

DISTRICT WEST

DW 03 Warehouse

Growing the new standard
embracing the future



DW 03 WAREHOUSE

Right in the heart of District West this former printing factory will be transformed into a 10,500 sqm state-of-the-art office building.

DW03 Warehouse will be characterized by the reuse of the old steel structure, the new glass façade and the spacious open floors around the glass atrium.

Naturally, the office will attain the BREEAM Excellent certificate and meet the Paris Proof conditions.

A unique building that will give that sturdy yet elegant vibe reminiscent of the site's industrial heritage.

Amenities

- Spacious atrium
- Coffee corner
- Restaurant (DW02 Lighthouse)
- Business and meeting center (DW02 Lighthouse)
- On-site community management

Delivery

As from Q1 2025

Available office space

Total approx. 10,500 sqm LFA
(open floors up to 2,500 sqm).

Available parking spaces

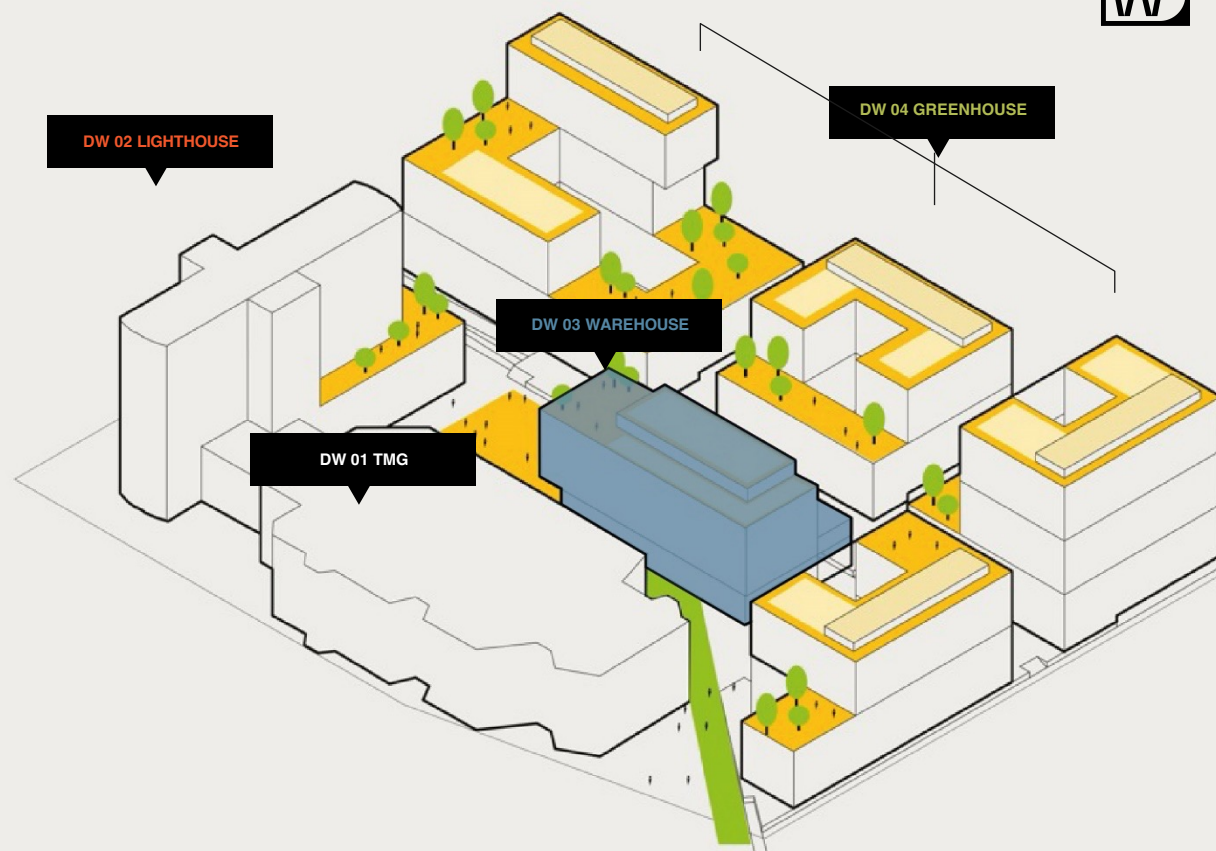
Total 90 parking spaces

Rental price office

tbd

Lease term

tbd



DW 02 LIGHTHOUSE

Q1 2024 Completion

A sustainable landmark of 13,000 sqm flexible office space and 125 parking spaces.

BREEAM®
VERY GOOD



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 in total (as from 15,000 sqm) with landscaped balconies and terraces. Customized to the wishes and DNA of your organization.

BREEAM®
EXCELLENT



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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.

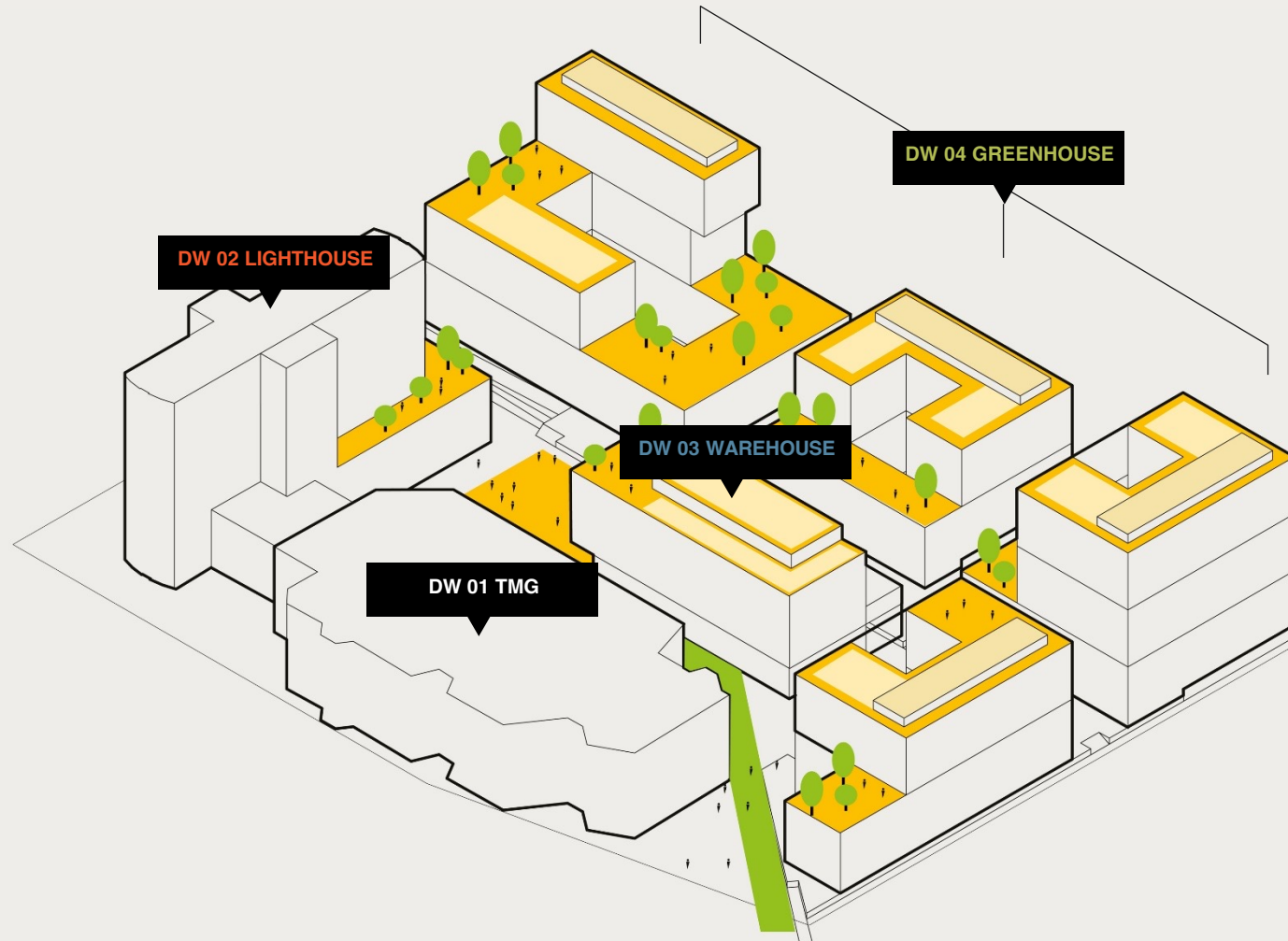


District West

square



Overview



Location

Sloterdijk area

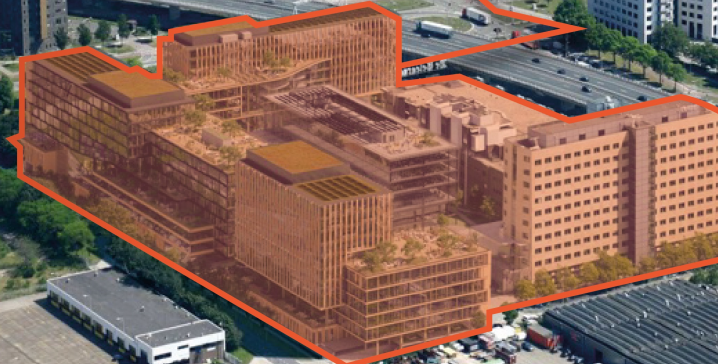
Five minutes away from station
Amsterdam Sloterdijk



Station Amsterdam
Sloterdijk

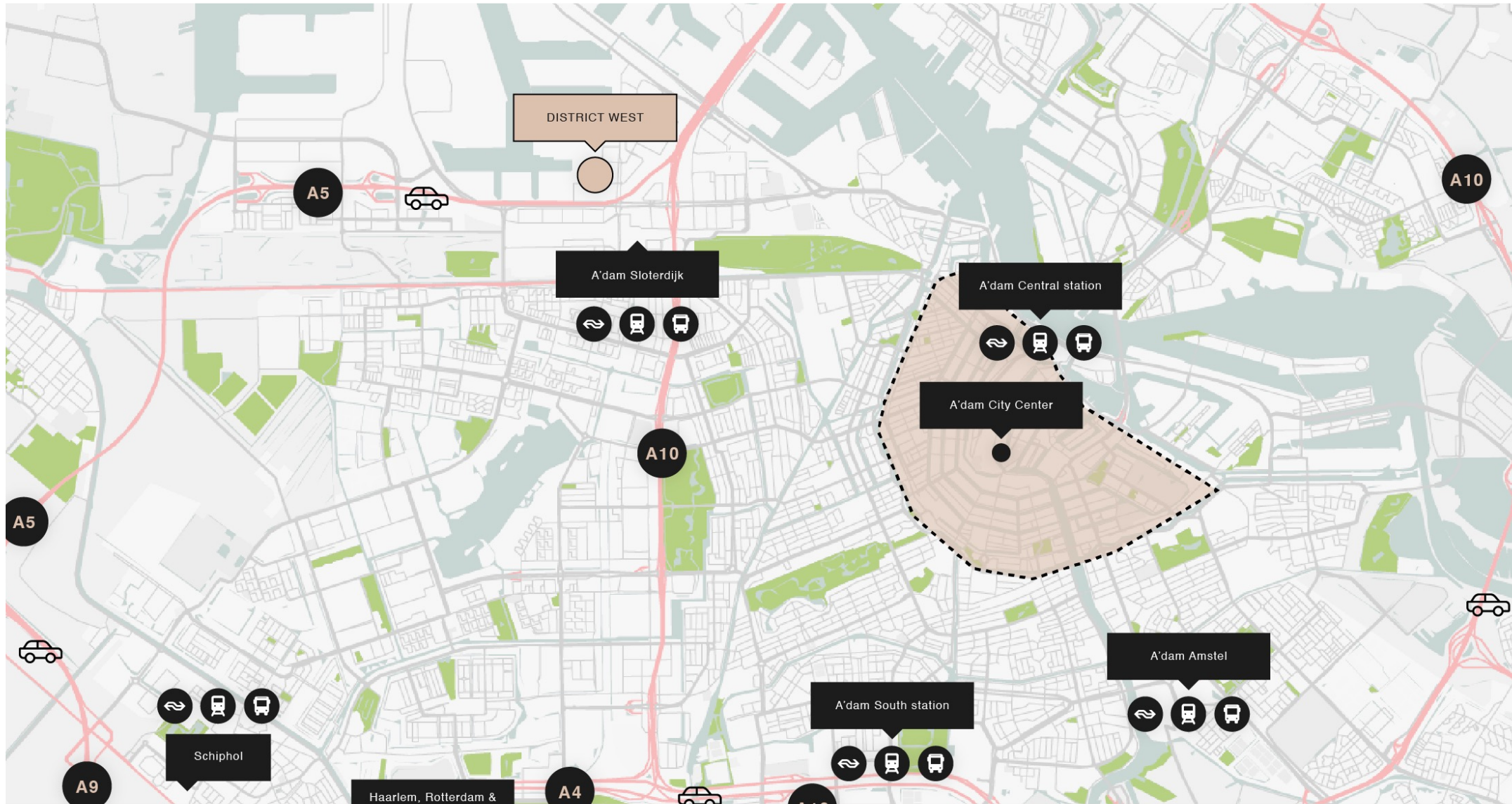


5 minutes from
Amsterdam Sloterdijk



Powerful Connections

Closely connected to clients and talent



11 Minutes
Amsterdam Schiphol



5 Minutes
Amsterdam Sloterdijk



13 Minutes
Amsterdam Center



16 Minutes
Schiphol Airport



5 Minutes
Amsterdam Central station



DW 03

Warehouse

Right in the heart of District West this former printing factory will be transformed into a 10,500 sqm state-of-the-art office building.

DW03 Warehouse will be characterized by the reuse of the old steel structure, the new glass façade, the spacious open floors around the glass atrium and lush green roof terraces.



In a class by itself

Besides its architectural delight, DW03 Warehouse is also an example of a top sustainable redevelopment.

In addition to the reuse of the steel structure, the building will be equipped with sonar panels and an aquifer thermal heating storage. It will also be fully disconnected of gas.

Naturally, the office will attain the BREEAM Excellent certificate and meet the Paris Proof conditions.

A unique building that will give that sturdy yet elegant vibe reminiscent of the site's industrial heritage.



Renovation



Delivery level:

- Reuse of the steel structure
- Glass facade
- Aquifer Thermal Energy Storage
- Ceiling height up to 5.00 m!
- LED ceiling lighting
- High class cooling
- Open floors around glass atrium
- Roof terrace
- Max. 1 person: 10 sqm occupancy
- Breeam Excellent
- Paris Proof
- BENG

Amenities

- Atrium
- Coffee corner
- On-site community management
- Restaurant (DW01 at the square)
- Business and meeting center (DW01 at the square)

BREEAM
EXCELLENT



Lease information



Available office space

Total for rent appr. 10,500 sqm LFA

Available parking spaces

Total 90 parking spaces

Ratio : 1:116 LFA

Rental price office

tbd

Rental price parking space

EUR 2,000 per parking space per year*
(price level 2022)

* all prices to be increased with VAT

Delivery

2025

Rental period

tbd

Warehouse *Floorplans*



DW 03 Warehouse



- *Ground floor*
- *Approx. 1,513 sqm LFA*

DW 03 Warehouse



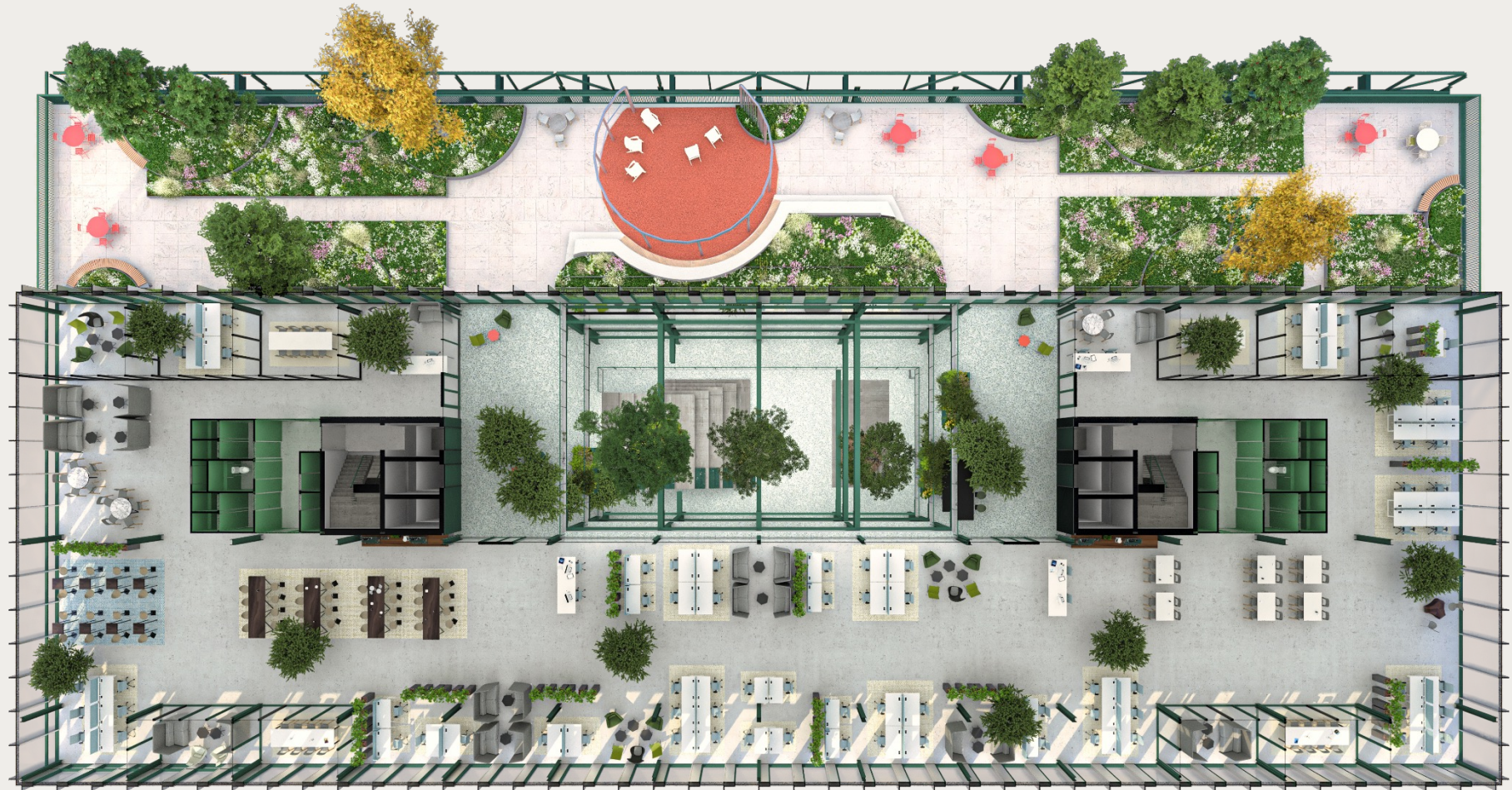
- 1st floor
- Approx. 1,470 sqm LFA

DW 03 Warehouse



- 2nd floor
- Approx. 2,447 sqm LFA

DW 03 Warehouse



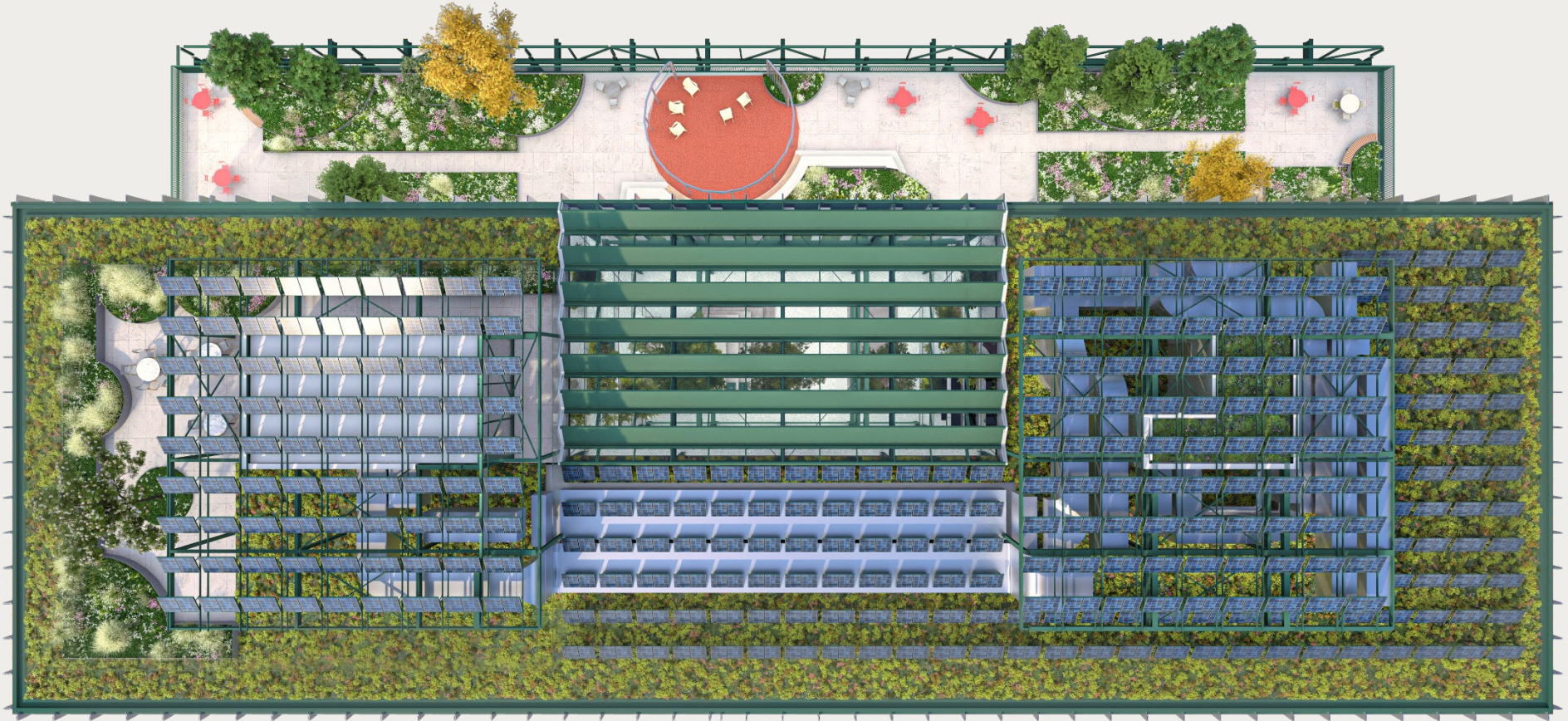
- 3rd floor
- Approx. 1,684 sqm LFA

DW 03 Warehouse



- 4th and 5th floor
- Approx. 1,684 sqm LFA

DW 03 Warehouse



- 6th floor
- Approx. 18 sqm LFA

DW 03 Warehouse - Responsible



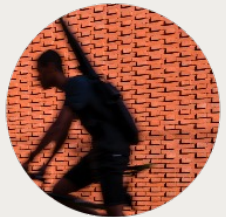
Water

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

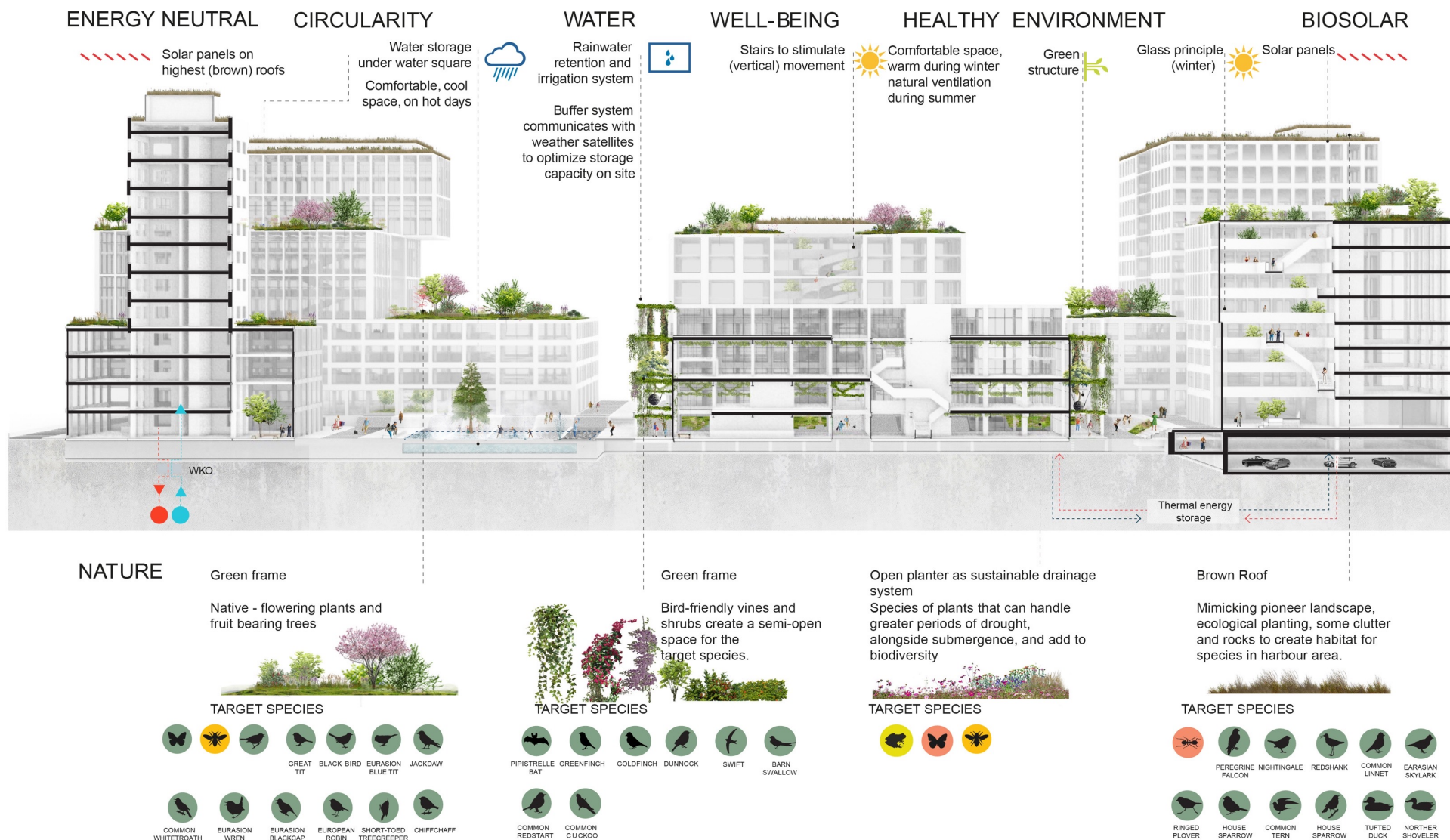
In all the buildings daylight and an agreeable view of the public areas are guaranteed. beautiful staircases are prominently visible, encouraging people to take the stairs.



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 03 Warehouse - Responsible



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



Hospitality & services

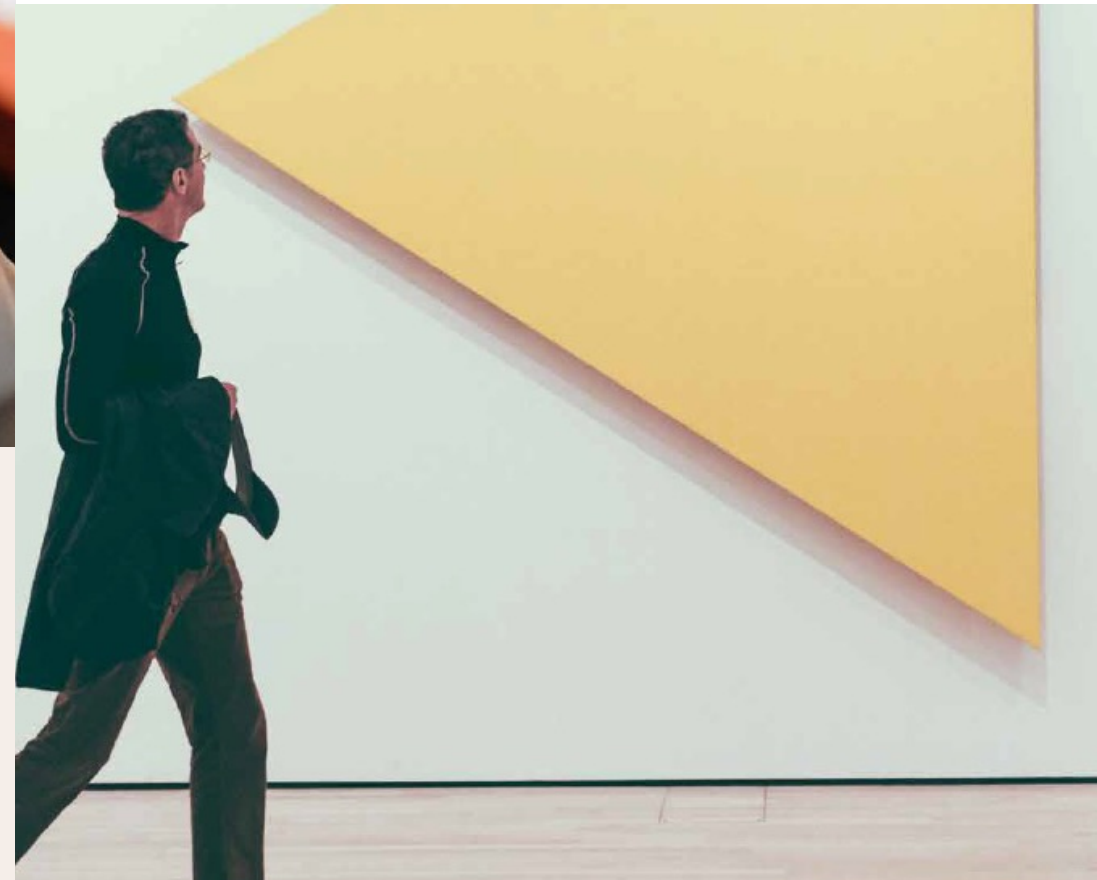


Reserving your event space or organizing your annual summer BBQ? The DW manager will take care of it. Dry cleaning, events, sport activities, delivery service and catering are all easily booked with the District West community app.

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.



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 build *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.



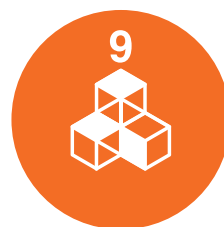
Sustainable development goals



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

Growing the new standard
embracing the future

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Development partners

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- ZUS
- PEAK
- CBRE