
LESS IS MORE - LESS SPACE, MORE QUALITY

KEY ESTATE

OFFICES TO LET & FOR SALE IN BELGIUM



WEL- COME

As a reliable partner with many years of experience, Key Estate specializes in commercial and industrial real estate. Offering a full follow-up from A to Z, we pride ourselves on our customer-oriented approach.

Extensive service and out-of-the-box thinking are our strengths: our team will find exactly what you need!

Dick De Keyzer, Key Estate



Production & Design

Key Estate

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LESS IS MORE - LESS SPACE, MORE QUALITY



QUA-TUOR

Boulevard Baudouin 30, 1000 Brussels



Our new spaces are inspiring and multifunctional environments, offering spaces to focus, collaborate, host events, work out, relax, grab a drink or enjoy a nice meal.



"I LET YOU TRAVEL THE WAY YOU PREFER,,

- 300+ bike parkings
- 7 min walking to the train station
- 30% car parkings with electric plug ins
- 20 m Metro, bus and tram stops



- Brasserie Public • Piano bar • Barista by Bambino
- Corporate fitness
- Showers & lockers
- Garden & terrace
- Meeting Rooms • Co Working

DESIGNED FOR WELL-BEING AND THE ENVIRONMENT

The specifications of Quatuor reflect the high standards of its owner Befimmo. From the very start of the design phase of Quatuor, everything has been thought to protect our valuable environment.

This results in a BREEAM 'Outstanding' in the design stage for the entire site, a certification which takes into account the entire lifecycle of a building with a specific attention to the well-being of its occupants.

TOTAL SURFACE	62.000 sqm
AVAILABLE SURFACE	
THE PIANO	2.510 sqm
THE CLOUD	5.666 sqm
PARKING RATIO	1/200
TO LET	€245-300/sqm/year



BOTANIC TOWER

Boulevard Saint Lazare 4-10, 1210 Brussels

Move to a high-quality building with excellent accessibility, with a variety of facilities to support your business and improve the well-being of your employees. Botanica Tower also offers a professional hospitality team and a top catering service. The building has undergone major renovations: on the ground floor to accommodate a welcoming entrance, the HVAC systems to implement a new BMS and solar panels were recently installed.

The building is located in the North area of Brussels, just a 5-minute walk from the Brussels-North train station and several metro and bus stops. Public parking spaces in the vicinity of the building and parking space under the building make it possible to commute by car. With an addition of adequate bicycle parking on site to encourage this alternative, ecological and healthy transportation method. And a coming project in 2023, to provide shared electrical bikes for all tenants.

The tower offers a spectacular view of the city of Brussels and the Botanique Park, which is located right next to the Botanica Tower. Within walking distance, you will also find the Nieuwstraat, one of the most popular shopping areas in Belgium.

TOTAL SURFACE	29.772 sqm
AVAILABLE SURFACE	13.944 sqm
PARKING RATIO	1/175
TO LET	€195/sqm/year



ZENITH

Boulevard du Roi Albert III 37, 1000 Brussels

The Zenith tower is conveniently located not far from Brussels international airport and a short distance on foot to the well-connected Gare du Nord. Parks, shops and restaurants are nearby too. Feel the welcome in the newly refurbished reception area, designed with flow and accessibility in mind. A new coffee corner, lounge zone and multifunctional room provide a space to relax, connect with visitors and colleagues, and recharge.

Designed by the internationally renowned Paris-based SCAU architects and the Belgian architect José Vandevoorde, Zenith – with its iconic asymmetrical towers – is a striking addition to the downtown Brussels' skyline.

The impressive 22-floor office building at the end of the tree-lined Boulevard du Roi Albert II is strategically located close to major transport links. The Zenith tower stands proud on a raised pedestrian plinth, as it welcomes visitors to the newly-renovated reception area and reflects the surrounding panorama in its shining façade.

TOTAL SURFACE	29.772 sqm
AVAILABLE SURFACE	5.802 sqm
PARKING RATIO	1/200
TO LET	€175-210/sqm/year

MAN- HAT- TAN

Avenue du Boulevard 21,
1210 Brussel



The outstanding office space in Brussels offers offices of the highest specification accommodation in the city, combined with elegant design and unique full-service amenities for tenants. World-class facilities, premium design and unparalleled accessibility make Manhattan the premier office building in Brussels.

WORLD-CLASS OFFICES A WORKINGLIFESTYLE

A true icon designed for world class modern tenants, Manhattan is a unique multi-tenant building with efficient and flexible floor plates averaging 1.740 sqm per floor.

THE NEW STANDARD FOR FOOD AND BEVERAGE

Providing a best-in-class ecosystem of curated amenities and services is a hallmark of Icon’s developments. Covering everything from takeaway coffees to fine dining and on-floor catering to tenant floors, Manhattan’s food and beverage provisions are unparalleled in the market.

HEALTH & WELLBEING

Manhattan offers a wide range of opportunities for it’s inhabitants to exercise, from a high end tenant only gym, exercise studios and a cycle studio which can be combined with personal training or group training options.

THE NEW STANDARD FOR MEETING AND AUDITORIUM FACILITIES

Meeting and auditorium facilities and flexible office accommodation are a key part of an Icon building’s ecosystem. Manhattan provides high-quality meeting and co-working facilities in-house, setting an exceptionally high standard of business ecosystem for its tenants.

SUSTAINABILY

Manhattan is carbon net zero in construction and operation, BREEAM Excellent (highest for renovation) and Active Score Platinum certified.

TOTAL SURFACE	56.650 sqm
AVAILABLE SURFACE	16.429 sqm
PARKING RATIO	1/100
TO LET	€255-295/sqm/year



HÔTEL DES DOUANES

Picardstraat 1-3, 1000 Brussel

For years, those ‘heritage buildings’ at Tour & Taxis have been undergoing renovation and redevelopment. The latest phase is the redevelopment of Hôtel des Douanes. Although not officially listed as a ‘heritage building,’ the iconic structure is part of our industrial heritage.

The essential elements such as the facades, roof and historic staircases are thereby treated with the utmost respect meet the highest standards of sustainability and circularity.

The future looks bright for Hôtel des Douanes. With its rich past and timeless construction, this architectural wonder heritage is ready to be reused and modernized. Once a beacon of administrative and civic service, the building will become a benchmark of versatility and innovation.

A home for businesses and a creative space for entrepreneurs. And who knows – your new workplace. As Hôtel des Douanes evolves, so does Tour & Taxis. The expansion of Gare Maritime with more retailers and the completion of more residential projects are transforming it into a wonderful place to work and live. And the location: couldn’t be more convenient.

TOTAL SURFACE	6.433 sqm
AVAILABLE FROM	Q4/2023
PARKING RATIO	1/30
TO LET	€235/sqm/year



GARE MARITIME

Rue Picard 7-13, 1000 Brussels

Gare Maritime is a pioneering hub combining unexpected retail, work and hang out experiences, located along the canal in the progressive city district of Tour & Taxis.

As the bustling heart of the Tour & Taxis neighbourhood, Gare Maritime mixes and matches co-creation-based businesses, a food hall, bars, food market, terraces and unconventional shops and offices. Some major companies have already found their way: Spaces, Accenture, Bosch-siemens, Publicis, Universal Music, Bruxelles Formation, Collibra.

This extraordinary concept is definitely catalysing the neighbourhood. New hotspots and events are fostering a pioneering energy.

AN INDOOR CITY

The historic station concourse that was part of the Gare Maritime has been transformed into an indoor city with its own Food Market, exclusive shops and offices. Countless unique and inspiring areas and warm, wooden structures alternate in this building complex. It is perfectly suited to accommodate both small and major events. The monumental nave is a true architectural eye-catcher, bathed in indirect sunlight and providing ample space for well-attended indoor activities.

SUSTAINABILITY IS THE KEY

Any activity in the Gare Maritime is green. Sustainability has been key during the renovation works. The building generates its own energy from renewable sources, using geothermics and solar panels. The green boulevards on either side of the nave are lined with themed gardens and tall trees, as if the adjacent park found its way inside.

TOTAL SURFACE	55.000 sqm
AVAILABLE SURFACE	6.725 sqm
PARKING RATIO	1/35
TO LET	€220-250/sqm/year



TAXES BRUSSELS

In addition to the rent, the tenant must also assume costs and charges or repay them to the landlord. These are the costs associated with the use of the building and its offices. Think of the consumption of water, electricity, gas, ... or the maintenance of common parts, inspection of elevators, ... There are two possibilities here: the tenant pays a fixed (fixed) amount per month, or the actual costs and charges are passed on (non-fixed).

An annual tax is also levied on office space. This office tax or office tax often varies from region to region and city to city.

For Brussels and its 19 communes, the following rates apply:

- 1 Anderlecht
- 2 Oudergem
- 3 Sint-Agatha-Berchem
- 4 Brussel Stad
- 5 Etterbeek

<= 100 sqm
> 101 - 200 sqm
> 200 sqm

- 6 Evere

<= 250 sqm
> 251 sqm

- 7 Vorst

<= 74 sqm
>75-1.000 sqm
>1.000-5.000sqm
> 5.001 sqm

- 8 Ganshoren

2020 to 2025:
Industrial area
Residential area
Living area residential charactar

- 9 Elsene

<= 75 sqm
<=250 sqm
>250sqm

- 10 Jette

Cat 1: Surf. not accessible public
Cat 2: Surf. accessible public
Cat 3: Surf. storage or Warehouse / Atelier
No info available

- 11 Koekelberg
- 12 St-Jans-Molenbeek
- 13 Sint-Gillis

In administration area
Outside administration area

- 14 St-Joost-ten-Node

>250 sqm

- 15 Schaarbeek
- 16 Ukkel
- 17 Watermaal-Bosvoorde
- 18 St-Lambrechts-Woluwe
- 19 St-Pieters-Woluwe

€12,5/sqm
€9/sqm
€11,80/sqm
€10,32
€17/sqm
€19/sqm
€21/sqm
€10,34/sqm
€19,53
€0/sqm
€15/sqm
€30/sqm
€60/sqm

€27/sqm
€32/sqm
€37/sqm
€0/sqm
€8,9/sqm
€17,30/sqm
€19,70/ sqm
€3,96/ sqm
€1,75/ sqm

€13/sqm
€12/sqm
€17/sqm
€13,78/sqm
€21,00/sqm
€18,10/sqm
€12,48/sqm
€13,50/sqm
€13,80/sqm
€18,50/sqm

Source: publi.irisnet.be (2023)



31 CENTRAL

Rue de l'Hôpital 31, 1000 Brussels

Recently completely renovated, 31 Central is located in the historic heart of Brussels and offers many opportunities due to its excellent accessibility. From the upper floors you have a magnificent 360° view over Brussels city. Both the lay-out and the modulation provide an open-space office space so they can easily meet all the requirements of the tenants. Small soundproofed workspaces and meeting rooms offer havens of peace to work outside your office or to meet visitors. The mobile partitions make everything modular.

TOTAL SURFACE	22.107 sqm
AVAILABLE SURFACE	8.619 sqm
PARKING RATIO	1/200
TO LET	€180-240/sqm/year

“State of the Art
work experience”

THE BELLI’ ART

Rue Belliard 15–17, 1000 Brussels

‘Location, location, location’ are still the 3 words that make up the holy trinity in real estate. In this regard, the belliart has some unique assets. The belliart is strategically located in the beating heart of the European District, easily accessible by all transportmodi and with a wide array of quality amenities all within walking distance.

TOTAL SURFACE	2.626 sqm
AVAILABLE SURFACE	2.626 sqm
PARKING RATIO	1/90
TO LET	€275/sqm/year



easyday	
ESSENTIALS	GO FURTHER
LAUNDRY SERVICE Ironing, dry cleuning, washing, sewing & shoe repair	ASSISTANCE We solve every domestic issue
CAR WASH Interior, exterior, complete	MEETING ROOMS Booking of meeting rooms
WELL BEEING Yoga, Pilates, Bums & Tums & crossfit	CATERING Catering providers for internal restaurant
DELIVERY Organic baskets, fresh bread & ready meals	LOCKERS Adapted lockers



ART & LUX

Avenue des Arts 28, 1000 Brussels

The Arts & Lux building is located on the inner ring, easily accessible by car, near the Belgian and European institutions, with a breath-taking view over the Royal Palace, along the Rue de Luxembourg and its plethora of businesses and restaurants. It is also easily accessible by public transport through the “Trône” metro station located on the foot of the building. The “Brussels-Luxembourg” and “Gare Centrale” train stations are also located in the immediate vicinity. They give direct access to the airport. Significant renovation works were completed in 2013; everything has been replaced except from the structure. The building has received a BREEAM Excellent certification.

The Arts & Lux building offers many services :
A shared meeting room and a shared cafeteria are located on the 1st floor, open to all of the building’s occupants •
A private garden enables the building’s occupants to enjoy the Brussels sunshine • A concierge services program (including laundry, car wash, group lessons of yoga and pilates) has been installed.

TOTAL SURFACE	19.250 sqm
AVAILABLE SURFACE	956 sqm
PARKING RATIO	1/200
TO LET	€220/sqm/year



PHOE-NIX

Boulevard du Roi Albert II 19, 1210 Brussels

The breathtaking Phoenix building was renovated, the twelve floors of the building offer a total of just over 17.000 sqm of office space. The offices are modernized and functional, a world in itself, ideal for a good working atmosphere. Due to the thorough renovation the building can be considered a “NZEB” (nearly zero emission building).

The office spaces have spacious and well-lit floors with high ceilings and large windows, which offer the tenant a magnificent view over the city of Brussels.

Because of its location near the North Station, it is extremely easy to reach by public transport.

TOTAL SURFACE	17.263 sqm
AVAILABLE SURFACE	2.042 sqm
PARKING RATIO	1/90
TO LET	€220/sqm/year



ALLIANZ TOWER

Boulevard du Roi Albert II 32, 1000 Brussels

one of Brussels'
highest and most
prestigious
office buildings that is
transforming the skyline

The Allianz tower immediately stands out in the skyline of Brussels North due to its unique design by the Assar architects.

High windows of about 3 meters allow the offices to enjoy direct daylight and offer a unique view over the city. During the design of the façade, a system of fins was elaborated, which ensures an optimal sun and shadow shading.

The contemporary building is equipped with the latest technologies and combines comfort with energy efficiency, the building has a BREEAM - 'Excellent' certificate.

Solar panels and greenery have been installed on the roof, a high-performance, energy-efficient technical installation which means that the project fits in with the new dynamics of the North Quarter.

Companies aim for sustainably developed buildings that are easily accessible by public transport.

The building has been constructed in such a way that the various spaces flow into one another, from open space offices to smaller bubbles and so on to quiet areas.

Residents at the Allianz Tower can benefit of multiple business services of which most of them are included in the service charges: reception, barista bar in the entrance hall, break out & yoga room, facility lockers, a whole floor with meeting rooms and a company restaurant.

TOTAL SURFACE	26.600 sqm
AVAILABLE SURFACE	4.845 sqm
TO LET	€210/sqm/year



BEL- NINE

Rue Belliard 9, 1000 Brussels

Belnine is a state of the art building located on rue Belliard 9 and completed in November 2022. It offers 6.700 sqm of modern office space over 10 floors, including an internal courtyard, terraces on the higher floors, archive and parking space on 2 underground levels. The building was developed to meet the most exigent standards and is targeting a BREEAM Excellent certificate.

TOTAL SURFACE	6.700 sqm
TO LET	€250/sqm/year





WOLUWE GATE

Woluwelaan 2, 1150 Sint-Pieters-Woluwe

Woluwe Gate has an exceptional location to the south-east of the European District. Woluwe Gate is situated on the corner of Woluwelaan and Tervurenlaan. You can avoid traffic jams in the direction of Brussels center by taking the Woluwelaan and looking for parking is not a stressful experience thanks to the spacious underground parking.

With a tram stop in front of the building, one can easily reach the building within a 5-minute walk or move into the center of Brussels. This location next to the Tervurenlaan ensures that the center of Brussels is easily accessible via the Montgomery metro.

There are several bars, restaurants and supermarkets in close proximity. The well-known Woluwe Shopping is only 1 km from Woluwe Gate. Woluwepark and Bronpark offer a green environment where one can walk or run.

TOTAL SURFACE	8.851 sqm
AVAILABLE SURFACE	3.568 sqm
PARKING RATIO	1/70
TO LET	€165/sqm/year



WHY SHOULD YOU CHOOSE KEY ESTATE ?

Key Estate realizes a flexible and tailor-made solution for your real estate.

Key Estate has specialized in business and industrial premises and, with its many years of experience, is a reliable partner.

We pride ourselves on our customer-friendly approach by offering a complete follow-up of the dossiers, from A to Z.

Key Estate specializes in finding the ideal location or building, by making use of our experience and our knowledge of project management on the Belgian market and this mainly for the benefit of companies and institutions. Another aspect of our company is that we have a broad portfolio of investment opportunities as well as sale and leaseback transactions.

By thinking out of the box and offering good guidance, our team finds exactly what you need.

Key Estate is in possession of a broad portfolio of investment opportunities as well as sale and leaseback transactions which we can propose to you.

Our team is ready to find for you exactly what you need by thinking out of the box and by offering a good accompaniment in finding the right property.

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These companies found a solution with Key Estate
Done Deals by Key Estate

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Done Deals by Key Estate



GREEN COURT
Kortrijksesteenweg 302, 9050 Gent

Type	Sale
Client	Partena / Helan
Owner	Private company
Surface	7.800 sqm



MANHATTAN
Avenue du Boulevard 21, 1210 Brussels

Type	Letting
Client	Yara International
Owner	Victory
Surface	3.700 sqm



ARTBOXX
Avenue des Arts 20, 1000 Brussels

Type	Sale
Client	Confederatie Bouw
Owner	Blue Colibri
Surface	8.500 sqm



NATIE
Verenigde Natielaan 1, 9000 Gent

Type	Letting
Client	Moore
Owner	Securex
Surface	1.950 sqm



These companies found a solution with Key Estate
Done Deals by Key Estate



LE LOMBARD
Rue du Lombard 34-42, 1000 Brussels

Type	Sale
Client	ION/Eaglestone
Owner	Confederatie Bouw
Surface	9.250 sqm



SKYLINE40
Groeneweg 19-21-23, 9320 Aalst

Type	Letting
Client	Blue Crux
Owner	G-Label
Surface	1.150 sqm



These companies found a solution with Key Estate
Done Deals by Key Estate



BREZO
Heide 15 & 17, 1780 Wemmel

Type	Letting
Client	Modero
Owner	Kinnarps
Surface	950 sqm



THE WINGS
Culliganlaan 3, 1831 Diegem

Type	Letting
Client	Ordina
Owner	Ghelamco
Surface	3.500 sqm





IKA- ROS

Ikaroslaan, 1930 Zaventem

With its strategic position in Zaventem nearby the airport, the E40 motorway and the outer ring road, Ikaros is a place where you work, but it's also a great place to live.

Flexible offices, but most of all, a wide range of services at hand such as a restaurant, fitness, nursery, showers and the Belgian Coworking Silversquare offering flexible workplaces, meeting rooms and a great community with a lot of events for all members and tenants.

Ikaros is undergoing a constant renewal, implementing the latest technologies, the latest trends, to make the workplace more efficient and productive.

TOTAL SURFACE	45.959 sqm
AVAILABLE SURFACE	from 287 to 1.306 sqm
PARKING RATIO	1/45
TO LET	from €120/sqm/year



CORPORATE VILLAGE

Da Vincilaan 1-11, 1930 Zaventem

The Corporate Village is a state of the art business park in the Brussels periphery, along the ring near the airport with an exceptionale visibilty.

The park with landscaped areas, offers a unique work environment: the easy access, the state of the art technical equipments and the green surroundings of the complex.

A park of unrivalled beauty at the heart of the development adds harmony to the site as a whole.

The site covers ± 77.000 sqm of office space and consists of six office buildings, all named after famous artists.

TOTAL SURFACE	77.000 sqm
AVAILABLE SURFACE	
ARAMIS	5.011 sqm
BAYREUTH	1.510 sqm
CAPRESE	912 sqm
DAVOS	2.329 sqm
EL SINORE	-
FIGUERAS	1.192 sqm
PARKING RATIO	1/40
TO LET	€155/sqm/year



PARK 7 XENON

Hermeslaan 11, 1831 Zaventem



Look no further if you're searching for the ideal working spot: Park7 will stimulate your company's activities and give your organization and your employees the appearance they deserve. Park7 is a sustainable office campus with very high standards. The campus will be developed according to a low energetic, smart architectural and urban perspective. The campus will become an attractive work environment located on a strategic and unique location. The master plan allows a total of more than 100.000 m² above ground surface divided over several buildings, all connected around a central green lung. Each office building has separate parking areas situated on the underground level, motor cycle parking spaces and a spacious bicycle storage.

TOTAL SURFACE XENON	10.862 sqm
AVAILABLE SURFACE XENON	10.862 sqm
AVAILABLE FROM	Q3 2024
PARKING RATIO	1/34
TO LET	

At Park7, we make it easy for companies to be environmentally friendly and to enhance their commitments towards a sustainable future. Park7 will obtain:



Breeam Excellent and Well Gold certificates
All buildings of Park 7 will be labelled with different sustainability labels, such as Breeam and Well.

 CO² neutral No fossil fuels	 Sun energy Solar panels	 Water recovery Rain water collection	 Green Area Plantation & existing trees preserved	 Bike lodging Large accomodation
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Green lung <ul style="list-style-type: none">• Meeting pod• Organic Tent• BBQ & picnic areas• Strongbox with fitnesscoach• Petanque court	Atrium Onyx Building <ul style="list-style-type: none">• Catering by Fonteyne the kitchen• Common meeting rooms• Co-working by Signature• Delivery box• Concierge services – Facility Lochers
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3 LINDEN

Belgicastraat 18, 1930 Zaventem

In terms of construction, energy and EPB-technical aspects, the buildings of the Drie Linden Business Park meet the current standards and requirements. Moreover, green roofs and wadis ensure a responsible water management. Solar panels can be installed on the roofs. In addition, the compact construction volumes in combination with the solar façade construction also ensure that the buildings of the brand-new business park are energy efficient.



Indoor climate

- Fresh air
- Heat extracted from outgoing airflows = minimal loss of energy
- Heating/cooling through ceiling



Working environment

- Green surroundings & wadi's
- Top-to-bottom windows for maximum natural daylight
- Terraces
- A vibrant community



Future proof building

- High-tech
- Keyless access
- Car parks can be equipped with loading stations for electric vehicles.



Drie Linden Business Park is a high-quality business park consisting of 4 separate buildings, located on the R22 (Woluwelaan) and Hector Henneaulaan in Zaventem. Drie Linden Business Park is centrally located between Brussels Airport on the one hand and the centre of Brussels on the other. With the Zaventem-Henneaulaan exit from the Brussels R0 located less than one minute from the business park. In addition to new infrastructure for car traffic, there is the Leuven-Brussels F3 cycle highway (HST route), which follows the route of the high-speed train between Leuven and Brussels.



TOTAL SURFACE	18.003 sqm			
AVAILABLE SURFACE				
BUILDING 1	SME	985 sqm	Offices	1.916sqm
BUILDING 2	SME	1.865 sqm	Offices	4.248 sqm
BUILDING 3	SME	1.865 sqm	Offices	4.248 sqm
BUILDING 4	Rented			
AVAILABLE FROM	18 months after signing contract			
PARKING RATIO	1/40			
TO LET				



It is necessary that office buildings are equipped with electric car charging points. Most office buildings are offering this service now to help the climate-neutral economy.



GO GREEN GO GREEN GO GREEN GO GREEN GO GREEN GO GREEN GO GREEN



Culliganlaan 1, 1831 Diegem

Green areas, meeting center and a restaurant offer everything an optimal working environment needs. All the buildings are equipped with the latest technology: the latest generation of air conditioning, the use of energy-saving techniques, raised floors, etc. All this ensures that the energy costs for the tenant can be kept as low as possible.

TOTAL SURFACE	46.000 sqm
AVAILABLE SURFACE	
VENDOME	4.240 sqm
MADISON	1.875 sqm
PARKING RATIO	1/50
TO LET	€130/sqm/year





THE WINGS

Culliganlaan 3, 1831 Diegem

With the luminous atrium as its apogee, The Wings rightfully manifests itself as a leading example of the modern workplace: creative, dynamic, innovative and communicative. Come in, come together. We delight you with a wide variety of premium facilities, from early morning to late at night.

TRIPLE-A DESTINATION

The Wings is a true Triple-A destination, located close to Brussels Airport and Brussels city centre. We revitalize stereotype office parks with vibrant and versatile environments for business as well as leisure. The unique design guarantees high visibility.



OFFICE SPACE 33.995 sqm

Professional and personal excellence is key. Versatile floor configuration, an abundance of light add a unique quality to every office space, increasing productivity.

ZERO-CARBON READY BUILDING

The Wings, a truly groundbreaking concept, is Belgium's first building to attain these 4 certificates:

BREEAM Excellent****
WELL 'gold' certification
DGNB 'gold' certification
EDGE 'advanced'

EASY ACCESS

The nearby bike freeway 'Leuven-Vilvoorde' guarantees the most energising commute and, soon, a new bicycle bridge will link both sides of the ring road.

AMENITY SPACE

The extended offer of activities on site, during and after working hours, maximises the work-life balance. Yes, employees will immediately feel at ease in the spirited ambiance of the atrium and its many amenities.



AIRPORT BUSINESS CENTER

Leonardo Da Vincilaan, 1831 Diegem

Airport Business Center is a construction where a shared ground floor forms the backdrop for meetings, energetic business talks, and calming lunches and breaks. Soak up the light, because a large number of windows and unique terraces and balconies on the office floors enable an abundance of natural light to enter the building. It's a place to stay, to be inspired, and to create your best work yet. Everything is put to work to receive the breem 'Outstanding' certification. The building is carbon-free with low energy consumption Airport Business Center's location is the absolute best: easily accessible by all means of transport (bike, tram, bus, train, car, and even airplane), it's exceptionally visible from the "Brussels Ring Road" and the offices have stunning views over the runways of Brussels International Airport. Meanwhile, the site encloses different services and facilities, which will help to build a vibrant business community.

TOTAL SURFACE	38.545 sqm
Building A (8 levels)	10.824 sqm
Building B (12 levels)	14.601 sqm
Building C (6 levels)	3.590 sqm
Multifuntional (ground & first floor)	9.200 sqm
Basement/Archive	310 sqm
COMPLETION	2025



THE MEADOW

Mechelsesteenweg 412, 1930 Zaventem

The office complex consists out of 3 buildings that are connected on several levels. This architecture makes it possible to fill in the desired surface flexibly, both vertically on different levels as horizontally at the same level. If desired, there is a possibility to connect 2 levels with an open staircase. The patios and terraces on several levels provide a pleasant outdoor space and bring more light and greenery into the buildings.

With the architectural and technical design The Meadow aims to achieve a BREEAM excellent-certification, other initiatives, such as the use of geothermal energy, are implemented. The entire lifecycle of the building, from construction until use, will be taken into account, with a specific attention to the well-being of its occupants. The building will be carbon neutral and several other initiatives are implemented to keep the energy cost as low as possible. This project will be 40% lower in energy consumption than a classic office building.

Bar & catering services • Meeting rooms • Multi purpose area • Flexible spaces • Outdoor seating areas

FLEXIBLE SPACE	1.000 sqm till 14.000 sqm
	+ 285 parking spaces
	+ 120 bike parkings





THE CUBE

Kouterveld 2, 1831 Diegem

The Cube answers tomorrow's challenges, today!

The Cube welcomes people in an energising environment. The building's design comprises advanced solutions and innovations on various levels, culminating in truly smart offices and spaces that cater to the needs of both planet and tenants. The vibrant habitat offers excellent ventilation and acoustic comfort, rooftop gardens, open-air workplaces, a gym and other people-focused amenities to enhance quality of life. To ensure performance for many years to come, materials and features are chosen to bring added value to the tenants, culminating in the highest "Grade A" standard.

UNSURPASSED SUSTAINABILITY

Sheltering a fully electric operated work environment – partially powered by geothermal energy and solar panels – The Cube is net 'zero carbon ready' for operational use. The Cube will obtain following certificates:



TOTAL SURFACE 20.454 sqm

PARKING RATIO 1/35





AIRPORT PLAZA

Leonardo Da Vincilaan 19, 1831 Diegem

Airport Plaza enjoys an exceptional location, thanks to its position along the main access road to Brussels National Airport, where the Brussels Ring Road and the ‘Brussels-Zaventem’ motorway cross.

The project offers a fantastic working environment with the presence of a service centre on the site (restaurant, fitness,...), a hotel and a supermarket within walking distance.

TOTAL SURFACE	36.087 sqm
AVAILABLE SURFACE	
KYOTO	2.073 sqm
MONTREAL	5.376 sqm
STOCKHOLM	1.053 sqm
PARKING RATIO	1/46
TO LET	€155/sqm/year



ANGLE VIEW

Kleine Kloosterstraat 10, 1930 Zaventem

The modern office building is located on Kleine Kloosterstraat, a green area, between Leuvensesteenweg and Woluwelaan. Due to its location, the building offers quick and easy access to the highway and the airport.

The spacious parking lot has room for 102 cars in the underground garage also with charging points for electric cars, outside you can find another 40 parking spaces.

The building offers large open spaces, separate offices and meeting rooms. The technical equipment is in perfect condition (raised floors, fire detection, cooled ceiling, double glazing, etc..) There is also a kitchenette available.

TOTAL SURFACE	8.164 sqm
AVAILABLE SURFACE	8.164 sqm
PARKING RATIO	1/18
TO LET	€145/sqm/year





It goes without saying that Strombeek Business Park meets the current energy standards and is equipped with the latest technical installations for air treatment, heating and cooling. During the design of Strombeek Business Park, a great deal of attention was paid to the choice of materials, the layout of the entrance halls and the common areas. The contemporary architecture and finishing are aimed at giving the project a unique appearance.

Strombeek Business Park is located at 200 metres from the Strombeek-Bever exit on the A12 motorway. The site forms the corner between the A12 motorway and the Brussels ring road. The immediate proximity of the Strombeek interchange and the Heysel provide a unique accessibility. The site can also be easily reached via the Heisel exit complex or the Wolvertem exit on the A12.

The underground parking of Strombeek Business Park offers space for 345 parking places with the possibility to rent charging points for electric cars.

Coffee corner • restaurant with a healthy food concept • Fitness room with the possibility to book a personal trainer



TOTAL SURFACE	16.945 sqm
AVAILABLE SURFACE	
BUILDING A	5.097 sqm
BUILDING B	1.614 sqm
BUILDING C	783 sqm
BUILDING E	1.393 sqm
PARKING RATIO	1/40
TO LET	€179/sqm/year



STROMBEEK BUSINESS PARK

Boechoutlaan 102, 1853 Grimbergen

First environmentally friendly
business park in the northern edge of Brussels



THE SAGE

Medialaan 28, 30 & 32 - 1800 Vilvoorde

In the completely refurbished office complex the focus is on teamwork and creativity. A harmonious environment, reflected in the branding of the offices with the three “heads in harmony”: that of the employer, the employees and, finally: „We know what it takes to make it work”

Parcel pick-up point • Bicycle parking • Eatery • Nursery • Showers • Electric car charging stations • Resto with sunny terrace

TOTAL SURFACE	21.700 sqm
AVAILABLE SURFACE	5.517 sqm
PARKING RATIO	1/40
TO LET	€125/sqm/year

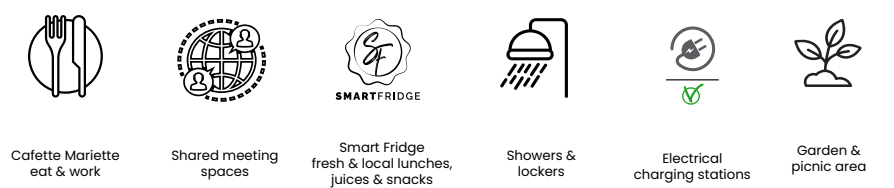


CAMPUS ZAVENTEM

Leuvensesteenweg 325, 1930 Zaventem

The Campus offers both offices and warehouses with Cafette Mariette (eat, work, meet, yoga, event space & garden) ideally located between plenty of other businesses on the Leuvensesteenweg. Just around the corner from Brussels Airport and across the street from public transportation.

TOTAL SURFACE	6.551 sqm
AVAILABLE SURFACE AS FROM	330 sqm
PARKING RATIO	1/40
TO LET	€115/sqm/year





What is the difference between BREEAM and well?

BREEAM is a measure of sustainability for master planning, building scope, covering all stages of a building life cycle. WELL is a performance-based system to measure and monitor the building environment.

What is the importance of BREEAM?

BREEAM standards work to minimise harmful carbon emissions by considering smarter energy solutions, minimising operational pollution and using sustainable materials. In addition, BREEAM can also help you improve water usage and reduce material waste.

What is the importance of WELL?

The modern workforce spends significant time in their offices, and this can have less than profound effect on the human body. Designers and business owners are taking note, and programs dedicated to health and wellness have infiltrated many office perks. But there's one more step designers are taking – optimizing entire buildings to constantly address issues of human health.

BREEAM

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment. The world's leading science-based suite of validation and certification systems for a sustainable built environment.

A BREEAM certified rating reflects the performance achieved by a project and its stakeholders, as measured against the BREEAM standard and its benchmarks. The rating enables comparability.

The BREEAM ratings range from Acceptable (In-Use scheme only) to Pass, Good, Very Good, Excellent to Outstanding and it is reflected in a series of stars on the BREEAM certificate.

WELL

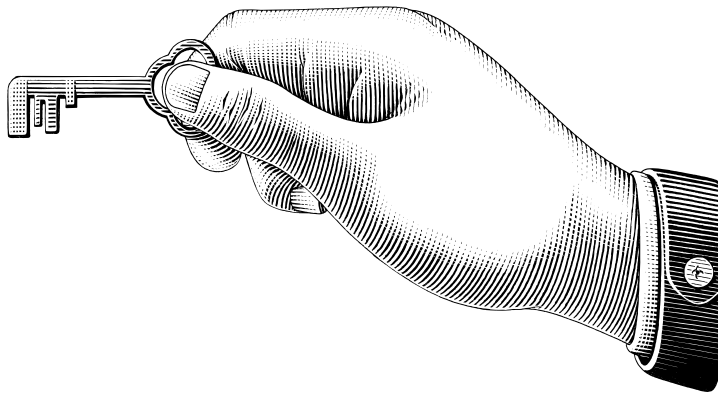
Calls for healthier workplaces are coming from the ground floor and the trading floor alike. Organizations that put the health of their customers and employees first are best equipped to meet rising demand for human capital performance.

WELL Building Standard puts health and wellbeing at the centre of design and construction decisions. A great emphasis is given on strategies aimed at enhancing people's health and wellbeing in building without neglecting the building sustainability performance and the impact on the environment.

There are three levels of WELL certification, those being silver, gold and platinum increasing in achievement respectively. To become a certified WELL building, firstly you must register with the WELL certification body, through which, you will receive an accredited assessor who will guide you through the process as well as perform onsite inspections and reviews of project documentation.



Key Estate can help you.....



- ... finding the best place for your company
- ... a potential buyer for your building
- ... solve all your real estate problems

Letting & sales

With our particular expertise and complete understanding of the the real estate market and its challenges, **Key Estate is able to provide a comprehensive range of services** and is specialized in offering professional assistance in the search for new office locations or in the letting and sales of industrial & logistic properties.

Tenant representation

Key Estate not only represents the interest of tenants, but also gives to the point advice according to their corporate real estate needs and objectives. **Tenant representation services** always include the analysis of demographics and local market conditions, financial analysis, strategy development, build-tosuit planning and thorough negotiation.

Consultancy Investments

Our team can help you convert your real estate issues into opportunities, helping you **achieve a more successful organization and ideal working conditions**. By listing the current (costs) structure to determine whereupon actions need to be taken, possible solutions can be found in: redevelopment projects, relocation, new way of working (i.e. flex desks), ...

Trough its **many years of experience**, Key Estate has got to know the ins and outs of the market, making it a reliable partner for all aspects of investments in office spaces and business premises, as well as numerous **sale-and-leaseback opportunities**.

YOUR REAL ESTATE, OUR CONCERN



ESG SCORE

ALL YOU NEED TO KNOW

ESG ratings generally assess the impact of environmental, social, and governance factors on a company and a company's impact on the outside world. Credit ratings assess the creditworthiness of companies or financial instruments by providing an opinion on the risk of default of a company.

An ESG score is an objective measurement or evaluation of a given company, fund, or security's performance with respect to Environmental, Social, and Governance (ESG) issues.

Specific evaluation criteria vary between the different rating platforms that issue ESG scores; however, they all fall within one (or more) of the E, S, or G categories.



The score is determined by considering a company's environmental impact, social responsibility, and governance practices.

The result of this score is then used by investors when deciding whether or not to invest in a certain company's shares.

In addition, as more companies begin incorporating ESG ratings into their business plans due to pressure from investors, some have seen improved performance as well as increased stock prices at the time of IPO (initial public offering).

This has been attributed both to investor demand for sustainable investments and the fact that ESG ratings can lower the cost of doing business by reducing risk.

What are the benefits of a good ESG score?

In addition to a higher stock price, a good ESG can also lead to increased benefits for employees and a healthier company. It has been seen that an increase in an ESG score correlates with increases in innovation, productivity and profitability.

This is due to the fact that companies with a good ESG score, like B-Corps, have more engaged employees who are willing to take more risks and innovate. In addition to this, there are benefits for the environment as well.

As companies improve their ESG ratings, they'll be able to reduce their resource consumption and waste levels which will result in a healthier planet. If you are thinking of getting ahead of the curve, then you might want to learn how to write a report before you are asked to produce one.



FAL- CON

Alfons Gossetlaan 54, 1702 Groot-Bijgaarden

One of the best ways to stand out when it comes to marketing your company business visibility. When the original building was constructed in the 90's, it was called access40, because of it's access to the E40. Furthermore the building has a very high visibility from the RO. Falcon gives you the same tremendous advantage: Ten thousand of car drivers and passengers will see you everyday.

The way we work is rapidly changing due the new development of technologies resulting in new ways of working and new needs for employees. Falcon follows these new technologies constantly investing in improving floors to offer office space with the highest quality. The building underwent a complete makeover. The façade, the entrance and the common areas and the sanitary facilities are completely restyled and brought up to standards. The HVAC system is removed and BMS is implemented.

TOTAL SURFACE	8.182 sqm
AVAILABLE SURFACE	5.077 sqm
PARKING RATIO	1/60
TO LET	€145/sqm/year



CAMPUS GREENLAND

Avenue Etienne Demunter 1-3-5, 1090 Jette

With its three buildings, Campus Greenland is well connected to the center of Brussels, the Brussels Ring Road and Brussels Airport. The Campus offers shared meeting rooms, Cafette Mariette (eat, work & meet), House Of Codesign for creative meetings, a garden, HEV charging stations etc.

TOTAL SURFACE	14.000 sqm
AVAILABLE AS FROM	300 sqm
PARKING RATIO	1/45
TO LET	€140/sqm/year



Cafette Mariette
eat & work rooftop
with terrace



House of Codesign
+ shared meeting spaces



Smart Fridge
fresh & local lunches,
juices & snacks



Showers & lockers



Electrical charging stations
car & bike



Garden & picnic area
+ external meetings



LEOPOLD SQUARE

Avenue du Bourget 50, 1130 Brussels

Leopold Square is an office park consisting of 4 modern office buildings located on the Bourgetlaan in Brussels. The site can be easily and quickly reached both by car and public transport : situated near the Brussels ring road. Tramway in front of the site. Outstanding visibility from the A201.

Bourget 50
Resto available for all tenants • Informal meeting space • Relaxing area • Reception desk available • 3 small meeting rooms (incl. lease in contract for tenants of B50) • Conference room 63 persons in theater position & can be divided in 2 areas + lockers (can be rented per hour by all tenants of the site)

On the site
Facility lockers • Showers • Private & secured bike area with electrical loading docks • Picknick areas

TOTAL SURFACE 44.685 sqm

AVAILABLE SURFACE
BUILDING 40 2.639 sqm
BUILDING 42 2.676 sqm
BUILDING 44 2.893 sqm
BUILDING 50 3.113 sqm

PARKING RATIO 1/50

TO LET €130-140/sqm/year



TER’ NATION

Assesteenweg 117/1, 1740 Ternat

Modern building located near the Ternat exit of the E40, the station of Ternat is within walking distance. The building is in good condition and includes a 3.000 sqm, consisting of landscape offices, individual offices and meeting rooms. On the roof floor there is a lunch room with a professional kitchen. Around the building you can find about a hundred parking spaces, 40 of which are covered.

TOTAL SURFACE 3.070 sqm

PARKING RATIO 1/30

FOR SALE Price on demand



SKY- LINE40

Groeneweg 19-21-23, 9320 Aalst



This office complex has an extremely sublime visibility location, along the motorway E40 Brussels-Ostend with priceless publicity possibilities. This fantastic concept offers the ideal company location with a high-quality technical comfort and a flexible and efficient layout.



TOTAL SURFACE	20.795 sqm
AVAILABLE SURFACE	
PHASE I	2.270 sqm
PHASE II	4.600 sqm
FLEX OFFICES	from 40 sqm
PARKING RATIO	1/35
TO LET	€160/sqm/year





MG SQUARE

Kortrijksesteenweg 1072, 9051 Sint-Denijs-Westrem

On the Kortrijksesteenweg we offer you modern and high quality offices in a magnificent architecture and at an absolute top location. Right next to the Sint-Denijs-Westrem exit on the E40 Ostend – Brussels motorway. The E17 Kortrijk – Antwerp is also nearby. Trams and bus stops to the Sint-Pieters railway station and Ghent city centre are within walking distance. Numerous bike connections in the direct vicinity. **Conclusion: MG Square is perfectly accessible by car, bike or public transport.**

In the 2 underground floors you can find 157 parking spaces. Conveniently store your bike in the secure bicycle shed with room for 120 bicycles. Two shops are located on the ground floor.

The offices can be fitted out according to your wishes. Everything is negotiable, so we can come to a solution that suits you perfectly.

The building is Carbon Neutral, a heat pump in combination with solar panels ensure an ecologically performing building.

TOTAL SURFACE	7.274 sqm
AVAILABLE SURFACE	4.318 sqm
PARKING RATIO	1/45
TO LET	€165 – 180/sqm/year



OPTIMIZATION REQUIREMENTS REBALANCE YOUR WORKPLACE



COVID-19 has a significant impact on the way we work today and will work in the future.

Research shows that people would prefer to work more from home after COVID-19 than they did previous.

However, being physically together is still important to optimize collaboration, social cohesion and creating a feeling of belonging.

Being able to work from home is also important to improve our work-life balance and increase our productivity.

People are looking for flexibility and choice. It is about finding the right balance for the employee and employer.

A planning method to assess the desire to work from home after COVID-19 and calculate the potential impact on office requirements is now available.



Rethinking the office, now is the time!

It is likely that there will be a renewed focus on combining working from the office with working from home. In the medium to long-term, offices will increasingly become social meeting places to collaborate, connect and interact with teams.

This is a great opportunity to strategically rethink the way your organization works and define what workplace suits best to this way of working.

Why do people come to the office?

How many sqm do we need?

What should it look like?

Contact Key Estate to help identify your workplace of the future!

Tel: +32 2 420 03 03 • Email: info@keyestate.be • Visit our website: www.keyestate.be





UCO TOREN

Bellevue 5, 9050 Gent

The UCO Tower is a landmark excellently located next to the most important entrance road of Ghent when the highway enters the city. It enjoys an optimal visibility and accessibility by car.

TOTAL SURFACE	7.700 sqm
AVAILABLE SURFACE	1.188 sqm
TO LET	€150-160/sqm/year



CREPAIN BUILDING

Bellevue 1-3, 9050 Gent

This modern property was a renovation by Jo Crepain and won the award “Company building of the year” in 1993. The office building is located at the junction of the motorways E17 and E40 close the city centre of Ghent. The most important characteristics are optimum accessibility, qualitative finishing, exceptional visibility.

Available from October 2023 after technical renovation.

TOTAL SURFACE	4.300 sqm
AVAILABLE SURFACE	2.004 sqm
TO LET	€160-170/sqm/year



BLUE TOWERS

Sluisweg 2, 9000 Gent

The Blue Towers are located next to the main access roads of Ghent (E17 & E40) and only 5 minutes from the city centre & Sint-Pieters station. The office part, Blue Towers, consists of 2 office buildings of 13.645 sqm & 15.010 sqm, which are located just in front of the new multifunctional Ghelamco Arena football stadium: combining business, leisure, commercial and recreational activities in a new living environment. The office buildings have a sustainable character (BREEAM: Excellent) with optimal user comfort.

TOTAL SURFACE	28.289 sqm
AVAILABLE SURFACE	
SCHELDE	2.047 sqm
ARTE	2.248 sqm
PARKING RATIO	Unlimited
TO LET	€175/sqm/year



THE LOOP PAULA M

Paula Marckxstraat , 9051 Gent

The buildings have respectively 5 and 4 floors, raised on top of an underground parking garage. Access to the buildings is via the central plaza between the buildings that creates a patio/campus feel and will also provide opportunities for outdoor experiences during breaks. The buildings have a footprint of 1.000 sqm, and include 9 equal floors (one building with 4 and one with 5) with a gross floor area of 1.000 sqm each. One floor is divided into two equal parts with a gross floor area of 500 m2 each. For each of the buildings there is a central entrance hall on the ground floor giving access via 2 elevators or stairs to the floors. The buildings are compliant with the BEN principles, BEN stands for “near-energy-neutral”, the standard for new construction in Flanders. The special feature of BEN buildings is that they use little energy for heating, ventilation, cooling and hot water. The energy that is still needed is obtained from green energy sources.

TOTAL SURFACE	9.000 sqm (from 500 sqm)
TO LET	€150/sqm/year





THE OFFICE

Moutstraat 52-80, 9000 Gent



The office building The Office consists of 7 floors and offers a wonderful view over Ghent. The excellent location, corporate image, efficient spaces and presence of green and water are, on top of the easy accessibility, additional assets in the 'war for talent'.

The Office remains a thriving breeding ground for new business initiatives and successes and has for years guaranteed the success of both established names and promising start-ups.

Underground and above-ground parking and bicycle storage.

Easily accessible, both from the Ghent city centre and via the approach roads of the major arteries (E17-E40) and a bus stop right in front of the door.

TOTAL SURFACE	11.247 sqm
AVAILABLE SURFACE	2.032 sqm
PARKING RATIO	1/35
TO LET	€137/sqm/year



ZUIDER- POORT

Gaston Crommelaan 4-14, 9050 Gent



Office Park Zuiderpoort is a prestigious office park offering both excellent offices and a pleasant working environment. The highly flexible floor plans mean that the offices are suitable for virtually all types of activities. With windows on all sides, each office enjoys natural light and a breathtaking view.

The Zuiderpoort Office Complex has thought carefully about its environmental impact. Thoughtful consideration of its environmental impact: use of water and waste disposal, accessibility by public transport and bicycle, the use of accessibility by public transport and by bike, energy consumption, pollution, etc. A green park space is always a welcome addition to a building complex.

The E40 and E17 motorways are nearby. There is a private electrical service taking you to the station in just 10 minutes. There are also trams and buses nearby and a cycle path along the river.

TOTAL SURFACE	62.606 sqm
AVAILABLE SURFACE ATRIUM	500 sqm
PARKING RATIO	1/40
TO LET	as from €165/sqm/year



DASH-BOARD

Office Market evolution

Brussels Region accounts for more than 85% of the Belgian office stock, followed by Flanders – particularly Antwerp and Ghent – and Wallonia.

On average over the last 5 years, 50% of Belgian office take-up is represented by the Brussels Region, followed by Flanders (40%) and Wallonia (10%). According to Oxford Economics, Belgium is expected to be the sixth highest performing real estate market in Europe, with an all-property total return of 5.6% over the next five years. expected in the following years.

Source: Dienst Economie Gent – Antwerpen – Brussel – Vlaanderen



BRUSSELS

Brussels is the main driving force of office performance in Belgium. With an office stock of around 13.73 million sqm, Brussels is the 8th most important office market in Europe after Paris, London, Munich, Berlin, Moscow, Hamburg and Madrid. Being the European capital and the heart of headquarters of 120 international institutions, 181 embassies, 286 lobbying consultancies and more than 1,400 NGOs, Brussels is known for a highly resilient occupancy and legendary stability of the office market.

Vacancy rate	8 %
Prime rent	€350/sqm/year
Yield	4,75 %
Take Up	400.000 sqm

PERIPHERY

Initially the airport area was mainly accessible by car, but since 2014 public transport has been actively developed: there are rail connections between the airport, Brussels, Leuven and Antwerp, and in 2016 the Schuman-Josaphat tunnel opened, linking the airport with the Leopold district. There are also plans to connect Brussels and the airport by 2025 with a tram line.

Vacancy rate	15 %
Prime rent	€185/sqm/year
Yield	5,5 %
Take Up	60.000 sqm



GENT

Ghent is the capital and largest city of the East Flanders province, and the third largest in the country. The city was voted as one of Europe's top 10 most accessible cities. Its economic structure is determined by the Port of Ghent. In recent years, the port provided about 96.750 jobs. It is also a Technology Capital of Europe, as it excelled in technologies such as cleantech, biotech, healthtech and digital technology, which will allow to create extra jobs.

Vacancy rate	2,5 %
Prime rent	€180/sqm/year
Yield	5,25 %
Take Up	60.000 sqm



ANTWERP

Antwerp is the second largest city in Belgium and the main economic force of the Flemish Region. It is also the second largest port city in Europe, the world capital of the diamond industry and Europe's largest petrochemical cluster. The city has also become an important fashion centre, with flagship shops and branches of all major national and international retailers.

Vacancy rate	6,33 %
Prime rent	€175/sqm/year
Yield	5,75 %
Take Up	109.000 sqm

OU- VER- TURE

Kortrijksesteenweg 1087,
9051 Gent



Overture is perfectly located near the Flanders Expo and has a good accessibility via the exit 'Expo-Deinze' on the E40.

Excellent visibility from the E40.

The building is located at the junction of the E40 and the Kortrijksesteenweg, diagonally opposite the KBC tower.

It is a compact, cube-shaped and freestanding volume that will include 2 underground parking levels, a plinth for retail and 7, partly 8, additional floors.



SURFACE	8.602 sqm
PARKING RATIO	1/35
AVAILABLE FROM	2025
TO LET	€150-180/sqm/year



MP CENTER

Brouwerijstraat 1, 9031 Gent



The MP Center is located in Drongen near Ghent, along the E40 Oostende-Brussels. Due to its excellent location at exit 13 - Gent West, as well as the proximity of the interchange with the E17.

This business center guarantees optimal accessibility for people from all corners of Belgium without having to enter the center of Ghent. The complex was originally conceived and operated as a hotel, meeting and conference center and will undergo a total renovation.

However, under the impulse of the new owner, after renovation and modernization, this building has been transformed into a high-quality and modern business center offering 11.500 sqm of office space with 400 parking spaces.

The renovation will start end/2024 and will be finished in 2026.

TOTAL AVAILABLE SURFACE	10.298 sqm
AS FROM	800 sqm
PARKING RATIO	1/35
TO LET	€160/sqm/year



NETWORKS GENT

Raymonde de Laroche 13-15, 9000 Gent (The Loop)

New, modern and highly sustainable (BREEAM Excellent, solar panels, geothermal energy, etc.) offices in The Loop in Ghent, right next to the VMM and Deloitte offices. The first two buildings, ONE and TWO, measure 6.011 and 9.242 sqm, respectively, and have six storeys each. With offices from 400 sqm. NETWORKS Gent also makes it possible for you to increase or downsize your office space as your business needs change. NETWORKS Gent offers you unrivalled flexibility in terms of the surface area and subdivision of your business space.

Buildings ONE and TWO are configured for maximum comfort, with ceiling-mounted air conditioning, raised floors, shower rooms, full-length windows for ideal natural lighting and optimal light control based on daylight and human presence detection.

The new urban development The Loop is growing fast, with a combination of residential, business and retail premises. Located between the E40 and the R4, just four kilometres from the city centre and near Gent-Sint-Pieters railway station, The Loop has optimal accessibility for cars, bicycles, pedestrians and public transport.

The next phase of this office project (NETWORKS Gent ATMOS) was recently licensed and construction work has just started. NETWORKS Gent ATMOS will accommodate 5 office buildings (17.500 sqm GLA in total) and will soon enter commercialisation.

TOTAL SURFACE	15.253 sqm
AVAILABLE SURFACE ONE	1.707 sqm
TO LET	€170/sqm/year



ZUID- POORT G

Van Kerckhovenstraat / Stationsstraat, 2800 Mechelen

Zuidpoort, formerly known as the 'Belgacom site', is located in the center of Mechelen, immediately opposite the central station and close to the stops for 38 bus lines. The site is located next to the Leuvense Vaart and only 2.6 km from the E19 motorway. This location is optimally accessible for all traffic and public transport.

Developed as a mixed project - living and working - where the quality of the buildings and their surroundings comes first. There is ample underground parking is provided. Also Bar Marie, a cozy breakfast , lunch and meeting place is also located there.

TOTAL SURFACE	6.196 sqm
AVAILABLE SURFACE	3.131 sqm
PARKING RATIO	1/63
TO LET	€164/sqm/year

- = +
LESS IS MORE

YOUR COMPANY NEEDS
LESS SPACE
AND
MORE QUALITY



CAN HELP YOU

OUR CLIENTS

the Key's to our success



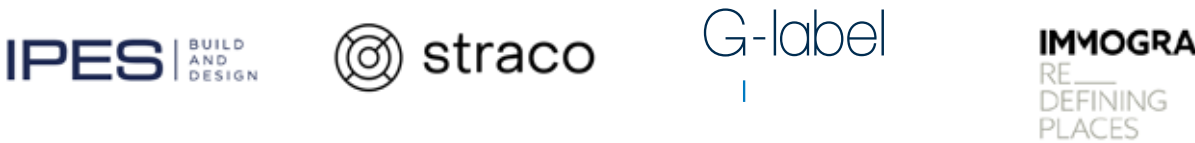
THE OWNERS & DEVELOPERS

the Key's to our success



THE OWNERS & DEVELOPERS

the Key's to our success



THE END

of the magazine

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