

Brochure 2025

Staal-Kade™

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

Staal-Kade™ is a project by Flow Development.





We believe that an office should be more than just a place to work. Nestled along the vibrant Schinkelkade, our state-of-the-art office building offers panoramic views, sustainable design, and amenities tailored to elevate your work experience. Our premium facilities include our reception services, public restaurant Bar-Staal, and our dynamic Club-Staal with flexible coworking spaces

From private dining to event spaces and rooftop terraces, everything is designed to enhance your productivity and comfort. Whether you're a startup or looking for the next step for your company, Staal-Kade provides the perfect setting for success.

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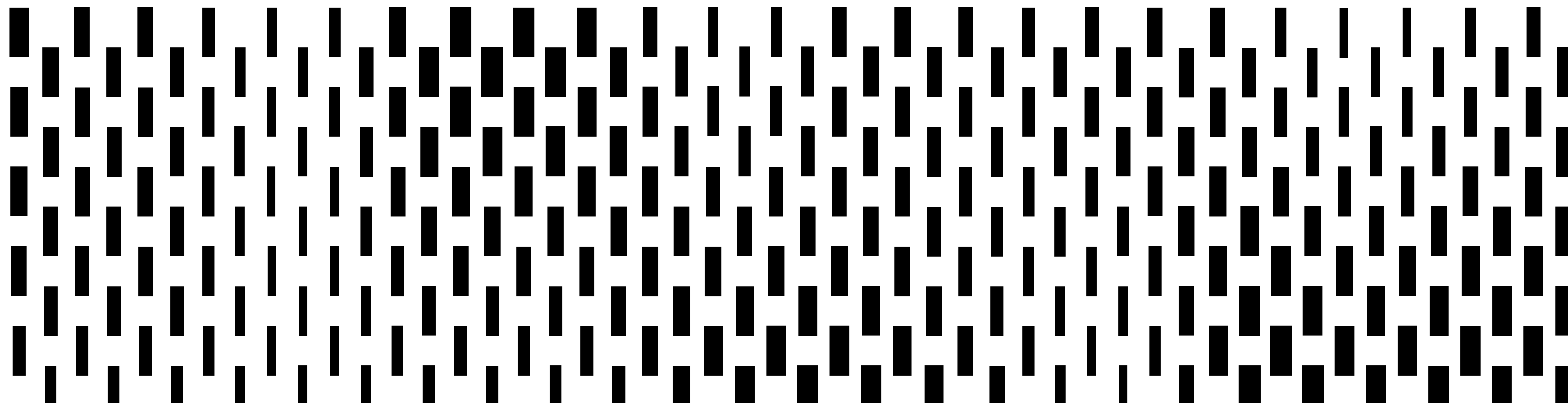
Key highlights

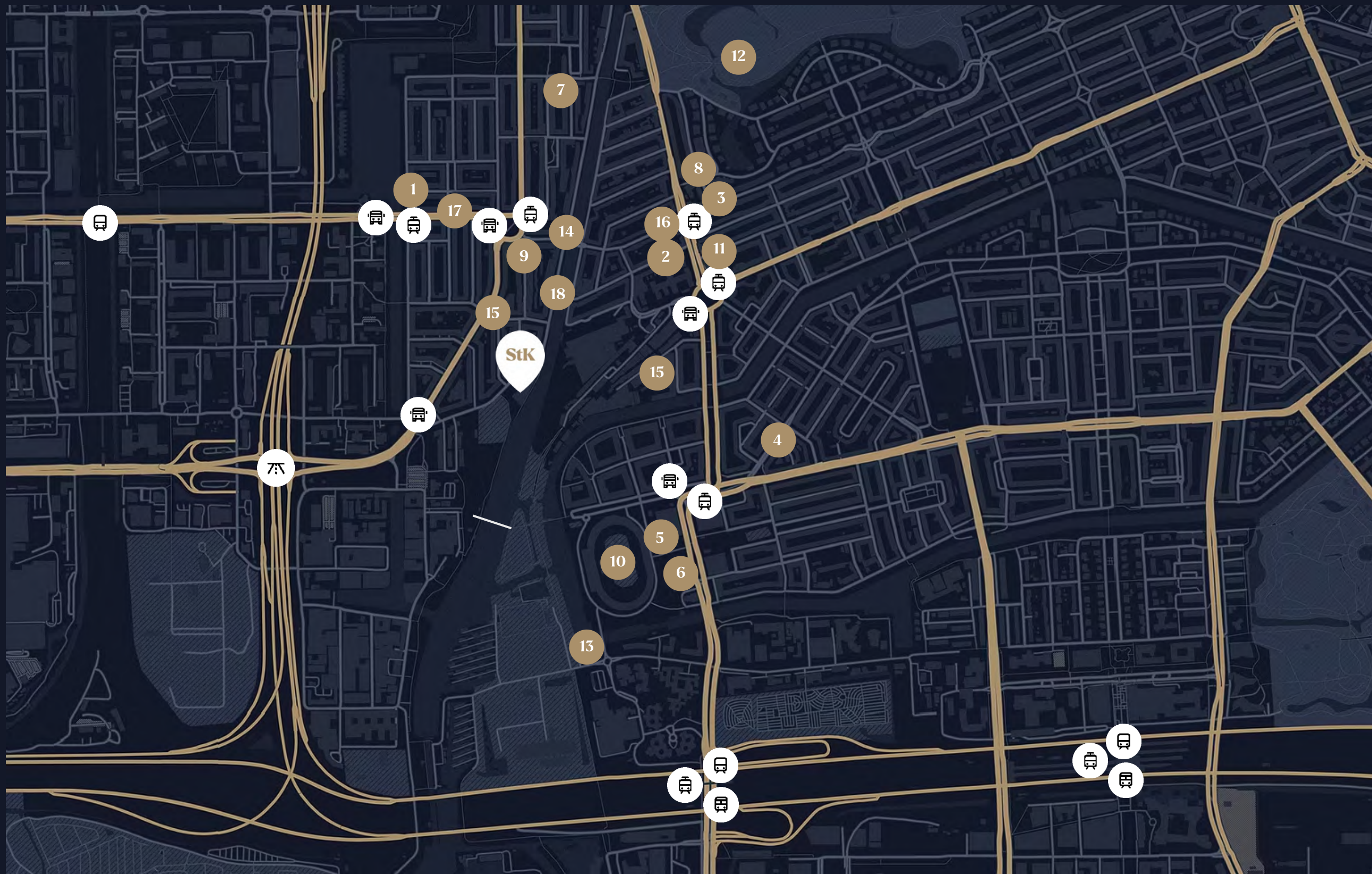
- + Waterfront setting
- + Vibrant neighbourhood
- + Panoramic views over Amsterdam
- + Balconies & Roof terraces
- + Floor plates from 640 sqm - 1,900 sqm
- + BREEAM Outstanding
- + Energy label A++++
- + Paris Proof
- + SMART building applications
- + Bar-Staal public restaurant opening Oct 2025
- + Reception by Re:Invent
- + Club-Staal: business club with bookable flex working spaces, event space & meeting rooms
- + 80 parking spaces available (1:122)
- + Electric charging (car and bikes)
- + Locker and shower facilities





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 Lokaal van de Stad
- 2 Bar Bonnie
- 3 Bedier
- 4 Bar Baut
- 5 Wils Restaurant
- 6 NENI Restaurant
- 7 Gent aan de Schinkel
- 8 Ron Gastrobar
- 9 Hoofddorpplein
- 10 Olympisch Stadion
- 11 Cafe Lomans
- 12 Vondelpark
- 13 Olympic Hotel
- 14 Eko Plaza
- 15 Albert Heijn
- 16 Wakuli Coffee
- 17 Juicebrothers
- 18 Cocoon Gym

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

+ 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



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Sustainability

A once outdated structure has now been transformed into a cutting-edge office building that proudly holds a BREEAM Outstanding certification.

The building is fully electric, disconnected from gas and powered entirely by renewable energy sources. By reusing the existing framework, we've conserved substantial energy and emissions, while the enhanced insulation of the building's original structure will save thousands of tonnes in CO2 emissions over its lifetime. Additionally, the 500 square meters of terraces and greenery significantly boost biodiversity.



Technology

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

Features like destination-controlled elevators and smart circadian lighting systems ensure a smooth, frictionless office experience - allowing you to focus on what truly matters: your work.

Wellbeing

We believe that a workspace should support more than just productivity – it should enhance health, happiness and human connection.

Large windows flood every floor with natural light, offering not only stunning views but also a bright, energizing atmosphere throughout the day. The building encourages physical activity with facilities like covered bicycle parking, bike charging stations, and showers, making it easy to get healthy habits into your routine.

Need a break? Visit the club or restaurant located on the ground floor.





Club=Staal™



The panoramic views on The Schinkel and the rest of the city are a permanent source of inspiration for your business.





Staal-Kade offers approx. 10,000 sqm of office space and a bundle of amenities tailored to the needs of modern businesses.

Each floor is thoughtfully designed to accommodate different working styles, from dynamic, open floorplans that promote interaction and collaboration to more private spaces ideal for businesses requiring privacy and discretion.

All offices are equipped with smart technology to ensure a comfortable, healthy working environment that can be individually controlled via a user app.

**Indoor climate**

- Ventilation of offices based on 1 person per 10m² (workspaces) and 1 person per 3m² (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

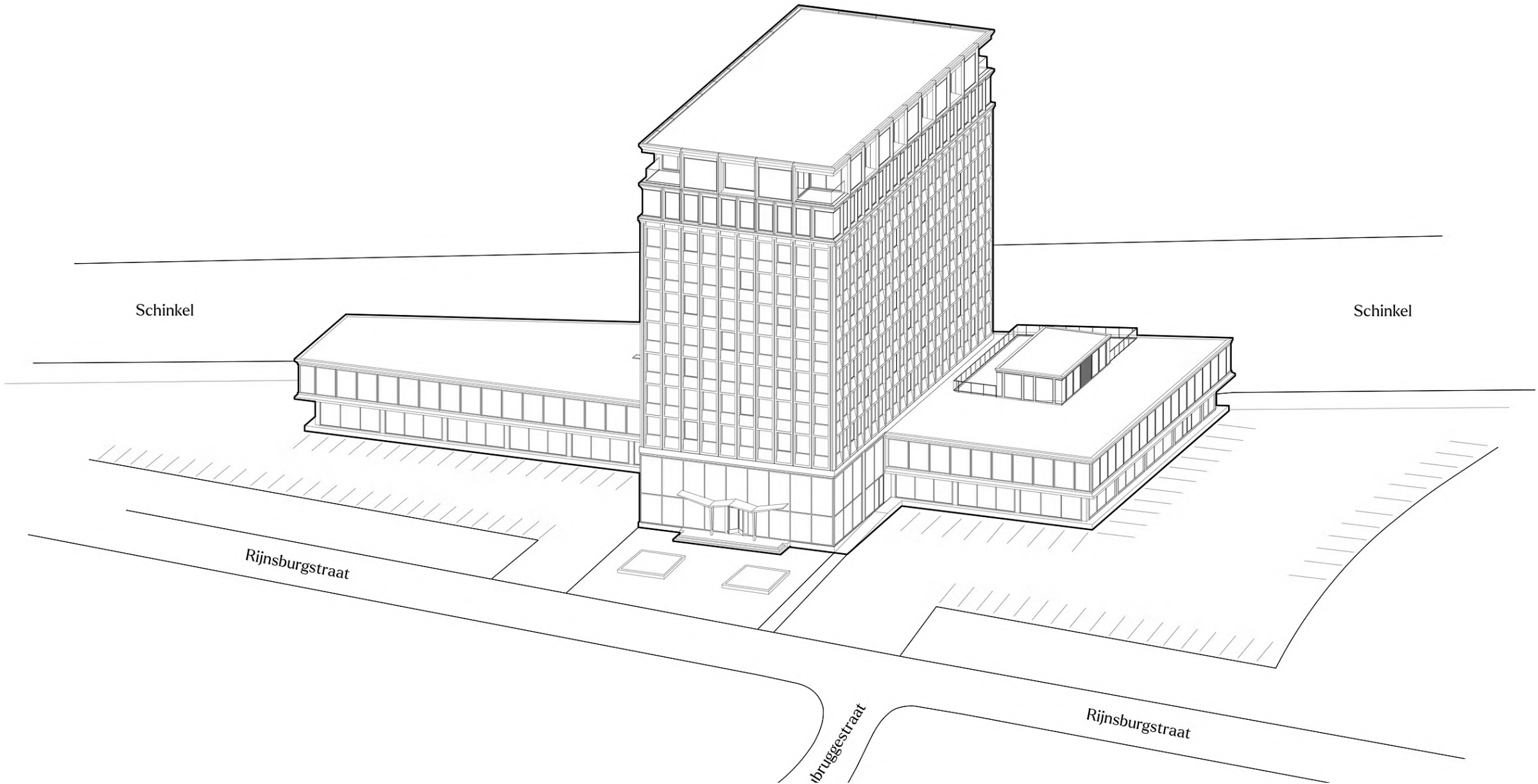
Occupancy (approved by fire department)

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

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Availability

Floor	Total LFA	Availability
10	603 sqm	Available
9	699 sqm	Leased
8	698 sqm	Available
7	698 sqm	Leased
6	698 sqm	Available
5	697 sqm	Available
4	697 sqm	Available
3	696 sqm	Leased
2	760 sqm	Available
1	1,879 sqm	Available
Ground Floor	1,645 sqm	869 sqm
Total LFA	9,717 sqm	6.902 sqm



* Including a pro-rata share for the use of the general areas:
reception area, bike parking and shower/locker rooms.



Schinkelkade



Ground Floor

Rijnsburgstraat

Testfit Ground Floor
Restaurant: 145 sq.m LFA
Business Club: 627 sq.m LFA
Office (R): 940 sq.m LFA



Schinkelgade



1st Floor

Rijnsburgstraat

Testfit 1st Floor
Multi Tenant: Mixed Floor Plan
Office (L): 940 sq.m LFA
Office (R): 940 sq.m LFA



Schinkelkade



1st Floor

Rijnsburgstraat

Testfit 1st Floor
Single Tenant Floor Plan
Floor area: 1,880 sq.m LFA



Schinkelgade

2nd Floor

Rijnsburgstraat



Testfit 2nd Floor
Open Floor Plan
Floor area: 760 sq.m LFA



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Schinkelkade

3rd Floor

Rijnsburgstraat



Testfit 3rd Floor

Office (L): 321 sq.m LFA

Flex Office (R): total 323 sq.m LFA,

Sizes vary from 14 to 124 sq.m LFA

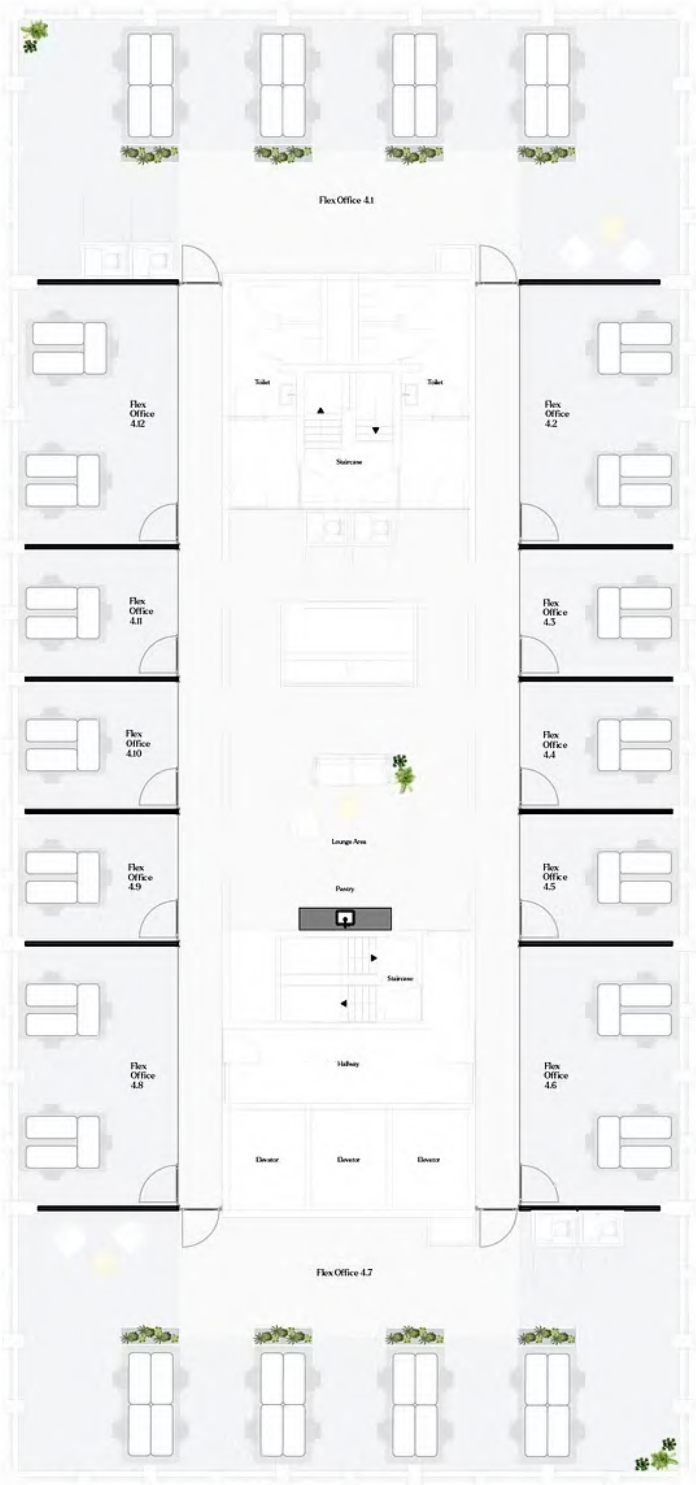
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Schinkelkade

4th Floor

Rijnsburgstraat



Testfit 4th Floor
Closed Floor Plan
Flex Offices: 15 – 124 sq.m LFA

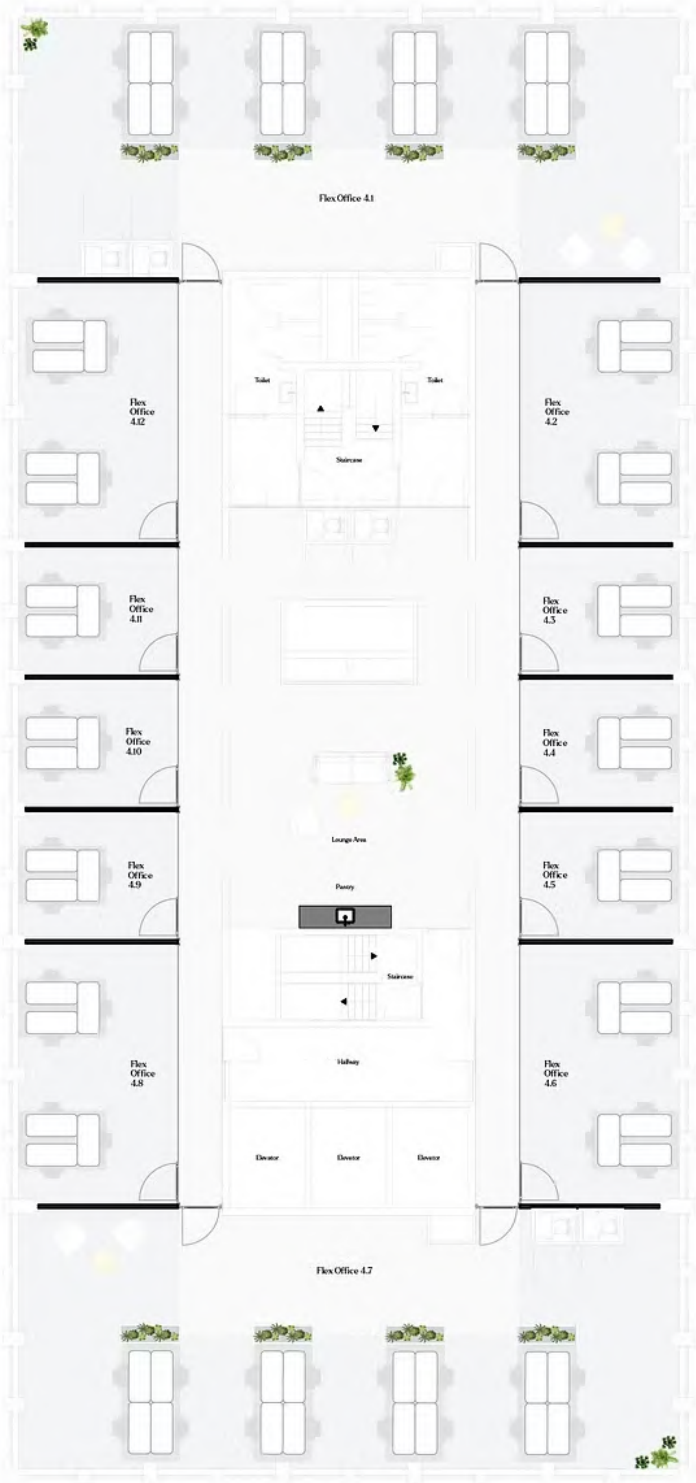
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Schinkelgade

5th Floor

Rijnsburgstraat



Testfit 5th Floor
Mixed Floor Plan
Floor Area: 697 sq.m LFA

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6th Floor

Rijnsburgstraat



Testfit 6th Floor
Closed Floor Plan
Floor Area: 698 sq.m LFA



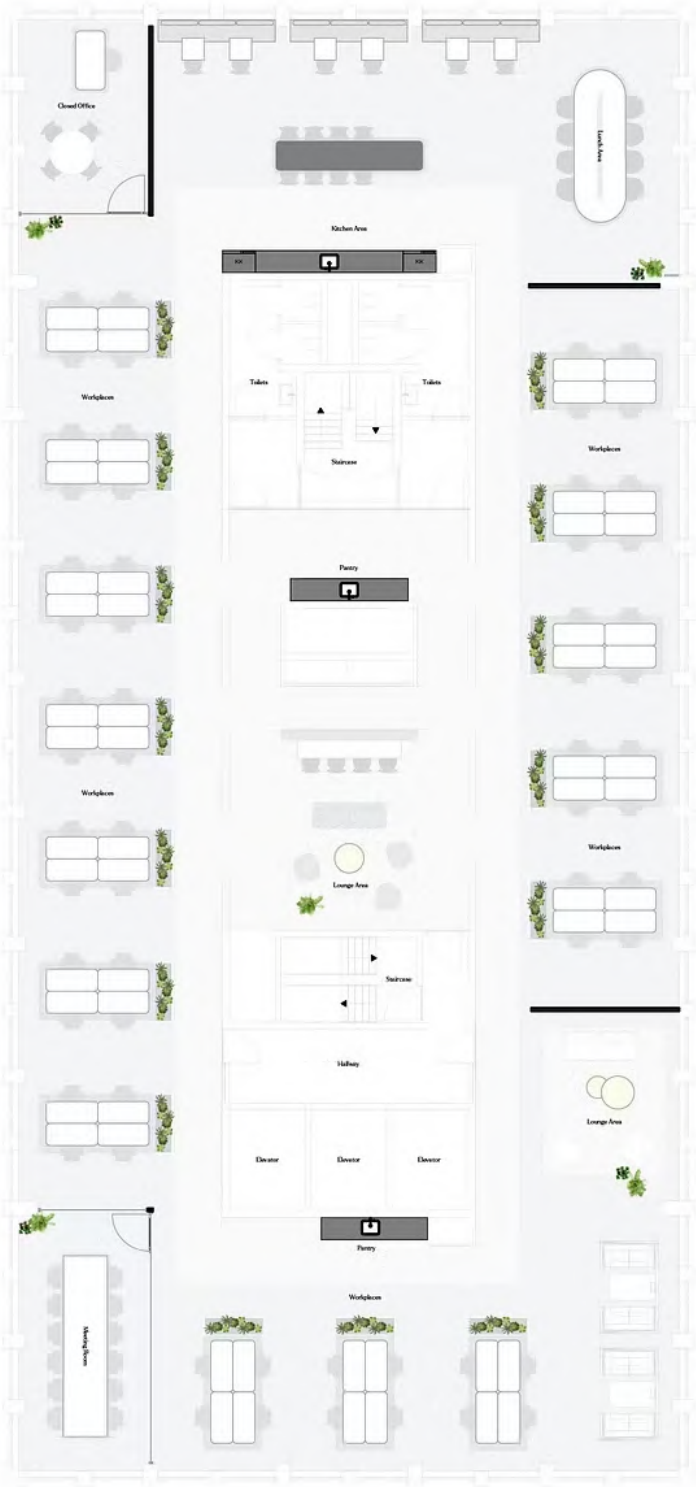
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Schinkelgade

7th Floor

Rijnsburgstraat



Testfit 7th Floor
Closed Floor Plan
Floor Area: 698 sq.m LFA

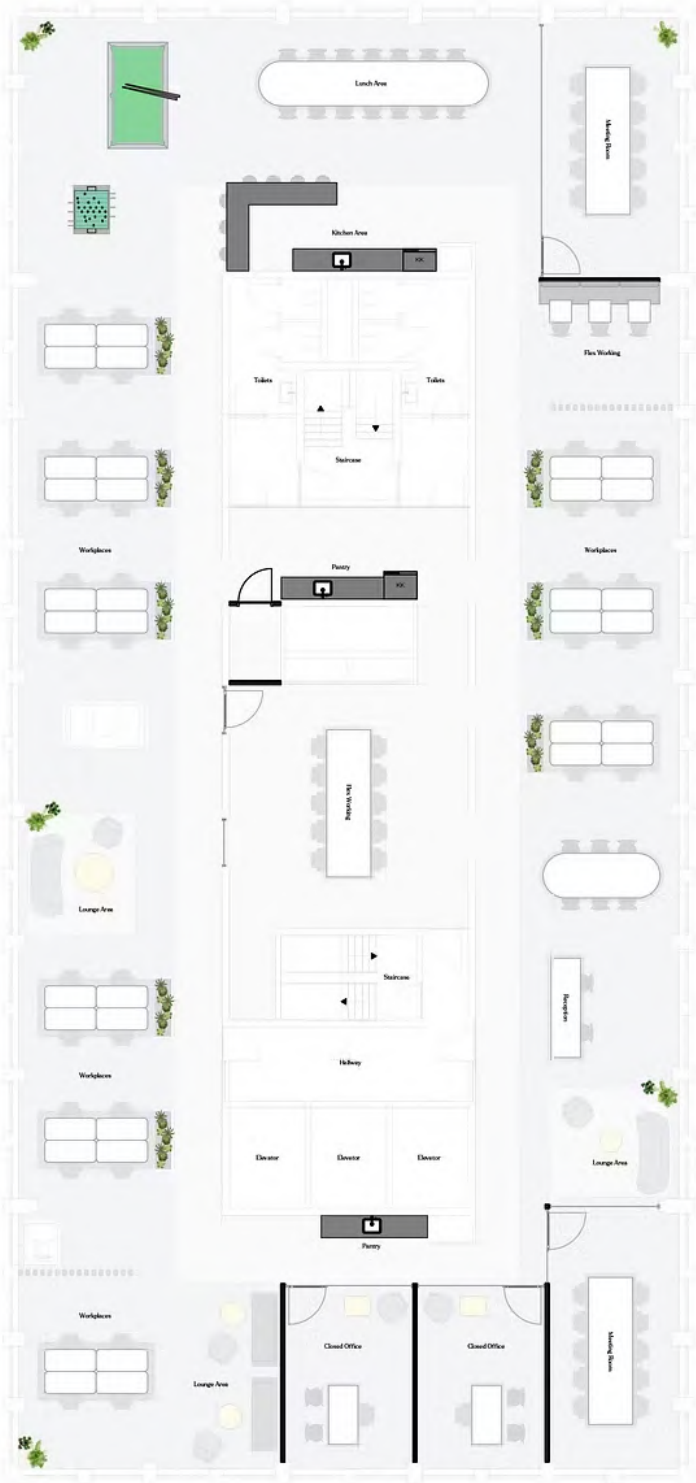
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Schinkelkade

8th Floor

Rijnsburgstraat



Testfit 8th Floor
Open Floor Plan
Floor Area: 698 sq.m LFA

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Schinkelgade

9th Floor

Rijnsburgstraat



Testfit 9th Floor
Mixed Floor Plan
Floor Area: 699 sq.m LFA

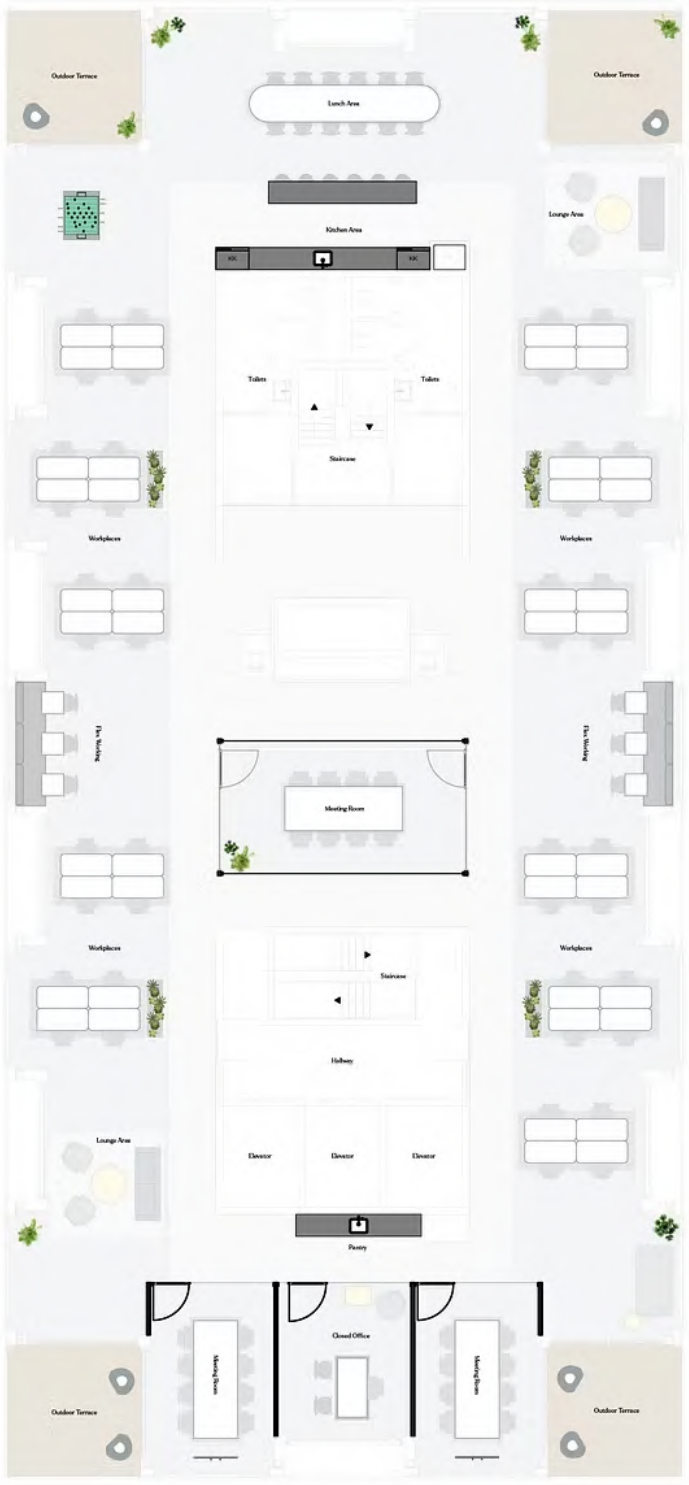
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Schinkelkade

10th Floor

Rijnsburgstraat



Testfit 10th Floor
Open Floor Plan
Floor Area: 602 sq.m LFA



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Get in touch

Our real estate agents are here to help you find the perfect office space that aligns with your vision. Please get in touch to receive more information about Staal-Kade or schedule a viewing.

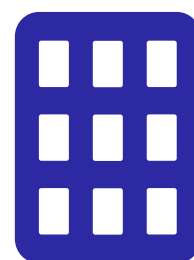
**VAN DIJK
& TEN CATE**
VASTGOEDADVISEURS

+31 (0)20 776 00 02
vandijktencate.com



A Dils company

+31 (0)20 664 85 85
vangoolelburg.com



flexas.com

+31 85 485 21 84
flexas.com

