

Brochure 2026

# 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.

StK

# Key highlights

- + Waterfront setting
- + Vibrant neighbourhood
- + Panoramic views over Amsterdam
- + Balconies & Roof terraces
- + Floor plates of 697 sqm LFA
- + BREEAM Outstanding
- + Energy label A++++
- + Paris Proof
- + SMART building applications
- + Bar Staal public restaurant with catering facilities
- + 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







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# 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



- ↑ BUSINESS CLUB
- ↑ MEETING ROOM
- ↑ RESTAURANT
- ↑ TOILETS





**StK**

## 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**A once outdated structure has now been transformed into a cutting-edge office building that proudly holds a BREEAM Outstanding certification.**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 a covered bicycle parking, bike charging stations, and showers, making it easy to get healthy habits into your routine.

Need a break? Visit Club-Staal or the public restaurant Bar Staal located on the ground floor.



# Club-Staal™



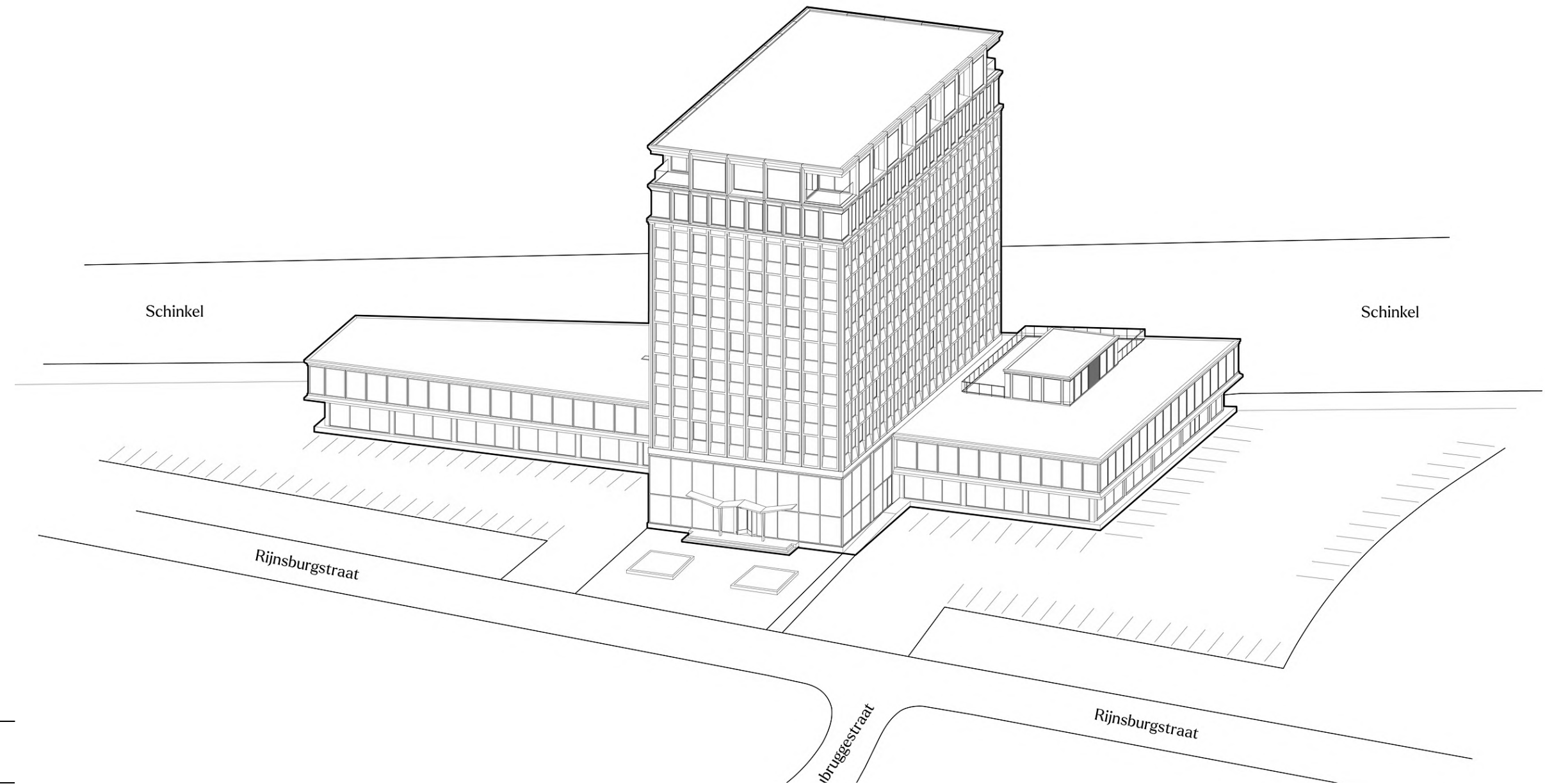


The panoramic views on The Schinkel and the rest of the city are a permanent source of inspiration for your business.



# StK Availability

Floor	Total LFA	Availability
10	603 sqm	Leased
9	699 sqm	Leased
8	698 sqm	Leased
7	698 sqm	Leased
6	<b>698 sqm</b>	<b>Available</b>
5	<b>697 sqm</b>	<b>Available</b>
4	697 sqm	Leased
3	696 sqm	Leased
2	760 sqm	Leased
1	1,879 sqm	Leased
Ground Floor	1,645 sqm	Leased
<i>Total LFA</i>	<i>9,717 sqm</i>	<i>1,395 sqm</i>



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

**Indoor climate**

- Ventilation of offices based on 1 person per 10m<sup>2</sup> (workspaces) and 1 person per 3m<sup>2</sup> (meeting rooms)
- Comfortable radiant heating and cooling by climate ceilings (podium) and hybricons (tower)
- Modular office grid of 3,6m<sup>1</sup> (tower) and 4m<sup>1</sup> (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





Schinkelkade



# Ground Floor

Rijnsburgstraat

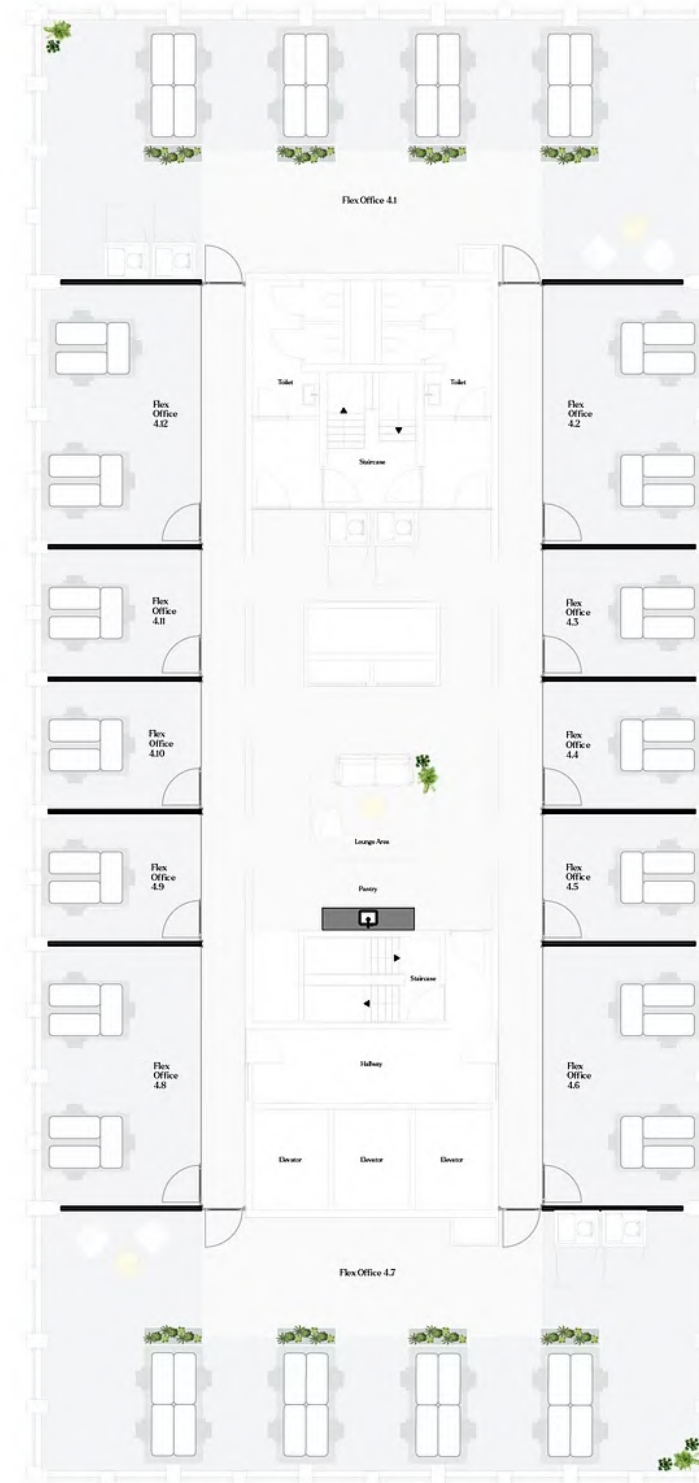
## Testfit Ground Floor

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

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Schinkelkade



5th Floor

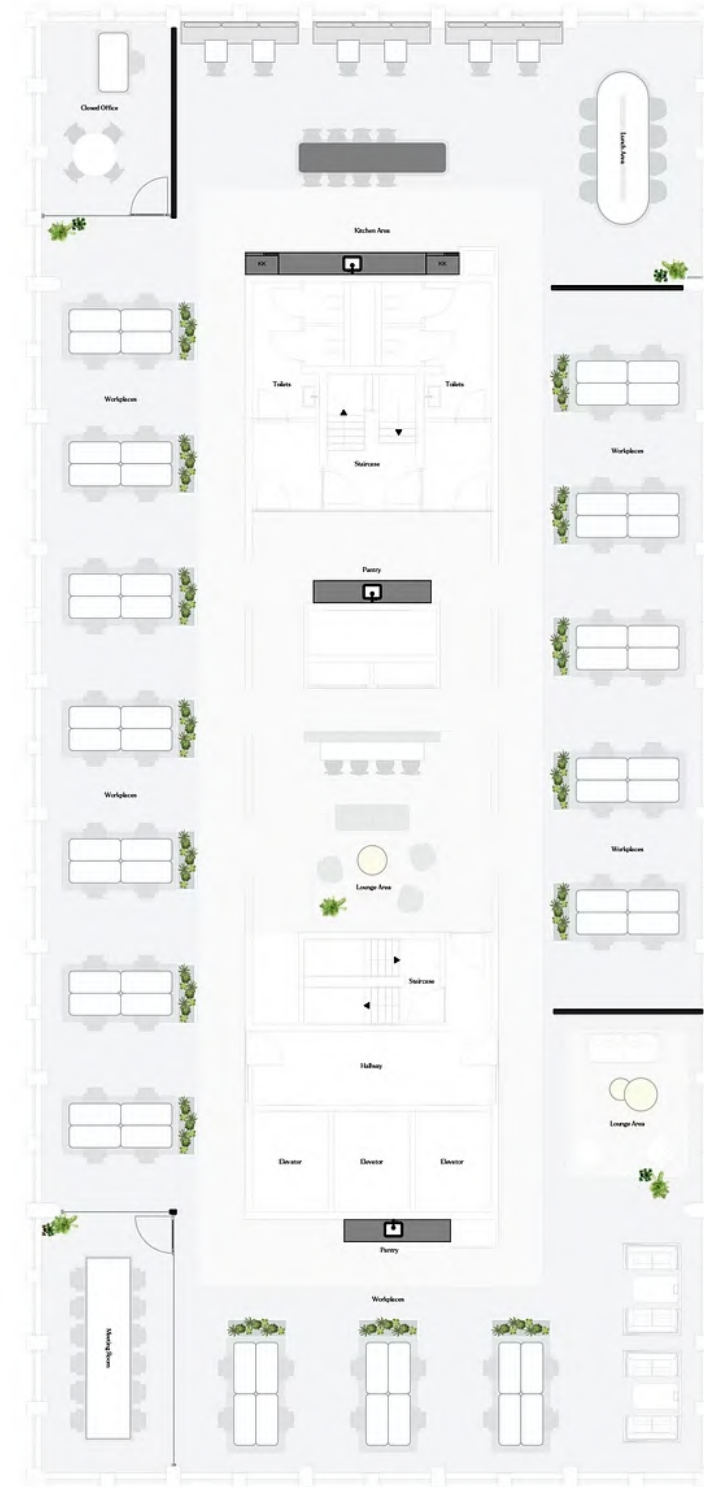
Rijnsburgstraat

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

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5th Floor

Rijnsburgstraat

**Testfit 5th Floor**  
Closed 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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Schinkelkade



6th Floor

Rijnsburgstraat

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





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# Thank you

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 the final available office floors of Staal-Kade or to schedule a viewing.

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