INVEST

3TESTATE | Building A Vilvoorde



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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 m² to 10.000 m².

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 m² offices (2nd floor) 5 external parkings



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ACCESS & MOBILITY | 3T ESTATE - BUILDING A



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

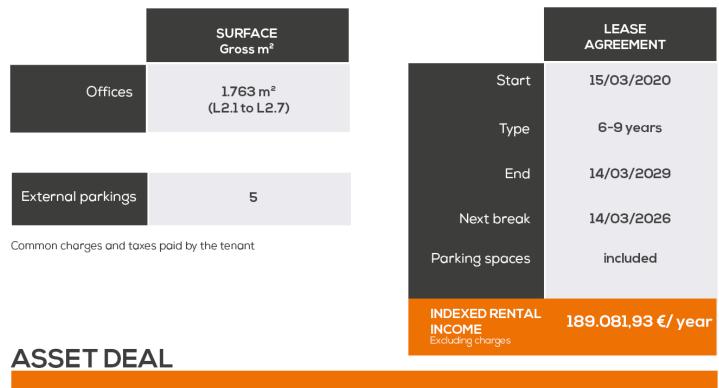
Bike route F20 Halle-Brussels

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INVEST | 3T ESTATE - BUILDING A | 1.763 m² | 1.950.000 €

TENANT

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



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

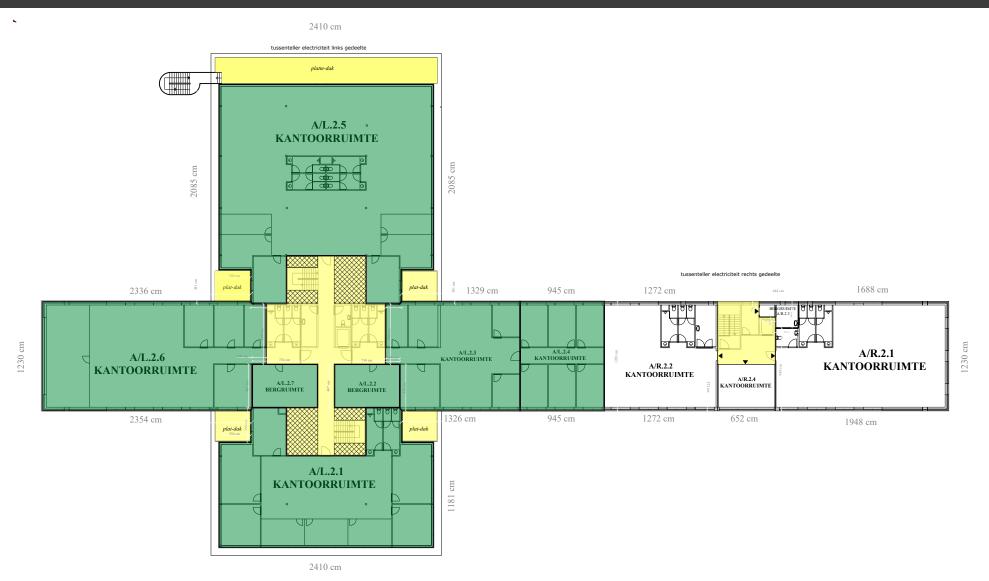
Excluding acquisition cost

EPB : X (undefined) - 175 kWhprim/m²/y

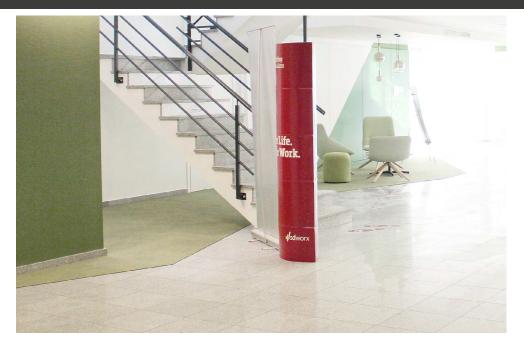


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PLAN | 3T BUILDING A | 1.763 m² | FLOOR 2

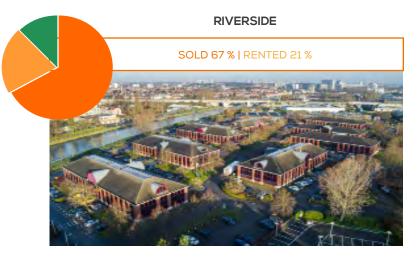


PLAN | 3T BUILDING A | 1.763 m²













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