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.

LATITUDE 52° 20' 52.0663" | LONGITUDE 4° 51' 2.7533"

A PROJECT BY FLOW DEVELOPMENT






Staal-Kade™
Let's talk about your new office.
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A project by Flow Development
9-11
Staal-Kade
Welcome at
Staal-Kade™
Motherson Group
Hays
Focus Engineering
Bar Staal by Vooges
BJTK
Staal-Kade can be your new office!
Scan me
Interested?
Please contact us for more information.
Visit Staal-Kade.nl

StK

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 by Vooges and our dynamic Club-Staal with flexible co-working spaces, event space and meeting rooms.

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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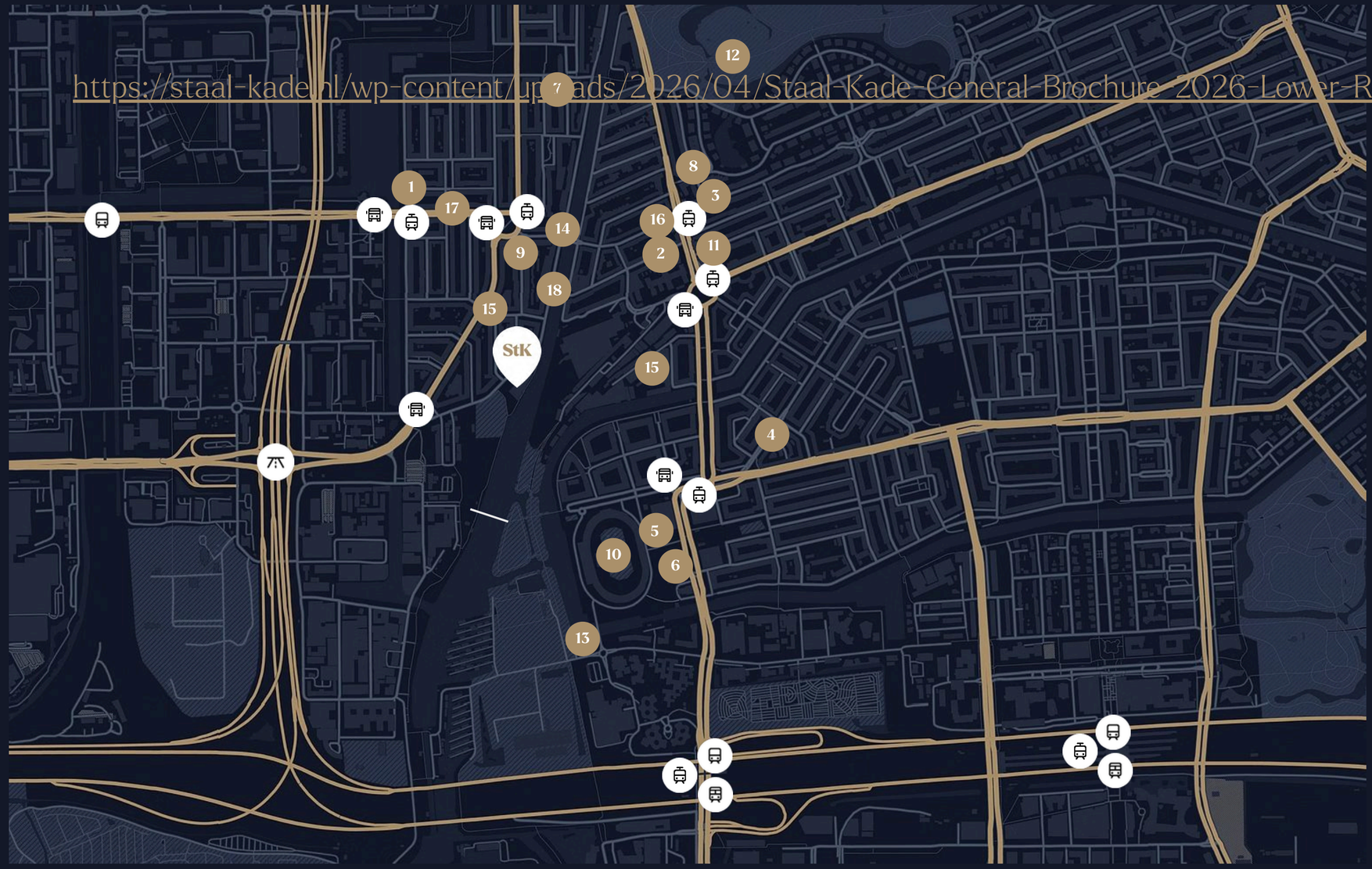
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Key highlights

+ 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



https://staal-kade.nl/wp-content/uploads/2026/04/Staal-Kade-General-Brochure-2026-Lower-Res.pdf



Location

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. Juice Brothers
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

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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
- Promotion of physical exercise by stairs
- Radiant heating and cooling for superb comfort levels
- Showers & changing rooms for active lifestyle



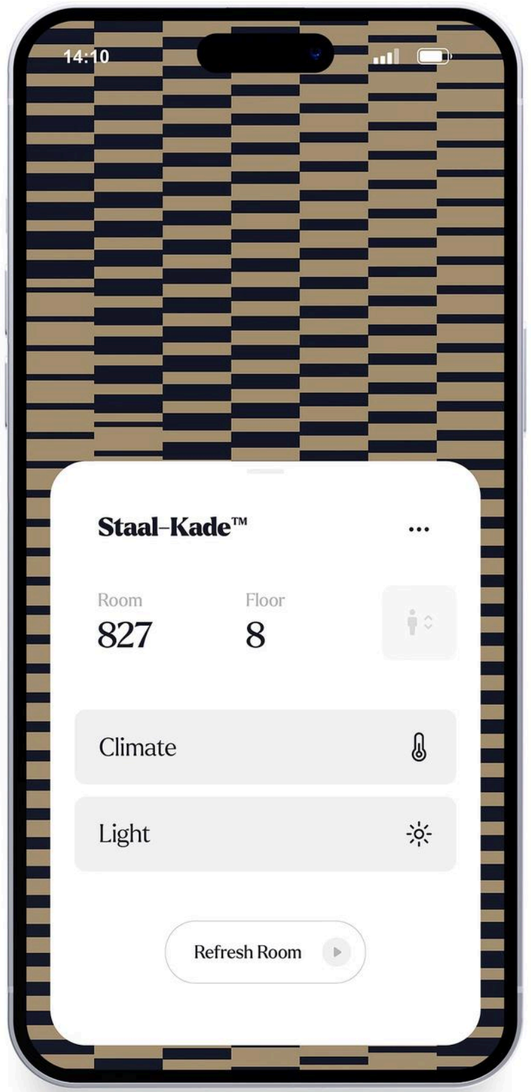
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Sustainability

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.

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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 carcadian lighting systems ensure a smooth, frictionless office experience - allowing you to focus on what truly matters: your work.

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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™






BAR STAAL
FEVER-TREE
MIX with the BEST
FEVER-TREE
MIX with the BEST
FEVER-TREE
MIX with the BEST
STAAL
STAAL

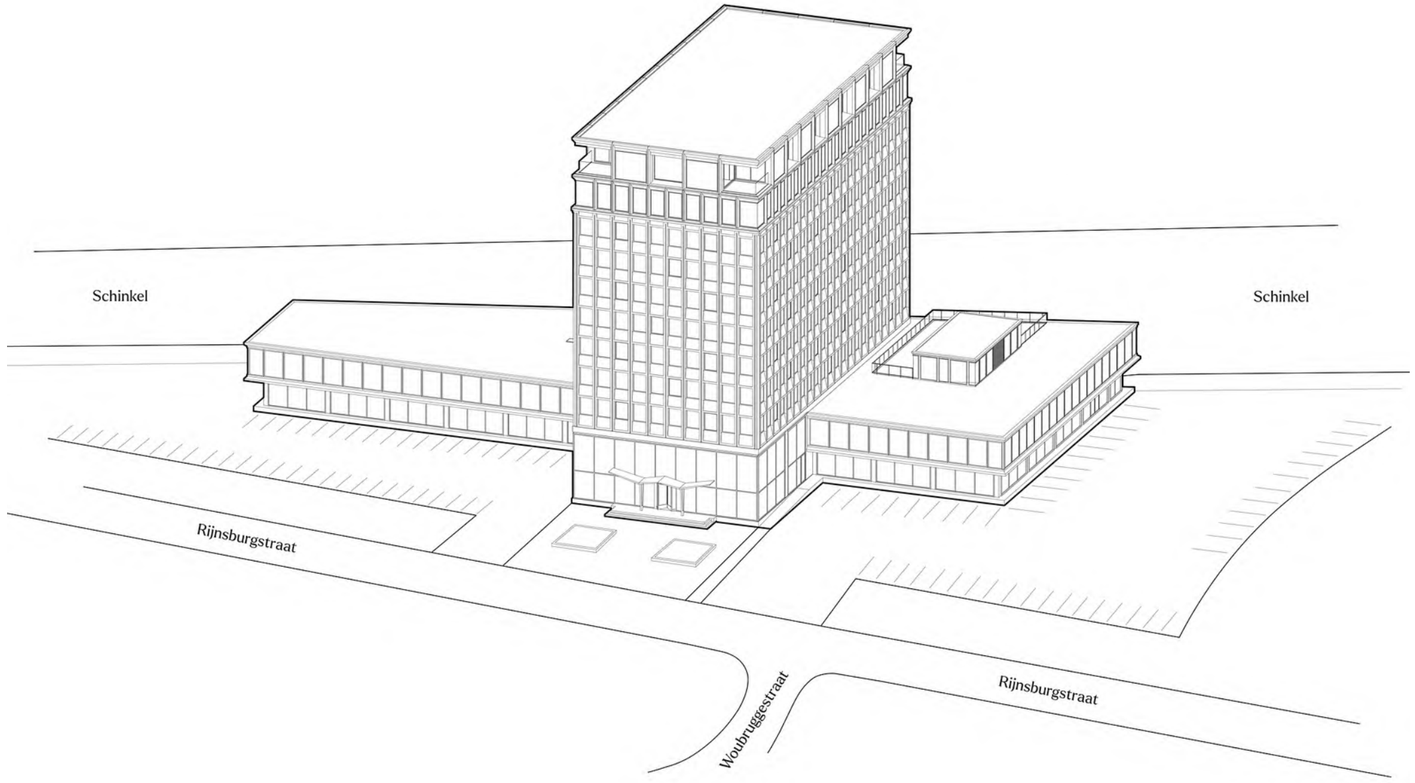
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The panoramic views on The Schinkel and the rest of the city are a permanent source of inspiration for your business.



StK Availability

Floor	Total LFA	Availability
10	603 sqm	Leased by Publicis Groupe
9	699 sqm	Leased by Motherson
8	698 sqm	Leased by Fields Group & Maquire
7	698 sqm	Leased by Hays Recruitment
6	**698 sqm**	**Available**
5	**374 sqm**	**Available**
4	697 sqm	Leased by BJTK & Rand Technology
3	696 sqm	Leased by Focus Engineering & Flex Offices
2	760 sqm	Leased by Publicis Groupe
1	1,879 sqm	Leased by Publicis Groupe
Ground Floor	1,645 sqm	Leased by Publicis Groupe
Total LFA	*9,770 sqm*	***1,072 sqm available***



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

Technical specifications



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 equiped 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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Ground Floor

Testfit Ground Floor

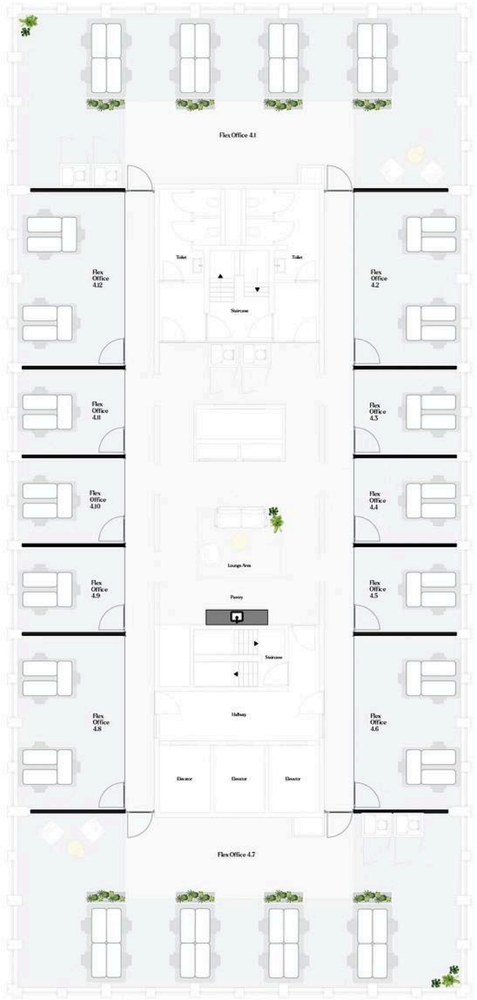
Restaurant: 145 sq.m LFA

Business Club: 627 sq.m LFA

Office (R): 940 sq.m LFA

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Schinkelkade



5th Floor

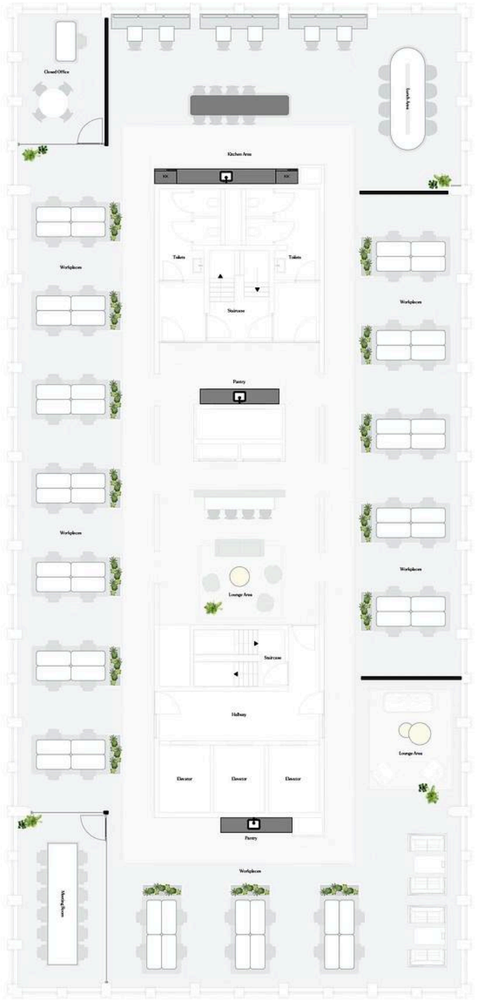
Rijnsburgstraat

Test-fit 5th Floor

Floor Area: 697 sq.m LFA

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Schinkelkade



Rijnsburgstraat

6th Floor

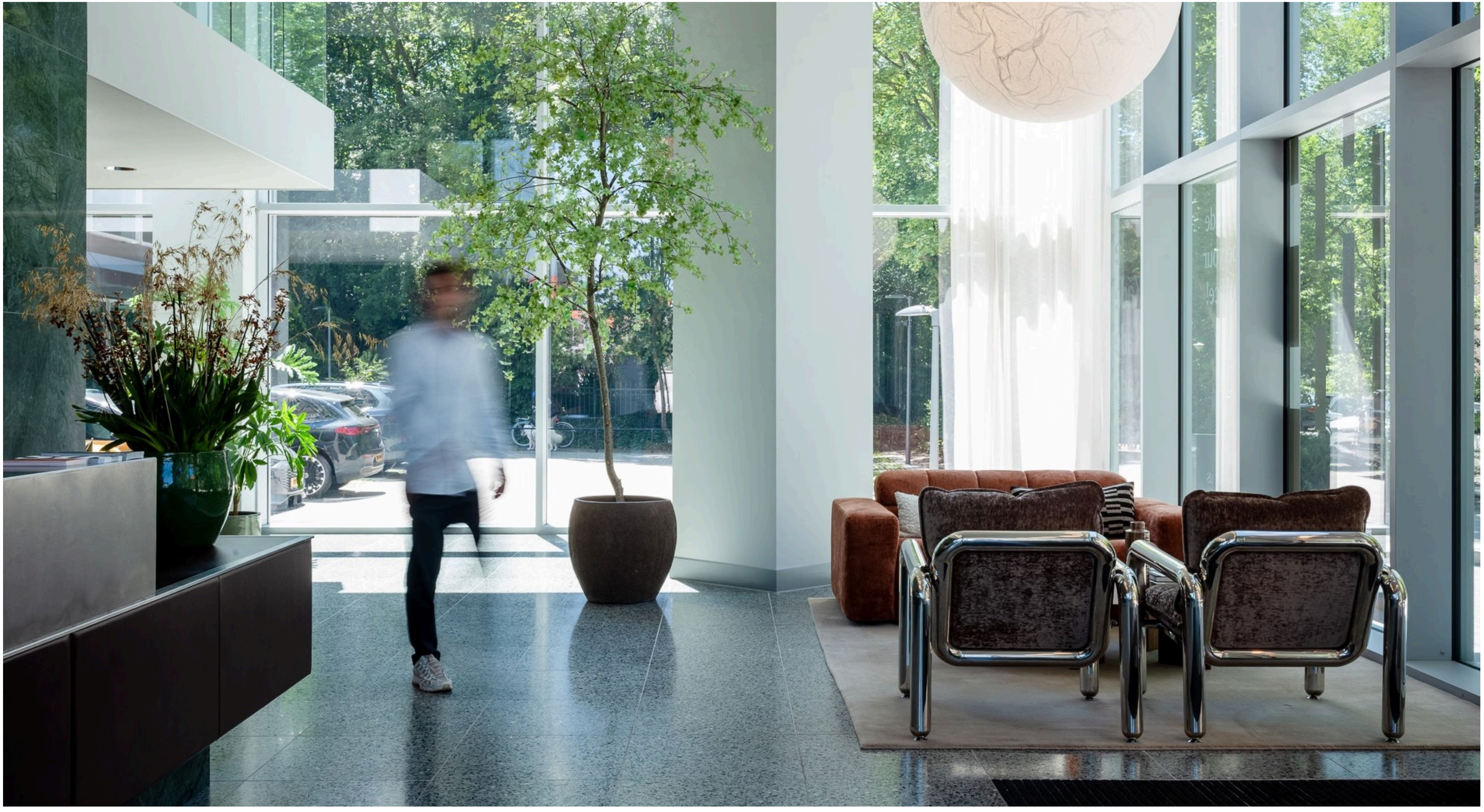
Test-fit 6th Floor

Floor Area: 697 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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