



INVEST

# 3T ESTATE | Building A Vilvoorde

**GROWNERS**  
OWN YOUR PLACE, GROW YOUR BUSINESS

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**Peter De Waele**  
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## OUR CORE BUSINESS

Purchase office buildings, industrial and logistic spaces.  
Create smaller units for sale, investment and long term lease.

## OPPORTUNITIES FOR SME's

Own your own space at lease cost.  
Flexible spaces to meet your expectations and changing needs.

## OUR PROPERTY PORTFOLIO

A varied offering of professional spaces for sale, investment or long term lease.  
A choice of surface areas ranging from 50 m<sup>2</sup> to 10.000 m<sup>2</sup>.

## EXTRAORDINARY OPPORTUNITY FOR INVESTORS

Safe investments with a high potential yield (excluding capital gains).  
An opportunity for diversification and expansion of your property portfolio.



## DESCRIPTION

This beautiful office building is well situated and part of a high quality office park near to the ring road of Brussels (E 19) and within walking distance of Vilvoorde train station and De Lijn bus stops.

This building has a lot of outdoor parking spaces.

### ADDRESS

Luchthavenlaan 25 A  
1800 Vilvoorde

### PURCHASE PRICE

1.950.000 € (excl.acquisition costs)

### RENTAL INCOME

189.082 €/ year

### SURFACE/ UNIT TYPE

1.763 m<sup>2</sup> offices (2<sup>nd</sup> floor)  
5 external parkings



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Close to the Brussels Ring road R0 & E19



2 minutes walk to a De Lijn bus stop alte Lines:

**225** **683** **820** **821**



12 minutes walk to the Vilvoorde station



Bike route F20 Halle-Brussels



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## TENANT

A leading medical software provider (connecting care providers, patients and stakeholders to one other)

	SURFACE Gross m <sup>2</sup>
Offices	1.763 m <sup>2</sup> (L2.1 to L2.7)
External parkings	5

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	15/03/2020
Type	6-9 years
End	14/03/2029
Next break	14/03/2026
Parking spaces	included
<b>INDEXED RENTAL INCOME</b> Excluding charges	<b>189.081,93 €/ year</b>

## ASSET DEAL

Price: **1.950.000 €** - Gross yield: **9,70 %**  
Excluding acquisition costs

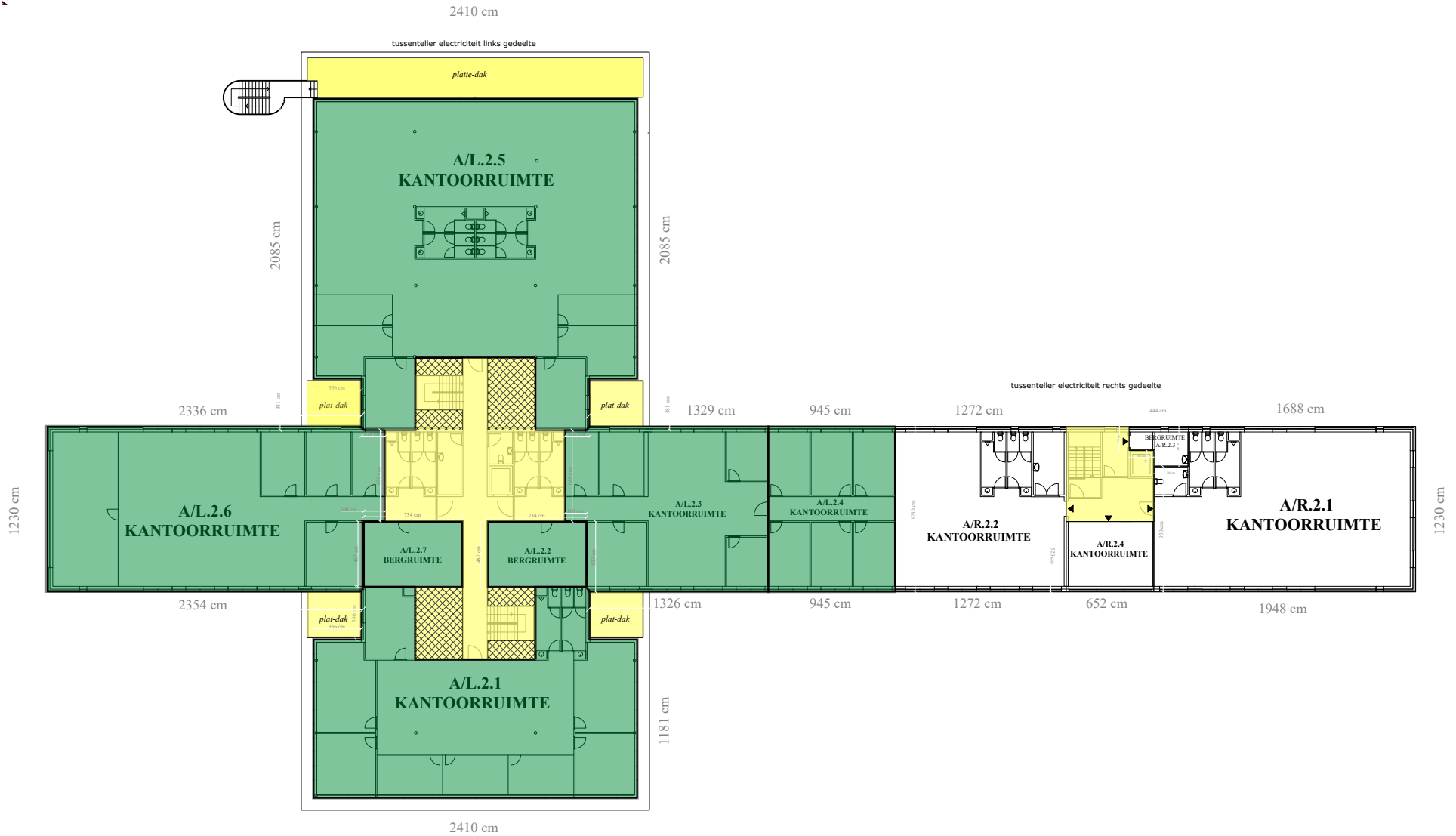
EPB : X (undefined) - 175 kWhprim/m<sup>2</sup>/y



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PLAN | 3T BUILDING A | 1.763 m<sup>2</sup> | FLOOR 2







# OTHER INVEST OPPORTUNITIES

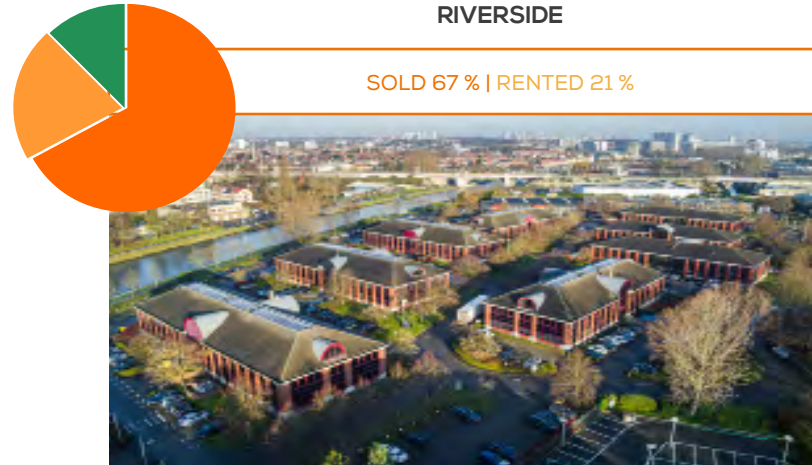
## BRUSSELS 7/1

SOLD 38 % | RENTED 62 %



## RIVERSIDE

SOLD 67 % | RENTED 21 %



## AMADEUS 4-8

SOLD 17 % | RENTED 83 %



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**Interested?**



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**Visit our website**

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