

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
- Built on a distinctive superhost philosophy
- 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
- Expansive views
- Private offices, informal co-working areas, and fully equipped meeting rooms
- Abundant with natural light
- Designed to encourage spontaneous collaborations
- Sophisticated front-of-house services
- Meet people on the terrace, in the lounge or at the pool table
- 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.





STREAMLINE YOUR WORKDAY *with* Joan

Sustainability is integral, with vertical gardens on every floor and visible greenery in the entire building. Joan's eco-conscious approach also boasts 804 solar panels, and an A++++ energy label. IT functionality is guaranteed through state-of-the-art installations, fibre optic networks, and built-in cable ducts. And with 246 parking spaces in the parking garage – which is fitted with charging points for cars, bikes and scooters – Joan offers a balanced mix of quality, spaciousness, and efficiency.

In short: Joan is an ideal, super sustainable, cost-effective setting for businesses that are poised for growth. Joyful efficiency is the cornerstone for productivity at Joan. Every aspect of our office space is engineered to support seamless operations, ensuring a smooth flow through every working day. The delivery options are flexible:

- Warm shell: requiring customisation to realise your requirements.
- Built-to-suit: unfinished, but designed to meet your specific needs.
- Turn-key: fully furnished with stylish interiors and high-quality finishes, ready for immediate occupancy. This move-in-ready option eliminates setup hassles and reduces extra costs, allowing you to allocate your resources in the most efficient way. Creative lease terms provide the adaptability needed in today's dynamic market.

2nd floor



7th floor



**Sustainability**

- BREEAM NL Excellent
- Well Platinum
- Energy label A ++++
- 804 solar panels
- Heat pumps in combination with ATES (Aquifer Thermal Energy Storage)
- Smart electricity meters
- Smart energy meters
- Smart water meters
- Heat recovery in the air handling units and shower drains
- Re-use of rainwater for flushing toilets, urinals and watering plants

**Green**

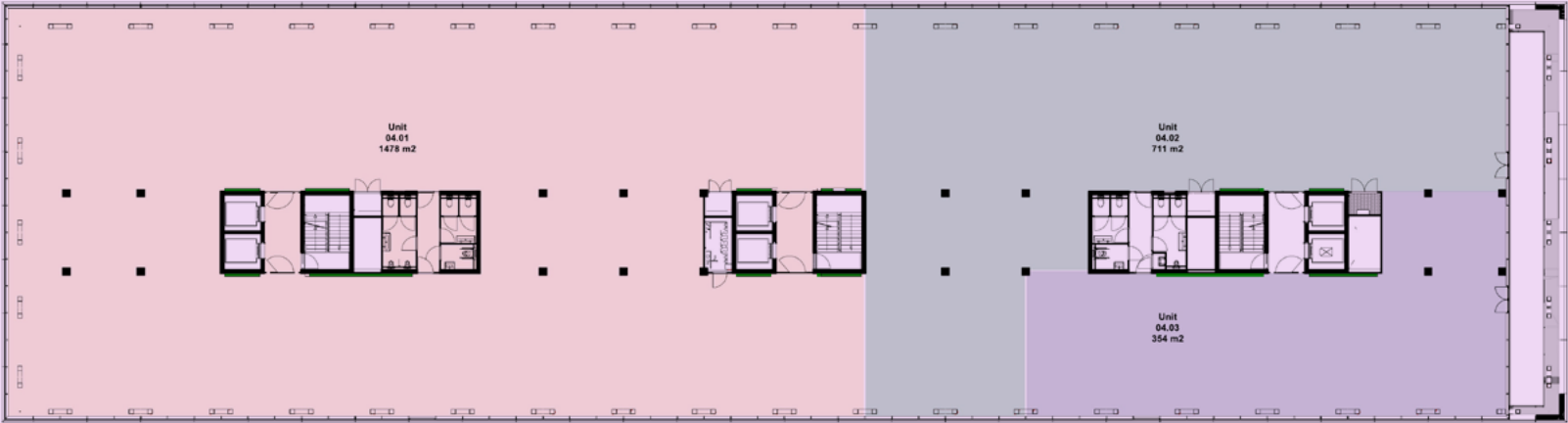
- Visible greenery in the entire building, plants present on all floors ('green lungs')
- Plants are fed with collected rainwater

**Smart**

- Fibre optic connections
- Cable ducts incorporated in the floor
- One cable entry tile per 1.8 metres for workplace access



4th floor



4th floor, testfit layout



Joan's office floors transform with ease into interconnected zones tailored to every style of working: structured workstations, flexible desks, quiet focus rooms, collaborative working space, soft seating areas, and meeting rooms. Our test fit showcases three distinct office layouts, each reflecting potential configurations for different users, to demonstrate how your office could take shape. Designed for adaptability and efficiency, this highlights Joan's possibilities and the multiple layout options available across all floors.

**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

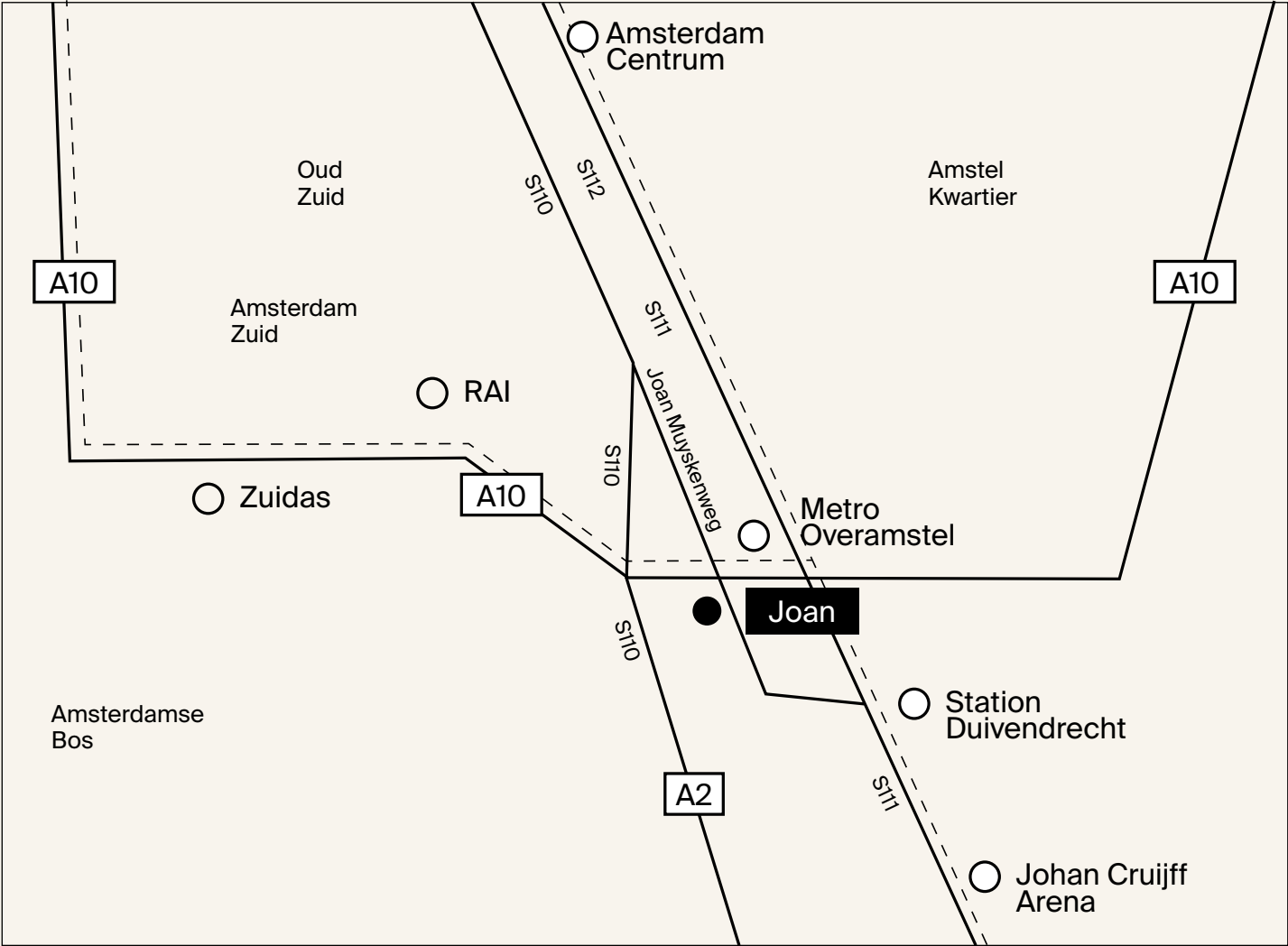


Joan is strategically situated at a key junction between the A2 and A10, making it a central office location with excellent transport links. Approximately 190,000 vehicles pass by daily, providing excellent visibility in a district that’s being transformed into a vibrant, mixed-use area. This strategic 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
<b>Amsterdam</b>			
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.
<b>Central Station</b>	<b>14 min.</b>	<b>15 min.</b>	<b>25 min.</b>
<b>Schiphol Airport</b>	<b>16 min.</b>	<b>13 min.</b>	
<b>Utrecht</b>			
Central Station	25 min.	40 min.	
<b>The Hague</b>			
Central Station	40 min.	60 min.	
<b>Rotterdam</b>			
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



Daphne Pronk  
+31 (0)6 129 692 54  
daphne.pronk@jll.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**

