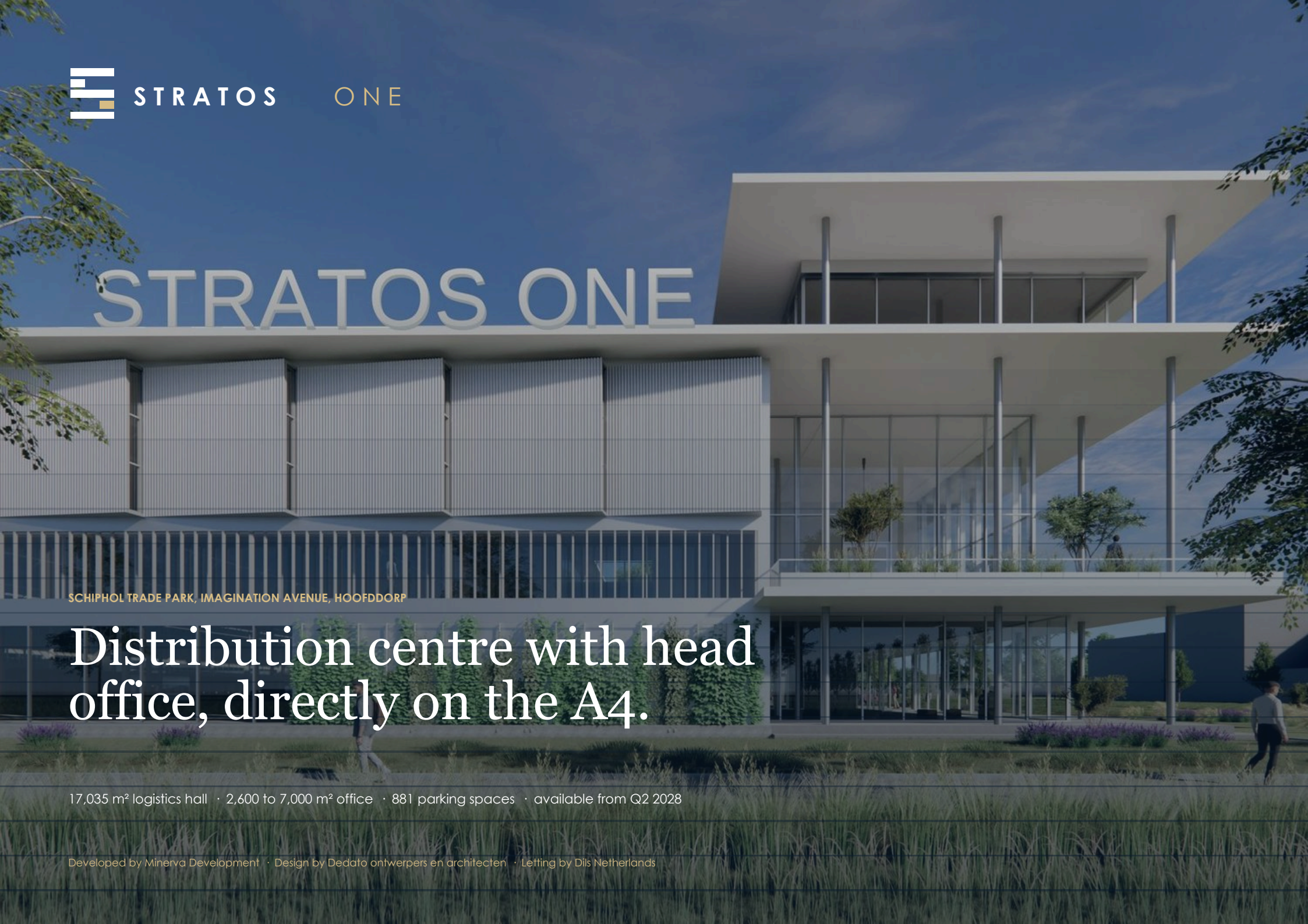


STRATOS ONE

SCHIPHOL TRADE PARK, IMAGINATION AVENUE, HOOFDDORP

Distribution centre with head office, directly on the A4.

17,035 m² logistics hall · 2,600 to 7,000 m² office · 881 parking spaces · available from Q2 2028

Developed by Minerva Development · Design by Dedato ontwerpers en architecten · Letting by Dils Netherlands

THE PROJECT

Logistics and head office at one address, at the entrance of Schiphol Trade Park.

Minerva is developing Stratos One at the entrance of Schiphol Trade Park, directly on the A4. The design is by Dedato ontwerpers en architecten. The building combines a 17,035 m² logistics hall with an office head on Imagination Avenue, a four-storey parking building and a restaurant.

The frontage on Imagination Avenue is over 170 metres long: lamellas, green walls and the name on the facade. The office programme grows with the occupier, from 2,600 to 7,000 m². The hall can be split into three units. Available from the second quarter of 2028.

DEVELOPER
Minerva Development

ARCHITECT
Dedato ontwerpers en architecten

LETTING
Dils Netherlands



17,035 m²
LOGISTICS HALL, 12.2 M CLEAR HEIGHT

2,600 to 7,000 m²
OFFICE, FLEXIBLE PROGRAMME

18 + 3
LOADING DOCKS AND OVERHEAD DOORS, COVERED

881
PARKING SPACES ON FOUR LEVELS

BREEAM-NL
EXCELLENT

Q2 2028
AVAILABLE

WHO IT IS FOR

Built for three kinds of occupier.



HIGH-END LOGISTICS

High-value goods, loaded dry and out of sight.

For life sciences, pharma, medtech, high-tech, semicon, aerospace and luxury goods, and the logistics providers that serve them. The loading street sits covered under the parking building, with 18 loading docks and 3 overhead doors. Separate entrances for trucks and cars. Minutes from the air cargo terminals.



EUROPEAN OR EMEA HEAD OFFICE

Head office, R&D and distribution on one site.

Guests land at Schiphol and are in the building within minutes. A meeting, a demo, a tour of the operation and the return flight the same evening. Office of 2,600 to 7,000 m² with 4.5 m floor-to-floor and glass facades. Representative entrance, restaurant and terraces. International talent pool and international schools in the region.



EMPLOYERS IN A TIGHT LABOUR MARKET

A workplace that attracts and keeps talent.

Daylight in the hall through facades and roof lights, workstations with a view of the operation and an 801 m² roof garden. 881 parking spaces, prepared for EV charging. Restaurant, lounges and meeting rooms. Padel court in a green roof patio.

LOCATION AND ACCESSIBILITY

At the entrance of Schiphol Trade Park, directly on the A4.

Stratos One sits at the A4 on- and off-ramp. The A4 facade gives the occupier a stage for its own brand, seen every day by more than 200,000 passing vehicles. Schiphol is a few minutes' drive away. The A4 connects directly to Amsterdam, The Hague, Rotterdam and Utrecht.

In 2023 Schiphol Trade Park became the first logistics park in the world to receive BREEAM-NL Area Outstanding. The region offers a large international talent pool, with international schools nearby.

Amsterdam Airport Schiphol

Amsterdam city centre

Port of Amsterdam

The Hague

Utrecht

Rotterdam and the Port of Rotterdam

Distances indicative, by road.



200,000+

VEHICLES A DAY ALONG THE A4 FACADE

Outstanding

BREEAM-NL AREA, SCHIPHOL TRADE PARK (2023)



THE HALL

A 17,035 m² hall with 12.2 metres clear height and a covered loading street.

The hall gets daylight through the facades and roof lights. Loading takes place in a covered loading street under the parking building, with 18 loading docks and 3 extra overhead doors at ground level. The approx. 1,700 m² mezzanine sits on the office side. The hall can be split into three independent units from approx. 5,600 m².



12.2 m
CLEAR HEIGHT

5,000 kg/m²
FLOOR LOAD

18 + 3
LOADING DOCKS AND OVERHEAD DOORS

approx. 1,700 m²
MEZZANINE

≥ 1 MVA
POWER, EXPANDABLE

3 × approx. 5,600 m²
DIVISIBLE INTO UNITS

Daylight
FACADES AND ROOF LIGHTS

Covered
LOADING STREET UNDER THE PARKING BUILDING

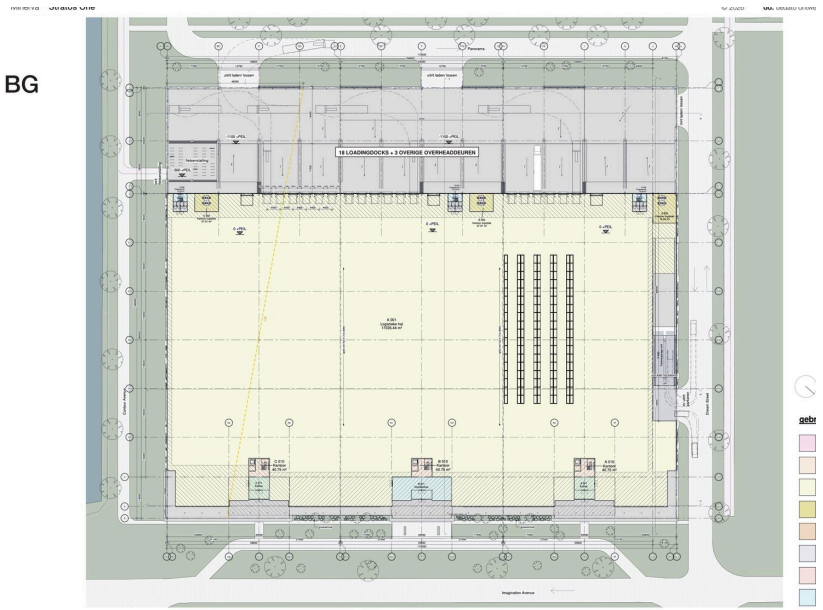


Covered loading street with 18 loading docks

LAYOUTS

One occupier, built to suit, or three independent units.

The plan is set up so that the zone along Imagination Avenue can hold an office programme between 2,600 and 7,000 m². The office component is sized and laid out around the occupier.



Build-to-suit, one occupier

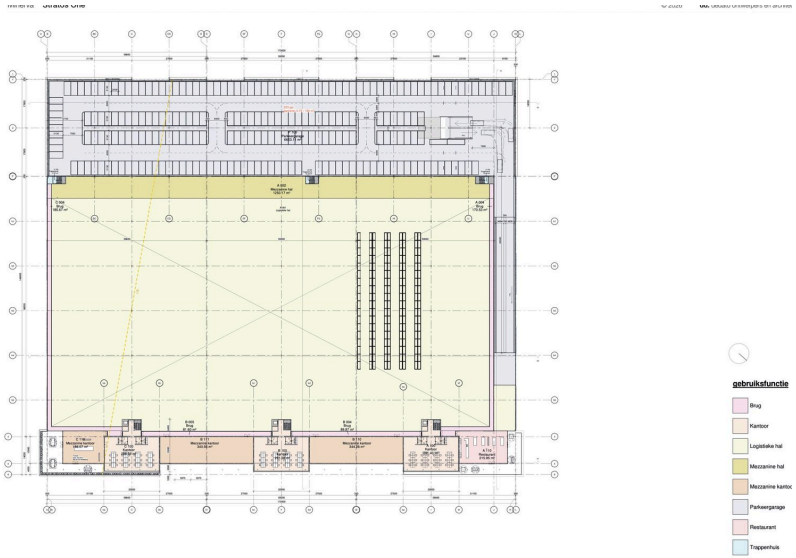
The whole building to measure: the split between hall, office, R&D or production and amenities is set together with the occupier. Hall 17,035 m², office 2,600 to 7,000 m², mezzanine approx. 1,700 m², 881 parking spaces.

Multi-tenant, three units

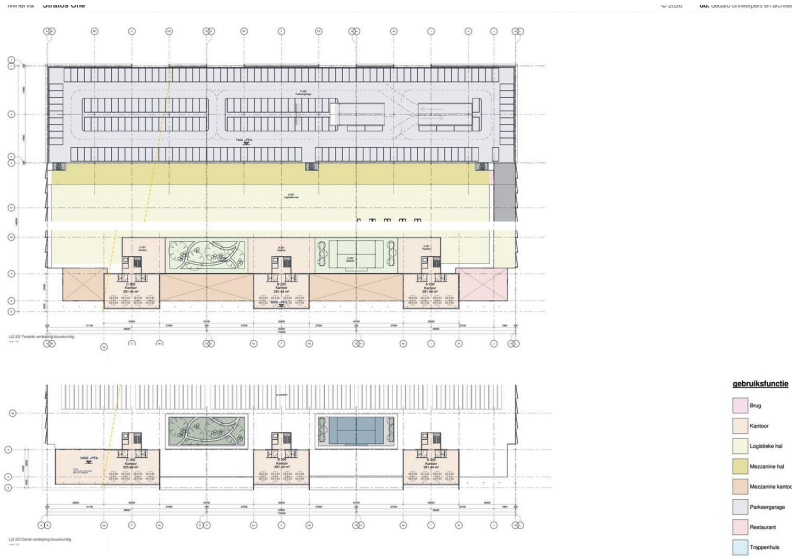
Three independent units from approx. 5,600 m² of hall. Each unit gets its own office pavilion, entrance and stairwell on Imagination Avenue. The covered loading street is shared.

DRAWINGS

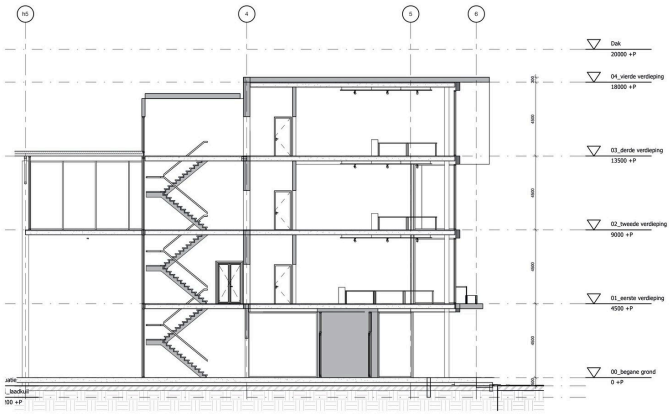
Floor plans, section and elevations.



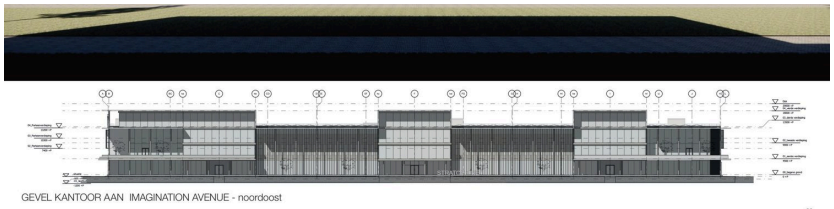
First floor: mezzanine, offices and restaurant



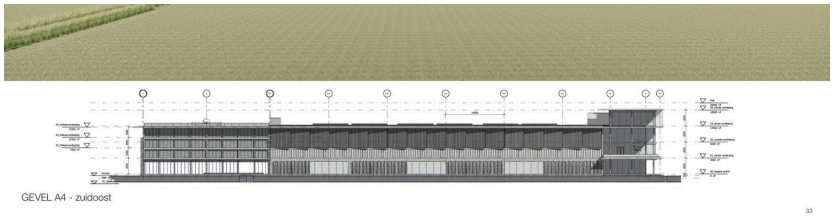
Second floor: offices and 801 m² roof garden



Office head section: 4.5 m floor-to-floor, ground to third floor



Elevation on Imagination Avenue (north-east)

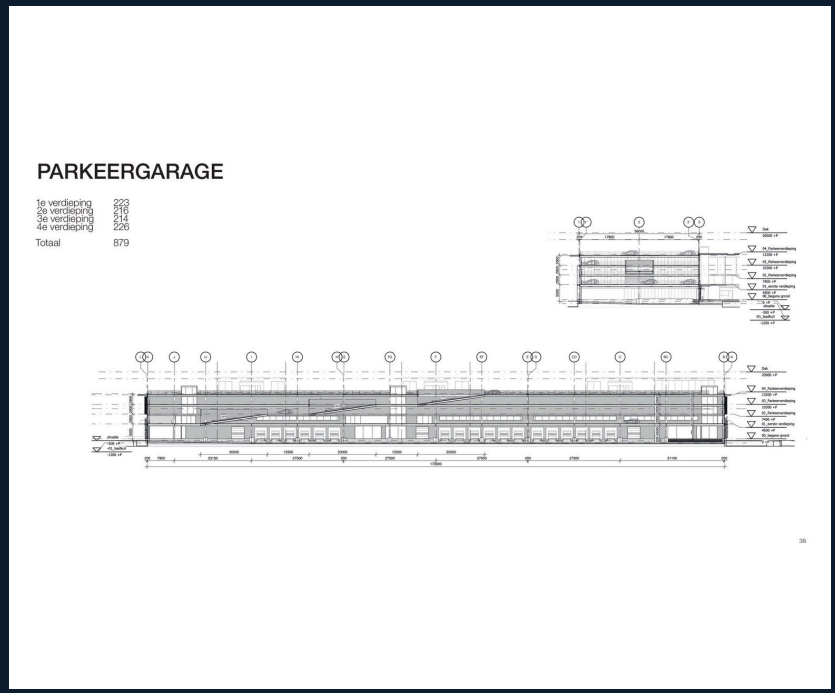


Elevation on the A4 (south-east), with room for signage

PARKING AND MOBILITY

881 parking spaces on four levels, on site.

Next to the hall stands a four-storey car park, to be realised as an Energy & Mobility Hub: 881 individually accessible parking spaces, more than four times the usual capacity. The hub is multimodal and prepared for charging and energy exchange, for the occupier and for users in the area, and for the transition to self-driving EVs. Trucks and cars have separate entrances and exits. Bridges link the parking levels to the offices.



LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
223	216	214	226







OFFICE AND AMENITIES

Office head with terraces, roof garden and restaurant.

The office pavilions on Imagination Avenue have a floor-to-floor height of 4.5 metres and glass facades. Covered terraces around the offices and an 801 m² roof garden make the outdoor space part of the workplace. The building also has a restaurant with lounges and meeting rooms, and an indoor/outdoor padel court in a green roof patio.

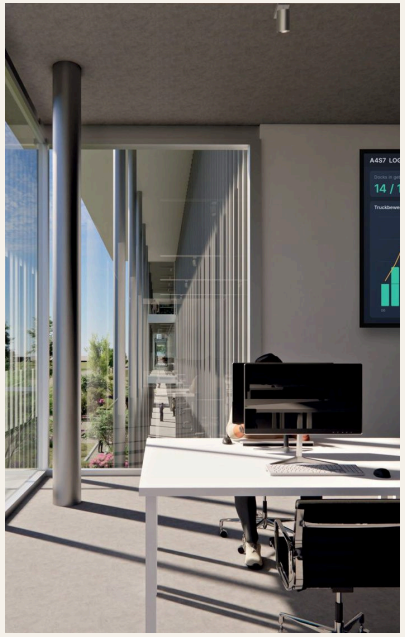
Office from 2,600 to 7,000 m²
floors of 291 m² per pavilion, linkable per storey

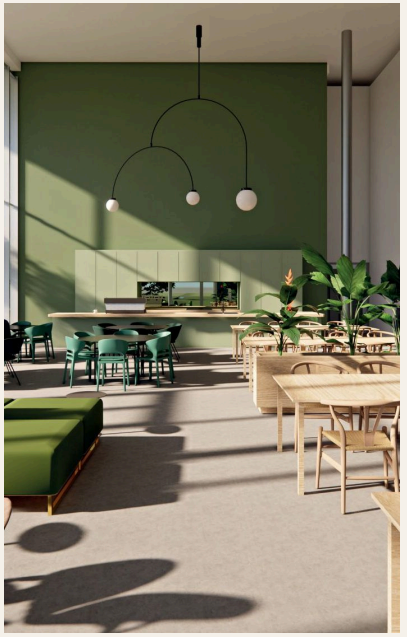
4.5 m floor-to-floor
fully glazed facades, view of the operation

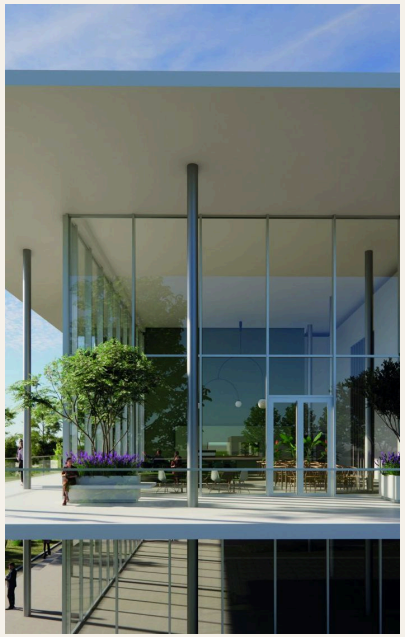
801 m² roof garden
and covered terraces around the offices

Restaurant, lounges, padel court
integrated in the office head




Workstations with a view of the operation


Restaurant and informal meeting space


Covered outdoor space


Flexible office floors with daylight

SUSTAINABILITY

BREEAM-NL Excellent, on the world's most sustainable logistics park.

Stratos One will be built to at least BREEAM-NL Excellent. The roof carries solar panels and the facades carry green walls. Daylight enters through the facades and roof lights. Every design choice starts from a safe and healthy workplace. In 2023 Schiphol Trade Park became the first logistics park in the world to receive BREEAM-NL Area Outstanding.



URBAN DESIGN PRINCIPLES (PLAN PROPOSAL)

Representative side

The side along Imagination Avenue, the entrance of Schiphol Trade Park, is intended for offices and the main entrance, marked by a transparent facade and a height accent.

Building height

Maximum 15 m in the zone on Imagination Avenue, maximum 20 m for the hall. At least 70% of the building line is built.

Transparency

At least 20% of the ground-floor facade is transparent; the aim is the largest possible transparent facade area.

Human scale

The scale of the hall is broken into smaller volumes with vertical articulation; a facade plane runs no more than 30 m without variation. The parking building follows the same rules.

Parking standard

0.75 parking space per 100 m². Stratos One provides 881 spaces on site.



SURFACES

Areas according to the plan proposal of 8 October 2026.

Logistics hall	17,035 m²
Mezzanine	approx. 1,700 m²
Offices on Imagination Avenue (2,600 to 7,000 m²)	4,300 m²
Logistics offices, ground floor	171 m²
Roof garden	801 m²
Stairwells	196 m²
Bridges	515 m²
Parking building	25,181 m²
Parking building entrance	392 m²
Total (as stated in the plan proposal)	**approx. 49,490 m²**
Parking spaces (four levels)	881
Loading docks	18
Other overhead doors	3
Plot	approx. 25,260 m²

RENT
On request

DELIVERY
From Q2 2028

LEASE TERM
To be agreed

LEASE AGREEMENT
ROZ model 2025

INDEXATION
Annual, CPI

SET-UP
Build-to-suit or multi-tenant



IMPRESSIONS

Stratos One in pictures.



A workplace that attracts and keeps talent



Lamella facade with green walls and lettering



Seen across the water



Cantilevered roofs and terraces



Flexible office floors with daylight



Meeting room on the glass facade

CONTACT

Want to go through the plans or the drawings?

Dils Netherlands handles the letting of Stratos One. Call or email for the drawings or a conversation about a build-to-suit or a unit.

LETTING AND MARKETING

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DEVELOPER

Minerva Development

ARCHITECT

Dedato ontwerpers en architecten

Design by Dick Venneman. Danzigerkade 2F1, Amsterdam.



MINERVA
REAL ESTATE | DEVELOPMENT | INVESTMENT

DILS

dd. dedato ontwerpers en architecten

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STRATOS ONE