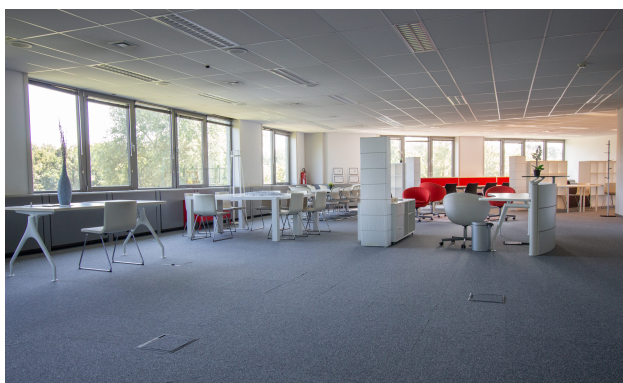


## ORION - Invest 5.605 m<sup>2</sup> - Total building



### Characteristics of the property

Name	ORION
Address	Belgicastraat 13
Town	1930 Zaventem
Year of construction	2002
Price range	From 710.000 € to 5.000.000 €
Surface area range	From 591 m <sup>2</sup> to 5.605 m <sup>2</sup>
Number of floors	3
Unit(s) type	Offices, Mixed spaces, Archives
Soil certificate	Yes
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Indoor parking	Yes
Outdoor parking	Yes

## Property features

Reference	ORION - Invest 5.605 m <sup>2</sup> - Total building
Address	Belgicastraat 13 1930, Zaventem
Sales price	5.000.000 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	5.605 m <sup>2</sup>
Archives surface (m <sup>2</sup> )	229 m <sup>2</sup>
Floor	-1 -> 3
Available	at the contract
Access control	Yes
Number of indoor parking(s)	85
Number of outdoor parking(s)	15
Gross yield (%)	10,55
Yearly income	527.259 €
Business activity of tenant	3 different tenants - Vacant area of 2.124 m <sup>2</sup>
EPB (kWh/m <sup>2</sup> /year)	396
EPB (class)	(X) undefined
Elevator	Yes
Toilets	shared

## Description

The 5,605 m<sup>2</sup> "Orion" office building is located in the green Astra Gardens business park in Zaventem. This "stand-alone" and full ownership building offers offices on -1, ground floor and 3 floors. The 839m<sup>2</sup> basement is available for rent.

The entire ground floor (1,145m<sup>2</sup>) is let to 2 tenants. A tenant occupies 684m<sup>2</sup> including 8 indoor and 5 outdoor park. Initial lease term: 8/11/14 years. Annual rent: €57,101.

The other tenant occupying 461m<sup>2</sup> + 4 indoor park. Initial lease term: 6/9.  
Annual rent: €27,857.

A single tenant occupies part of the 1st and 2nd floors as well as the entire 3rd floor.

Lease 1 : On the 1st floor, our tenant occupies 464 m<sup>2</sup> (on 1.158 m<sup>2</sup>) + 10 indoor park., 1 outdoor park. and 1 archive of 77 m<sup>2</sup>. Initial lease term: 6/9. Annual rent: €41,934.

Lease 2 : He rents 640 m<sup>2</sup> (on 1.231 m<sup>2</sup>) on the second floor and the entire 3rd floor (1,232 m<sup>2</sup>). 34 inside park., 3 outside park. and 3 archives (37 m<sup>2</sup> at -1, 21 m<sup>2</sup> and 18 m<sup>2</sup> at -2) are included. Initial lease term: 5/9. Annual rent: €197,220.

Orion's total rental area is: 5,605 m<sup>2</sup> (excl. archives). The total leased area is 3,480 m<sup>2</sup>. 2,125 m<sup>2</sup> are available for rent. Rental income = €527,259 (current indexed rental income = €324,112/year – excluding charges + expected rental income on the vacant units = €203,147/year). 85 indoor park. (56 rented) and 15 outdoor park. (9 rented).

Selling price : 5,000,000€. Gross return: 10.55% (incl. vacant units).

Orion is close to the Brussels Ring (exit n°3 "Zaventem Henneaulaan"), Boulevard de la Woluwe and Brussels International Airport. Diegem station (RER/GEN), bus stop "De Lijn" (Brussels-Vilvoorde-Mechelen) and the F3 cycle highway (Brussels-Leuven) are within walking distance.

For more information, please contact Steven Sagman on 0470/10.48.41 or by email (ss@growners.be). (Ref : ORION - Invest Building)

## Contact



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Non contractual document

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