

OUTSIDERS OFTEN HAVE AN INSIGHT
THAT AN INSIDER DOESN'T HAVE
- DIANE ABBOT -

Key  **Estate**
your partner in business locations

Dear partner,

Hereby we present you a selection of buildings to let, for sale, to build, to redevelop or to invest.

Key Estate is a Belgian Company that can help you in finding the best property solution wether you are a tenant, end user, developer or investor.

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AN OFFICE AT HOME AND AT HOME AT THE OFFICE

Countless studies make it clear that offices and how they are used are going to change drastically. Working at home and 'experience' offices are the new kids on the block.

On top of that, issues around the coronavirus mean that we can no longer think in terms of square metres in the market for office spaces: 1.5 metres is the new standard. And this is where HR managers and real estate brokers overlap: an opportunity in this changing market.

FLEX WORKING

According to a study from 2017, conducted by the US jobs site Flex jobs, being able to work from home is far and away the most-requested job benefit at 81% of those surveyed. Amazon, Facebook and Apple were already on board, and the pandemic has only pushed that trend forward.

WORKING AT HOME AND 'EXPERIENCE' OFFICES ARE THE NEWKIDS ON THE BLOCK.

Productivity expert Barnaby Lashbrooke sees many advantages in working at home. If aligned with the needs of each employee, it can even boost productivity. That was already apparent from an internal study by the Chinese travel website Ctrip done in 2014. Employees who worked at home had nearly 15% more sales calls than their colleagues in the office.

We also see many advantages for companies in Flanders and Brussels. Without long commutes and traffic jams, you start your day fresh and ready to go. You choose your own uniform. And much more.

But only working at home is not ideal. A survey has shown that 90% of people want to work at home one to three days each week. And there are also significant disadvantages. It is much more difficult to convey emotions over a screen. You lack essential human contact and informal chats in passing. And corporate culture does not get transmitted in the same way via video chat.

The best formula is also an individually tailored combination, personalized 'flex work'. Finding a good balance between working at home and in the office is the 'key' to success. (No pun intended.)

In 2018, 0.8% of all the spaces in Brussels were intended for flex work. In Amsterdam and Paris, that was already more than 6% at the time. Brussels has begun to catch up. As an employer, you can respond with your commercial space to this global trend by investing in the quality of company premises.

'WORK ENJOYMENT' IS THE CENTRAL THEME OF THE 'EXPERIENCE' OFFICE

Fewer offices, less travel expense. Working at home increases the amount to be invested by the employer, and that amount must optimally be spent on comfort and services. Capacity yields to quality.

An inspiring workplace is close to public transportation and preferably offers a bit of natural environment. Studies show that most employees aim to live a healthier lifestyle. The employer benefits from investing in a healthy workspace. If the employer does that in the right way, then sick leave decreases and the growing flood of burn-outs is dammed. A healthy office that exudes wellbeing is a win-win.

The ability to 'catch a bit of sun' and a great fitness studio in the same building fit perfectly in this new picture. A cosy bistro, or even spending an hour taking cooking lessons from a chef, increases engagement. A coffee corner with a great barista makes the coffee break just a bit better. Every employer can come up with their own thing. Options aplenty in Belgium. A landscape office is not bigger, but it is more spacious. Flex work does the trick here. The combination with separate office and enclosed informal meeting rooms in a complex with full services is the basis for an experience office, a place where 'work enjoyment' is cultivated.



VIEWING THE OFFICE THROUGH ROSE-COLOURED VR GOGGLES.

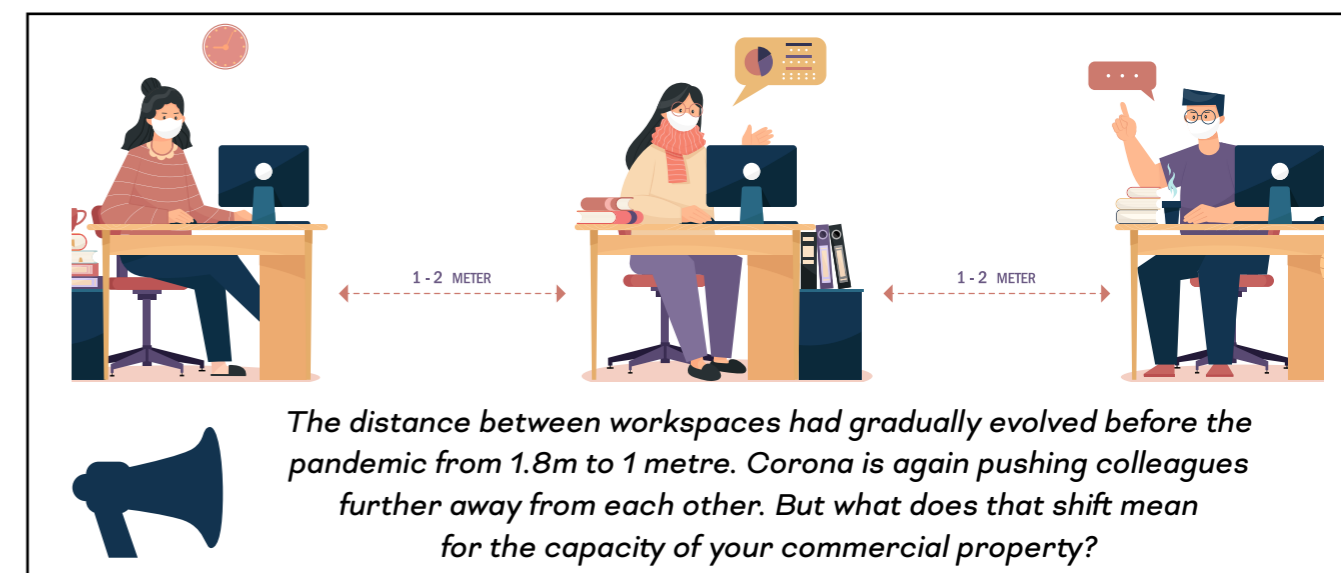
Virtual reality and augmented reality are finally 'real'. We cannot get around it; the applications are, at the very least, handy. VR goggles make it possible, for example, to participate in a 'live' meeting in a virtual conference room or to socialize virtually with colleagues. You do that using an 'avatar', the virtual version of yourself.

A company has various options for using the freed-up space, creating added value in the way it sees fit. Augmented reality, or supplemented reality, makes it possible to add a screen in a real space, such as an office, without having to create extra space for it. More room without additional space.

Both 'realities' are hot and happening in the US. Implementation in our Belgian offices is a matter of time.



**“THE OFFICE OF THE FUTURE IS, MORE THAN EVER,
AN EXPERIENCE OFFICE.
WE ARE HAPPY TO ADVISE YOU ON HOW TO REALIZE THAT.”**







SKYLINE40 - FASE II

Korte Kepestraat
9320 Erembodegem (Aalst)

UNDER CONSTRUCTION – delivery medio 2020
Total: 8.570 sqm available (as from 500 sqm) - TO LET



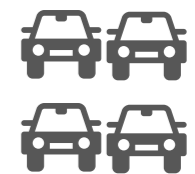
ECO-FRIENDLY SOLUTIONS

that don't compromise comfort nor efficiency, are being implemented.
Today the legal requirement is E60



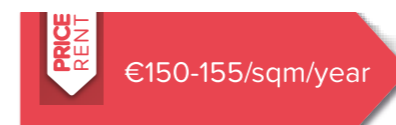
CONTEMPORARY OFFICES

- Style
- Esthetically
- Light
- Flexible
- Efficiently manageable



PARKING SOLUTIONS

- 3 underground parking levels
- Ratio 1/35
- Fluent circulation
- Bicycle parking
- Disabled parkings
- Electrical charging poles







FORUM

Toemaatragel
9000 Gent

A DYNAMIC CONCEPT IN GENT
Total: 3.980 sqm available (as from 150 sqm) - TO LET/FOR SALE



GREEN SPACE - REGIONAL SCALE

- Modulation: 2m90
- Badge & video control
- Mineral fiber ceiling tiles
- Low luminance lighting
- HVAC: ventilo-convectors, individually adjustable
- Opening windows with double glazing and anti-glare film



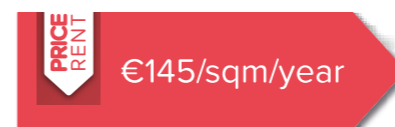
SERVICES

- Showers and changing rooms
- Dry cleaning service
- Repairs on small ICT equipment
- Iron service
- Meeting room rental
- Event venue rental
- Crèche
- Eco carwash
- Restaurant



PARKING/ACCESS

- Ratio 1/50
- Shuttle service to the North Station
- Electric car charging stations
- Secured and covered bike parking
- Bus esplanade @ 400m





M/G
REAL ESTATE



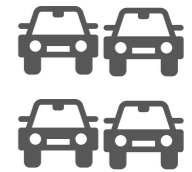
GREEN building

- Automatic external sun blinds
- HVAC system
- Double skin facade



FEATURES

- Raised floors
- Outdoors shading structure (south-side)
- General access control
- LED lighting • 1m 20 modulation
- Videosurveillance
- Shower facilities
- High end materials



PARKING / ACCESS

- 120 parking units
- Bicycle Parking
- Easy access public transport
- Next to the E40

SQUARE

Kortrijksesteenweg 1072
9051 Gent

PRESTIGIOUS OFFICE COMPLEX
Total: 7.000 sqm available - TO LET

PRICE RENT
€160/sqm/year





PARKING/ACCESS

- Large gated parking
- Easy access via Brussels Ring road
- Close to public transportation

N BUILDING

Noorderlaan 30
1731 Zellik

EASY ACCESSIBLE OFFICE BUILDING WITH HIGH POTENTIAL
Total: 1.350 sqm office - ground surface of 3.622 sqm - FOR SALE



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FALCON

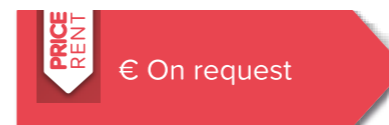
A. Gossetlaan 54
1702 Groot-Bijgaarden

TOTAL RENOVATION TO 21ST CENTURY STANDARDS
Total: 8.182 sqm available (as from +/- 2.000 sqm) - TO LET



FEATURES

- 2m70 free height
- Raised floors
- Outdoors shading structure (south-side)
- Renovated HVAC & CBMS
- Acoustic micro-perforated metallic suspended ceilings with embedded lights
- General access control
- LED lighting with KNX management system
- 1m 20 modulation
- Videosurveillance
- Shower facilities
- Terrace (4th floor)
- 3 elevators (1 for goods & persons)

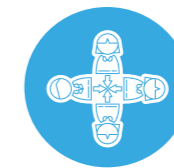






TOP RESULTS

with small renovation



OPEN SPACE OFFICES

- Efficient lay out
- High finish
- Airco
- Vibrant neighborhood



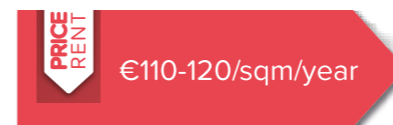
PARKING SOLUTIONS

- 1 underground parking level
- Parking around building

C'EST D'OFFICE

Technologielaan / Rue de la Technologie 1
1082 Brussels

HIGH POTENTIAL BUILDING
762 sqm Offices available - TO LET / Total: 3.003 sqm - FOR SALE investment

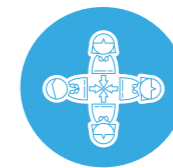






TOP LOCATION

- High Visibility
- Entrance gate of Brussels



OPEN SPACE OFFICES

- Efficient lay out
- High finish
- Sign on roof
- Auditorium
- Loft offices



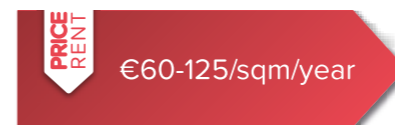
PARKING SOLUTIONS

- 1 underground parking level

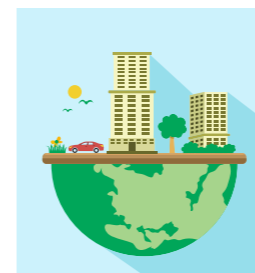
ROEKHOUT19

Roekhout 19
1702 Groot-Bijgaarden

TOP LOCATION - SUPERBE VISIBILTY FROM THE E40
2.500 sqm Office / 1.000 poly-showroom-warehouse (as from 150 sqm)
TO LET - **ALSO FOR SALE**







SUSTAINABLE BUSINESS PARK

- Rainwater recovery
- Optimal light entry
- Green setting
- High biodiversity



DISTINGUISHING CHARACTERISTICS

- Excellent visibility location
- Diversity activities
- Flexible buildings
- Modern architecture
- Quality finish
- Green environment along the canal
- Energy efficient



KMO UNITS

- Free height of 3.2 m
- Electrical sectional gates
- Floor capacity 3T/sqm

ZEN PARK

Drie Fontainenstraat / Rue des Trois Fontaines
1620 Brussels

PLUG & PLAY WORKPLACES - KMO UNITS, OFFICES & POLYVALENT
Total: 8.272 sqm available (as from 475 sqm) - TO LET/FOR SALE







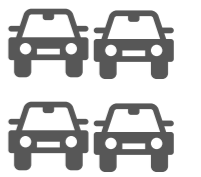
DURABILITY

- 3 Double high performance windows
- LED lightning
- Low energy cost for tenants



ENVIRONEMENT

- Stressless atmosphere
- Meeting rooms
- Video Parlephone
- Loft style Offices
- Douches & Lockers



PARKING/ACCESS

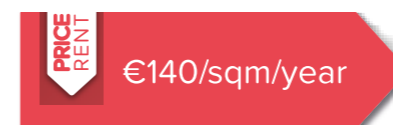
- 280 parking units
- At 300m from the Ring
- Tram & busstop in front

GREENLAND

Burgemeester E. Demunterlaan / Avenue du Bourg. E. Demunter 3
1090 Brussels

PRESTIGIOUS OFFICE BUILDING

Total: 4.779 sqm available (as from 300 sqm) - TO LET







DTC

Humaniteitslaan 235
1620 Drogenbos

OFFICE BUILDING UNDER RENOVATION ON A TOP LOCATION
Total: 2.229 sqm available (as from 229 sqm) - TO LET



FEATURES

- Total renovation ongoing
- Free Ceiling Height 2,65 m
- Window modulation 1,50 m
- Opening Windows / Double glazing
- Revolving/tilt-up windows
- HVAC - Air-conditioning
- Ventilation with cooling
- Elevator with 8 persons capacity
- On-site security guard
- Sanitary
- Fire detection system
- Access control
- Raised floor
- False ceiling with recessed lighting
- Floor tiles



AMENITIES

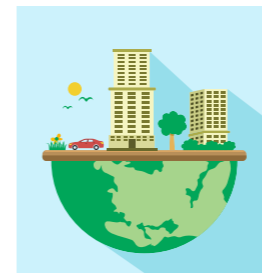
- Restaurant on site: Pause k'fe
- Commercial Centrum Drogenbos:
 - Carrefour
 - AS Adventure
 - Disport
 - ...
- Passage Fitness
- Diving Center : Nemo 33
- ING Bank
- Hotel Campanille
- Hotel F1



PARKING SOLUTIONS/ACCESS

- Ample exterior and basement parking
- Easy access by public transport
- Train station Vorst @ walking distance (6 min walk)





ENVIRONMENTALLY FRIENDLY

- The first environmentally friendly business park in the Brussels northern area.
- Meets current energy standards
- Equipped with the newest technical installations for air treatment, heating and cooling.



DISTINGUISHING CHARACTERISTICS

- High quality choice of materials
- Smart layout of the entrance halls and the main parts.
- Contemporary architecture
- Unique appearance
- Because of the illuminated windows at night the building is also a pleasure for the eye.



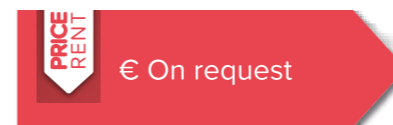
PARKING/ACCESS

- The underground parking 345 parking places
- 17 provided with a charging point for electric cars
- Located at 200 meters from the Strombeek-Bever exit of the A12
- Bus stop in front of the building, frequency is 4 buses per hour

STROMBEEK BUSINESS PARK

Boechoutlaan 102
1853 Grimbergen

ENVIRONMENTALLY FRIENDLY - FLEXIBLE CONCEPT
Total: 10.327 sqm - TO LET - construction started, delivery first phase 1Q2022







PARK 7

Hermeslaan 7
1831 Diegem

STATE OF THE ART CAMPUS DEVELOPMENT
Total: 25.000 sqm available (as from 650sqm) - TO LET



BREEAM EXCELLENT

- Over 500 trees will be planted
- Low carbon footprint
- Natural ventilation and free cooling
- Photovoltaic panels
- Horizontal sun blinds
- Natural daylight infiltration
- Rainwater recovery
- Energy efficient lightning
- Heat pumps & high performance cooling machines
- Cooling and heating via SAPP ceiling
- E-level 45



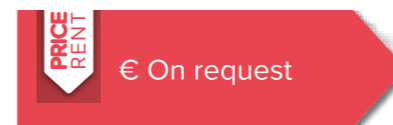
SERVICES

- Dry cleaning
- Car wash
- Delivery boxes
- Fitness
- Shared cars and bikes nearby
- Conference rooms
- Auditorium
- Co-working
- Business club
- Bar
- Restaurant
- Coffee corner
- Outdoor space



PARKING & ACCESS

- Fast connection to:
 - * The E40 (5 min.) direction Leuven
 - * E19 (5 min.) direction Paris
 - * A12 (10 min.) direction Antwerp
- 3 accesses from the Hermeslaan
- Visitor access and employee access
- Each office building has its separate parking space
- Complete zone in between the office buildings (the micro-valley) will be safeguarded from any traffic
- A new bridge for bicyclists (2021)
- A new bicycle highway (2023)
- Extension of the tram line, with stop next to the park







REGENT PARK

Regentlaan / Boulevard du Régent 35
1000 Brussels

STATE OF THE ART BUILDING
Total: 1.966 sqm available (as from 500 sqm) - TO LET



BREEAM EXCELLENT

- Low water use
- Ultra-low energy use
- Maximum daylight input
- Latest HVAC technology (cold ceilings)
- Individual climate control
- Ultra-clear double-glazing
- K-value 33
- E-level 52



TECHNICAL FEATURES

- Modulation 1.35 m
- Opening windows
- Ceiling height 2.75 m
- Shower with locker room



PARKING/ACCESS

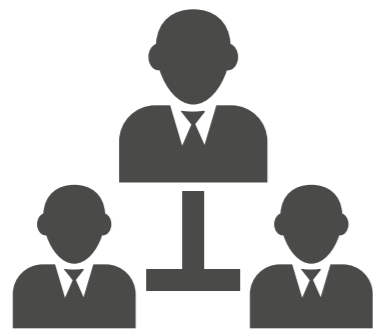
- Underground parking spots
- Ratio 1/200
- Bicycle racks
- Arts-Loi metro station: 30 sec
- Luxembourg train station: 1 km
- Central train station: 1 km
- Villo bicycles station: 100 m

PRICE RENT €300-350/sqm/year

What can KEY ESTATE

With years of experience and a national presence on the commercial real estate market, KEY ESTATE is a perfect partner to find the right solution for the letting or sale of your property.

To achieve this goal, we invest in several different ways to put your property on the market and get the right information to the right client.



Personal prospection
by KE's sales people



Daily mailings to a list
of 50.000 contacts



Phone prospection by
our callcenter

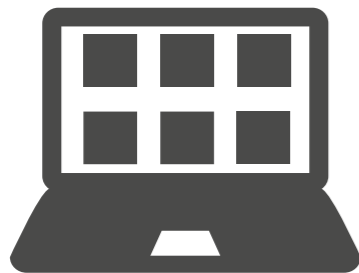
do for you?



Key Estate
NEW website



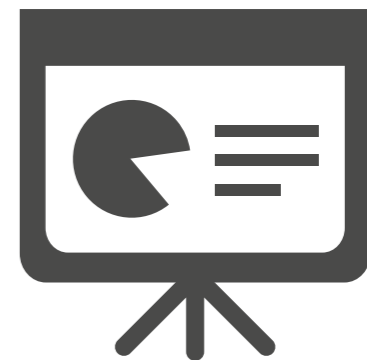
Yearly Brochure to 10.000
Belgian companies and investors



General advertisement
on social media



Advertisement
through Key Gazette



Billboard publicity





BOTANIC BUILDING

Sint-Lazaruslaan / Boulevard Saint-Lazare 4-10
1210 Brussels

LANDMARK BUILDING OFFERING AMAZING VIEWS
Total: 29.772 sqm (as from 622 sqm) - TO LET



RENOVATED IN 2020

- An enlargement of the reception area
- Implementation of a "Building Management System"
- Integration of catering services
- BREEAM in use "Very Good"



TECHNICAL FEATURES

- Floors with panoramic view LOORS
- Raised floors
- High quality HVAC / Airco
- Acoustic micro perforated metallic suspended ceilings
- Intelligent led-lighting with daylight sensor
- 9 superfast lifts
- Renovated sanitary & kitchenettes
- Accessible for people with reduced mobility
- Curtain walls with double metal frame and thermal break
- 2m74 free high



ACCESS

Centrally located in Brussels, the Botanic Tower takes a key position within the periphery and the railroad network of the capital, benefiting from exceptional accessibility by public transport and car. Its ideal location offers employees and visitors an easy and fast access to the Botanic Tower coming from either

PRICE RENT
€195/sqm/year

Key Estate
your partner in business locations



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COPERNICUS

Wetstraat / Rue de la Loi 51
1000 Brussels

BRAND NEW BUILDING IN THE MIST OF THE EU-DISTRICT
Total: 13.024 sqm available - TO LET



BREAAM EXCELLENT

- Green roof
- Tripple glazing
- Raised floors
- Environmental credentials
- Night time tariff applies to heating and cooling, reducing energy costs
- High degree of façade insulation reduces energy needs



SERVICES

- Modular and divisible office space: Open space / Individual offices/ Mix of both
- 12 apartments
- Meeting Rooms
- Courtyard
- Reception functions
- Elevators
- Emergency stairwells
- Toilet facilities
- Several technical facilities
- Planted terraces with panoramic view



PARKING/ACCESS

- Ratio 1/50
- Showers with lockers
- Electric charging stations







PHOENIX

Koning Albert II- laan / Boulevard du Roi Albert II 19
1210 Brussels

TOTAL RENOVATION OF ICONIC BUILDING
Total: 15.703 sqm available (as from 1.000 sqm) - TO LET



BREAAAM EXCELLENT

- Zero Energy Building
- Highest glass comfort
- Raised floors
- High level insulation
- Automatic inside blinds
- Rainwater recovery
- Heat recuperation
- Lighting with day light based control
- Led lightning



FEATURES

- Comfort & efficiency
- Elegant and refined glass structure
- Rectangular glass façade pattern



PARKING/ACCESS

- Ratio 1/50
- Showers with lockers
- Electric charging stations
- Located on the inner ring
- Metro Madou in front of the building
- Central Station with metro: 5 min







QUATUOR

Boudewijnlaan / Boulevard Baudouin 30
1000 Brussel

TOWERING INNOVATION

Total: 28.822 sqm available (as from 800 sqm) - TO LET



BREAAAM OUTSTANDING

- Passive building
- 30% production sustainable Energy
- Geo -thermic
- Solar pannels on the roof and the façade
- LED lighting
- Airproofness <0,6
- Water Reuse
- Energy Management



FEATURES

- High-quality design
- A true eye-catcher
- surrounded by commercial, artistic & recreative points of interest & activities
- Open structure
- Inner courtyard
- Panoramic terraces
- Co-working



PARKING/ACCESS

- 314 car parkings
- 300 bike parkings
- 30 % electric car plug-in
- Perfect gateway between the Canal cultural zone, Brussels City Center and the Business district
- Few steps away from Brussels-North railway station
- Located on the inner ring
- Metro Madou in front of the building
- Central Station with metro: 5 min

PRICE RENT
€235-255/sqm/year

Key Estate
your partner in business locations





MANHATTAN

Bolwerklaan / Avenue du Boulevard 21
1210 Brussels

MORE THAN A BUILDING, AN ICON
Total: 45.000 sqm - TO LET



SUSTAINABILITY

- Re- using the concrete frame saved 28.000 tonnes of waste during the refurbishment
- 30 % less energy use
- 188 tonnes less carbon used from construction activities
- Fully glazed passive southern façade



SERVICES

- Grade A office space
- 5 restaurants/ cafés/ bars
- 3 gyms
- Conference and meeting centers
- Supermarket
- 3 terraces within the building



PARKING/ACCESS

- 644 parking spaces
- Metro access from within the building (7 metro lines)
- 198 bicycle parking spaces



PRICE
SALE

€1.500/sqm



WOLUWE HEIGHTS

Avenue des Communautés 110 / Rue de Bretagne 22
1200 Brussels

This high standing building from 2004 at Woluwe-Saint-Lambert has a good accessibility. Highways and the Ring of Brussels nearby. This building offers you partitioned and beautiful open space offices. A lot of shops and restaurants are nearby.

FOR SALE - 3.463 sqm available (as from 448 sqm)

PRICE
SALE

€1.000/sqm



ASTRA GARDEN

Belgicestraat 9
1000 Brussels

The property is situated only a few yards from the European motorway network. It takes only three minutes by car to get to the Brussels Airport and ten minutes to reach the City Center. There is a bus stop in front of the park and to get to the train station of Diegem or Zaventem takes only a few minutes.

FOR SALE -1.484 sqm available (as from 55sqm)



PRICE
SALE

€1.100/sqm

RIVERSIDE E & G

Internationalelaan / Boulevard International 55
1070 Anderlecht

The Riverside Business Park is an established business location near Brussels and situated next to the “exit 17” on the southern Brussels ring highway.

FOR SALE - 3 units: 240, 281 & 765 sqm available



PRICE
SALE

€1.100/sqm

3T ESTATE

Luchthavenlaan 25
1800 Vilvoorde

This beautiful office building is well situated and part of a high quality office park near to the Ring of Brussels (E19) and within walking distance of Vilvoorde train station and De Lijn bus stop. This building has a lot of outdoor parking spaces.

FOR SALE - 4.665 sqm available (as from 51 sqm)





FEATURES

- In house resto
- Meeting / Conference Rooms
- Airco
- Build In Floor ducts
- Storage facilities



PARKING/ACCESS

- 230 parking units
- Easy access
- Close to public transport

STREET X

Kruiskouter 1
1730 Asse

MODERN OFFICE BUILDING

Total: 4.000 sqm offices & 6.000 sqm WHavailable - TO LET/FOR SALE



LETTING TRANSACTION

KARDINAAL MERCIER MECHELEN

OWNER	BELFIUS LEASE
TENANT	REGUS/SPACES
OFFICE SPACE	4.500 sqm



SALES TRANSACTION/REDEVELOPMENT

WESTGATE GROOT-BIJGAARDEN

OWNER	CORELIO
BUYER	FUTURN
OFFICE SPACE	55.000 sqm



LETTING TRANSACTION

BLUE TOWERS GENT

OWNER	GHELAMCO
TENANT	PARTENA
OFFICE SPACE	8.000 sqm



LETTING TRANSACTION/REDEVELOPMENT

RAKETSTRAAT BRUSSELS

OWNER	BANIMMO
TENANT	ELECTROLUX
OFFICE/POLY/SHOW	9.500 sqm



LETTING TRANSACTION

AIRPORT PLAZA ZAVENTEM

OWNER	CBRE INV.
TENANT	ING
OFFICE SPACE	5.500 sqm



SALES TRANSACTION/REDEVELOPMENT

GOWEST GROOT-BIJGAARDEN

OWNER	ETHIAS
BUYER	PRIVATE BELGIAN HOLDING
OFFICE SPACE	3.000 sqm



SALES TRANSACTION/REDEVELOPMENT

AkotE ANDERLECHT

OWNER	KAIROS
BUYER	PRIVATE DEVELOPER
STUDENT HOMES	220 units



SALES TRANSACTION/REDEVELOPMENT

MADOU CENTER BRUSSELS

OWNER	WERELDHAVE
BUYER 1	VLAAMSE STED. & GEMEENTEN
BUYER 2	GROWNERS
OFFICE SPACE	13.000 sqm



SALES TRANSACTION

CLUSTER CORNER ZAVENTEM

OWNER KBC
BUYER W.T.C.B
OFFICE SPACE 6.500 sqm



LETTING TRANSACTION

BERCHEMSTATION ANTWERP

OWNER PRIVATE
TENANT DAS
OFFICE SPACE 1.350 sqm



LETTING TRANSACTION

ATLANTIS BRUSSELS

OWNER UBS Real Estate
TENANT BEOBANK
OFFICE SPACE 500 sqm



LETTING TRANSACTION

EVEREST VILVOORDE

OWNER WOLUWE CORNER PROPERTY
TENANT ISS
OFFICE SPACE 4.850 sqm



LETTING TRANSACTION

CLUSTER CORNER ZAVENTEM

OWNER PRIVATE INVESTOR
TENANT GROHE
POLY SPACE 1.800 sqm



LETTING TRANSACTION

IKAROS ZAVENTEM

OWNER BEFIMMO
TENANT SOMFY
OFFICE SPACE 1.027 sqm



SALES TRANSACTION

ROEKHOUT19 GROOT-BIJGAARDEN

OWNER PRIVATE
BUYER PRIVATE INVESTOR
OFFICE/POLY 4.500 sqm



LETTING TRANSACTION

AXXES GENT

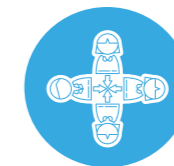
OWNER AXXES CERTIFICATES
TENANT NUANCE
OFFICE SPACE 2.800 sqm





LOCATION

- Easy access with public transportation
- Railway station of Diegem at walking distance



OPEN SPACE OFFICES

- Natural lightning
- High finish
- Roof terrace
- Conference rooms
- Loft Offices



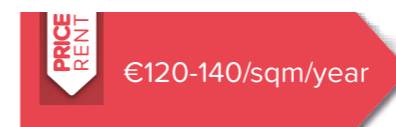
PARKING SOLUTIONS

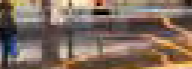
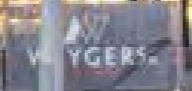
- 1 underground parking level
- Fluent circulation
- Bicycle parking
- Disabled parkings

DUENDE

Woluwelaan 135
1831 Diegem

TOP LOCATION - hip & modern
2.372 sqm Offices available (as from 200 sqm) - TO LET/FOR SALE







DURABILITY

- E70 Polyvalent spaces
- K40 Industrial units



DISTINGUISHING CHARACTERISTICS

- In front of the military airport
- KMO in combo with showroom and/or poly space
- Unique opportunity for growth
- Modern architecture
- Quality finish
- Energy efficient

STEEN III

Haachtsesteenweg
1820 Melsbroek

MULTIFUNCTIONAL DEVELOPMENT OF BUSINESS UNITS

Total: 4.523 sqm available (as from 140 sqm) - FOR SALE





IKAROS BUSINESS PARK

Ikaroslaan
1831 Diegem

EXCLUSIVE AND INDIVIDUAL ARCHITECTURE
Total: 11.758 sqm available (as from 240 sqm) - TO LET



TOTAL RENOVATION TO LATEST STANDARDS

- New airco and central heating
- High performance and energy efficient lighting
- Anti-static carpeting T4 or polished concrete floor (multi-use space)
- Sectional doors integrated into the façade
- Telemonitoring of the energy consumption in the building



SERVICES

- Flexible meeting rooms
- Nursery
- Fitness
- Showers and changing room
- Bicycle racks
- Electrical terminals for car
- Terrace / Garden
- Possibility of stand alone
- Restaurant
- Meeting rooms



PARKING/ACCESS

- Ratio 1/50
- Bicycle racks
- Nossegem railway station: 3 min
- E40 Bxl-Liège- Düsseldorf: 2 min
- E19 Amsterdam- Brussels-Paris: 5min
- Bus 351/358/616/652 direction: Brussel North, Machelen, Leuven in front
- Brussels Airport: 5 min

PRICE RENT
€135/sqm/year

KeyEstate
your partner in business locations



adobe
CISCO



PEGASUS BUSINESS PARK

De Kleetlaan
1831 Diegem

OFFICE PARK WITH AN HARMONIOUS ENVIRONMENT
Total: 16.841 sqm available (as from 221 sqm) - TO LET



TOTAL RENOVATION TO LATEST STANDARDS

- Sustainable architecture
- Including energy, materials, wellbeing, management, waste, water, etc.
- Minimize the negative environmental impact
- Free-cooling mechanisms like intensive night ventilation
- Solar & geothermal energy



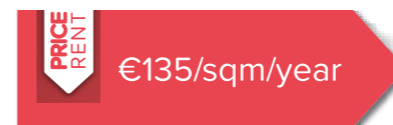
SERVICES

- Starbucks
- Foodtruck
- Hotels
- Airport shuttle & taxi
- Wellness centre/Mini spa
- Meeting rooms
- Made to measure
- Laundry service
- Hairdresser
- Grocery collection

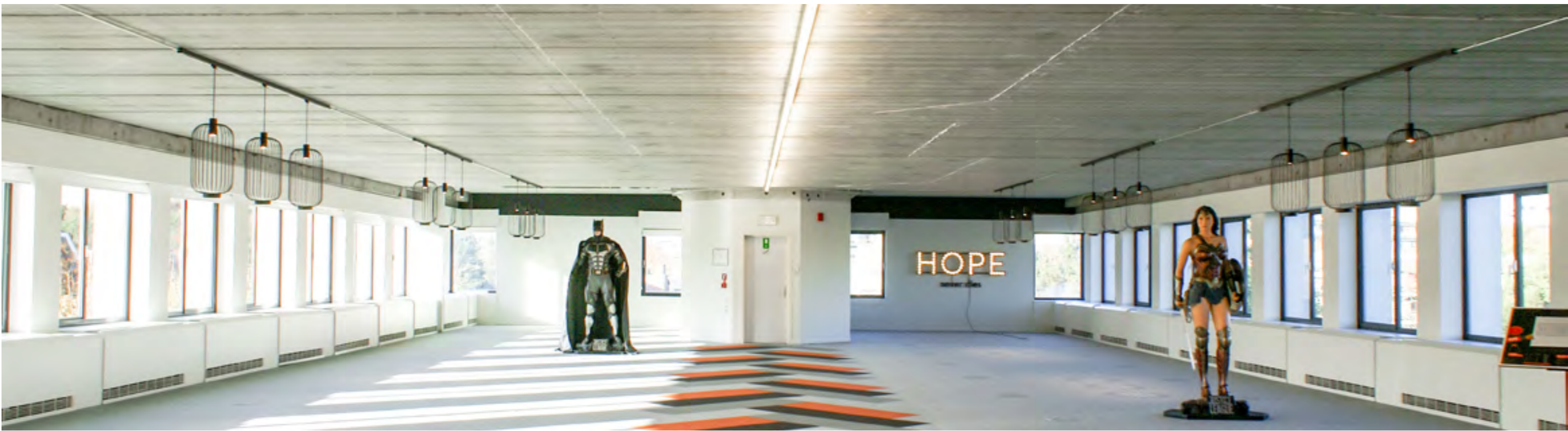


PARKING/ACCESS

- Visitor Parking
- Ratio 1/35
- Bicycle racks
- Close to the E40, E19 and R0 highway
- Public transport within walking distance
- Bxl City Center: 15 min
- Bxl Airport: 5 min







R486

Romeinsesteenweg 486
1853 Strombeek-Bever

2019's BLOCKBUSTER
Total: 3.271 sqm available (as from 150 sqm) - TO LET



TECHNICAL EQUIPMENT

- Modulation: 2m90
- Badge & video control
- Mineral fiber ceiling tiles
- Low luminance lighting
- HVAC: ventilo-convectors, individually adjustable
- Opening windows with double glazing and anti-glare film



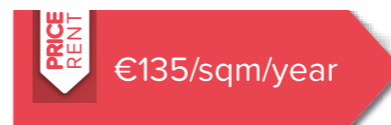
SERVICES, IMMEDIATE SURROUNDING

- Restaurants
- Hotels
- Bank
- Culture
- Shopping Center
- Pharmacy
- Nursery



PARKING/ACCESS

- Ratio 1/65
- Free parking on the street
- Public parking next door
- Next to the A12 Brussels-Antwerp
- Bus esplanade @ 400m





PARK LANE

PRICE RENT
€130/sqm/year

Culliganlaan
1830 Diegem

EXCEPTIONAL VISIBILITY

Total: 10.397 sqm available (as from 40 sqm) - TO LET



NATHAN

Bischoffsheimlaan 36 B
1000 Brussels

BUILDING IN THE HART OF EU BRUSSELS

Total: 780 sqm available - TO LET



ASTRA GARDENS

Belgicastraat
1930 Zaventem

HIGH CLASS OFFICES WITH GREEN SURROUNDINGS

Total: 2.552 sqm available (as from 55 sqm) - TO LET/FOR SALE



X25

Excelsiorlaan 25
1930 Zaventem

INVESTMENT OPPORTUNITY

Total: 1.200 sqm office/poly - FOR SALE



BEAULIEU

PRICE RENT
€135/sqm/year

Schaarbeeklei 218
1800 Vilvoorde

COMMERCIAL FLOOR WITH HIGH VISIBILITY
Total: 360 sqm available casco (as from 118 sqm) - TO LET/FOR SALE (total)



THE GRADIENT

PRICE RENT
€185/sqm/year

Tervurenlaan / Avenue de Tervuren 270
1150 Brussels

FUNCTIONALITY MEETS AESTHETICS
Total: 1.348 sqm available (as from 247 sqm) - TO LET



HUMANITY65

Humaniteitslaan 65
1601 Ruisbroek

RECENTLY RENOVATED OFFICE BUILDING WITH TOP VISIBILITY
Total: 2.880 sqm available - FOR SALE



CARMEN

PRICE RENT
€215/sqm/year

Kreupelenstraat / Rue des Boîteux 9
1000 Brussels

HISTORICAL BUILDING
Total: 2.057 sqm available - TO LET

HEALING THREE

REDEVELOPMENT - LIEGE



L'espérance



± 35.000 sqm



Saint-Vincent



± 35.000 sqm



Saint-Joseph



± 35.000 sqm

(re)development project: 3 outdated hospitals in need of a new and modern vibe

Student Homes



Residential

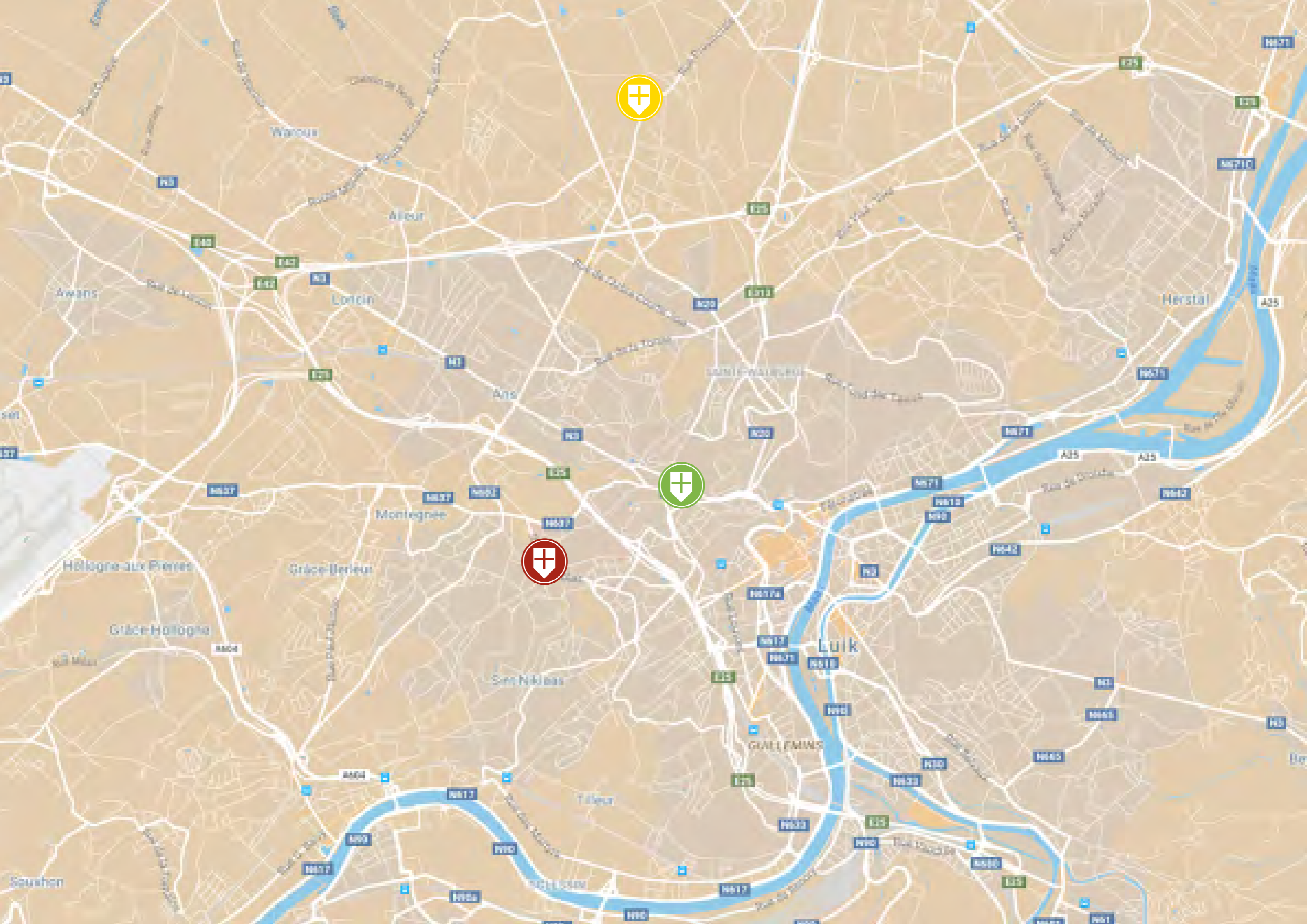


Senior Housing

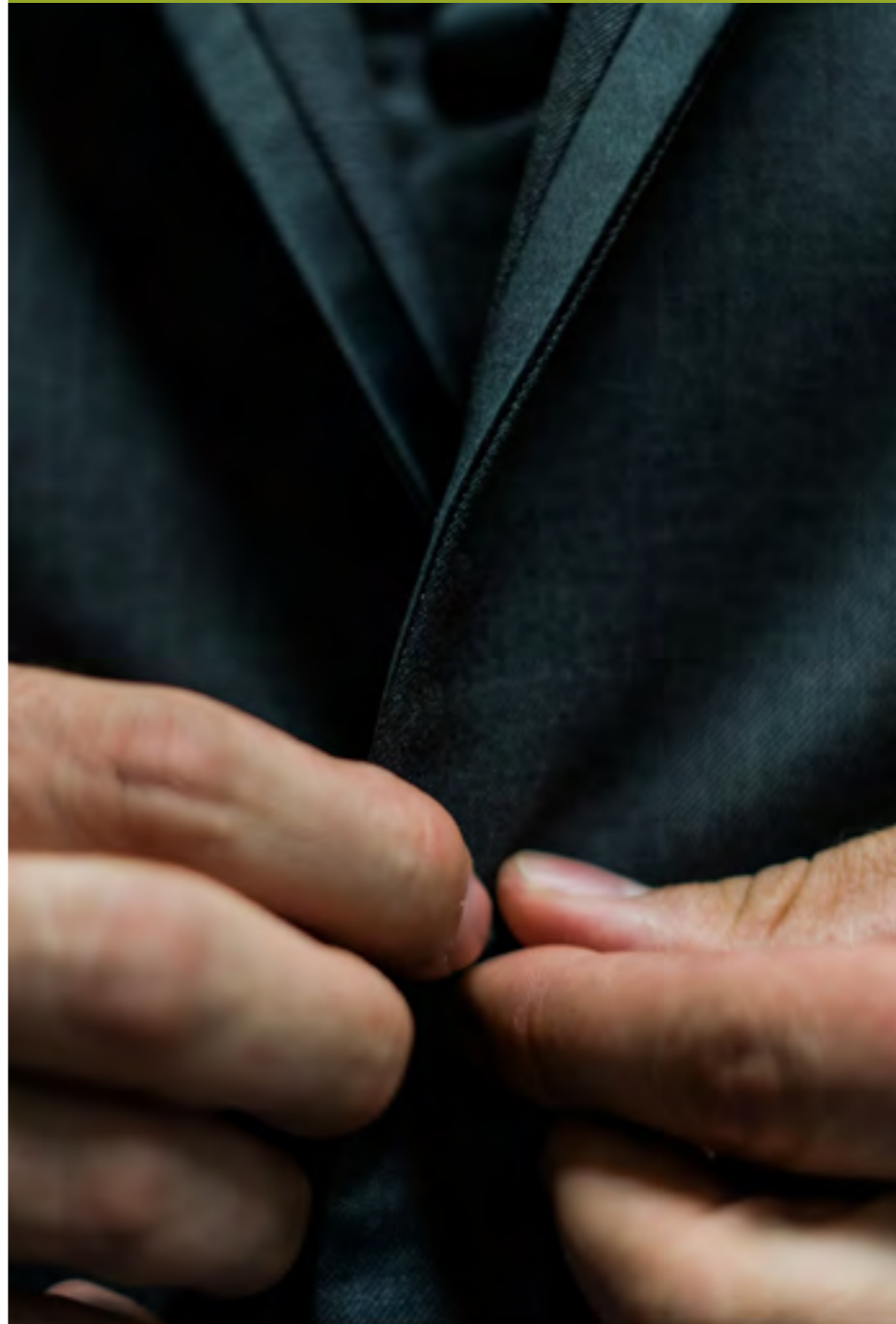


Retail





IF YOU ARE AN OWNER
AND YOU WOULD LIKE TO LET
YOUR BUILDING



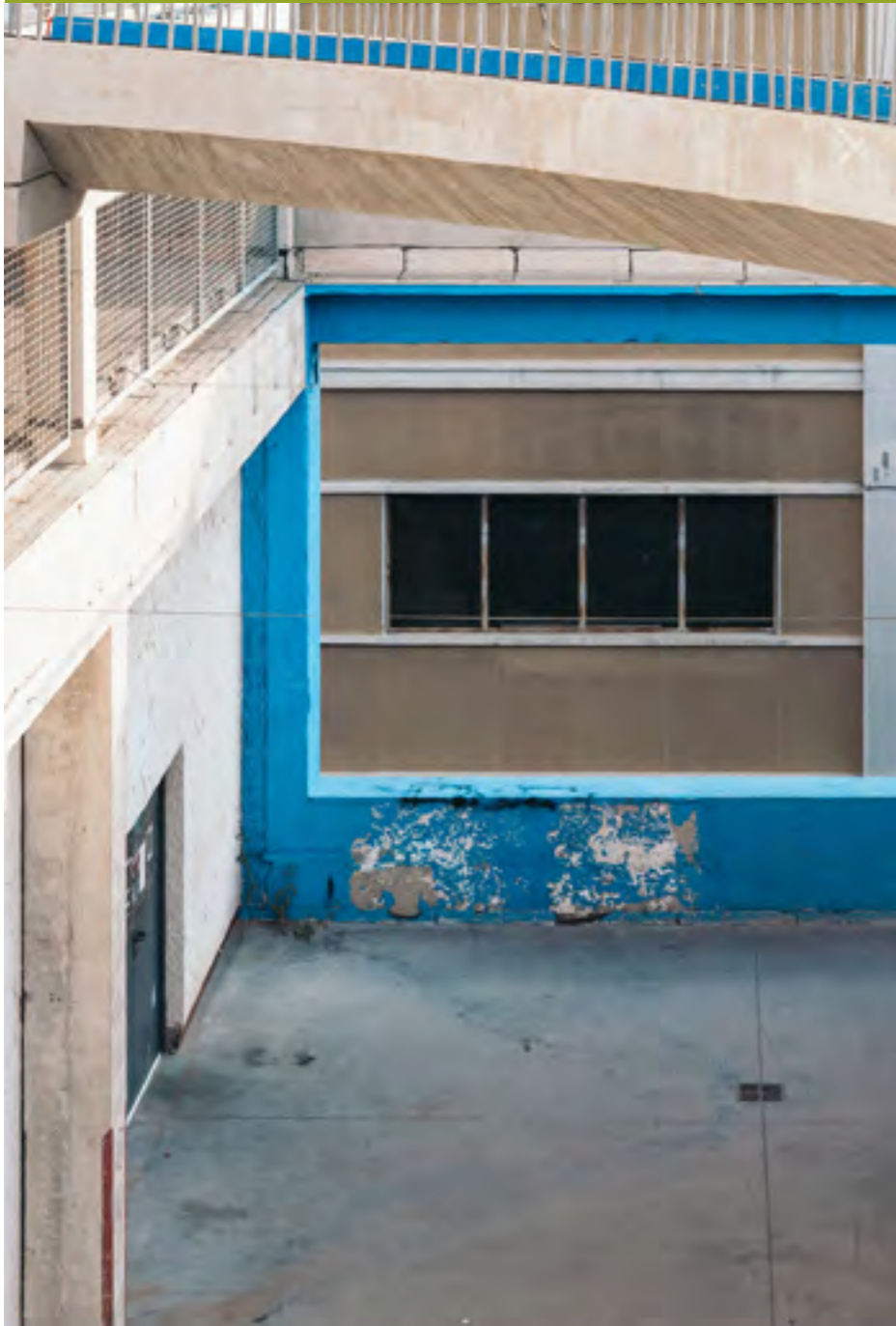
KEY ESTATE CAN
HELP YOU
FINDING THE
RIGHT TENANT

IF YOU ARE AN OWNER
AND YOU WOULD LIKE TO SELL
YOUR BUILDING



KEY ESTATE CAN
HELP YOU FINDING
THE RIGHT
BUYER

IF YOU WANT DO
REDEVELOP YOUR SITE



KEY ESTATE CAN
HELP YOU FINDING
THE RIGHT
DEVELOPER

IF YOU WOULD LIKE TO
TRANSFORM YOUR OFFICE



KEY ESTATE CAN
HELP YOU FINDING
THE RIGHT
PROJECT TEAM

IF YOU ARE AN INVESTOR



KEY ESTATE CAN
HELP YOU TO
INVEST IN THE
RIGHT BUILDING

NWOW



THE NEW WAY OF WORKING
If you want to discover this upcoming trend please contact Key Estate to help you on your way.



PARTNERS



REFERENCES





What is a business center?

A business center is a more luxurious variant of the multi-company building. At a business center you can expect more service (s) than at a multi-company building. Think of reception services, mail processing and telephone answering.

Another difference is that an office is delivered (almost always) to business centers. There are also meeting rooms for rent at business centers. Meeting space is not available as standard in multi-company buildings.

Finally, at business centers you also rent flexible workspaces and not just office rooms and office spaces.

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 OFFICENTER
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