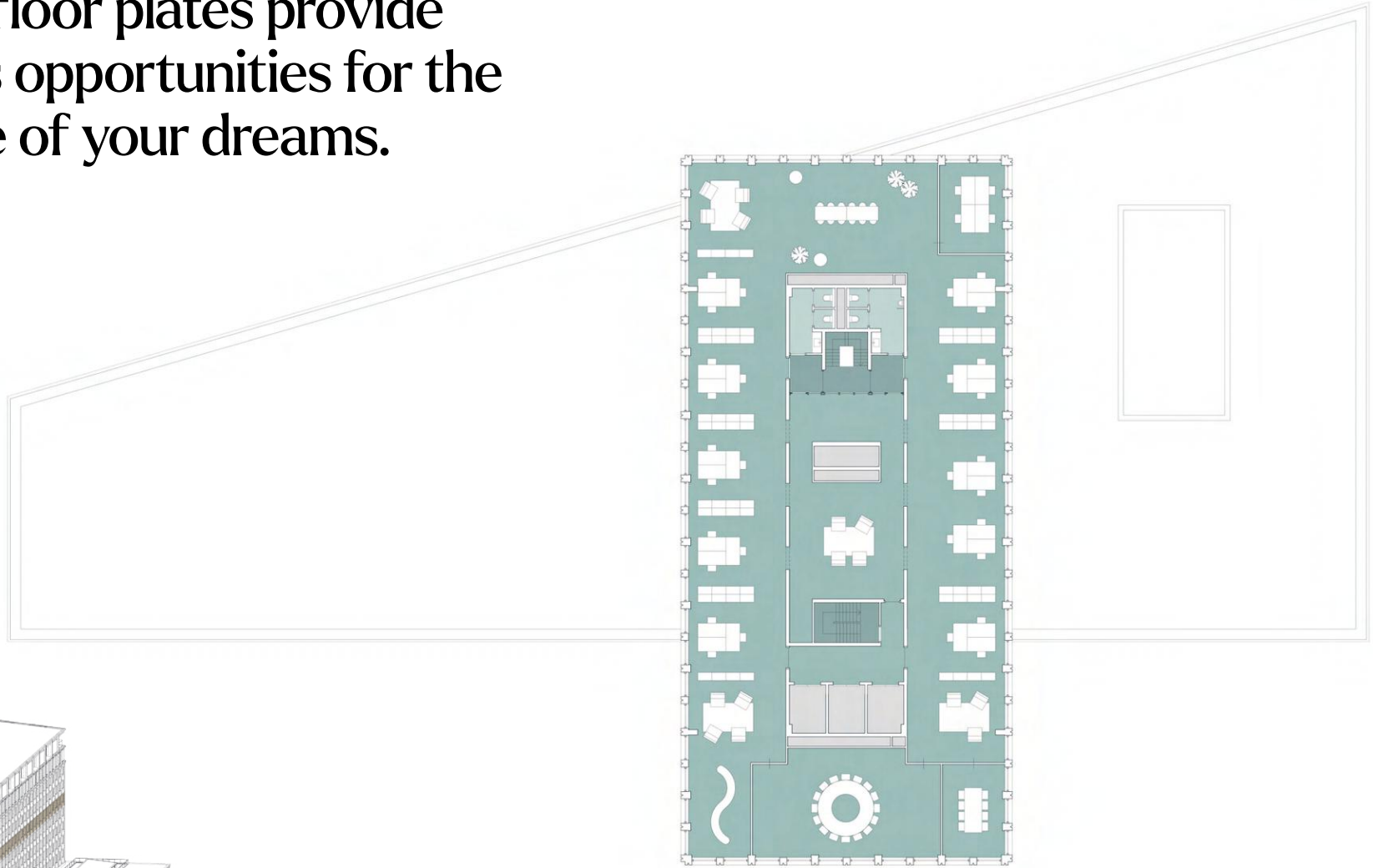
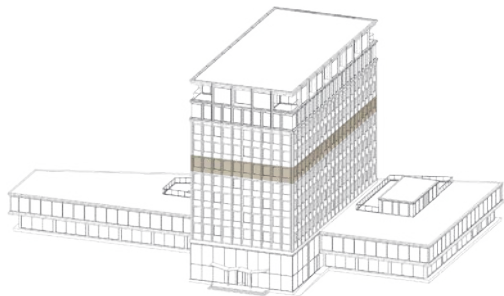
StK Fifth floor

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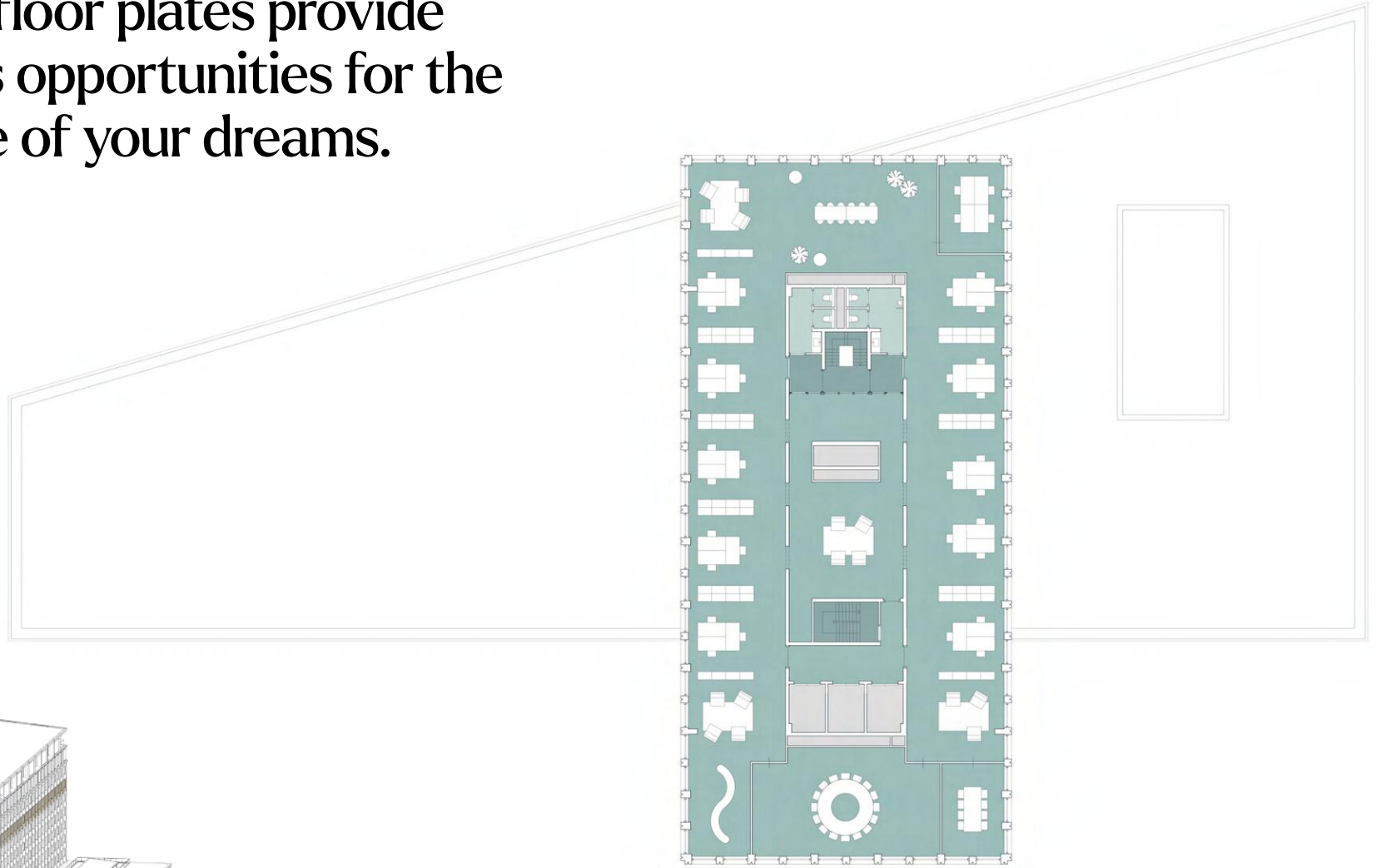
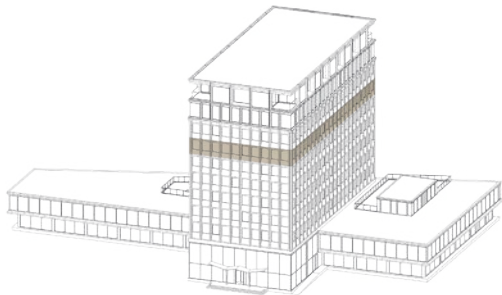
StK Sixth floor

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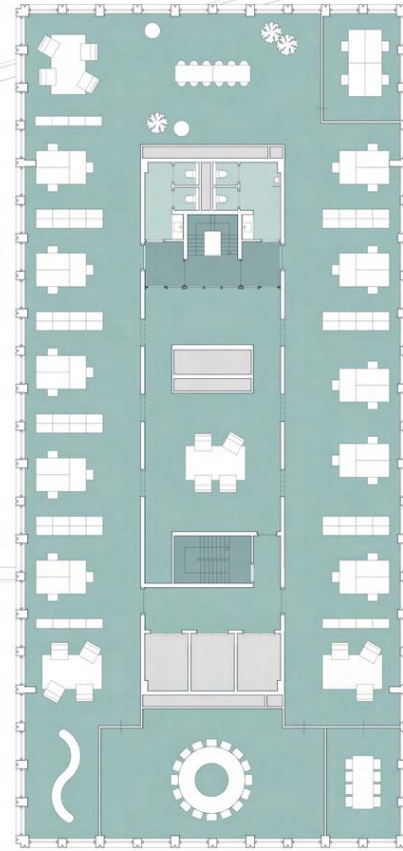
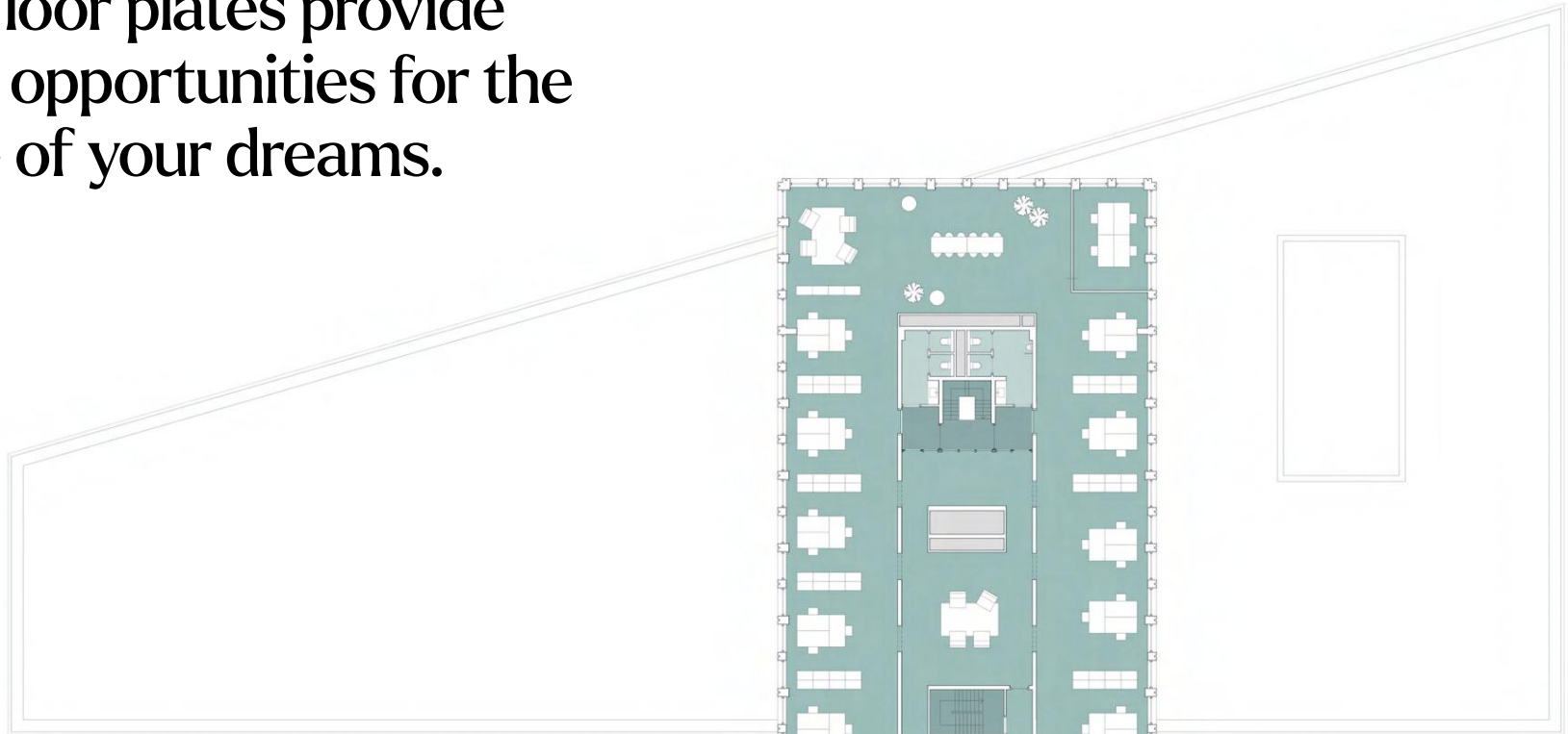
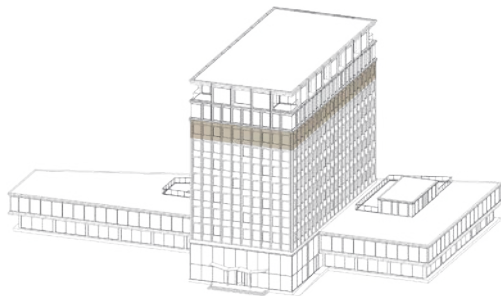
StK Seventh floor

Effective floor plates provide boundless opportunities for the workplace of your dreams.



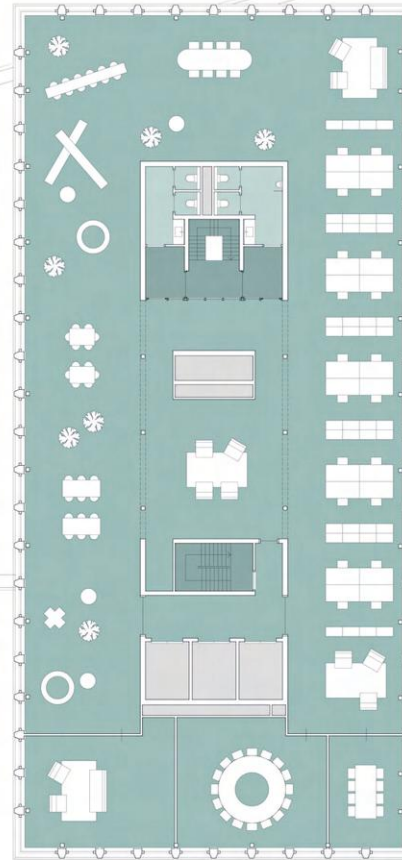
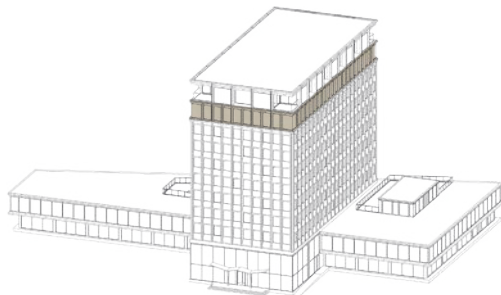
StK Eighth floor

Effective floor plates provide boundless opportunities for the workplace of your dreams.



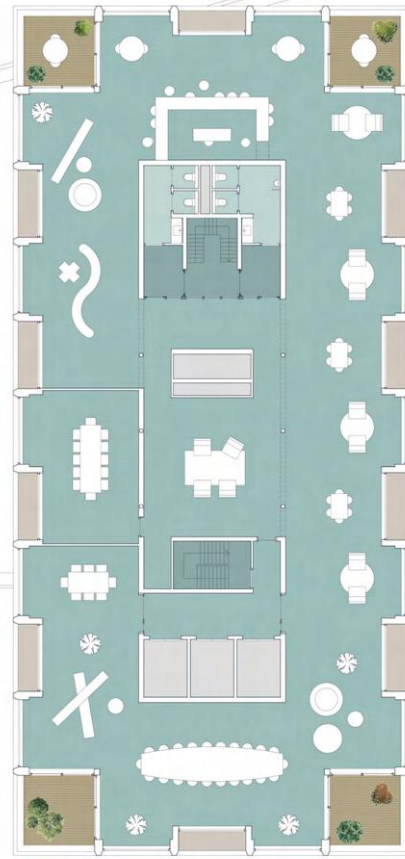
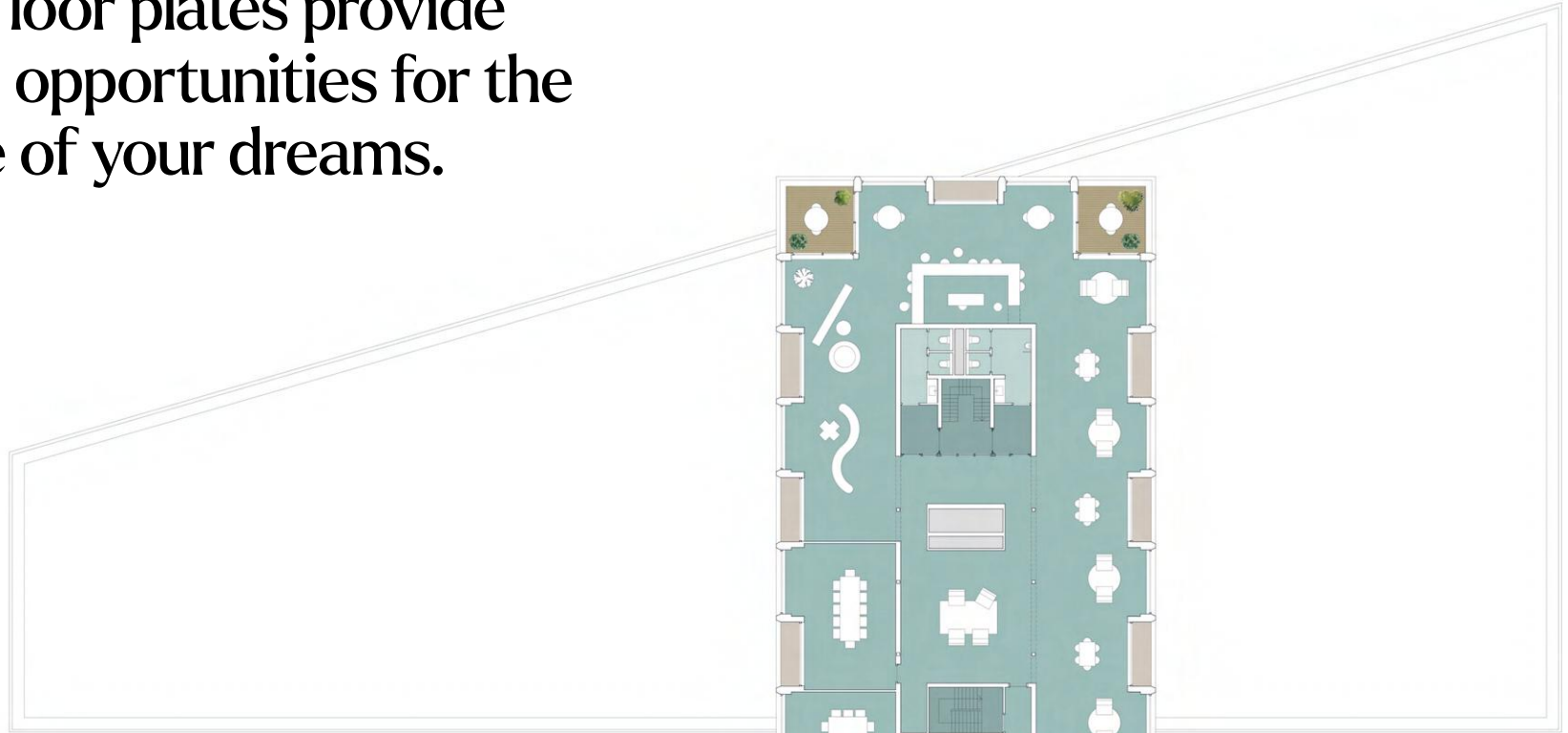
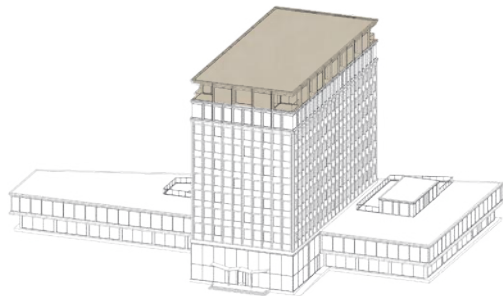
StK Ninth floor

Effective floor plates provide boundless opportunities for the workplace of your dreams.



StK Tenth floor

Effective floor plates provide boundless opportunities for the workplace of your dreams.



StK Timeline

- Q4 2022** Start construction
- Q2 2023** Highest point reached
- Q2 2024** Delivery, key transfer, start fit-out
- 2027** Everyone Still Over The Moon

StK

Thank you



FLOW
DEVELOPMENT

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& TEN CATE**
VASTGOEDADVISEURS

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