

Growing the
new standard,
embracing
the future.

DISTRICT
WEST

districtwestamsterdam.nl



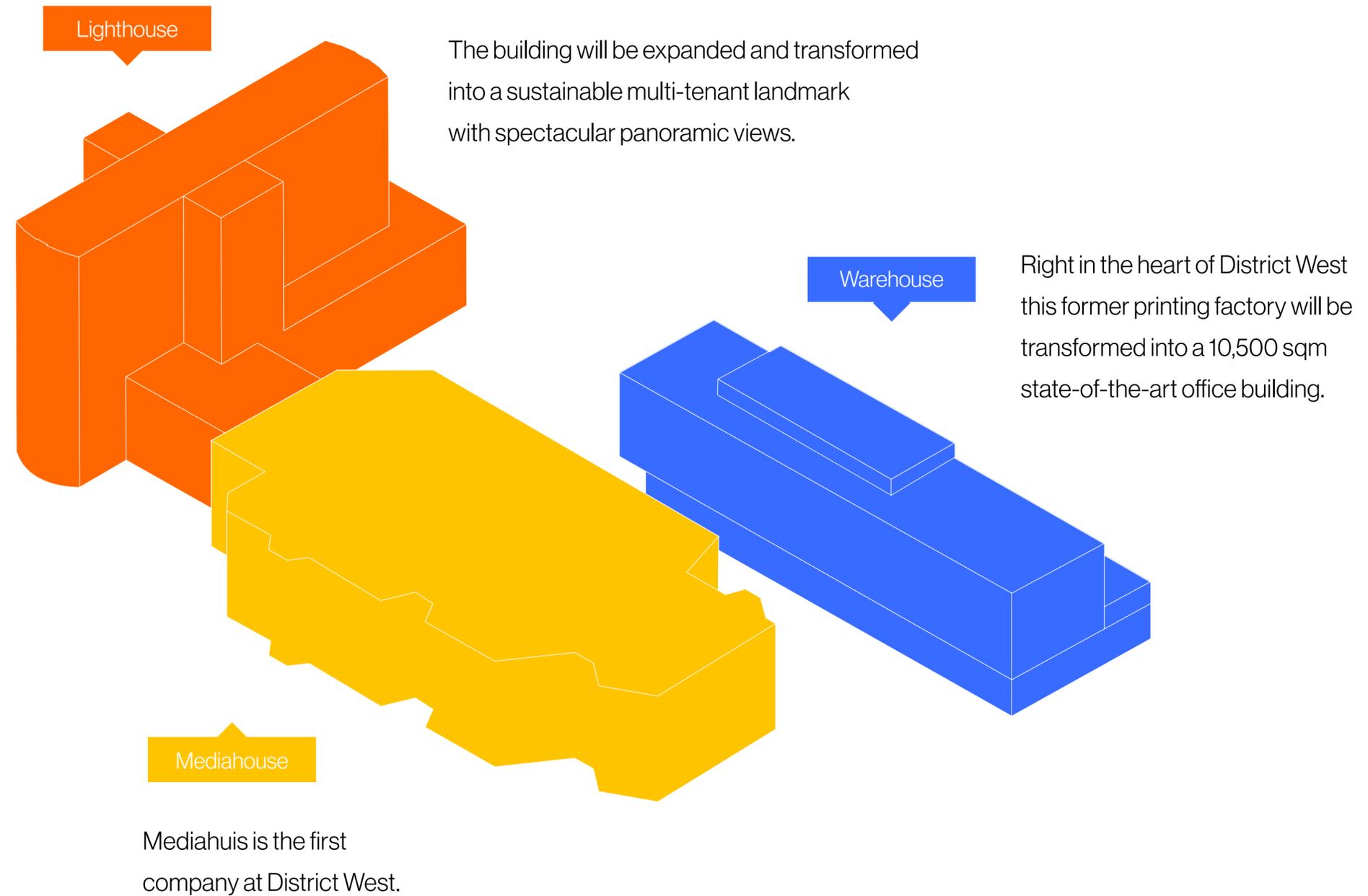
Introducing District West

District West. Where grey and industrial makes way for green and creative. Where ambition and inspiration come together in a vibrant, urban working environment. With all the qualities you would expect from a city centre location. Functional and innovative. Sustainable and healthy. Stylish and sociable. District West seduces. A 'green carpet' welcomes you to an environment where you can work, take relaxing breaks and find inspiration.

Robust and industrial, yet spacious and light. In distinctive, innovative office buildings made for companies with sustainable ambitions. From content creators and tech wizards to corporate disruptors, legal eagles and financial masterminds. Because District West is all about productivity through innovation and sustainability. This is the new standard.

The District

An overview of the redevelopment of District West.





Lighthouse

The building will be expanded and transformed into a sustainable multi-tenant landmark with spectacular panoramic views. Available from 20 sqm to 1,500 sqm per floor and suitable for pioneers, start-ups, scale ups and corporates.

A total of 13,000 sqm efficient and flexible office space with services and facilities. Available from 20 sqm to 1,500 sqm per floor and suitable for pioneers, start-ups, scale ups and corporates.

Delivery level (general)

- Aquifer Thermal Energy Storage
- Ceiling height approx. 2.80 m
- LED ceiling lighting
- Top cooling
- Blinds
- Raised computer floors
- Max. 1 person: 10 sqm occupancy
- Breeam Very Good
- Energy Class A +++
- bGrid Smart Technology

Delivery level (extension)

- Wooden extension
- Recycled concrete façade
- Private outside areas (2nd – 4th floor)
- Atrium (approx. 8 metre high)

Amenities

- Central reception area
- Restaurant operated by Vitam
- Business and meeting centre operated by Synderella
- On-site community management
- ESG Covenant

Building availability

Total for rent approx 9,304 sqm

Ground floor

Entrance | Restaurant | Coffee corner

1st floor

DW Business centre by Syndrella

2nd floor

Offices, approx. 1,645 sqm LFA available

3rd floor

Offices, approx. 1,613 sqm LFA available

4th floor

Offices, approx. 1,258 sqm LFA available

5th floor

Offices, DW meeting centre and approx. 740 sqm LFA available

6th – 10th floor

Offices, approx. 1,259 sqm LFA available

Warehouse

Right in the heart of District West this former printing factory will be transferred into an exemplar of circularity and adaptive reuse.

Warehouse will be characterized by retaining the existing steel structure, the façade and foremost the spacious open floors. In addition the building will be fitted with firm sustainable and energy improvements which will meet the Paris Proof conditions. A unique office building that will give that sturdy vibe reminiscent of the site's industrial heritage.

Delivery level

- Retain existing steel structure
- Retain large portion of the façade
- Aquifer Thermal Energy Storage
- Ceiling height up to 5.00 m
- LED ceiling lighting
- Paris Proof

Amenities

- Spacious, industrial lobby with biophilic design
- Coffee corner
- Meeting rooms
- Wellness Area
- Restaurant (in adjacent DW 02 Lighthouse)
- Business Centre (in adjacent DW02 Lighthouse)
- On site community Management
- ESG Covenant

Delivery

- Tbd (as from Q3 2025)
- Available office space
- Total approx. 10,500 sqm LFA
- (open floors up to approx. 3,200 sqm LFA)

Available parking spaces

- Total 90 parking spaces
- Ratio : 1:116 LFA

Rental price office

- Tbd

Rental period

- Tbd





Mediahouse

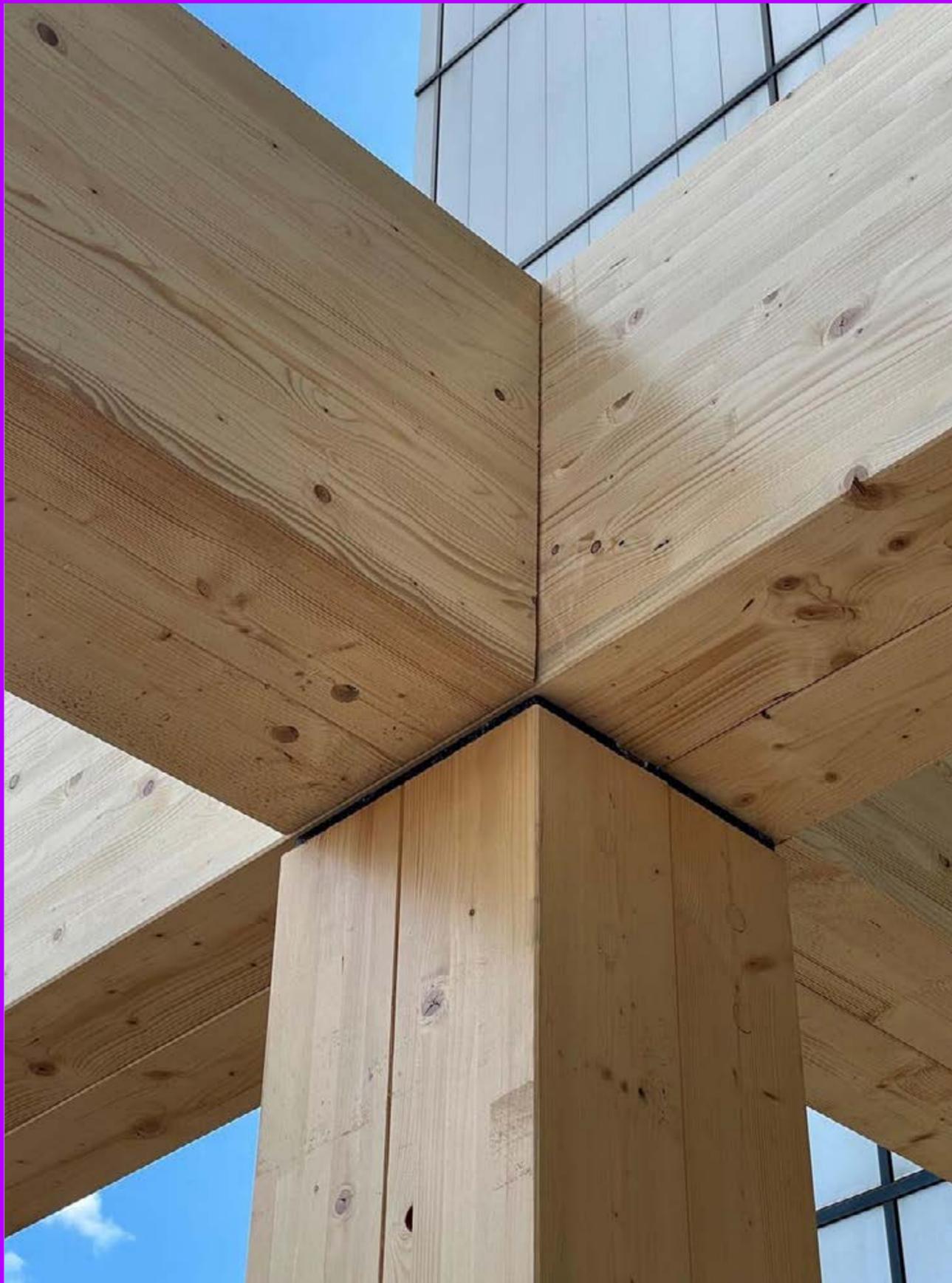
Mediahouse is the first occupier of District West. The company is part of the international Mediahuis group, a newspaper & magazine publishing, distribution, printing, TV, radio and online media company. The group has more than 30 news brands.

Mediahouse is on track to become a climate-neutral organisation. The company aims to reduce its CO2 footprint by more than 50% by 2030. Moreover, they want to be a completely climate-neutral company by 2050 and bring CO2 emissions to net zero.

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

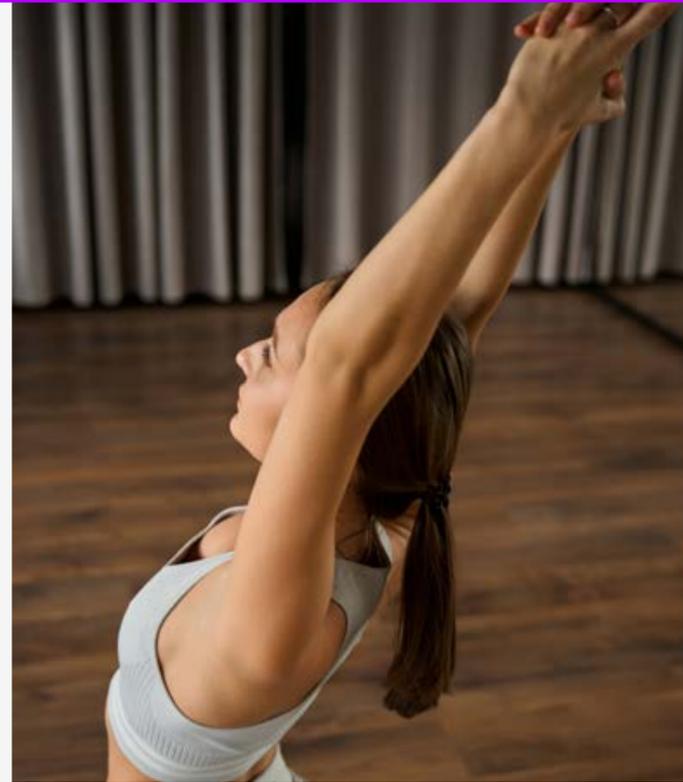
Our aim is to deliver a net zero carbon District West. In order to make a positive impact on the actual living conditions and community of District West.



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

Where ambition and inspiration go hand in hand

A flexible adaptive community focused on the demands of tomorrow.



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. Hyper local, organic and seasonal. Of course, also a super supermarket with takeaway deli and fresh to desk delivery and a rooftop 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.



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 DW community. Allowing to share values, knowledge and boost connection.

Hospitality & services

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



Meeting & events

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

A stone's throw from Amsterdam Sloterdijk Station

With great cycling routes to and from Amsterdam city centre. 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.

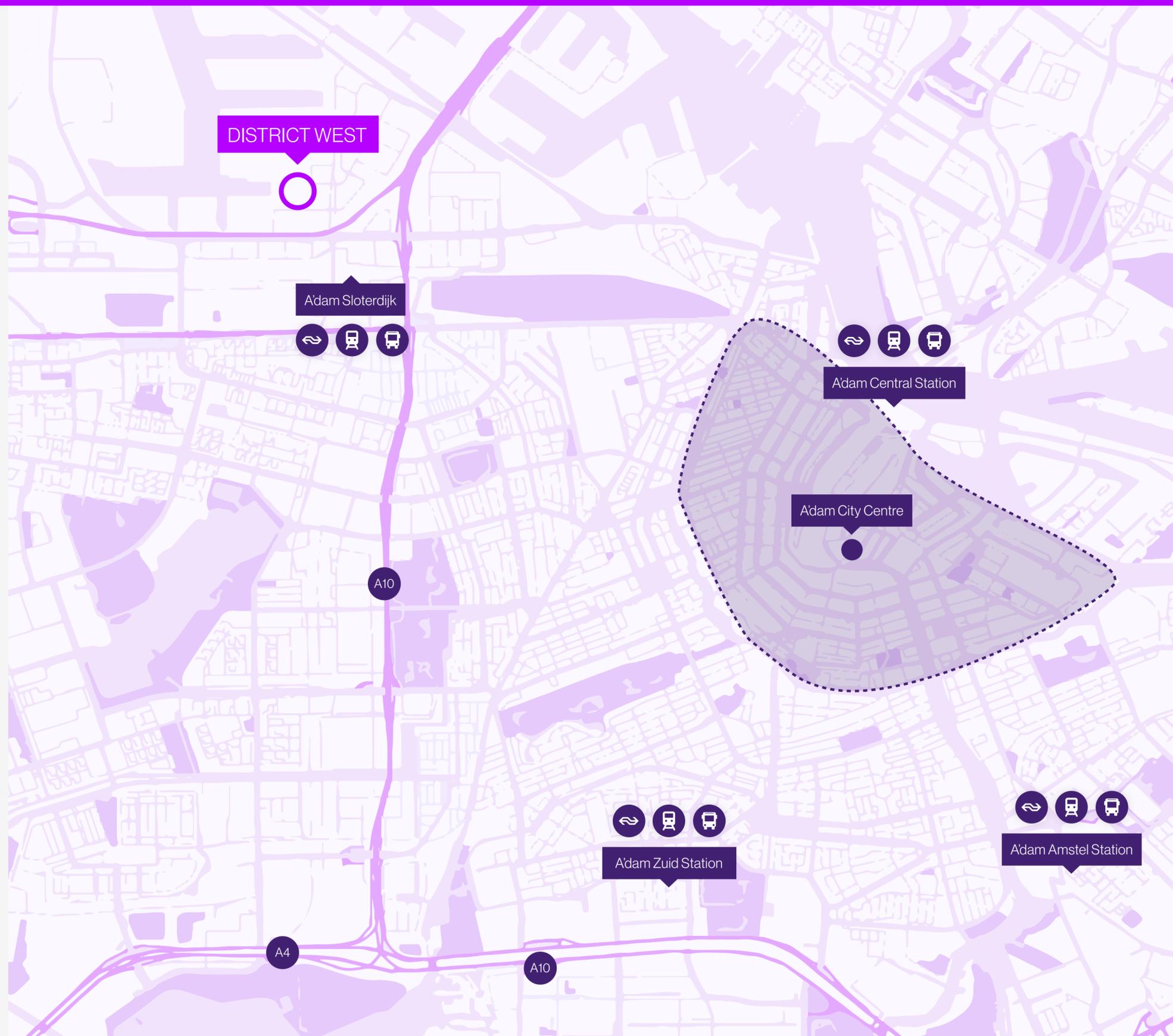
On-site parking is available with plenty of electric charging points, of course, fulfilling our commitment to sustainability. Making our buildings wonderfully accessible via every type of transport. Now and in the future.

5 minute walk | Sloterdijk Train/subway station

3 minute bike ride | Amsterdam City Centre

16 minute car ride | Schiphol Airport

5 minutes by train | Amsterdam Central Station



Contact us

District West

www.districtwestamsterdam.nl

Basisweg 30, 1043 AP Amsterdam

Follow us on [Instagram](#) and [LinkedIn](#)

APF International

www.apf-international.nl

+31 (0)20 610 2151

Sarphatikade 13, 1017 WV Amsterdam



Developing partners:
- BNTHMCRWL - ZUS
- WOMO Architects - CBRE