

An aerial photograph of a city street corner, likely in Amsterdam, showing a canal on the left, a parking lot with many bicycles, and various buildings, including a prominent one with a wooden facade and a sign that reads 'SCHINKEL'. The image is partially obscured by the large white text 'SCHINKEL DISTRICT' which is overlaid on a dark blue background.

SCHINKEL DISTRICT

**PILOTENSTRAAT 1-15
LEASING OPPORTUNITIES**

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 future is bright for Pilotenstraat 1-15, a key part of the latest developments in this thriving neighborhood. Featuring distinctive shed roofs and solid architectural foundations, the space is poised to be infused with vibrant life and dynamic energy.

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



6,000 SQM OF POSSIBILITIES

MAKERS ALLEY

FOOD AND BEVERAGE

CREATIVE OFFICE SPACES

MAKERS SPACE AND RETAIL



SCAN TO DISCOVER
LEASING AVAILABILITIES

MORE THAN A LOCATION: YOUR CAMPUS

**F&B / RETAIL
& MAKERS
SPACE**



**CREATIVE
OFFICE**



A-FACTORIJ



- PILOTENSTRAAT 1-15
- SCHINKEL DISTRICT

**MAKERS ALLEY
ACCES**



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



THE BUILDING PILOTENSTRAAT 1-15

Thoughtfully designed to honor Pilotenstraat's industrial history, the 5,830 SqM property is set to reimagine and elevate the original design - focusing on preserving materiality such as brick and steelwork, while placing sustainability and modern comfort at the forefront.

This three-story building features multifunctional spaces ideal for small-to-medium scale businesses and creatives. The distinctive glass sawtooth roof allows natural light to pour into the interiors, while the building's original garage doors and high ceilings speak to its industrial character and heritage.

ADDITIONAL BUILDING FEATURES

- TARGETING ENERGY LABEL A+
- FULLY ELECTRIC BUILDING WITH NEW ENERGY EFFICIENT MECHANICAL SYSTEMS
- MAKERS ALLEY
- INDOOR BICYCLE PARKING FACILITIES
- FUTURE ACCESS TO THE UPCOMING GREEN THREAD AND POCKET PARK



THE SPACES PILOTENSTRAAT 1-15

CREATIVE OFFICE SPACES

Tailored workspaces available from November 2025 as blank canvases for customisation, designed for modern creative businesses with spacious floorplans, without columns or obstructive structures. Units range from 52 to 487 SqM.

FOOD AND BEVERAGE

A premium northwest corner industrial-style food and beverage opportunity is available starting from 168 SqM with distinctive high-ceilings and a flexible floorplan that offers customization.

MAKERS SPACE AND RETAIL

Clean, bright industrial spaces are available for creatives, with units ranging from 37 to 1,022 SqM featuring open floorplans, abundant natural light, with a few street-facing spaces available.

MAKERS ALLEY

A landscaped pocket park designed for meetings, collaboration, and connection. This green space will feature retained elements of the original structure repurposed as pergola, layers of planting and small seating zones, blending industrial heritage with greening perfect for informal meetings or taking a break.











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 | |



OUR HERITAGE, YOUR FUTURE

The Schinkel District has a rich history of industry, innovation, and growth. This neighborhood is the ideal place for those looking for an inspirational place to shine light on their future.

The area was once home to the Simplex bicycle factory, which played a significant role in the development of the Dutch cycling industry. Pioneering the use of aluminum bicycle frame construction, was a key cycling innovation that successfully built the start of the most popular way of transport in the Netherlands - the bike. Pilotenstraat 1-15 also has a storied industrial past, once housing an automobile garage that contributed to the area's vibrant manufacturing legacy.

**YOUR FUTURE AS AN INNOVATOR
OR GENERATOR OF NEW IDEAS
WILL BE WELCOMED HERE AS THE
NEXT GENERATION OF
SCHINKEL DISTRICT PIONEERS.**



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 ABOVE '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



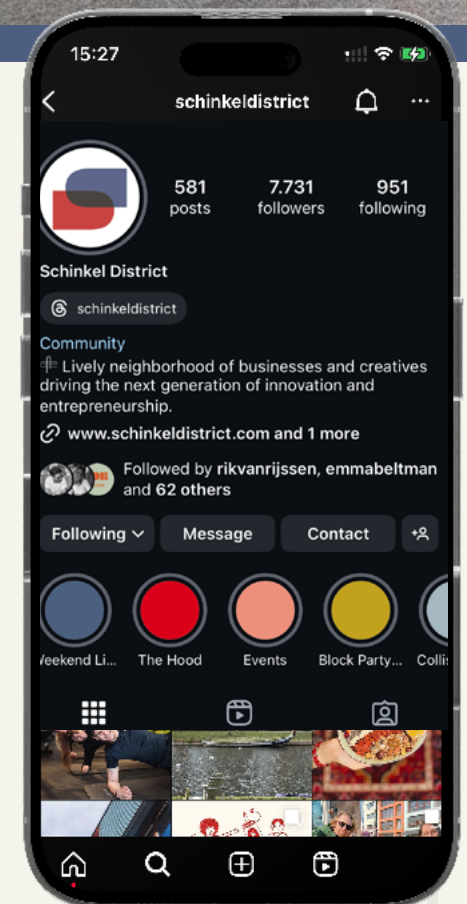
YOU FOCUS ON YOUR MISSION. LEAVE IT TO US TO CREATE AN ENVIRONMENT THAT SUPPORTS AND INSPIRES YOU.

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



NBCUniversal

Reebok 

SPANX



 **storytel**

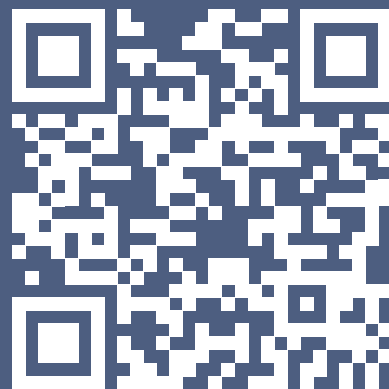
SUNROCK

Uber

YAHOO!

You 

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.