

# SCHINKEL DISTRICT



A-FACTORIJ  
LEASING OPPORTUNITIES

# A-FACTORIJ 12.000 SQM OF POSSIBILITIES

CREATIVE OFFICE SPACES

MAKERS SPACES AND RETAIL

COMMUNITY COURTYARD

FOOD AND BEVERAGE



SCAN TO DISCOVER  
LEASING AVAILABILITIES



# MORE THAN A LOCATION: YOUR CAMPUS

-  A-FACTORIJ
-  SCHINKEL DISTRICT

**A-FACTORIJ  
NORTH ENTRANCE  
ACTIVATIONS**



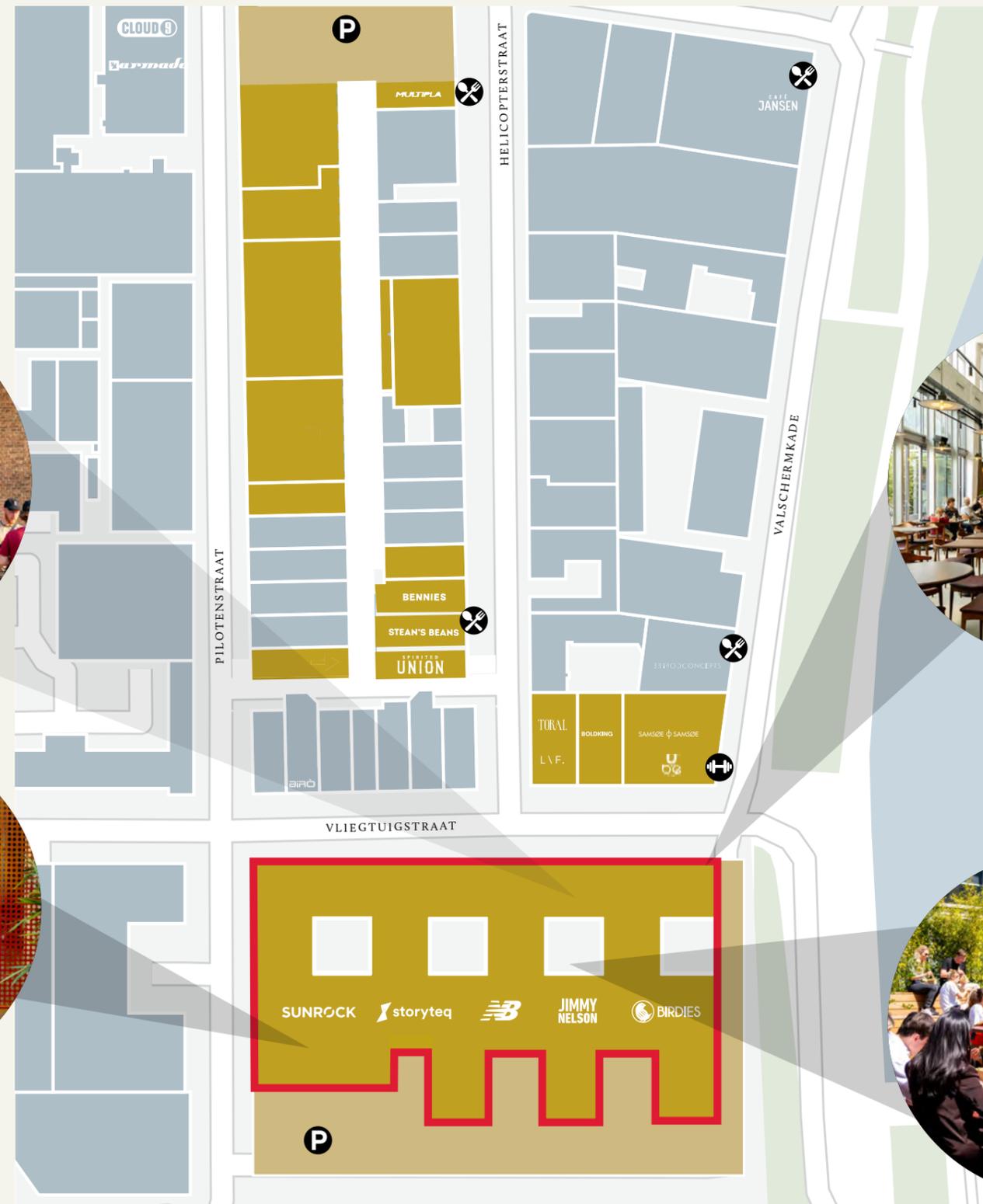
**A-FACTORIJ  
HALLWAY**



**CLUB BIRDIES  
(RESTAURANT/INDOOR GOLF)**



**SCHINKEL DISTRICT  
COMMUNITY COURTYARD**



# THE BUILDING A-FACTORIJ

A-Factorij is a 12,000 Sqm property, originally built in 1955 as a bicycle factory and converted into sustainable creative office space. Below some features that the three-story building includes.

## BUILDING FEATURES

- FLEXIBLE FLOORPLANS
- ENERGY LABEL A++
- LED LIGHTING
- HIGH-QUALITY CLIMATE SYSTEM
- FLOOR-TO-CEILING GLAZING (DOUBLE GLAZING)
- KEYLESS ACCES SYSTEM (LICENSE PLATE RECOGNITION)
- SMART PARKING SYSTEM

## TENANT AMENITIES

- COMMUNITY COURTYARD
- TENANT LOUNGE
- MOTHER'S ROOM
- SHOWERS
- CHANGING ROOMS
- BOOKABLE MEETING ROOMS



# EXPLORE OUR AVAILABLE SPACES



# WELCOME TO THE SCHINKEL DISTRICT

The Schinkel District is a vibrant hub of innovation and creativity. Home to a lively community, this local neighborhood attracts a global workforce. Located along a picturesque waterway and comprised of a mix of architecture styles and industrial grit, inspiring new perspectives and driving the next generation of ideas.

The neighborhood's ground plane is filled with unique enterprises that produce home grown products, interesting F&B, and fashion showrooms, creating a dynamic not found elsewhere in Amsterdam.

**WITH ITS STANDOUT MIX OF ARCHITECTURE, TREE-LINED VIEWS OF THE SCHINKEL RIVER, LIGHT-FILLED FLOORS HOUSING FLEXIBLE SPACES, AND A COMMUNITY OF PASSIONATE CREATIVES. THE SCHINKEL DISTRICT IS THE PERFECT PLACE FOR COMPANY TO WRITE ITS NEXT CHAPTER.**



## THE NUMBERS TODAY

**26.697** SQUARE METERS

**3,250** PEOPLE

**6** BUILDINGS

**36** TENANTS

**1** COMMUNITY COURTYARD



# THE LOCATION & ITS AMENITIES

## NEIGHBORHOOD HIGHLIGHTS

- Existing creative tenant base allows for collaboration and community
- Varied activities within walking distance; a bouldering gym, outdoor swimming area, boating, tennis clubs, and personal training studios
- Ample car parking available including 10 EV charging points
- Fresh air commute, 20-minute bike ride to the city centre
- Tree lined and riverside walking paths throughout
- 6-minute bike ride to Vondelpark
- 10-minute bike ride to Amsterdamse Bos
- 2-minute bike ride to Olympic Hotel

## FOOD & BEVERAGE CLOSE BY

- |                           |                          |
|---------------------------|--------------------------|
| 1. BAR BAUT               | 9. COFFEE CONCEPTS       |
| 2. CLUB BIRDIES 🍷         | 10. NENI AMSTERDAM       |
| 3. BAR DANCING MULTIPLA 🍷 | 11. MR. SAM ASIAN BISTRO |
| 4. BENNIES 🍷              | 12. TRAITEUR BEET        |
| 5. CAFE MAURITS           | 13. WILS BAKERY CAFÉ     |
| 6. CAFÉ CARBON ZUID       | 14. SPIRITED UNION 🍷     |
| 7. CAFE JANSEN            |                          |
| 8. SISSI'S                |                          |



# A CRAFTED RETAIL STRATEGY

**WE VALUE THE IMPORTANCE OF CRAFTSMANSHIP;** handmade, locally sourced, artisanal. Jamestown has a long tradition of partnering with inspiring businesses who do just that. From the Maker's Guild at Industry City to Citizen Supply at Ponce City Market, and Artists & Fleas in Chelsea Market, a unique mix of co-tenanted retailers who not only sell product but produce onsite; this is a hallmark of our placemaking philosophy and of the world's best destinations. In the Schinkel District, we are bringing this style of retail ground plane to life. Alongside the existing tenants like Spirited Union Distillery and Stean's Beans, there is a layer of B2B showrooms here in Schinkel is the culture of fashion showrooms including New Balance, Toral Shoes, and Samsøe Samsøe.



# A CULINARY HISTORY

We believe that food is critical to the workplace, **BECAUSE A FULFILLING OFFICE ENVIRONMENT MUST ALSO BE NOURISHING.** The incubation of local F&B operators helps create a food environment with a diverse culinary offering along the ground plane. As our presence in the district expands, we will continue to grow the Schinkel hospitality scene. Local hotspots, like Bar Dancing Multipla and Bennies are steps away from your office.



# SUSTAINABILITY AND WELL-BEING

Jamestown is investing across the Schinkel District to enhance building performance and foster community engagement, creating a vibrant and sustainable urban area for tenants and stakeholders:

- **ENERGY EFFICIENCY:** UPGRADED ENERGY LABELS TO EPC A++ WITH NEW HVAC, HR++ GLAZING, LED LIGHTING AND INSULATION UPGRADES
- **EV INFRASTRUCTURE:** NEW ELECTRIC VEHICLE CHARGERS TO SUPPORT GREEN MOBILITY
- **INCLUSIVE AMENITIES:** GENDER NEUTRAL TOILETS, MOTHER'S ROOM, TENANT APP AND COMMUNAL SOCIAL HUBS
- **ESG ACTIVATIONS:** PROGRAMS SUCH AS ANNUAL EARTH DAY INITIATIVES, E-WASTE COLLECTION AND REPAIR PROGRAMS

Our commitment extends beyond operational sustainability labels and initiatives. Jamestown advocates for the revitalization of historic buildings and reducing embodied carbon emissions by repurposing existing structures rather than building new. By preserving buildings dating back to the 1950s within the Schinkel District, we aim to minimize the whole-life cycle carbon footprint.



# JAMESTOWN: YOUR PARTNER IN PLACEMAKING



**YOU FOCUS ON YOUR MISSION. LEAVE IT TO US TO CREATE AN ENVIRONMENT THAT SUPPORTS AND INSPIRES YOU.**

As a long-term owner who stays the course, the Jamestown business model puts your interests and values at the top of the list. When your growth and ability to attract and retain a top workforce are evident, that's when we know we're truly achieving our business goals. As a design-focused and community-based sustainable redeveloper, Jamestown is committed to raising the bar in the area through innovative placemaking—site activation, events and programming, curation of independent food and beverage operators, amenitization, and the reimagining of public spaces.

Jamestown has a over 40-year track record of creating place, managing infrastructure, and handling unforeseen events that can disrupt work environments. As a solid and stable manager, we know what it takes to deliver a consistent environment at our properties—where businesses and their employees thrive.

## TENANT BENEFITS

- Property app for tenants
- Weekly and monthly programming including fitness, food, and workshops
- OpenPath keyless access
- Annual district-wide Block Party
- EV-Charger
- Perks program
- Accessible art for inspiration
- Communal spaces, indoor and outdoor
- Bookable meeting rooms
- Bookable private mother's room



# COMPANIES THAT HAVE GROWN WITH JAMESTOWN

**Aol.**

 **AUTODESK.**

**CONTINUUM**

**Demandforce** Inc.



**Google**



*MailChimp*

**mixpanel**

**MLB.com**



**NBCUniversal**

**Reebok**

**SPANX**



**storyteq**

**SUNROCK**

**Uber**

**YAHOO!**

**You Tube**



**LEARN MORE**



*Artist's impressions were created prior to the commencement of construction and are subject to change. The information, images, and artist's impressions depicting interiors and exteriors are intended as a guide only and should not be relied upon as representative of the final product. The architectural design, as well as internal and external views, are indicative only and may be subject to change. Artist's impressions are accurate as of March 2025 and do not account for any future developments in the surrounding area. The information provided in this document is believed to be accurate as of September 2025.*