

The office park is easily accessible via the Brussels-Liège highway (exit Haasrode). This makes it easy to avoid the ever-increasing traffic jams.

The park can also be easily reached by public transport. There is a bus stop of "De Lijn" near the entrance of the Greenhill Campus Park (bus 4 (Haasrode-Leuven-Herent) and 630 (Haasrode-Leuven Station-Wijgmaal)).

restaurant with a terrace. Outdoor, indoor parking, archives and showers also available.







Greenhill Campus Park, with visible location from the Interleuvenlaan. The renowned Research Park of Haasrode (Leuven) features green and picnic areas.

A



GREENHILL CAMPUS - BUILDING A

This 1.956m² building based in the renowned Research Park of Haasrode (Leuven) features green and picnic areas. This is a zero fossil energy building and is equipped to install photovoltaic panels, as well as electric charging stations. It includes a ground floor and 3 floors. These offices are equipped with suspended ceilings with integrated light fixtures, cable ducts along the facades, air conditioning, a (common) kitchenette and a lift.

A



GREENHILL CAMPUS - BUILDING A

Flood zone

not located in a flood zone

Year of construction

1999

Price range

From 268.000 € to 898.800 €

Surface area range

From 216 m² to 842 m²

Number of floors

3

Soil certificate

Yes

Asbestos inventory

Received

Elevator

Yes

Air conditioning

Yes

Indoor parking

Yes

Outdoor parking

Yes

A

Category / Unit	Floor	Surface	Sales Price
Office	3	335	€ 268.000
Office / A1.1 + A1.2	1	252	€ 315.000
Office	2	505	€ 631.250
Office	2 & 3	842	€ 898.800
Category / Unit	Floor	Surface	Letting Price month
Office / A1.1 + A1.2	1	252	€ 2.310
Office	3	338	€ 3.071
Office	2	505	€ 4.629
Office	2 & 3	840	€ 7.700
Category / Unit	Floor	Surface	For Investment
Office / A0.2	0	216	€ 450.000 (yield 7,91%)

A - Invest

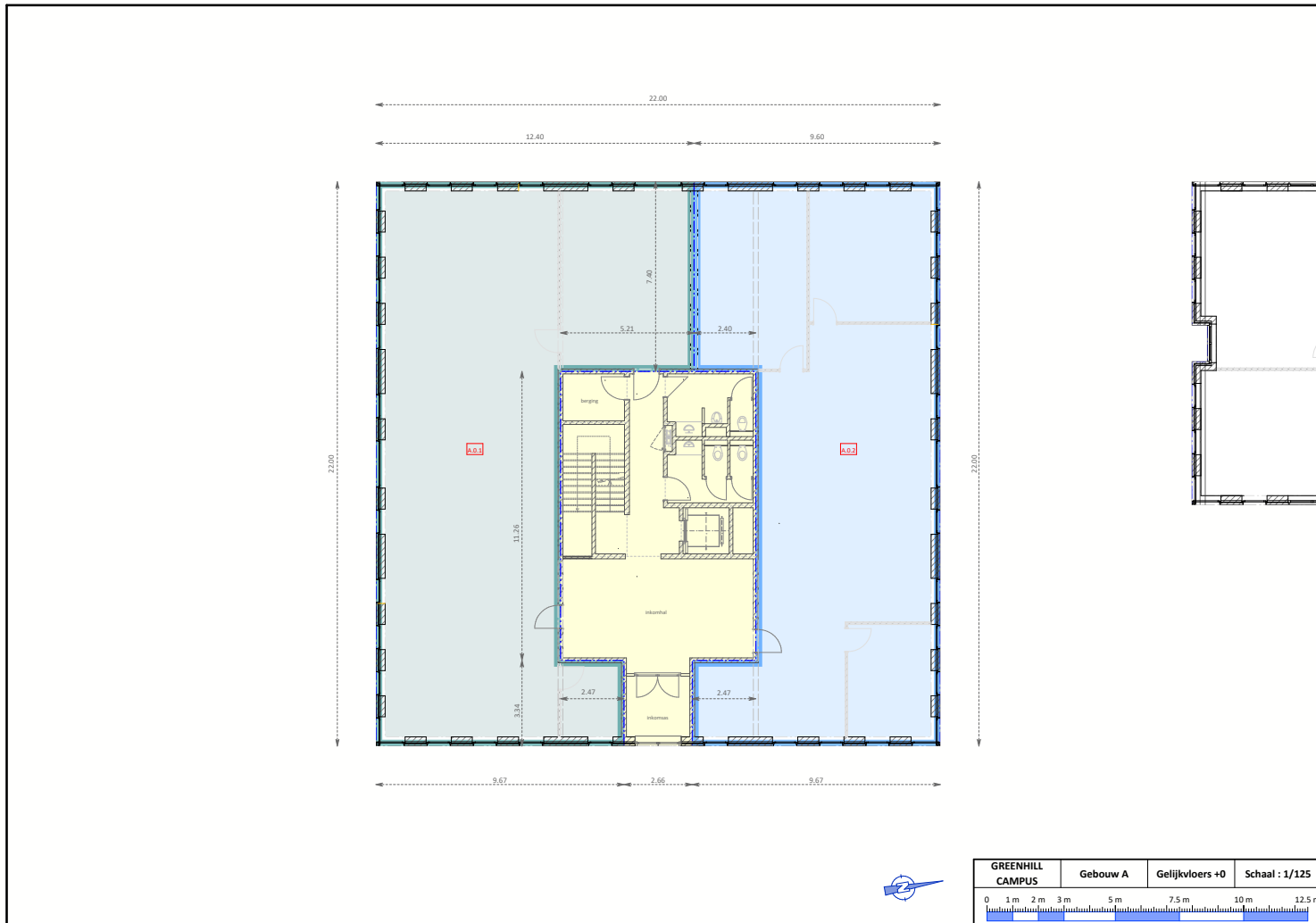
Category / Unit	Floor	Surface
Office	0	216
Parking	0	4 units

	Lease agreement
Start	01/08/2016
Period	6/9 years
End	31/07/2025
Indexed Rental incoming (excl. charges)	€35.593/year
Asset Deal	
Price: €450.000	Gross Yield: 7,91%

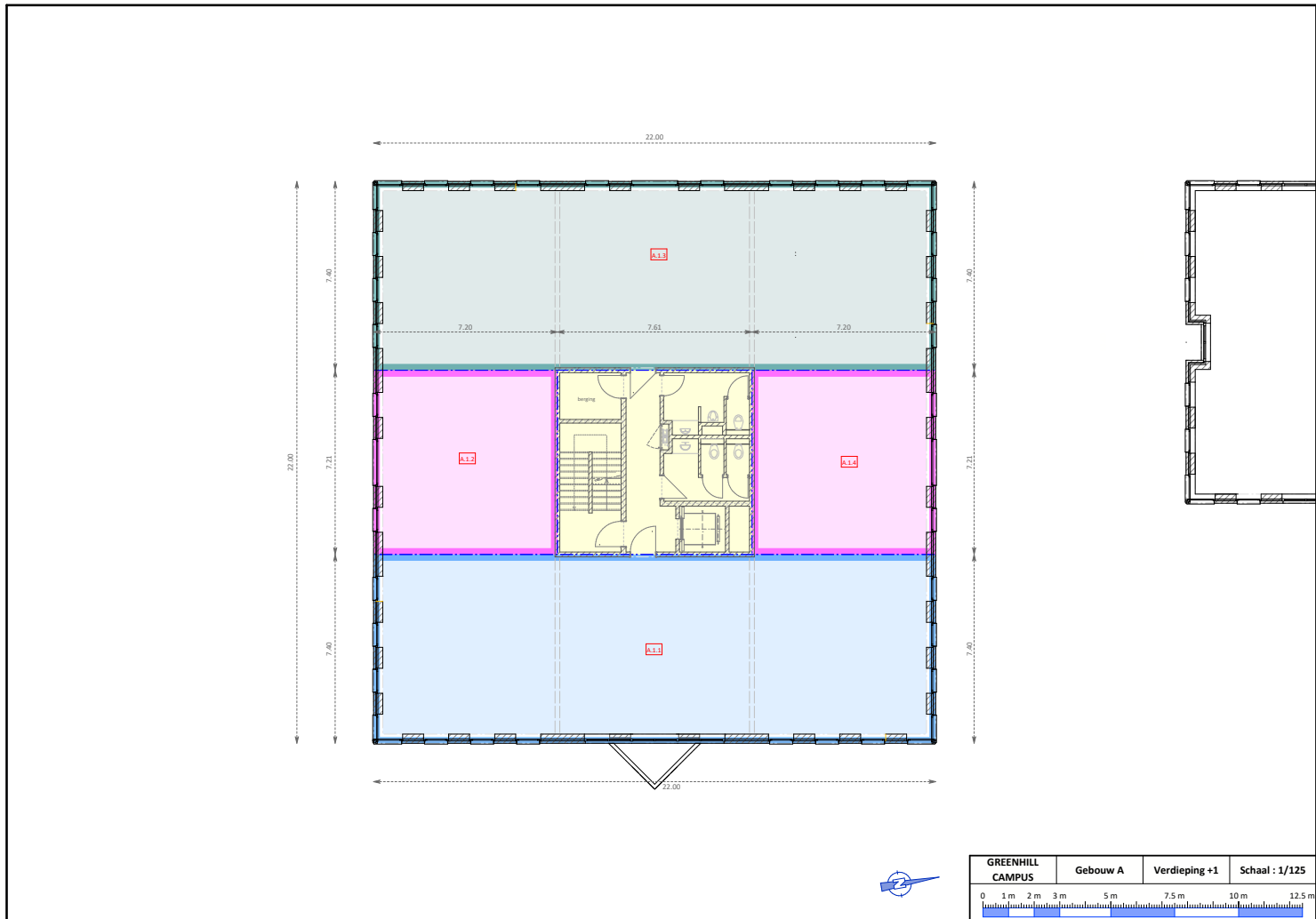
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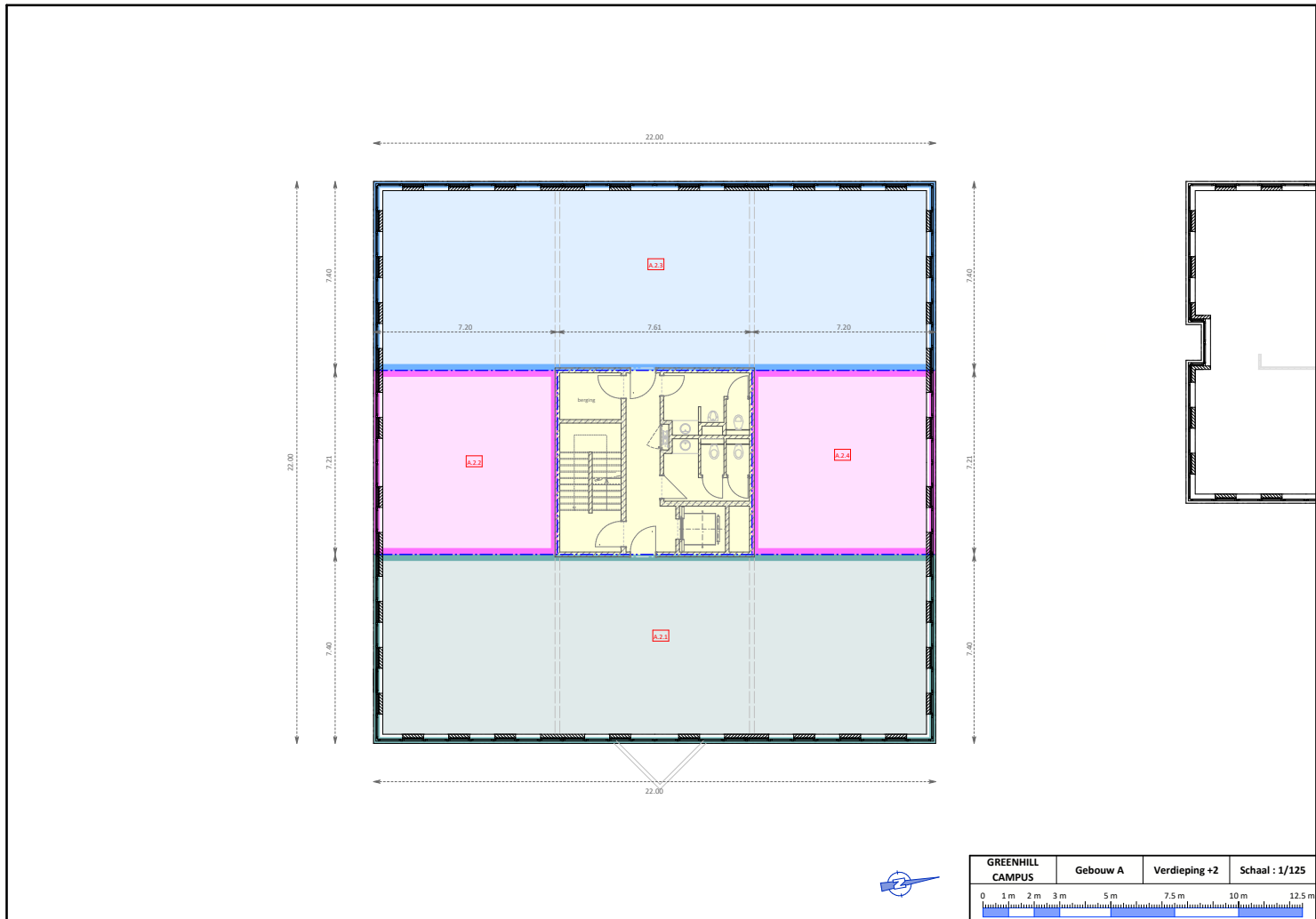
A - 0°



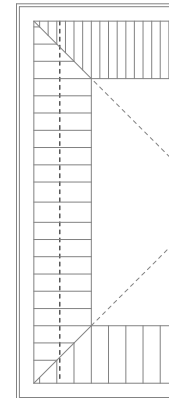
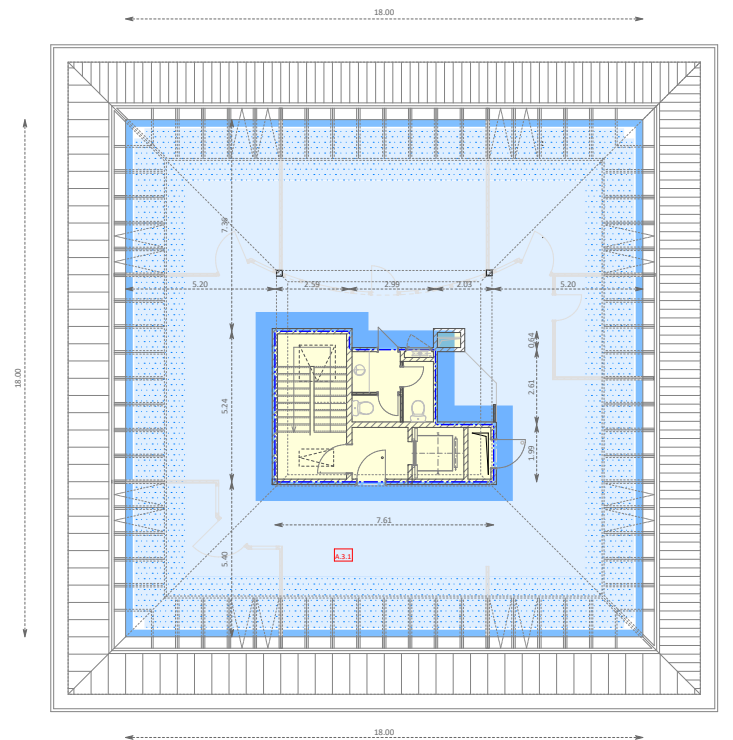
A - 1°



A - 2°



A - 3°



GREENHILL CAMPUS	Gebouw A	Verdieping +3	Schaal : 1/125
0	1 m	2 m	3 m
5 m	7.5 m	10 m	12.5 m

B



GREENHILL CAMPUS - BUILDING B

This 1.898m² building is located in the renowned Research Park of Haasrode (Leuven) and features green and picnic areas. This is a zero fossil energy building and is equipped to install photovoltaic panels, as well as electric charging stations. It includes a ground floor and 3 floors. These offices are equipped with suspended ceilings with integrated light fixtures, cable ducts along the facades, air conditioning, a (common) kitchenette and a lift.

B



GREENHILL CAMPUS - BUILDING B

Flood zone

not located in a flood zone

Year of construction

1999

Price

2.221.300 €

Area surface

1.898 m²

Number of floors

3

Soil certificate

Yes

Asbestos inventory

Received

Elevator

Yes

Air conditioning

Yes

Indoor parking

Yes

Outdoor parking

Yes



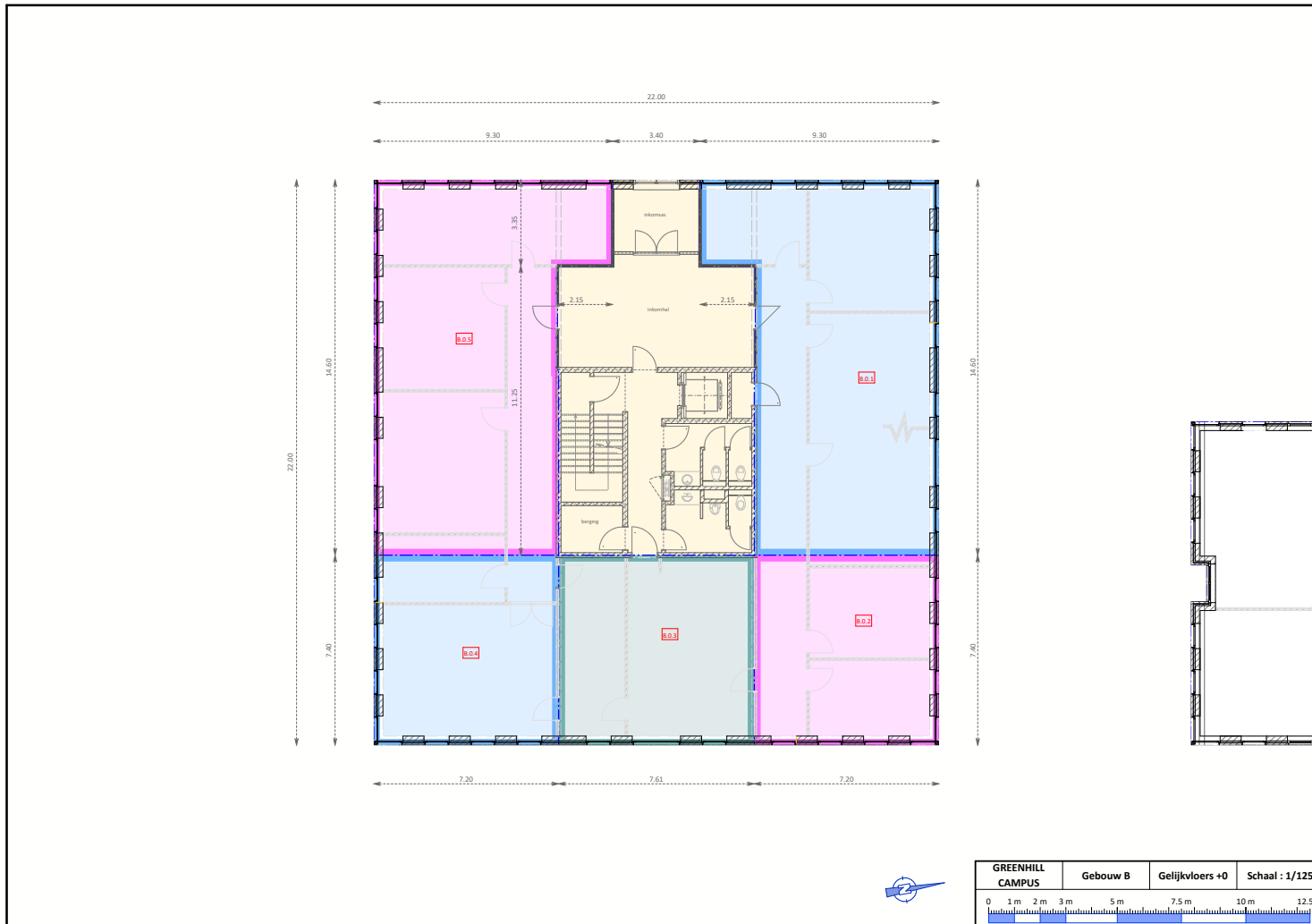
B

Category / Unit	Floor	Surface	Sales Price
Office	0-3	1.898	€ 2.221.300
Category / Unit	Floor	Surface	Letting Price month
Office	0-3	1.898	€ 17.398

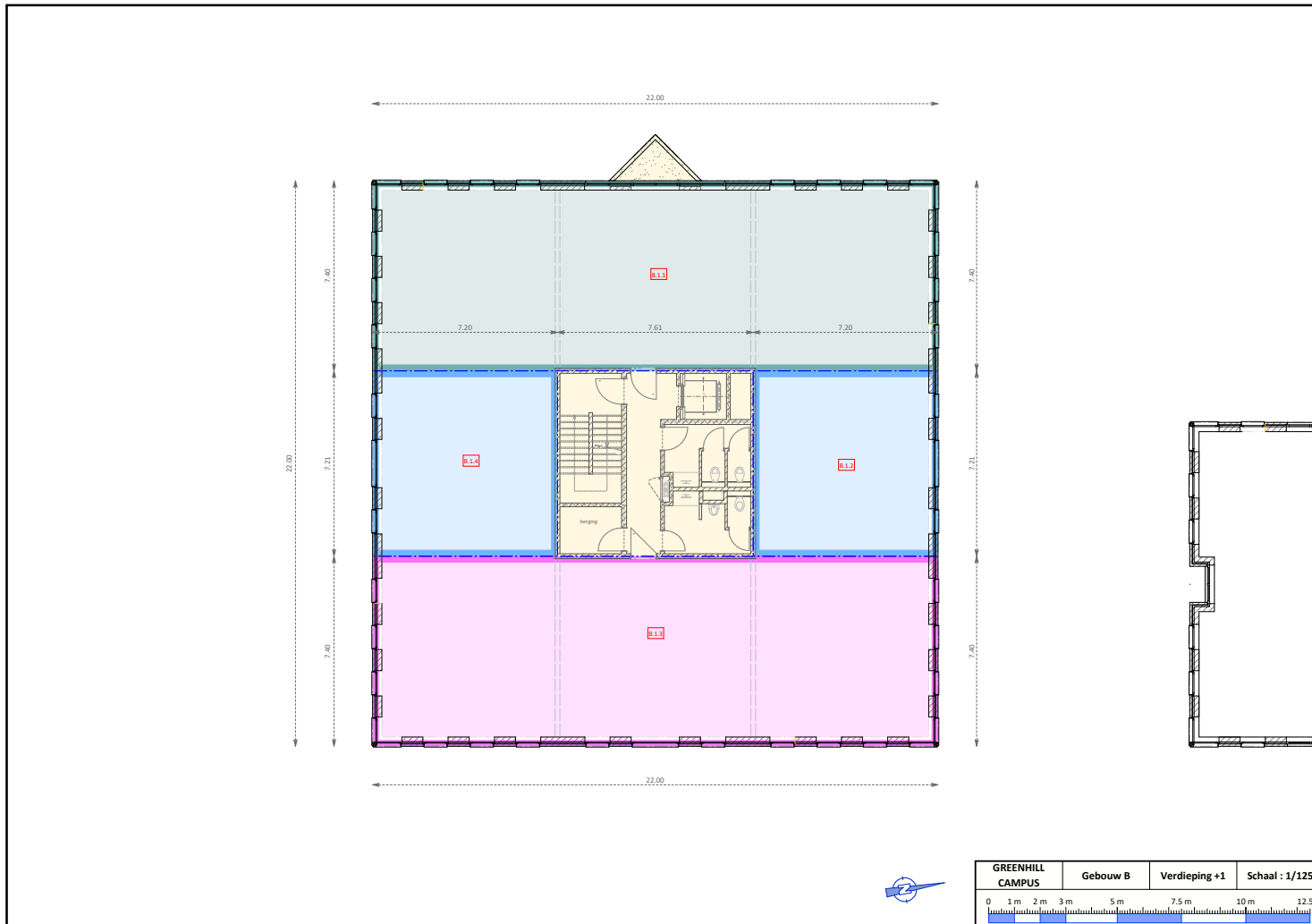
B



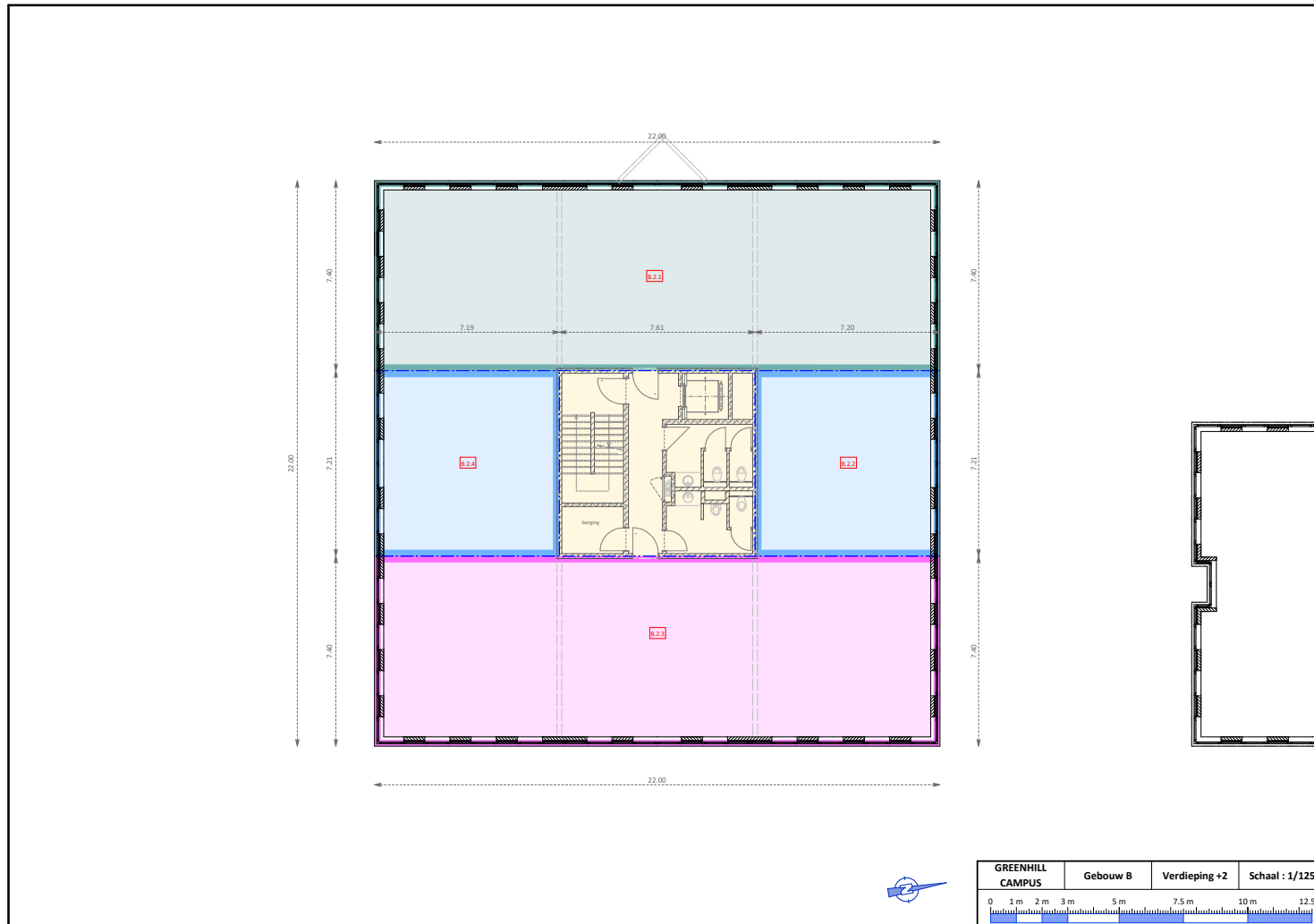
B - 0°



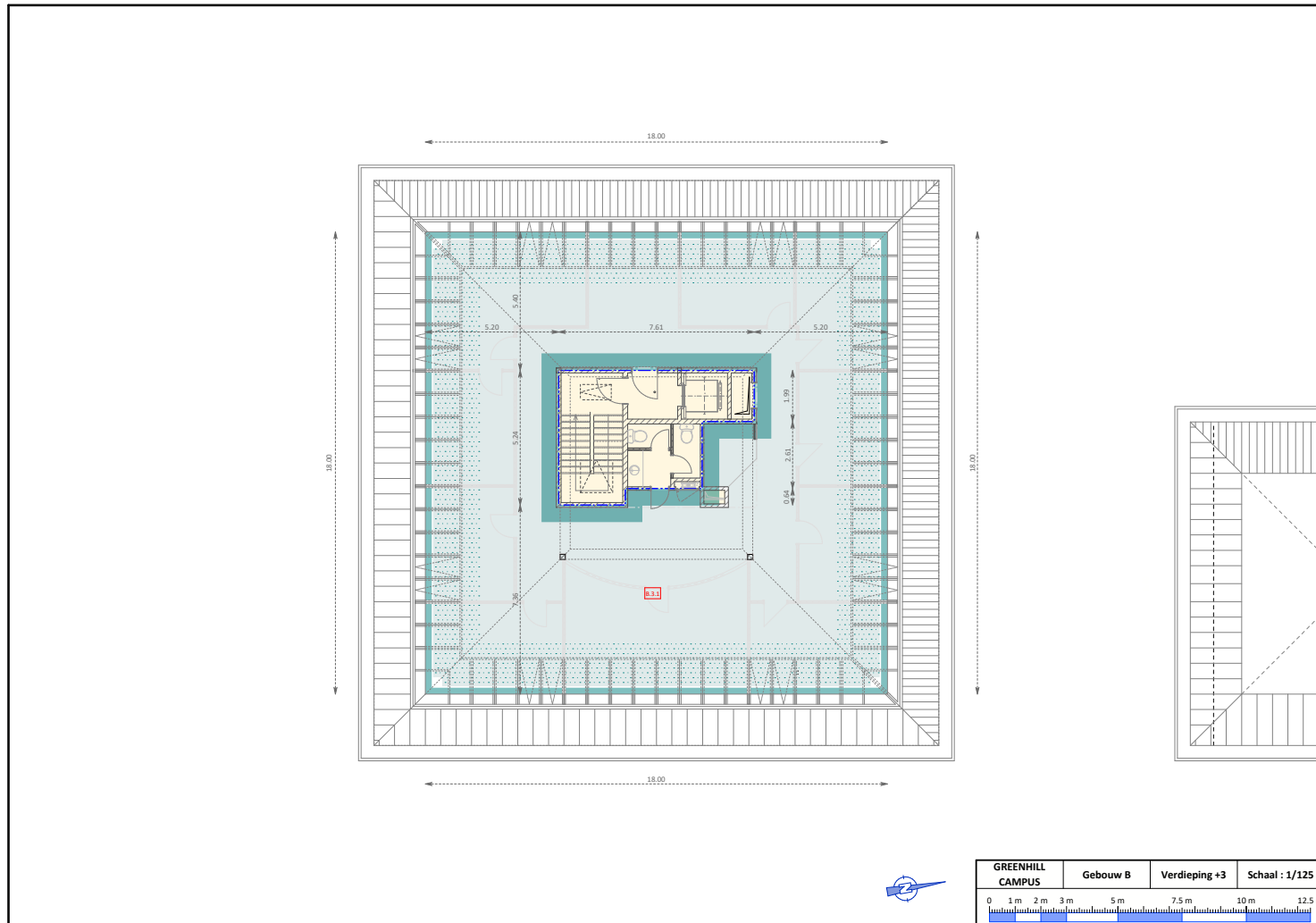
B - 1°



B - 2°



B - 3°



C



GREENHILL CAMPUS - BUILDING C

This 1.607m² building based in the renowned Research Park of Haasrode (Leuven) features green and picnic areas. This is a zero fossil energy building and is equipped to install photovoltaic panels, as well as electric charging stations. It includes a ground floor and 3 floors. These offices are equipped with suspended ceilings with integrated light fixtures, cable ducts along the facades, air conditioning, a (common) kitchenette and a lift.

C



GREENHILL CAMPUS - BUILDING C

Flood zone

not located in a flood zone

Year of construction

1999

Price

671.250 €

Area surface

537 m²

Number of floors

3

Soil certificate

Yes

Asbestos inventory

Received

Elevator

Yes

Air conditioning

Yes

Indoor parking

Yes

Outdoor parking

Yes



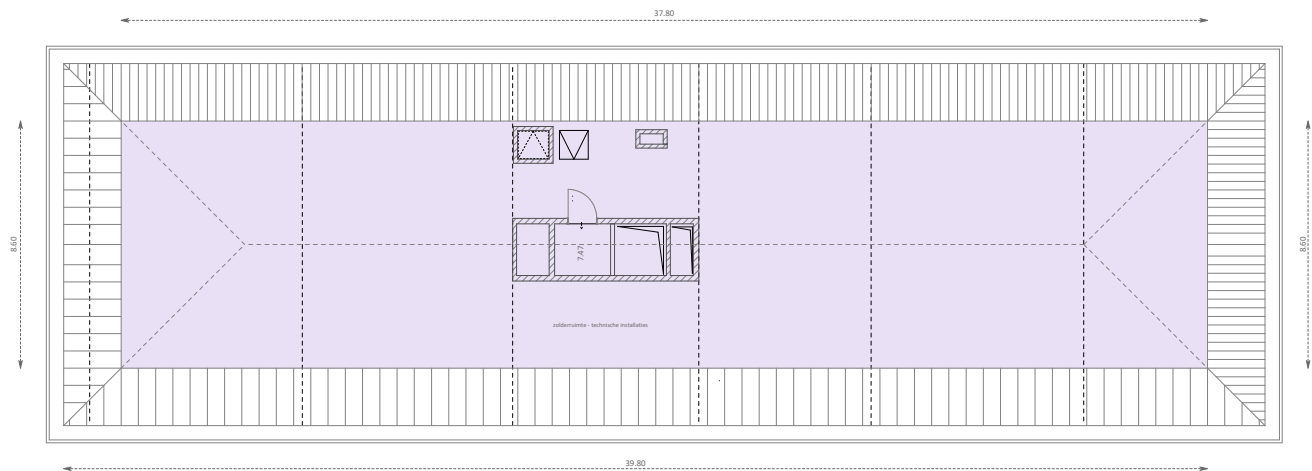
C

Category / Unit	Floor	Surface	Sales Price
Office	1	537	€ 671.250
Category / Unit	Floor	Surface	Letting Price month
Office	1	537	€ 4.922

C



C - 3°



GREENHILL CAMPUS	Gebouw C	Verdieping +3	Schaal : 1/125
0	1 m	2 m	3 m
5 m	7.5 m	10 m	12.5 m

D



GREENHILL CAMPUS - BUILDING D

This is a zero fossil energy building and is equipped to install photovoltaic panels, as well as electric charging stations. These offices are equipped with suspended ceilings with integrated light fixtures, cable ducts along the facades, air conditioning, a (common) kitchenette and a lift.

D



GREENHILL CAMPUS - BUILDING D

Flood zone

not located in a flood zone

Year of construction

1999

Price range

From 300.000 € to 2.700.000 €

Surface area range

From 264 m² to 1.606 m²

Number of floors

2

Soil certificate

Yes

Asbestos inventory

Received

Elevator

Yes

Air conditioning

Yes

Indoor parking

Yes

Outdoor parking

Yes

D

Category / Unit	Floor	Surface	Investment	Gross Yield
Office / D0.2	0	265	€ 300.000	8,1%
Office / D1.1	1	279	€ 450.000	7,49%
Office / D0.1	0	264	€ 467.500	7,5%
Office / D1.2	1	264	€ 560.000	7,5%
Office	2	535	€ 920.000	7,5%
Office	0-2	1.606	€ 2.700.000	7,54%



D - Invest

Category / Unit	Floor	Surface
Office /D0.2	0	265
Parking	0	4 units

	Lease agreement
Start	01/01/2023
Period	3/6/9 years
End	31/12/2031
Breaks	31/12/2025 & 31/12/2028
Indexed Rental incoming (excl. charges)	€24.308/year
Asset Deal	
Price: €300.000	Gross Yield: 8,10%

D - Invest

Category / Unit	Floor	Surface
Office /D1.1	1	279
Parking	0	5 units

	Lease agreement
Start	01/06/2023
Period	3/6/9 years
End	31/05/2032
Breaks	31/05/2026 & 31/05/2029
Indexed Rental incoming (excl. charges)	€33.690/year
Asset Deal	
Price: €450.000	Gross Yield: 7,49%

D - Invest

Category / Unit	Floor	Surface
Office /D0.1	0	264
Parking	0	2 units
	-1	4 units

	Lease agreement
Start	01/03/2020
Period	3/6/9 years
End	28/02/2029
Breaks	01/03/2026
Indexed Rental incoming (excl. charges)	€35.059/year
Asset Deal	
Price: €467.500	Gross Yield: 7,50%



D - Invest

Category / Unit	Floor	Surface
Office /D1.2	1	264
Parking	0	2 units
	-1	4 units

	Lease agreement
Start	01/02/2017
Period	6/9 years
End	31/01/2026
Indexed Rental incoming (excl. charges)	€41.937/year
Asset Deal	
Price: €560.000	Gross Yield: 7,50%



D - Invest

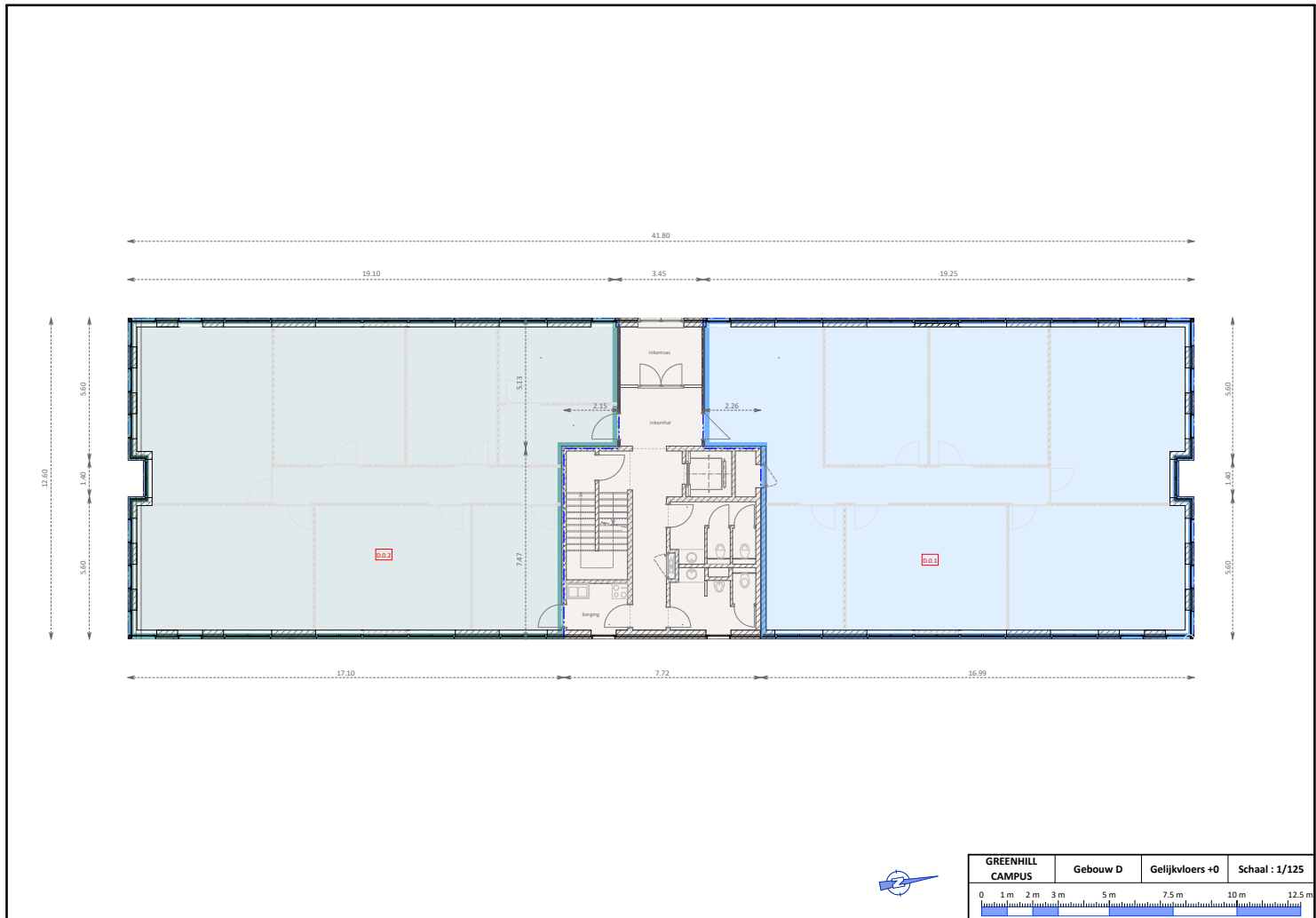
Category / Unit	Floor	Surface
Office	2	535
Archives	2	48
Parking	0	5 units
	-1	5 units

	Lease agreement
Start	01/09/2023
Period	3/6/9 years
End	31/08/2032
Indexed Rental incoming (excl. charges)	€68.704/year
Asset Deal	
Price: €920.000	Gross Yield: 7,50%

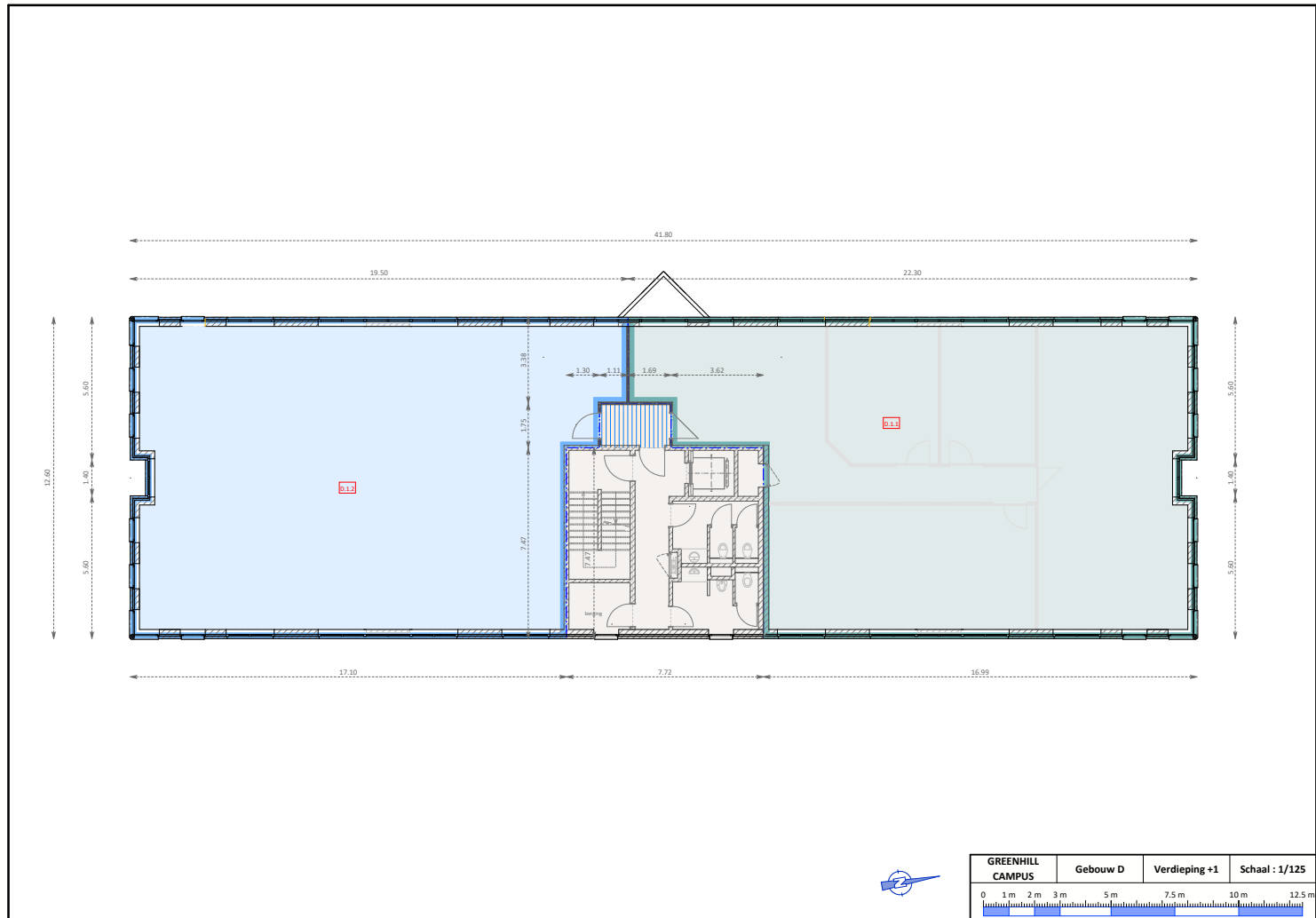
D



D - 0°



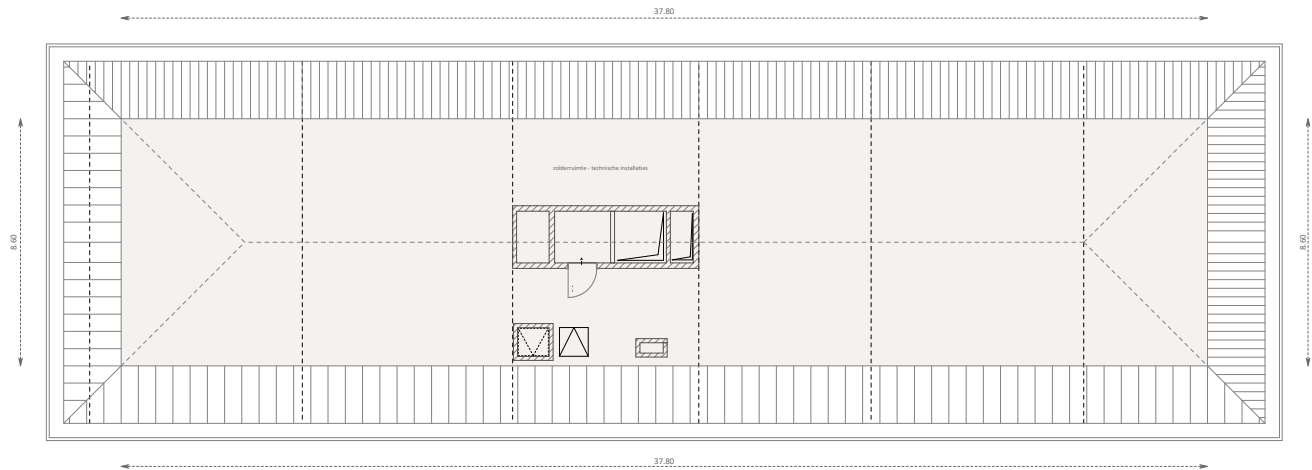
D - 1°



D - 2°



D - 3°



GREENHILL CAMPUS	Gebouw D	Verdieping +3	Schaal : 1/125
0	1 m	2 m	3 m
5 m	7.5 m	10 m	12.5 m

E



GREENHILL CAMPUS - BUILDING E

This 1.807m² building based in the renowned Research Park of Haasrode (Leuven) features green and picnic areas. This is a zero fossil energy building and is equipped to install photovoltaic panels, as well as electric charging stations. It includes a ground floor and 3 floors. These offices are equipped with suspended ceilings with integrated light fixtures, cable ducts along the facades, air conditioning, a (common) kitchenette and a lift.

E



GREENHILL CAMPUS - BUILDING E

Flood zone

not located in a flood zone

Year of construction

1999

Price range

From 269.600 € to 903.000 €

Surface area range

From 337 m² to 844 m²

Number of floors

3

Soil certificate

Yes

Asbestos inventory

Received

Elevator

Yes

Air conditioning

Yes

Indoor parking

Yes

Outdoor parking

Yes



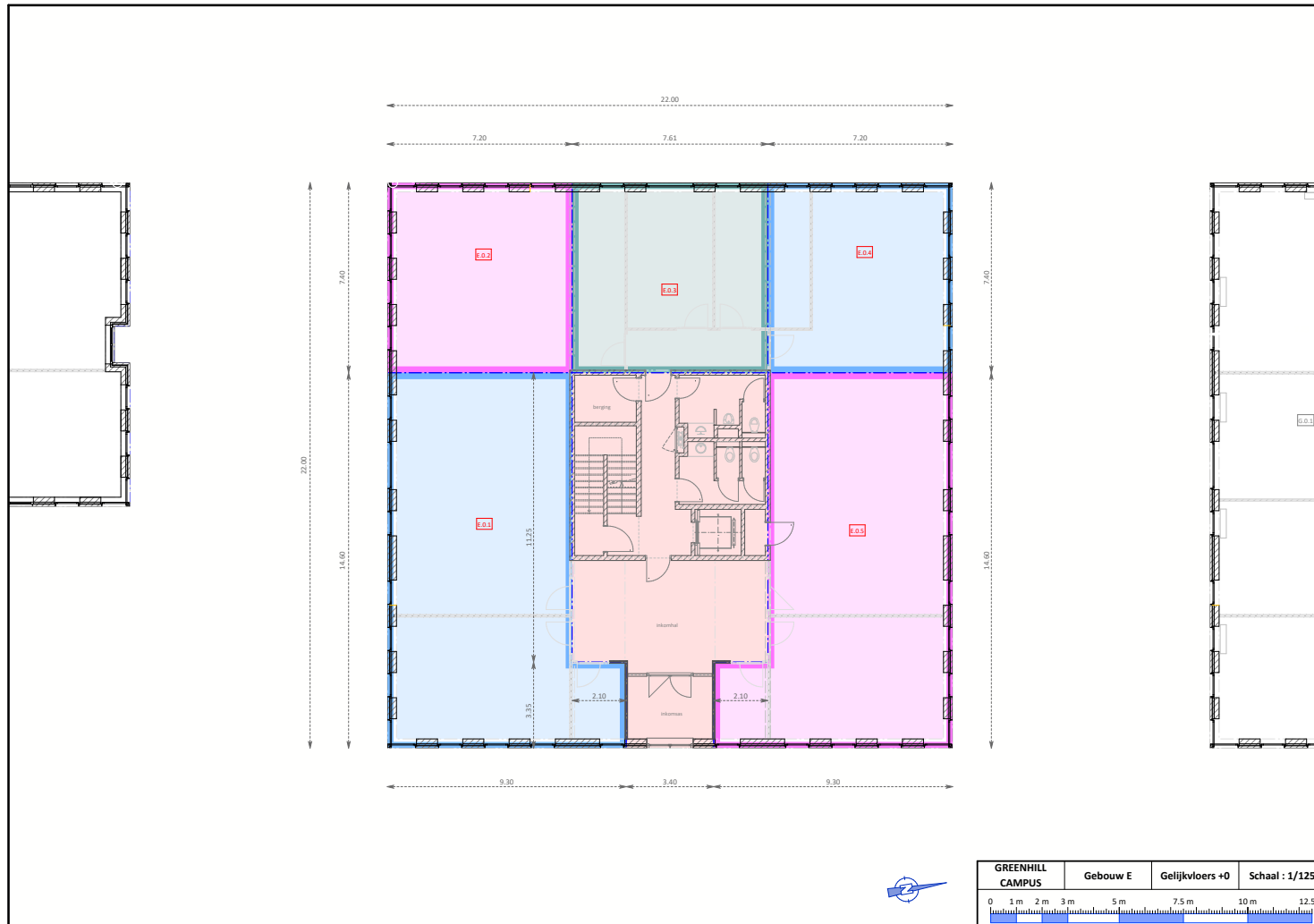
E

Category / Unit	Floor	Surface	Sales Price
Office	3	337	€ 269.600
Office	2	507	€ 633.750
Office	2 & 3	844	€ 903.000
Category / Unit	Floor	Surface	Letting Price month
Office	3	337	€ 3.089
Office	2	507	€ 4.648
Office	2 & 3	844	€ 7.737

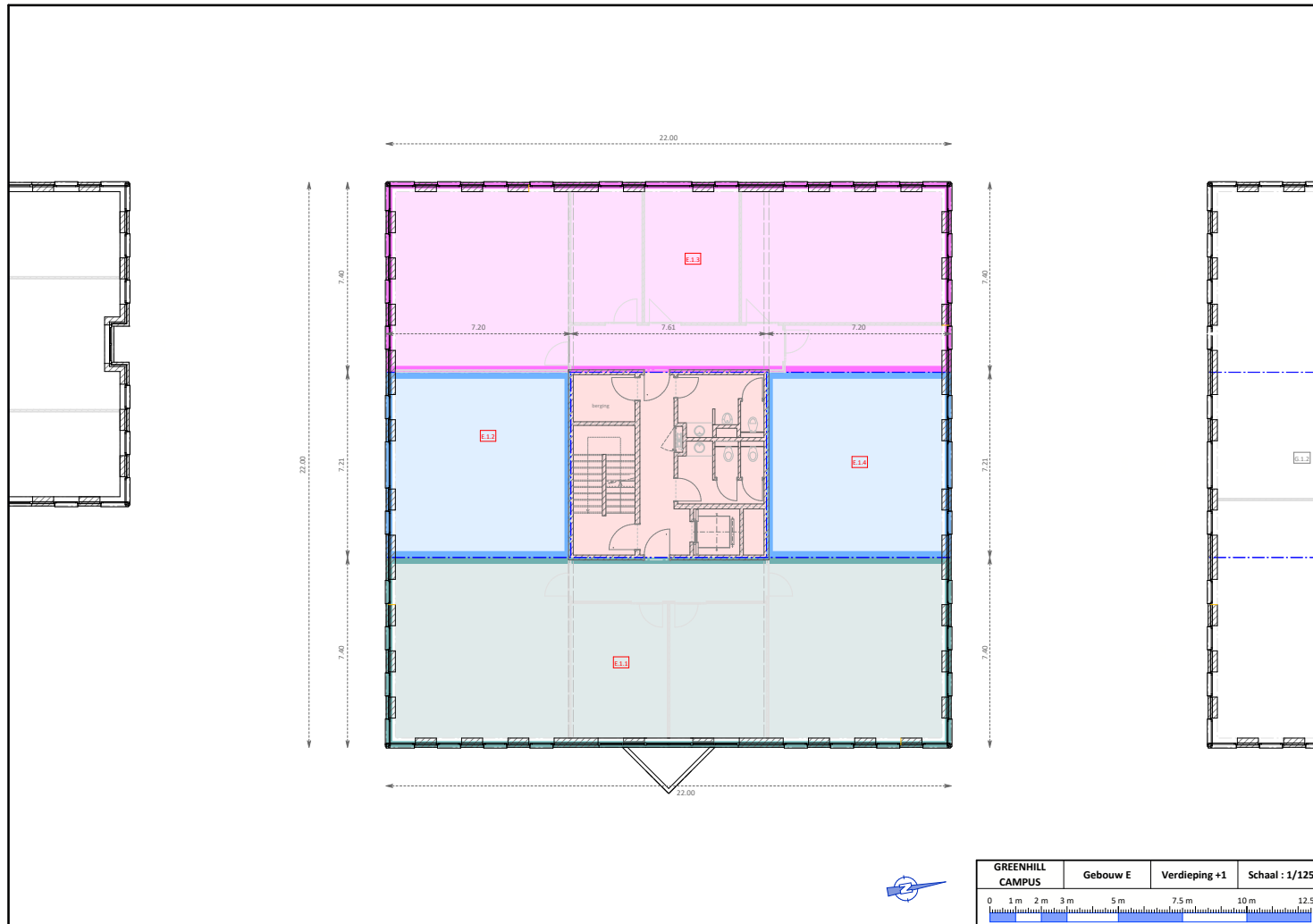
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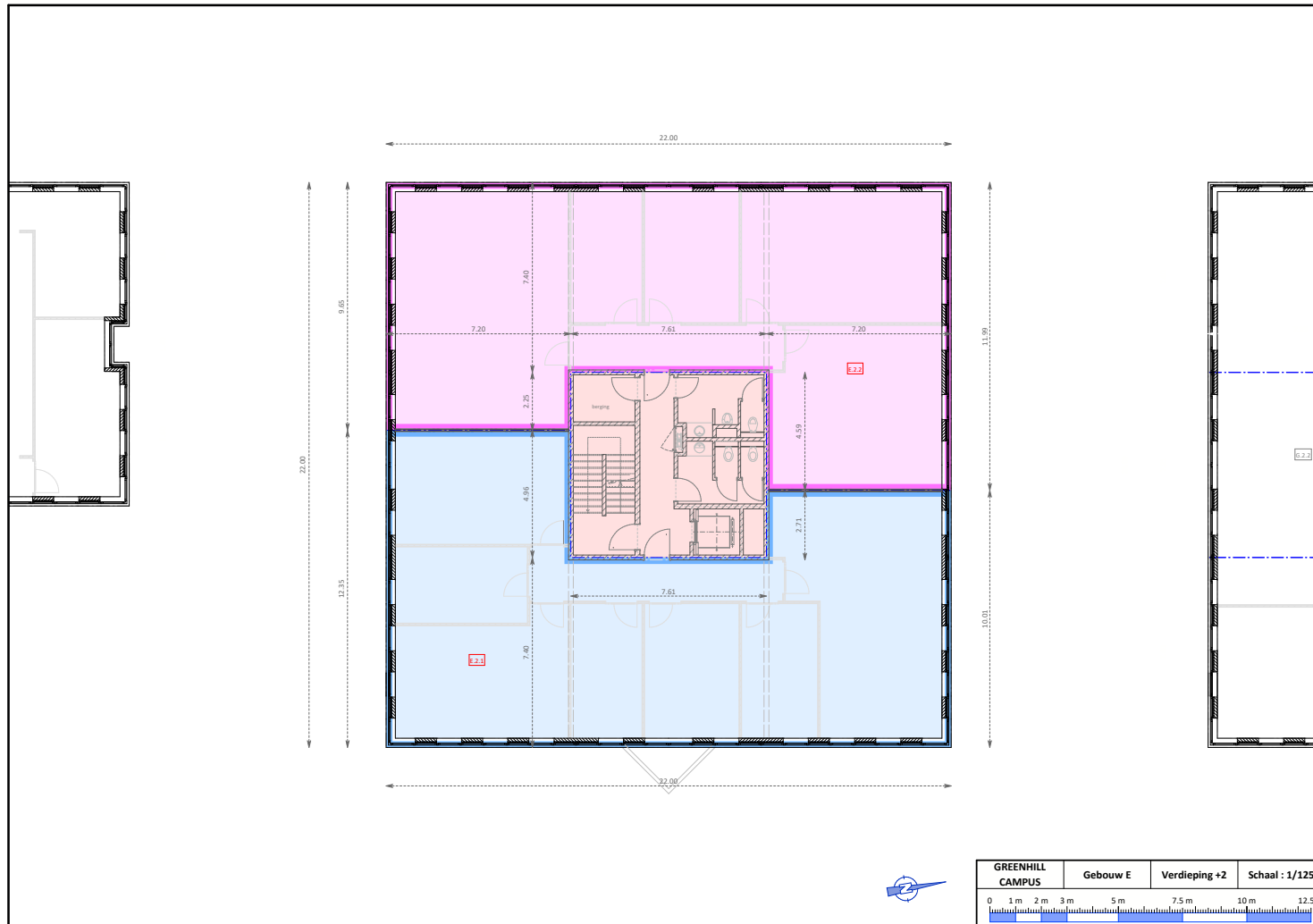
E - 0°



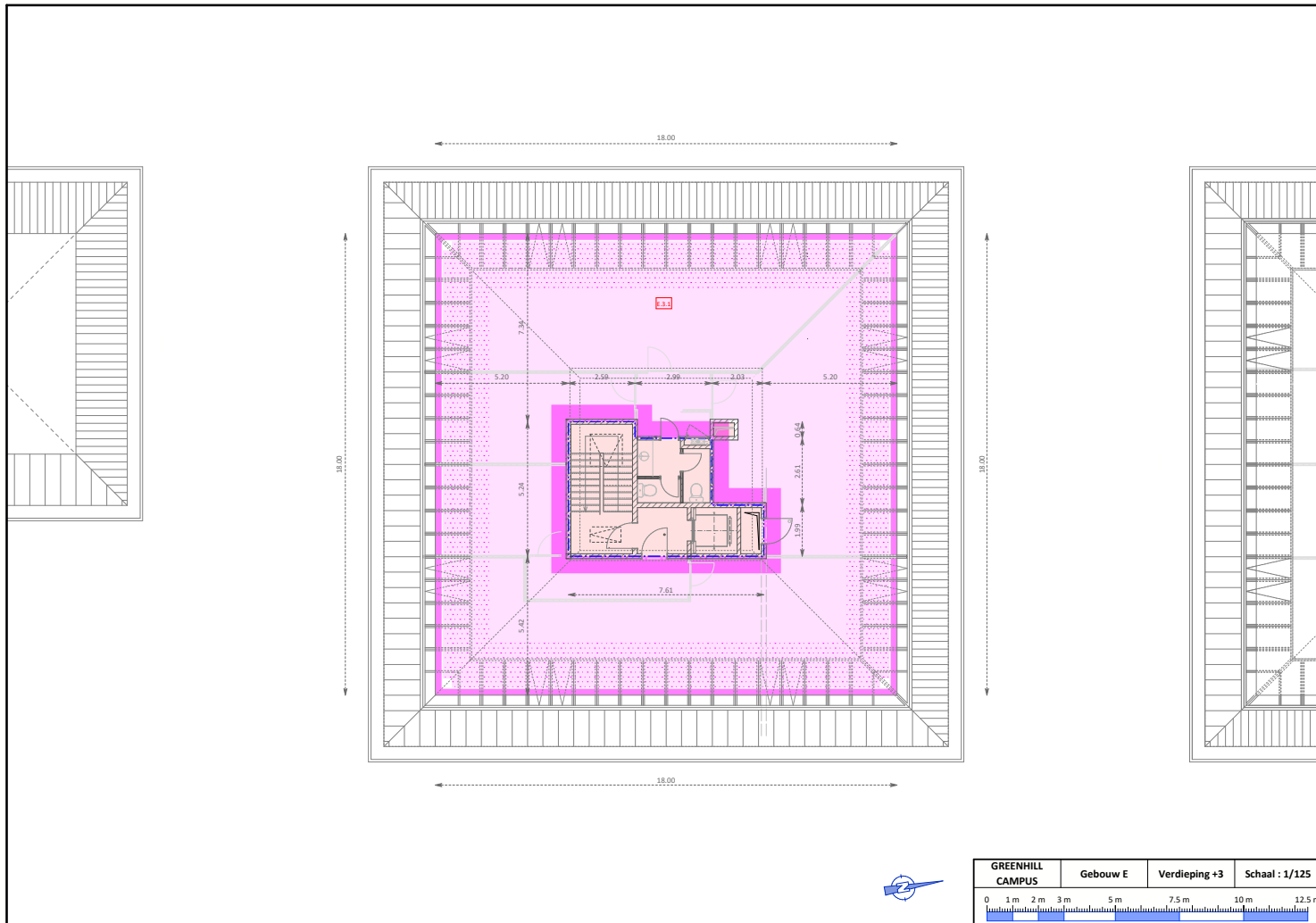
E - 1°



E - 2°



E - 3°



F



GREENHILL CAMPUS - BUILDING F

This is a zero fossil energy building and is equipped to install photovoltaic panels, as well as electric charging stations. These offices are equipped with suspended ceilings with integrated light fixtures, cable ducts along the facades, air conditioning, a (common) kitchenette and a lift.



GREENHILL CAMPUS - BUILDING F

Flood zone

not located in a flood zone

Year of construction

1999

Price range

From 221.250 € to 1.150.000 €

Surface area range

From 177 m² to 790 m²

Number of floors

3

Soil certificate

Yes

Asbestos inventory

Received

Elevator

Yes

Air conditioning

Yes

Indoor parking

Yes

Outdoor parking

Yes

F

Category / Unit	Floor	Surface	Sales Price
Office / F1.1	1	177	€ 221.250
Office / F3.1	3	336	€ 268.800
Category / Unit	Floor	Surface	Letting Price month
Office / F1.1	1	177	€ 1.622
Office / F3.1	3	336	€ 3.080
Category / Unit	Floor	Surface	For Investment
Office / 0+F1.2	0-1	790	€ 1.150.000 (yield 7%)



F - Invest

Category / Unit	Floor	Surface
Office / F0.1+F02	0	461
Office / F1.2	1	329
Archives	0	86 (20+66)
Parking	0	7 units
	-1	3 units

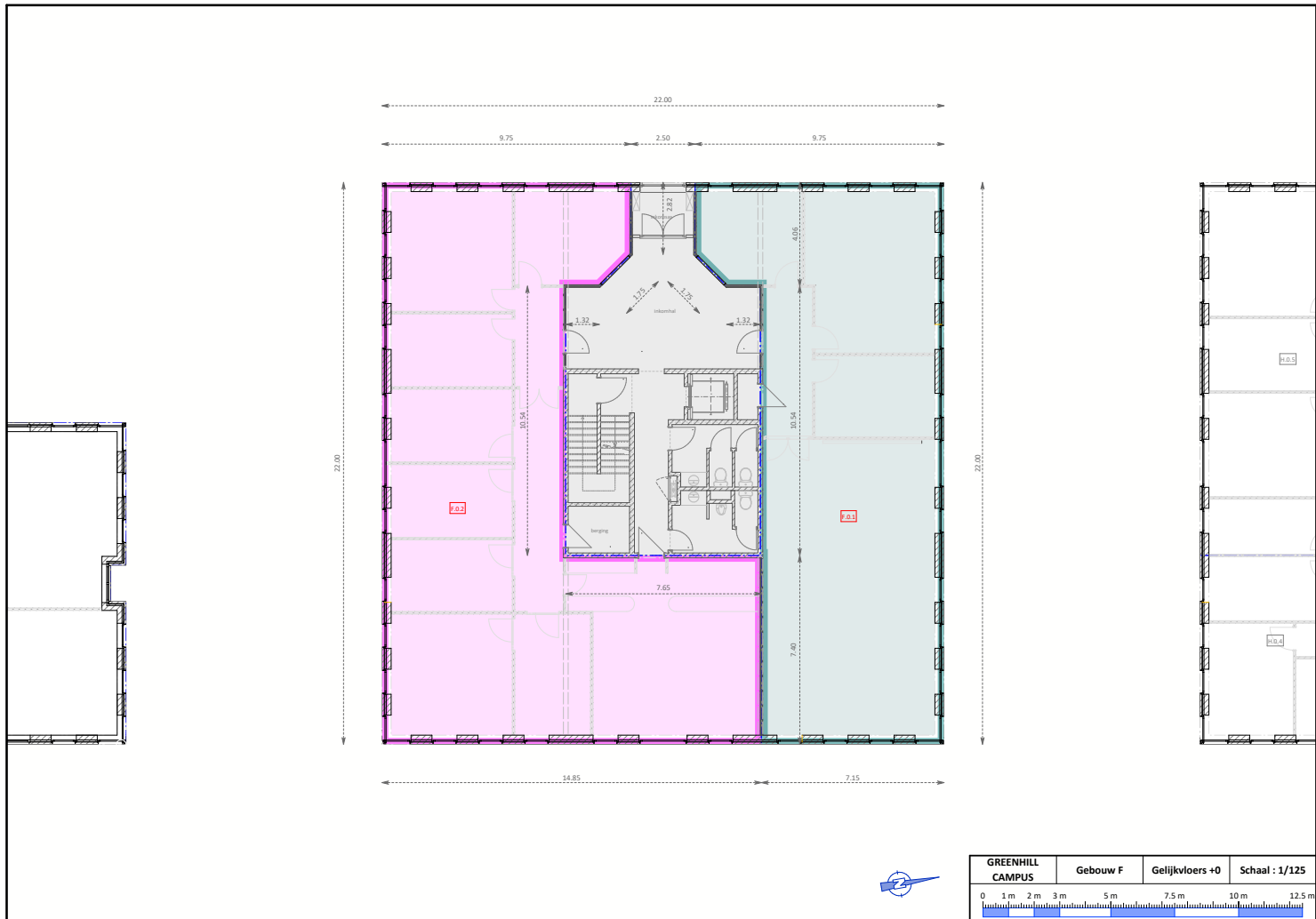
	Lease agreement
Start	01/10/2023
Period	6/9 years
End	30/09/2032
Break	30/09/2029
Indexed Rental incoming (excl. charges)	€79.995/year (whitout taking in account any free rent still in effect on the time of acquisition)

Asset Deal	
Price: €1.150.000	Gross Yield: 7%

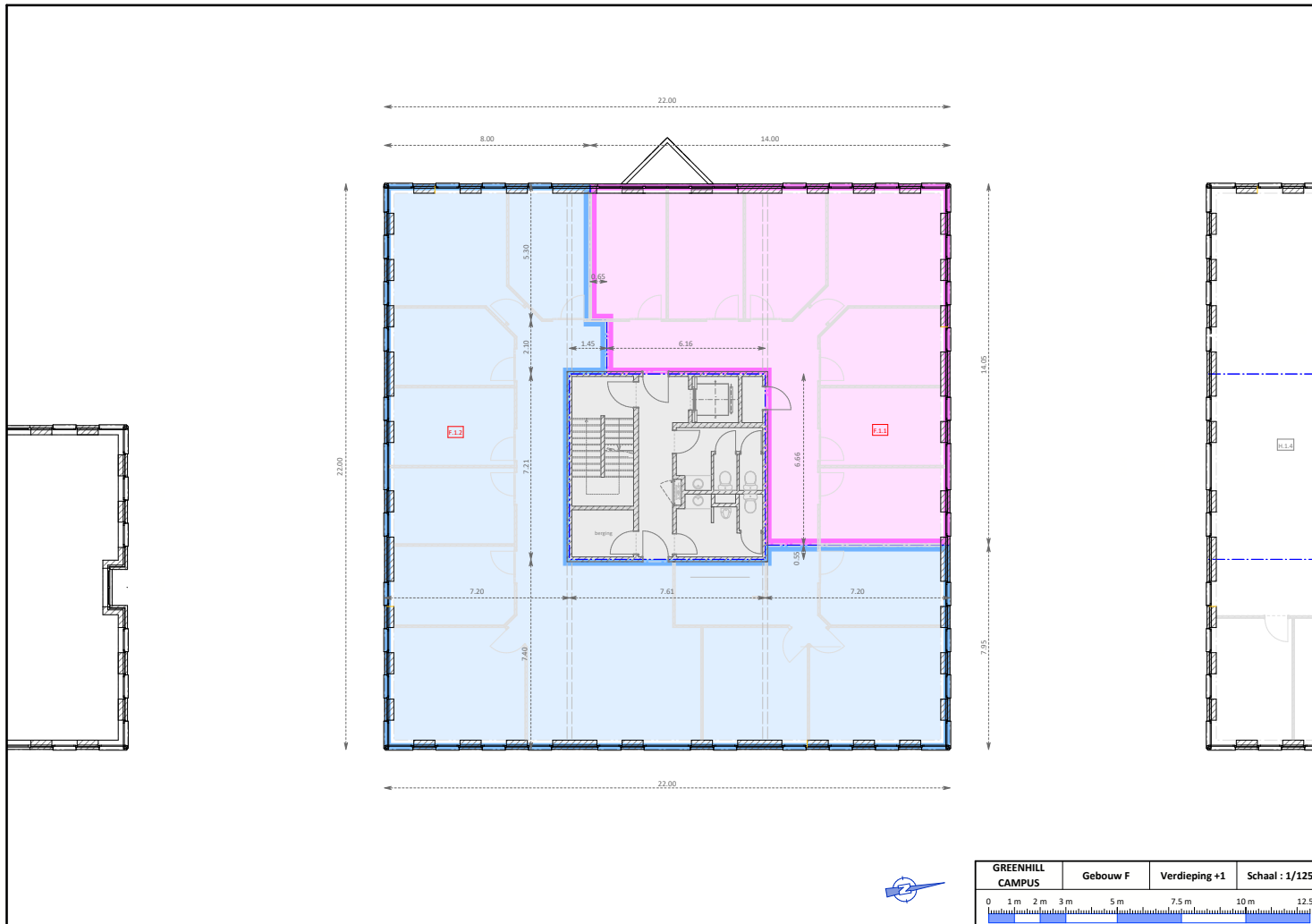
F



F - 0°



F - 1°



G



GREENHILL CAMPUS - BUILDING G

This is a zero fossil energy building and is equipped to install photovoltaic panels, as well as electric charging stations. These offices are equipped with suspended ceilings with integrated light fixtures, cable ducts along the facades, air conditioning, a (common) kitchenette and a lift.

G



GREENHILL CAMPUS - BUILDING G

Flood zone

not located in a flood zone

Year of construction

1999

Price

2.450.000 €

Surface area range

From 335 m² to 1.816 m²

Number of floors

3

Soil certificate

Yes

Asbestos inventory

Received

Elevator

Yes

Air conditioning

Yes

Indoor parking

Yes

Outdoor parking

Yes



G

Category / Unit	Floor	Surface	Letting Price month
Office	3	335	€ 3.072
Category / Unit	Floor	Surface	For Investment
Office	0-3	1.816	€2.450.000 (yield 8,21%)

G - Invest

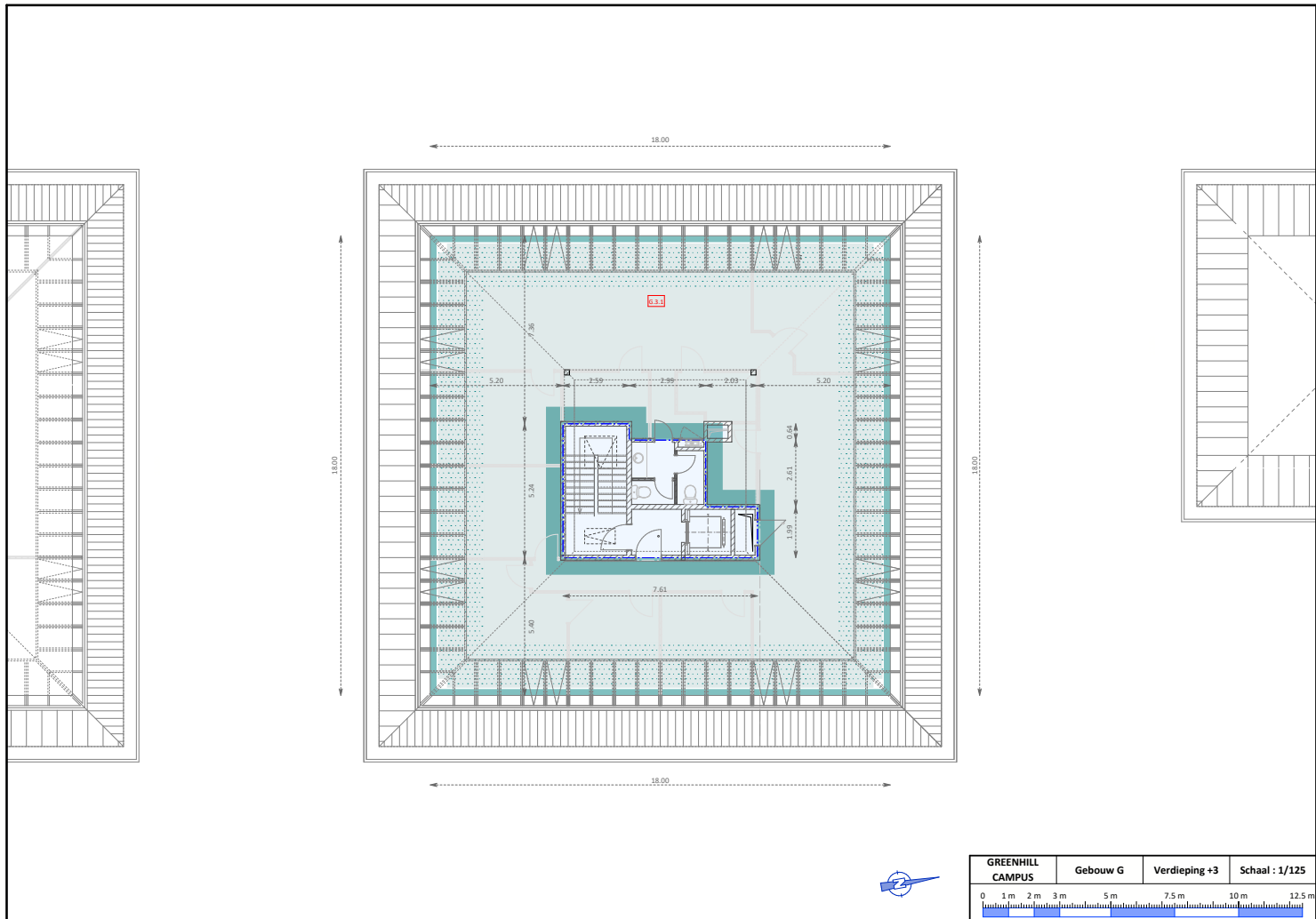
Category / Unit	Tenant	Floor	Surface	Parking	Start	End	Next Break	Rental Income
Office / G0.1+G0.2	IT Company	0	474	14	01/01/2020	31/12/2028	31/12/2025	€ 97.549
Office / G1.1+G1.4		1	504					
Office / G2.1>G2.4	Leading Belgian Space Company	3	504	3	01/12/2021	30/11/2030	30/11/2024	€ 66.905
Archives / G1.4		1	118					
Office	Vacant / TO LET	3	335					
			1.816	17		Indexed rental income (excl. charges)		€ 164.454
			+ 188 achives			Overage rental income vacant units		€ 36.800
						TOTAL		€ 201.254
		Additional purchase price: €5.000/outside parking and €7.000/inside parking						

Asset Deal		
Price: €2.450.000		Gross Yield: 8,21%

G



G - 3°



H



GREENHILL CAMPUS - BUILDING H

This is a zero fossil energy building and is equipped to install photovoltaic panels, as well as electric charging stations. These offices are equipped with suspended ceilings with integrated light fixtures, cable ducts along the facades, air conditioning, a (common) kitchenette and a lift.

H



GREENHILL CAMPUS - BUILDING H

Flood zone

not located in a flood zone

Year of construction

1999

Price range

From 633.750 € to 2.300.000 €

Surface area range

From 457 m² to 1.808 m²

Number of floors

3

Soil certificate

Yes

Asbestos inventory

Received

Elevator

Yes

Air conditioning

Yes

Indoor parking

Yes

Outdoor parking

Yes

H

Category / Unit	Floor	Surface	Sales Price
Office	1	507	€ 633.750
Office	2 & 3	844	€ 903.350
Office	1 & 2	1.041	€ 1.267.500
Category / Unit	Floor	Surface	Letting Price month
Office	1	507	€ 4.647
Office	2 & 3	844	€ 7.737
Office	1 & 2	1.041	€ 9.295
Category / Unit	Floor	Surface	For Investment
Office	0	457	€ 835.000 (yield 7%)
Office	0-3	1.808	€2.300.000 (yield 9%)



H - Invest

Category / Unit	Floor	Surface
Office / H0.1> H0.5	0	457
Archives	-1	67
Parking	0	2 units
	-1	4 units

	Lease agreement
Start	01/04/2022
Period	3/6/9 years
End	31/03/2031
Break	31/03/2025 & 31/03/2028
Rental incoming (excl. charges)	€58.500/year (taking into account any rent reductions until 31/03/2025)
	€72.000/year (to be indexed rental income from 01/04/2025)

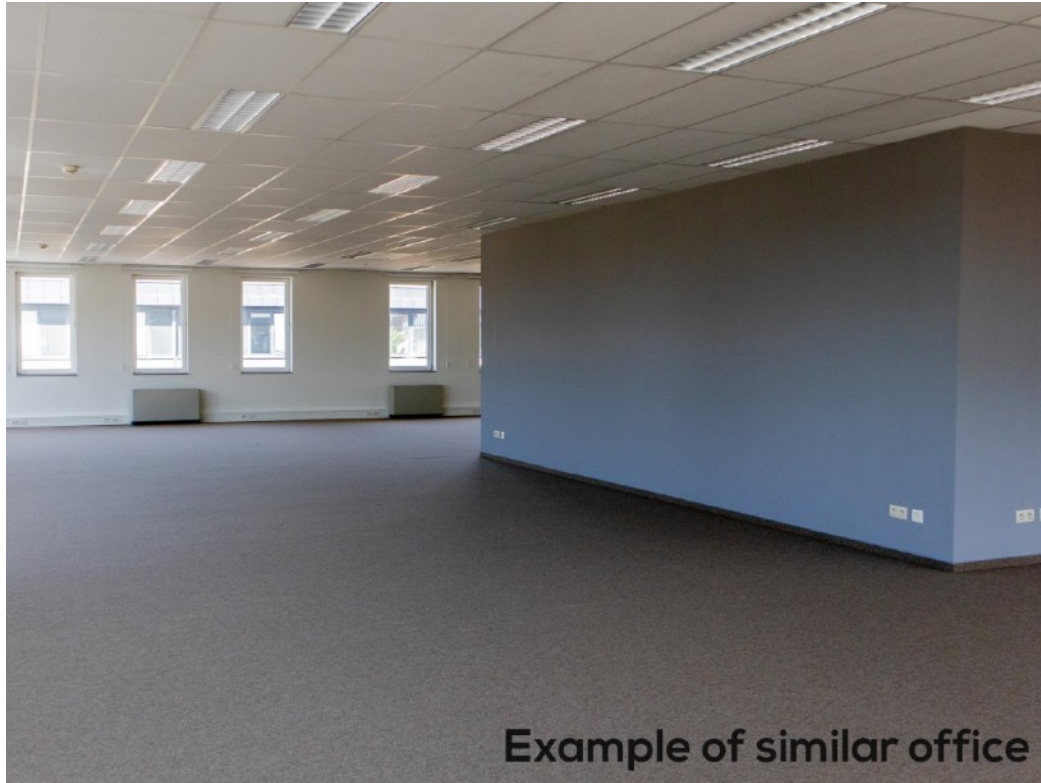
Asset Deal	
Price: €835.000	Gross Yield: 7% (based on €58.500/year)

H - Invest

Category / Unit	Tenant	Floor	Surface	Parking	Start	End	Next Break	Rental Income
Office / H0.1>H0.5	Company active in medical tech.	0	457	6	01/04/2022	31/03/2031	31/03/2025	€ 58.500
Archives / H1.2		1	67					
Office	Vacant / TO LET	1	507					€ 148.600
Office		2	507					
Office		3	337					
			1.808	6		Indexed rental income (excl. charges)		€ 58.500
			+ 67 achives			Overage rental income vacant units		€ 148.600
						TOTAL		€ 207.100
		Additional purchase price: €5.000/outside parking and €7.000/inside parking						

Asset Deal		
Price: €2.300.000		Gross Yield: 9%

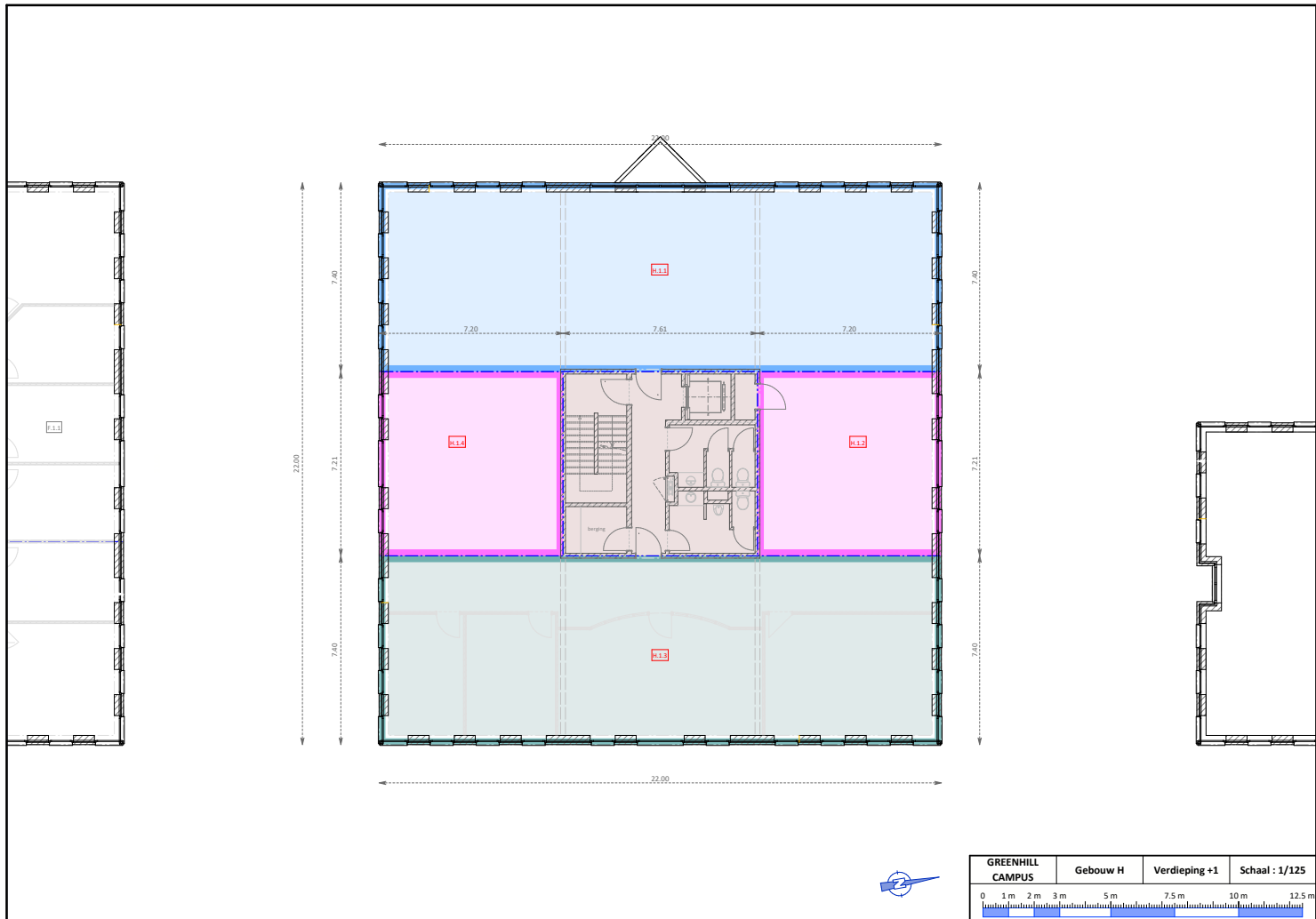
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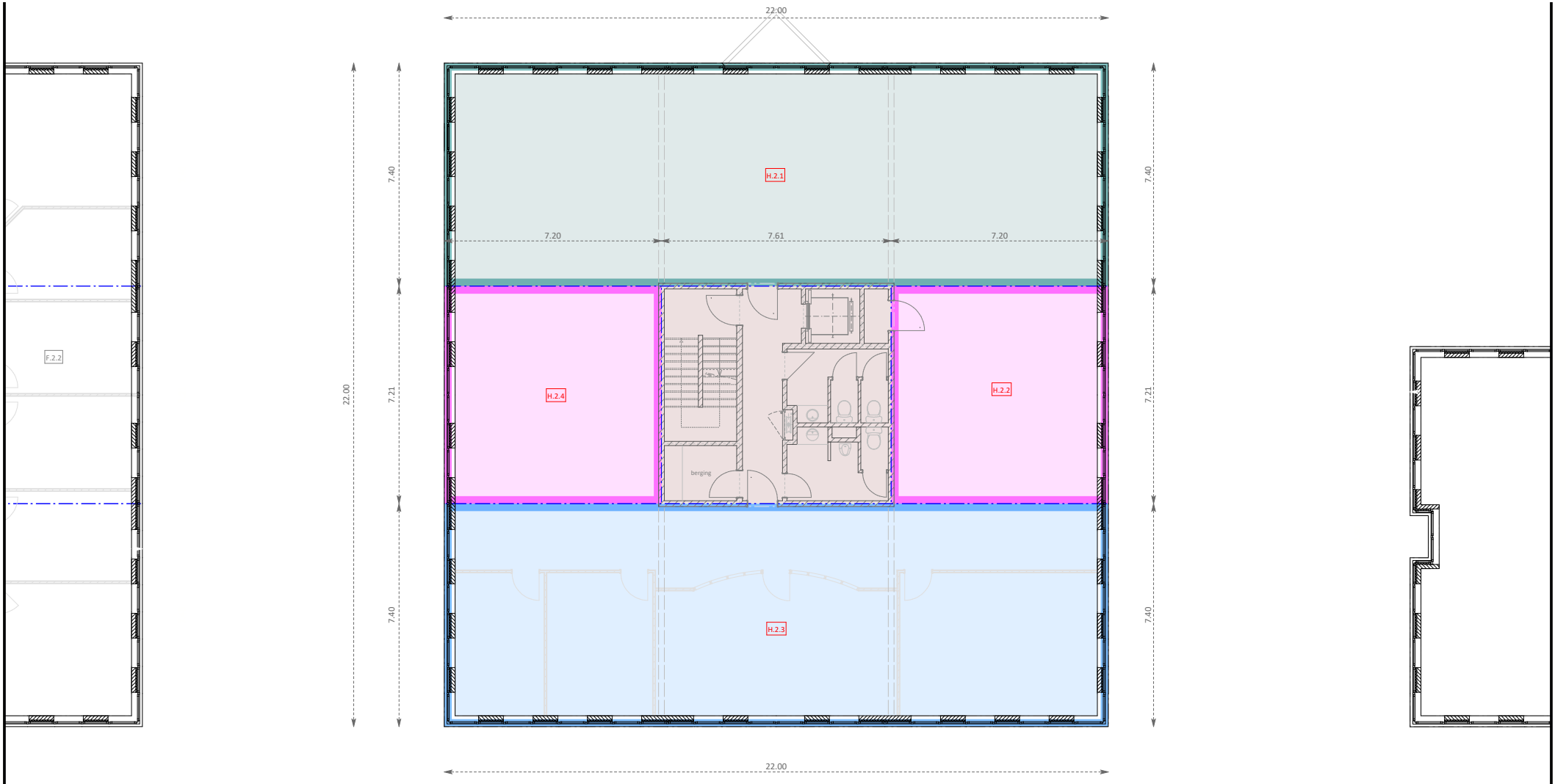
H - 0°

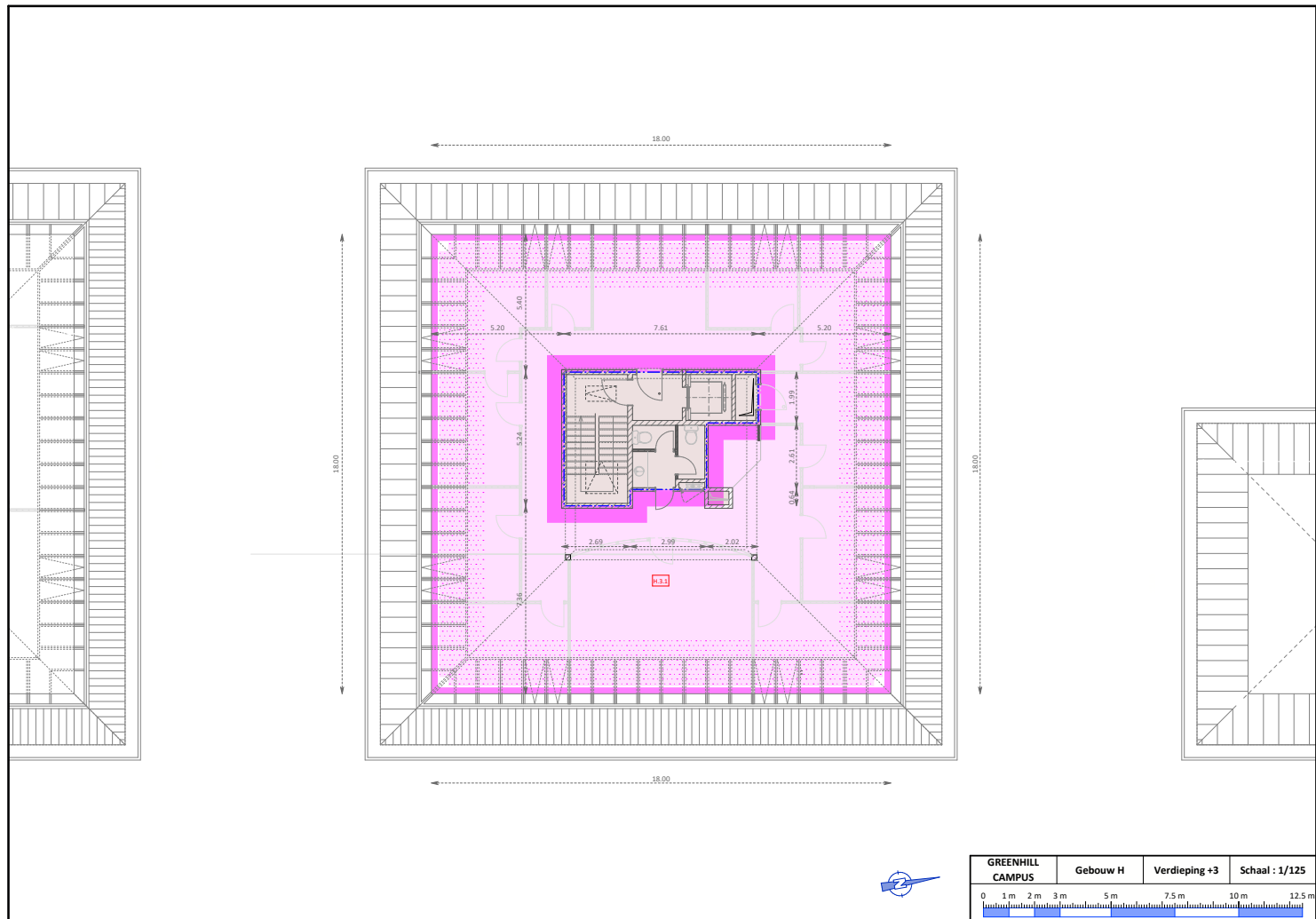


H - 1°



H - 2°







KEY ESTATE

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