

IKAROS

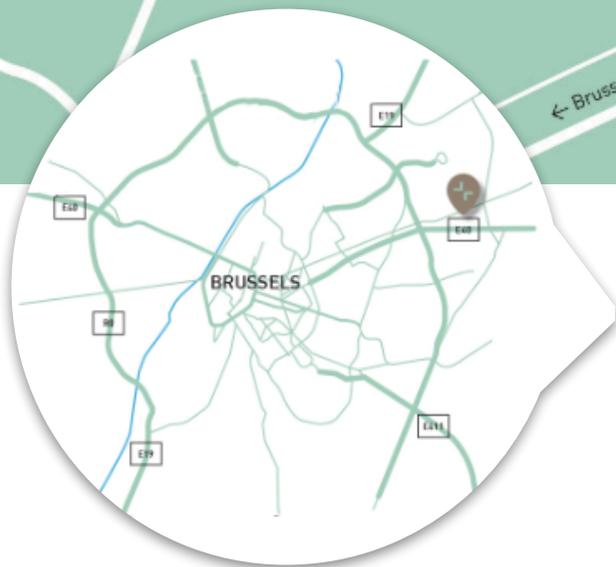
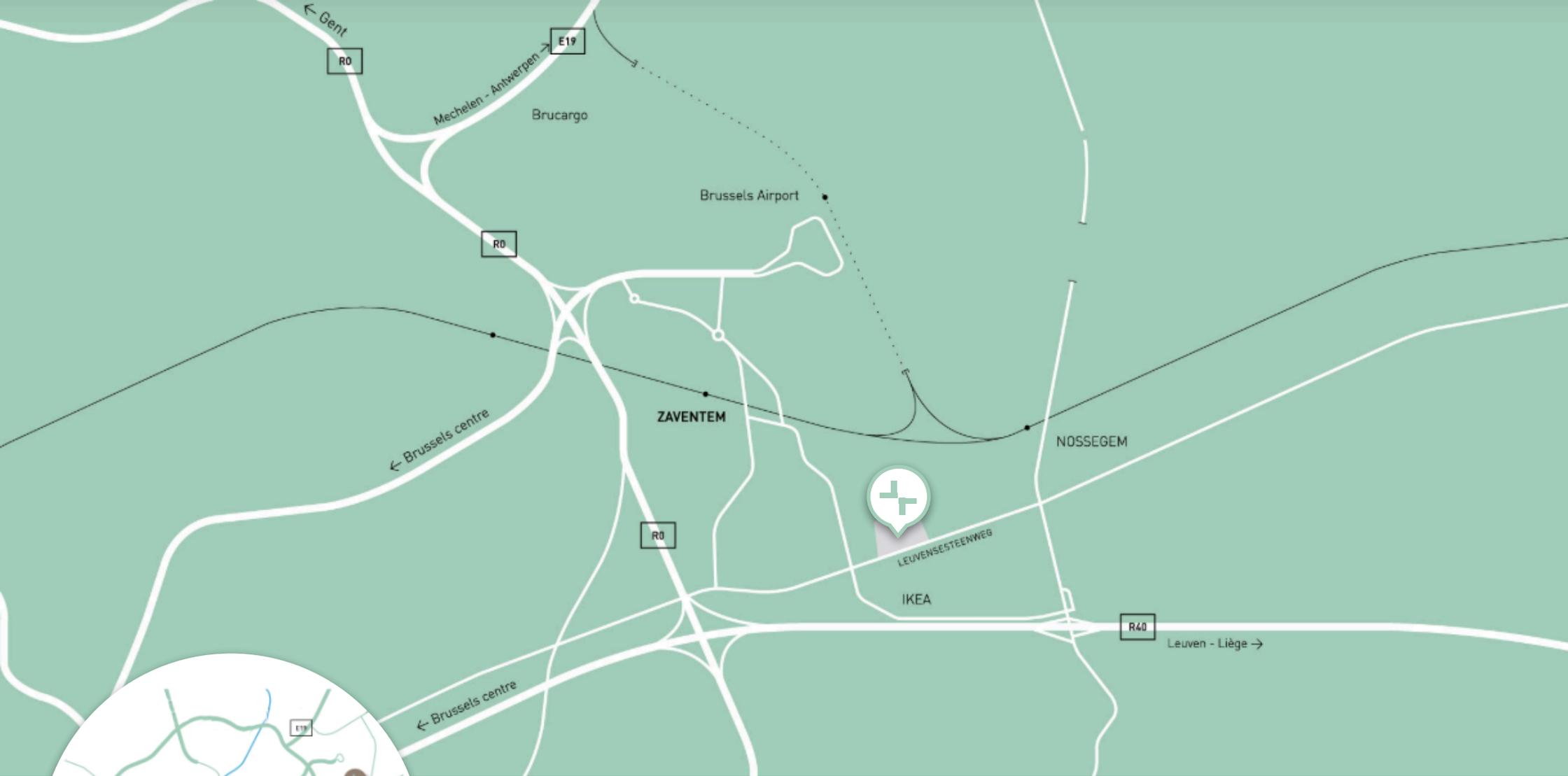


Ikaros today is like a wish come true...
Total renovation to the latest
standards and technological features.

Adapting to a changing world because
nothing ever stands still. This is why
Ikaros is undergoing a constant
renewal, implementing the latest
technologies, the latest trends in
workplace efficiency and comfort.

Contemporary, exclusive and
individual architecture.

Breem certified for low
ecological footprint.



-  2 min
-  5 min

from the E40 Brussels-Liège- Düsseldorf motorway.
from the E19 Amsterdam- Brussels-Paris motorway.





Building	Floor	Surface	Rent/€/sqm/year
2-4	0	740	125
	1	793	135

Building	Floor	Surface	Rent/€/sqm/year
6-8	0	740	125
	1	793	135



- Entirely redesigned façade in natural white plaster (French stone-like style) with a balance of 'open glazed' parts and highly insulated closed parts
- All technical installations have been entirely replaced
- Luminous workspaces with grey thermo-coated thermal window frames fitted with high performance double glazing (thermal and acoustic)
- High performance and energy efficient lighting
- Air conditioning via climate ceiling(cold/warm) with individual regulation per modulation zone
- Digital management of the Energy consumption
- Two entrances
- 4 Showers in the building
- Windows modulation: 1.20 m
- Sectional doors integrated into the façade
- Office surfaces finished with fitted carpet or polished concrete floor for the multi-purpose area
- Raised floor (ground floor and 1st floor)
- Easy access for disabled persons

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Building	Floor	Surface	Rent/€/sqm/year
25-27	1	342	135

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24	1	371	125



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Building	Floor	Surface	Rent/€/sqm/year
33	0	907	110
	1	1.008	120
	2	906	120



- Natural stone coloured concrete façade
- 1,20 m modulation
- Aluminium opening windows
- Over-head door integrated into façades
- Insulating double glazing with high acoustic properties
- Prestigious entrance hall
- Two lifts (630 kg/ 8 persons)
- Acoustic suspended ceilings with integral low glare light fittings
- Air conditioning : cooling using fan-coil units integrated into the ceiling, heating using fan-coil units
- Raised floor (upper floors) or peripheral plinths with 3 segments (ground floor)
- Office surfaces finished with fitted carpets or polished concrete floor for the multi-purpose area
- 2,80 m clear height on ground floor
- Loads : 1000 kg/m² (ground floor), 350 kg/m² with zones 750 kg/m² (upper floor)

Building	Floor	Surface	Rent/€/sqm/year
45	0	914	120
	1	1.019	120



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Building	Floor	Surface	Rent/€/sqm/year
37	2	705	120

Building	Floor	Surface	Rent/€/sqm/year
49	0	461	120
	1	555	120
	1	499	120



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SERVICES

The international companies which have already chosen to locate at Ikaros could have gone anywhere. But they didn't go just anywhere - they came here. Attracted by all of the features described here, and by the hands-on, in-house management by Befimmo, a company which knows that if it wants to be successful, its clients have to be successful first.



RESTAURANT

At Ikaros, the on-site catering facilities represent more than just a typical 'company restaurant'. This is a great place where you can entertain clients and visitors, and where your personnel can relax in nice surroundings.



FITNESS

Keeping fit, keeping healthy, enjoying a jog or a work-out. These are part of everyday life, and your employees expect to be able to find facilities at work too.

At Ikaros, they do:

- Fitness center for all the park
- Cross-fit coaching sessions on-site
- Sauna and solarium



NURSERY

Combining a young family with work is not always easy. But it is so much easier if your employer provides an on-site nursery where your child will be kept safe, happy and entertained all day, by professional, caring staff.

Welcome to the Ikaros nursery:

- Priority given to the children of the tenants
- Pleasant garden for the children



MEETING ROOMS

Sometimes, you need larger meeting rooms for important client presentations or company information sessions. And you want to be in professional surroundings, not in the same offices you occupy every day.

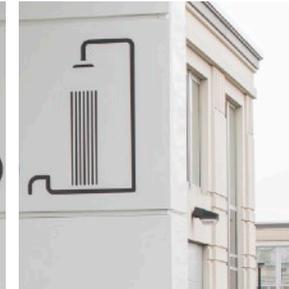
Ikaros provides three flexible meeting rooms of different sizes:

- Fully equipped
- Capacity from 8 to 50 persons
- Catering possibilities



BICYCLE SHELTERS

Encouraging 'soft' means of transport is good for the environment and for the health of employees. This is why Ikaros provides dedicated bicycle parking.



SHOWERS

Ikaros provides specific buildings with no less than 14 showers available to all. Make use of them after a work-out in the fitness center - another service you can benefit from at the business park.



FLEX'OFFICES

Individual offices with flexible rental contracts including :

- Furniture
- Data connection
- Electricity, water and gas consumptions
- Coffee corner
- Kitchen
- Lounge
- Opening windows
- Air conditioning
- Facilities on site: restaurant, crèche, fitness, showers



KEY ESTATE

your partner in business locations

Dhr. Klaas Hermans

M: +32 473 98 25 63

E: klaas.hermans@keyestate.be

www.keyestate.be

Noordkustlaan 16C
1702 Groot-Bijgaarden

T: +32 2 420 03 03

E: info@keyestate.be