



**GROWNTOPS**  
OWN YOUR PLACE. GROW YOUR BUSINESS.

INVEST FOLDER



TOTAL BUILDING  
UNITS IN CO-PROPERTY BUILDING




## TABLE OF CONTENT






Total building / Asset deals	3-4
Units in co-property building / Asset deals	5-8
Contact	9

# INVEST | TOTAL BUILDING | ASSET DEALS

	PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm OCCUPANCY RATE	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
	GREENHILL CAMPUS / G  Interleuvenlaan 15/G 3001 Leuven	1.816 sqm offices  82% rented	1/ IT COMPANY  2/ LEADING BELGIAN SPACE COMPANY	165.536 € + expected average rent on vacant units : 36.800 €  TOTAL ERV 202.336 €	2.450.000 €	8,26%
	AMADEUS SQUARE / B  W.A. Mozartlaan 8 1620 Drogenbos	2.199 sqm offices + storage  100% rented	1/ AUTOMATIVE PARTS DISTRIBUTOR	189.640 € taking into account free rent periods and excluding break indemnities by the tenant	2.900.000 €	6,54%
	RIVERSIDE / J  Boulevard International 55 / J 1070 Anderlecht	2.000 sqm offices  100% rented	1/ WHOLESALE OF PHARMACEUTICAL PRODUCTS	297.584 €	3.600.000 €	8,27%
	RIVERSIDE / F  Boulevard International 55 / F 1070 Anderlecht	2.455 sqm offices + storage  80% rented	1/ Leader of outsourced services to companies  2/ Worlwide private cruise company  3/ Interim- and selection agency	341.433 € + expected average rent on vacant units : 30.000 €  TOTAL ERV 371.433 €	4.000.000 €	9,29%
	ORION  Belgicastraat 13 1930 Zaventem	5.605 sqm offices  62% rented	1/ Cybersecurity and technological integration  2/ PUBLISHING SECTOR  3/ AUTOMATIVE SECTOR	324.112 € + expected average rent on vacant units : 203.147 €  TOTAL ERV 527.259 €	5.000.000 €	10,55%

PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm OCCUPANCY RATE	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
 <p>GREENHILL CAMPUS / I  Interleuvenlaan 15/I 3001 Leuven</p>	<p>5.051 sqm offices  100% rented</p>	<p>1/ Company active in the design and manufacture of multifrequency GPS/GNSS positioning technology and</p>	<p>541.510 €</p>	<p>6.700.000 €</p>	<p>8,08%</p>






# INVEST | UNITS IN CO-PROPERTY BUILDING | ASSET DEALS

	PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm UNIT(S)	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
<b>LESS THAN 1.000.000 €</b>						
	GREENHILL CAMPUS / A  Interleuvenlaan 15/A 3001 Leuven	216 sqm offices  AO.2	HR SERVICE PROVIDER	36.875 €	450.000 €	8,19%
	GREENHILL CAMPUS / D  Interleuvenlaan 15/D 3001 Leuven	1/ 278 sqm offices D1.1	1/ Company dealing with content business	34.901 €	1/ 450.000 €	1/ 7,76%
		2/ 263 sqm offices DO.1	2/ Company active in the field of furnishing devices for the public domain	38.664 €	2/ 467.500 €	2/ 8,27%
		3/ 263 sqm offices D1.2	3/ Belgian open-ended investment fund	42.484 €	3/ 560.000 €	3/ 7,59%
	RIVERSIDE / K  Boulevard International 55 / K 1070 Anderlecht	467 sqm offices  RO.1	COMPANY SPECIALIZING IN IN-STORE MEDIA MARKETING	77.725 €	750.000 €	10%
	RIVERSIDE / E  Boulevard International 55 / E 1070 Anderlecht	525 sqm offices  L1.1	Global publisher of engineering software dedicated to the design, construction and operation of factories, ships and offshore platforms	77.732 €	850.000 €	9,14 %€
	RIVERSIDE / F  Boulevard International 55 / F 1070 Anderlecht	525 sqm offices  R1.1	INTERIM- AND SELECTION AGENCY	86.122 €  without taking in account any free rent still in effect at the time of acquisition	990.000 €	8,70%





# INVEST | UNITS IN CO-PROPERTY BUILDING | ASSET DEALS

PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm UNIT(S)	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
<b>BETWEEN 1.000.000 € AND 2.500.000 €</b>					
 <p>RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht</p>	525 sqm offices L1.1	THE LARGEST PRIVATE CRUISE COMPANY IN THE WORLD	91.420 € without taking in account any free rent still in effect at the time of acquisition	1.050.000 €	8,70%
 <p>GREENHILL / F Interleuvenlaan 15/F 3001 Leuven</p>	790 sqm offices Ground floor + F1.2	COMPANY ACTIVE IN MEASUREMENT TECHNOLOGY	79.995 €	1.150.000 €	7%
 <p>RIVERSIDE / G Boulevard International 55 / G 1070 Anderlecht</p>	804 sqm offices R0.1 + R0.2 + R2.1	CHEMICAL DISTRIBUTOR	107.602 €	1.400.000 €	7,68%
 <p>AMADEUS SQUARE / 4 W.A. Mozartlaan 4 1620 Drogenbos</p>	756 sqm offices K0.2 +K1.2	HIGH-TECH COMPANY THAT PRODUCES EQUIPMENT FOR STEEL INDUSTRY	108.740 €	1.460.000 €	7,45%
 <p>RIVERSIDE / G Boulevard International 55 / G 1070 Anderlecht</p>	866 sqm offices L1.1 + L2.1	THE LARGEST ONLINE MARKET FOR THE VEHICLE TRADE	114.513 €	1.580.000 €	7,25%

# INVEST | UNITS IN CO-PROPERTY BUILDING | ASSET DEALS

	PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm UNIT(S)	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
<b>BETWEEN 1.000.000 € AND 2.500.000 €</b>						
	RIVERSIDE / D Boulevard International 55 / D 1070 Anderlecht	987 sqm offices L0.1+L1.1	COMPANY SPECIALIZING IN THE FIELD OF PROTECTION OF PROPERTY AND PEOPLE	149.778 €	1.600.000 €	9,36%
	RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht	924 sqm offices L0.1 + R0.1	LEADER OF OUTSOURCED SERVICES TO COMPANIES	163.891 €	1.930.000 €	8,49%
	3T ESTATE - BUILDING A Luchthavenlaan 25A 1800 Vilvoorde	1.763 sqm offices L2.1 -> L2.7	A LEADING MEDICAL SOFTWARE PROVIDER	142.018 €	1.775.000 €	8%
	BRUSSELS 7 / 1 Nijverheidslaan 3-5 1853 Grimbergen (Strombeek-Bever)	1.246 sqm offices 2nd floor	WELL KNOWN WORLDWIDE OPERATIONAL TENANT (HIGH-END KITCHEN APPLIANCES)	169.276 €	2.125.000 €	8%
	WOLUWE HEIGHTS Avenue des Communautés 110 1200 Woluwé-Saint-Lambert	1.078 sqm offices East 5.1 + West 5.2	MARKET LEADER IN THE BENELUX COUNTRIES FOR THE SALE OF NATURAL MINERAL WATER BOTTLES	145.672 €	2.500.000 €	5,83%

# INVEST | UNITS IN CO-PROPERTY BUILDING | ASSET DEALS

PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm UNIT(S)	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
<b>BETWEEN 1.000.000 € AND 2.500.000 €</b>					
 <p>ROYALE 180 Rue Royale 170-188 1000 Brussels</p>	175 sqm retail -1 + 0	1/ Optical Center	112.349 €	2.500.000 €	5,83%
	699 sqm retail 0 + 1	2/ Optical Center; home loans-insurance; hairdresser	+ expected average rent on vacant unit: 25.400 € + on 4 indoor parking places : 8.000 €		
	151 sqm retail 0 + 1,5	3/ Real estate agency	TOTAL ERV 145.749 €		
<b>MORE THAN 2.500.000 €</b>					
 <p>BRUSSELS 7 / 1 Nijverheidslaan 3-5 1853 Grimbergen (Strombeek-Bever)</p>	1.469 sqm offices Ground floor	WELL KNOWN WORLDWIDE OPERATIONAL TENANT (HOME-KITCHEN-AND WASH APPLIANCES)	236.289 €	2.600.000 €	9%
 <p>WATERLOO OFFICE PARK (O) Drève Richelle 161/O 1410 Waterloo</p>	1.598 sqm offices RO.1 + R1.1	WHOLESALE OF PROMOTIONAL TEXTILES	270.779 €	3.350.000 €	8,08%
 <p>WOLUWE HEIGHTS Avenue des Communautés 110 1200 Woluwé-Saint-Lambert</p>	2.066 sqm offices 5th floor	MARKET LEADER IN THE BENELUX COUNTRIES FOR THE SALE OF NATURAL MINERAL WATER BOTTLES	145.672 € + expected average rent on vacant units : 123.500 € TOTAL ERV 269.172 €	4.000.000 €	6,73%



# Interested?



**Steven Sagman**  
CCO

+32 470 10 48 41

ss@growners.be

**GROWNERS**  
OWN YOUR PLACE. GROW YOUR BUSINESS

**Visit our website**  
[www.growners.be](http://www.growners.be)

#### DISCLAIMER

This document is for information purposes only. The information provided herein has been prepared in good faith and with due care. However this information or the information provided subsequently in connection with the property, may not be considered as a representation, promise or other assurance by the Owner, whether as to the past or the future. The Owner assumes no responsibility for its accuracy or completeness and shall have no liability for any mistakes or omissions contained herein. The Recipients are responsible for conducting their own investigation and analysis of the Property described herein. Only those representations and warranties contained in a definitive purchase or tenancy agreement and subject to such limitations and restrictions as may be specified therein, will have a legal effect. At its sole discretion and without need for justification, the Owner may at any time amend this documentation.