



GROWNTOP
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INVEST

GREENHILL CAMPUS

Leuven

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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

Greenhill Campus is a 19.357 m² business park consisting of 9 buildings located in the renowned Research Park of Haasrode (Leuven).

Easily accessible by car and is only 5 minutes from the E40 Brussels-Leuven-Liège (exit 23a Haasrode Research).

ASBESTOS INVENTORY : RECEIVED

ADDRESS

Interleuvenlaan 15
3001 Leuven

PURCHASE PRICE

From 450.000 € to 2.450.000 €

SURFACE AREA RANGE


From 216 m² tot 1.816 m²

UNIT TYPE

Offices
Archives



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HIGHLIGHTS



Very good accessibility by private and public transport



Zero fossil building. Photovoltaic panels (scheduled)



Pleasant contemporary site. Green surroundings and picnic areas (in renovation)



Restaurant on site



Modern and harmonious architecture. Bright offices thanks to multiple windows on each floor.



Multiple inside and outside parking spaces, electric charging stations (in progress)

ACCESSIBILITY



4 minutes from the E40 Brussels-Leuven-Luik Exit 23a Haasrode Research

5 km from the center of Leuven

20 km from Brussels Airport



2 minutes walk from De Lijn bus stops



Bicycle highways F24 Leuven/Tienen

4

630



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INVESTMENT OPPORTUNITIES

Greenhill Campus A

216m²

4 parking spaces

Greenhill Campus D

279m² - 264m² - 264m²

5 - 6 - 6 parking spaces

Greenhill Campus F

790 m²

10 parkings spaces

Greenhill Campus G

1.816 m²

17 parkings spaces

Greenhill Campus H

457m² - 1.808m²

6 parking spaces



TENANT — HR service provider

	SURFACE Gross m ²
Offices	Ground floor: 216 m ² (A0.2)
External parkings	4

Common charges and taxes paid by tenant

	LEASE AGREEMENT
Start	01/08/2016
Period	6/9 years
End	31/07/2025
INDEXED RENTAL INCOME Excluding charges	35.593 €/ year

ASSET DEAL

Price: **450.000 €** - Gross yield: **7,91 %**
Excluding acquisition costs



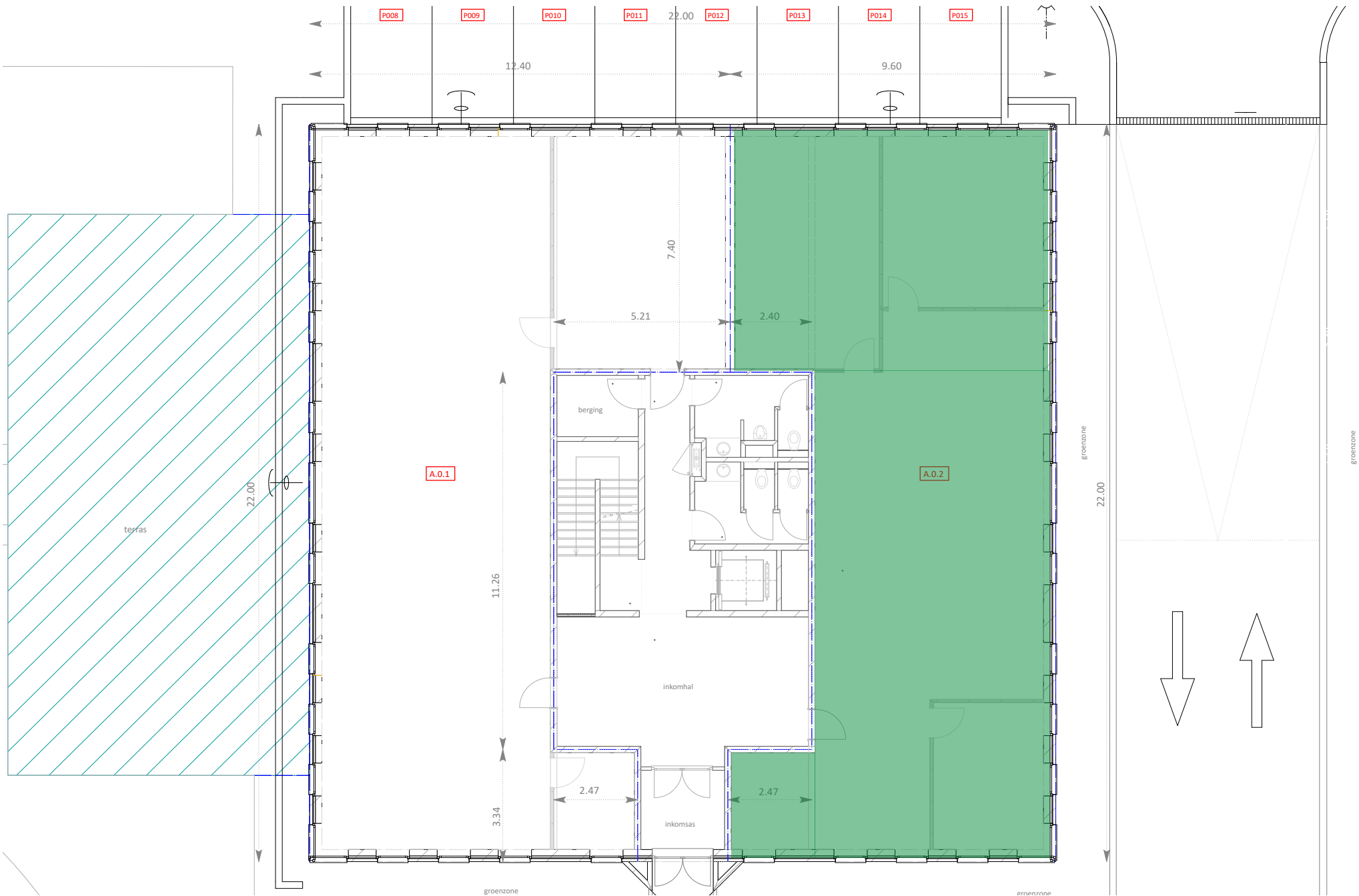
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PLAN | GREENHILL CAMPUS A | FLOOR 0



TENANT — Company active in multi-technical installations and maintenance services

	SURFACE Gross m ²
Offices	Ground floor: 265 m ² (D0.2)
External parkings	2

Common charges and taxes paid by tenant

	LEASE AGREEMENT
Start	01/01/2023
Period	3/6/9 years
End	31/12/2031
Breaks	31/12/2025 & 31/12/2028

**INDEXED RENTAL
INCOME** 24.308 €/ year
Excluding charges

ASSET DEAL

Price: **300.000 €** – Gross yield: **8,10 %**
Excluding acquisition costs



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INVEST | GREENHILL CAMPUS D | 279 m² | 450.000 €

TENANT — Company dealing with content business

	SURFACE Gross m ²
Offices	1 st floor: 279 m ² (D1.1)
External parkings	5

Common charges and taxes paid by tenant

	LEASE AGREEMENT
Start	01/06/2023
Period	3/6/9 years
End	31/05/2032
Nexts breaks	31/05/2026 & 31/05/2029

RENTAL INCOME
Excluding charges **33.690 €/ year**

ASSET DEAL

Price: **450.000 €** - Gross yield: **7,49 %**
Excluding acquisition costs



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TENANT

Company active in the field of furnishing devices for the public domein

	SURFACE Gross m ²
Offices	Ground floor: 264 m ² (DO.1)
External parkings	2
Indoor parkings	4

Common charges and taxes paid by tenant

	LEASE AGREEMENT
Start	01/03/2020
Period	3/6/9 years
End	28/02/2029
Break	01/03/2026

**INDEXED RENTAL
INCOME** 38.664 €/ year
Excluding charges

ASSET DEAL

Price: **467.500 €** - Gross yield: **8,27 %**
Excluding acquisition costs



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TENANT — Belgian open-ended investment fund

	SURFACE Gross m ²
Offices	1 st floor: 264 m ² (D1.2)
External parkings	2
Internal parkings	4

Common charges and taxes paid by tenant

	LEASE AGREEMENT
Start	01/02/2017
Period	6/9 years
End	31/01/2026

**INDEXED RENTAL
INCOME** 41.937 €/ year
Excluding charges

ASSET DEAL

Price: **560.000 €** – Gross yield: **7,50 %**
Excluding acquisition costs



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TENANT — Belgian company that offers predictive and prescriptive maintenance technologies

	SURFACE Gross m ²
Offices	2 nd floor: 535 m ²
Archives	48 m ²
External parkings	5
Internal parkings	5

Common charges and taxes paid by tenant

	LEASE AGREEMENT
Start	01/09/2023
Period	3/6/9 years
End	31/08/2032

RENTAL INCOME 68.704 €/ year
Excluding charges

ASSET DEAL

Price: **920.000 €** – Gross yield: **7,5 %**
Excluding acquisition costs



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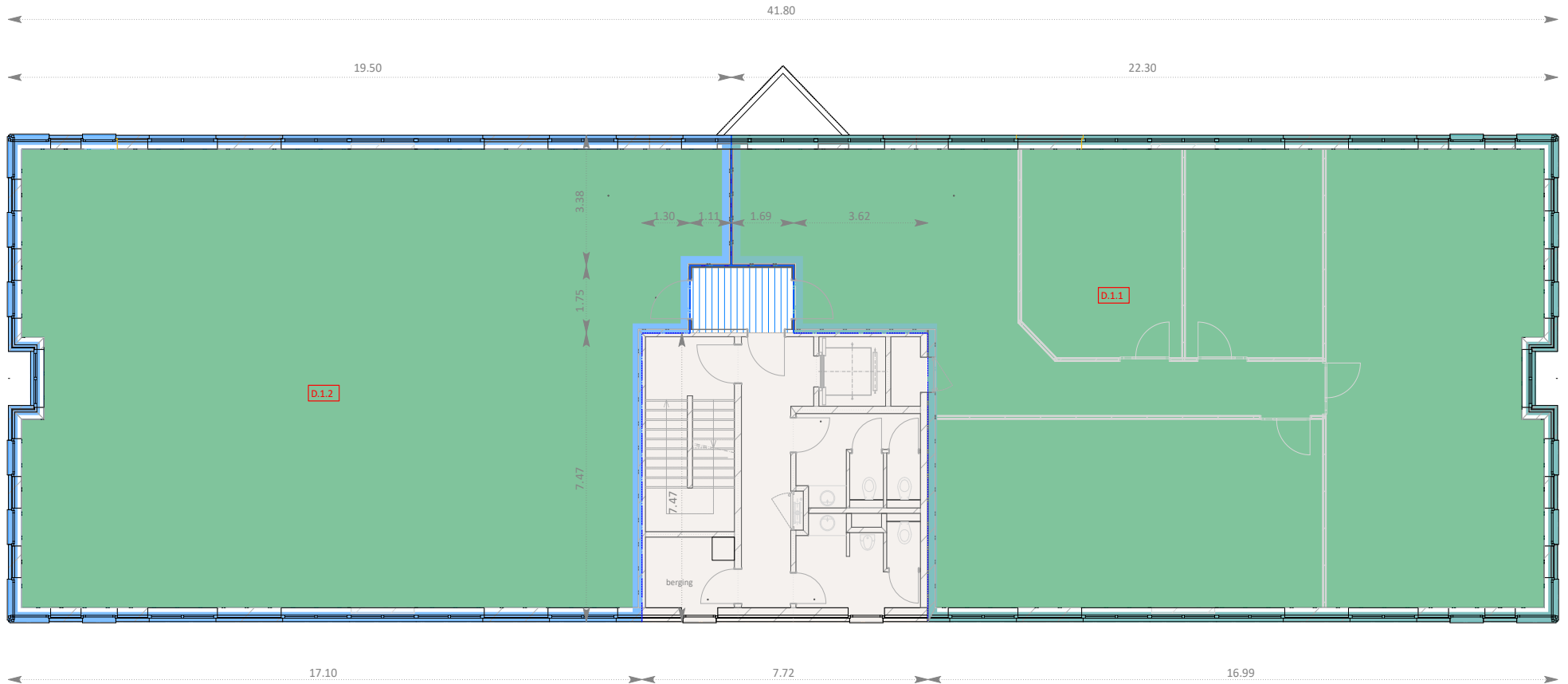


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PLAN | GREENHILL CAMPUS D | FLOOR 0



PLAN | GREENHILL CAMPUS D | FLOOR 1



PLAN | GREENHILL CAMPUS D | FLOOR 2



TENANT — Company active in measurement technology

	SURFACE Gross m ²
Offices (790 m ²)	Ground fl. (FO.1 + FO.2) : 461 m ² 1st floor (F1.2) : 329 m ²
Archives (86 m ²)	C-1.3 : 20 m ² F-1.2 : 66 m ²
External parkings	7
Indoor parkings	3

Common charges and taxes paid by tenant

	LEASE AGREEMENT
Start	01/10/2023
Period	6/9 years
End	30/09/2032
Break	30/09/2029

RENTAL INCOME 79.995 €/ year
 Excluding charges without taking in account any free rent still in effect at the time of the acquisition

ASSET DEAL

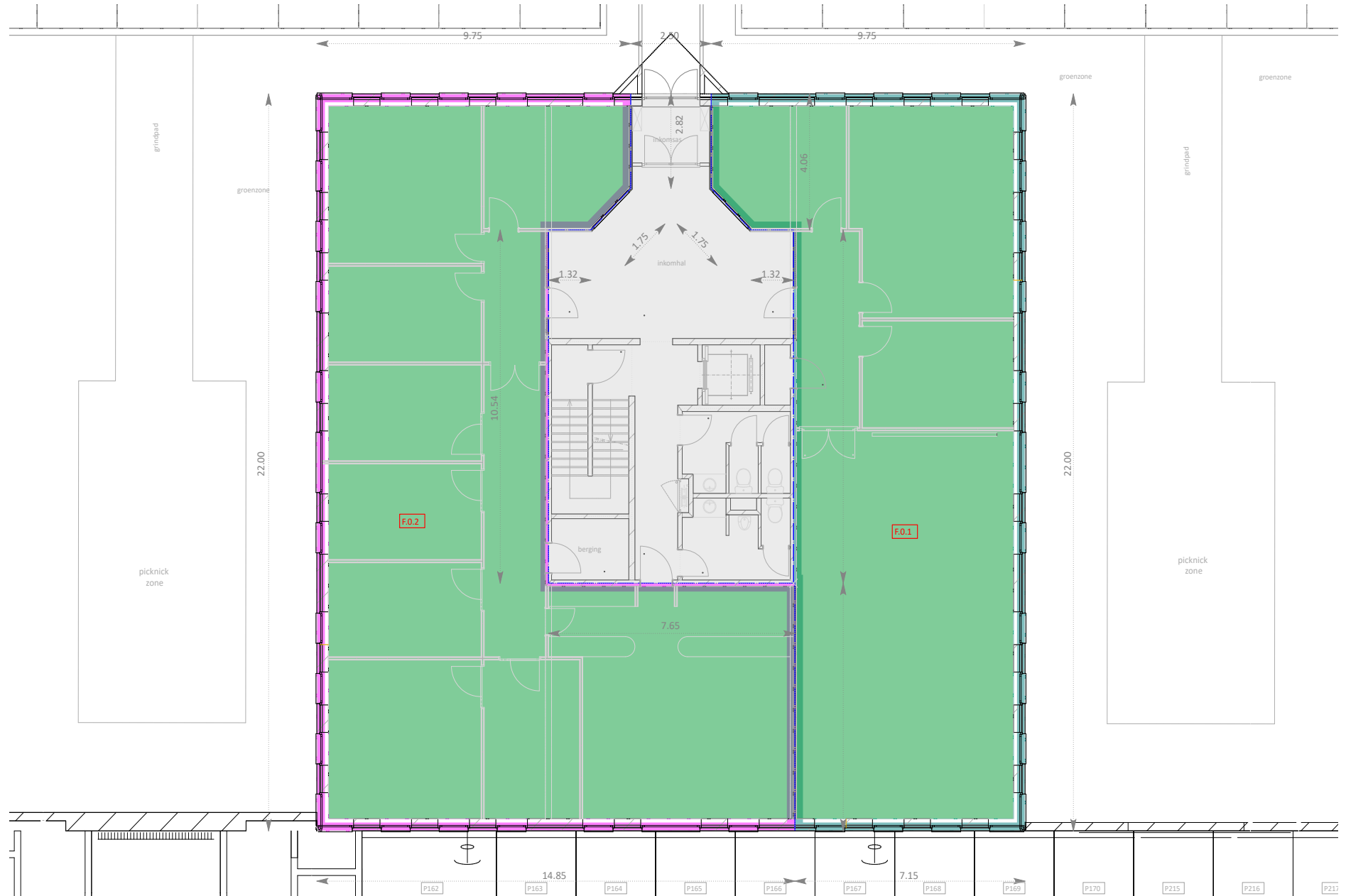
Price: **1.150.000 €** - Gross yield: **7 %**
 Excluding acquisition costs

EPB : X (undefined) - 196 kWhprim/m²/y

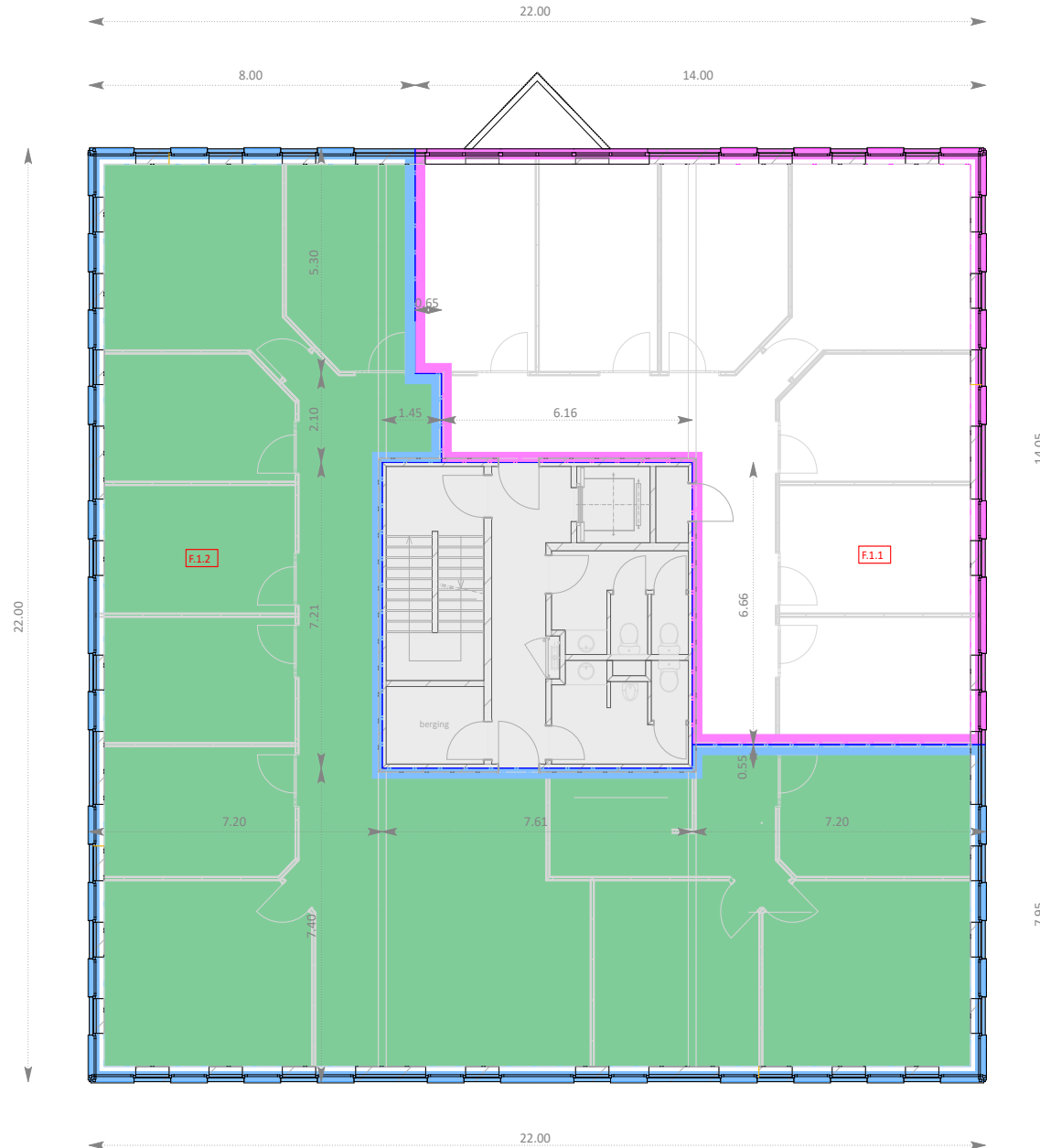


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PLAN | GREENHILL CAMPUS F | FLOOR 0



PLAN | GREENHILL CAMPUS F | FLOOR 1





FLOOR	UNIT	TENANT	SURFACE m ²	PARKING INCLUDED	START	END	NEXT BREAK	RENTAL INCOME
0 1	GO.1 + GO.2 G1.1->G1.4	IT company	474 504	14	01/01/2020	31/12/2028	31/12/2025	97.549 €
2 -1	G2.1->G2.4 Arch. G-1.4	Leading Belgian Space company	504 118	3	01/12/2021	30/11/2030	30/11/2024	66.905 €
3	G3.1		335		VACANT - TO LET			

1.816 m ² offices	17 park.	Indexed rental income excluding charges	164.454 €
+ 118 m ² archives		Overage rental income on vacant units excluding any additional inside parking for 900 €/p/ year - outside parking for 600 €/p/year	36.800 €
		TOTAL	201.254 €

Additional parking purchase price: 5.000 €/outside parking and 7.000 € /inside parking

ASSET DEAL

Price: **2.450.000 €** - Gross yield: **8,21 %**

Excl. acquisition costs

Incl. rented vacant units

EPB: X (undefined) - 196 kWhprim/m²/y



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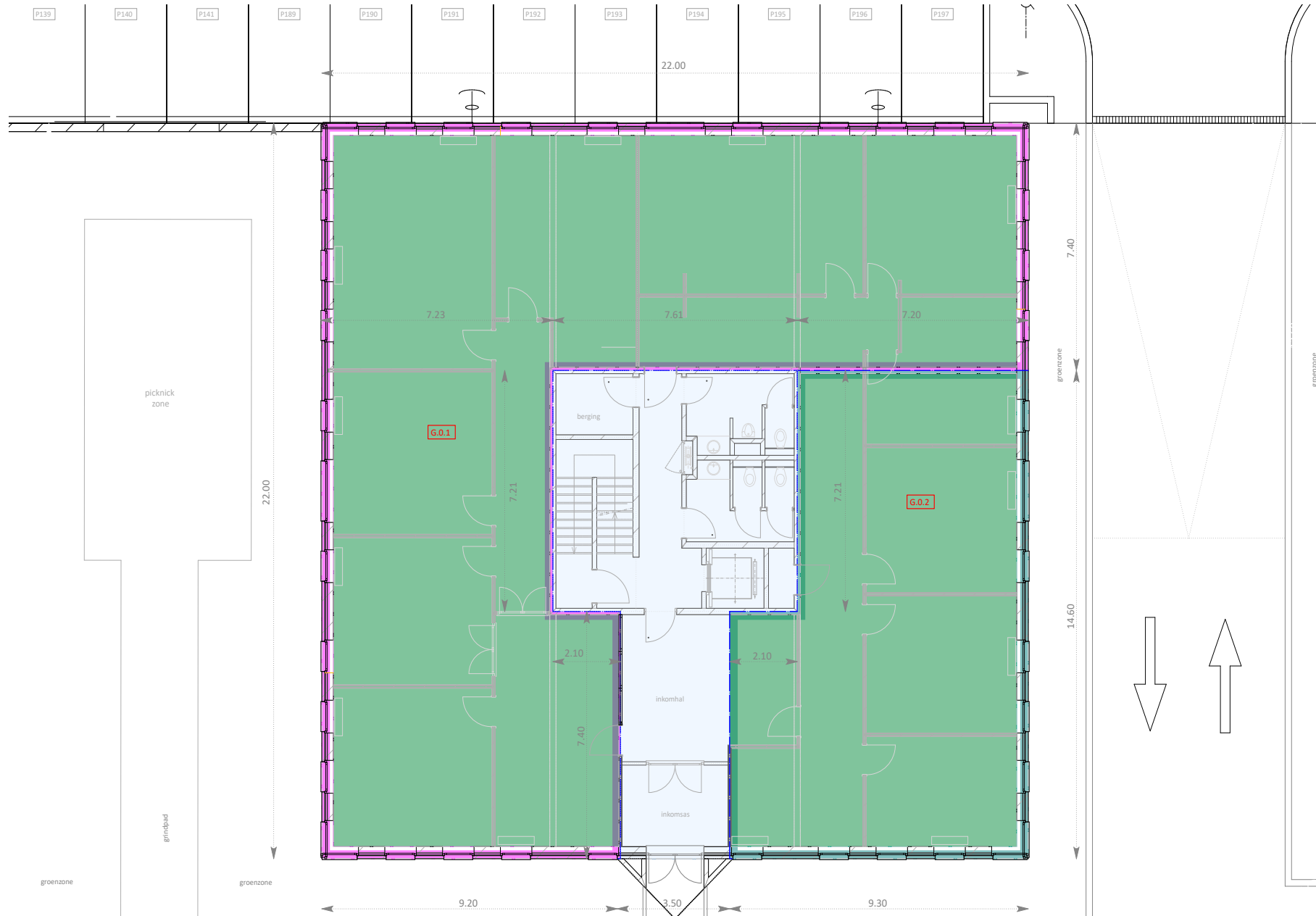


15G

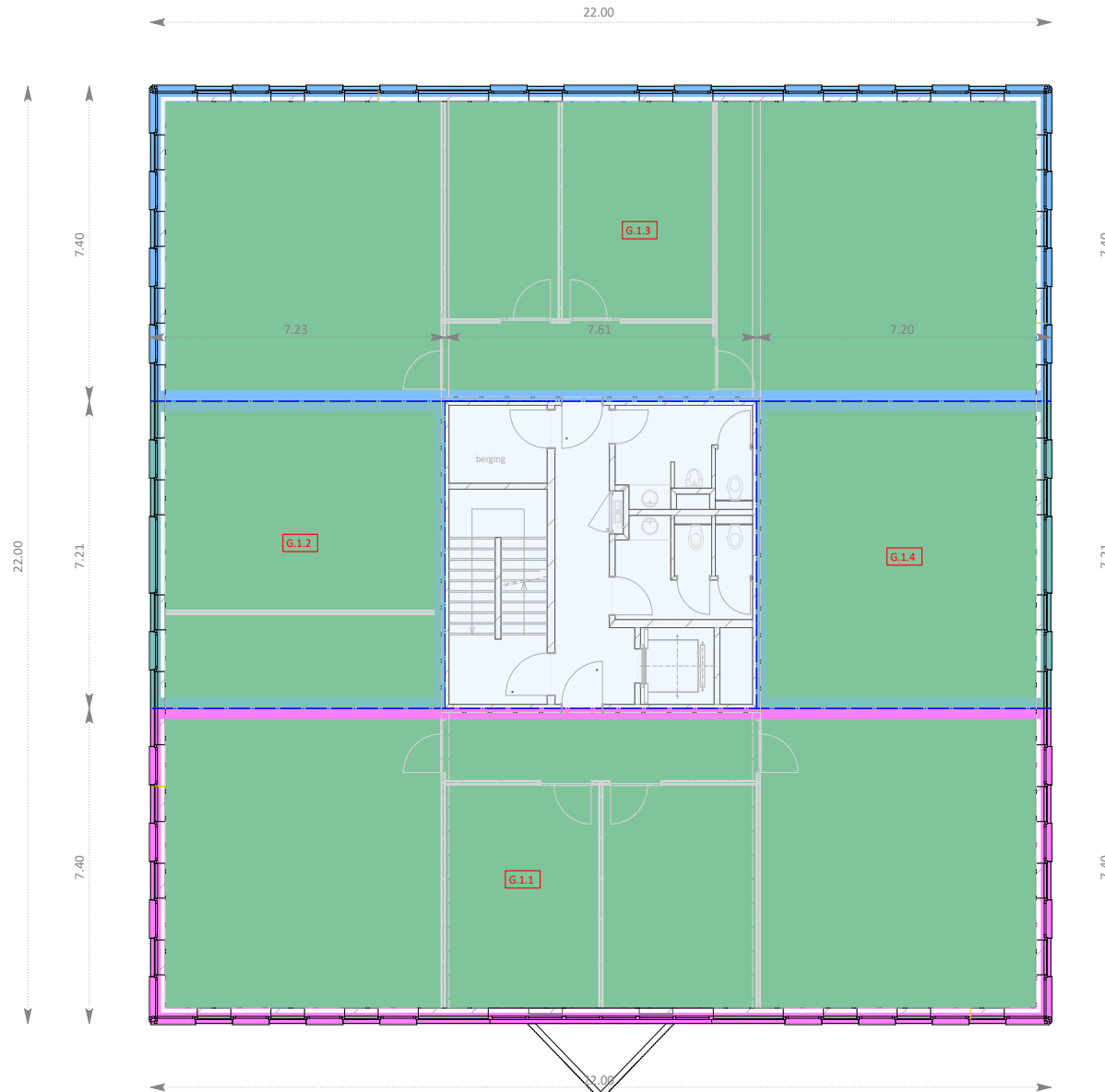
apexa 15 G
Engie Cofely
VISION++
Antwerp Space

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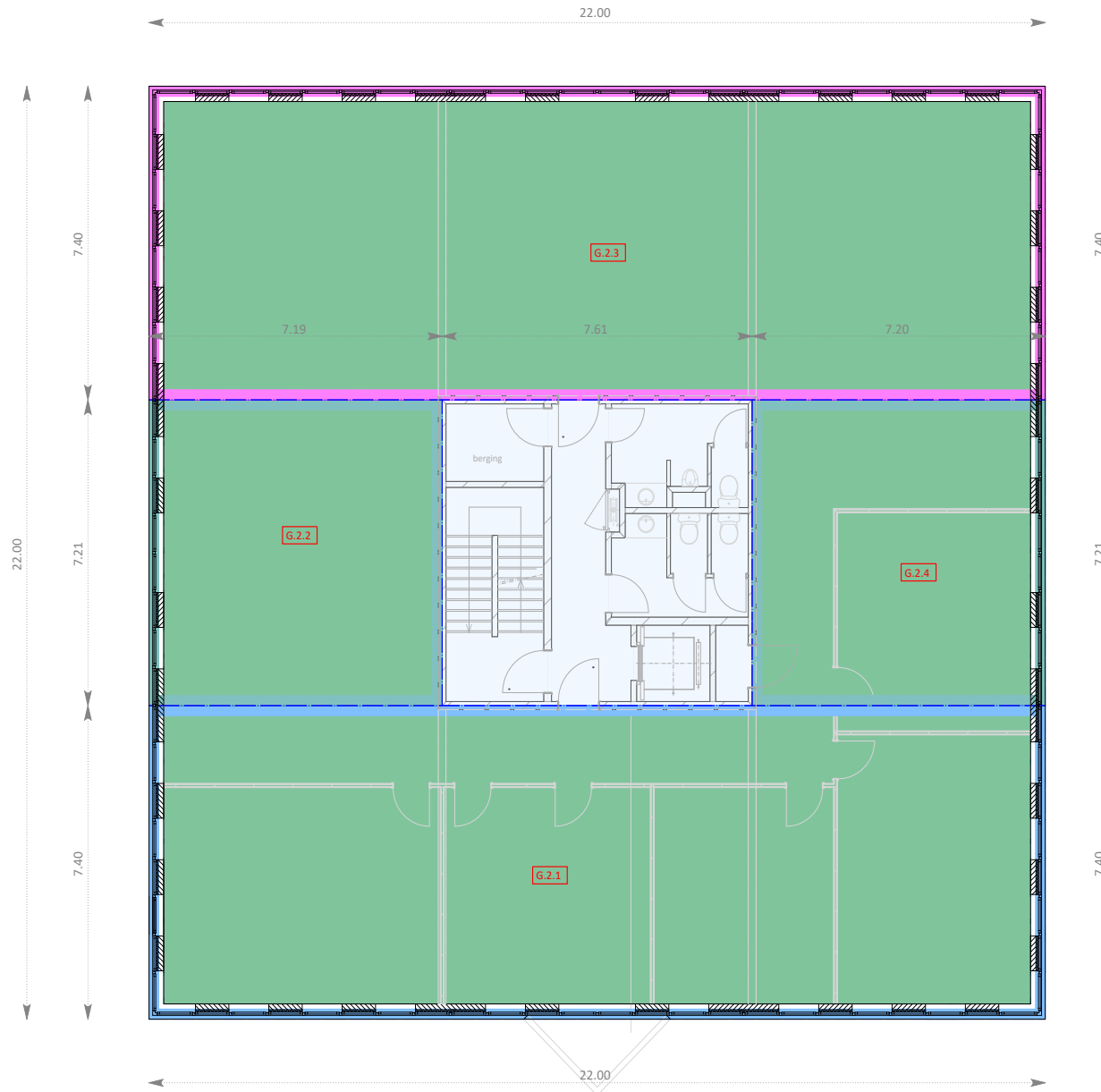
PLAN | GREENHILL CAMPUS G | FLOOR 0

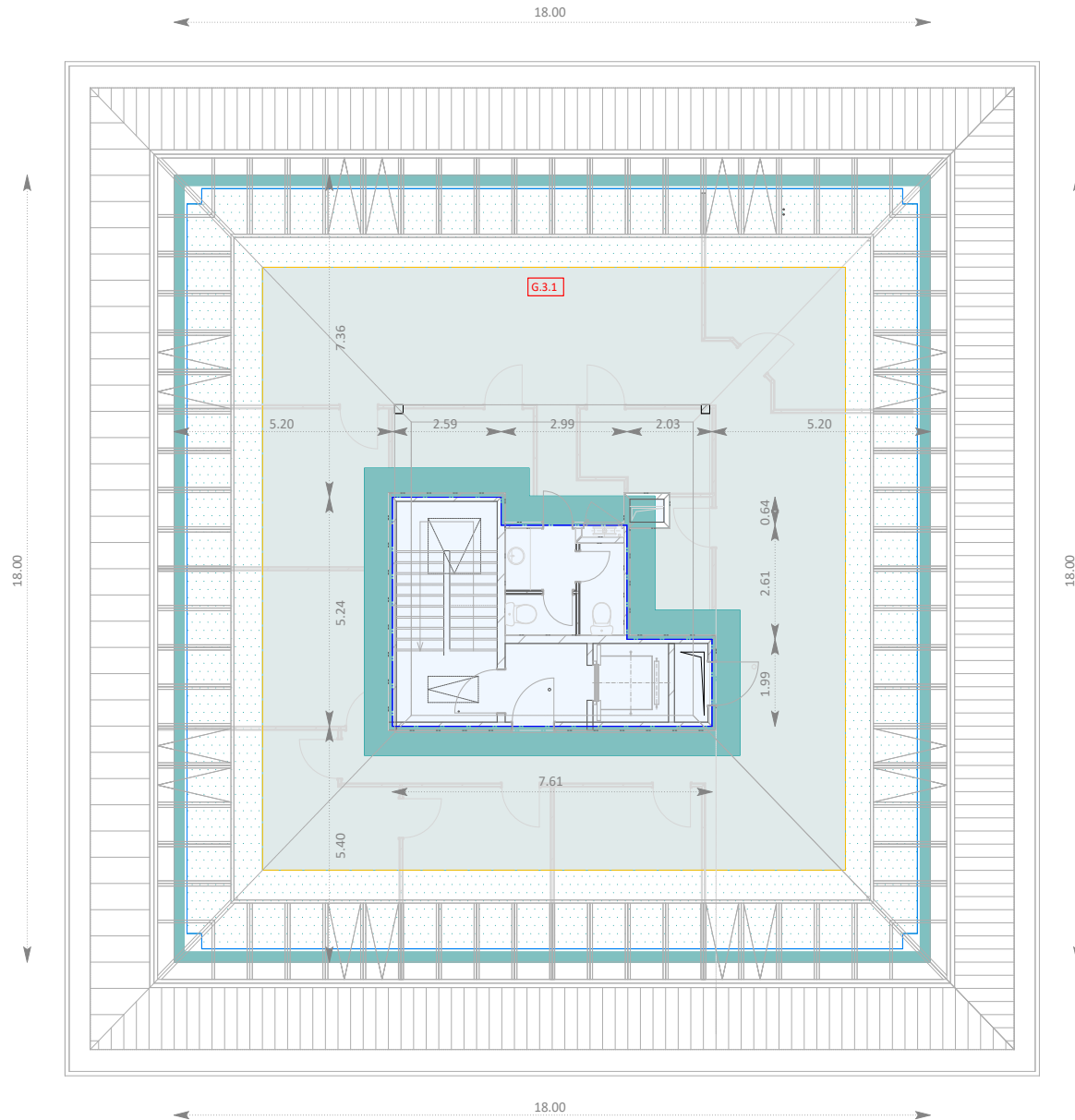


PLAN | GREENHILL CAMPUS G | FLOOR 1



PLAN | GREENHILL CAMPUS G | FLOOR 2





TENANT

Company active in medical technology (development, manufacturing, and distribution of joint replacement products)

	SURFACE Gross m ²
Offices	Ground fl.: 457 m ² (H0.1->H0.5)
Archive	Floor -1: 67m ² (H-1.2)
External parkings	2
Indoor parkings	4

Common charges and taxes paid by tenant

	LEASE AGREEMENT
Start	01/04/2022
Period	3/6/9 years
End	31/03/2031
Breaks	31/03/2025 & 31/03/2028

RENTAL INCOME Excluding charges	62.000 €/ year
	72.000 €/ year to be indexed rental income from 01-04-2025

ASSET DEAL

Price: **835.000 €** - Gross yield: **7,42 %**

Excluding acquisition costs



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INVEST | GREENHILL CAMPUS H - TOTAL BUILDING | 1.808 m² | 2.300.000 €

FLOOR	UNIT	TENANT	SURFACE m ²	PARKING INCLUDED	START	END	NEXT BREAK	RENTAL INCOME
0 -1	H0.1->H0.5 Arch. H-1.2	Company active in medical technology	457 67	6	01/04/2022	31/03/2031	31/03/2025	62.000 €
1 2 3	H1.1->H1.4 H2.1->H2.4 H3.1	-	507 507 337	VACANT - TO LET				148.600 €

1.808 m ² offices	6 park.	Rental income excluding charges	62.000 € <small>(72.000 € = to be indexed rental income from 01-04-2025)</small>
+ 67 m ² archives		Overage rental income on vacant units <small>excluding any additional inside parking for 900 €/p/ year - outside parking for 600 €/p/year</small>	148.600 €
		TOTAL	210.600 €

Additional parking purchase price: 5.000 €/outside parking and 7.000 € /inside parking

ASSET DEAL

Price: 2.300.000 € - Gross yield: 9,16 %

Excl. acquisition costs

Based on 58.500 € and incl. rented vacant units

EPB : X (undefined) - 196 kWhprim/m²/y

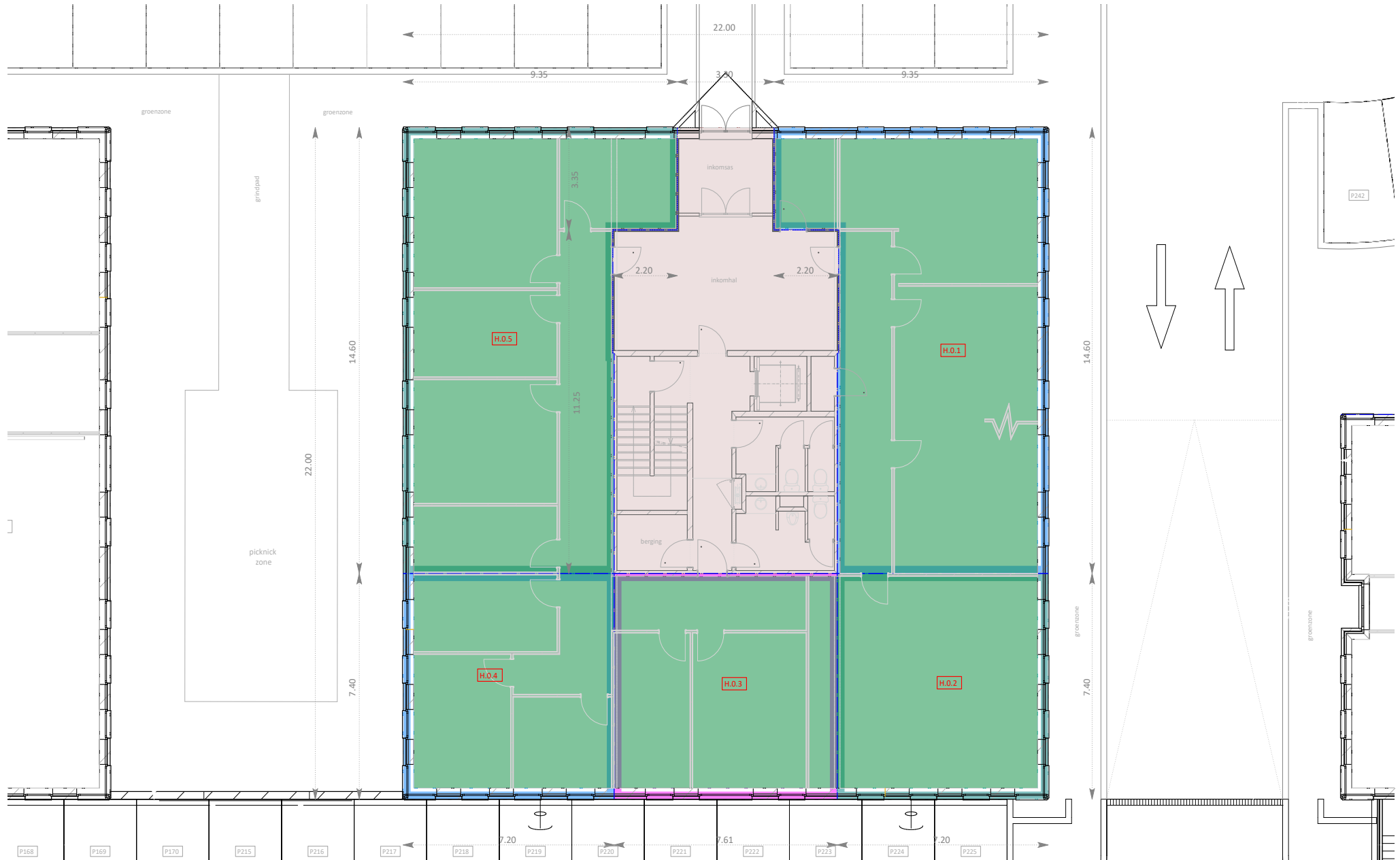


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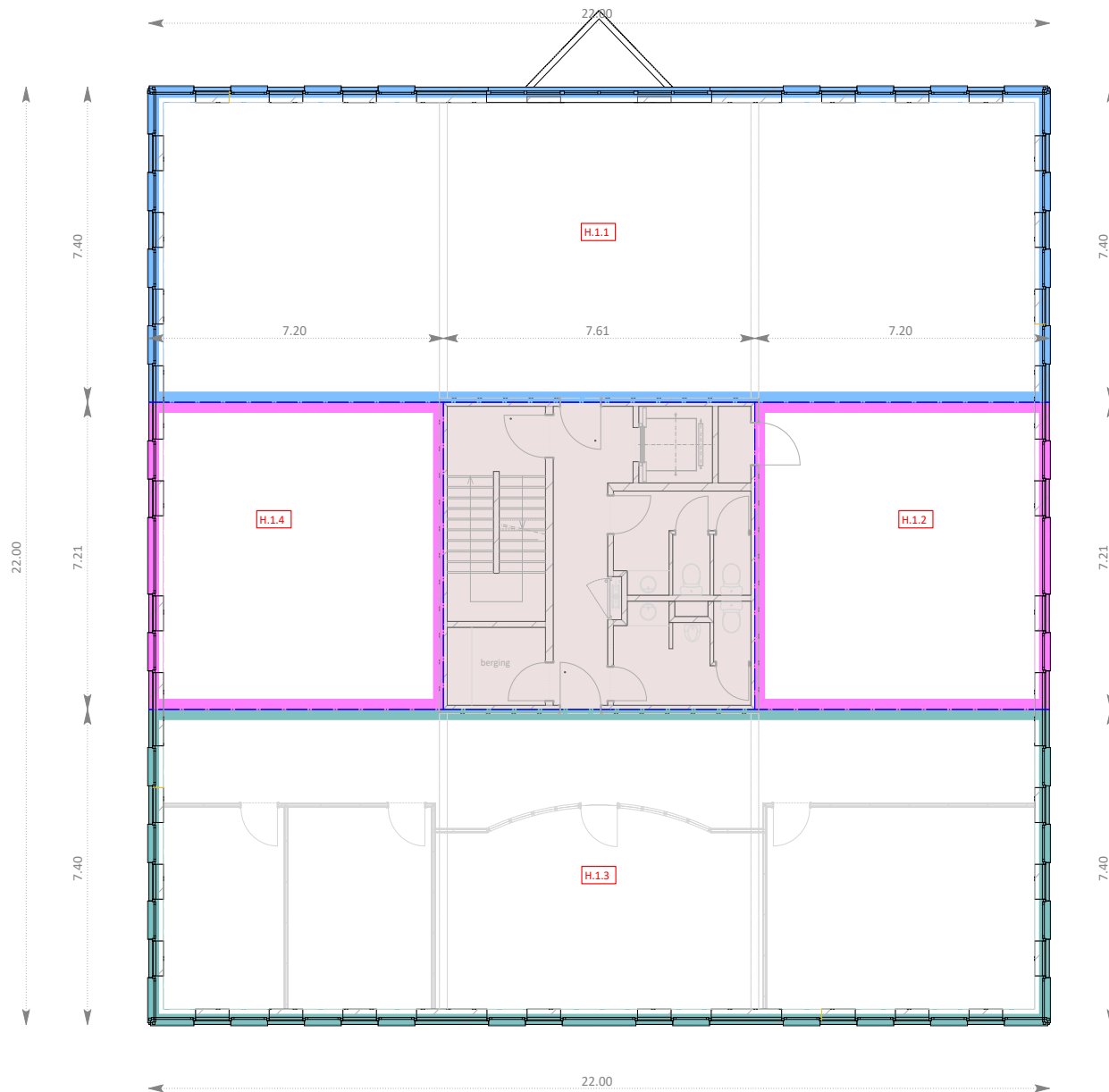
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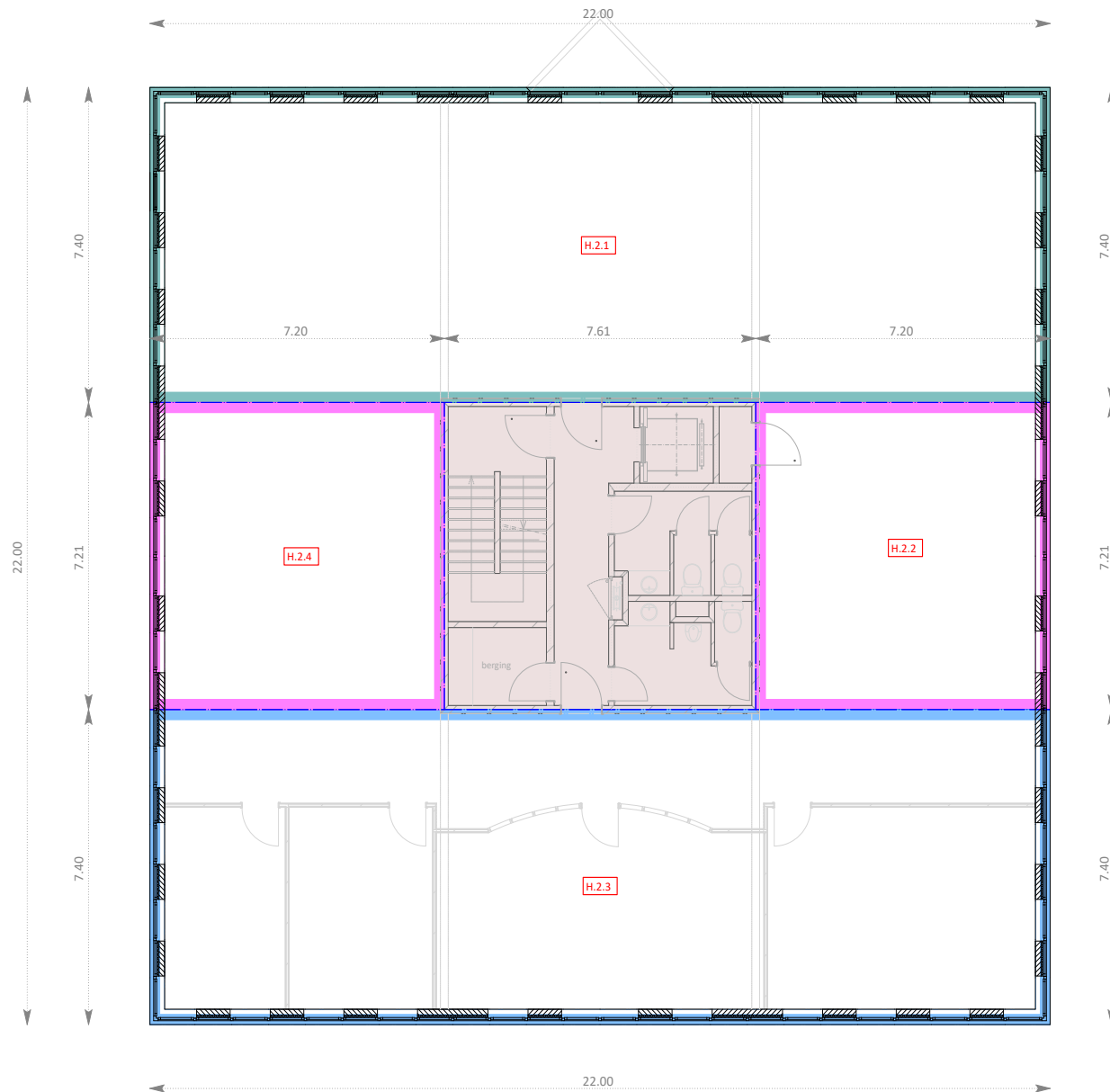
PLAN | GREENHILL CAMPUS H | FLOOR 0

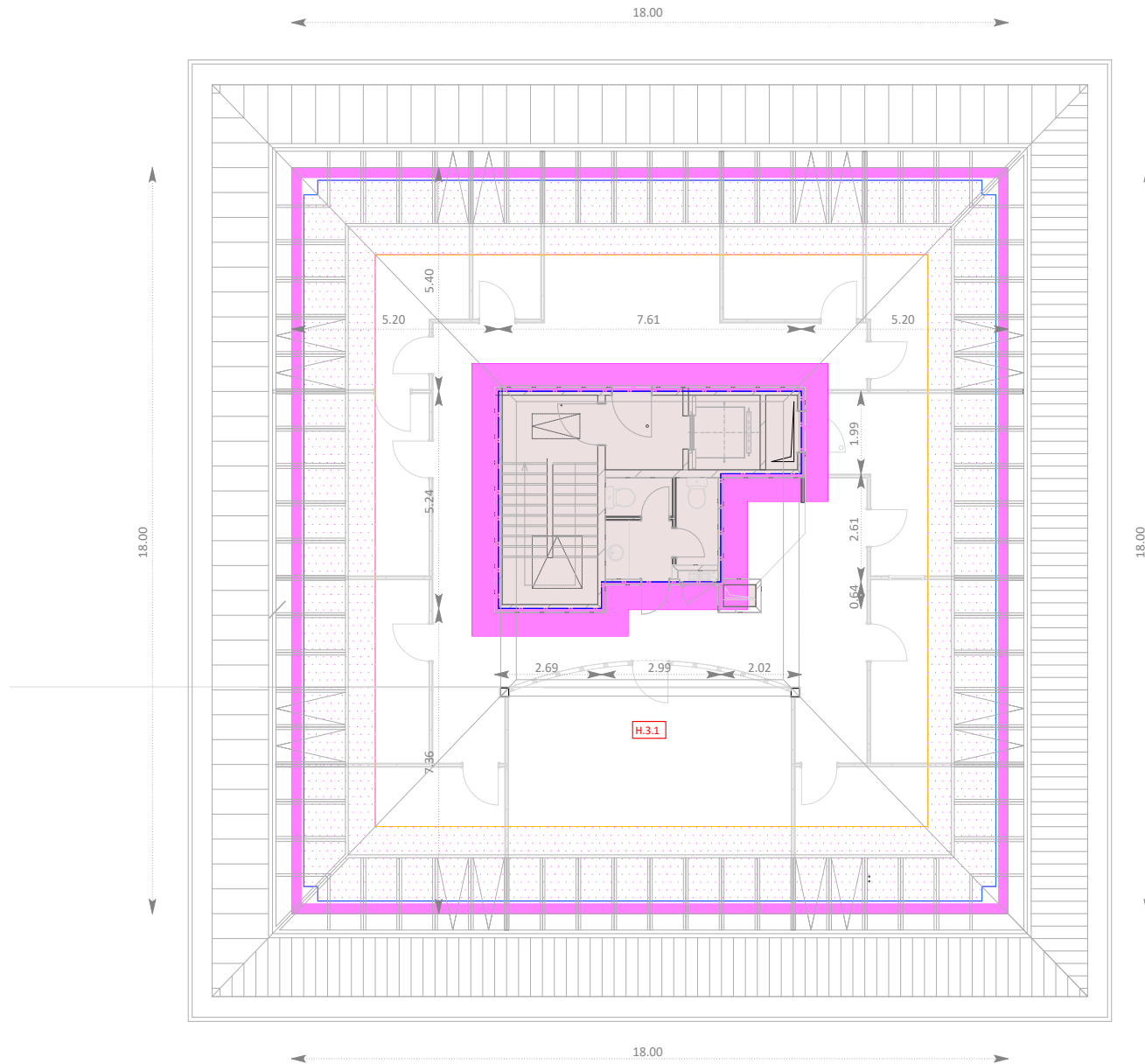


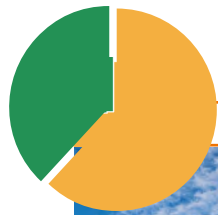
PLAN | GREENHILL CAMPUS H | FLOOR 1



PLAN | GREENHILL CAMPUS H | FLOOR 2

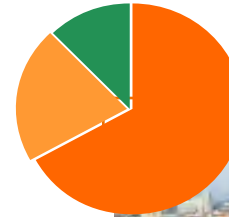






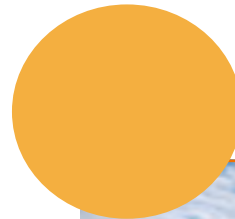
ORION

RENTED 62 %



RIVERSIDE

SOLD 67 % | RENTED 21 %



**WOP O
COTTON GROUP - RO.I+RI.I+A1**

RENTED 100 %



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**Geïnteresseerd?
Interessé(e)?**



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