

Growing the
new standard,
embracing
the future.

DISTRICT
WEST

districtwestamsterdam.nl

Warehouse

Brochure



**DISTRICT
WEST**

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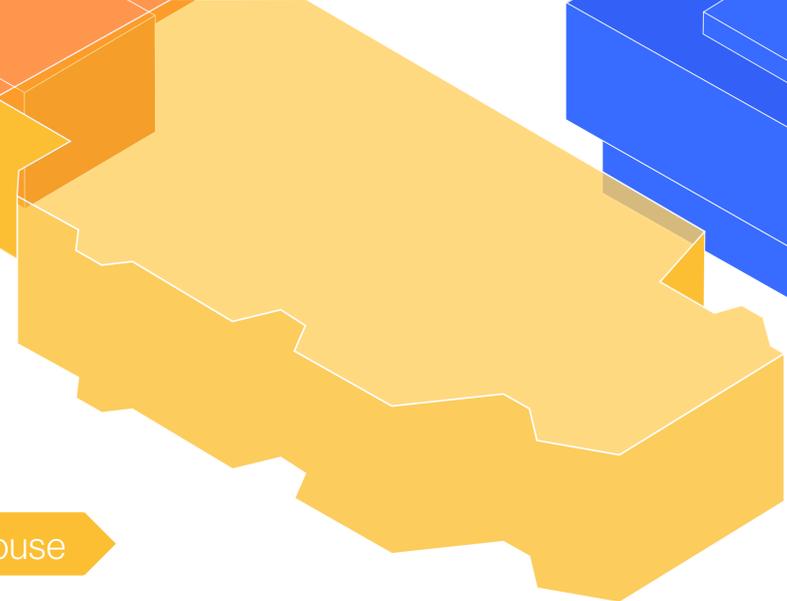
Introduction District West



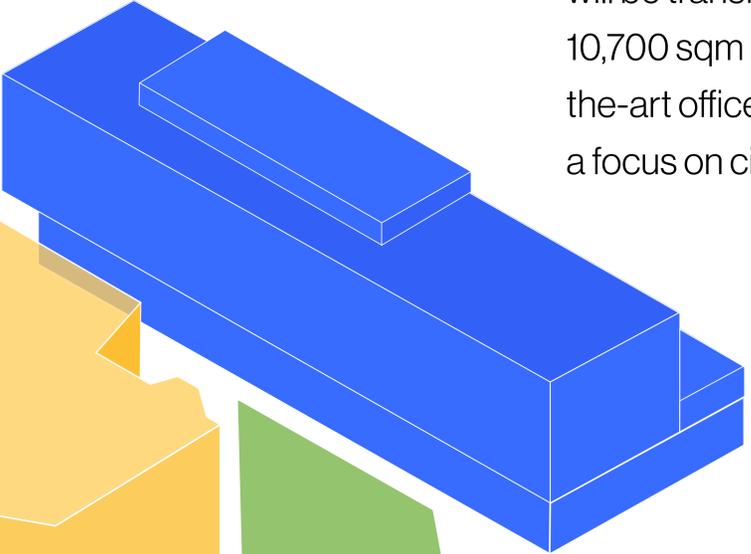
The building is expanded and transformed into a 13,150 sqm LFA sustainable multi-tenant landmark with spectacular panoramic views.



Mediahouse, with its 20,000 sqm LFA renewed office, is the first company at District West.

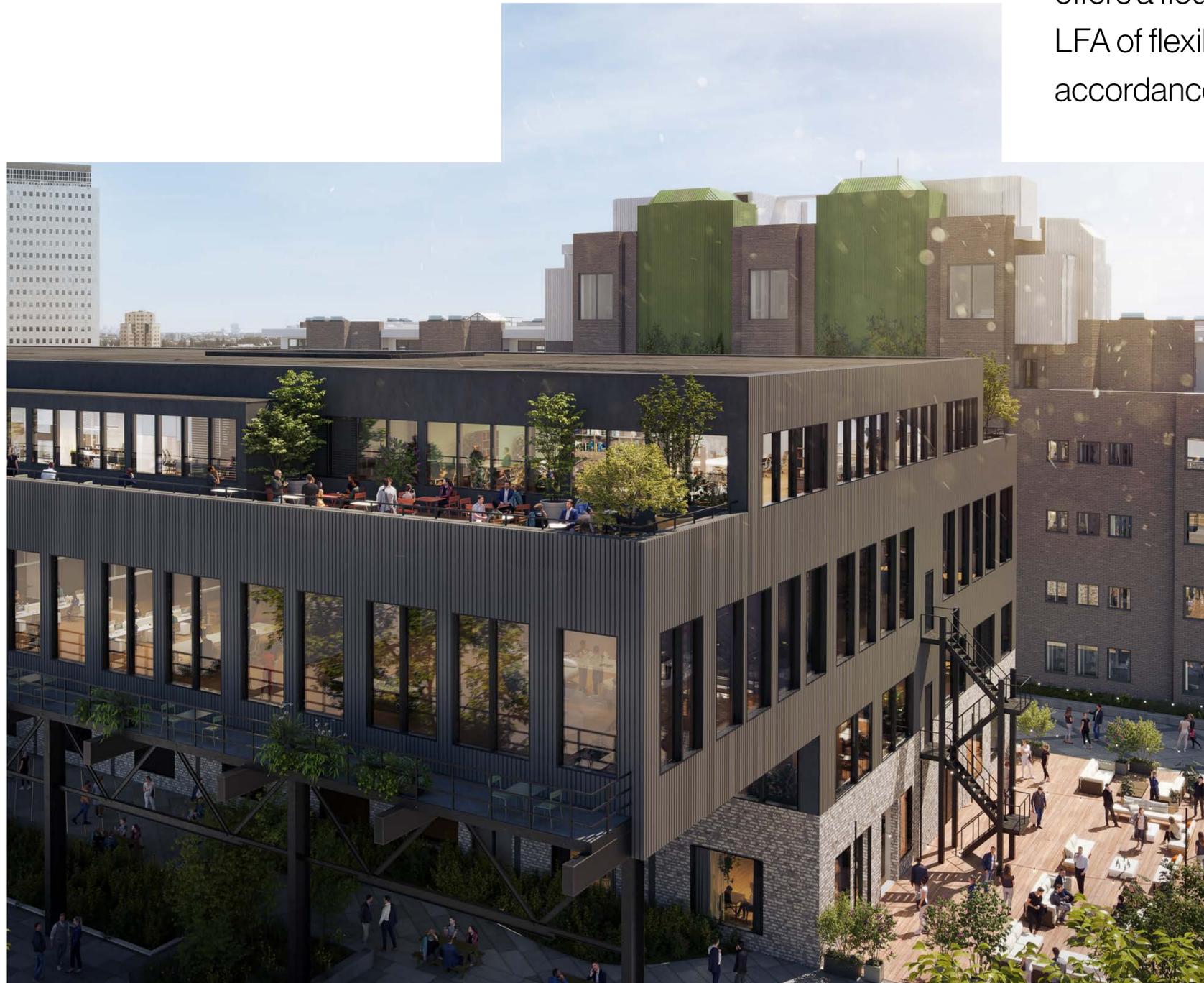


This former printing factory will be transformed into a 10,700 sqm LFA state-of-the-art office building with a focus on circularity.



About District West

In close vicinity of Amsterdam Sloterdijk train station and the city center of Amsterdam, District West offers a flourishing playground with over 50,000 sqm LFA of flexible office space, services and facilities in accordance with top-notch ESG standards.



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.

Make life at work good

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

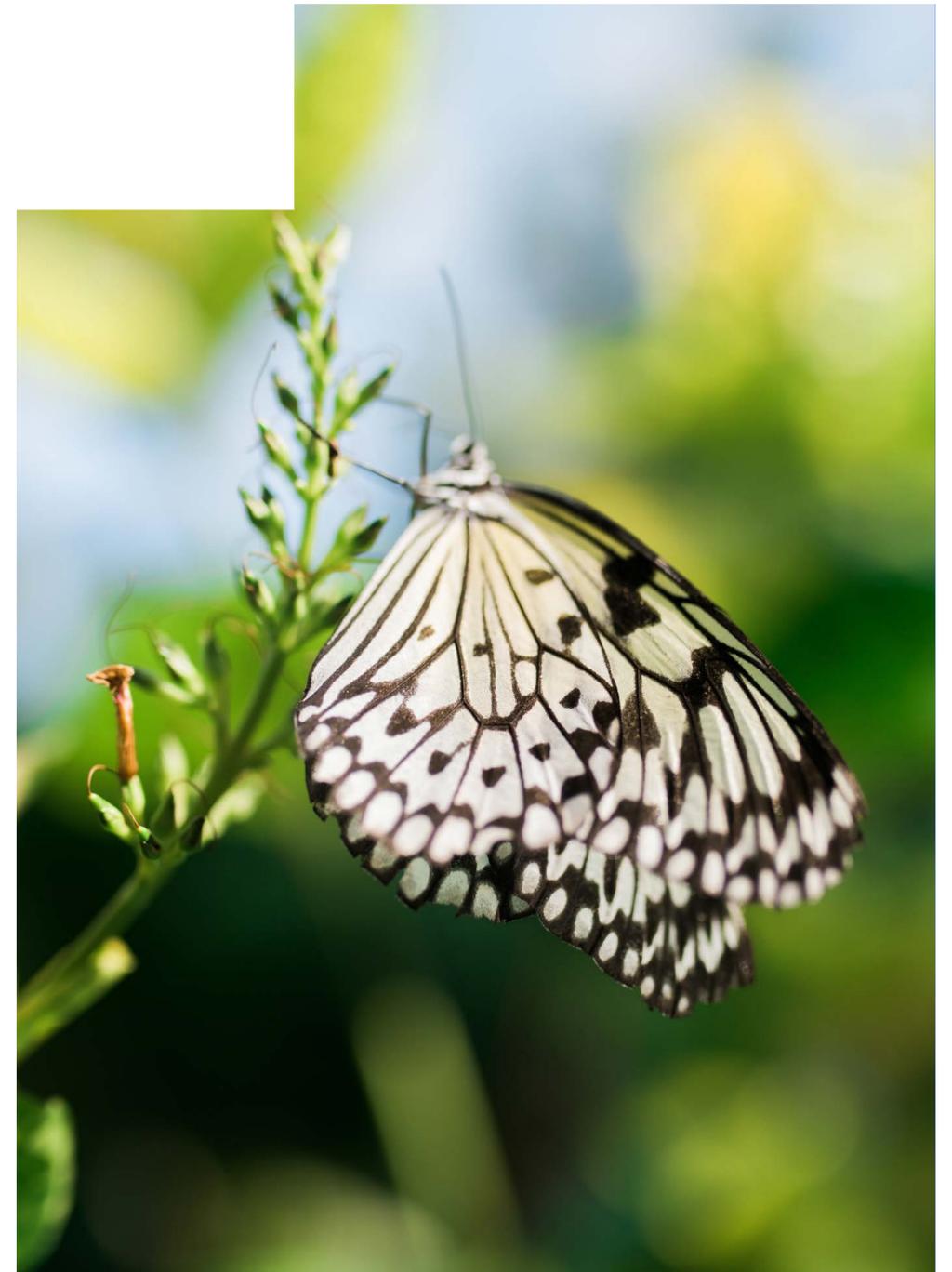
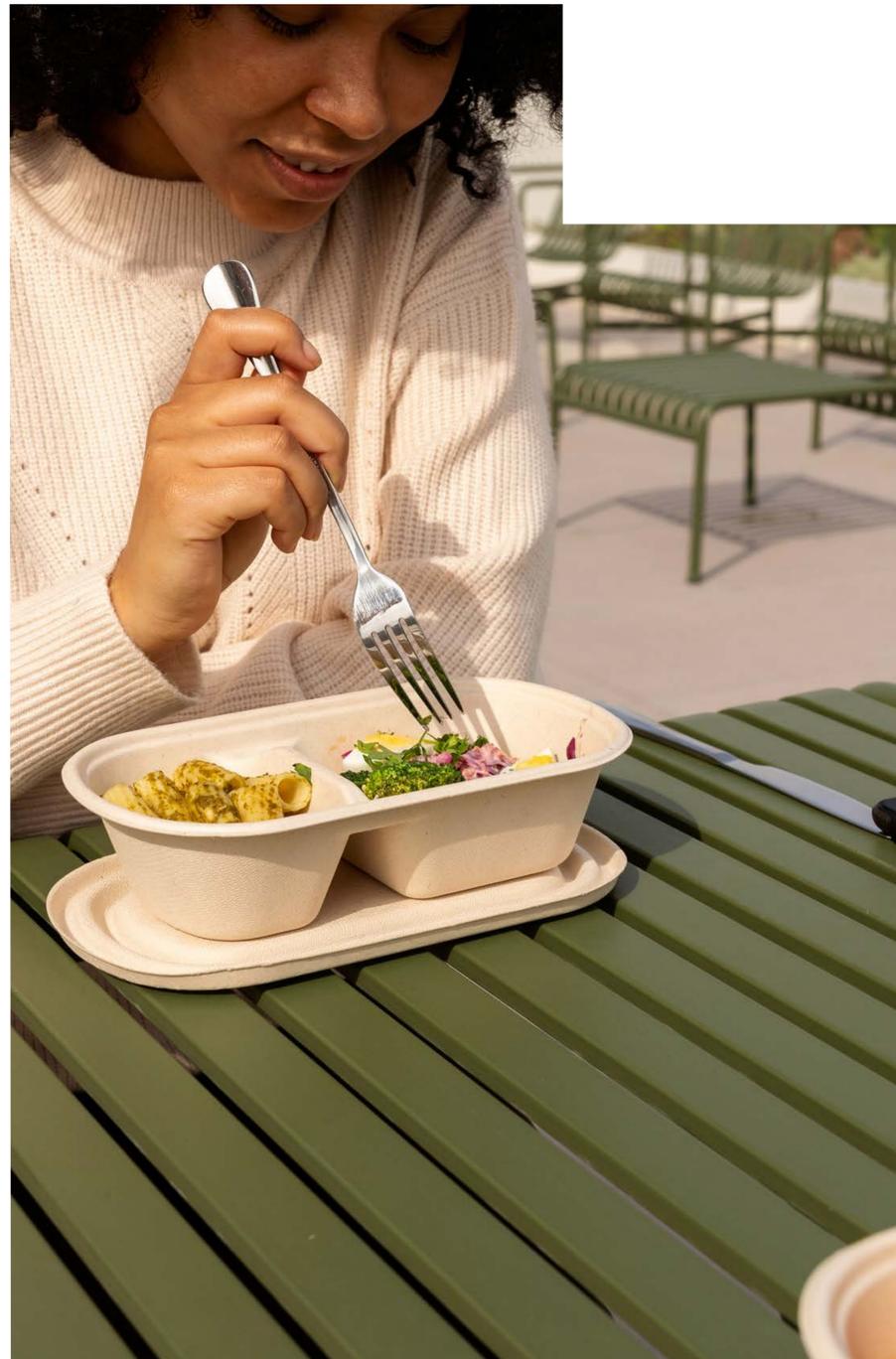
Sustainably built for wellbeing

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.



The green ambition

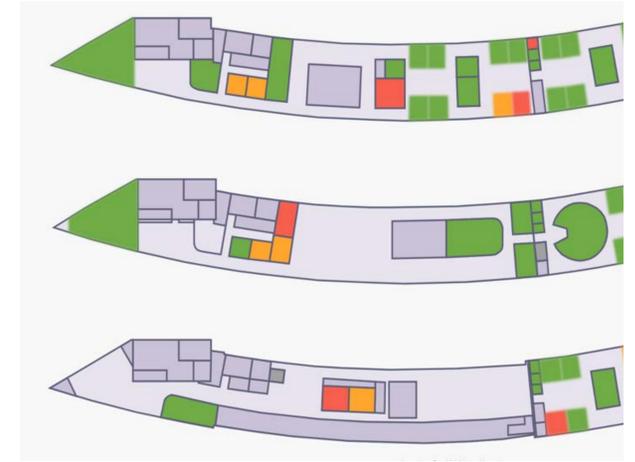
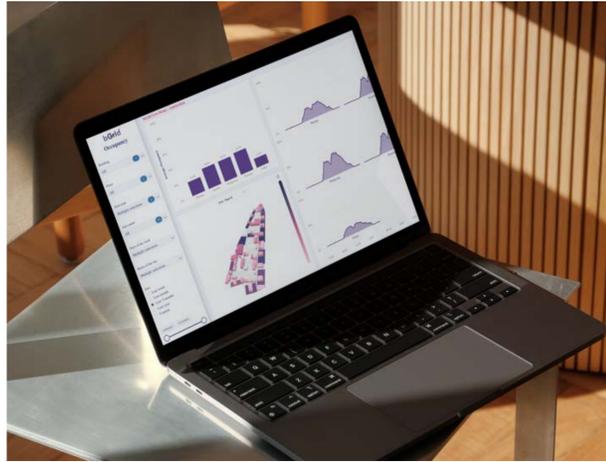
- Preservation of existing vegetation.
- Enhance the buffering aspect (density).
- Integration of aromatic planting along the seating edges.
- Planting with high seasonal aspect significant flowering.



Sustainably built
for well-being



bGrid



bGrid introduction

Warehouse uses hard and SMART data provided by the bGrid technique. With a network of multi-sensors installed in Warehouse, bGrid collects data and provides tenants (business owners as well as employees) with actionable insights to help them improve the operation of their office. The SMART office to achieve your sustainability goals.

Adapted climatization

Climatization that adapts to forecasted utilization and comfort patterns. It stops climatization of rooms that are not being used. It also adapts to human behavior.

Saves **>20%** on energy consumption whilst improving comfort.

Focus on facility management

Improved tenant experience: Efficient, real-time pro-active and data-driven facility management, instead of old-school opinion-driven and reactive facility management.

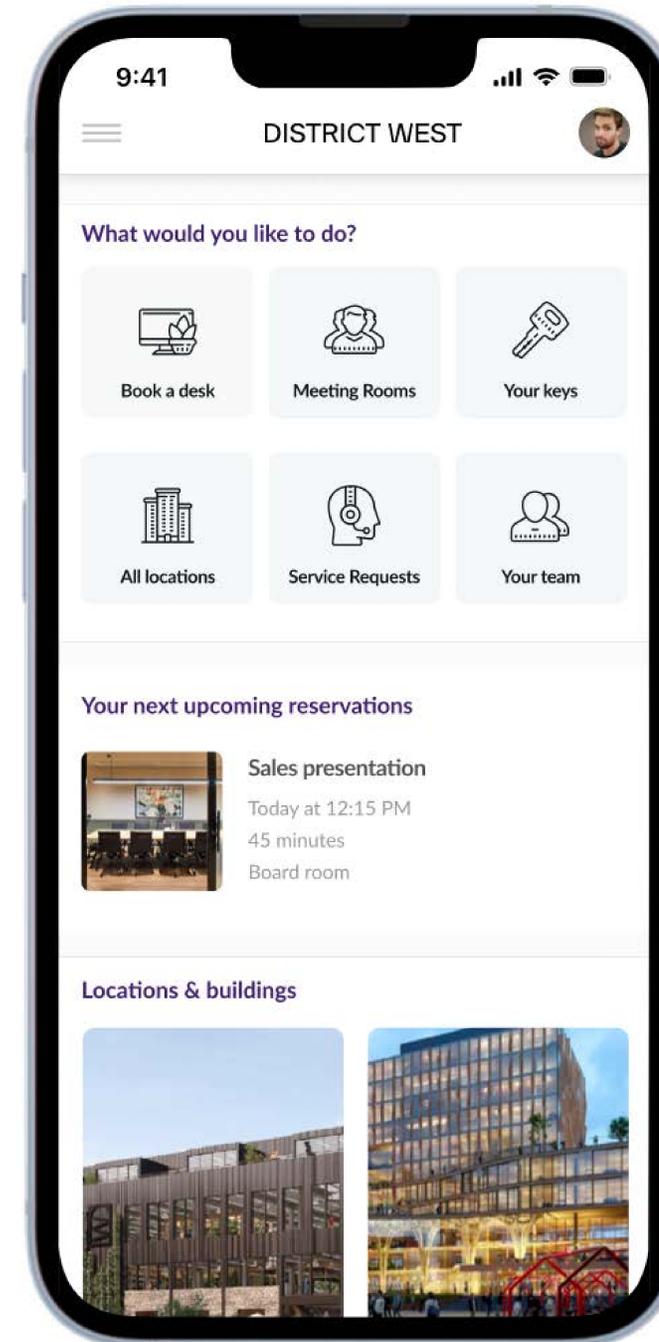
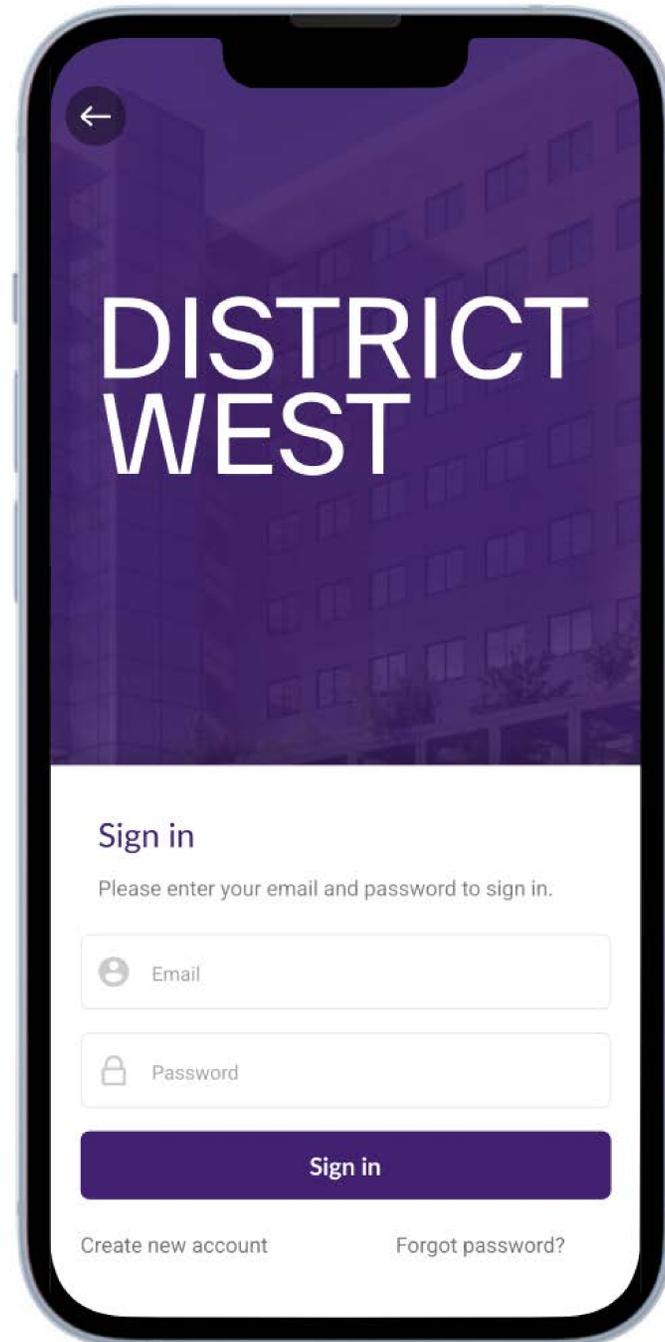
Data driven issue reporting; easily identify rooms with structural issues; create data-driven tickets; Deep-dive into root-cause analytics; avoid ineffective maintenance costs and quarterly reporting.

Occupancy insights

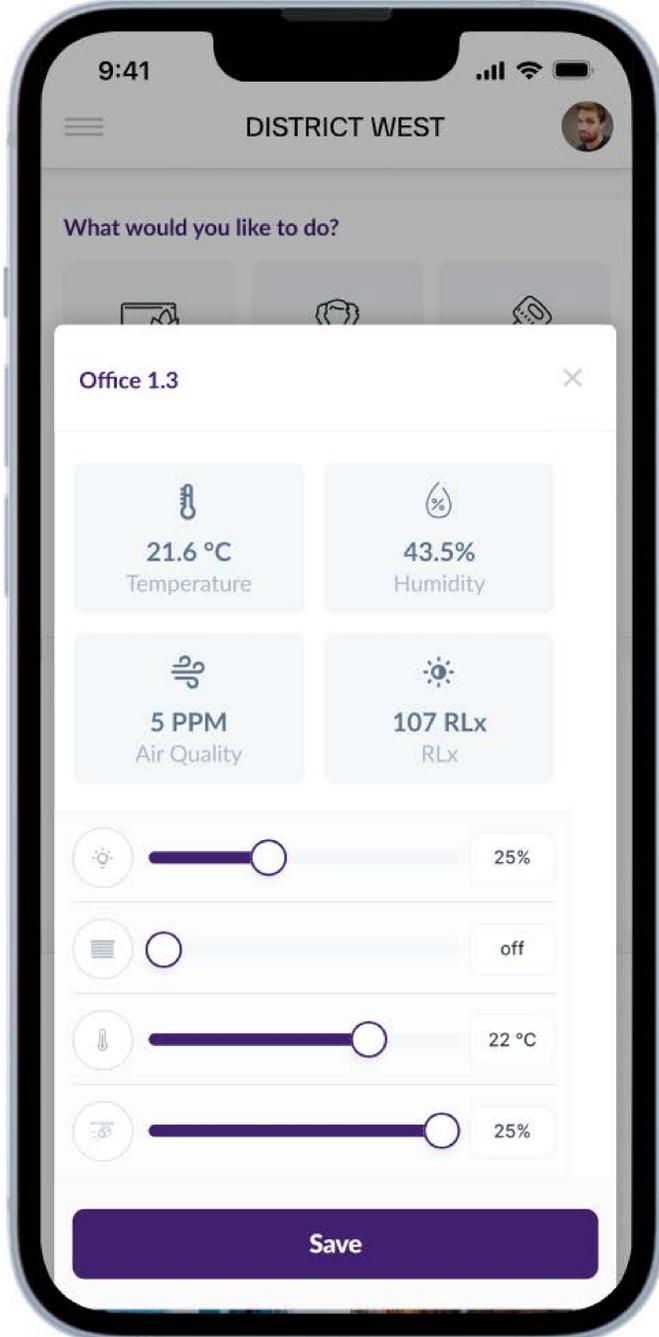
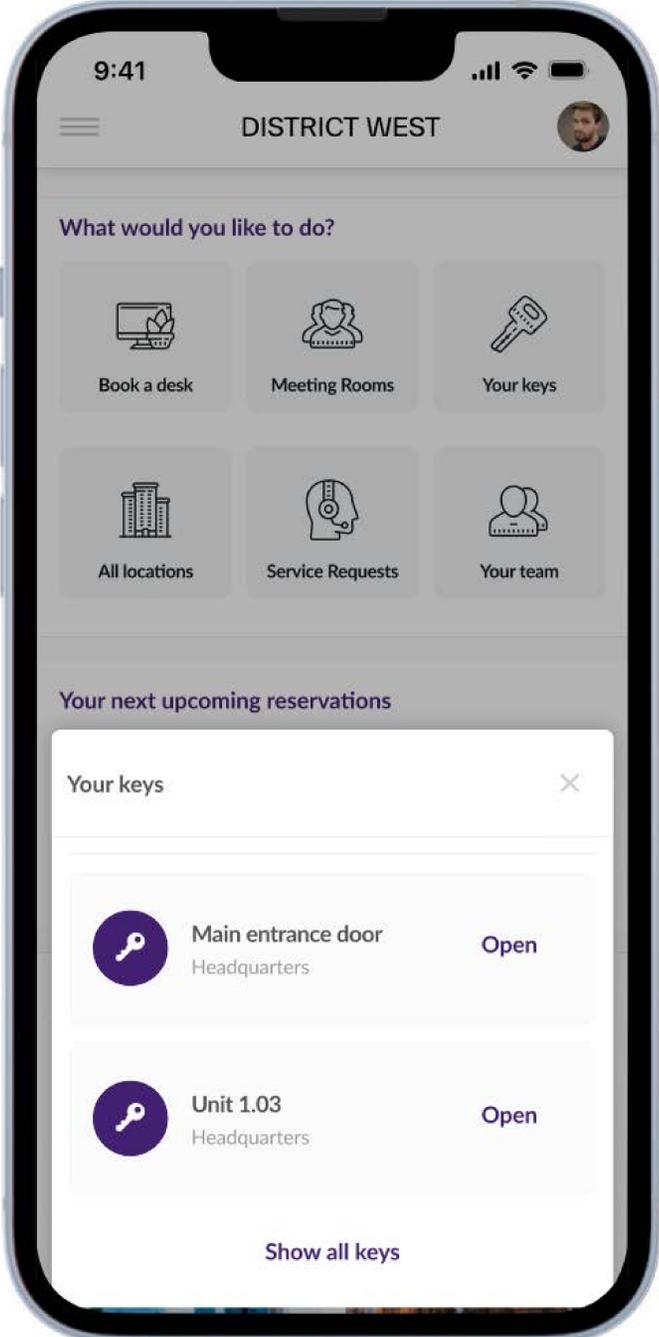
Know what you use and what you need. Hard data on occupancy, utilization, health & comfort. Act on business insights and historic analytics. From opinions to facts.



SMART building technology by bGrid



SMART building technology by bGrid





Architectural rendering of a modern office building's outdoor courtyard. The building features a prominent brick facade on the ground floor and glass-walled upper levels. A covered walkway with a dark metal frame and a light-colored, ribbed ceiling extends along the side of the building. In the foreground, there is a landscaped area with large, mossy rocks and low-lying green plants. Several people are depicted in various activities: some are sitting at tables, some are walking, and one person is interacting with a food cart. The scene is bright and sunny, suggesting a pleasant outdoor environment.

ESPRESSO	2.80	2.40
MACCHIATO	2.80	2.60
MACCHIATO	2.80	2.30
WHITE	3.20	
SCHIAFFEE	3.80	
ESPRESSO	3.00	

Facilities

On-site community management



Meetings & events

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



Hospitality & services

Reserving your event space or organizing your annual summer BBQ? The District West community manager will take care of it.



Programming & curating

Professional management will be responsible for organizing daily sports, culture, education and entertainment programs on site in close collaboration with members of the District West community.

Allowing to share values, knowledge and boost connection.



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

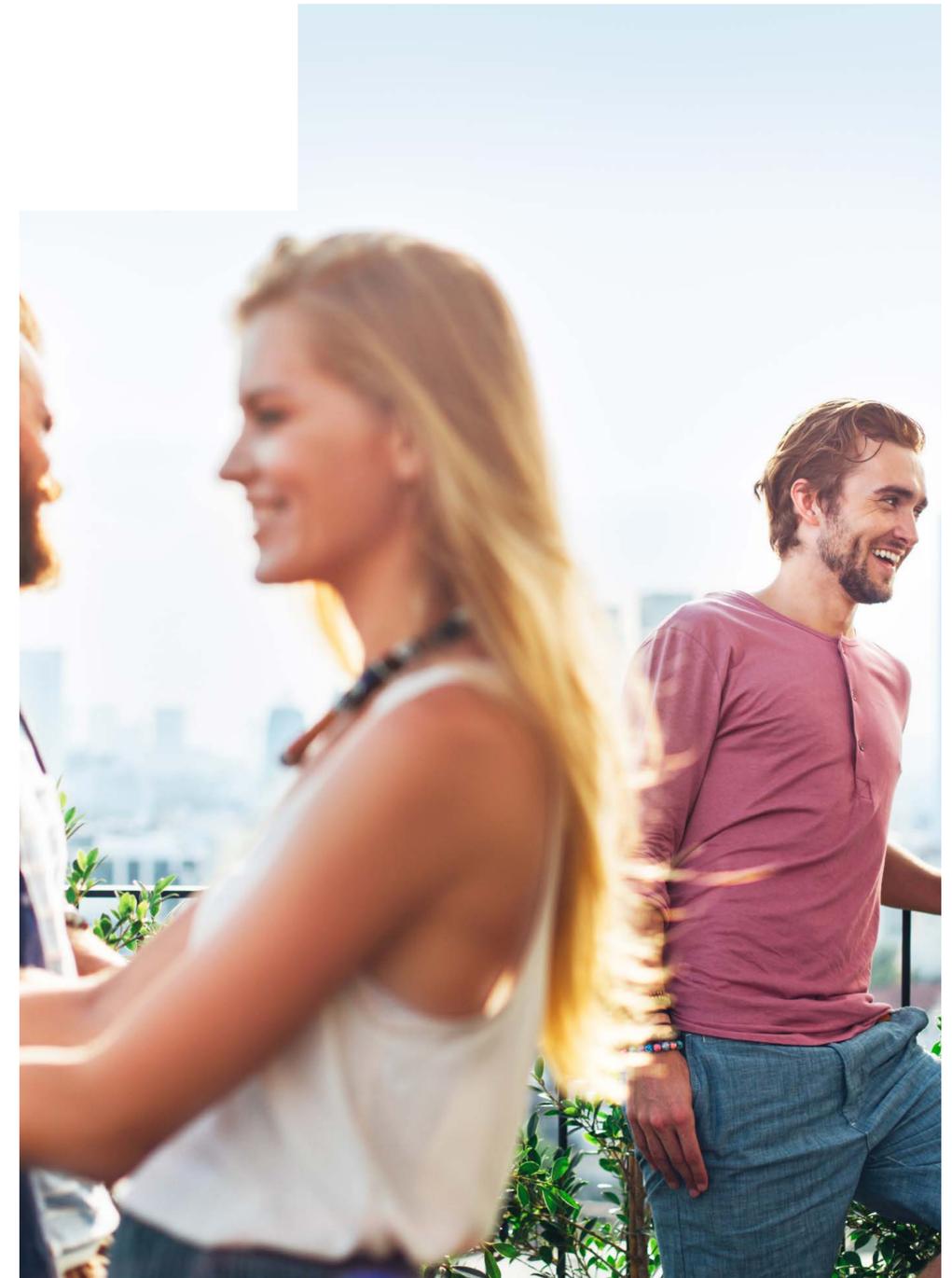
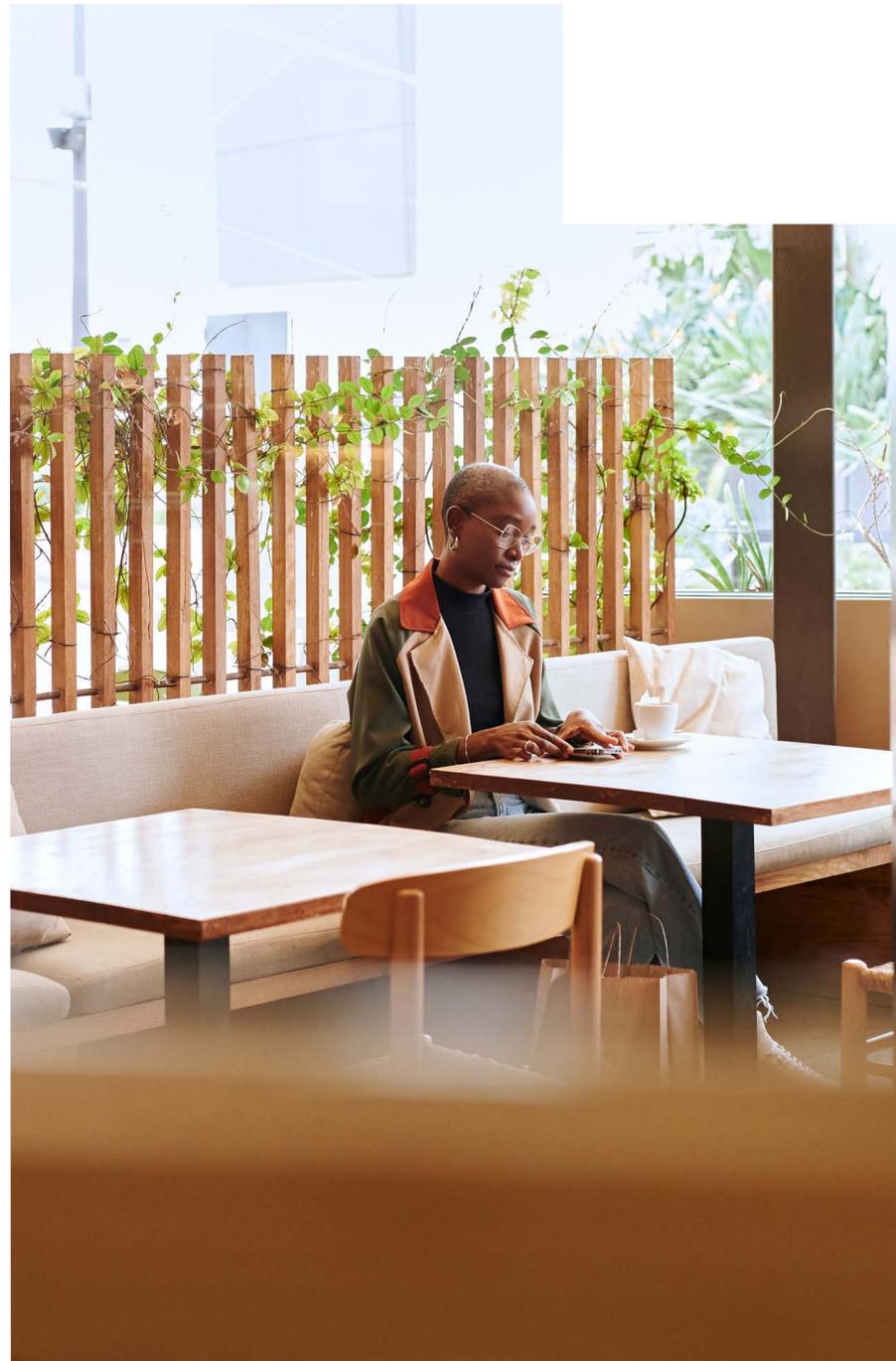
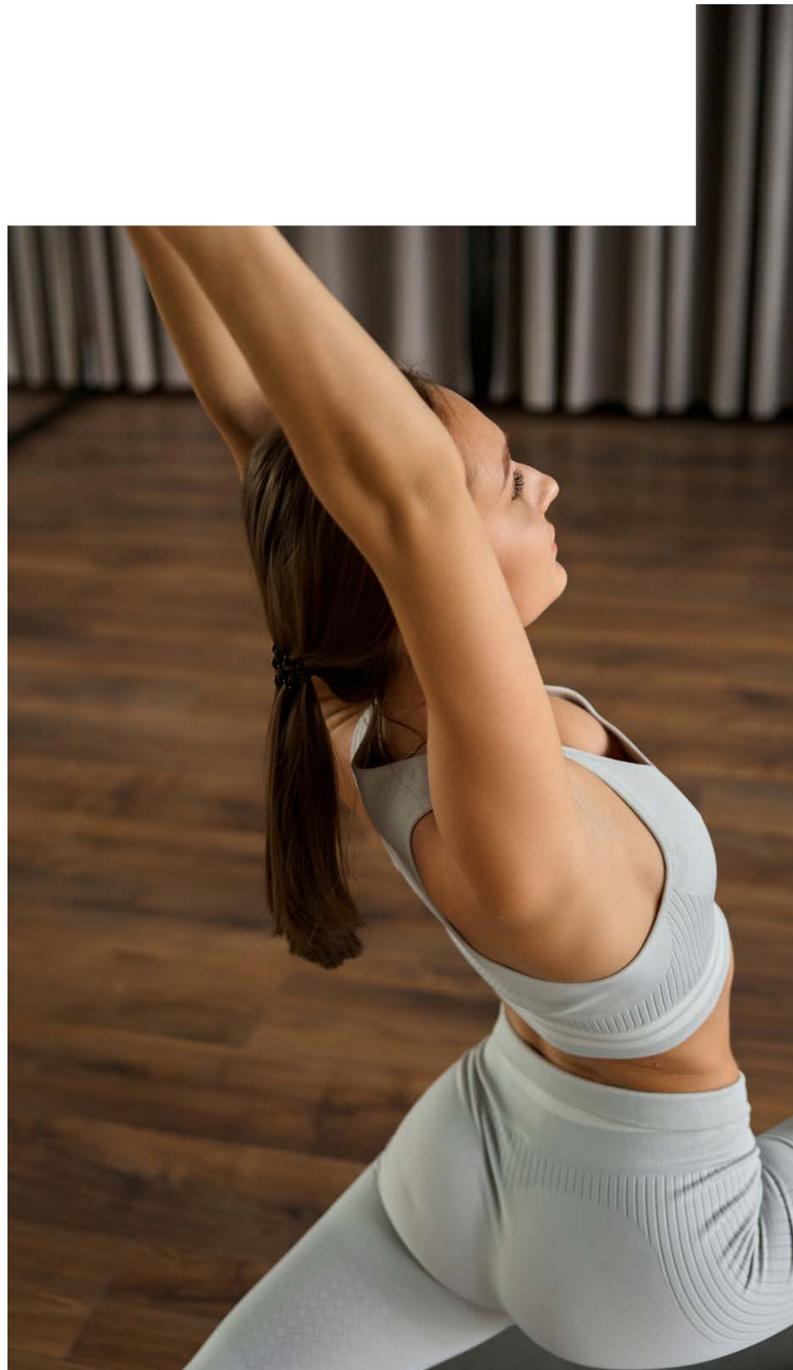
Healthy and super tasty. Local, organic and seasonal. Of course, banqueting can provide a desk delivery or you can use the bar for Friday afternoon drinks.

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



Where ambition and inspiration go hand in hand

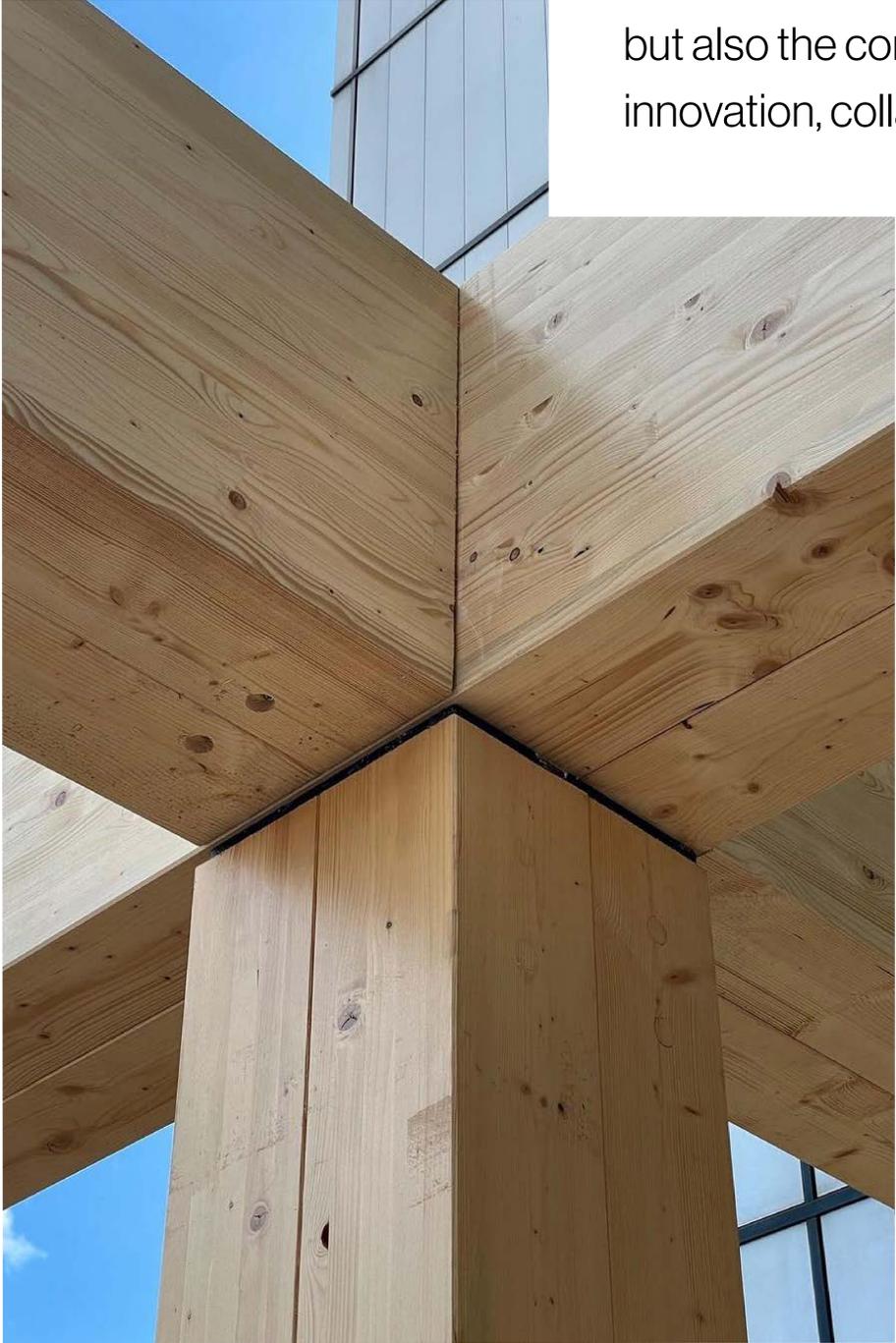
A flexible adaptive community focused
on the demands of tomorrow.



ESG

The transformation of the industrial warehouse into a Paris Proof office space is driven by our vision to seamlessly enhance the site's industrial heritage with modern functionality, while ensuring circularity and ESG principles.

The aim of this renovation is not only to activate the physical space but also the community within it, and to create an environment where innovation, collaboration and creativity flourish.



ESG

Our starting point is to preserve the existing structure, make adjustments where it is necessary for daylight entry and access by installing wooden frames, using the existing materials, and maintain the integrity of the brick plinth.

By renovating and upgrading Warehouse instead of demolishing it and build a new office building, the lifespan of the existing materials is extended, preserving the embodied carbon and reducing the need for new materials substantially.

In addition we monitor and share ESG compliance, supply a zero carbon heating network and use smart technology to reduce energy consumption.

- Retain existing structure
- Refit existing void
- Reuse façade materials
- Refurbish interior
- Reduce carbon emissions



In our ESG Convenent
you can find all information
about our ESG targets on:

- Environmental governance
- Social governance



Warehouse

Right in the heart of District West this former printing factory will be transformed into a 10,700 sqm lfa one-of-a-kind office building. Parking ratio: 1:90 sqm LFA.

Delivery level

Besides the reuse of the structure, the building will be characterized by its spacious open floors, high ceiling heights and atria with green islands (designed by Moss). Other specifications of the available office spaces are:

Paris Proof

All electric

Thermal Energy Storage (TES)

Breem Excellent

Energy Class A++++

bGrid Smart Building Technology

Max 1 person: 10 sqm lfa occupancy

Ceiling heights from 3m to 5m

LED ceiling lighting





Lease information



3rd floor

Approx 2,923 sqm LFA available

2nd floor

Approx 4,063 sqm LFA available

1st floor

Approx. 2,318 sqm LFA available

Ground floor

Approx. 1,351 sqm LFA available

Delivery

tbd

Parking ratio

1:90 sqm LFA

Amenities

Reception
Event space
Biophilic lobby
Meeting rooms
Central square
Restaurant (*in Lighthouse*)
Business & meeting center (*in Lighthouse*)
On-site community management

Service charges

EUR 55 per sqm LFA
(including community management, excluding reception)



Floorplans

Ground floor | approx. 1,351 sqm LFA



Floorplans

1st floor | approx. 2,318 sqm LFA



Floorplans

2nd floor | approx 4,063 sqm LFA



Floorplans

3rd floor | approx 2,923 sqm LFA





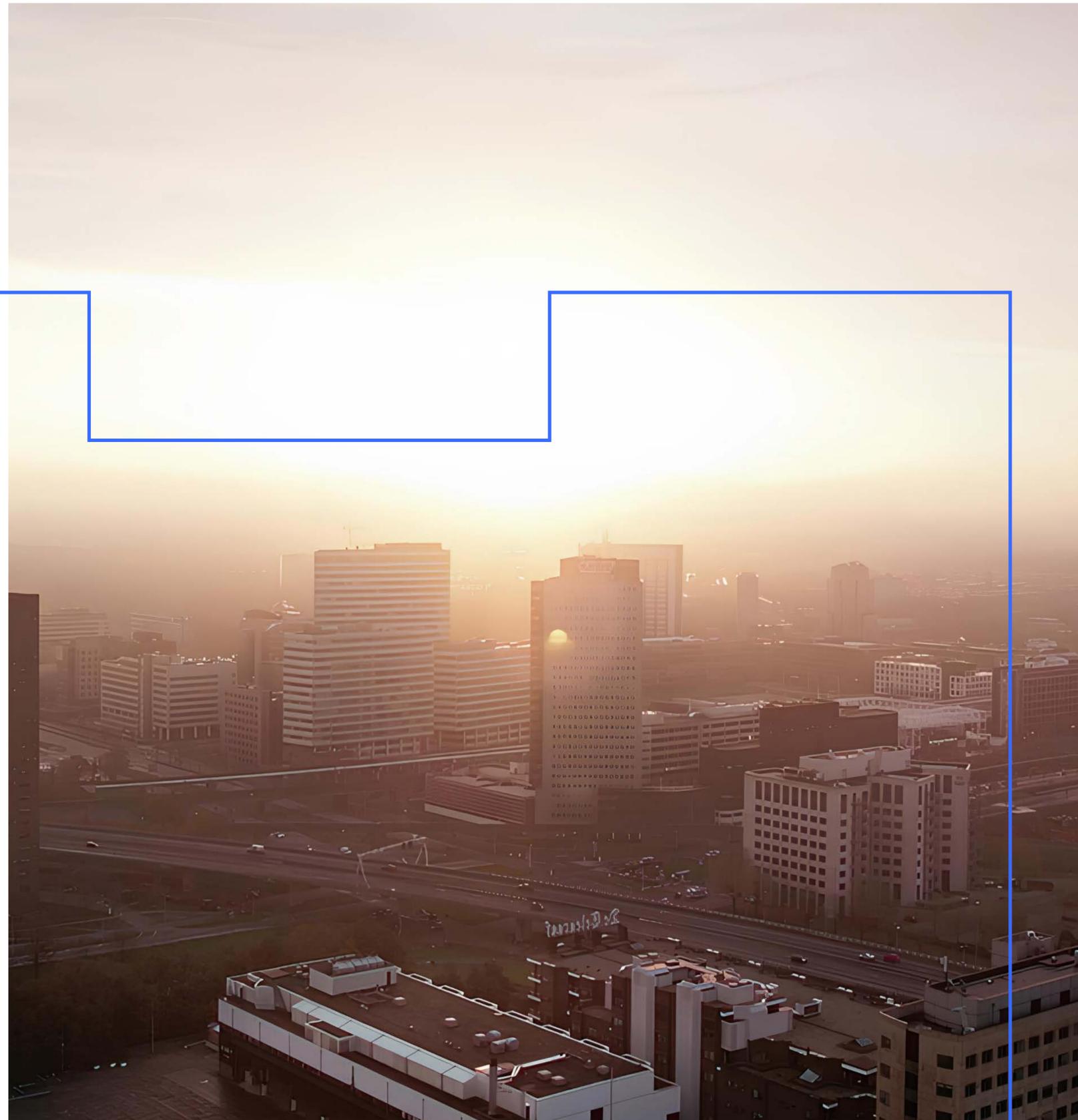
RECEPTION

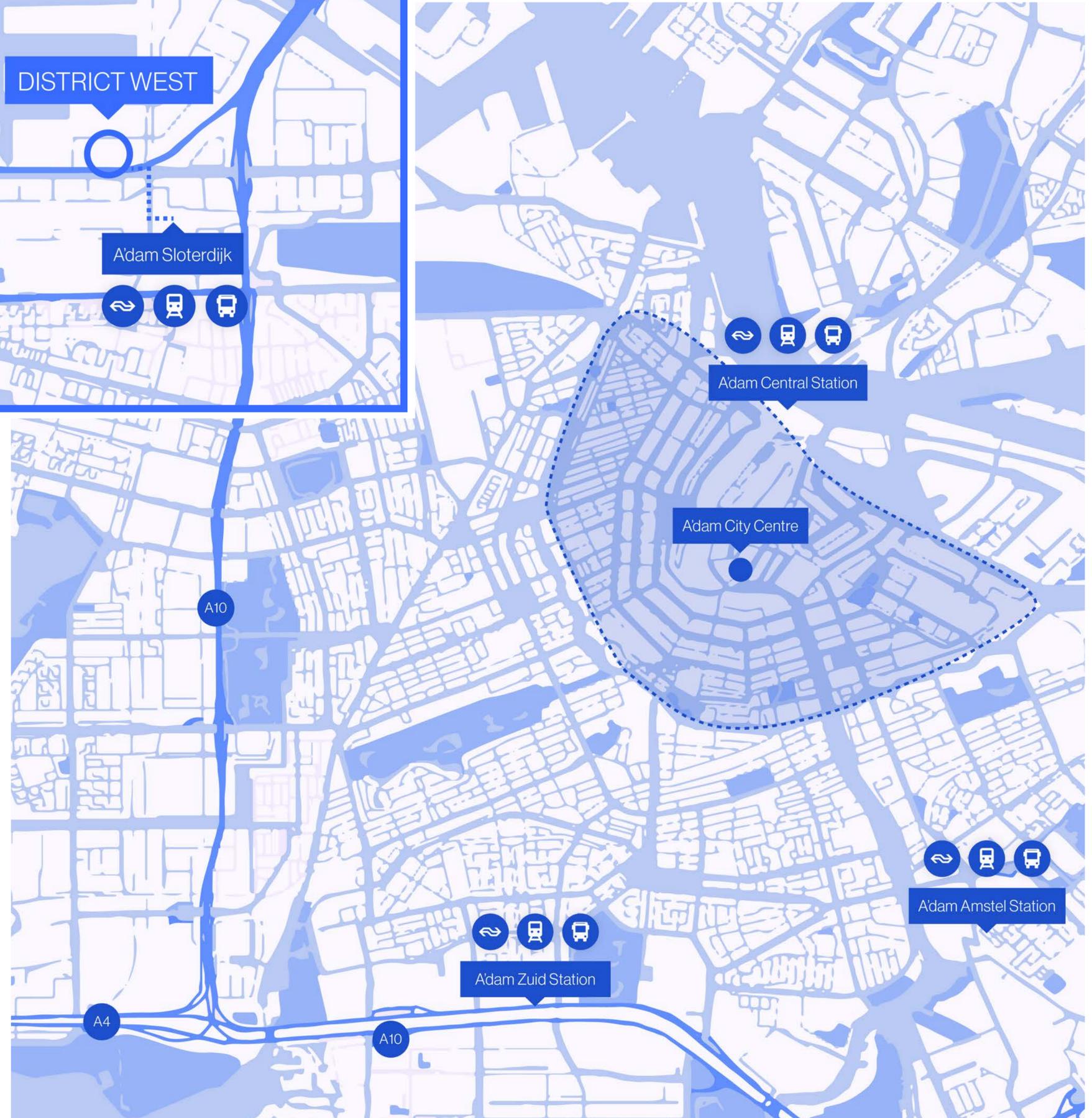
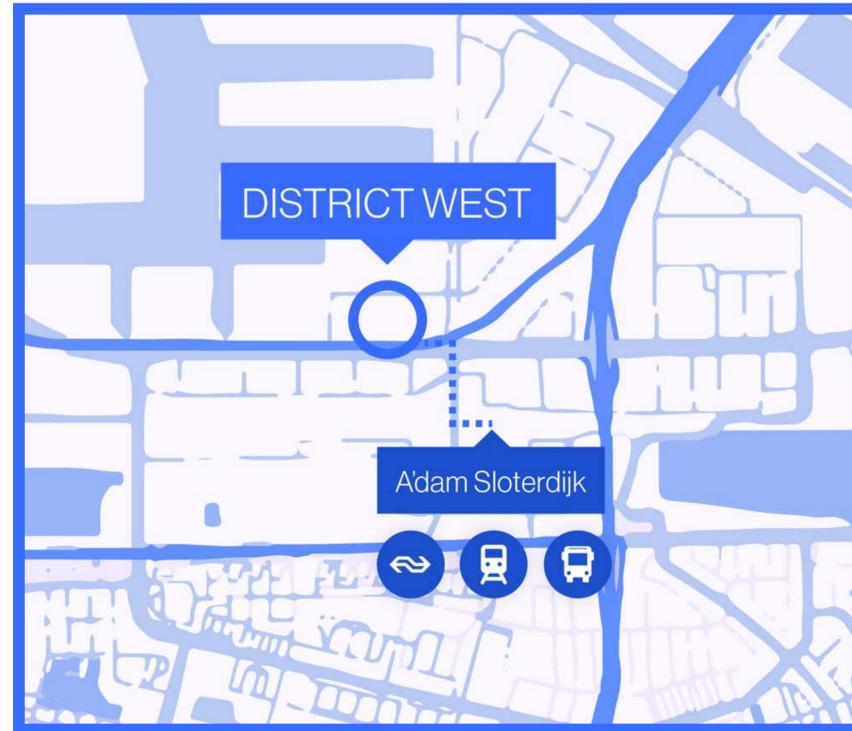
Location and accessibility

A stone's throw from Amsterdam Sloterdijk Station

With great cycling routes to and from Amsterdam city center. Located on the A5 motorway, which connects to the A2, A4 and A10. And just a short train ride from Schiphol Airport. However you travel, all routes lead to District West, a fantastically well-connected location.

On-site parking is available with plenty of electric charging points, of course, fulfilling our commitment to sustainability.



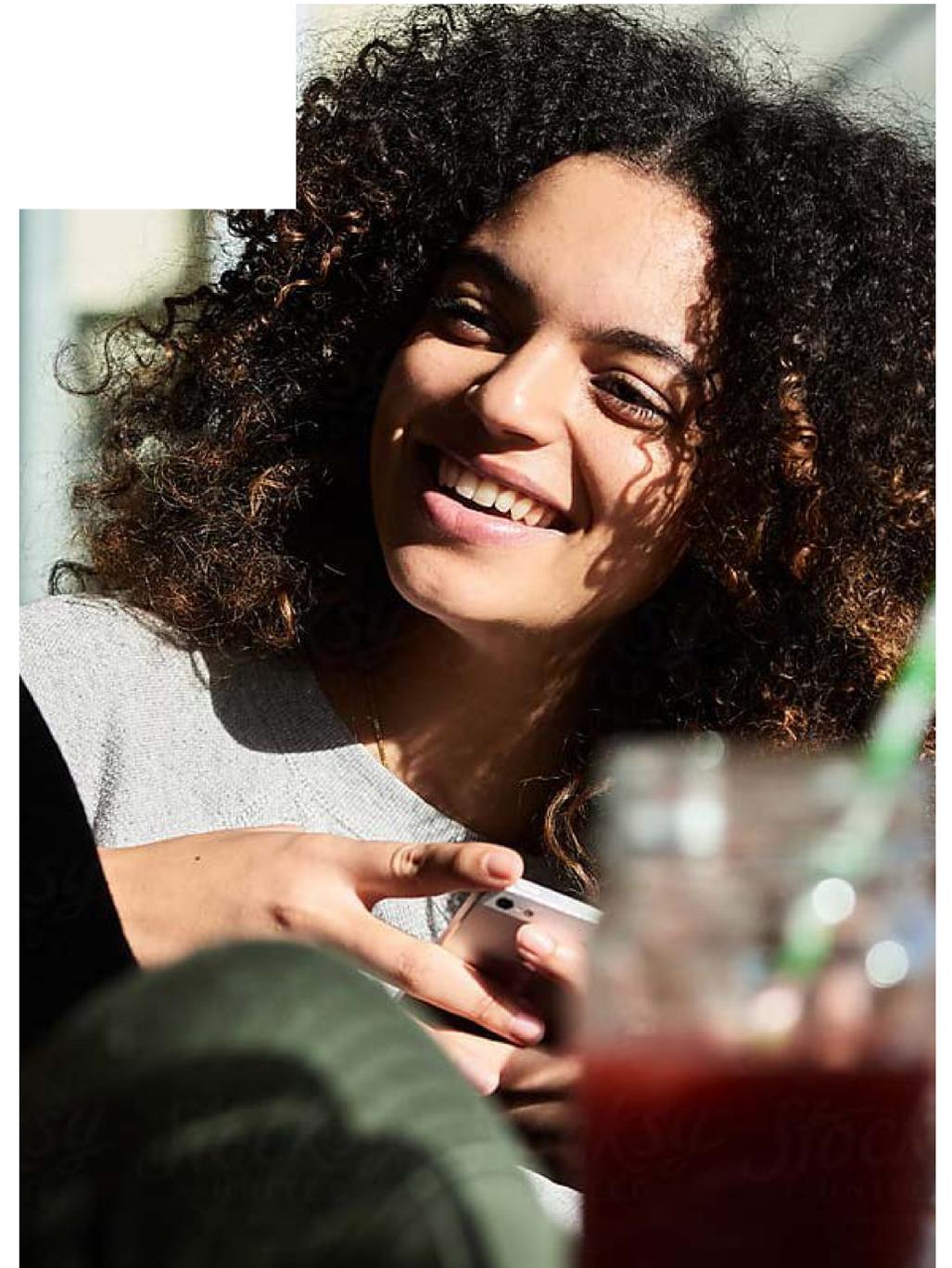


Accessibility

-  5 minute walk | Sloterdijk Train/subway station
-  15 minute bike ride | Amsterdam City Center
-  18 minute car ride | Schiphol Airport
-  6 minutes by train | Amsterdam Central Station

The Sloterdijk area

Hospitality, padel, hotels and housing



Contact us

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