

DISTRICT WEST

DW 02 Lighthouse

Growing the new standard
embracing the future

Angelo Gordon / APF International



DW 02 LIGHTHOUSE

Next to DW01 Mediahouse, the 13,500 sqm Lighthouse building is the first office redevelopment of District West.

DW02 Lighthouse will be expanded and transformed into a sustainable multi-tenant landmark (Breeam Very Good and Energy Class A+++) with spectacular panoramic views and services and facilities.

Available from 20 sqm to 1,500 sqm per floor and suitable for pioneers, start-ups, scale ups and corporates.

Amenities

- Central reception area
- Restaurant
- Business and meeting center
- On-site community management

Delivery

Q1 2024

Available office space

Total approx. 13,500 sqm LFA (open floors up to 1,500 sqm).

Available parking spaces

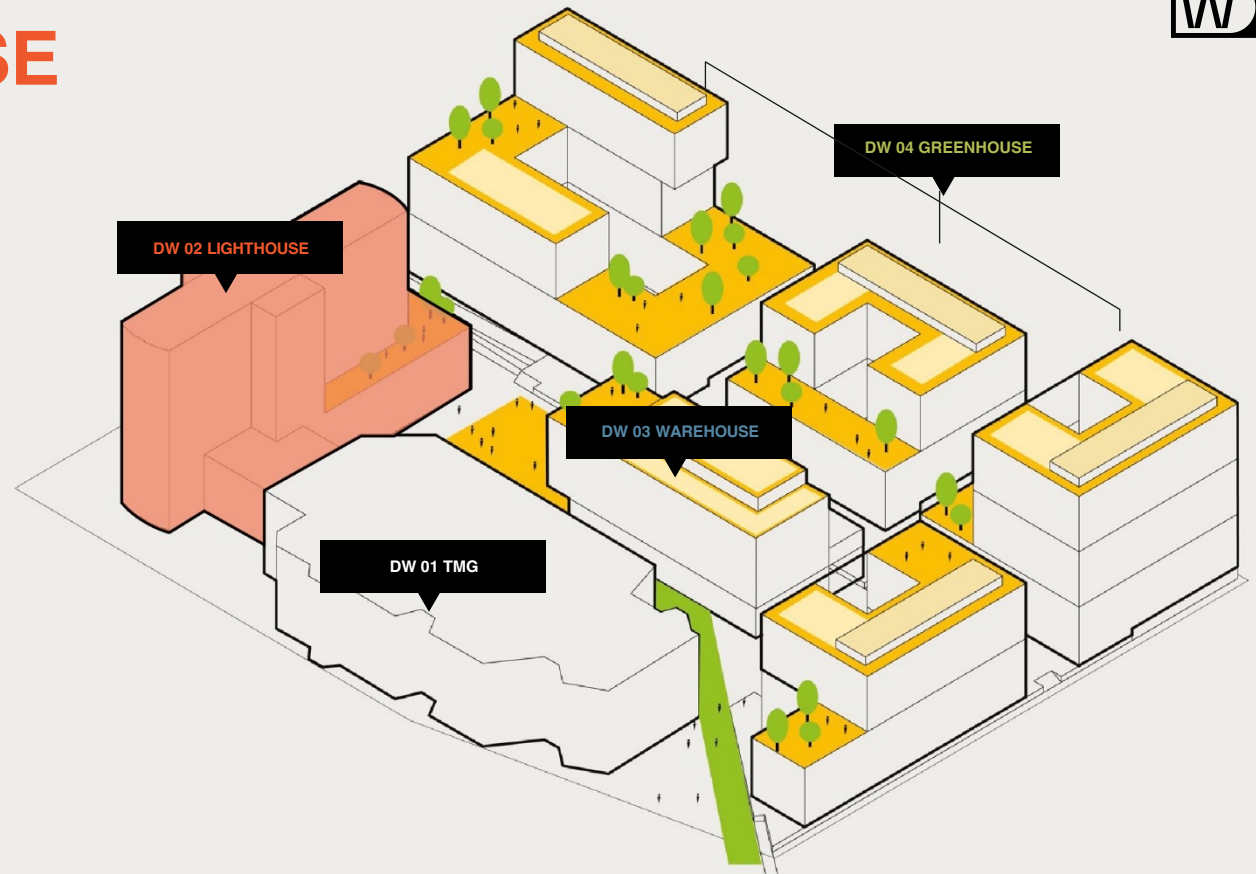
Total 125 parking spaces

Rental price office

Starting from EUR 245 per sqm LFA per year (price level 2022).

Lease term

5 years



DW 03 WAREHOUSE

2025 Completion

Redevelopment of a former printing factory. A total of 10,500 state-of-the-art offices and 90 parking spaces.



DW 04 GREENHOUSE

New development

We offer two built-to-suit concepts from the leading architects Benthem Crouwel and WOMO. Each concept consists of 60,000 sqm with landscaped balconies and terraces. Customized to the wishes and DNA of your organization.





Index

Introduction

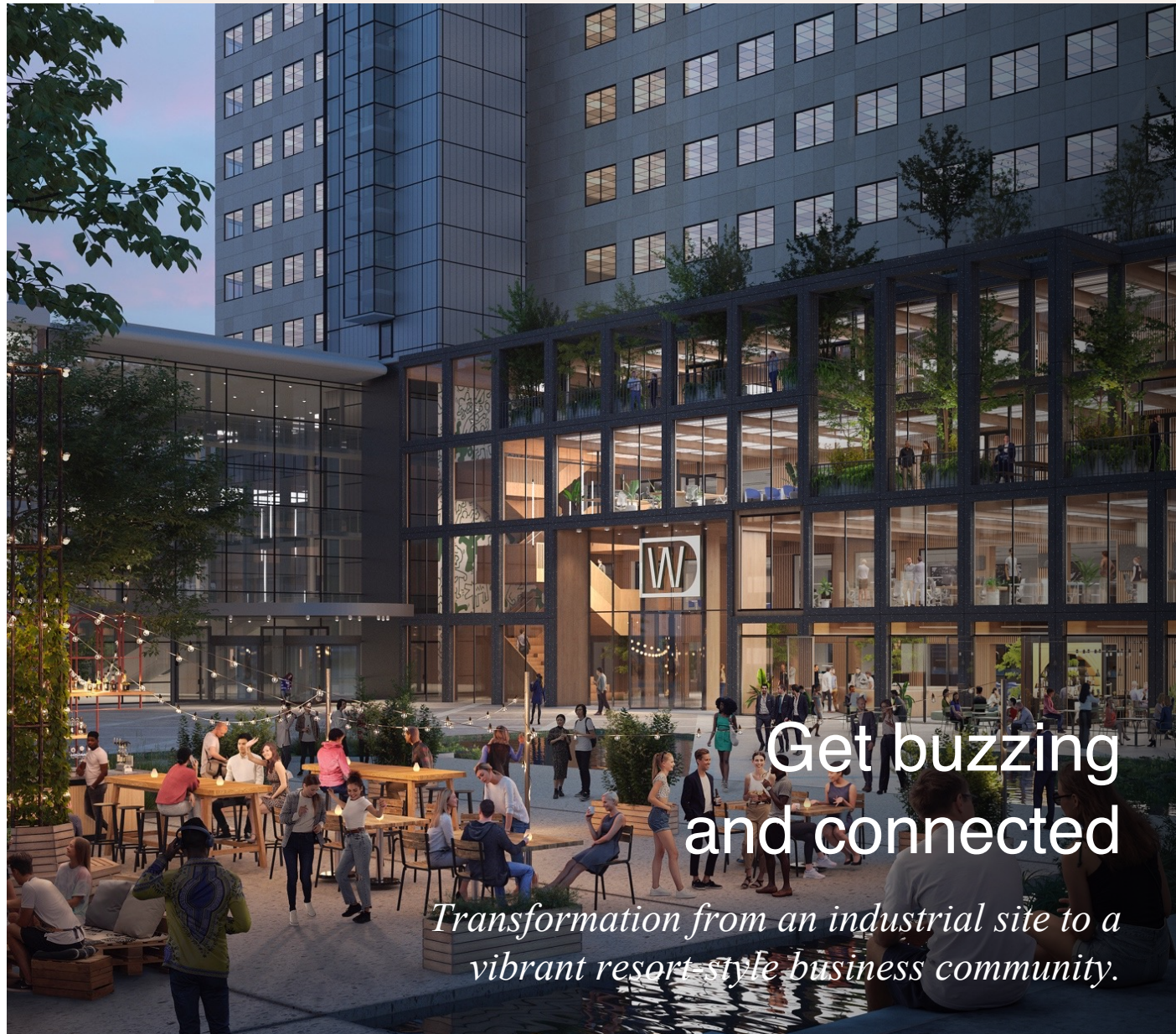
Location

Building

Be part of a better world

The new standard

Contact



Get buzzing
and connected

*Transformation from an industrial site to a
vibrant resort-style business community.*

Introducing *District West*

In close vicinity of Amsterdam Sloterdijk train station and the city center of Amsterdam, District West offers a flourishing playground with over 100,000 sqm of flexible office space, services and facilities in accordance with top-notch ESG standards.

✓ **01 sustainably built for wellbeing**

Our aim is to deliver a net zero carbon District West. We strive for the highest certifications possible and will operate sustainably throughout the campus' lifecycle.

✓ **02 join our community**

People who enjoy where they work are more productive and loyal. It's around this philosophy that District West positions the community platform at its center. Be part of a value network where members connect and co-create.

✓ **03 make life at work feel good**

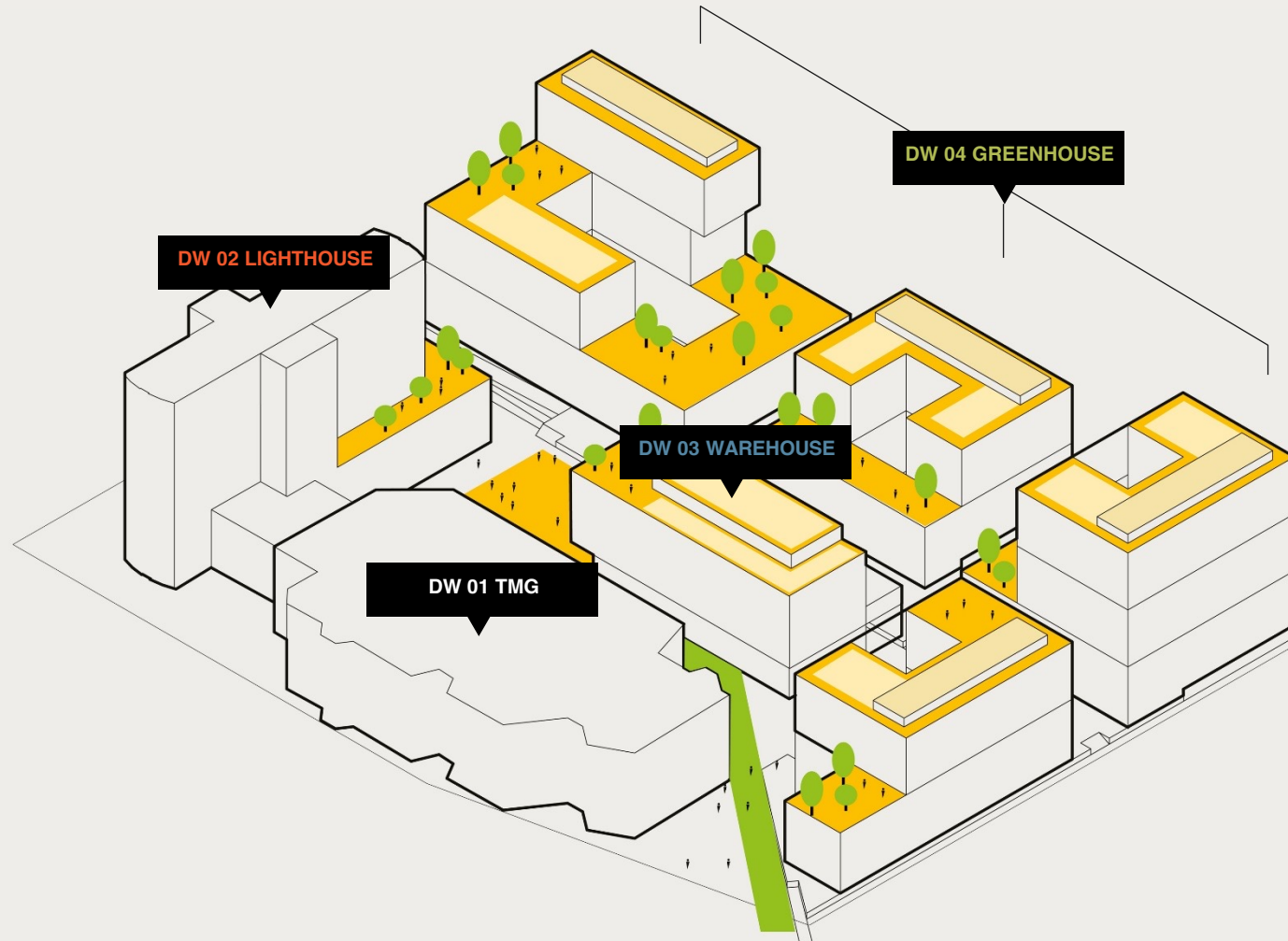
We offer professional on-site management with extensive programming of facilities and activities.



District West *Square*



Overview



Location

Sloterdijk area

Five minutes away from station
Amsterdam Sloterdijk



Station Amsterdam
Sloterdijk



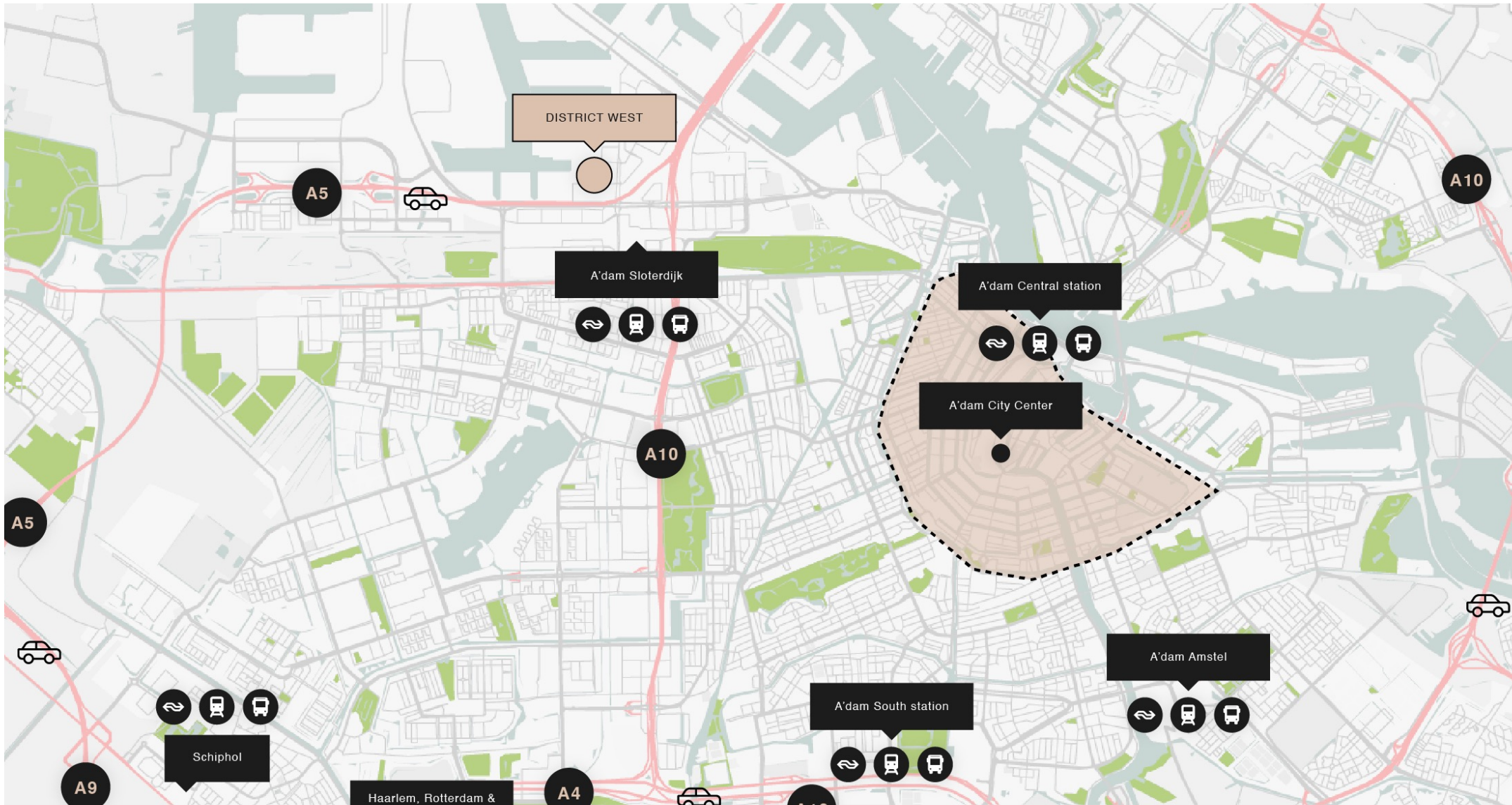
5 minutes from
Station Sloterdijk


Powerful Connections


Closely connected to clients and talent




INTRODUCTION
LOCATION
BUILDING
BE PART OF A BETTER WORLD
THE NEW STANDARD
CONTACT




 11 Minutes
Amsterdam Schiphol

 5 Minutes
Amsterdam Sloterdijk 

 13 Minutes
Amsterdam Center

 16 Minutes
Schiphol Airport

 5 Minutes
Amsterdam Central station



Mixed use residential



Community



Public transport



Sports



Food & drinks

DW 02

Lighthouse

The 13,500 sqm Lighthouse building will be expanded and transformed into a sustainable multi-tenant landmark with spectacular panoramic views and services and facilities.

Available from 20 sqm to 1,500 sqm and suitable for pioneers, start-ups, scale ups and corporates.



A landmark for ideas *and innovation*

DW02 Lighthouse will be expanded and transformed into a sustainable multi-tenant landmark with spectacular panoramic views of Amsterdam City center and the Port of Amsterdam.

A total of 13,500 sqm efficient and flexible office space with services and facilities. Available from 20 unit up to 1,500 sqm per floor and suitable for pioneers, start-ups, scale ups and corporates. 20-400 sqm turn-key offices, >400 sqm tailormade offices.



Renovation



Delivery level (general):

- Aquifer Thermal Energy Storage
- Ceiling height approx. 2.80 m
- LED ceiling lighting
- Top cooling
- Blinds
- Raised computer floors
- Max. 1 person: 10 sqm occupancy
- Breeam Very Good
- Energy Class A +++

Delivery level (extension):

- Wooden extension
- Recycled concrete façade
- Private outside areas (2nd – 4th floor)
- Atrium (approx. 8 meter high)

Amenities

- Central reception area
- Restaurant
- Business and meeting center
- On-site community management

BREEAM[®]
VERY GOOD



Lease information



Available office space

Total for rent appr. 13,500 sqm LFA

Available parking spaces

Total 13,500 sqm / 125 parking spaces

Ratio : 1:108 GFA

Rental price office

Starting from EUR 245 per sqm LFA per year*
(price level 2022)

Rental price parking space

EUR 1,750 per parking space per year*
(price level 2022)

* all prices to be increased with VAT

Delivery

Q1 2024

Rental period

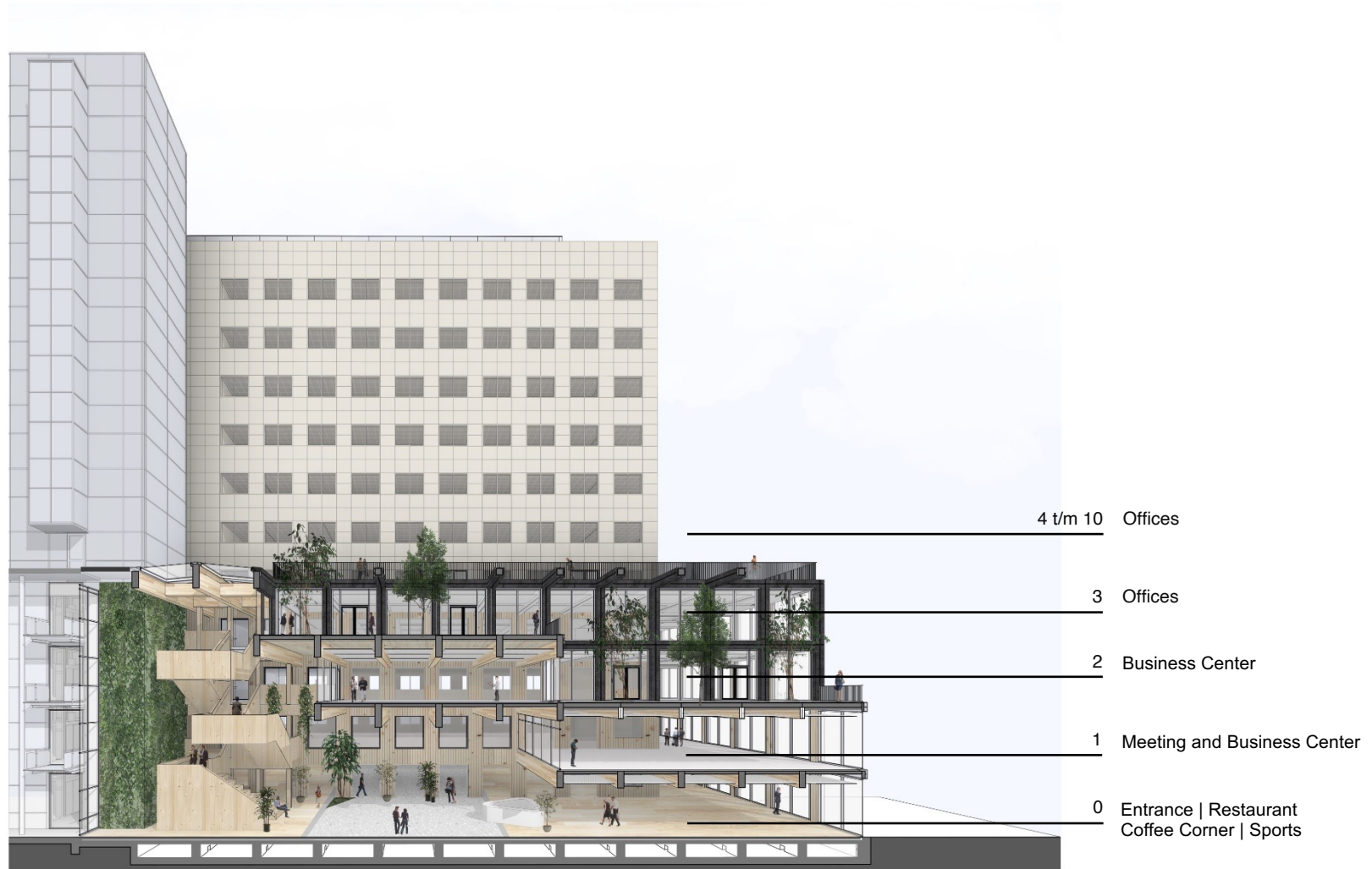
5 years

Lighthouse

Floorplans



DW 02 Lighthouse



DW 02 Lighthouse



- *Ground floor*
- *Approx. 1,370 sqm LFA*

DW 02 Lighthouse



- *1st floor*
- *Approx. 1,350 sqm LFA*

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- *2nd floor*
- *Approx. 1,460 sqm LFA*

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- *3rd floor*
- *Approx. 1,430 sqm LFA*

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- *4th floor*
- *Approx. 1,120 sqm LFA*

DW 02 Lighthouse



- *5th - 10th floor*
- *Approx. 1,120 sqm LFA*

DW 02 Lighthouse - Responsible



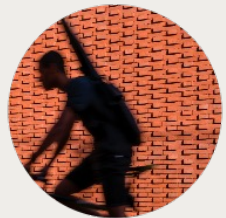
Water

Water storage will retain water to irrigate plants. The rooftop water buffer communicates with weather satellites to optimize its storage capacity before rain, so that even during droughts there is always water to irrigate the vegetation.



Biosolar

A green surface makes solar panels more efficient, reduces heat and contributes to biodiversity. This integrated system will be applied on most of the new building's roofs and on parts of the existing buildings.



Mobility

The plot of basisweg is 5 minutes walking distance from Amsterdam Sloterdijk train station. by bike the plot is also easy to reach from Amsterdam Central Station in only 20 minutes. This masterplan is designed to stimulate the use of bikes with plenty of bike parking spots and by filling the missing links within the existing bike network.



Nature

To increase the biodiversity in the area, specific plants are chosen to mimic habitats in order to attract species that live in Amsterdam West and around the harbour. With subtle interventions in the existing facades, and smart integrations in the new facades places for birds can be offered within the urban environment.



Healthy environment

Use of biobased materials in the interior design, the use of green and plenty of daylight will ensure a healthy environment in all the office spaces. The high quality of public areas and shared spaces, with the use of water features and green will offer visitors and users a healthy break from the daily routines



Well-being

In all the buildings daylight and an agreeable view of the public areas are guaranteed. beautiful staircases are prominently visible, encouraging people to take the stairs.



Circularity

Circular building means using materials that must be reusable in their original properties. Flexibility is another requirement for a future-proof building. because spatial needs will change over time, it must be possible to adapt a building without adjusting the foundation or losing materials. We design buildings that are both circular and flexible, with an demountable structure.



DW 02 Lighthouse - Responsible

ENERGY NEUTRAL

Solar panels on highest (brown) roofs

CIRCULARITY

Water storage under water square
Comfortable, cool space, on hot days

WATER

Rainwater retention and irrigation system
Buffer system communicates with weather satellites to optimize storage capacity on site

WELL-BEING

Stairs to stimulate (vertical) movement

HEALTHY ENVIRONMENT

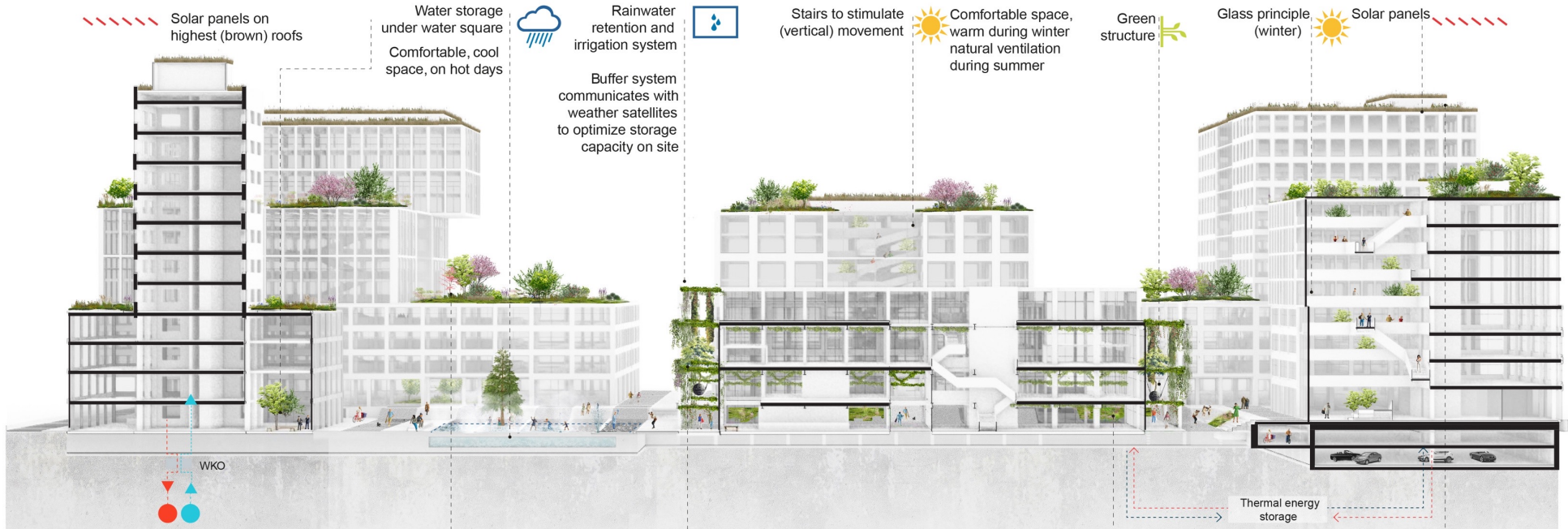
Comfortable space, warm during winter natural ventilation during summer

Green structure

Glass principle (winter)

BIOSOLAR

Solar panels



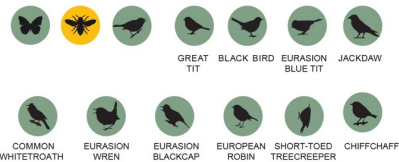
NATURE

Green frame

Native - flowering plants and fruit bearing trees



TARGET SPECIES

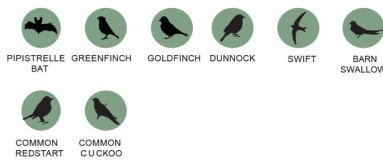


Green frame

Bird-friendly vines and shrubs create a semi-open space for the target species.



TARGET SPECIES



Open planter as sustainable drainage system

Species of plants that can handle greater periods of drought, alongside submergence, and add to biodiversity



TARGET SPECIES



Brown Roof

Mimicking pioneer landscape, ecological planting, some clutter and rocks to create habitat for species in harbour area.

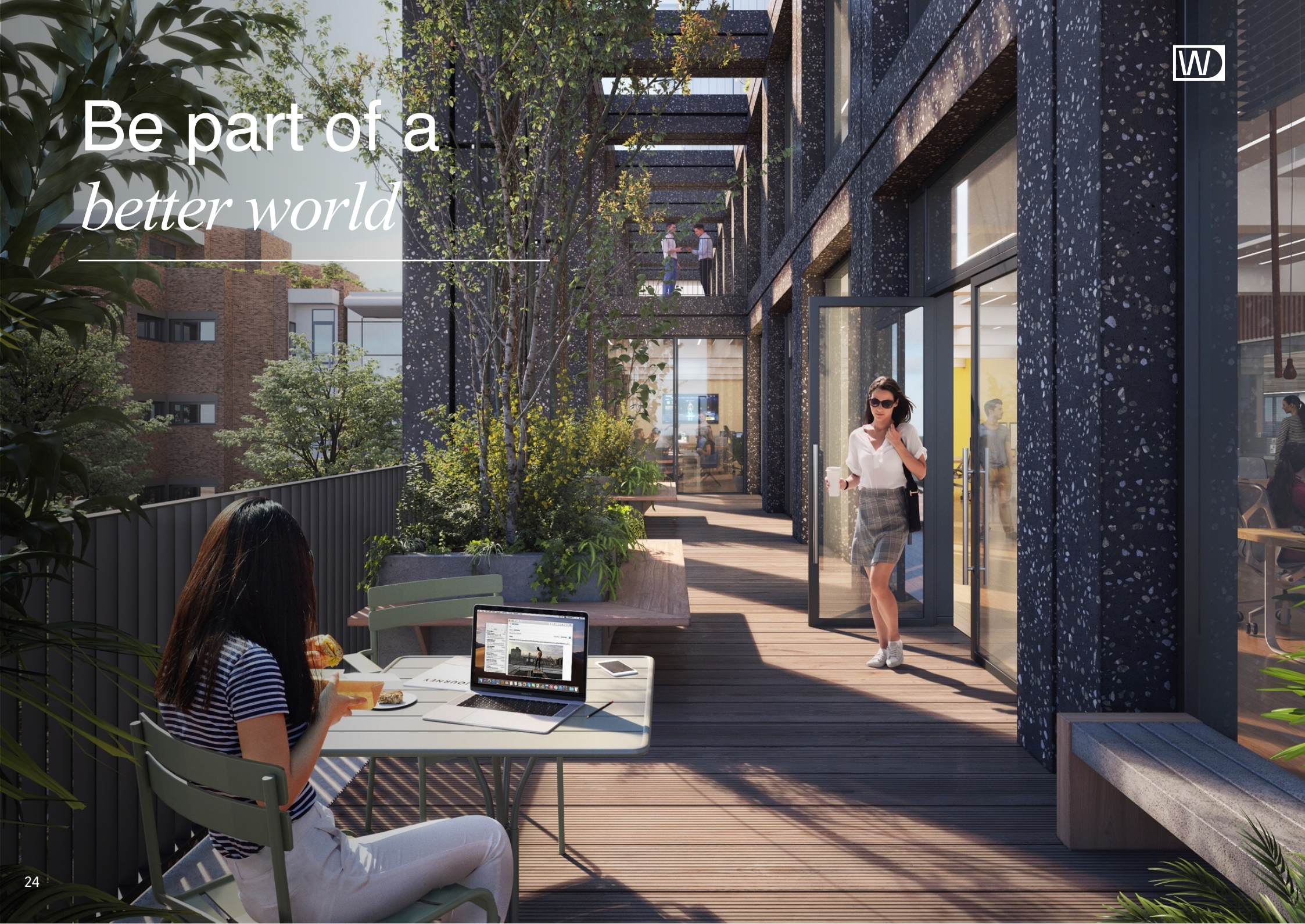


TARGET SPECIES





Be part of a
better world



Be part of a *better world*

A resort-style working environment where ambition and inspiration go hand in hand. A flexible adaptive community focused on the demands of tomorrow.



Bars & restaurants



Sport & wellness



Programming & curating



Hospitality & services



Meeting & events



Be part of a better world

Sport & wellness



The latest fads and coolest sports. From yoga sessions to crossfit classes and rooftop boxing clinics. All to be able to stay mentally and physically at your best. A walk on the Green Mile can also work wonders as a break during the day.



Bars & restaurants



Healthy and super tasty. Hyper local, organic and seasonal. Of course, also a super supermarket with takeaway deli and fresh to desk delivery and a rooftop bar for Friday afternoon drinks.

The catering partners at District West are chosen very carefully and bring flavor, experience and contemporary thinking to the District West Community.

Be part of a better world



Programming & curating

Professional management will be responsible for organizing daily sports, art, culture, education and entertainment programs on site in close collaboration with members of the DW community. Allowing to share values, knowledge and boost connection.



Hospitality & services



Reserving your event space or organizing your annual summer BBQ? The DW manager will take care of it. Dry cleaning, events, sport activities, delivery service and catering are all easily booked with the District West community app.

Be part of a better world



Meeting & events



Several roof gardens, the public square and the Atrium in DW 03 Amerika: District West offers a large variety of venues to organize seminars, event spaces or parties.



The new standard

Choose to be ESG Compliant



Sustainably built *for wellbeing*

Our aim is to deliver a net zero carbon district west. To reach this target, we will encourage electric mobility, cycling and the use of public transport.

We monitor and share esg compliance, use timber construction, supply a zero carbon heating network and use smart technology to reduce energy consumption.



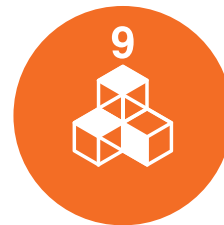
Sustainable development goals



Good health and well being



Affordable and clean energy



Industry, innovation and infrastructure



Sustainable cities and communities



Responsible consumption and production




Climate action




DISTRICT WEST

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embracing the future

For further Information
visit our website, or
contact us.

 **Website**
districtwestamsterdam.nl

 **Phone number**
[+31 20 6102151](tel:+31206102151)

 **E-mail address**
info@districtwestamsterdam.nl



[+31 20 626 2691](tel:+31206262691)

[+31 20 540 5555](tel:+31205405555)

[+31 20 640 52 52](tel:+31206405252)

Development partners

- BNTHMCRWL
- WOMO Architects
- ZUS
- PEAK
- CBRE