



FALCON



## **A UNIQUE SETTING**

Quality of life and work  
Exceptional visibility and  
accessibility



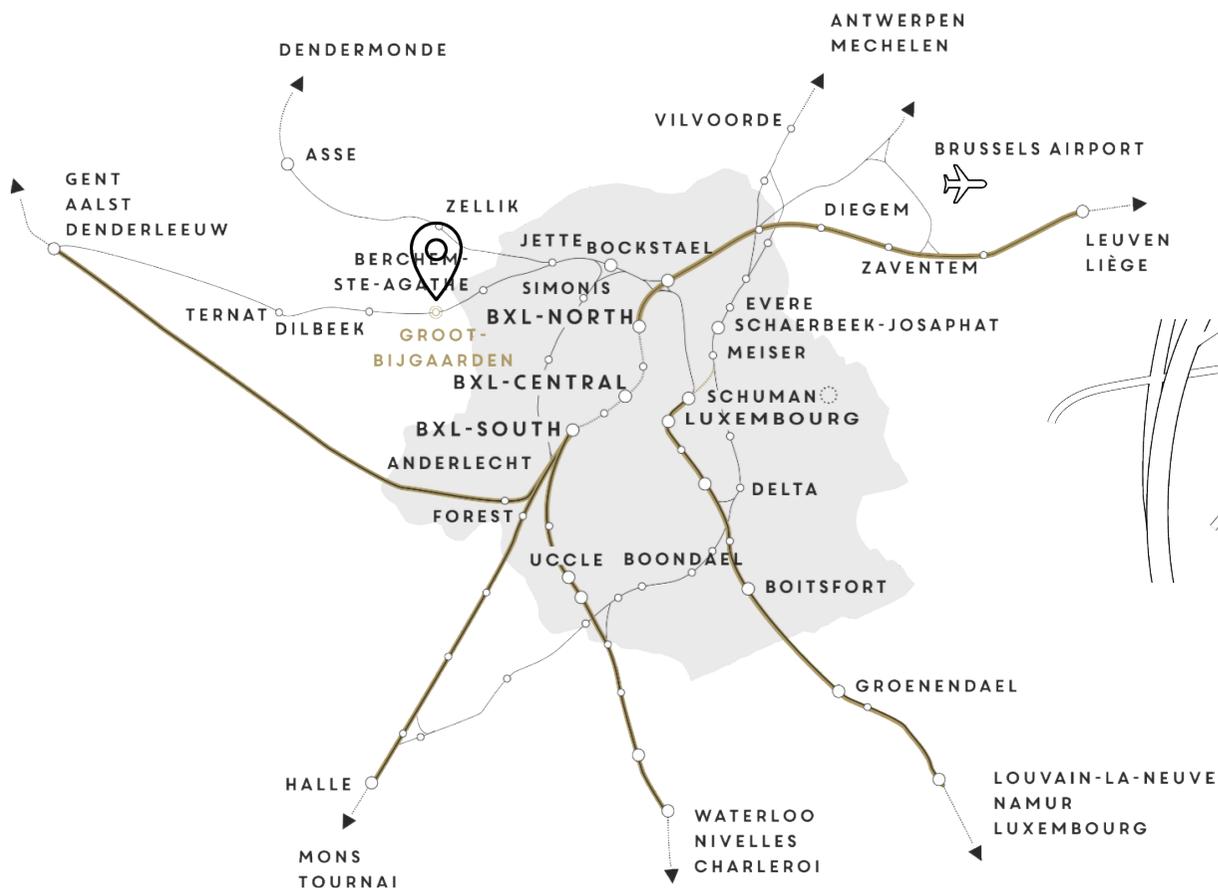
**A. Gossetlaan 54 - 1702 Groot-Bijgaarden**

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 cardrivers and passengers will see you everyday.



### DIRECT TRAINS

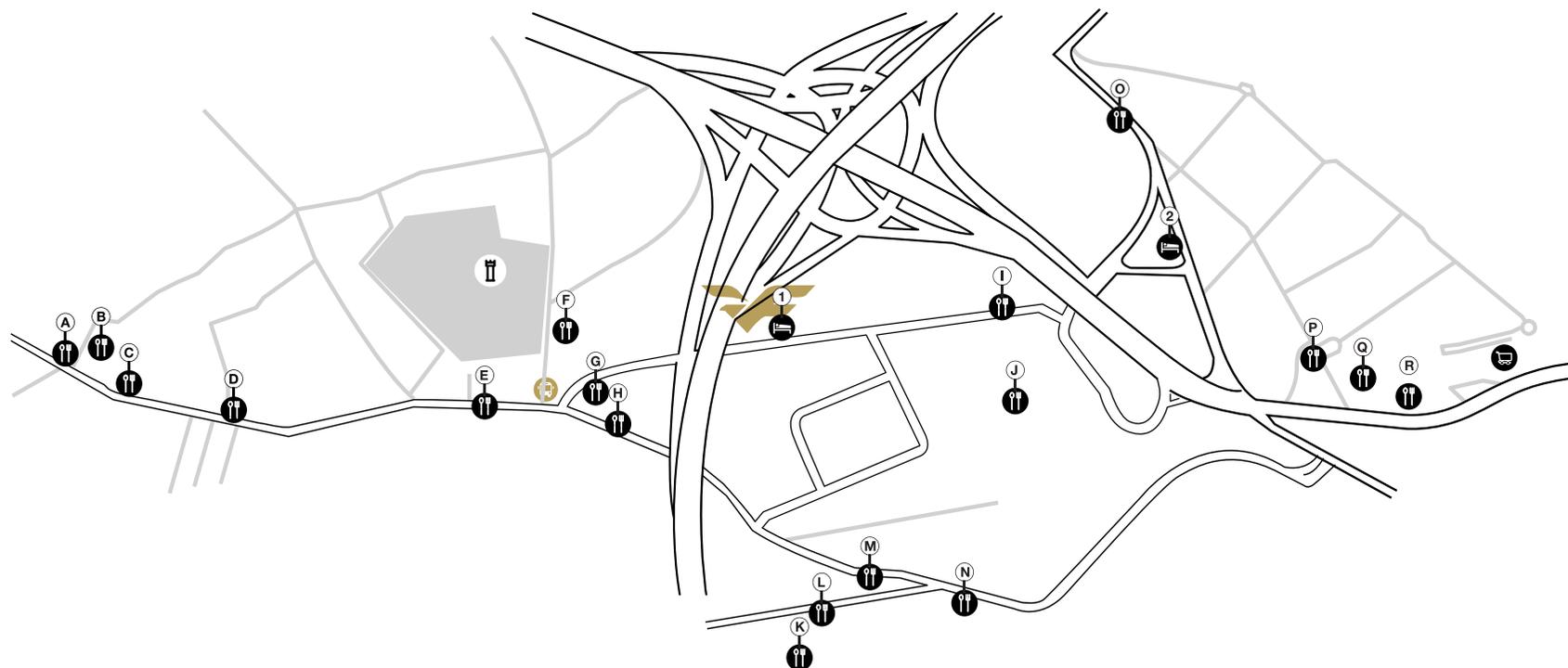
Basilix shopping	2'
Brussels North	12'
Brussels Central	17'
Brussels Shuman	17'
Brussels Luxembourg	21'
Brussels South	22'
Aalst	30'
Evere	34'
Vilvoorde	34'
Dendermonde	44'

### INDIRECT TRAINS

<b>Mechelen</b>	<b>34'</b>
<b>Brussels Airport</b>	<b>38'</b>
<b>Leuven</b>	<b>43'</b>
Ottignies	45'
Braine - L Alleud	45'
La Hulpe	48'
Waterloo	49'
Rixensart	54'
<b>Antwerp Central</b>	<b>54'</b>
<b>Ghent St Pieters</b>	<b>59'</b>
Namur	70'
Mons	73'
Liège Guillemins	78'



**A LIVING DISTRICT**



**A** Deliway  
🚶 2.0 km

**B** Corné Food  
🚶 2.0 km

**C** Eat & Geniet  
🚶 1.9 km

**D** Caho's Garden  
🚶 1.6 km

**E** Athena  
🚶 1.0 km

**F** Brasserie Bijgaarden  
🚶 1.1 km

**G** Restaurant Michel  
🚶 750 m

**H** L'Appuntamento  
🚶 1.0 km

**I** Restaurant Colmar  
🚶 180 m

**J** Brussels Kart  
🚶 110 m

**K** McDonald's  
🚶 1.2 km

**L** Pizza Hut  
🚶 1.3 km

**M** Rucola & Parmigiano  
🚶 1.1 km

**N** Sumida  
🚶 1.3 km

**O** Antipasto  
🚶 900 m

**P** Brasserie de la Gare  
🚶 1.4 km

**Q** Lunch Garden  
🚶 1.2 km

**R** Quick  
🚶 1.7 km

 Basilix Shopping Center

 Kasteel van Groot-Bijgaarden

**1** Gosset Hotel  
🚶 290 m

**2** Hotel Victory  
🚶 750 m

 Busline 136:  
Alsemberg - Grand-Bigard





## CREATING OFFICE SPACES

THAT MAKE PEOPLE WANT TO GO TO  
WORK



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 is undergoing a total make over as we speak.

The façade the entrance and the common areas and the sanitary facilities will be completely restyled and brought up to standards.

The HVAC system will be removed and BMS will be implemented.



## TECHNICAL SPECIFICATIONS AFTER RENOVATION BUILDING

- Floors up to +/-2.096m.
- 2m70 free height
- Raised floors
- Outdoors shading structure (south-side)
- Renovated HVAC
- Centralized Building Management System
- Acoustic micro-perforated metallic suspended ceilings with embedded lights
- General access control (badge reader to communal areas & in elevators)
- LED lighting with KNX management system
- Electrical charging stations for cars
- 1m 20 modulation
- Videosurveillance
- Shower facilities
- Terrace (4th floor)
- Fan-coils along side facade can be moved up on modulation, remote fan-coils in the core areas offering a high flexibility & modularity
- 3 elevators (out of which 1 for goods & persons)



AVAILABLE OFFICE  
SPACE



Type	Floor	Surface
Offices & Entrance	0	1.930
Office	1	2.161
Office	2	2.165
Office	3	1.707
Office & Terrace	4	219
Parking / Archives / Showers	-1	94 units
Parking / Archives	-2	
Parking	0	33 units



3th floor







# KEY ESTATE

your partner in business locations

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