

VIRGO
AALSMEER

By Stellar
Development





Virgo Aalsmeer,
a destination where
people want to be.



LOGISTICS

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STELLAR DEVELOPMENT

We are Stellar Development. We believe logistics real estate is in need of change. Even though it serves the ever-growing demands of our global economy, it fails to fulfil the needs of our environment as a whole. At Stellar Development, we want to do this differently.

Through a vertical approach and backed up by Heembouw's 80 years of experience, we develop logistics real estate that connects nature, architecture, technology, and function. We know what we build today affects our tomorrow.

A Stellar Development destination won't just take up space. With human sense, data, and technology, we secure long-term value over short-term wins. And through profound design, we create synergy between logistics and human needs, empowering life, through work.

We are Stellar Development,
we develop destinations where people want to be.

Naming a Stellar destination

Each unique Stellar Development destination has a name inspired by our galaxy. Our aim is to make all our destinations part of something bigger. In Latin, Virgo means Virgin or Maiden, so we chose “Virgo” for Aalsmeer because it is Stellar Development’s very first destination.

Introduction

Stellar Development creates first-class logistics destinations where people want to be. The four distinctive pillars of our projects are: nature, architecture, technology, and functionality. We work in collaboration with Heembouw, who combined all these elements in a totally unique way at Virgo Aalsmeer.

“The functional business building is used as a way to support nature and increase biodiversity. In addition to the outdoor space, the spectacular 1,900 m² roof garden forms a biodiverse green beacon in an urban landscape.”

Architect, Diederik de Jonge
Heembouw Architecten





The biodiverse rooftop garden at Virgo Aalsmeer

The nature-inclusive design fits in seamlessly with the local flora and fauna.

In terms of ecology, circularity, energy, and climate resilience, the design fits in seamlessly with the ambitions that both SADC (Schiphol Area Development Company) and the City of Aalsmeer have for Green Park Aalsmeer. This special destination was created in close collaboration with ecologists and landscape architects. Its nature-inclusive features are designed to connect seamlessly with the local flora and fauna. So, large trees and flowery green spaces will be created at the rear and sides of the distribution center. The

parking area, which is arranged like an orchard, is semi-paved but still retains its functionality. The integrated nesting boxes in the façades ensure a well-considered, balanced, innovative, and nature-inclusive design. Located directly on the N201 main road, Heembouw has already started construction of Virgo Aalsmeer. This 22,961 m² distribution center is very conveniently located in the heart of the Randstad conurbation, and has direct access to the road. The property is suitable for one or two tenants. Completion is scheduled for April 2022.

Rental areas

Warehouse

19,733 m²

Office

1,703 m²

Mezzanine

1,525 m²

Technical
specifications

Rental areas

Warehouse

19,733 m²

Mezzanine

1,525 m²

The Virgo Aalsmeer warehouse has a surface area of 19,733 m² a mezzanine of 1,525 m², and an office comprising 1,703 m².

The three-meter-high concrete plinth acts as a green base for the logistics building. The entire plinth around the building will be fitted with supports for climbing plants and will eventually be completely covered in greenery.

The high quality Virgo Aalsmeer distribution center can house one or possibly two tenants from April 2022.

The 1,900 m² roof garden forms a green, biodiverse oasis for birds and insects. Integrated into the north-east and north-west facades are hundreds of bird nesting boxes and roosting places for bats.

This destination has a visible location and is situated directly on the N201 main road, centrally located in relation to the major arteries of the A4, A9 and A10.

Rental areas

Warehouse

19,733 m²

Mezzanine

1,525 m²

Mezzanine

Floor load
7.50 kN/m²

Depth
16.20 m¹

Offices

Floor load
4.00 kN/m²

Warehouse

Free height warehouse
12.2 m¹

Free height loading bay
4.5 m¹

Loading bay floor load
25.00 kN/m²

Floor flatness class warehouse
DIN-15851-1

Rack point load
90.00 kN

Height of concrete plinth
3.37 m¹

Loading docks
20

Ground-level doors
2

Free space overhead doors
3.150 x 2.910 mm

Warehouse floor load
50.00 kN/m²

Warehouse lighting
150 lx

Terrain

Lot area
34,523.00 m²

Footprint building
20,535.00 m²

Environmental category
3.2

Parking
142 places

Electric vehicle charging stations
12

Roof garden
+/- 1,900 m²

Office lighting
500 lx

Loading area
300 lx

Office heating installation
System integrated
into the ceiling

Warehouse heating installation
Floor heating

Rental areas

Warehouse

19,733 m²

Mezzanine

1,525 m²

Warehouse unit A

Warehouse A	Total office
11,078 m ²	880 m ²
Mezzanine	Loading docks
859 m ²	12
Parking spaces	
79	

Warehouse unit B

Warehouse B	Total office
8,656 m ²	822 m ²
Mezzanine	Loading docks
666 m ²	8
Parking spaces	
61	

Nature, architecture,
technology &
functionality: these
elements add
up to a destination
of 'stellar' quality.

Virgo Aalsmeer is special on account of its nature-inclusive character, which fits seamlessly with the ambitions of Schiphol Area Development Company and the City of Aalsmeer for the Green Park Aalsmeer business park. Thanks to our collaboration with ecologists and landscape architects, we can confidently predict that this building will soon blend in with the local flora and fauna, occupying a prominent and special place in the overall area.

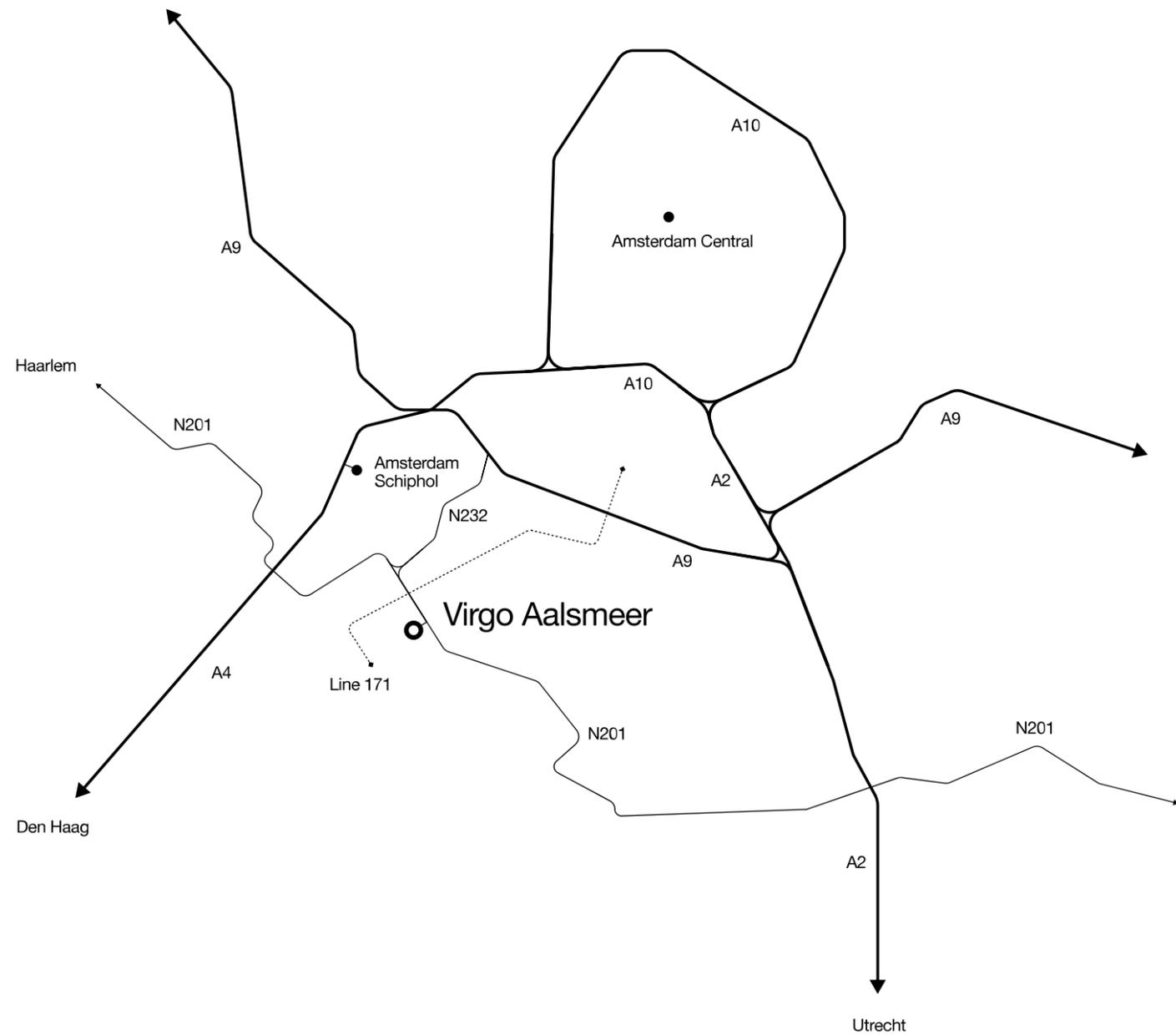
Location

This sustainable, state-of-the-art distribution center is ideally located in the heart of the Metropolitan Region Amsterdam (MRA), between Schiphol and Royal FloraHolland, the largest flower auction in the world. With the airport just 10 minutes away, this is a prime location for companies targeting the international market.

The plot is located between the N201, Hornweg, and Hollandweg in Aalsmeer. Virgo Aalsmeer is located on the N201 main road and has its own exit. It is conveniently located in the heart of the Randstad conurbation and the Metropolitan Region Amsterdam (MRA) and is easily accessible from the A4, A9, and A10 arteries.

Bus line 171 runs along Green Park Aalsmeer, with bus stops about 12 minutes walk from the center. Schiphol Airport just 10 minutes away and Amsterdam is 15 minutes away.





Highways

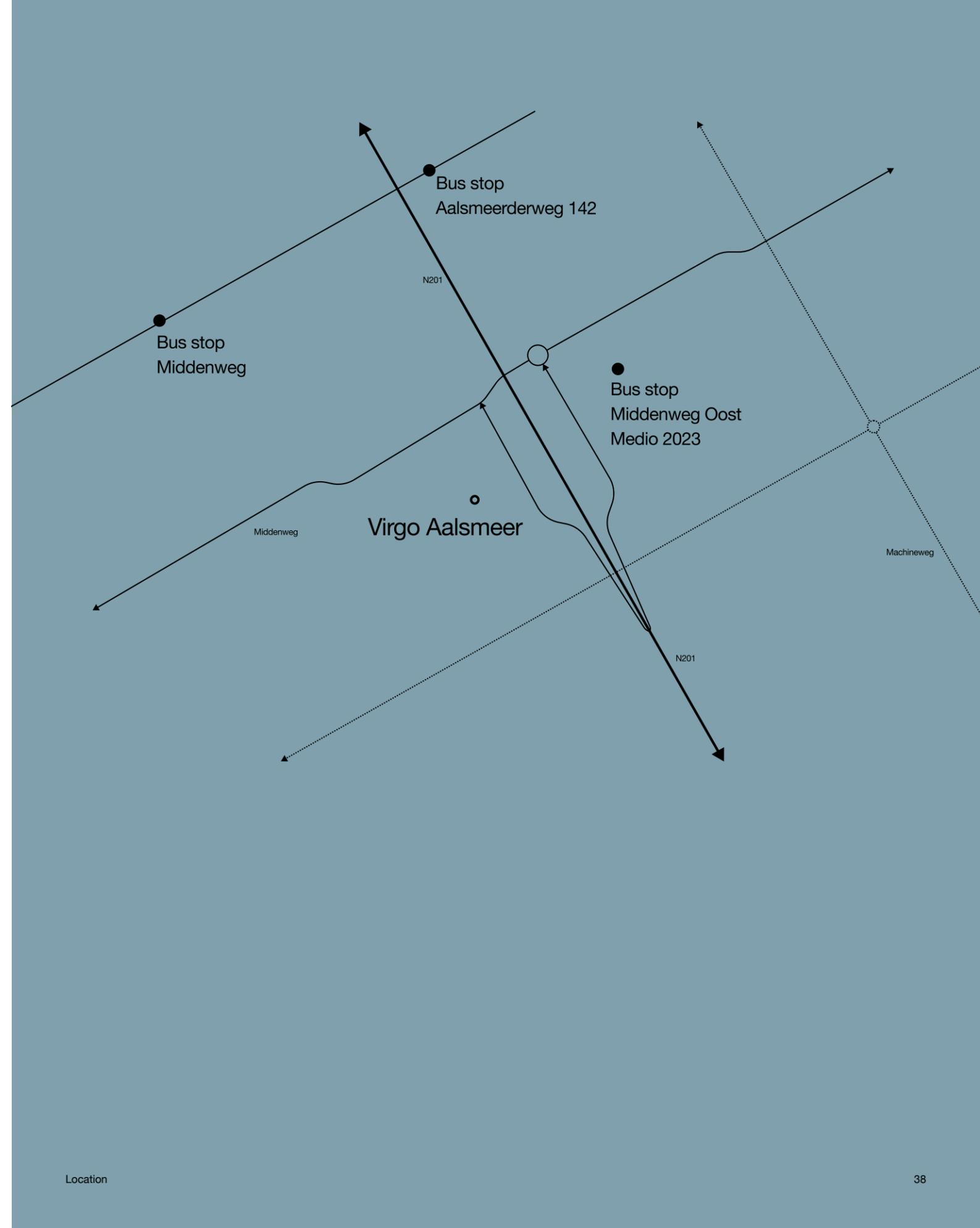
- A2 – reachable within 20 minutes
- A9 – reachable within 15 minutes
- A4 – reachable within 5 minutes
- N201 – reachable within 1 minute

Minutes by car

- Schiphol Airport – 10 minutes
- Amsterdam – 15 minutes
- Amsterdam harbor – 25 minutes
- Rotterdam harbor – 45 minutes

Public transit

- Hoofddorp station – 15 minutes by car
- Schiphol station – 10 minutes by car



Floor plans

A-00.1 - Office Ground Floor



Warehouse A
292 m²



Warehouse B
290 m²

A-01.1 - Office First floor



Warehouse A
428 m²



Warehouse B
349 m²

A-02.1 - Office Second Floor

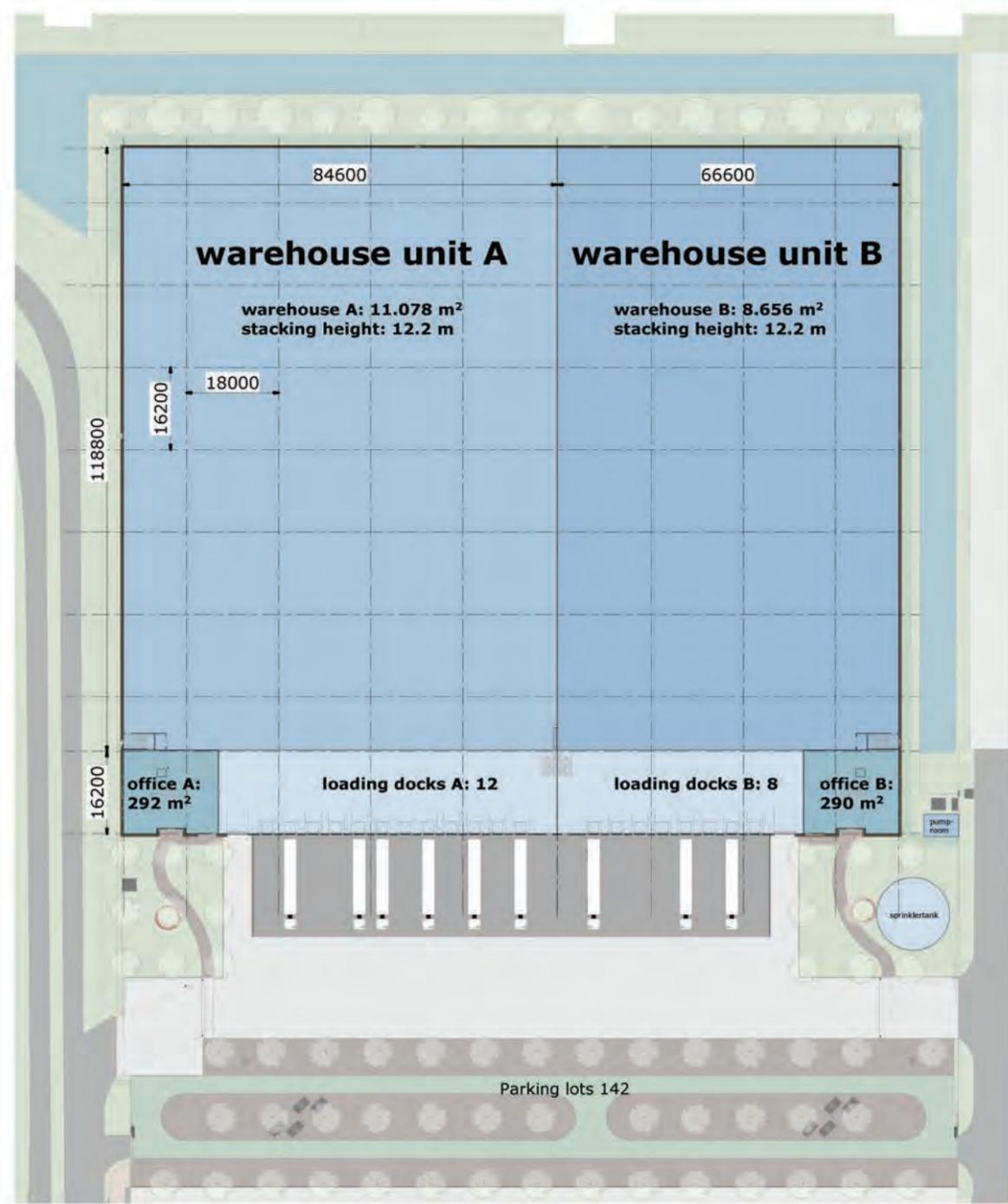


Warehouse A
160 m²

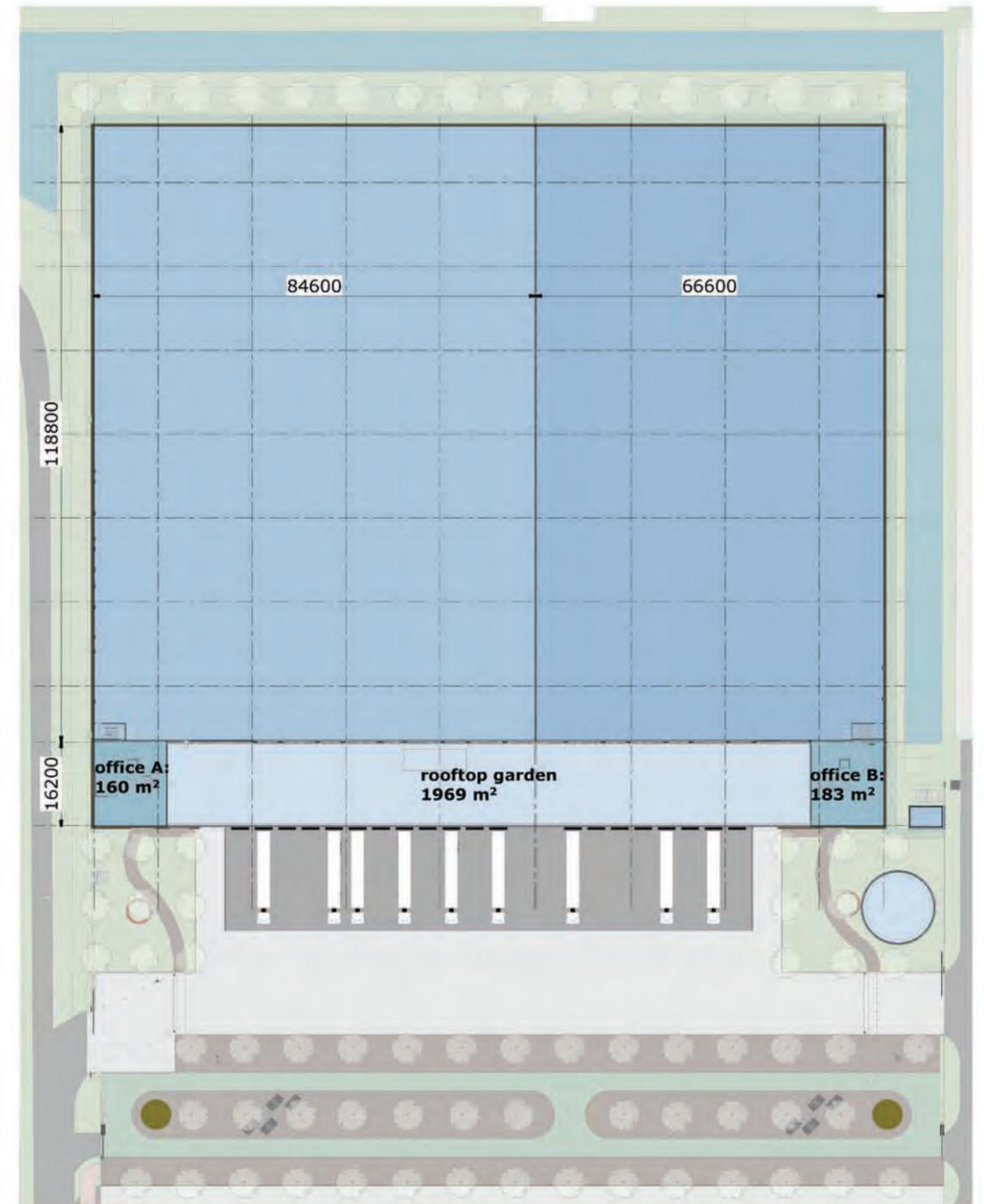


Warehouse B
183 m²

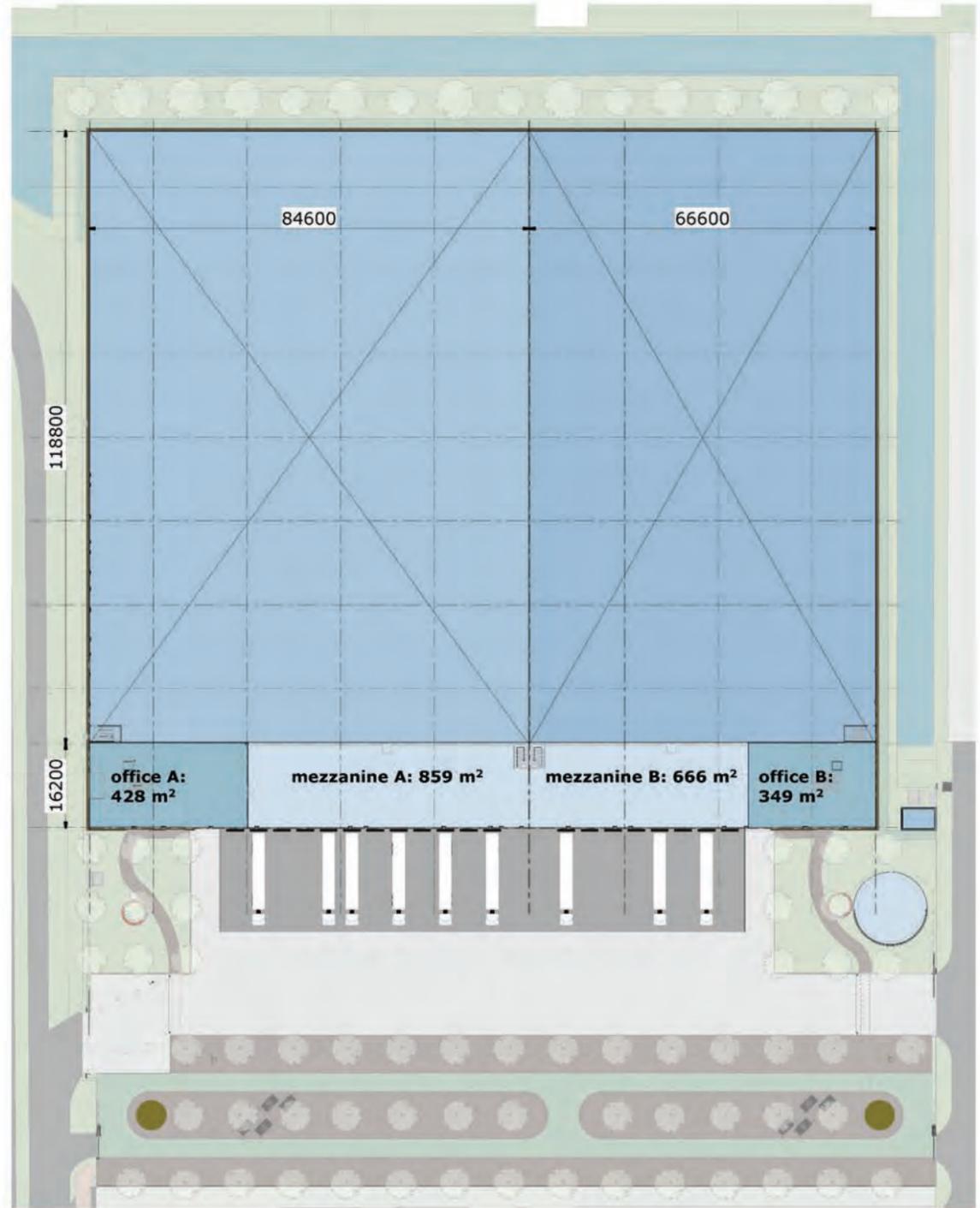
A-00 - Ground Floor



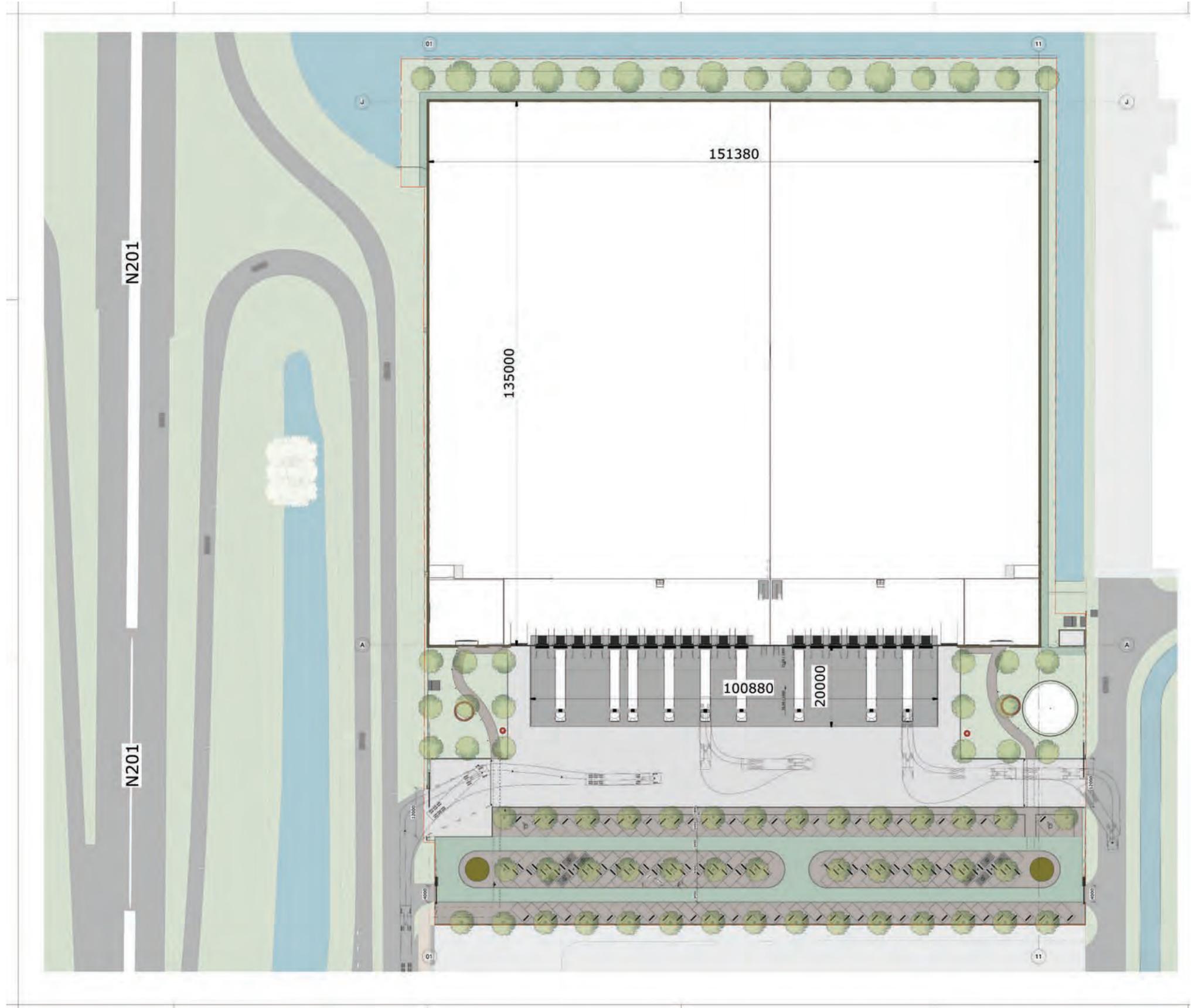
A-02 - Second Floor



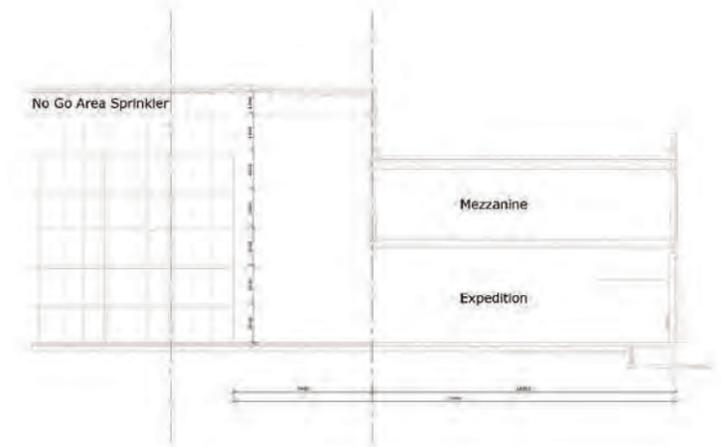
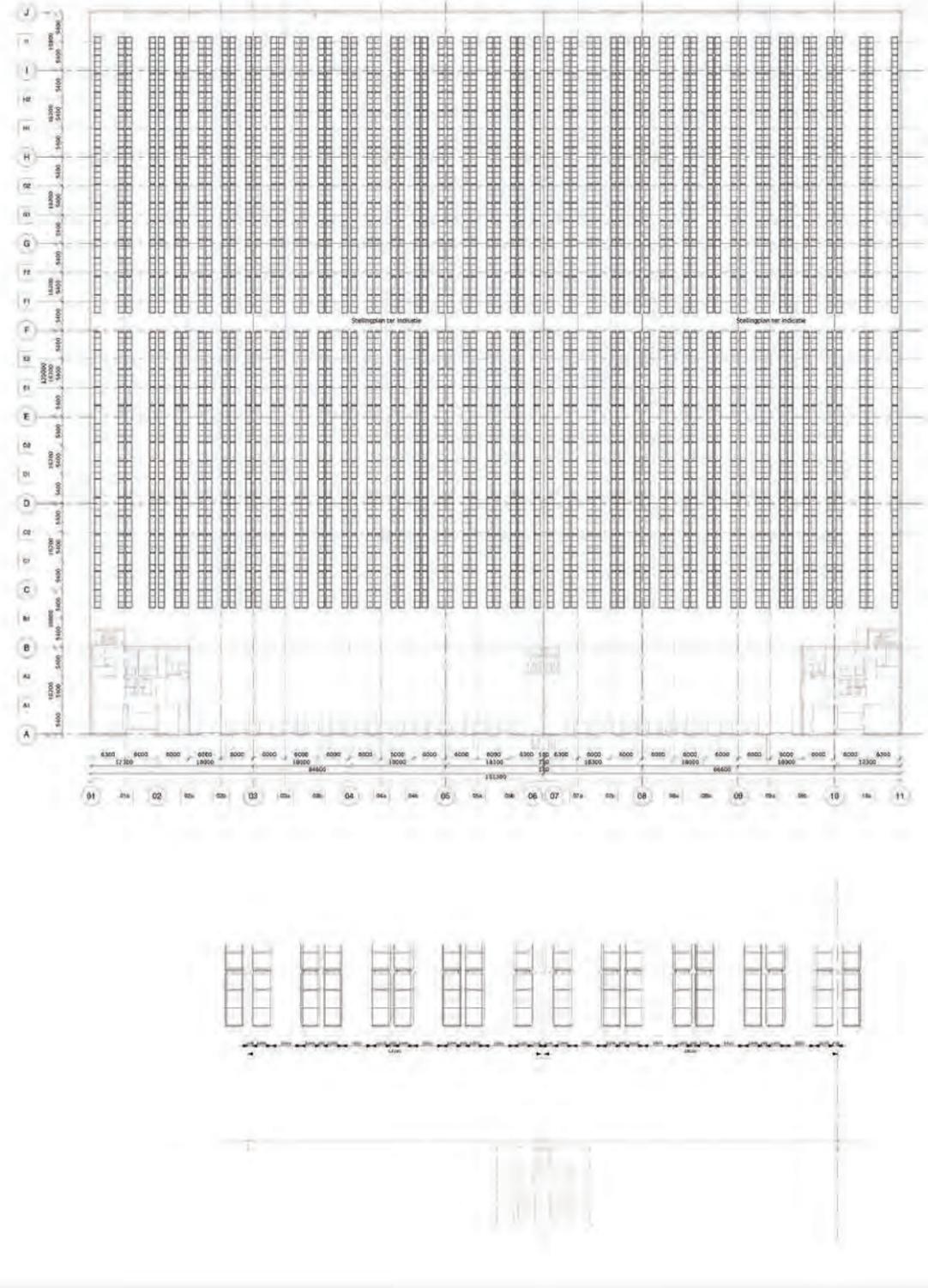
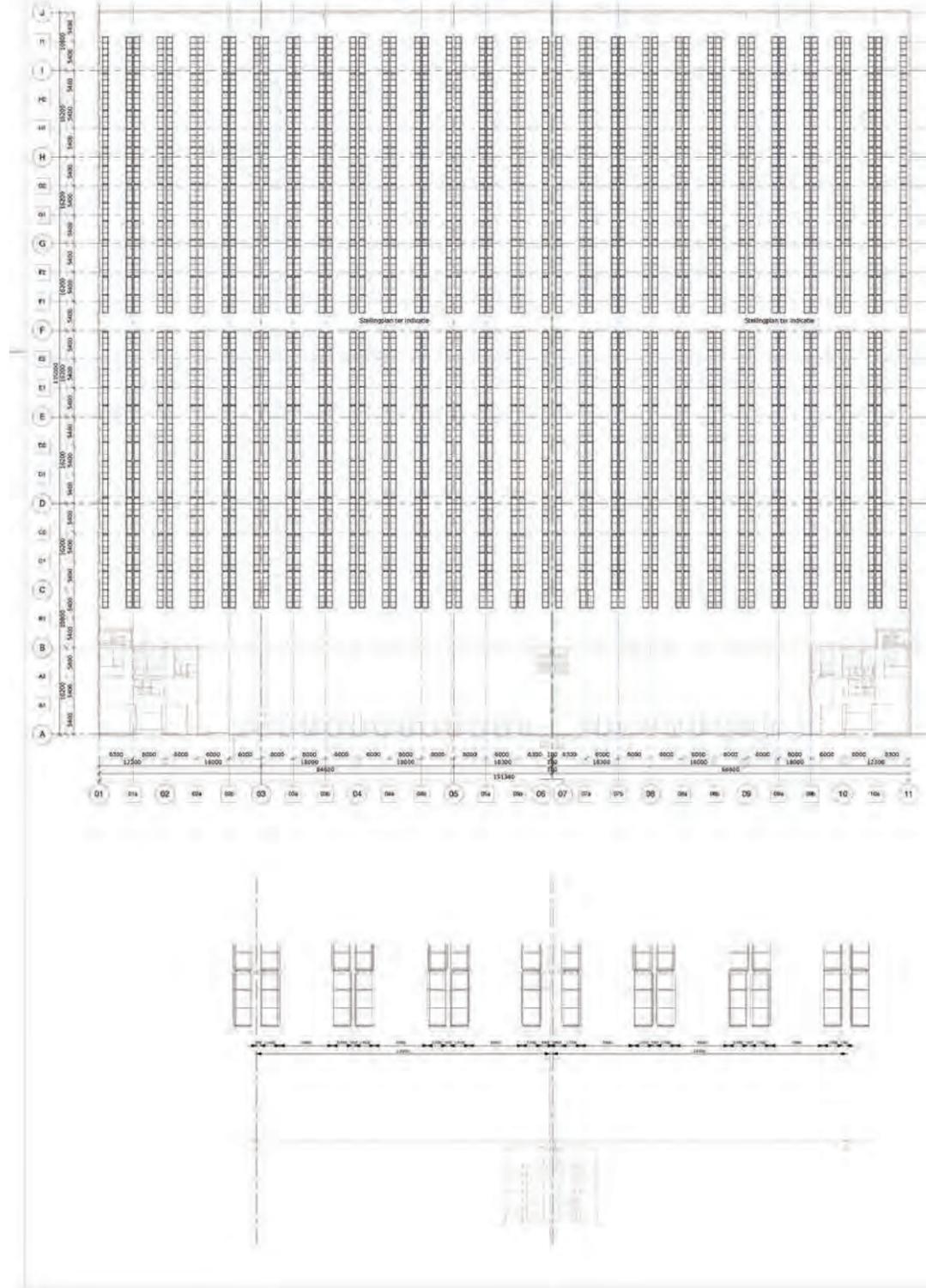
A-01 - First floor



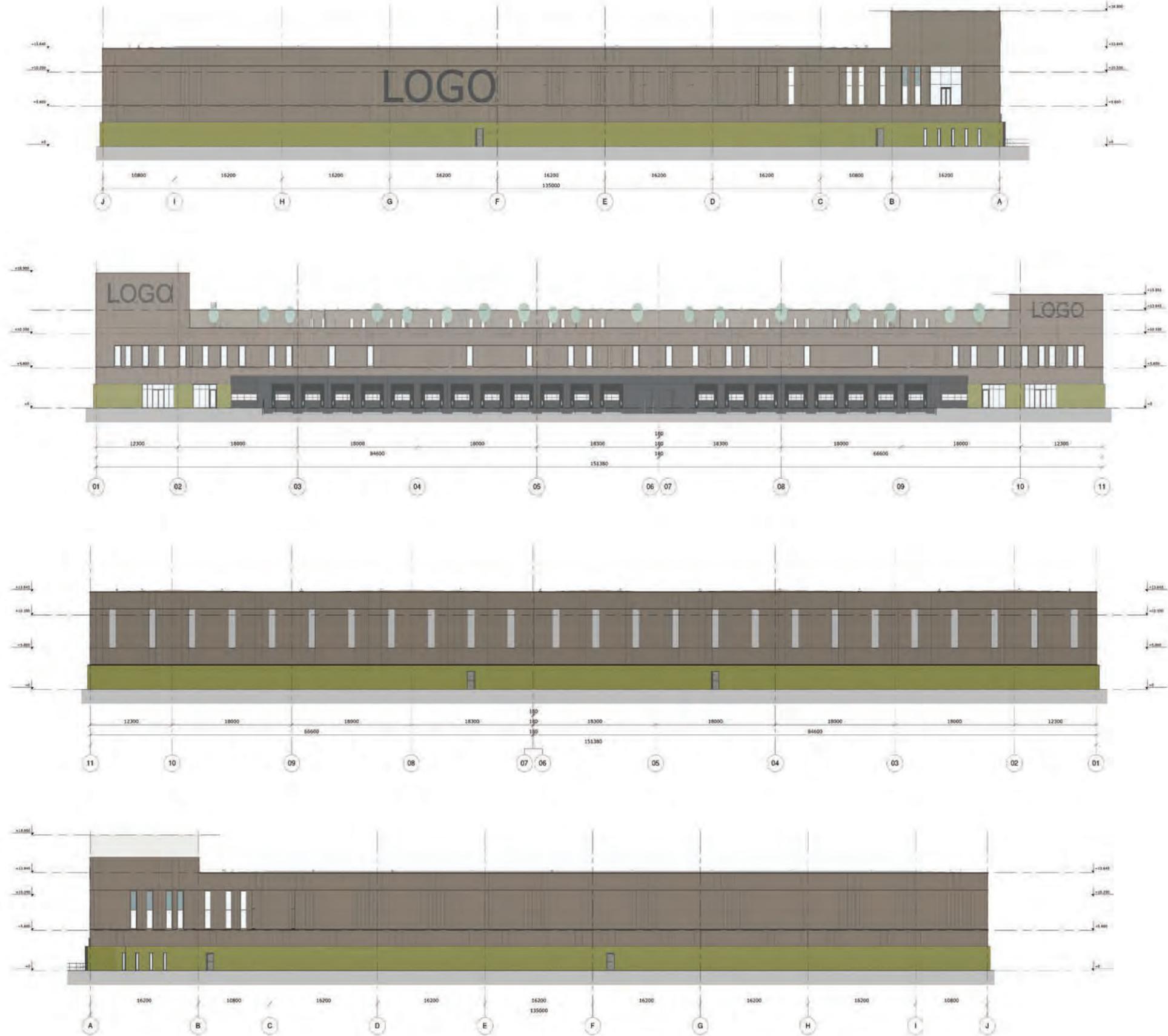
A-05 - Terrain



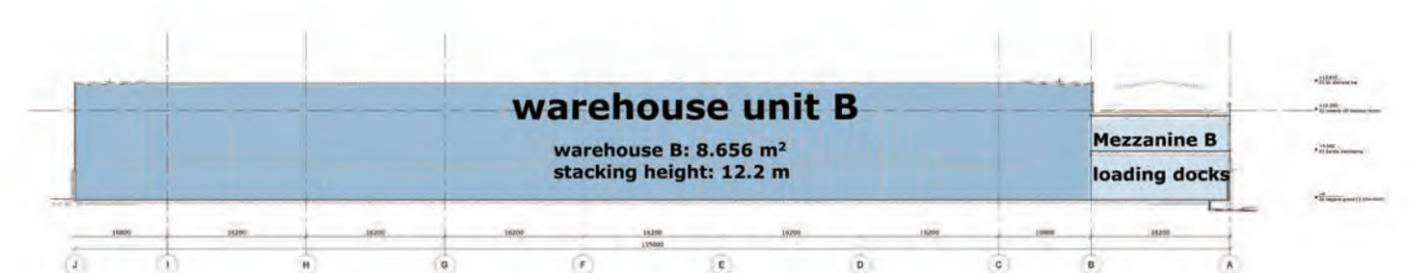
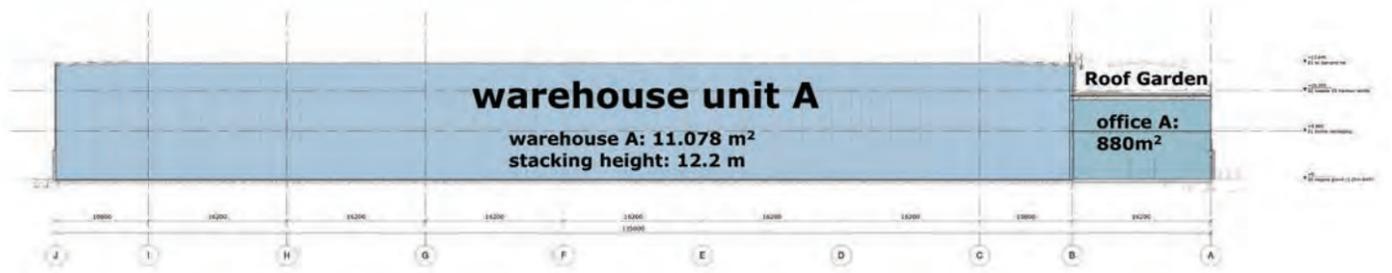
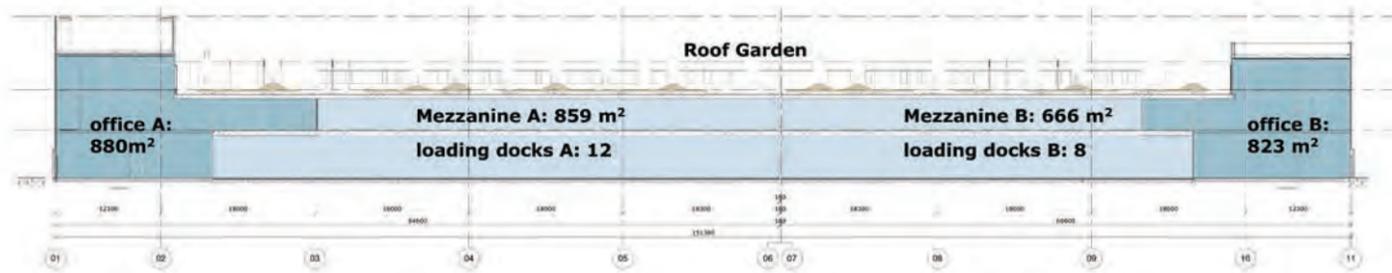
A-800 - Racking



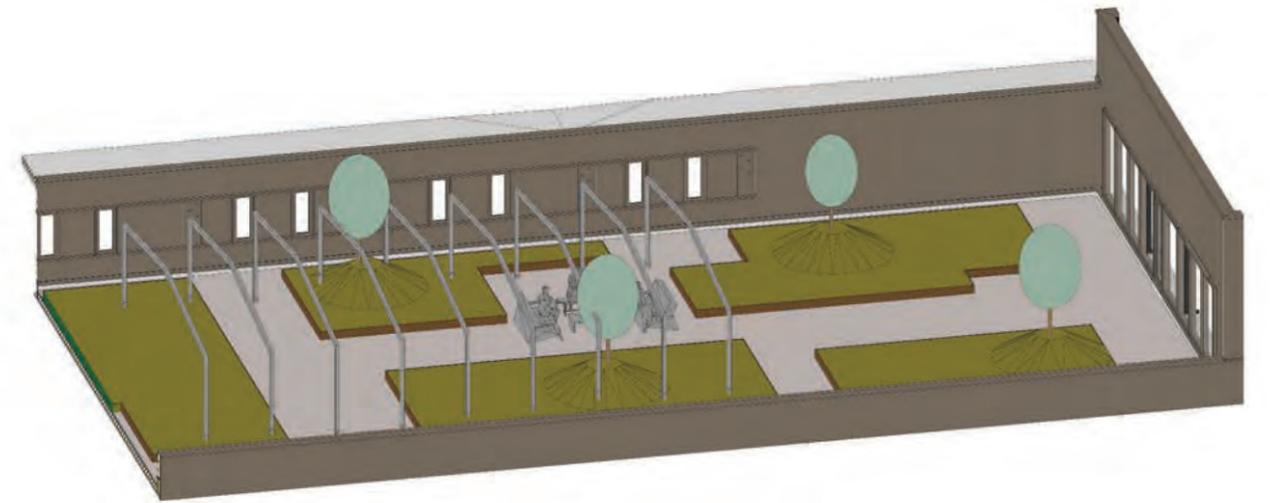
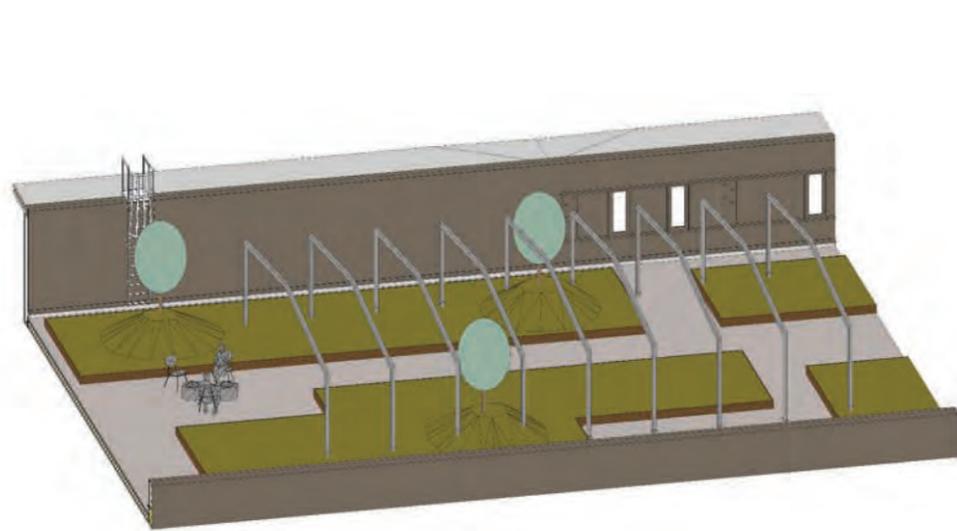
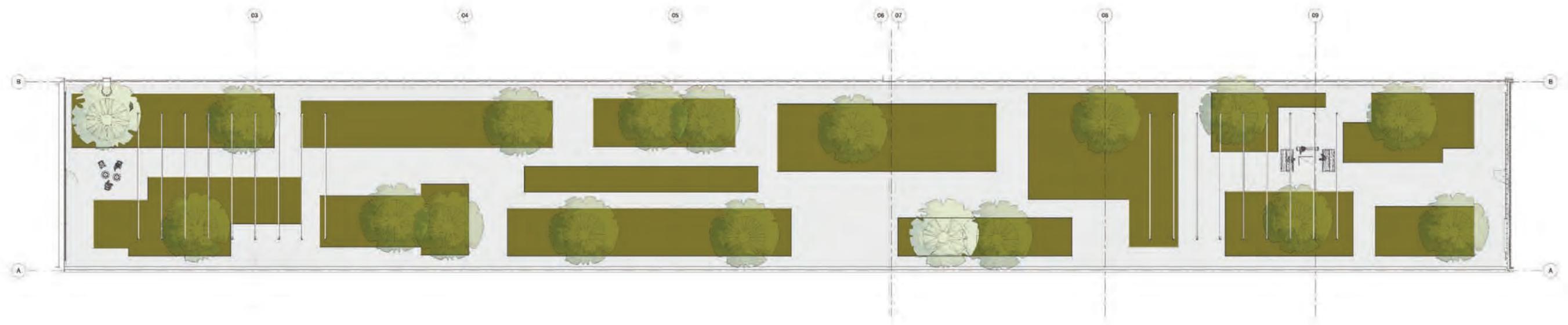
A-04 - Façades



A-03 - Cross Section



A-02.2 - Roof Garden



Floor plans

- A-00 - Ground Floor
- A-00.1 - Office Ground Floor
- A-01 - First floor
- A-01.1 - Office First floor
- A-02 - Second Floor
- A-02.1 - Office Second Floor
- A-02.2 - Roof Garden
- A-03 - Cross Section
- A-04 - Façades
- A-05 - Terrain
- A-800 - Racking



stellardevelopment.eu/destinations/virgo-aalsmeer/floorplans

Nature

Inspired by the Westeinderplassen heritage.



Image from the database of Aalsmeer municipality.



“It’s no longer possible to only think about human needs, nature is becoming increasingly important.”

As a Landscape Architect, it makes sense for me to think about the way our surroundings look. For Heembouw Architecten, it’s a given to design not only for people, but also to pay extra attention to the environment. Together, we’ve achieved an optimal nature-inclusive design. These days, it’s no longer possible to only think about human needs – nature is becoming increasingly important. You can already see this in the younger generation, they think about it a lot more. Not to be New Age about it, but there’s an innate bond that binds humanity to the Earth: we need to co-exist with nature.



Landscape Architect, Joost Emmerik
EMMERIK Garden Design and Research



“As you approach the center you can already see the roof garden. I hope it will make people curious and prompt them to look at and experience it.”

Co-designing the environment around distribution centers is a completely new and different assignment for me. These large sites, hardly visited by anyone, offer opportunities for flora and fauna to flourish. For example, the long pathways alongside Virgo Aalsmeer, where we created a flower-rich grassland. Together with ecologist Matthijs Bokje of De Groene Ruimte, we decided to focus on the animals and insects that already live in the vicinity, by using our nature-inclusive approach to provide food and habitat for them. This significantly lowers the threshold for it to actually be used, so we

are really adding something here. It is really well thought through. When I heard about the roof garden in Virgo Aalsmeer's design, I loved it right away. It's really special that the roof garden has such a prominent role in the design, and that it's so big – almost 2,000 m²! Plus, it's not just for people, but also for insects and animals, with large areas of vegetation. As you approach the center you can already see the roof garden. I hope that it will make people curious and prompt them to look at and experience it. For example, people can spot which insects live there, and how the dynamic planting looks different every season.

Landscape Architect, Joost Emmerik
EMMERIK Garden Design and Research

Optimizing biodiversity for humans and animals.

Flora & fauna

39
Flower and plant
varieties

92
Trees planted

Optimizing biodiversity for humans and animals.

To empower Virgo Aalsmeer's nature-inclusive character, an abundance of trees and plants will be planted.

The selection was made through a careful collaboration between an ecologist and landscape architects. As a result, Virgo Aalsmeer is ready to make a direct contribution to the existing flora and fauna in the long term.

This booklet shows a selection of trees and plants.

Roof garden top view



Optimizing biodiversity for humans and animals.



Optimizing biodiversity for humans and animals.



Equipped with 362 custom-built, integrated nesting boxes.

The integrated nesting boxes on the north-east and north-west façades are part of Heembouw Architecten's nature-inclusive vision for Virgo Aalsmeer. It turns out this type of nesting boxes already exists for brick and concrete façades but not for sandwich panels, the cladding we had in mind for Virgo Aalsmeer. In order to translate the architect's vision into reality, we decided at the planning stage to develop these nesting boxes ourselves. We approached the creation of hundreds of integrated nesting boxes for swifts and bats around Virgo Aalsmeer with the greatest care.

Both the supplier of the façade panels and the ecologist were involved early in the design process. As a result, it quickly became clear what technical adjustments were needed to ensure that the animals could actually start nesting in the future. Like, for instance, the unique earth tones we chose for the building's construction panels, to maintain harmony with the surroundings. The nesting boxes were an intrinsic part of Heembouw's original plan, and have now been transformed into reality. Everything has been worked out down to the last technical detail in close consultation with the architect.

Planning Coordinator, Adil Laghmouchi
Heembouw Architecten

Architecture

Virgo Aalsmeer will be the future of logistics real estate, a destination where people want to be.

Certified as BREEAM® NL Very Good.

The ambition is to make the distribution center as sustainable as possible. Virgo Aalsmeer is working on a Breeam 'Very Good' score for the development. The starting point is to save as much as possible on energy needs. In addition, we are using sustainable materials to optimize the shell of the building. For example, we selected Kingspan Quadcore sandwich panels for the façade, as they

are light and use 12% less material. To achieve this certification, we will apply effective technology to control temperatures, and monitor and measure energy consumption, among other things. The basic construction of the building consists of a steel skeleton with optimized dimensions and a main wooden supporting structure for the roof. All wood used in the building is FSC-certified.



Architecture in touch with nature.

Nature-inclusive construction has a positive effect on people's wellbeing and contributes to increasing biodiversity and climate-adaptive solutions. This is reflected in Virgo Aalsmeer. By using a functional commercial building as a means to support nature and increase biodiversity, we create an interplay between architecture and nature. The use of minimalist detailing and the application of industrial materials, natural colors, and a wooden truss construction leads to a minimal impact on the environment and surroundings.

An extensive roof garden of over 1,900 m² forms a green, biodiverse oasis for birds and insects. In addition, the layout of the site as an orchard ensures rich biodiversity. All of this taken together will also enhance the overall wellbeing of the people who will work here. The nesting boxes integrated in the façades ensure a balanced and nature-inclusive design. Thanks to our close collaboration with ecologists and landscape architects, the green beacon will really come to life in the urban environment.

The carefully selected materials contribute to the creation of a destination where people want to be.

The three-meter-high concrete plinth will form the basis of this nature-inclusive building, serving as its green foundation. The plinth will be surrounded by climbing-plant supports, so it will eventually be completely covered in vegetation. Above this green level, the building's natural earth tones will serve as a backdrop to the varied greenery growing over the façade and in the grounds throughout the seasons. The abundance of plants on the site and animal-friendly outdoor lighting also help create places where not only people, but also other creatures will want to be.

Indoors too, the color scheme has been carefully considered in order to create the most pleasant workplace possible. The wooden beams create a warm and friendly atmosphere. In addition, the interior is as light as possible, and all visible installations are given a white coating. The windows onto the roof garden ensure plenty of light in the loading bay, and the daylight façade panels flood the aisles with natural daylight. The view of the trees growing in the roof garden is another pleasant feature. With all these elements we create an optimal working destination.



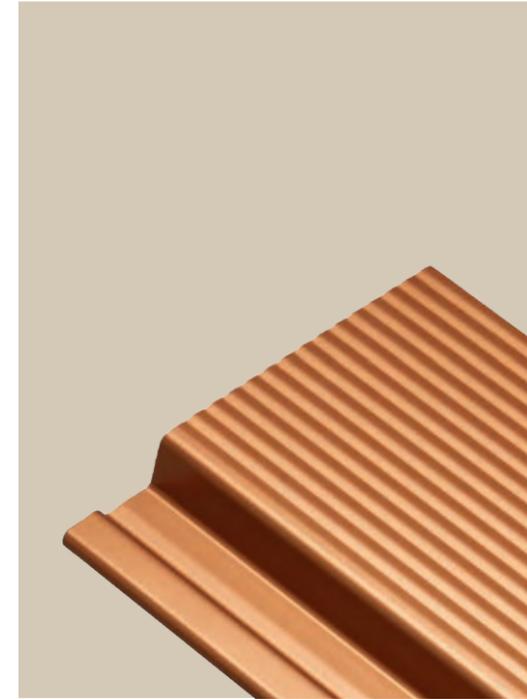
Architect, Diederik de Jonge
Heembouw Architecten



Concrete base polished



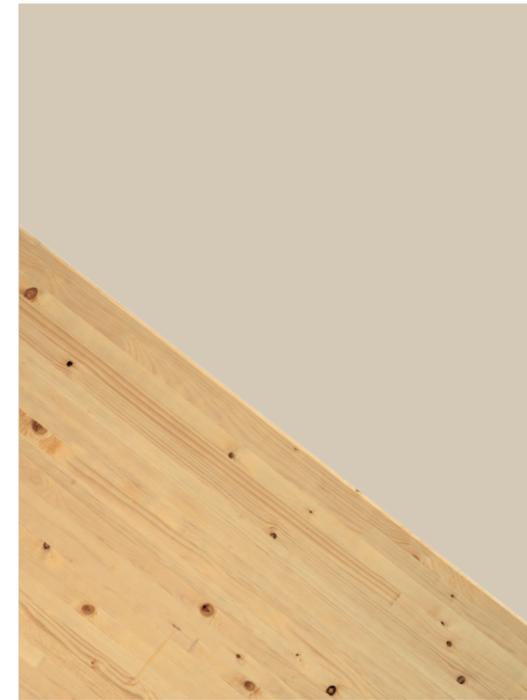
Concrete base rough



Sandwich panel



Steel construction



Laminated wooden beams



Wooden step of the main staircase

“Virgo Aalsmeer’s roof garden is unique, including from a construction point of view.”

The biodiverse rooftop garden at Virgo Aalsmeer.



As trees and plants grow in the garden, they will accumulate a considerable weight. Early on, the question arose as to how much weight the roof could carry. In consultation with the architect and landscape architect I indicated the construction’s limits in different load situations. This was a fun challenge, because the varied planting creates different loads in almost every position. By working together early in the process, we integrated the laminated wooden beams optimally into the structural design and as a result, the roof garden layout has turned out really varied, which will give this distribution center a unique appearance.

Engineer, Iris van Grinsven
Samen Advies & Engineering



Virgo Aalsmeer's warm and welcoming look is the result of the wooden beams that are incorporated into the construction.

As an engineer, this is a first for me – a large-scale distribution center including wooden beams. It's a new aspect that comes into play, and that's what makes my work interesting. Together with the suppliers of the laminated beams and the steel construction, we worked out and coordinated the interconnections. Funnily enough, this process is no different from a steel construction – it all comes down to working together!

Engineer, Iris van Grinsven
Samen Advies & Engineering

Technology

The LED lighting in the aisles is equipped with presence sensors, so it will not consume unnecessary energy. LED lighting will also be used throughout the building.

The 1,900 m² biodiverse roof garden forms a green oasis for birds and insects. To keep this roof garden green, a maintenance irrigation system has been integrated into the building.

There are charging stations for electric vehicles in the passenger vehicle parking area. These charging points are fully supplied with sustainably generated energy. Both staff and visitors can use the charging stations.

With a roof area of close to 20,000 m², almost 1,000 households can, after the installation of PV panels, be supplied with solar electricity.

Warehouse

- Stacking height of the warehouse max. 12.2 m¹
- Free height expedition = 3.94 m¹
- Maximum floor load warehouse 50 kN/m²
- Floor flatness (category 1, Din 15,185)
- Concrete plinth, height 3.37 m¹
- Sprinkler installation = ESFR K25 for the roof net of the hall, SSU sprinklers above the overhead doors and ESFR K14 above and below the mezzanine
- 2 overhead doors (4.0 x 4.5), with connection to ground level
- 20 electrically operated loading docks with levellers >> 3.0 x 3.2 m
- Thermal insulation value in accordance with EPC closed facade parts Rc= 4.5 m² K/W
- Thermal insulation value in accordance with EPC roof Rc= 6.00 m² K/W
- Floor edge insulation in a strip of 7 meters from the outer wall
- Fire and evacuation alarm, fire hose reels
- Light intensity warehouse 150 lux
- Light intensity expedition 300 lux
- The outside area can be closed with sliding gate(s)
- Maximum imposed load on the mezzanine 7.5 kN/m²

Sustainability

- LED lighting
- Greenhouse trusses for the roof terrace have been repurposed and reused
- Optimized steel construction with wooden beams
- Separated water drainage system
- Gasless
- BREEAM “Very Good“
- Nature-inclusive

Office

- Separate central entrance to the office
- Luxurious entrance ground level
- Including pantry block and sanitary group per office
- Wall ducts for telephone / data wiring
- Heating and cooling through VRF System
- Light intensity workplaces 500 lux
- Light partition walls (metal stud)
- Sprinkler system in the office SSP K80 sprinkler (technical room has SSP K115 sprinkler)
- Fire and evacuation alarm, fire hose reels

Mezzanine

- Depth mezzanine floor 16.2 m¹
- Free height 2.53 m¹
- Maximal floor load 7.50 kN/m²
- Light intensity expedition 300 lux

Functionality



Separated parking and logistics areas. Private road exit to the parking spaces. Semi-paved path around the building. Aisles accessible for narrow aisle trucks and reach trucks.

For the sake of safety, the entire plot will be furnished with separate parking and logistics areas. In addition, a single driving direction will apply across the site, and access to the plot on Hollandweg will be by a separate dedicated road exit. A semi-paved path will be constructed around the building for maintenance and escape routes. The column structure in the building has been intelligently chosen to allow the use of both a narrow aisle truck and reach truck aisle pattern.



EASY EXPRESS

EASY EXPRESS

EASY EXPRESS

15

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expeditie
entree

STELLAR
DEVELOPMENT

Our destinations in development.

In addition to Virgo Aalsmeer, we currently have five other destinations in development. To find out more about this please contact us or visit stellardevelopment.eu

VIRGO
AALSMEER

ARA
ALMELO

HYDRA
UTRECHT

VELA
WADDINXVEEN

NORMA
WIJCHEN

TAURUS
MOERDIJK



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