

Leuvensesteenweg 325 - 1930 Zaventem

The Elsevier building is located along a speedway parallel to the E40 highway, less than 5 minutes away from the Brussels International Airport.



- Excellent visibility
- Easily accessible
- Divisible office space
- Attractive rent price
- Building built in two stages (front then rear)
- Pleasant, functional and flexible building
- Suitable for medium and small companies





TECHNICAL

- Peripheral cable grooves
- Standard lightning equipment

SECURITY

- Fire alert alarm
- Audio door entry system

OFFICE SPACE

- Functional layout
- Doubled glazed and opening windows
- Two new elevators
- Modulation : 1.80 m
- Free height in the passage in the office space : 2.35 m
- Free height in the offices : 2.70 m
- Possibility to install air-conditioning

WAREHOUSE

- Automatic sectional door
- Freight lift
- Heating by aérothermes



PUBLIC TRANSPORTATION

Bus stop

“Sint-Stevens-Woluwe Lozenberg” In front of the building

From there you can easily reach Brussels Centre, Brussels International Airport and Brussels outskirts.

Busline 351 (Brussel-Kortenbergh-Everberg-Leuven):

25 min	Kortenbergh North Station
31 min	Brussels North Station

Busline 358 (Brussel-Kortenbergh-Leuven):

31 min	Brussels North Station
40 min	Leuven Sint-Jacobsplein
50 min	Leuven Gasthuisberg Kliniek

Busline 359 (Roodebeek-Zaventem):

13 min	Brussels Airport
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ACCESSIBILITY BY CAR

Next to the Brussels Ring road

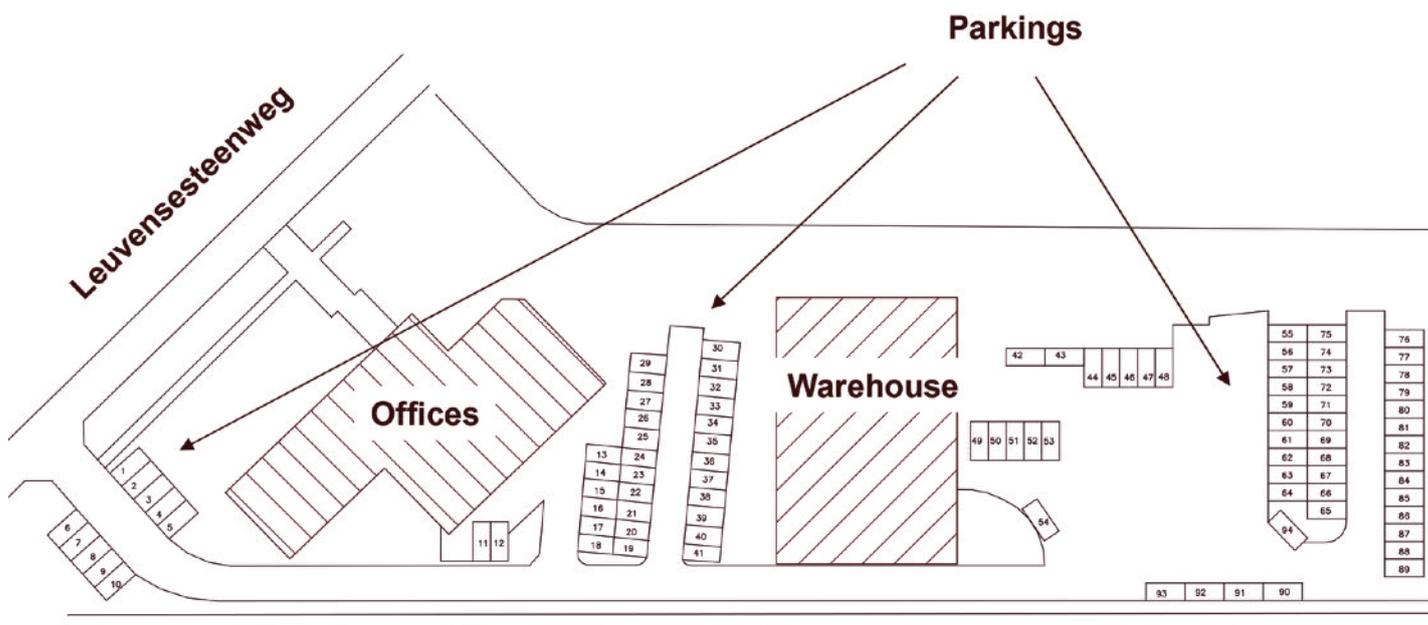
Next to the E40 Highway

Close to the Brussels International Airport

DESTINATION

TIME

Brussels International Airport	5 min
Brussels Central Station	13 min
Brussels South Station	16 min
Leuven	19 min
Antwerp	32 min
Namur	43 min
Gent	45 min
Mons	48 min
Liège	55 min

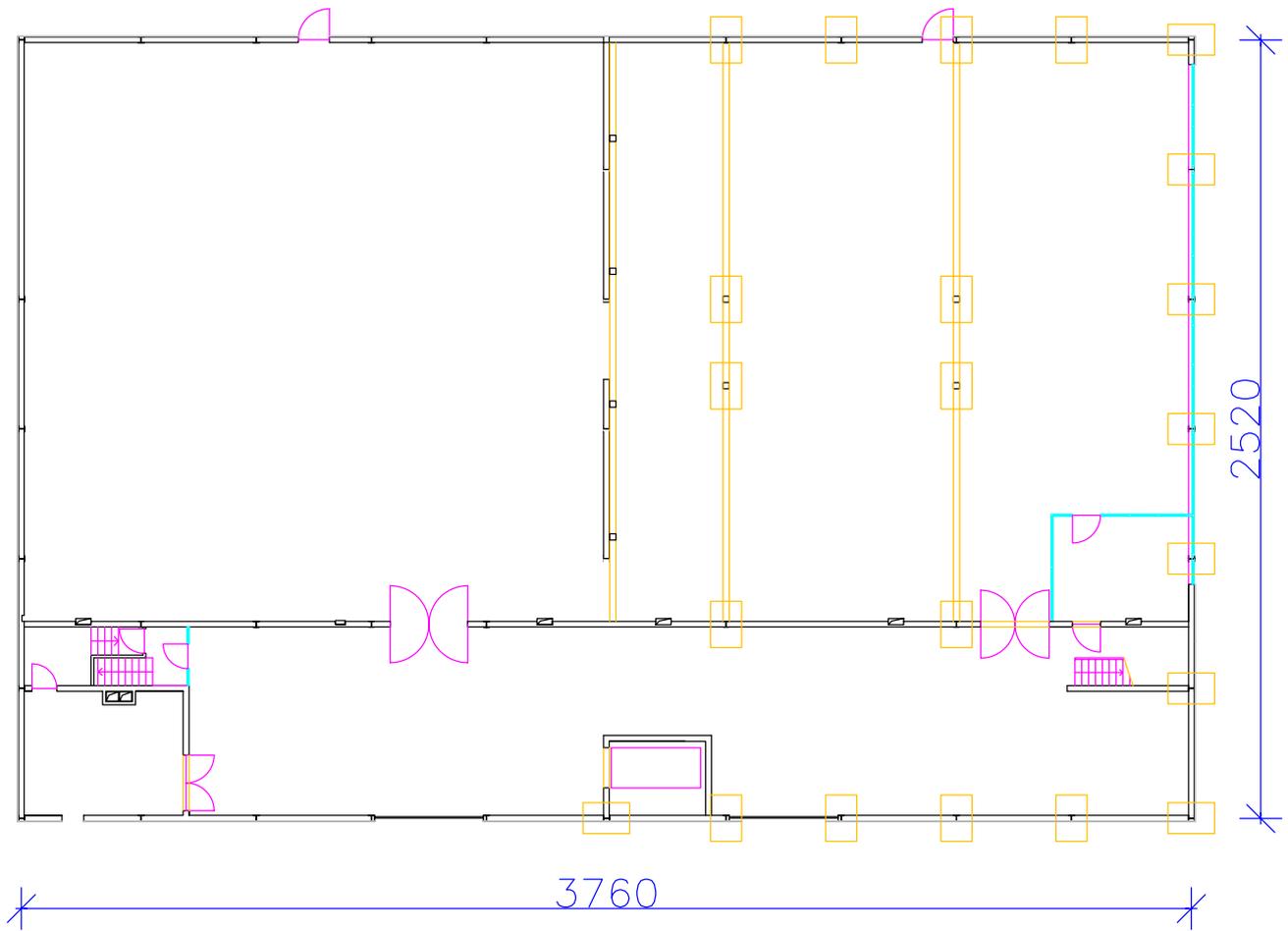


Floor	Office	Warehouse	Storage
-1	466		
0	419/454	463/485	259
1	473/508	122/470	
2	473/508		
3	978		
4	473		
Total	4.752	1.540	259

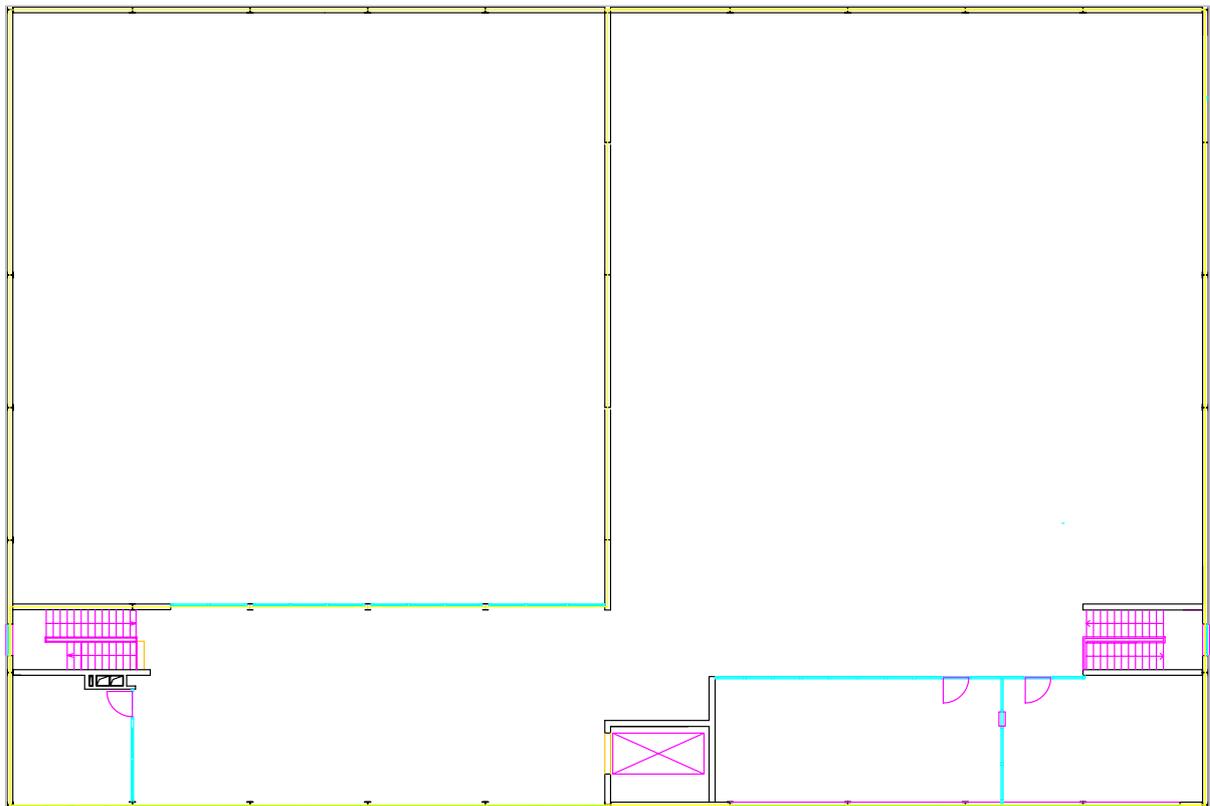
Price

Offices	€100/sqm/year
Warehouse	on request
Storage	€35/sqm/year
Parking OUT	118 units €400/unit/year
Charges	€25/sqm/year
Tax	€8/sqm/year

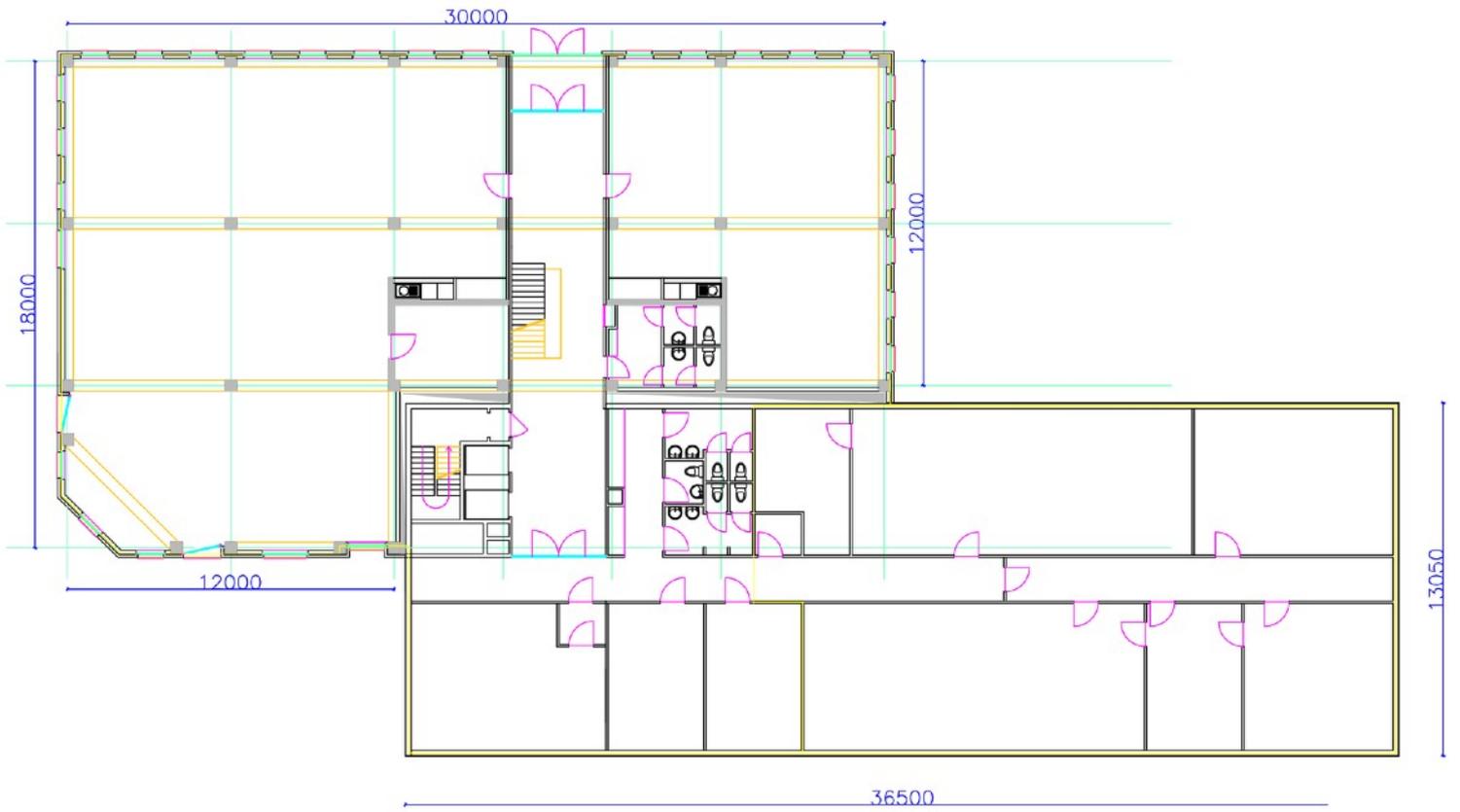
Offices rented	17%	till end 2021
	15%	till 30.09.201
	64%	till 31/10/2020
Warehouses rented	15k	till 31.05/2020
	29k	till 31.03/2020
TOTAL RENT OFFICES	€352.000	(€ 308.000+WAREHOUSES €44.000)



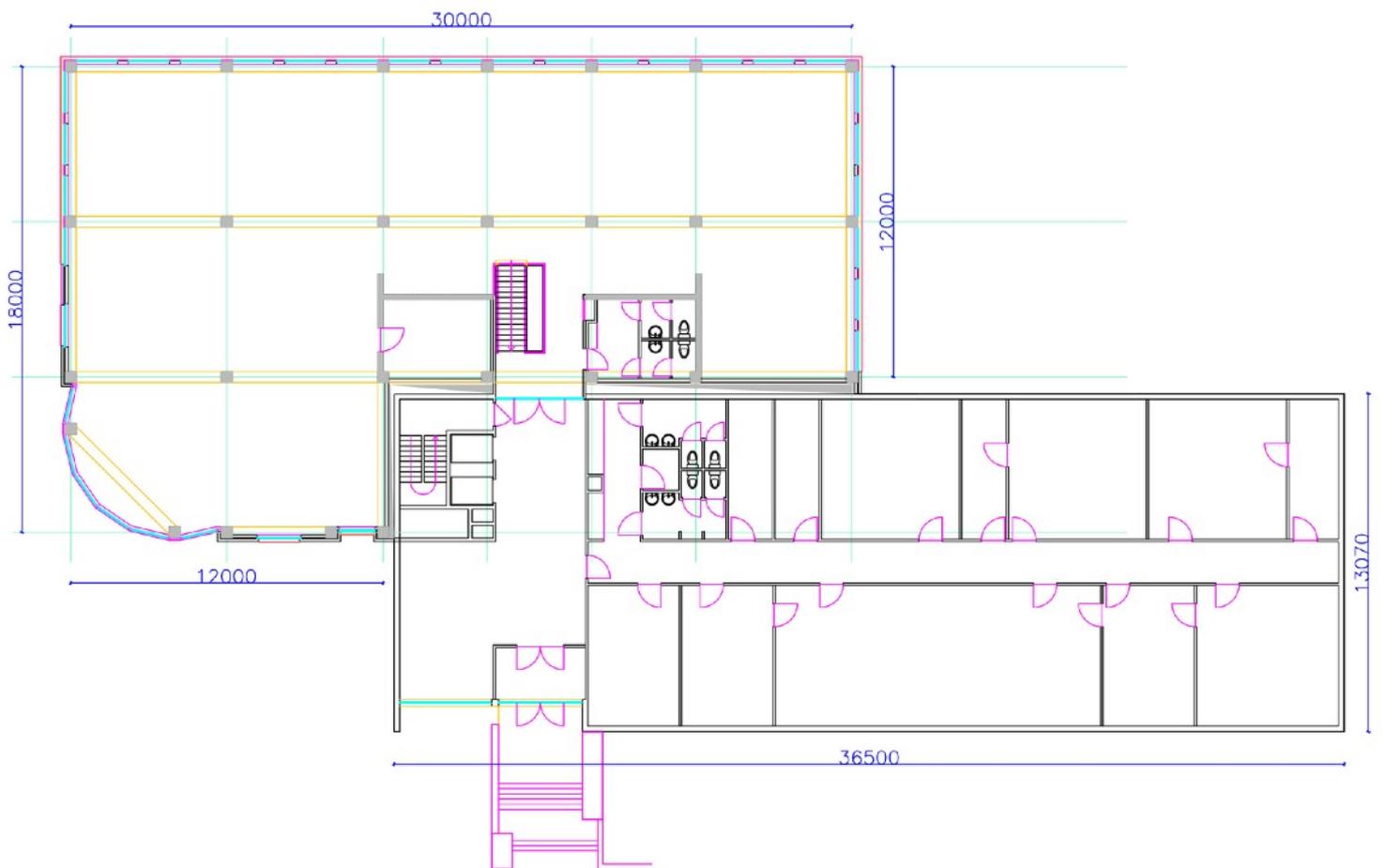
WAREHOUSE - Ground Floor (0°)



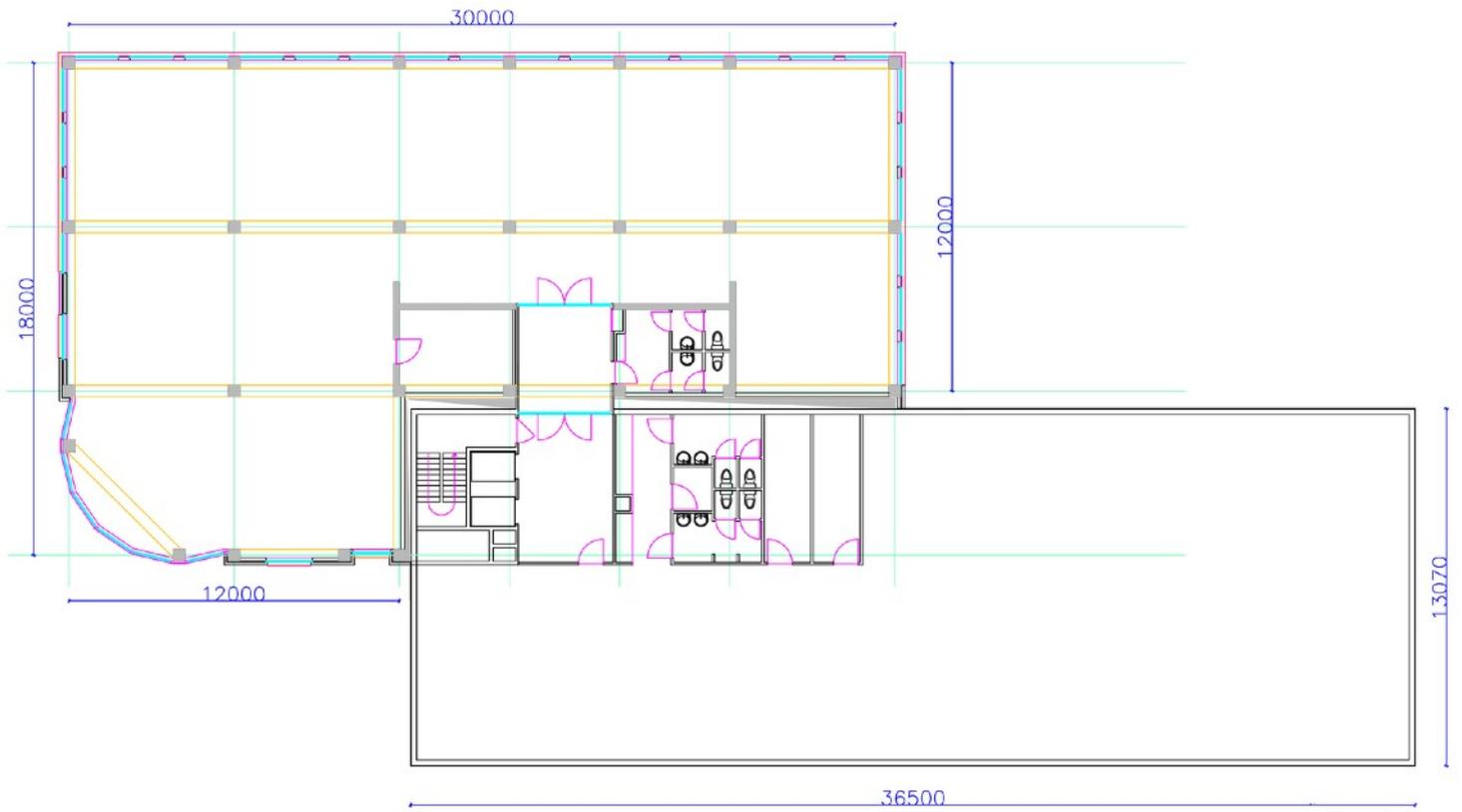
WAREHOUSE - First Floor (1°)



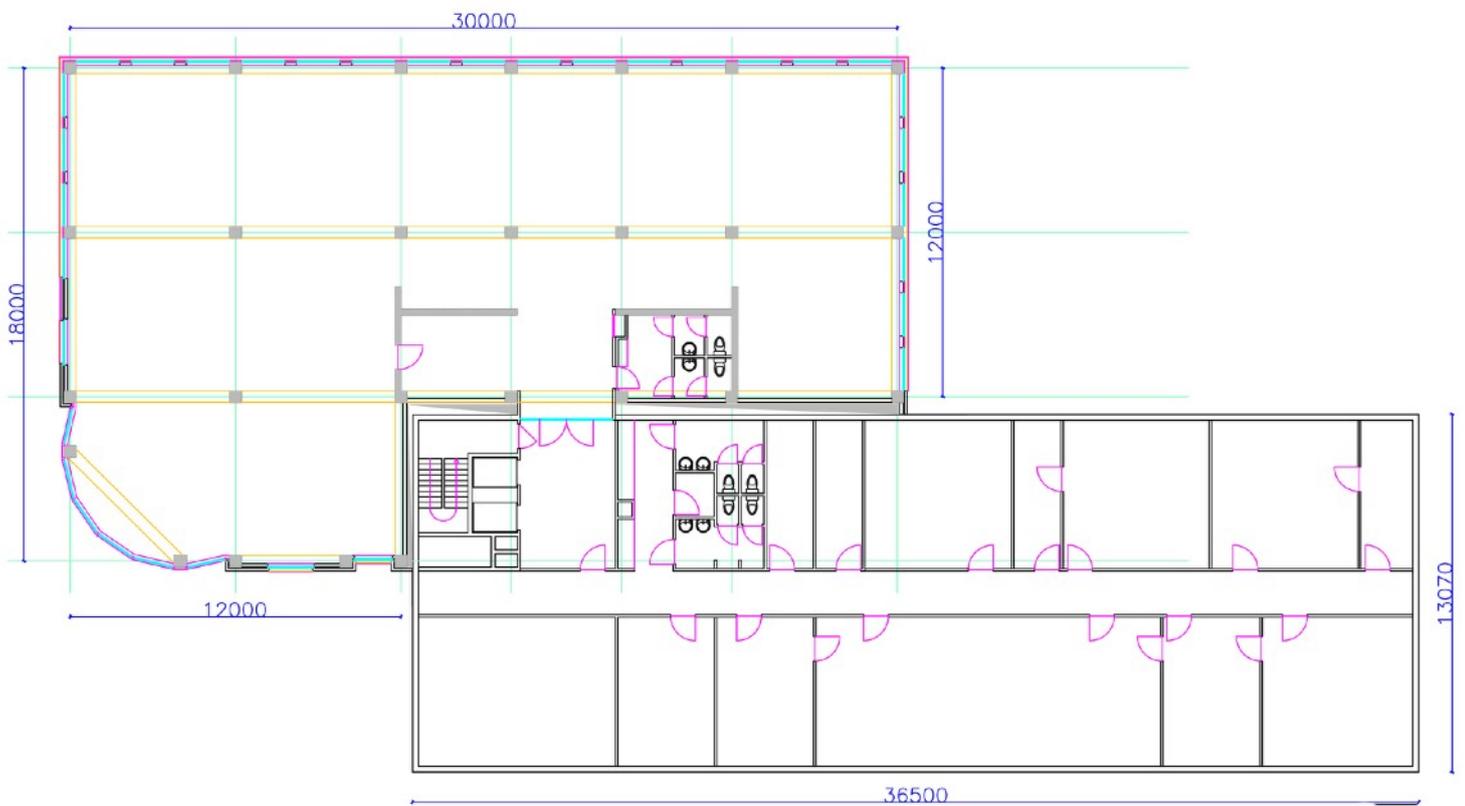
OFFICE BUILDING - Underground Floor (-1°)



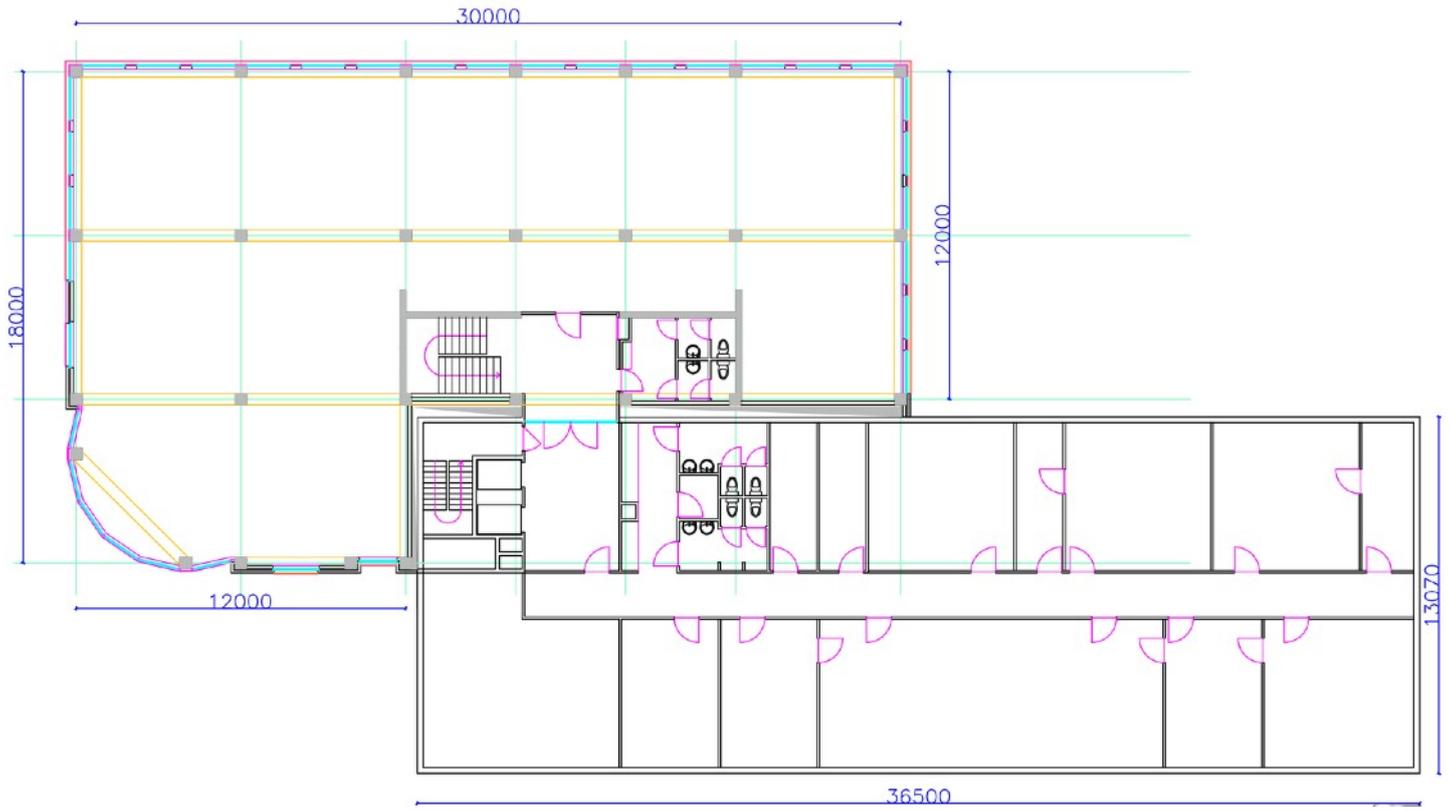
OFFICE BUILDING - Ground Floor (0°)



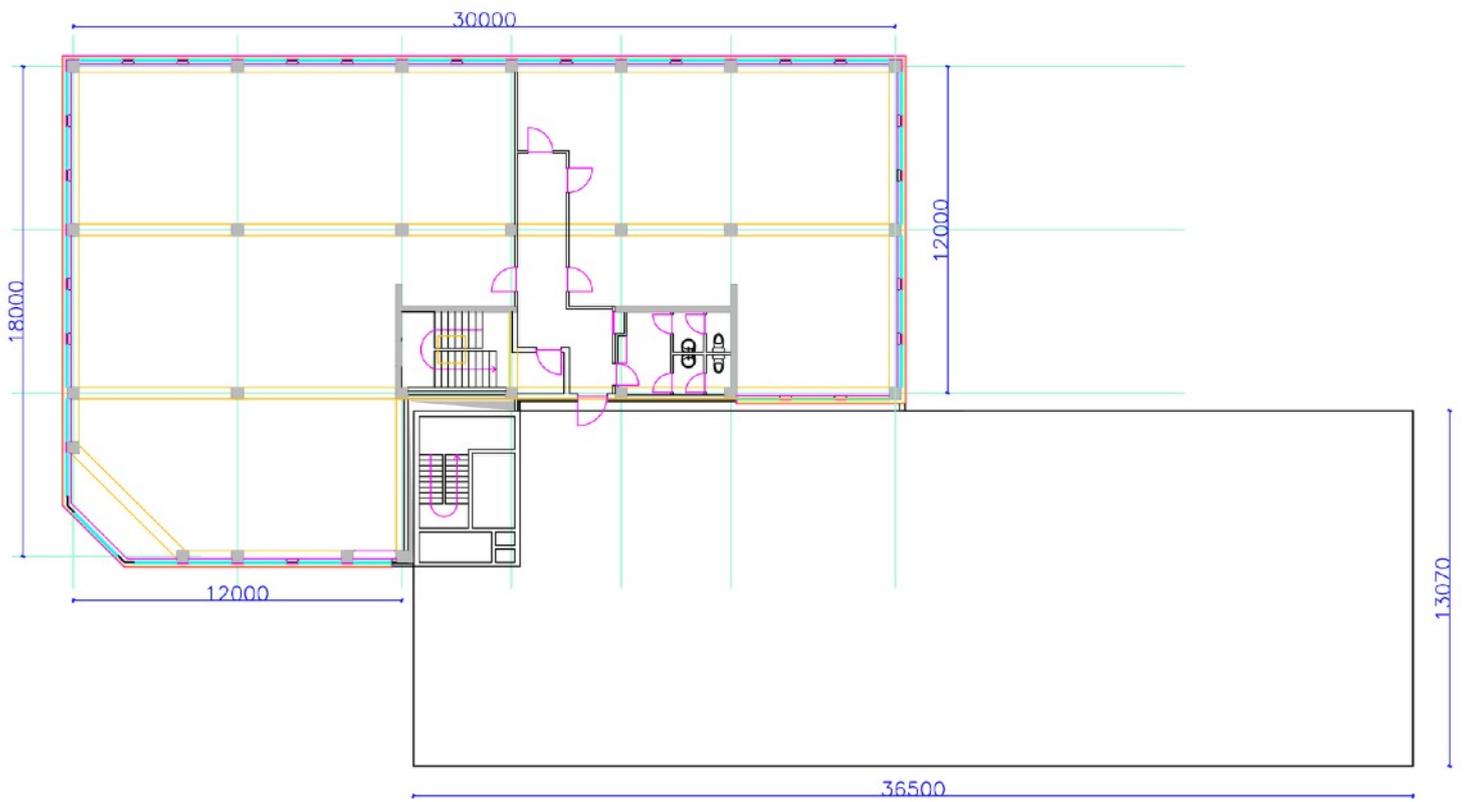
OFFICE BUILDING - First Floor (1°)



OFFICE BILDING - Second Floor (2°)



OFFICE BUILDING - Third Floor (3°)



OFFICE BUILDING - Fourth Floor (4°)



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