



GROWNERS
OWN YOUR PLACE. GROW YOUR BUSINESS






INVEST FOLDER

TOTAL BUILDING
UNITS IN CO-PROPERTY BUILDING








TABLE OF CONTENT






Total building / Asset deals	3
Units in co-property building / Asset deals	4-7
Contact	8

	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	164.454 € + expected average rent on vacant units : 36.800 € TOTAL ERV 201.254 €	2.450.000 €	8,21%
	CONNEXION PARK / A Brusselsesteenweg 498 1731 Zellik (Asse)	3.051 sqm offices + mixed places + storage + showroom 100% rented	1/ CREATOR INN HEATING, COOLING, HOT WATER AND VENTILATION 2/ A renewable energy provider placed a photovoltaic solar park on the roof	190.965 €	2.700.000 €	7,07%
	AMADEUS SQUARE / 8 W.A. Mozartlaan 8 1620 Drogenbos	2.199 sqm offices + storage 100% rented	1/ AUTOMATIVE PARTS DISTRIBUTOR	252.854 €	2.900.000 €	8,72%
	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%
	ORION Belgicastraat 13 1930 Zaventem	5.605 sqm offices 62% rented	1/ Cybersecurity and technological integration 2/ PUBLISHING SECTOR 3/ AUTOMATIVE SECTOR	318.717 € + expected average rent on vacant units : 203.147 € TOTAL ERV 521.864 €	5.000.000 €	10,44%






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
	LESS THAN 1.000.000 €					
	GREENHILL CAMPUS / A Interleuvenlaan 15/A 3001 Leuven	216 sqm offices A0.2	HR SERVICE PROVIDER	35.593 €	450.000 €	7,91%
	GREENHILL CAMPUS / D Interleuvenlaan 15/D 3001 Leuven	1/ 279 sqm offices D1.1	1/ Company dealing with content business	33.690 €	1/ 450.000 €	1/ 7,49%
		2/ 264 sqm offices D0.1	2/ Company active in the field of furnishing devices for the public domain	38.664 €	2/ 467.500 €	2/ 8,27%
		3/ 264 sqm offices D1.2	3/ Belgian open-ended investment fund	41.937 €	3/ 560.000 €	3/ 7,50%
	RIVERSIDE / K Boulevard International 55 / K 1070 Anderlecht	467 sqm offices R0.1	COMPANY SPECIALIZING IN IN-STORE MEDIA MARKETING	77.725 €	750.000 €	10%
	GREENHILL / H Interleuvenlaan 15/H 3001 Leuven	457 sqm offices Ground floor	COMPANY ACTIVE IN MEDICAL TECHNOLOGY	58.500 € taking into account rent reductions until 31-03-2025 72.000 € to be indexed rental income from 01-04-2025	835.000 €	7%
	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 %€




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
	LESS THAN 1.000.000 €					
	RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht	525 sqm offices R1.1	INTERIM- AND SELECTION AGENCY	86.026 € without taking in account any free rent still in effect at the time of acquisition	990.000 €	8,69%
	BETWEEN 1.000.000 € AND 2.500.000 €					
	RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht	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%
	GREENHILL / F Interleuvenlaan 15/F 3001 Leuven	790 sqm offices Ground floor + F1.2	COMPANY ACTIVE IN MEASUREMENT TECHNOLOGY	79.995 € without taking in account any free rent still in effect at the time of acquisition	1.150.000 €	7%
	RIVERSIDE / G Boulevard International 55 / G 1070 Anderlecht	804 sqm offices R0.1 + R0.2 + R2.1	CHEMICAL DISTRIBUTOR	104.190 €	1.400.000 €	7,44%
	AMADEUS SQUARE / 4 W.A. Mozartlaan 4 1620 Drogenbos	756 sqm offices K0.2 +K1.2	HIGH-TECH COMPANY THAT PRODUCES EQUIPMENT FOR STEEL INDUSTRY	105.377 €	1.460.000 €	7,21%

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
	BETWEEN 1.000.000 € AND 2.500.000 €					
	RIVERSIDE / G Boulevard International 55 / G 1070 Anderlecht	866 sqm offices L1.1+ L2.1	THE LARGEST ONLINE MARKET FOR THE VEHICLE TRADE	110.963 €	1.580.000 €	7%
	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	154.160 €	1.600.000 €	9,64%
	RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht	924 sqm offices L0.1+ RO.1	LEADER OF OUTSOURCED SERVICES TO COMPANIES	150.379 €	1.930.000 €	7,79%
	3T ESTATE - BUILDING A Luchthavenlaan 25A 1800 Vilvoorde	1.763 sqm offices L2.1 -> L2.7	A LEADING MEDICAL SOFTWARE PROVIDER	189.082 €	1.950.000 €	9,70%
	BRUSSELS 7 / I 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%

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
	BETWEEN 1.000.000 € AND 2.500.000 €					
	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	140.293 €	2.500.000 €	5,6%
	MORE THAN 2.500.000 €					
	BRUSSELS 7 / I Nijverheidslaan 3-5 1853 Grimbergen (Strombeek-Bever)	1.469 sqm offices Ground floor	WELL KNOWN WORLDWIDE OPERATIONAL TENANT (HOME-KITCHEN-AND WASH APPLIANCES)	236.289 €	2.600.000 €	9%
	WATERLOO OFFICE PARK (O) Drève Richelle 161/O 1410 Waterloo	1.598 sqm offices R0.1 + R1.1	WHOLESALE OF PROMOTIONAL TEXTILES	254.016 €	3.350.000 €	7,6%
	WOLUWE HEIGHTS Avenue des Communautés 110 1200 Woluwé-Saint-Lambert	2.066 sqm offices 5th floor	MARKET LEADER IN THE BENELUX COUNTRIES FOR THE SALE OF NATURAL MINERAL WATER BOTTLES	140.293 € + expected average rent on vacant units : 123.500 € TOTAL ERV 263.793 €	4.000.000 €	6,6%

Geïnteresseerd? Interessé(e)?



Peter De Waele
Investment & Sales Advisor

 +32 473 38 02 92  pdw@growners.be

Visit our website
www.growners.be



Steven Sagman
CCO

 +32 470 10 48 41  ss@growners.be