







LOCATION

Boechoutlaan 102,
B- 1853 Grimbergen





Accessibility with the car

- Strombeek Business Park is located at 200 meters from the Strombeek-Bever exit of the A12.
- The site forms the corner between the A12 motorway and the Brussels ring road. The immediate proximity to the Strombeek and Heysel interchange provides a unique accessibility.
- The site can also be easily reached via the Heysel exit complex or the exit Wolvertem on the A12.
- The ratio of 1 parking space per 35 m² built-up area gives the project one ahead of any other new-build project in the Brussels border area.
- Various charging points for electric vehicles will be provided on the site on both the inside and outside parking lots.

Public transport

- There is a bus stop in front of the building with a stop for line 250 (Brussels North) Londerzeel-Puurs) and line 251 (Brussels North-Malderen). The frequency is 4 buses per hour.
- The final stop of tram line 3 (Esplanade-Churchill) is a 10-minute walk away connecting the project with Brussels. The frequency here is 6 trams per hour.
- Right across the site there is also a pedestrian bridge over the A12 that gives the project direct access to the new Brussels-Meise-Londerzeel-Willbroek tram line.
- These works are in the final study phase and the first tram ride is planned for 2023.
- This new tram line will significantly improve the site in the field of public transport.



TRAM

10 minutes from tramstop

10"



AIRPORT

10 minutes from Zaventem

10"



BUS

1 minute from busstop

1"



CAR

1 minute from A12
1 minute from RO

1"



The first environmentally friendly business park in the Brussels northern area.

Strombeek Business Park meets current energy standards and is equipped with the newest technical installations for air treatment, heating and cooling.





The flexible concept makes different functions possible.

Flexible concept

The building is on the entire ground floor equipped with an additional free height of 1 m. This makes that the gross free height is more than 4.60m on it ground floor.

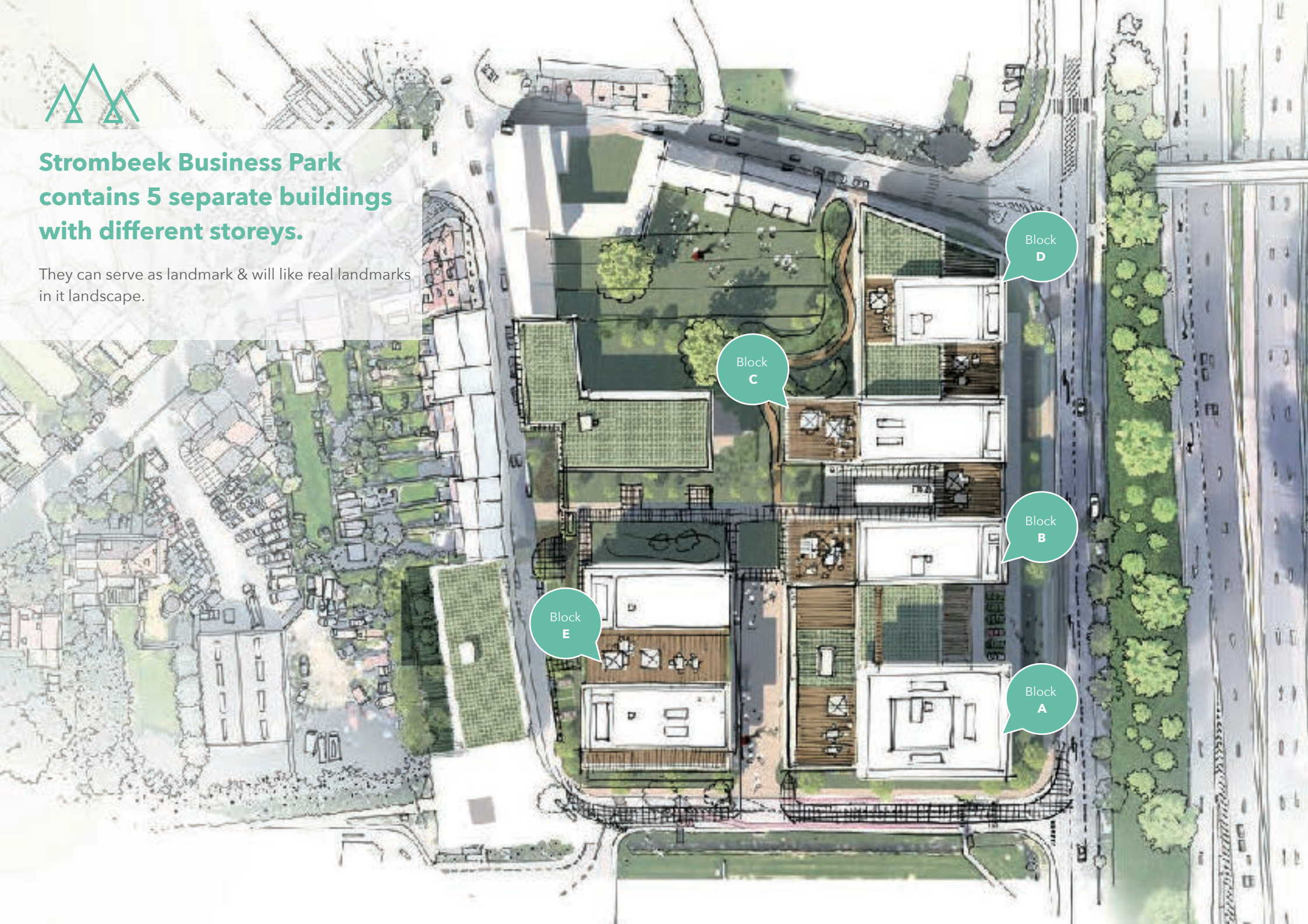
This makes various functions possible, from lab room or high-tech room, to auditoriums. Whatever function or finish the customer chooses, the free height in combination with floor-to-ceiling windows, contribute significantly to a pleasant working climate.





**Strombeek Business Park
contains 5 separate buildings
with different storeys.**

They can serve as landmark & will like real landmarks
in it landscape.



Block
D

Block
C

Block
B

Block
E

Block
A



"Block A" is the most prominent tower in Strombeek Business park and is spread over 5 levels with different surfaces that are flexible enough to serve as an office, lab, auditorium, workspace, etc.

Because of the many illuminated windows at night the building is also a pleasure for the eye.





- 1 436,75 sqm
- 2 457,25 sqm
- 3 325,40 sqm
- 4 352,85 sqm
- 5 1.045,44 sqm
- 6 118,53 sqm
- 7 373,11 sqm
- 8 458,19 sqm
- 9 329,23 sqm

* common area: 692,17 sqm



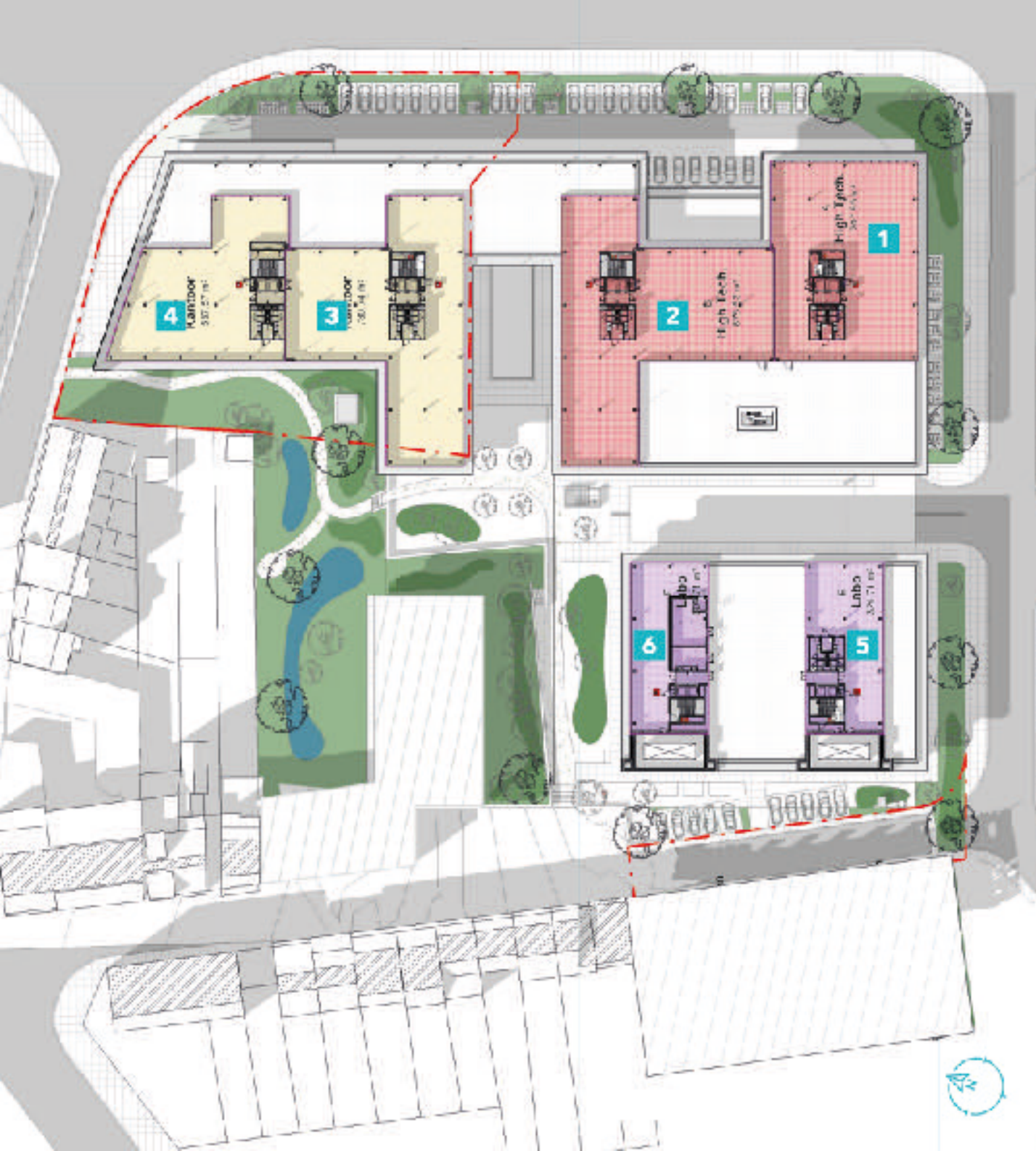
TOTAL SURFACE
4.588,92 sqm



1	1.092,21 sqm
2	1.270,86 sqm
3	1.286,49 sqm
4	706,74 sqm
5	691,64 sqm
6	691,64 sqm



TOTAL SURFACE
5.739,50 sqm



- 1 700,95 sqm
- 2 875,52 sqm
- 3 780,74 sqm
- 4 537,57 sqm
- 5 324,71 sqm
- 6 324,71 sqm



TOTAL SURFACE
3.544,20 sqm



- 1 743,58 sqm
- 2 324,71 sqm
- 3 324,71 sqm
- 4 226,29 sqm



TOTAL SURFACE
1.619,29 sqm



1 712,60 sqm



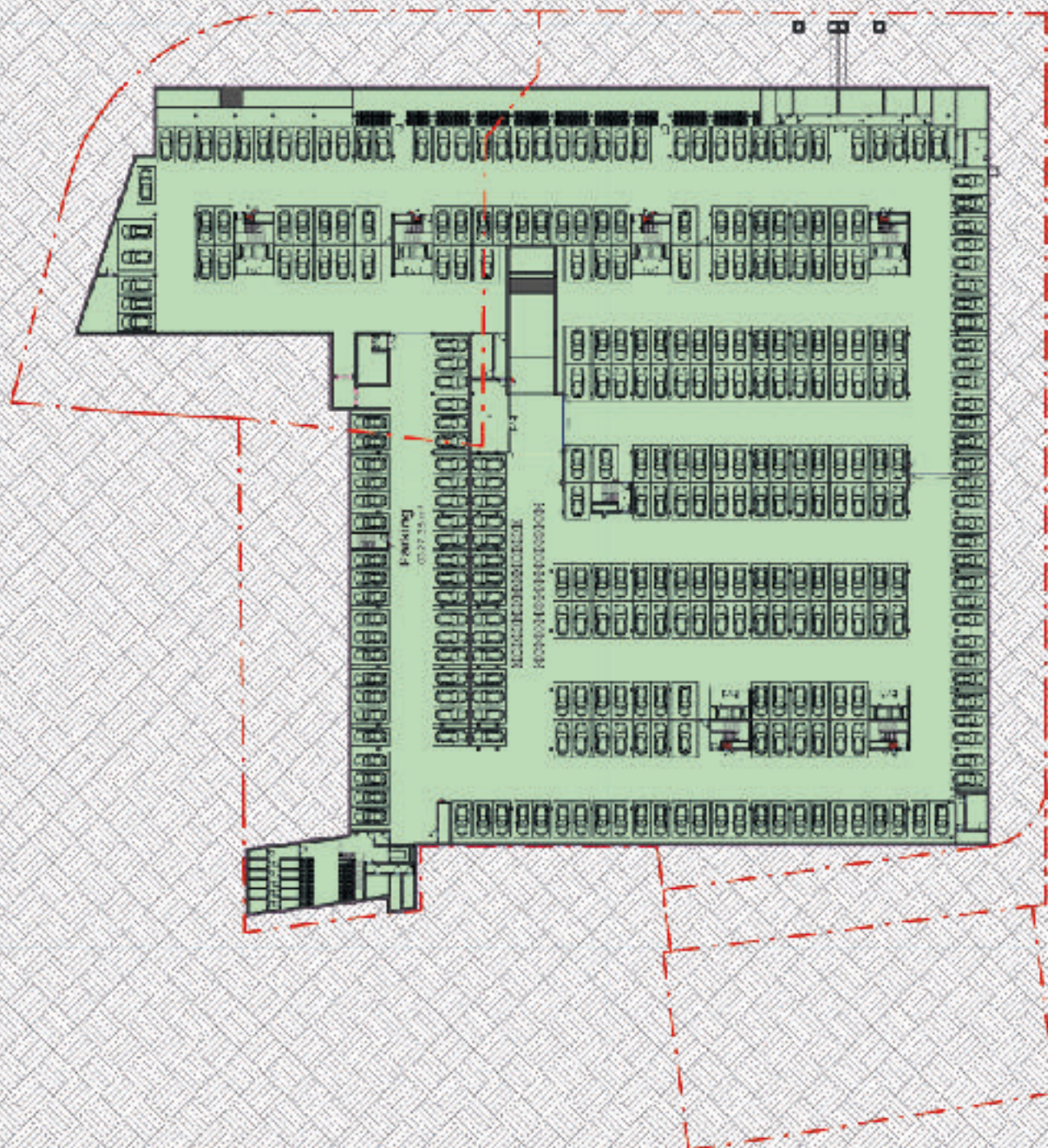
TOTAL SURFACE
712,60 sqm



1 743,58 sqm



TOTAL SURFACE
743,58 sqm

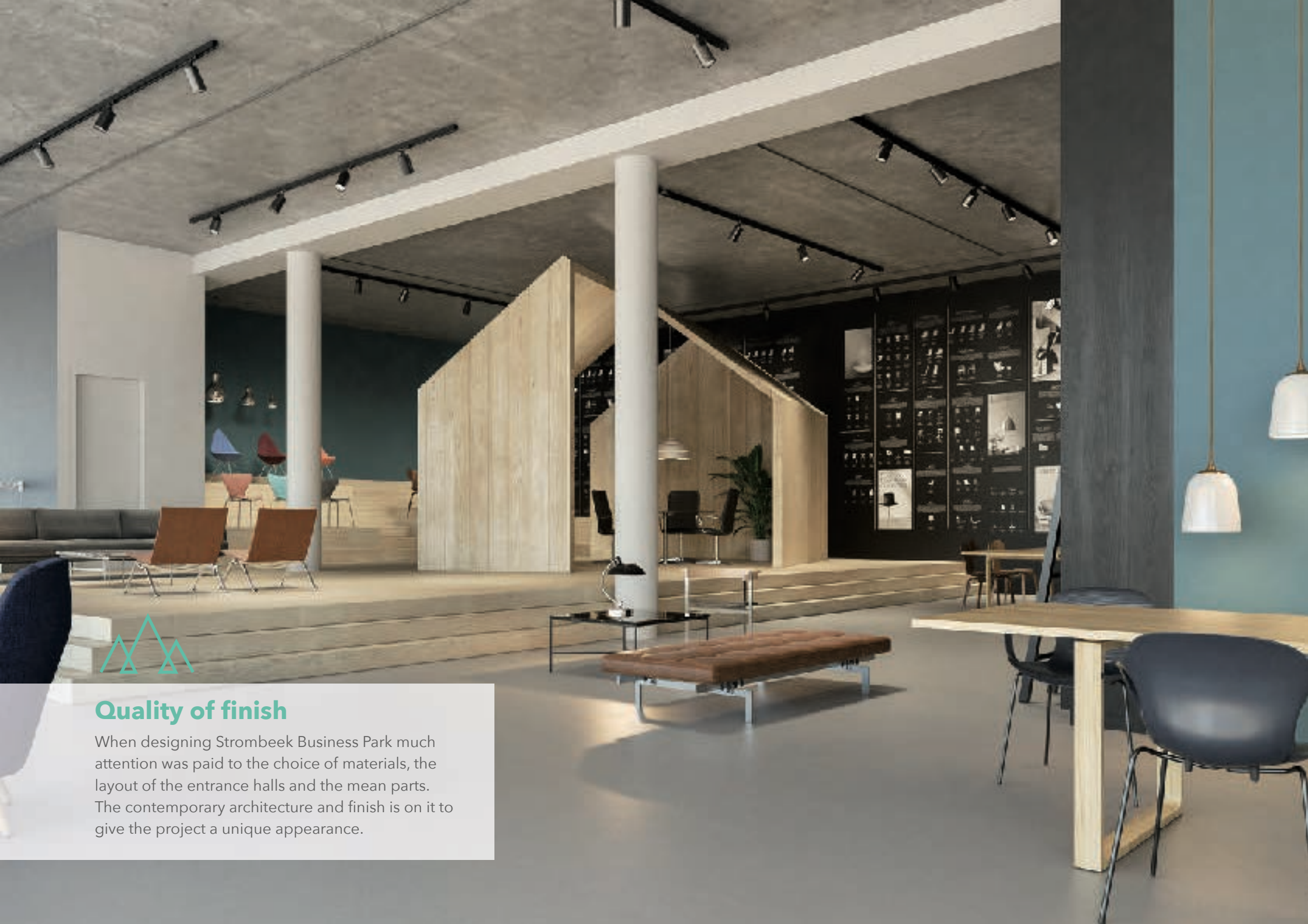


The underground parking of Strombeek Business Park offers space for 345 parking places of which there are 17 provided with a charging point for electric cars.



TOTAL SURFACE
10.327,35 sqm





Quality of finish

When designing Strombeek Business Park much attention was paid to the choice of materials, the layout of the entrance halls and the main parts. The contemporary architecture and finish is on it to give the project a unique appearance.

EXAMPLE LAY OUT

- A** Silent zone, landscape office
- B** Closed spaces for individual or teamwork
- C** Front desk
- D** Waiting zone for customers
- E** Flexible workspace
- F** Dynamic open zone
- G** Meeting and training rooms



POSSIBLE LAY OUT - 2









KEY ESTATE

your partner in business locations

Noordkustlaan 16C
B- 1702 Groot-Bijgaarden
+32 2 420 03 03
info@keyestate.be

www.keyestate.be