

Staal-Kade™

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

Flow Development

Brochure 2025





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 a full-service reception and business club, flexible coworking spaces, and a public restaurant.

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

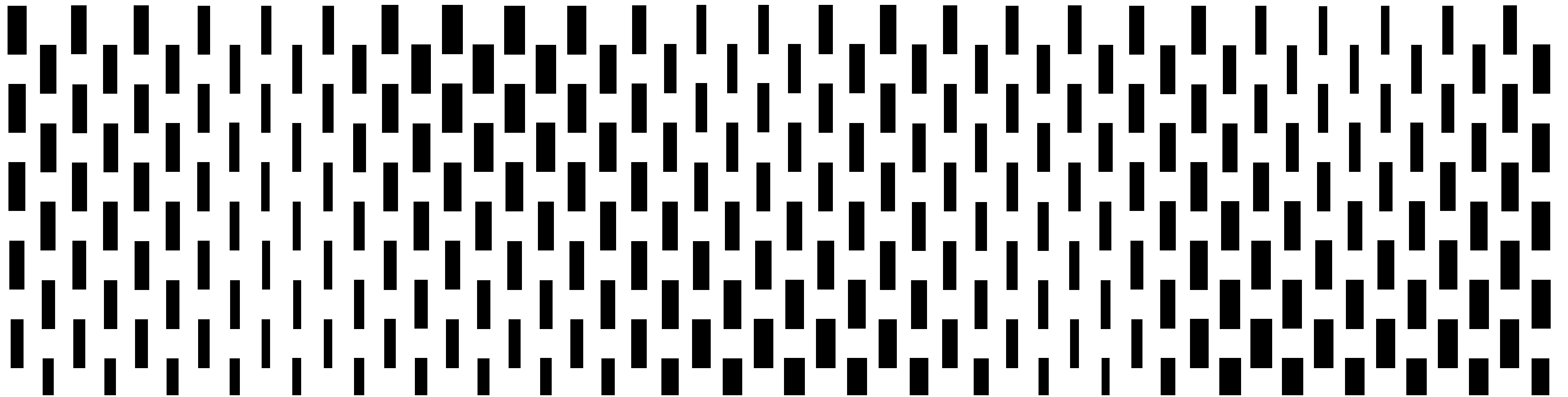
- + Waterfront setting near The Schinkel
- + Located in the vibrant Hoofddorpplein area
- + Panoramic views over Amsterdam
- + Balconies & rooftop terraces
- + Floor plates from 640 sqm - 1,900 sqm
- + BREEAM Outstanding Certified
- + Energy label A++++
- + Paris Proof
- + SMART building applications
- + Public restaurant located on the ground floor
- + Full service reception by Re:Invent
- + Staal-Kade Business Club with bookable flex working spaces and meeting rooms
- + 80 parking spaces available (1:122)
- + Electric charging (car and bikes)
- + Shower and locker facilities

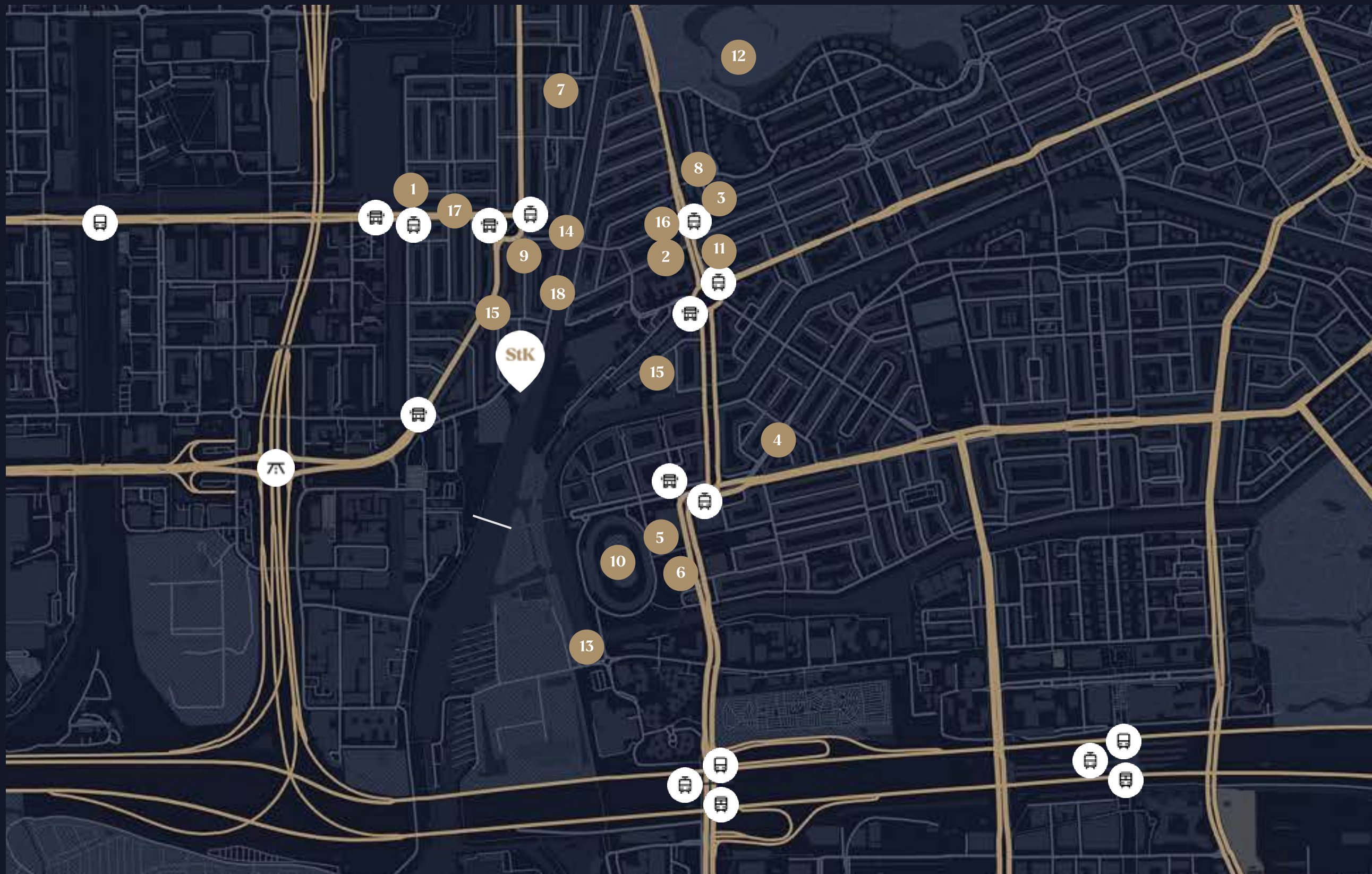




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Staal-Kade places you in the heart of this vibrant and multifaceted neighborhood. Everything you want and need from a location is within easy reach.





- 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

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**A waterfront
experience.
For those who
want it all.**



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+ Sustainability



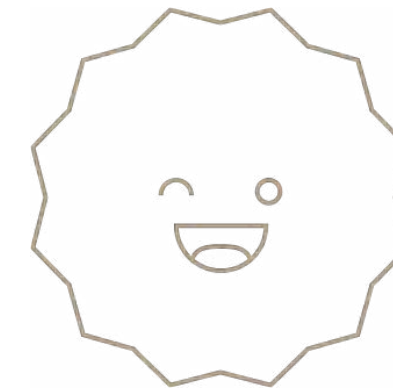
- BREEAM Outstanding certified
- Energy label A++++
- All-electric heat pumps for cooling and heating
- Disconnected from gas
- Solar panels
- Electric car and bicycle charging

+ Technology

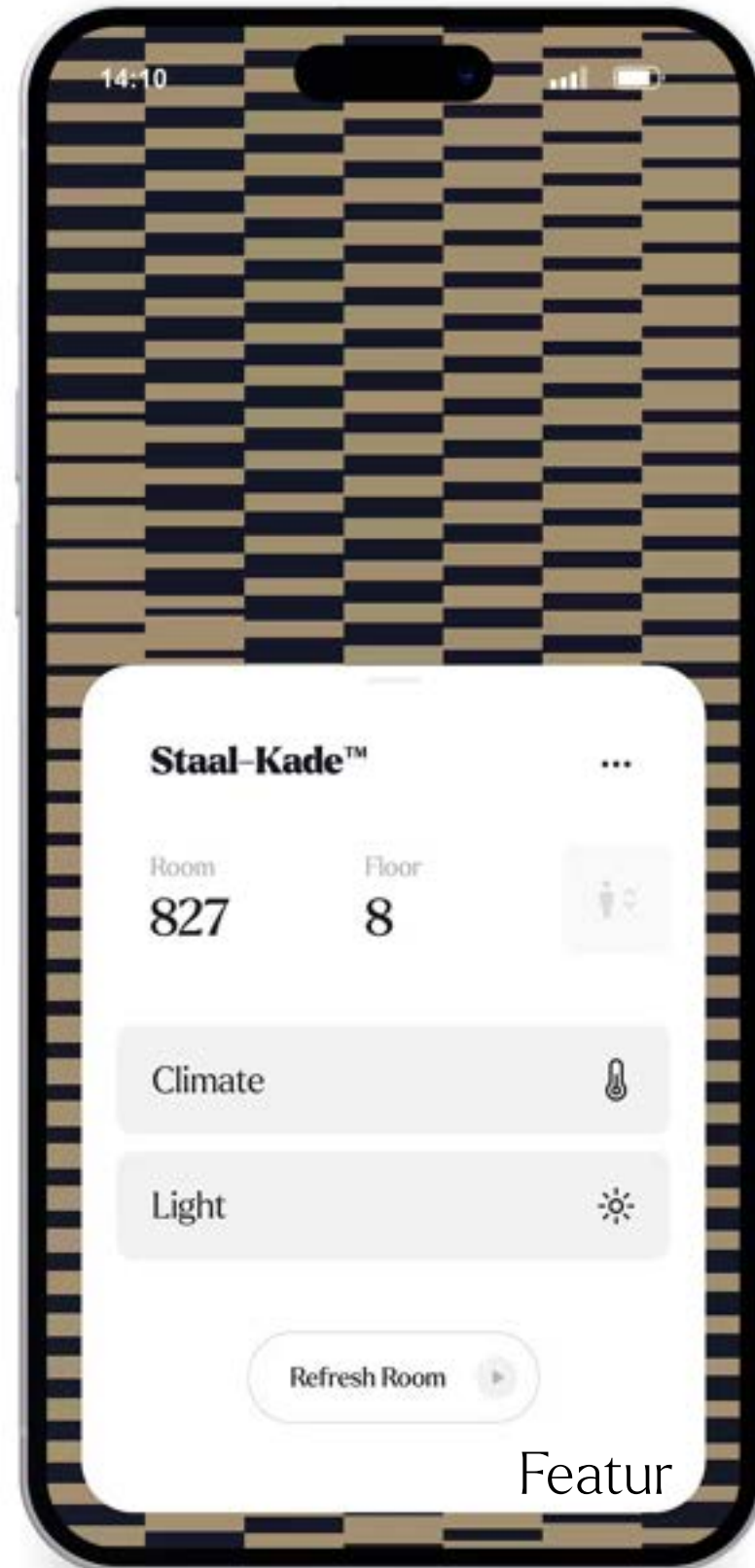


- Smart controlled LED lighting
- Multi-sensors for presence, daylight and temperature
- Individual control of light level and temperature by app
- Dedicated IP-backbone for building communication
- Intelligent building management system
- Full destination controlled elevators

+ Wellbeing



- Green landscaping around the building
- Terraces and balconies for outside activity
- WELL certification enabled
- Promotion of physical exercise by stairs
- Radiant heating and cooling for superb comfort levels
- Showers & changing rooms for active lifestyle



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.



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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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Wellbeing

**An altogether better experience,
every day.**

Large windows flood the office with natural light, offering both stunning views and an energizing atmosphere throughout the day.

Whether you're taking a break on the rooftop terraces, step outside for a walk along the waterfront, or explore the water by the private office boat, nature is never far away. Staal-Kade supports the well-being of everyone who steps inside.

Our indoor bicycle parking, shower and locker facilities making it easy to get healthy habits into your work routine.



Where work and life
don't just balance, but
harmonize.



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

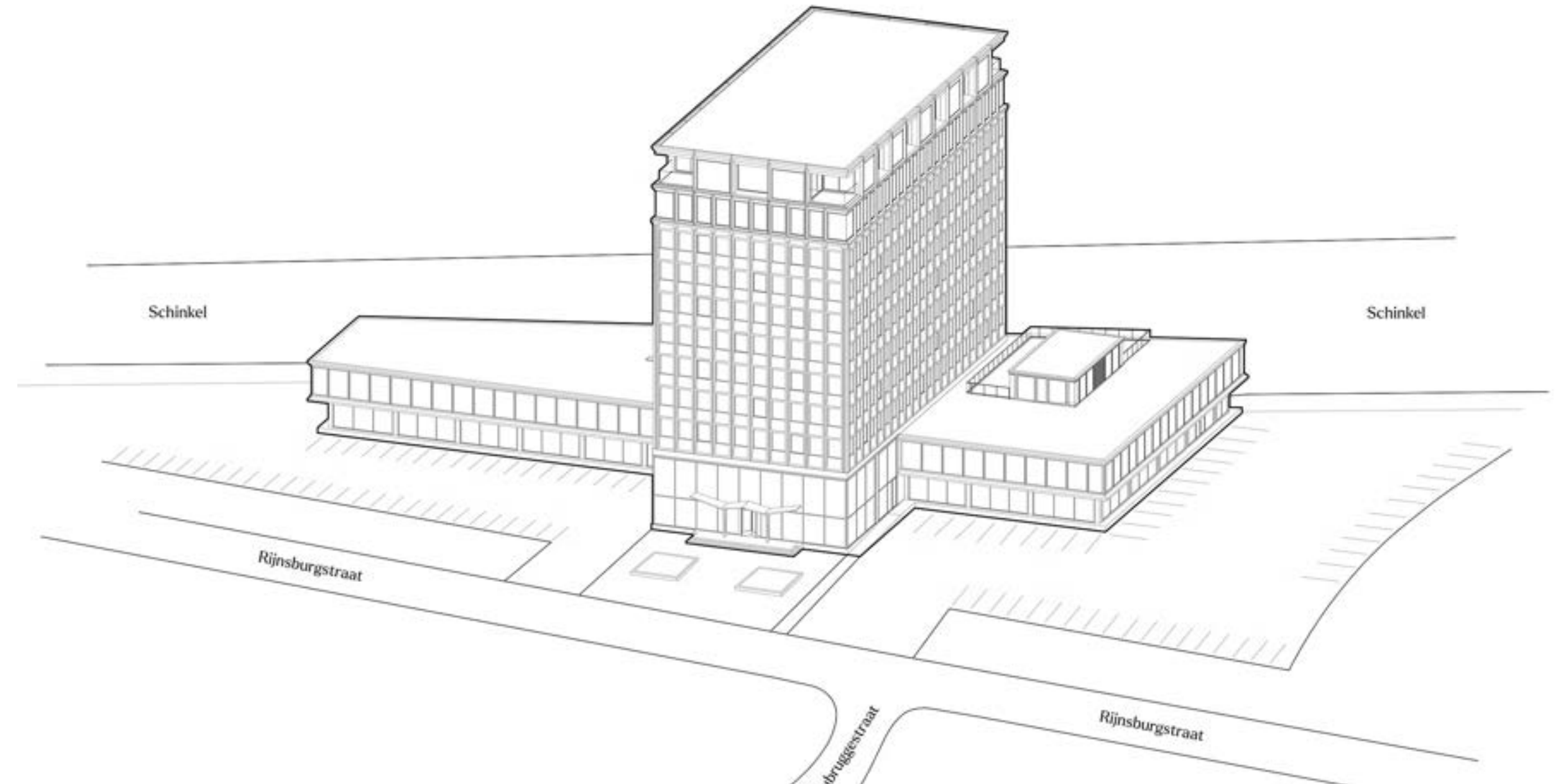
- Ground floor: 5kN/sqm
- 1st to 9th floor: 3,3kN/sqm
- 10th floor: 5kN/sqm

Occupancy (approved by fire department)

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

StK Availability

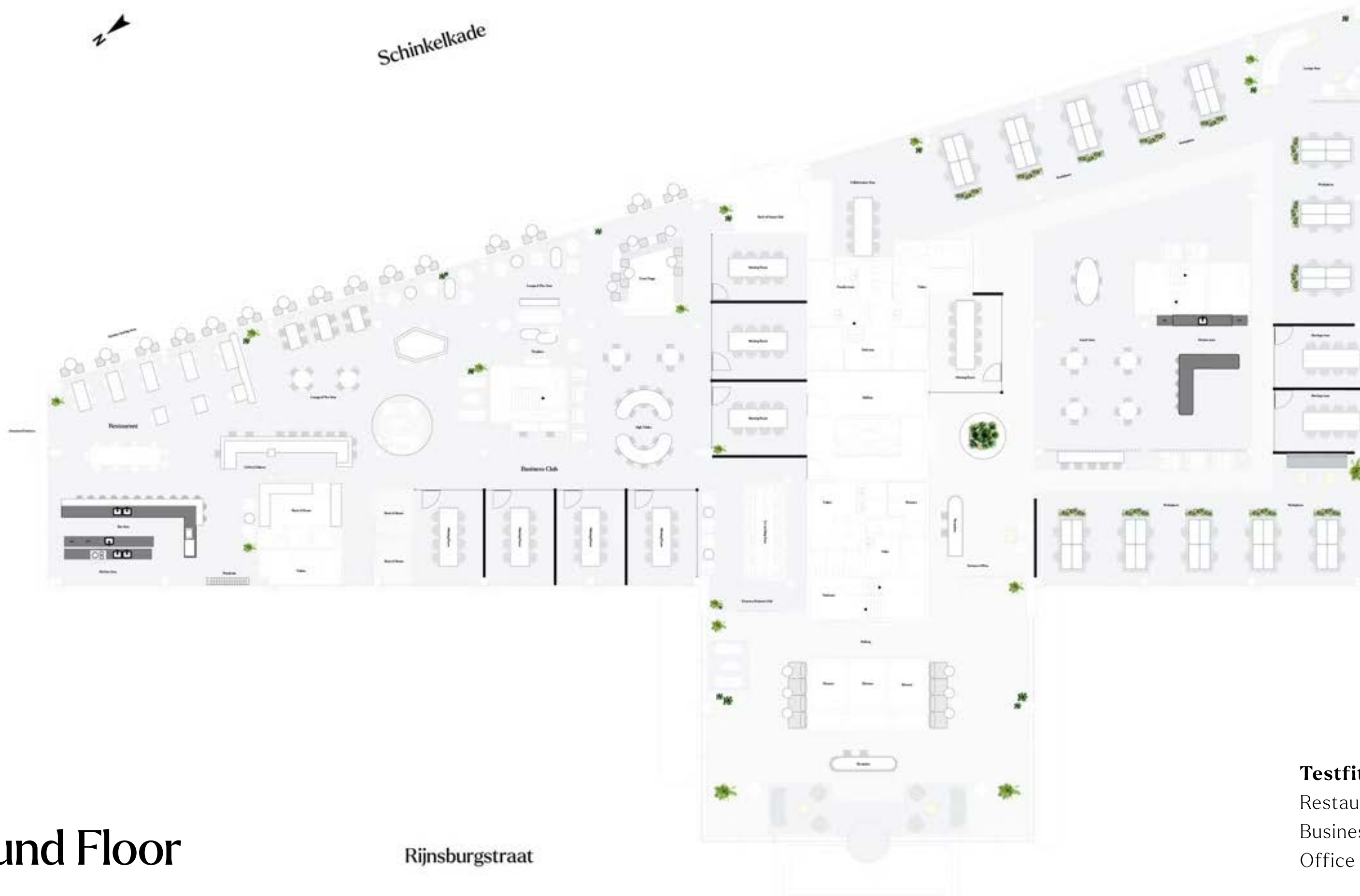
Floor	Total LFA	Availability
10	603 sqm	Available
9	699 sqm	Leased
8	698 sqm	Available
7	698 sqm	Leased
6	698 sqm	Available
5	697 sqm	Available
4	697 sqm	Available
3	696 sqm	Leased
2	760 sqm	Available
1	1,879 sqm	Available
Ground Floor	1,645 sqm	869 sqm
<i>Total LFA</i>	<i>9,717 sqm</i>	<i>6.902 sqm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



* 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



Schinkelkade



1st Floor

Rijnsburgstraat

Testfit 1st Floor

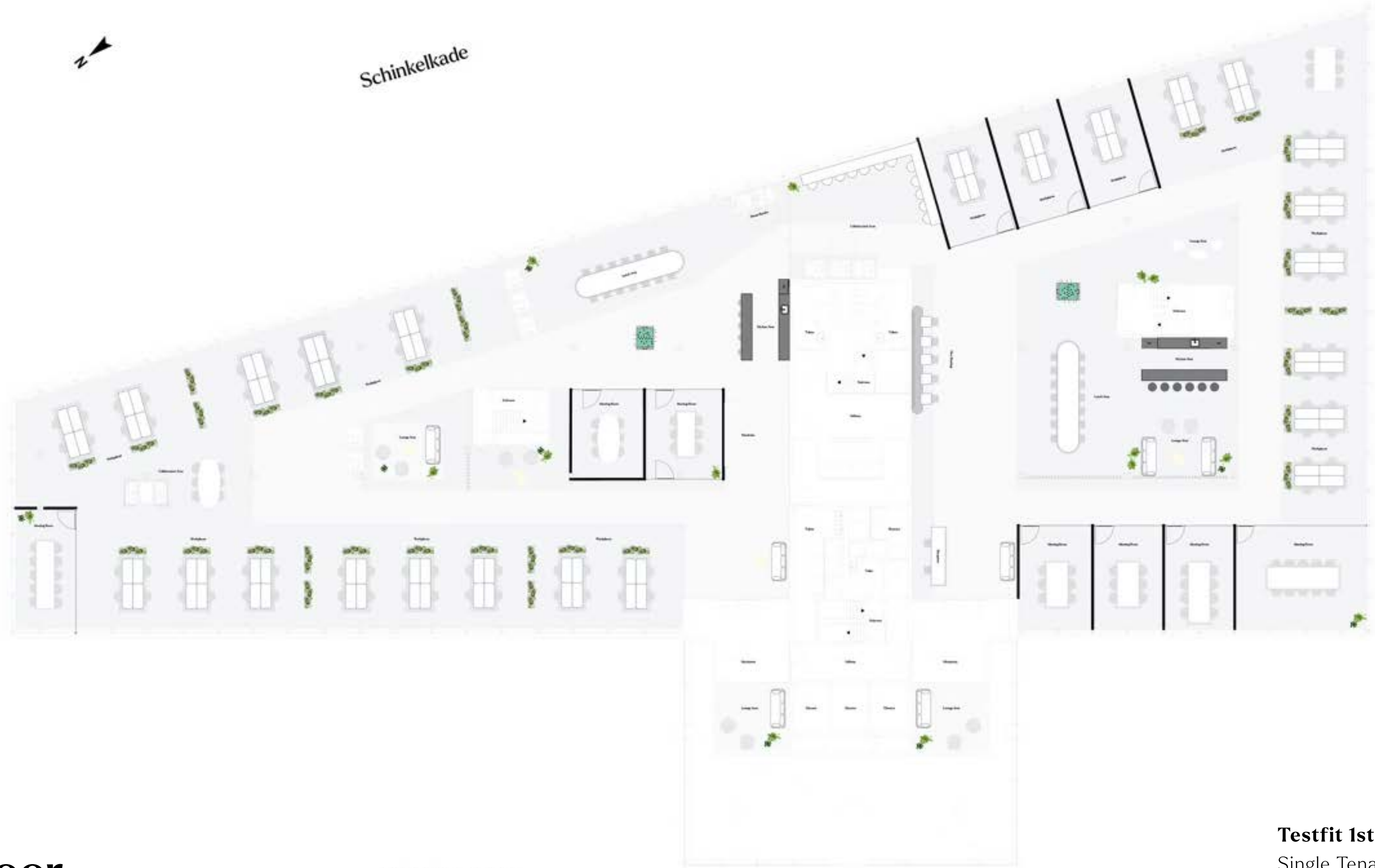
Multi Tenant: Mixed Floor Plan

Office (L): 940 sq.m LFA

Office (R): 940 sq.m LFA



Schinkelkade



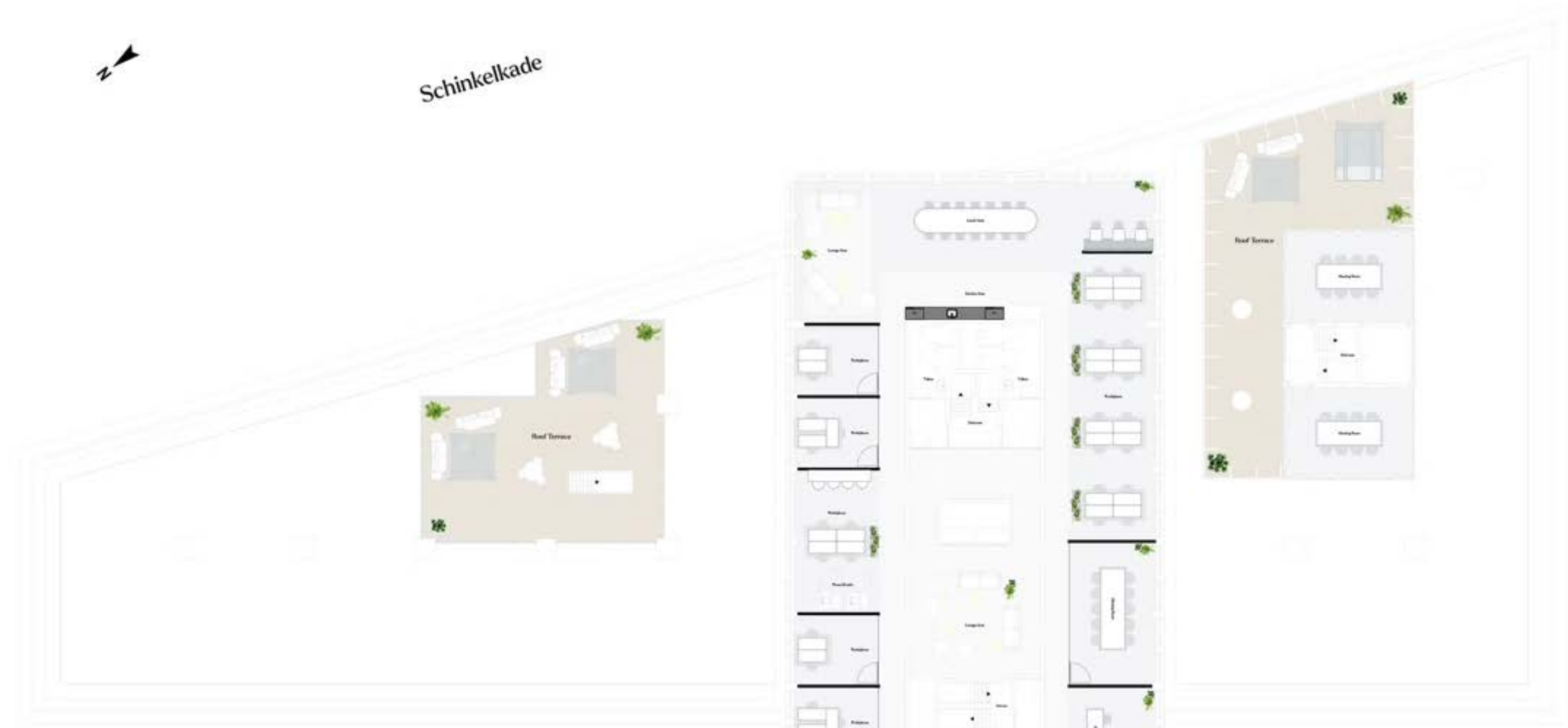
1st Floor

Rijnsburgstraat

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



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2nd Floor

Rijnsburgstraat

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



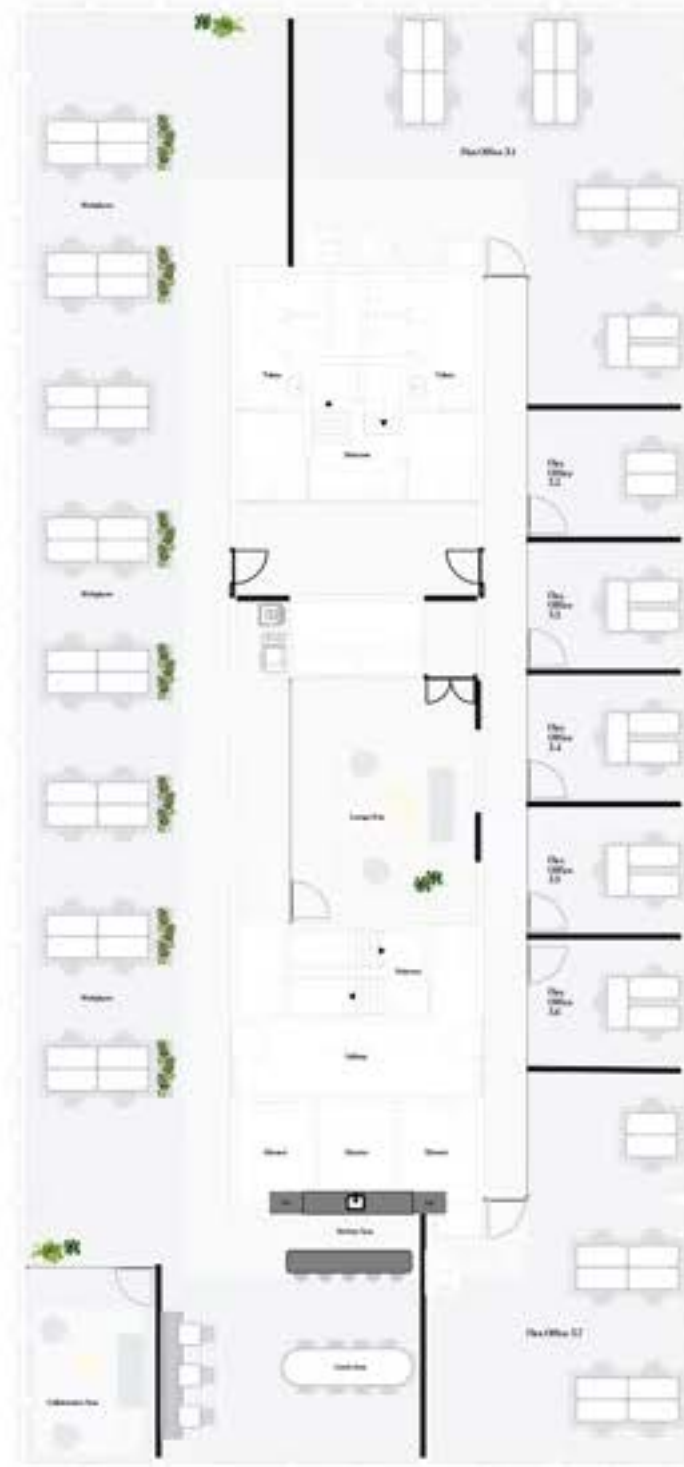
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Schinkelkade

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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5th Floor

Rijnsburgstraat



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

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Schinkelkade



6th Floor

Rijnsburgstraat

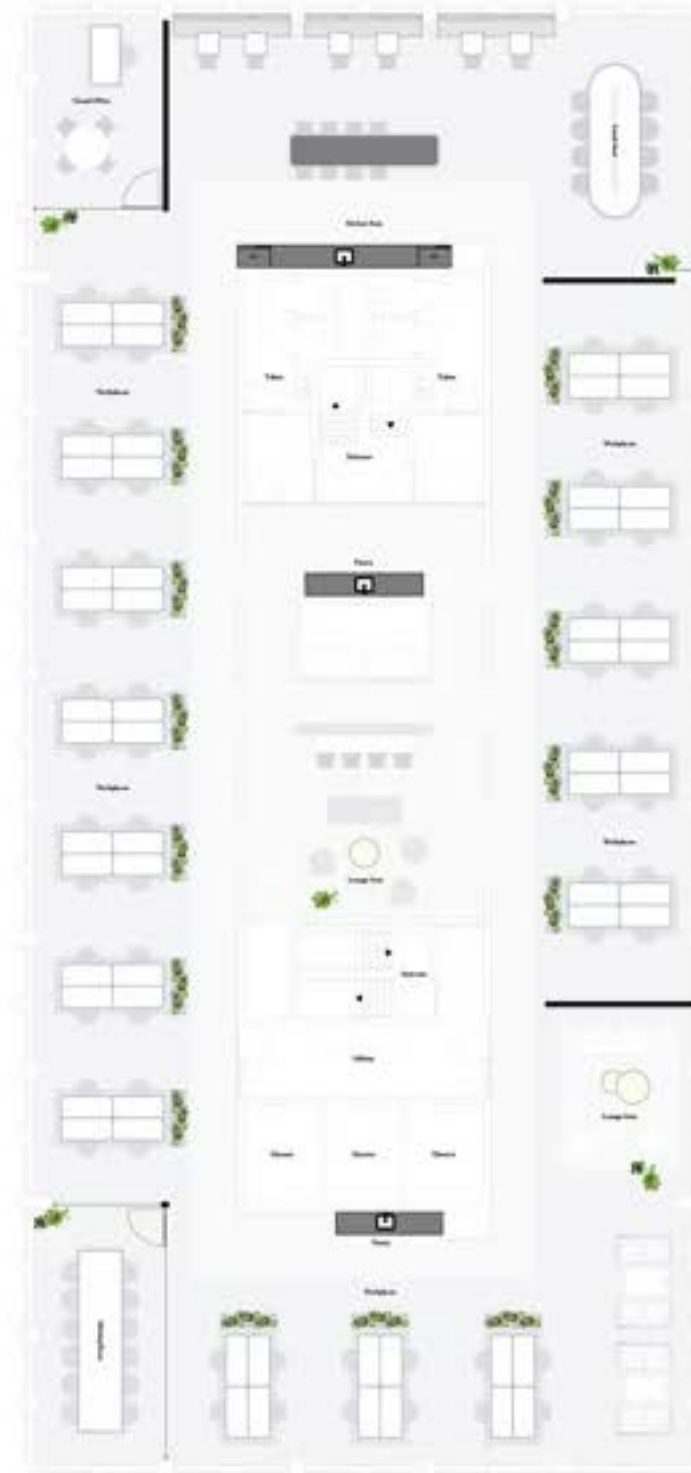
Testfit 6th Floor
Closed Floor Plan
Floor Area: 698 sq.m LFA



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Schinkelkade



7th Floor

Rijnsburgstraat

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

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Schinkelkade



8th Floor

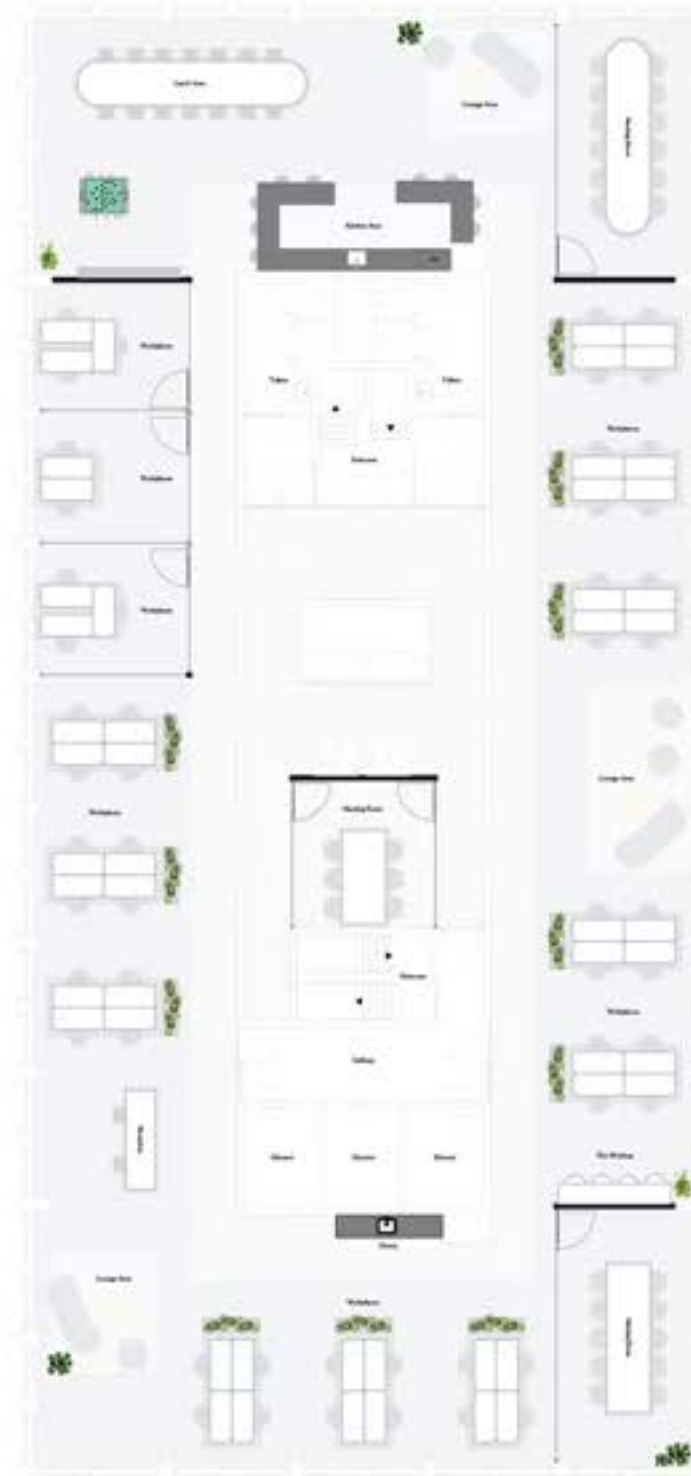
Rijnsburgstraat

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

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Schinkelkade



9th Floor

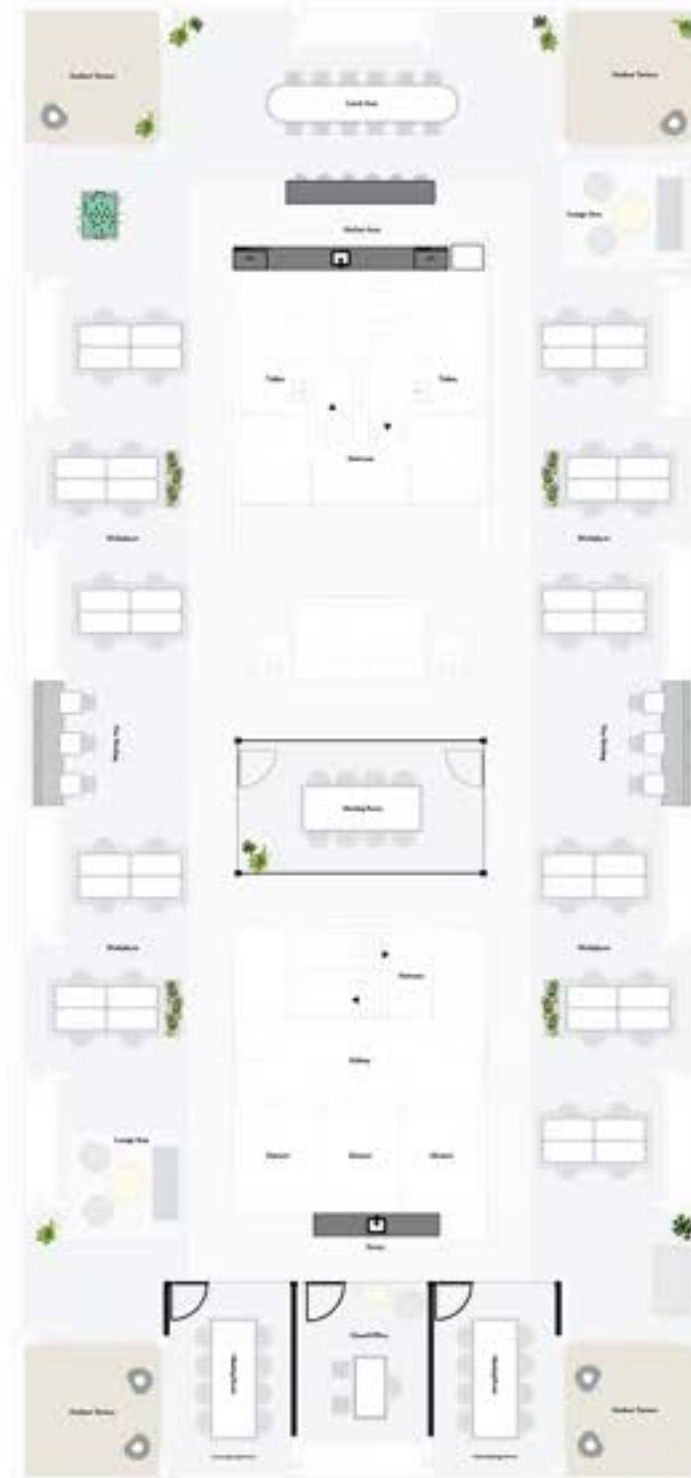
Rijnsburgstraat

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 team of real estate agents is here to help you find the perfect office space that aligns with your vision. Please get in touch to receive more information and schedule a viewing.



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



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



A Dils company

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

