

Your ultimate super host

JOAN



WORK *with Joan*

Work should feel more like play. Workspaces should be vibrant with creative energy. Built to serve both the latest technology and the best coffee in town. They should be designed to spark spontaneous collaborations and inspire fresh ideas. They should feel like home. Like Joan.

Welcome to Joan



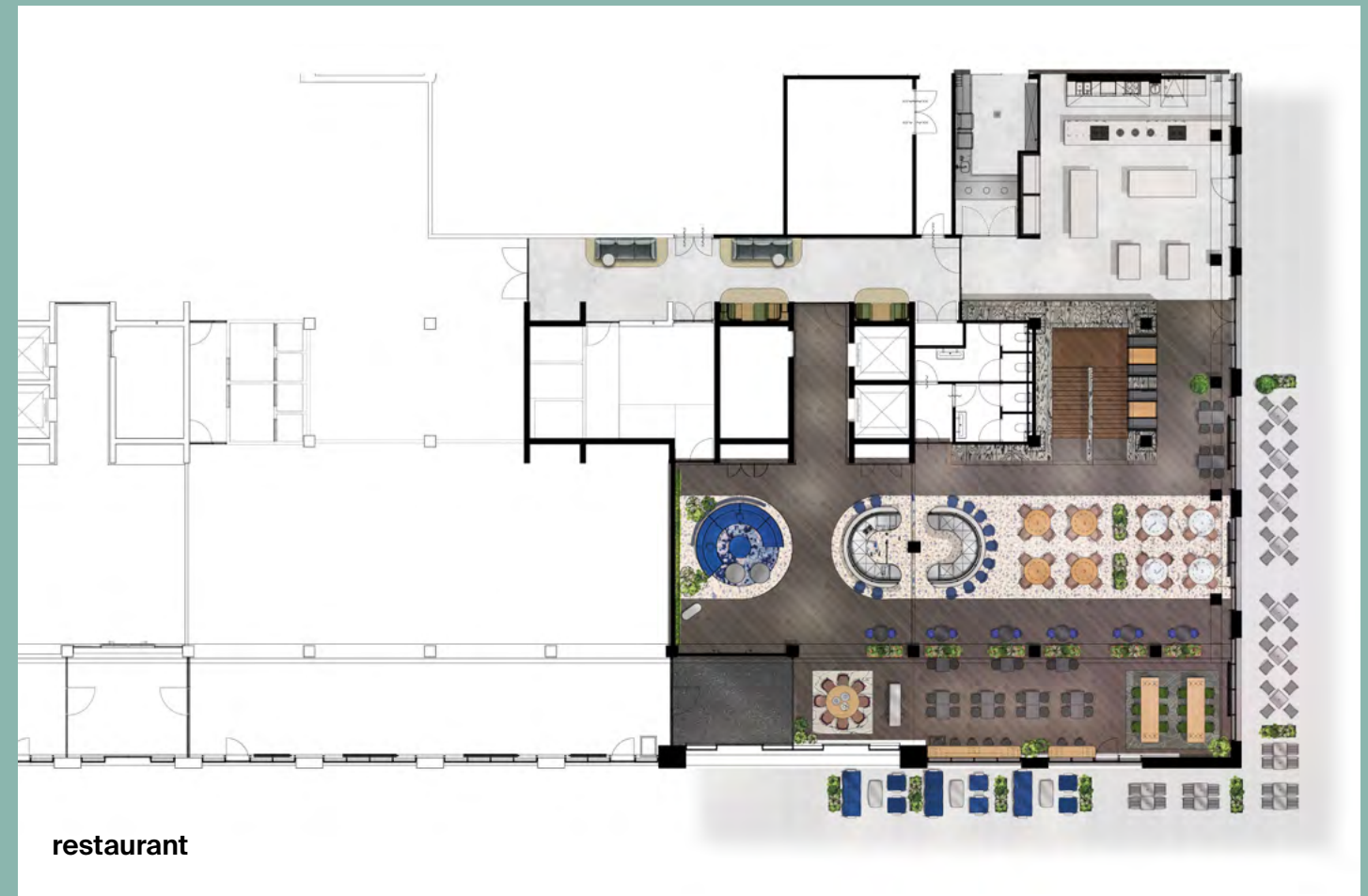
Joan is built on a distinctive superhost philosophy that transforms routine workdays into a vibrant fusion of creativity and comfort. This blended venue redefines the way you work by offering vibrant workspaces bursting with creative energy and flexible floor plans from 400 sqm up to 2,800 sqm per level.

Whether you need normal private office space or turn-key office space with flexible lease options – including dynamic co-working areas and fully equipped meeting rooms – our offices are designed to meet every need. A dedicated superhost team provides personalized, round-the-clock support – from sophisticated front-of-house services and instant IT-assistance to serving the best locally roasted coffee at our coffee bar. Bask in expansive views and a flood of natural light from floor-to-ceiling windows, enjoy generous open spaces, and benefit from ‘green lungs’ that provide fresh air 24/7. Sustainability is paramount. Joan has 804 solar panels, a BREEAM-NL Excellent certificate and Platinum WELL standard and an A++++ energy label.

Strategically located between the A2 and A10, Joan has 246 parking spaces with charging stations for cars, e-bikes, and scooters, as well as easy access to public transport, for seamless connection to Amsterdam’s city centre and major transport hubs.

So, to all of you innovative entrepreneurs, creative minds, start-ups, scale-ups and anybody else with the healthy ambition to approach daily work as an exciting, meaningful and joyous activity: Joan welcomes you to push boundaries and unlock your unique potential.

- Vibrant workspaces bursting with creative energy
- Flexible floor plans from 400 sqm up to 2,800 sqm per level
- In-house coffee bar, serving the best coffee in town
- Personalised, round-the-clock support
- Turn-key office space solutions
- Private offices, informal co-working areas, and fully equipped meeting rooms
- Designed to encourage spontaneous collaborations
- Sophisticated front-of-house services
- Meet people on the terrace or in the lounge
- Mini-market for convenient shopping







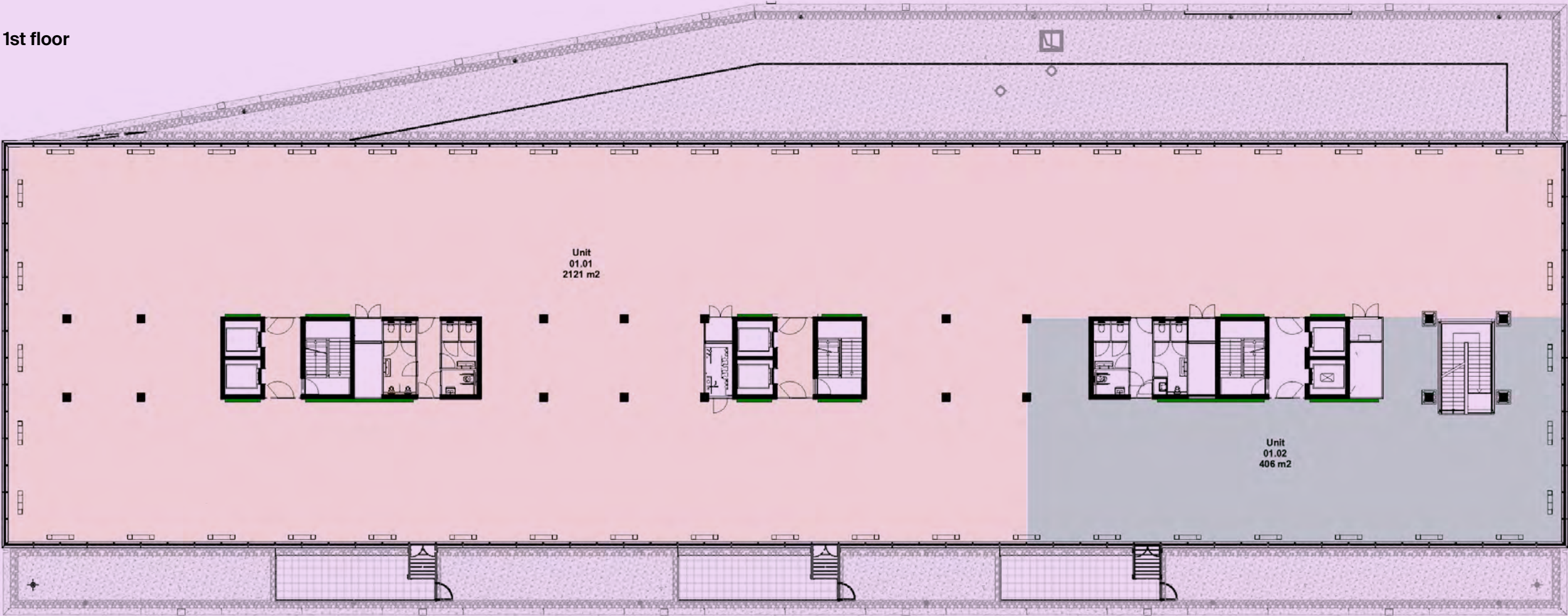
SPACES,
SUSTAINABILITY &
AVAILABILITY

Joan offers a versatile setting spread over 24,000 sqm, designed for healthy working and operational flexibility. The expansive light-filled floors, featuring high ceilings and generous layouts encourage focussed work, relaxing breaks, and spontaneous collaboration. Flexible floor plans – offering options from 400 sqm up to 2,800 sqm per level – allow tenants to adapt space to evolving needs. Four balconies along the facades enhance the indoor-outdoor connection, making even more out of Joan's expansive views.

Only 20% of the floors are currently still available.



1st floor



2nd floor



Delivery options

- Warm shell (casco): requires customisation to realise your requirements.
- Built to suit (casco+): includes floor finishing, meeting rooms, pantry and wifi acces.
- Turn-key: includes the above and full furniture, leased by one of the partners.

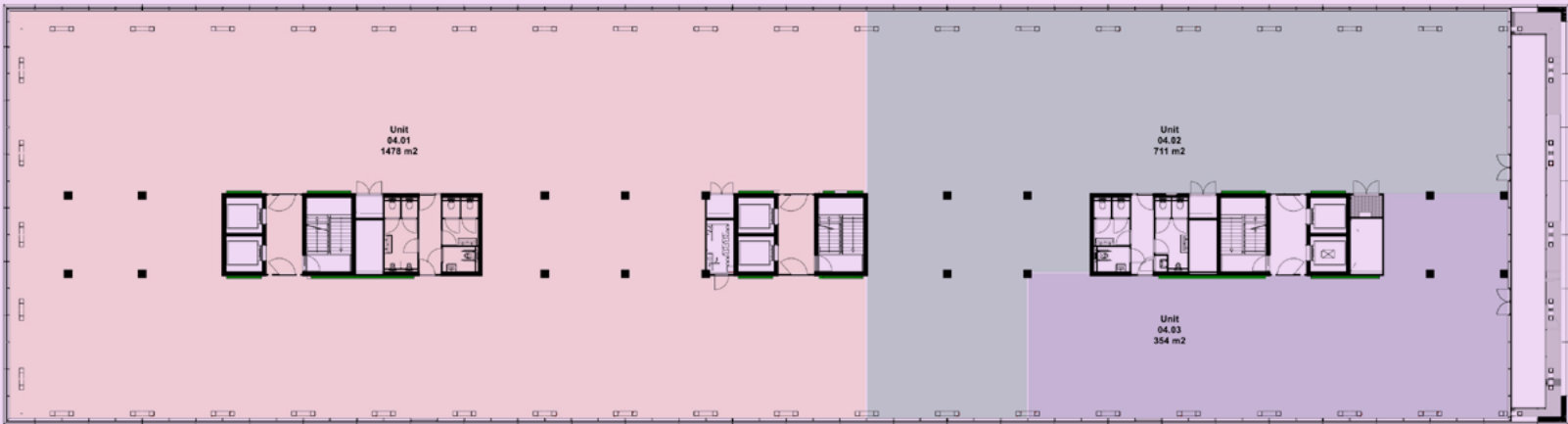
Current availability, only 20% still available

- Floor 1: 2,358 sqm LFA
- Floor 2: 2,828 sqm LFA
- Floor 4: 403 sqm LFA
- Partial letting is possible

4th floor, testfit layout



4th floor



- Sustainability**
- 804 solar panels
 - Heat pumps in combination with ATES
 - Smart utility submeters
 - Heat recovery in the air handling units and shower drains
 - Visible greenery in the entire building, plants present on all floors ('green lungs')
 - Plants are fed with collected rainwater
- Smart**
- Fibre optic connections
 - Cable ducts incorporated in the floor
- Benefit with Joan**
- Flexible floor plans from 400 sqm up to 2,800 sqm per level
 - Turn-key space options
 - Virtually any desired layout is possible
 - A healthy work environment with abundant natural light and fresh air
 - Fibre optic networks, and built-in cable ducts
 - 24/7 building support



LOCATION &
ACCESSIBILITY

Parking Facilities

Type of parking facility:	Parking garage above ground
Parking regulation:	Barrier and intercom
Parking ratio:	1:100
Parking spaces:	246
Charging points cars:	30 (15 doubles)
Charging points e-bikes:	16
Bicycle parking:	200 sqm in enclosed space for bicycle parking,accessible with card read
External parking facilities:	In the vicinity, will be explained upon consultation

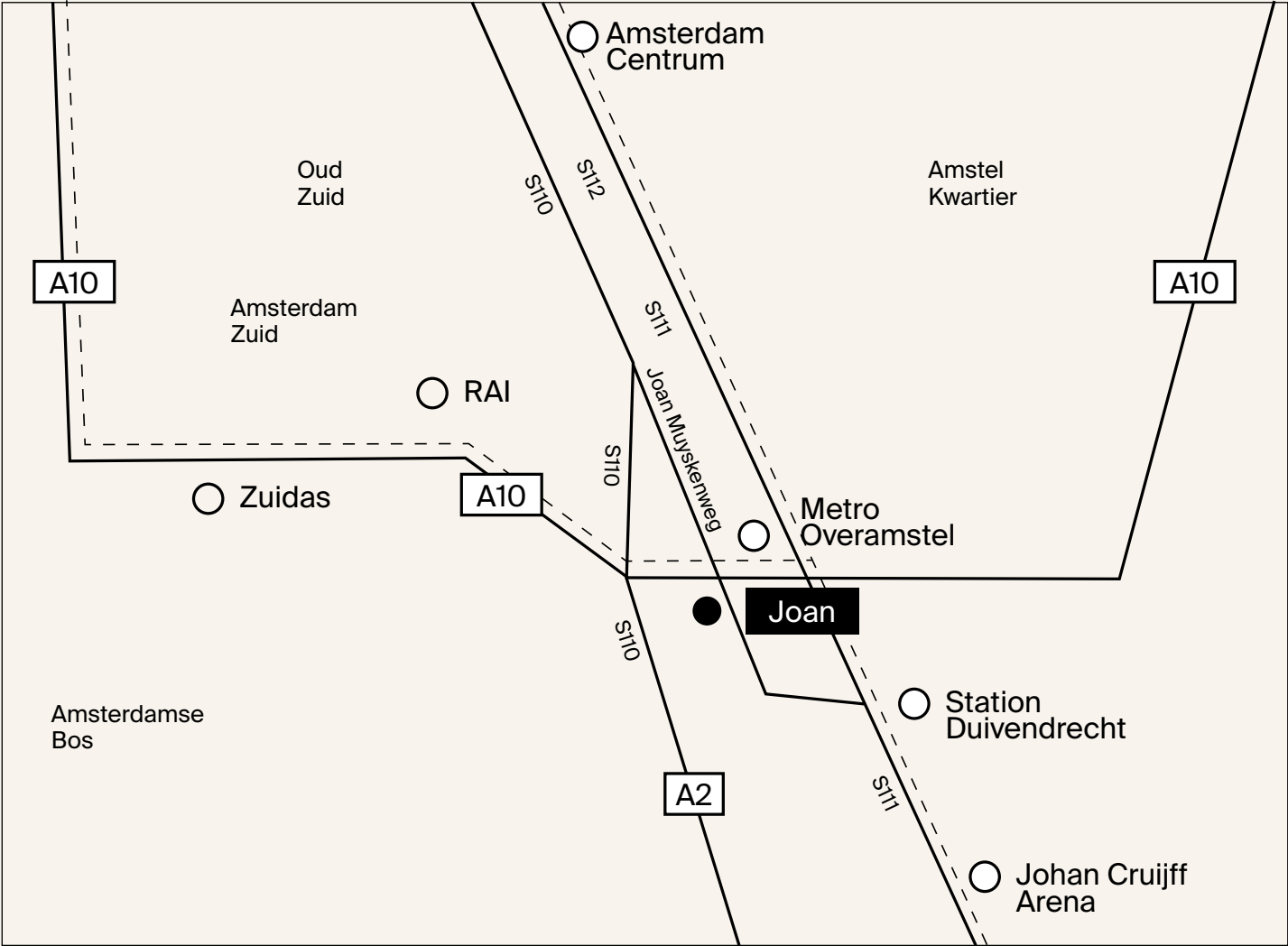
CYCLE HOME with Joan



Joan is situated at a key junction between the A2 and A10, making it a central office location with excellent transport links. This strategic setting connects seamlessly to Amsterdam’s city centre and major transport hubs.

A comprehensive mobility plan supports different transport modes, with e-bike options, and a shuttle service to and from Duivendrecht Station and Overamstel metro station. Joan features an above-ground parking garage with 246 spaces, equipped with charging points for cars, scooters and e-bikes.

The area, which is currently evolving as Werkstad Overamstel, promises ongoing enhancements in the form of public facilities and green spaces. The location combines robust connectivity, sustainable infrastructure, and a practical design that meets modern business needs. Within this, Joan excels as an accessible hub for professionals and visitors, as a venue designed for effortless connectivity.



Transport hubs	CAR	PUBLIC TRANSPORT	BIKE
Amsterdam			
Station Amstel	6 min.	11 min.	9 min.
Station Amsterdam Arena	6 min.	11 min.	9 min.
Station RAI	8 min.	4 min.	12 min.
Station Zuid WTC	11 min.	5 min.	17 min.
City centre	13 min.	12 min.	18 min.
Central Station	14 min.	15 min.	25 min.
Schiphol Airport	16 min.	13 min.	
Utrecht			
Central Station	25 min.	40 min.	
The Hague			
Central Station	40 min.	60 min.	
Rotterdam			
Central Station	60 min.	90 min.	



Get in touch

Managed by



Cas van der Sommen
+31 (0)6 462 550 82
cas.vandersommen@stoneweg.nl

Tom Coenen
+31 (0)6 200 228 62
tom.coenen@stoneweg.nl

Real Estate Team



Juul Klumpes
+31 (0)6 297 359 88
j.klumpes@nlrealestate.nl



Lucas Haiber
+31(0)6 271 613 40
l.haiber@flexas.com



Thomas van der Heijden
+31(0)6 53 99 99 65
thomas@drs.eu



Visiting Address
Joan Muyskenweg 28-32
1114 AN Amsterdam

thejoan.nl

