

Growing the  
new standard,  
embracing  
the future.

DISTRICT  
WEST

[districtwestamsterdam.nl](https://districtwestamsterdam.nl)



# Lighthouse

Brochure Lighthouse

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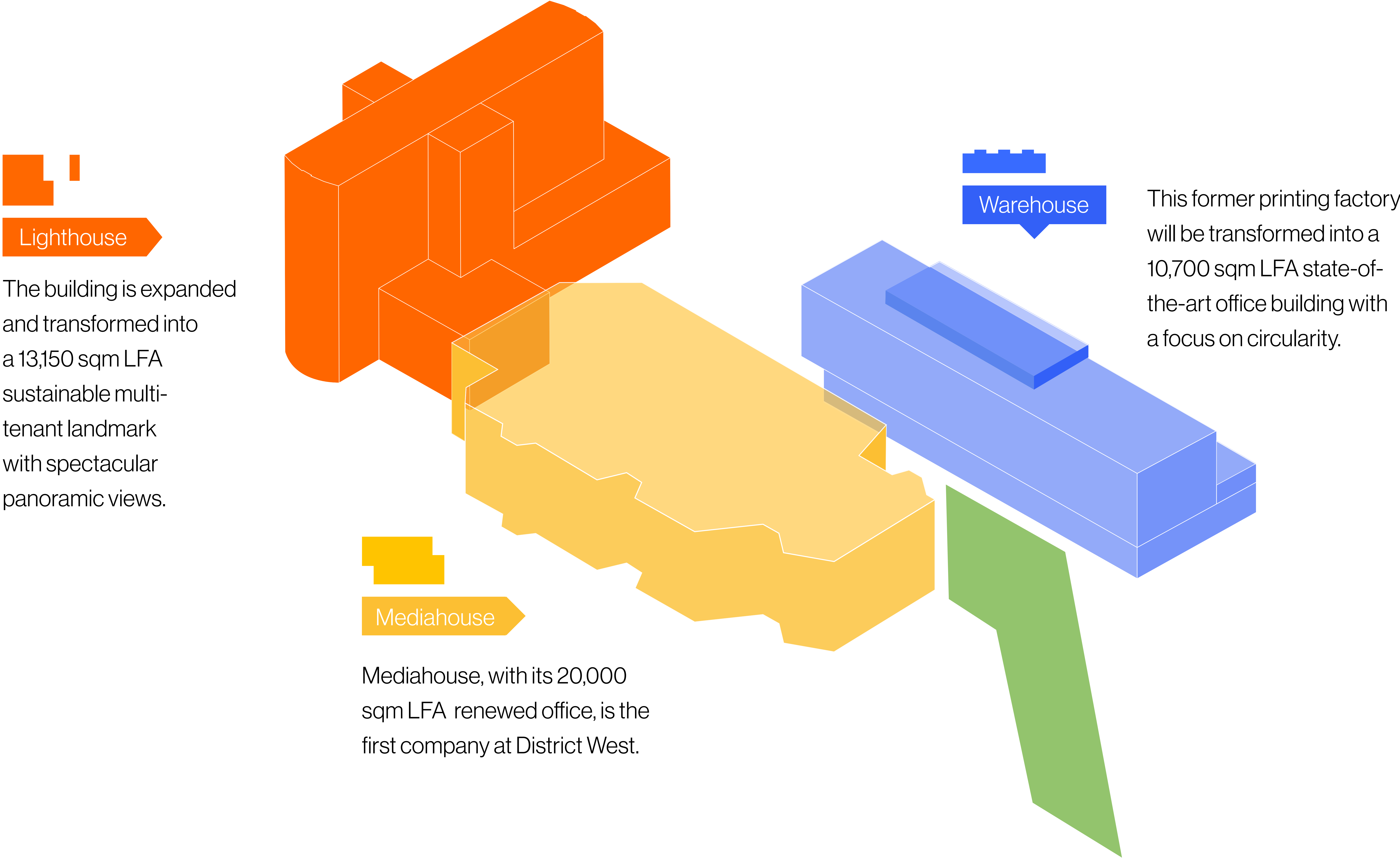
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# Introduction District West

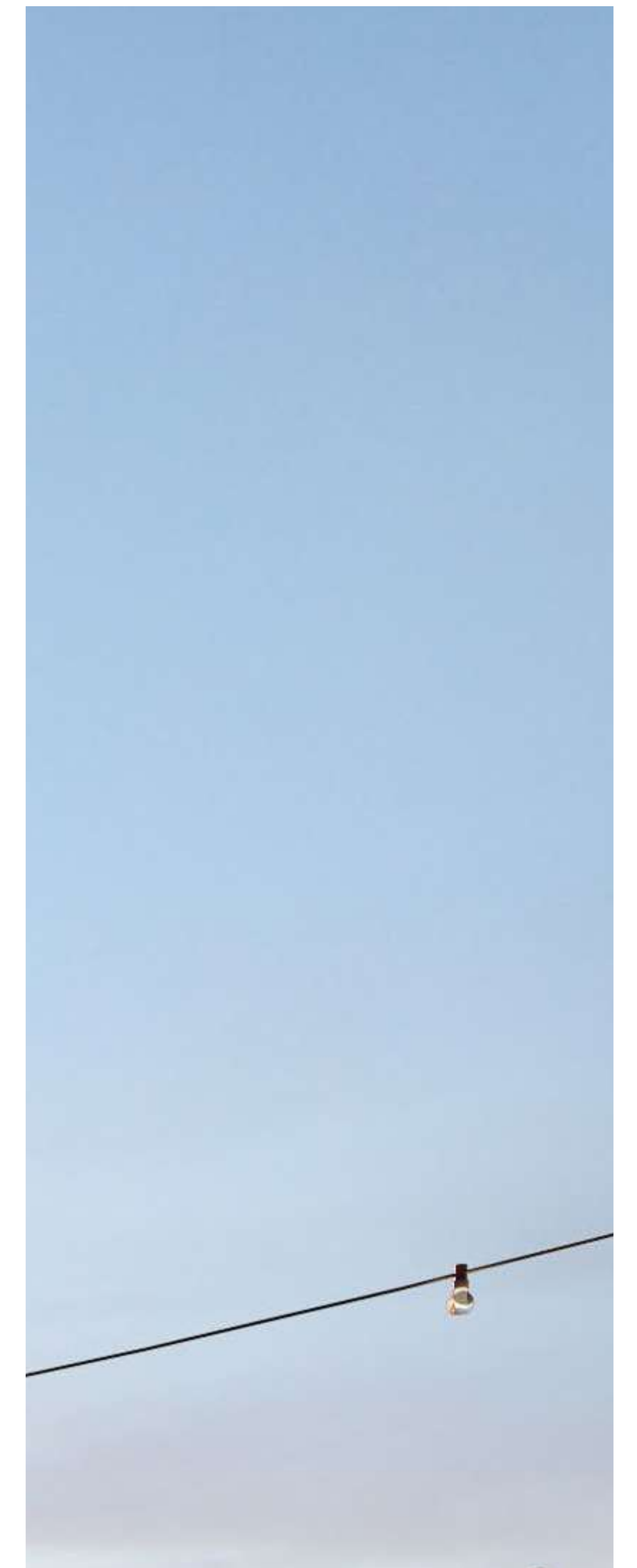






# About District West

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.



## **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.

## **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.

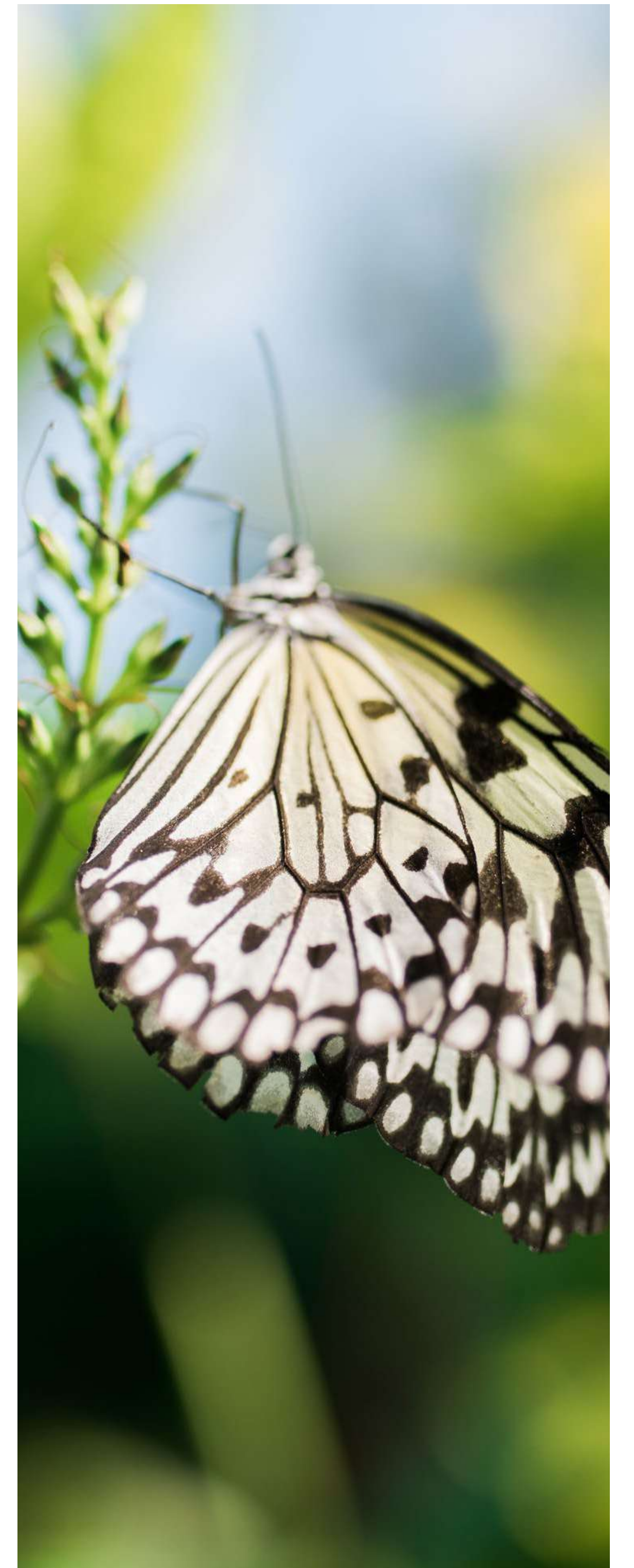
## **Make life at work good**

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





# 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.





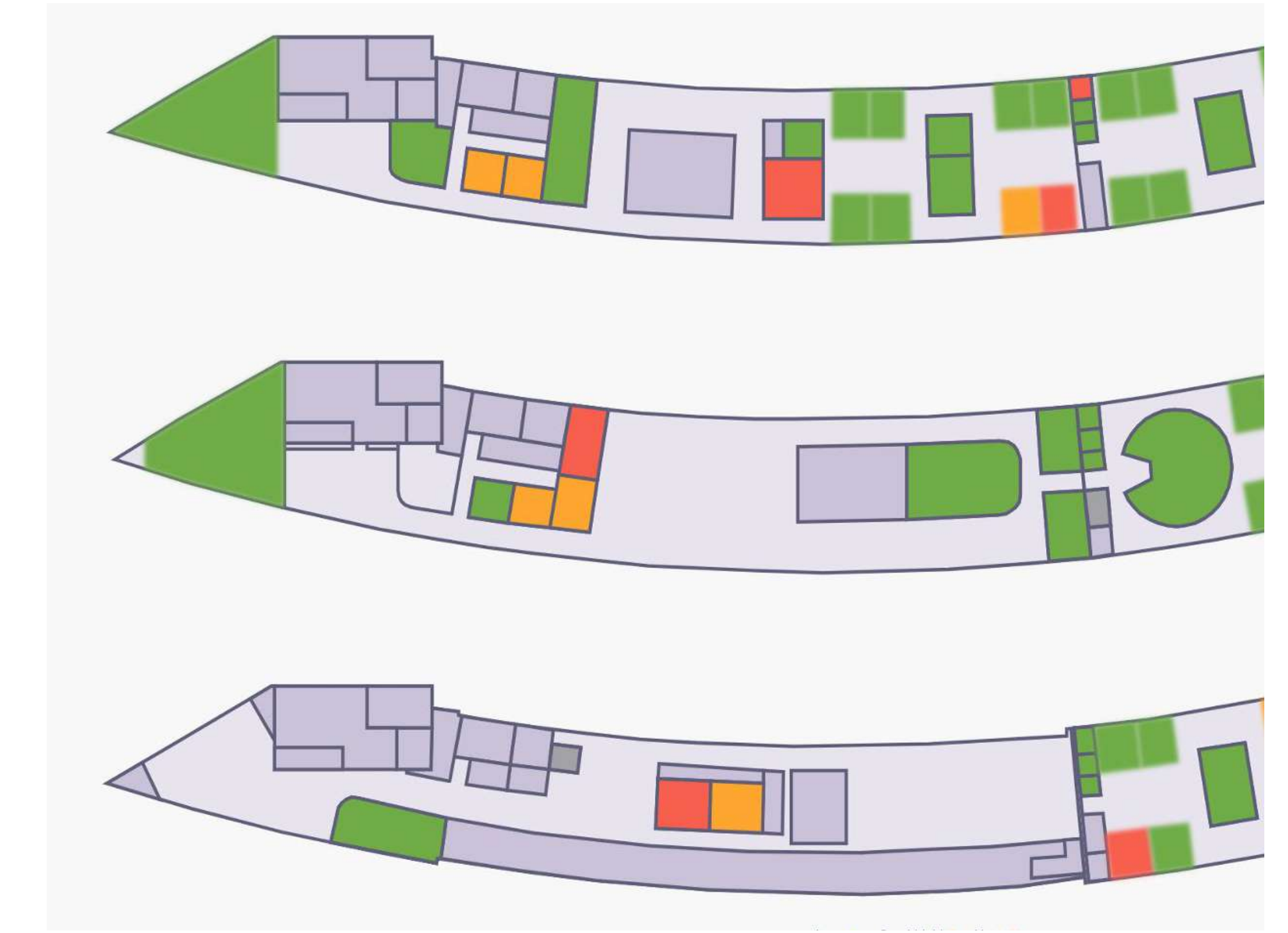
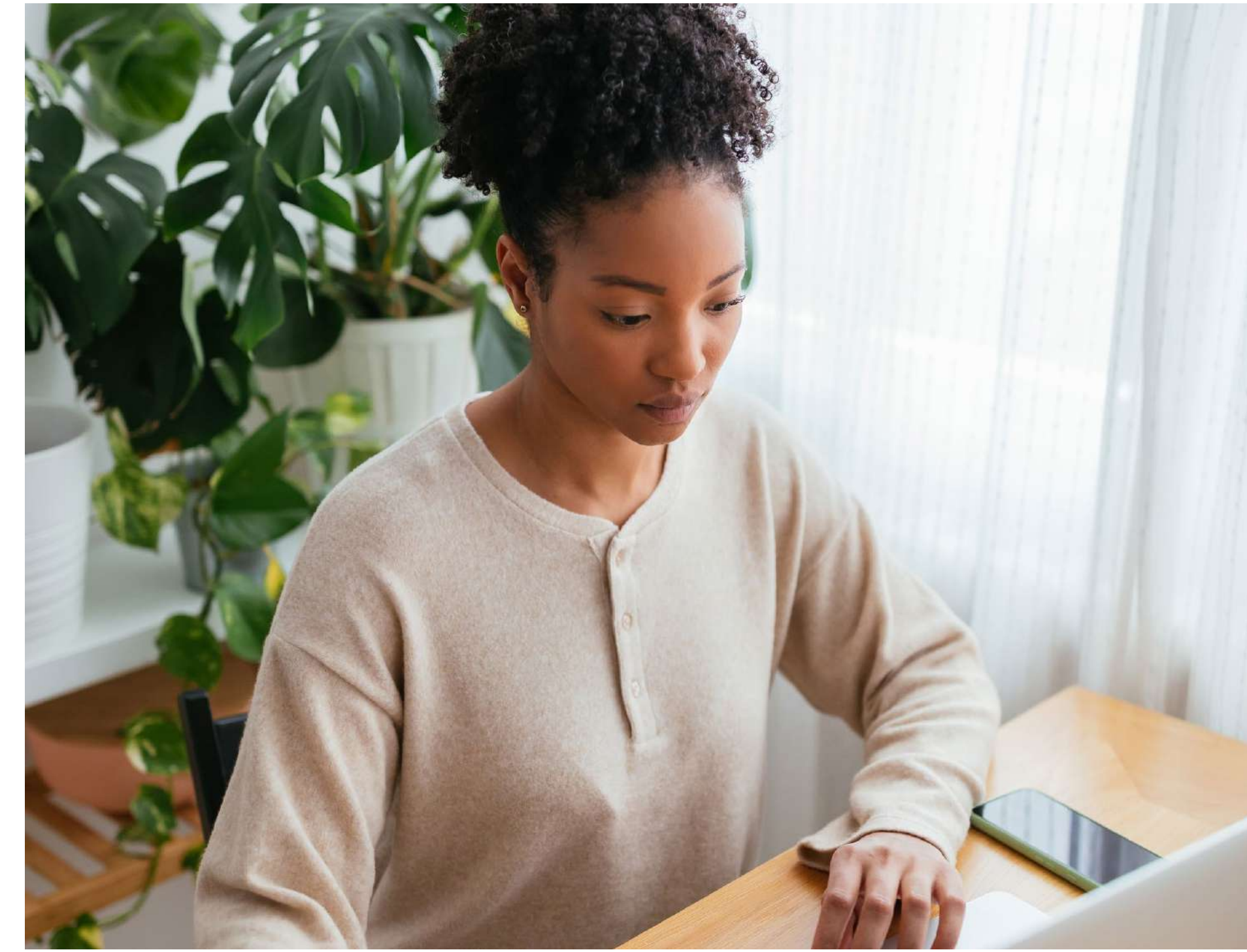
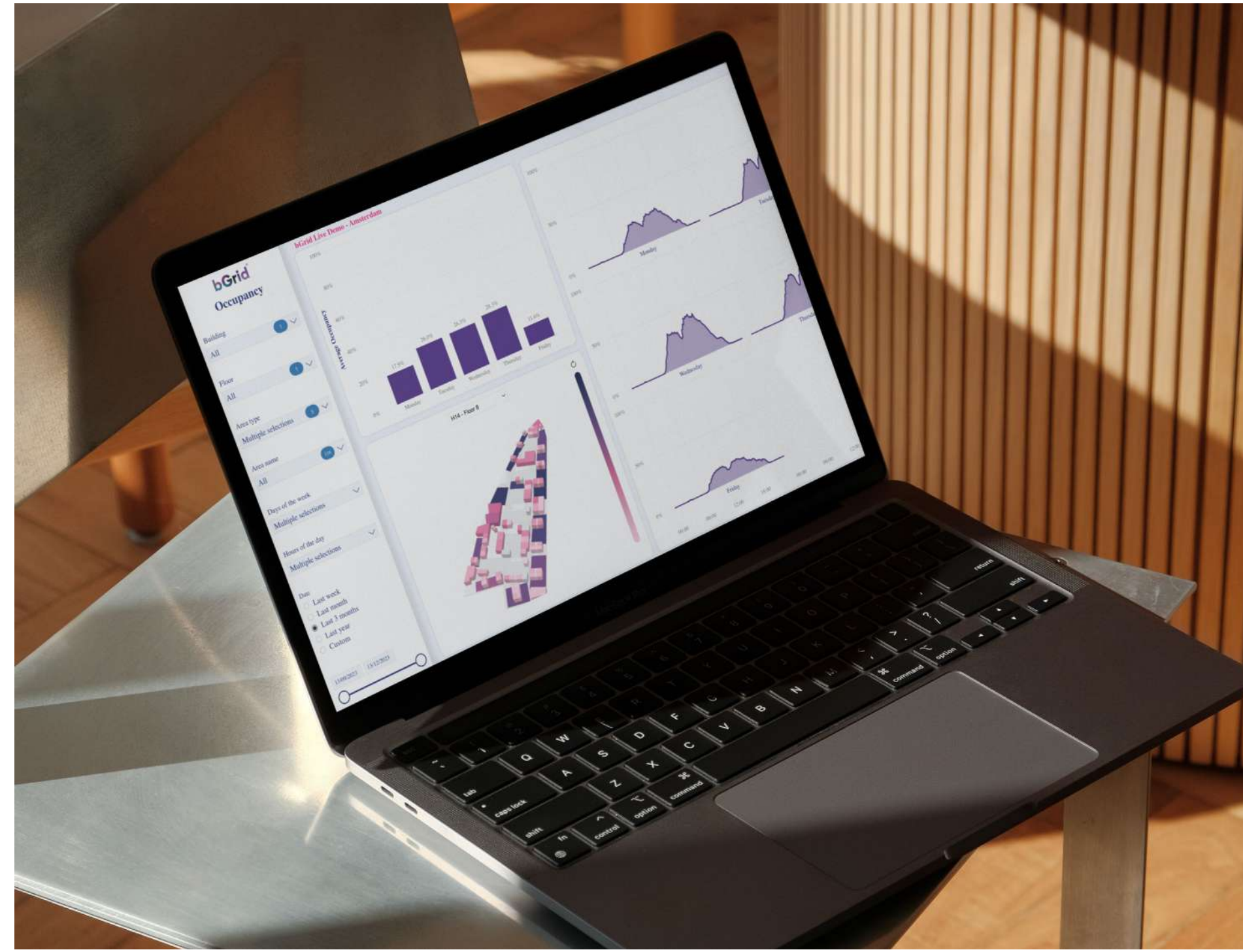
Sustainably built  
for well-being.

 Lighthouse





# bGrid



## bGrid introduction

Lighthouse uses hard and SMART data provided by the bGrid technique. With a network of multi-sensors installed in Lighthouse, 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.

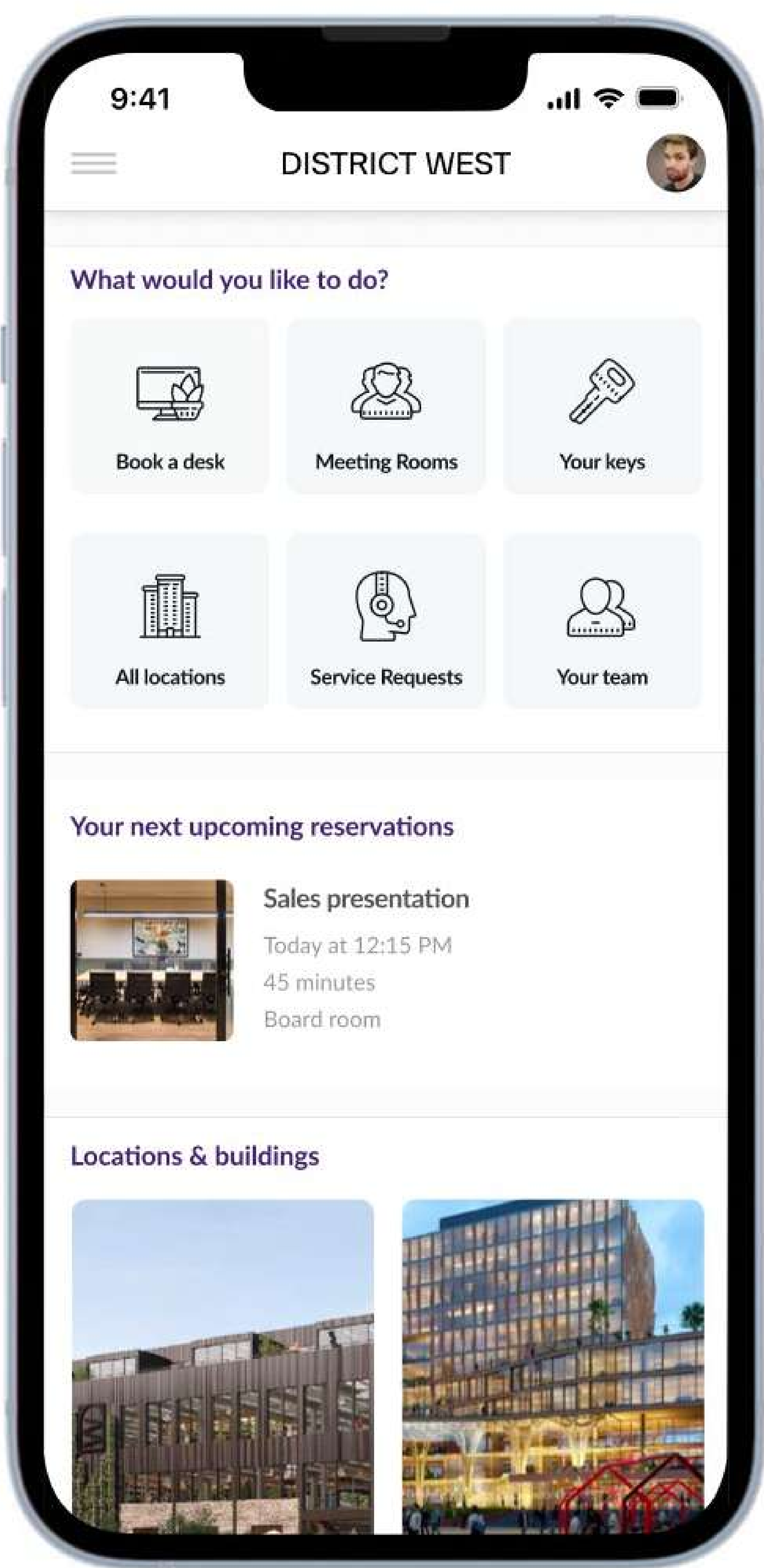
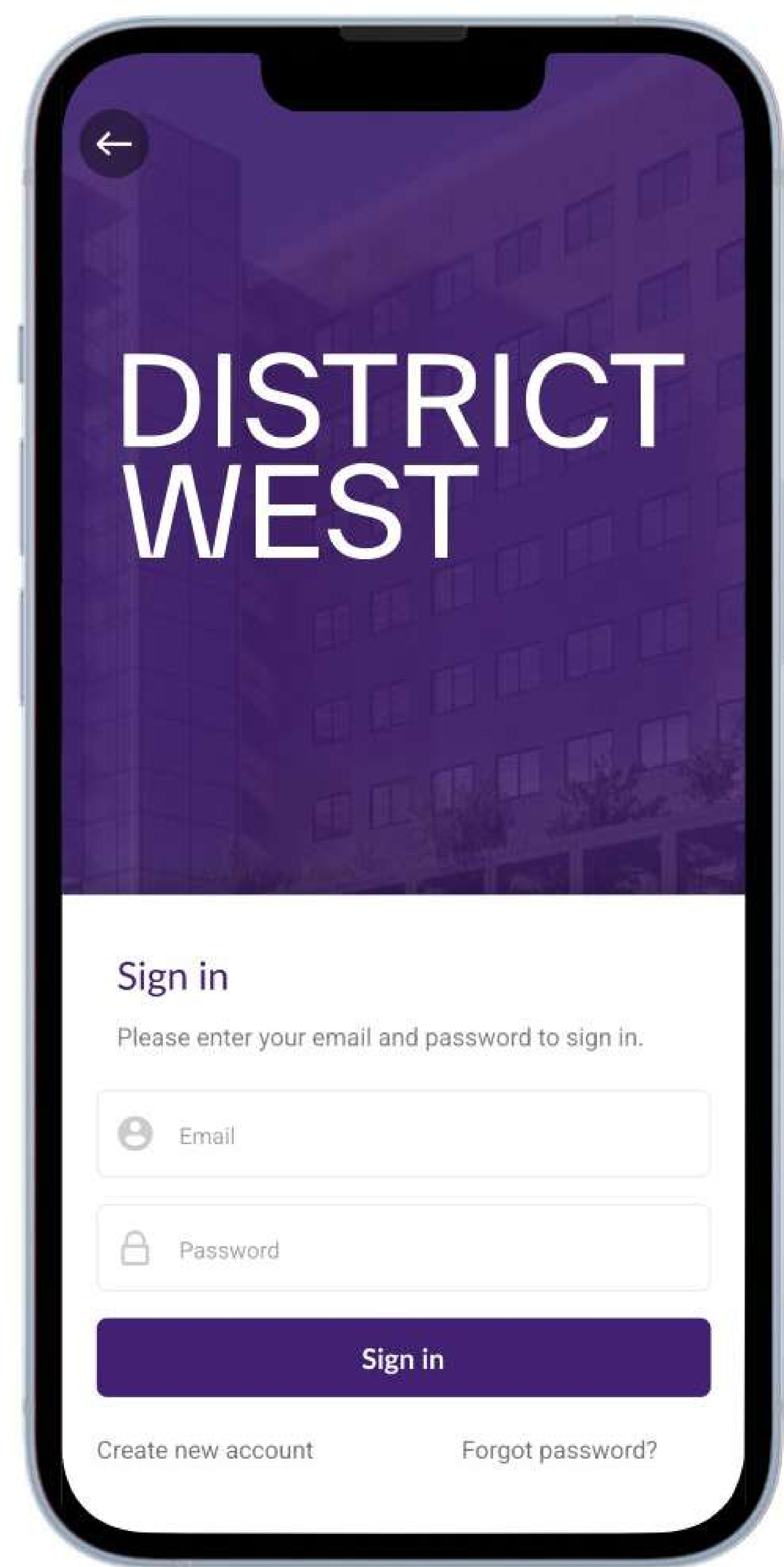
## Occupancy insights

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.



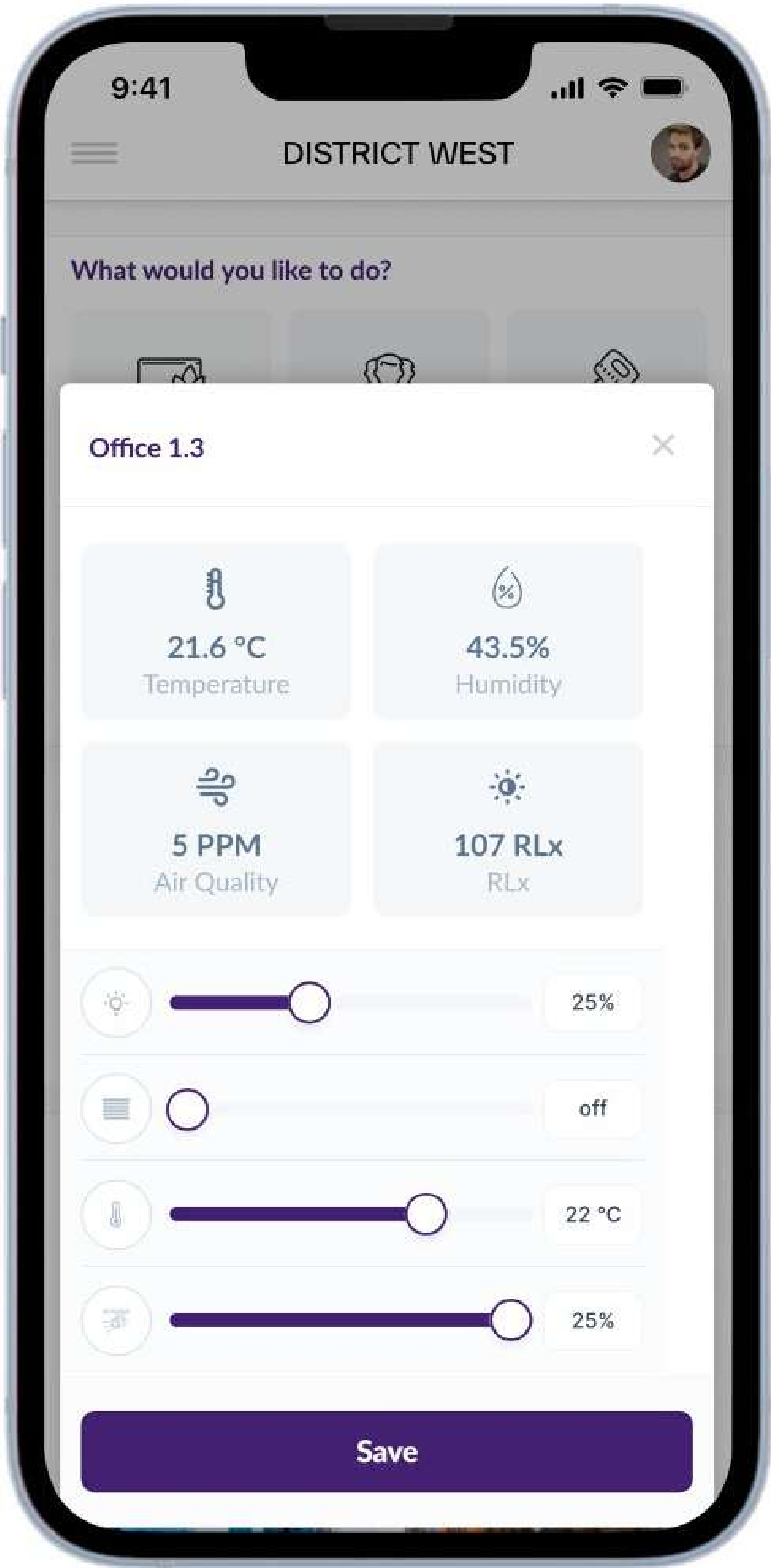
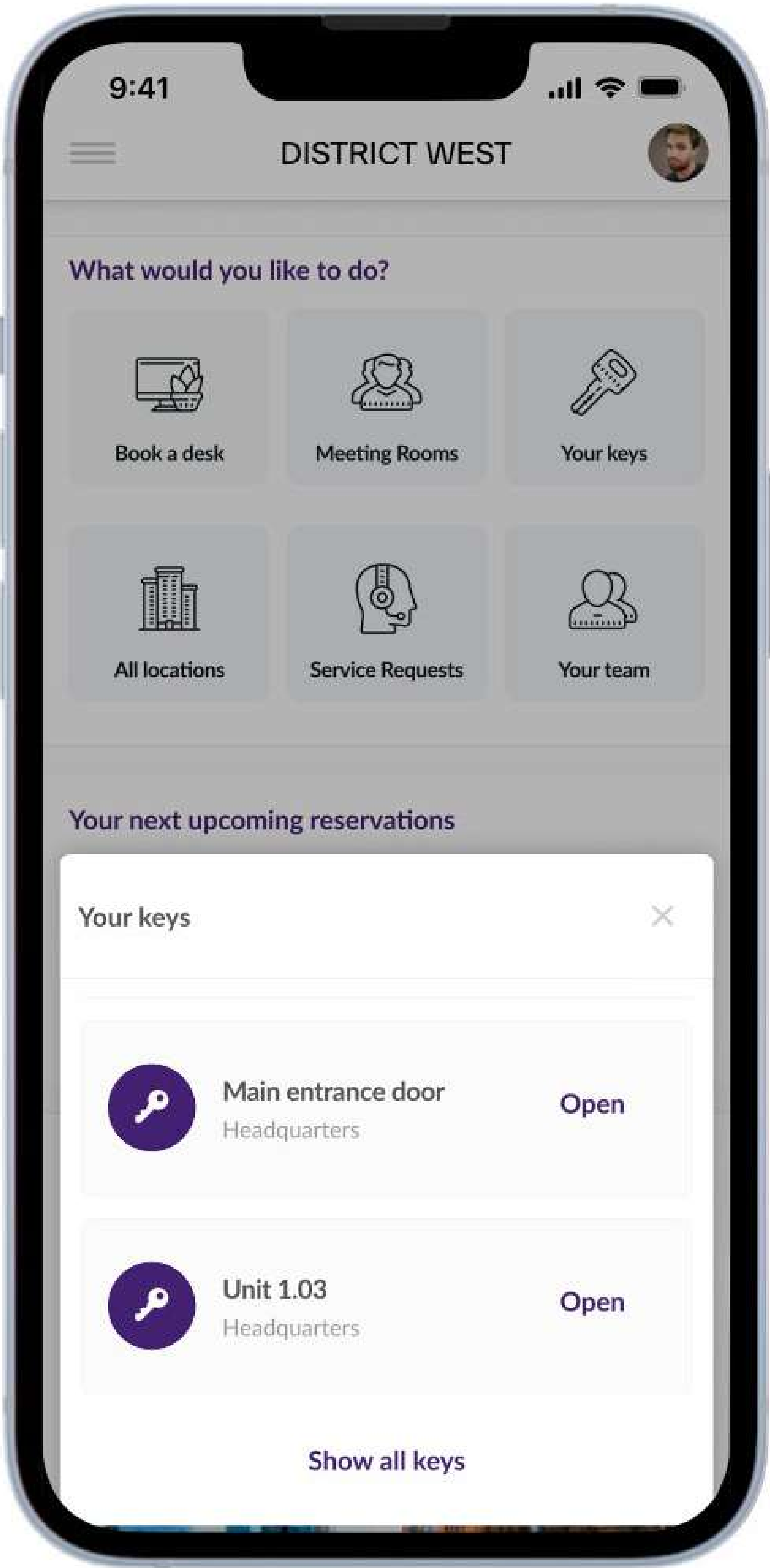


# SMART building technology by bGrid





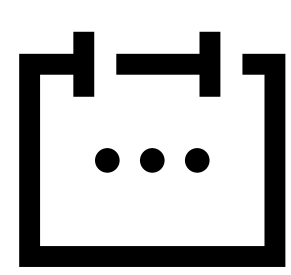
# SMART building technology by bGrid





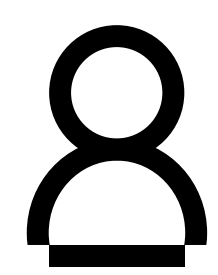
# Facilities

## 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

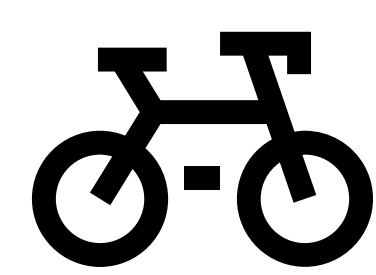
Reserving your event space or organizing your annual summer BBQ? The District West community manager will take care of it.



### 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.

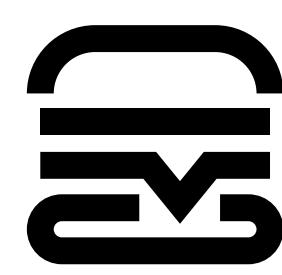
Allowing to share values, knowledge and boost connection.



### 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.

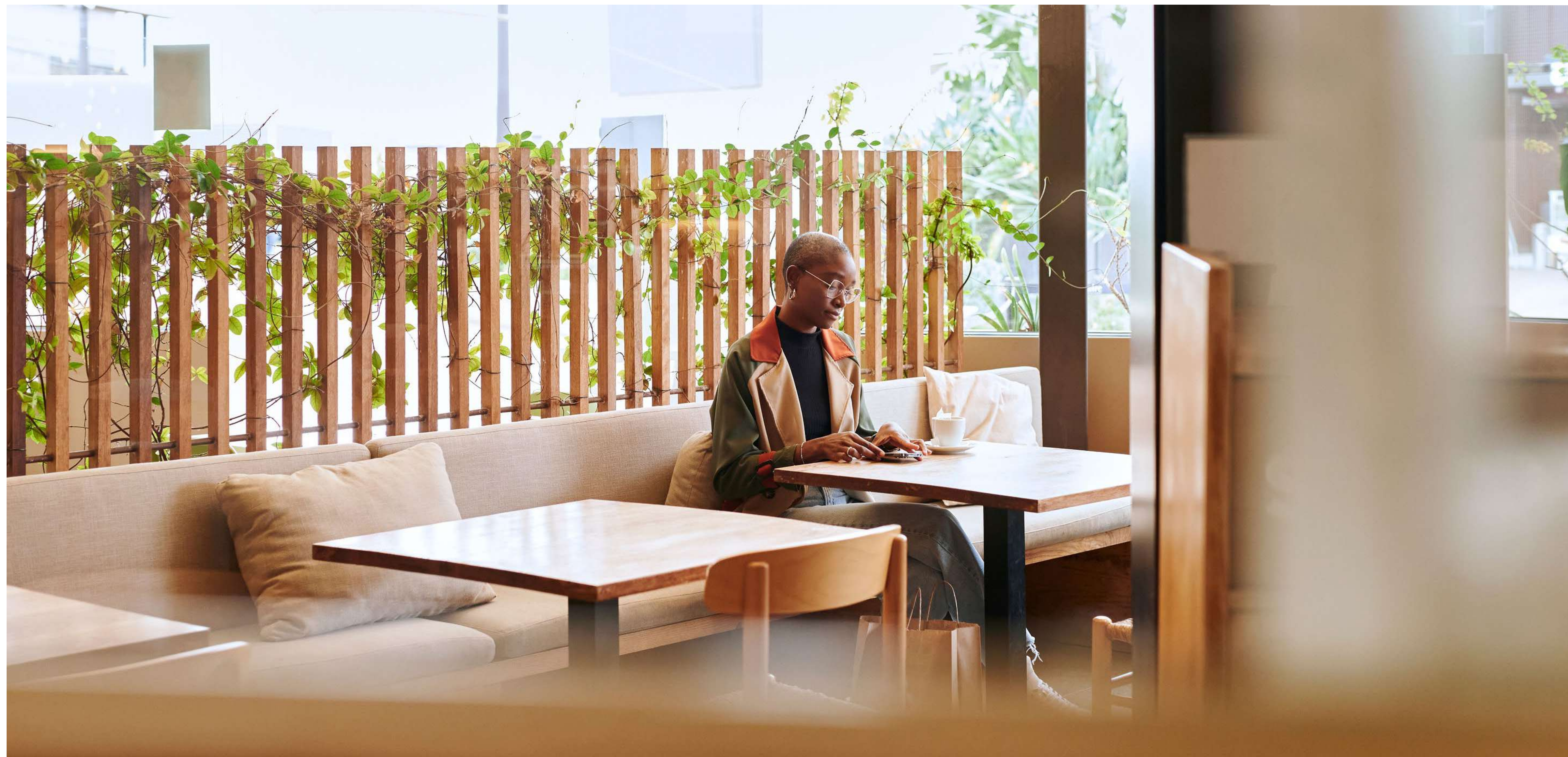
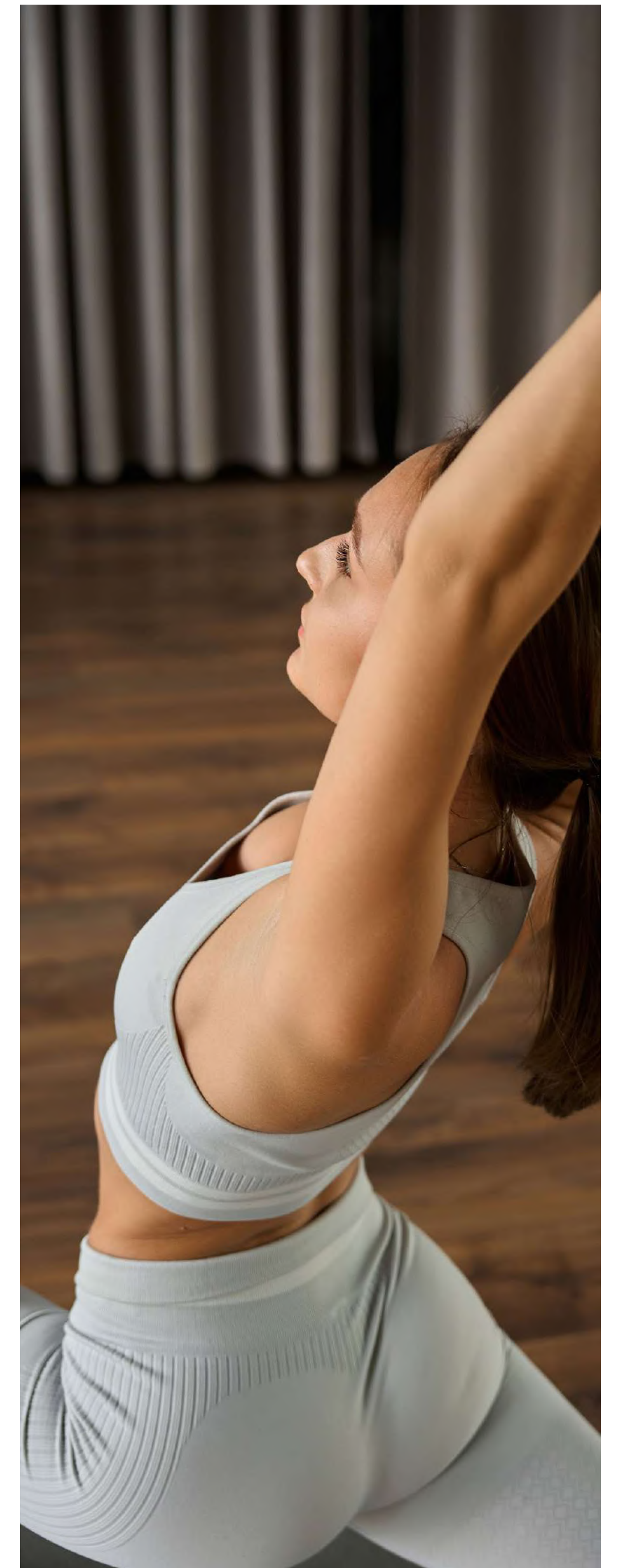
The catering partners at District West are chosen very carefully and bring flavor, experience and contemporary thinking to the District West Community.







Where ambition  
and inspiration go  
hand in hand



A flexible adaptive community focused  
on the demands of tomorrow.







ESG

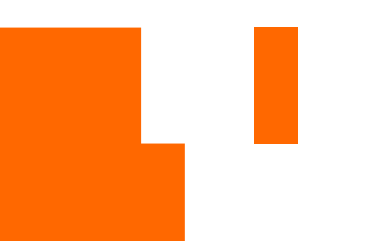


ESG



Our aim is to deliver a net zero carbon District West. In order to make a positive impact on the actual living conditions and community of District West.

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



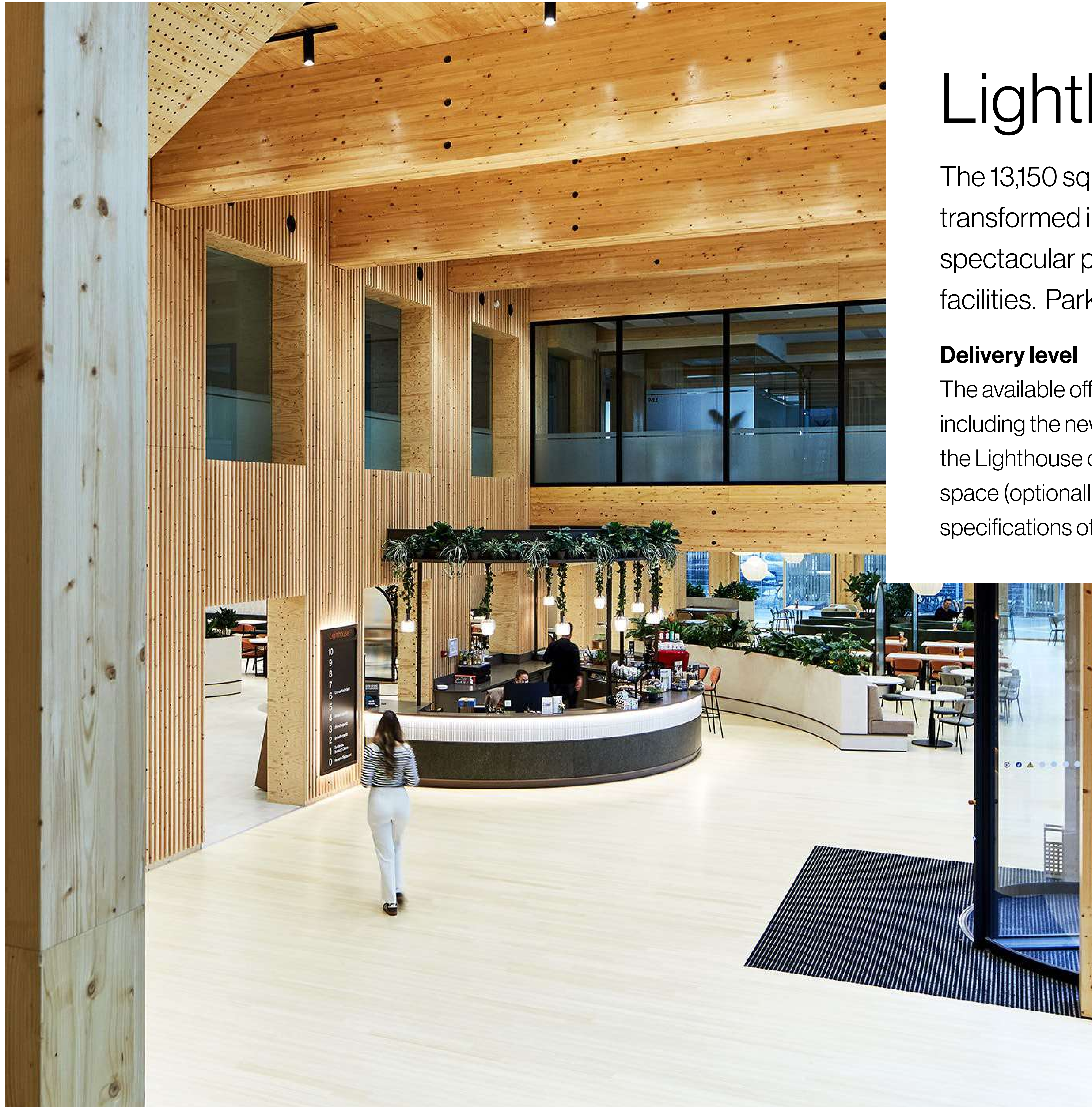


# In our ESG Convenant you can find all information about our ESG targets on:

- Environmental governance
- Social governance







# Lighthouse

The 13,150 sqm LFA Lighthouse building is expanded and transformed into a sustainable multi-tenant landmark with spectacular panoramic views and offers many services and facilities. Parking ratio is 1:125.

## Delivery level

The available office floors (floor 7-8) will be delivered in current state, including the new installations and LED fixtures. If tenant prefers, the Lighthouse office space can be delivered as a turn-key office space (optionally including leased furniture by Nornorm). Other specifications of the available office spaces in Lighthouse are:

- All electric
- Thermal Energy Storage (TES)
- Breeam Very Good
- Energy Class A +++
- bGrid Smart Building Technology
- Max. 1 person: 10 sqm LFA occupancy
- Ceiling height approx. 2.80 m
- LED ceiling lighting
- Raised computer floors
- Blinds
- Wooden extension
- Recycled concrete façade
- Atrium (approx. 8 metres high)







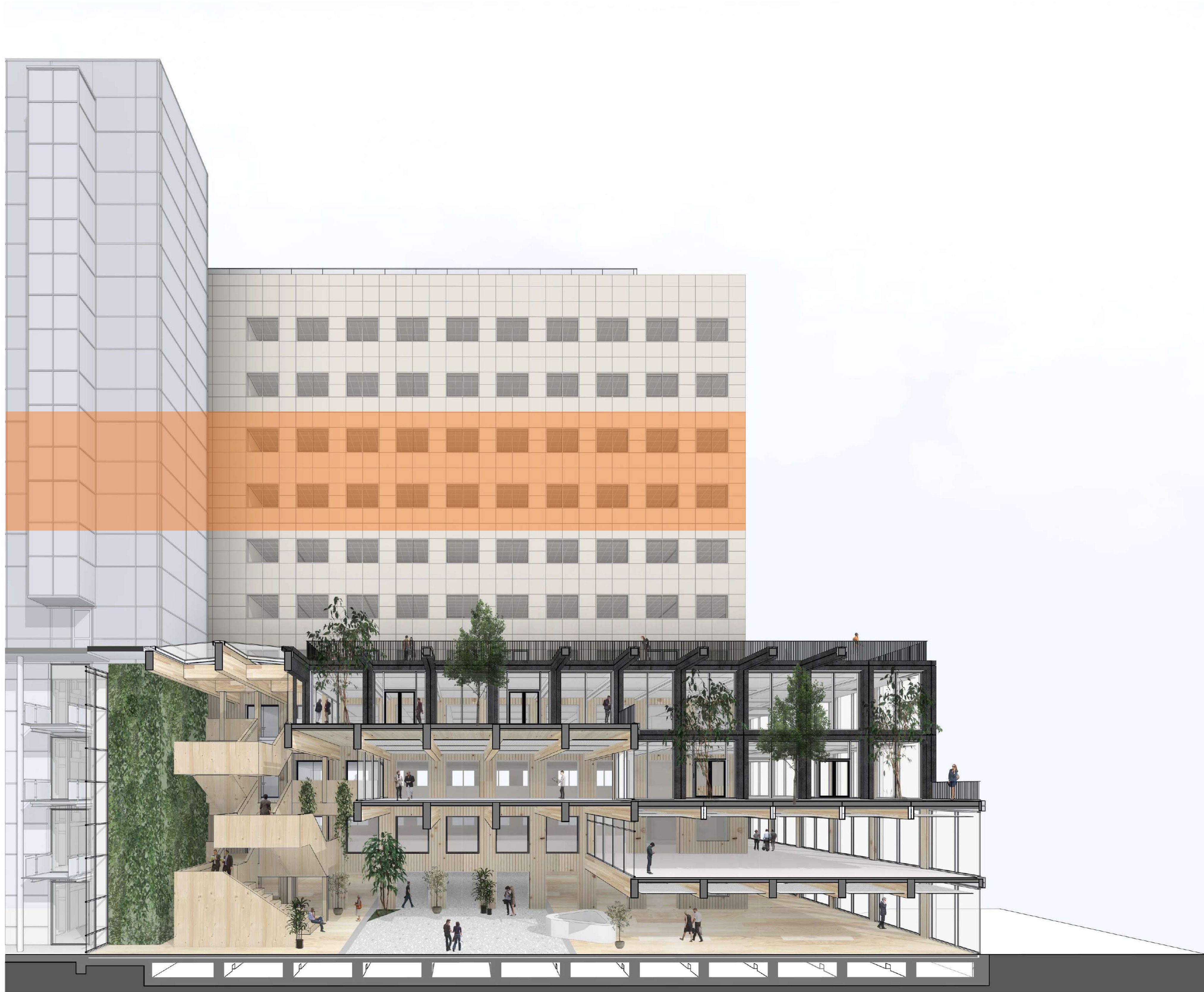


Health, vitality and sustainability;  
the base for the Vitam restaurant  
concept in District West.





# Lease information



## Lease information

**9th - 10th floor**  
bunq, Bank of The Free

**8th floor**  
Available approx. 1,259 sqm LFA

**7th floor**  
Available approx. 1,259 sqm LFA

**6th floor**  
Cronos Nederland + Tract

**5th floor**  
Lighthouse meeting center by Synderella

**2nd - 4th floor**  
United Legendz

**1st floor**  
Business center by Synderella

**Ground floor**  
Entrance | Restaurant | Coffee corner

## Amenities

- Central reception area
- Restaurant *operated by Vitam*
- Business and meeting center *operated by Synderella*
- On-site community management

## Parking ratio

1:125

## Service charges

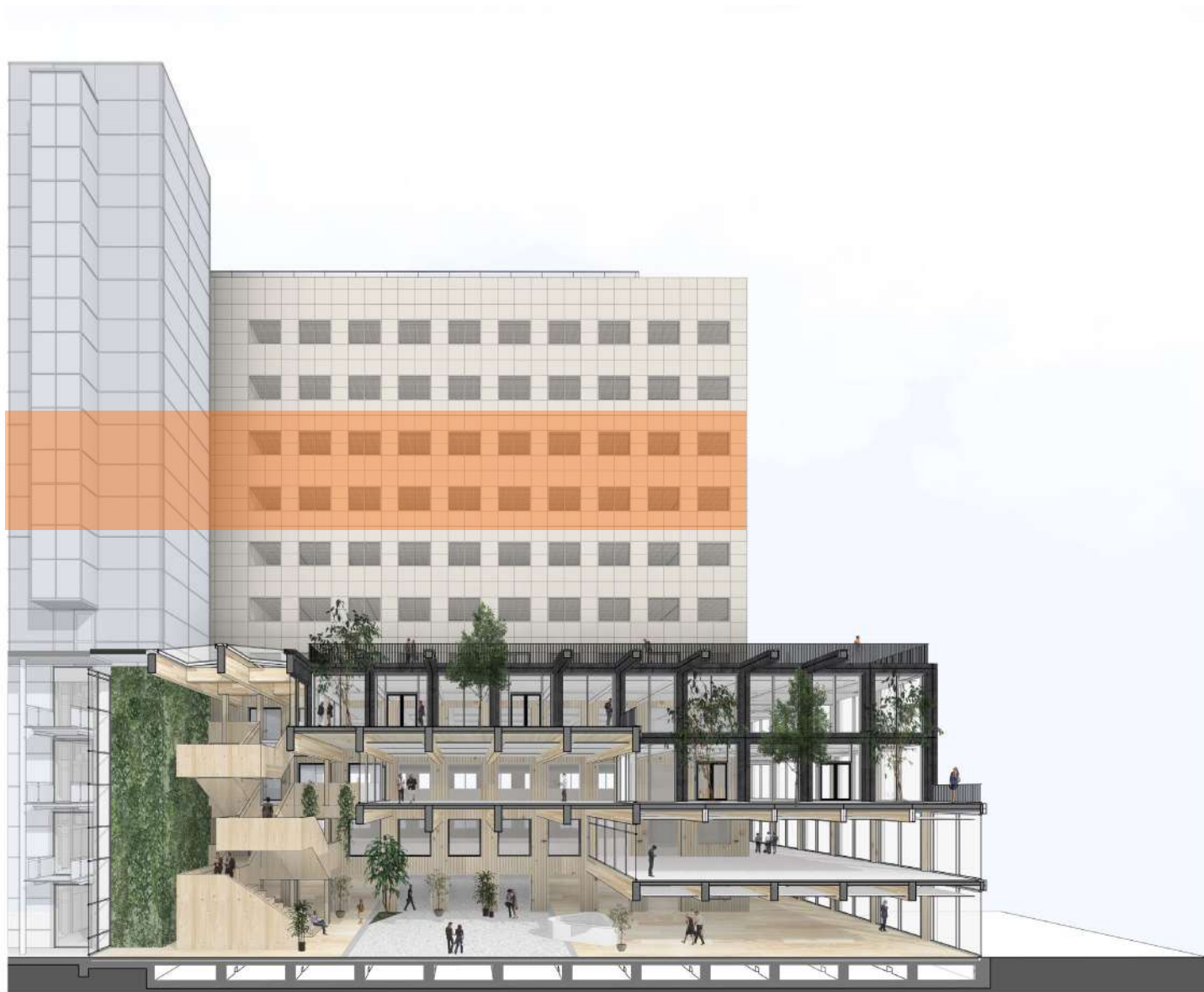
EUR 67 per sqm LFA  
Includes reception, restaurant and community management





# Floorplans

7th - 8th floor | 1,259 sqm LFA per floor available







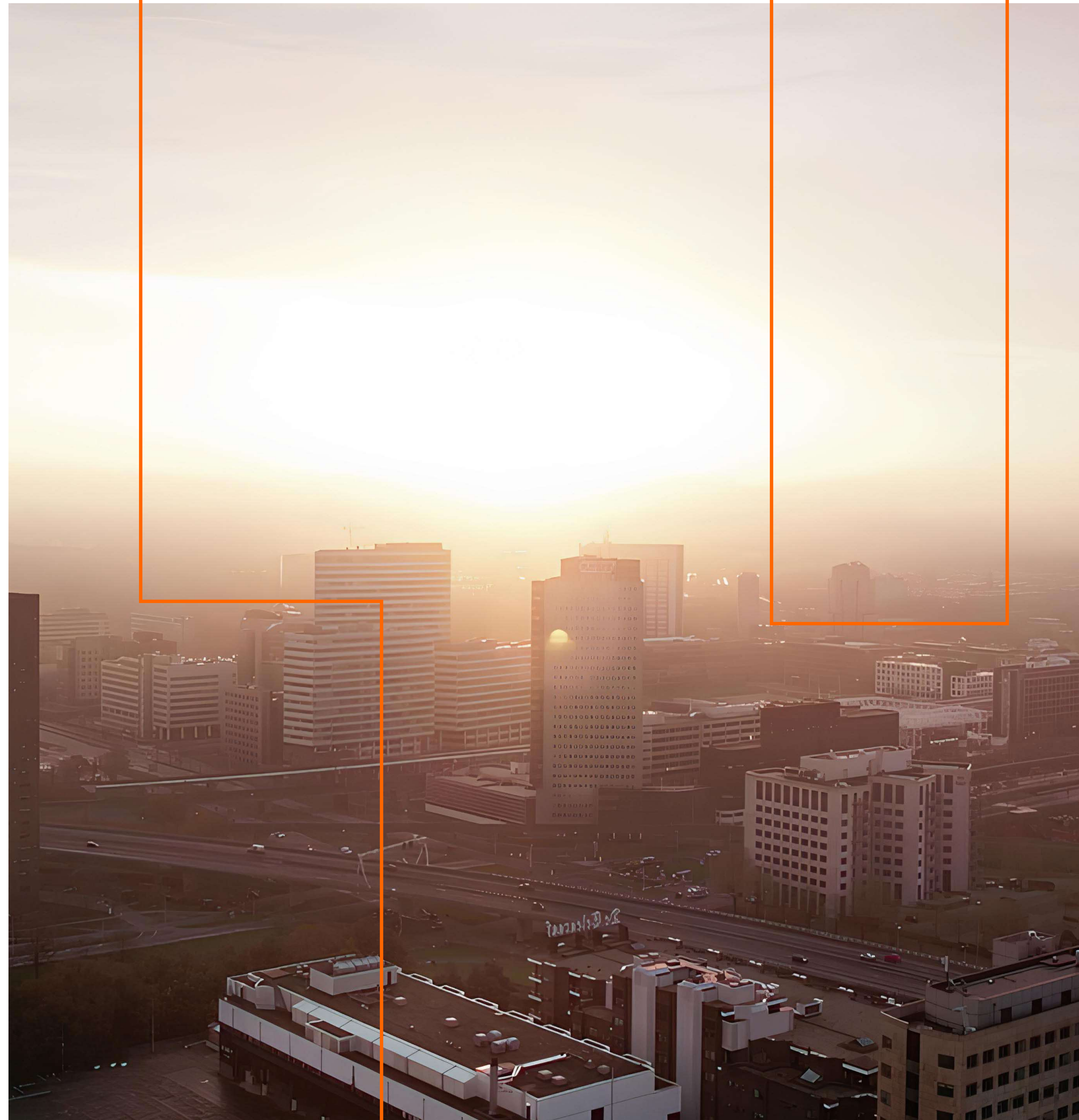


# Location and accessibility

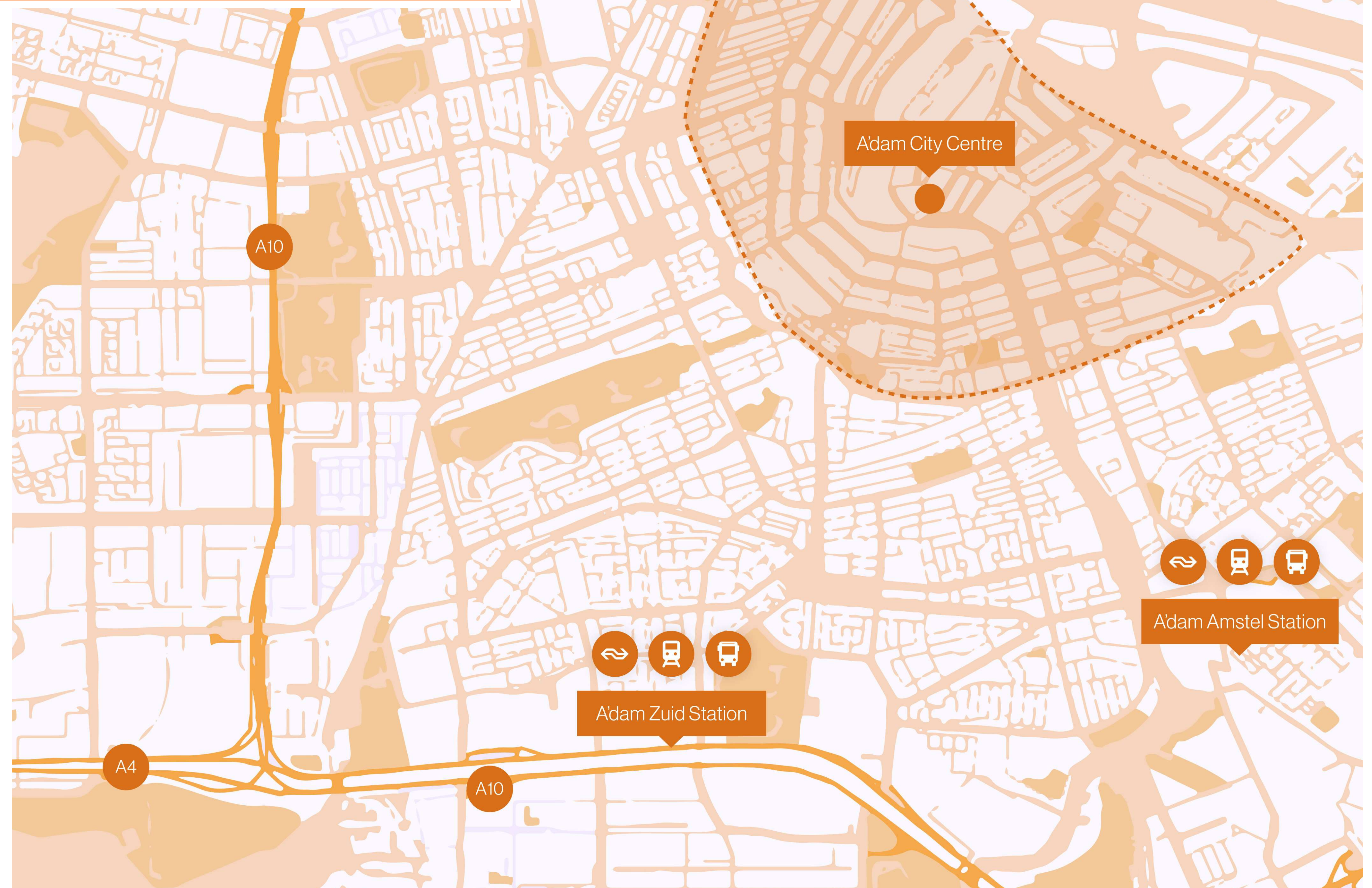
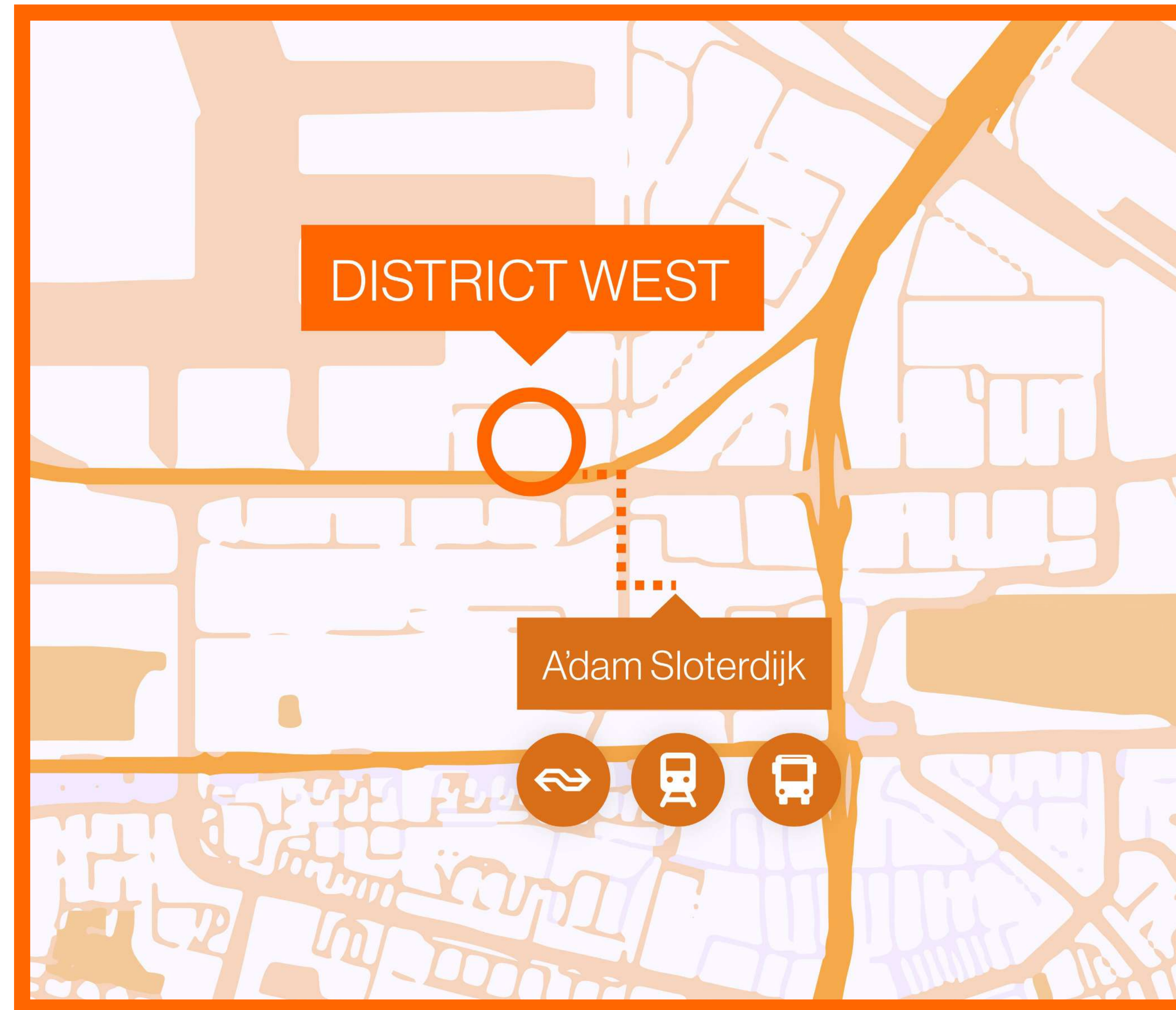
## A stone's throw from Amsterdam Sloterdijk Station

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

Location and accessibility





# The Sloterdijk area



Hospitality, padel, hotels and housing





# Contact us

District West - Lighthouse

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