



**GROWNTOP**  
OWN YOUR PLACE. GROW YOUR BUSINESS.

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 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

Greenhill Campus is a 19.357 m<sup>2</sup> 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 m<sup>2</sup> tot 1.816 m<sup>2</sup>

## UNIT TYPE

Offices  
Archives



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# HIGHLIGHTS



Very good accessibility by private and public transport



Zero fossil building. Photovoltaic panels (schedulde)



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

216m<sup>2</sup>

4 parking spaces

Greenhill Campus D

278m<sup>2</sup> - 263m<sup>2</sup> - 263m<sup>2</sup>

5 - 6 - 6 parking spaces

Greenhill Campus F

790 m<sup>2</sup>

10 parkings spaces

Greenhill Campus G

1.816 m<sup>2</sup>

17 parkings spaces

Greenhill Campus H

457m<sup>2</sup> - 1.808m<sup>2</sup>

6 parking spaces



**TENANT** — HR service provider

	<b>SURFACE</b> Gross m <sup>2</sup>
Offices	Ground floor: 216 m <sup>2</sup> (A0.2)
External parkings	4

Common charges and taxes paid by tenant

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

**ASSET DEAL**

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



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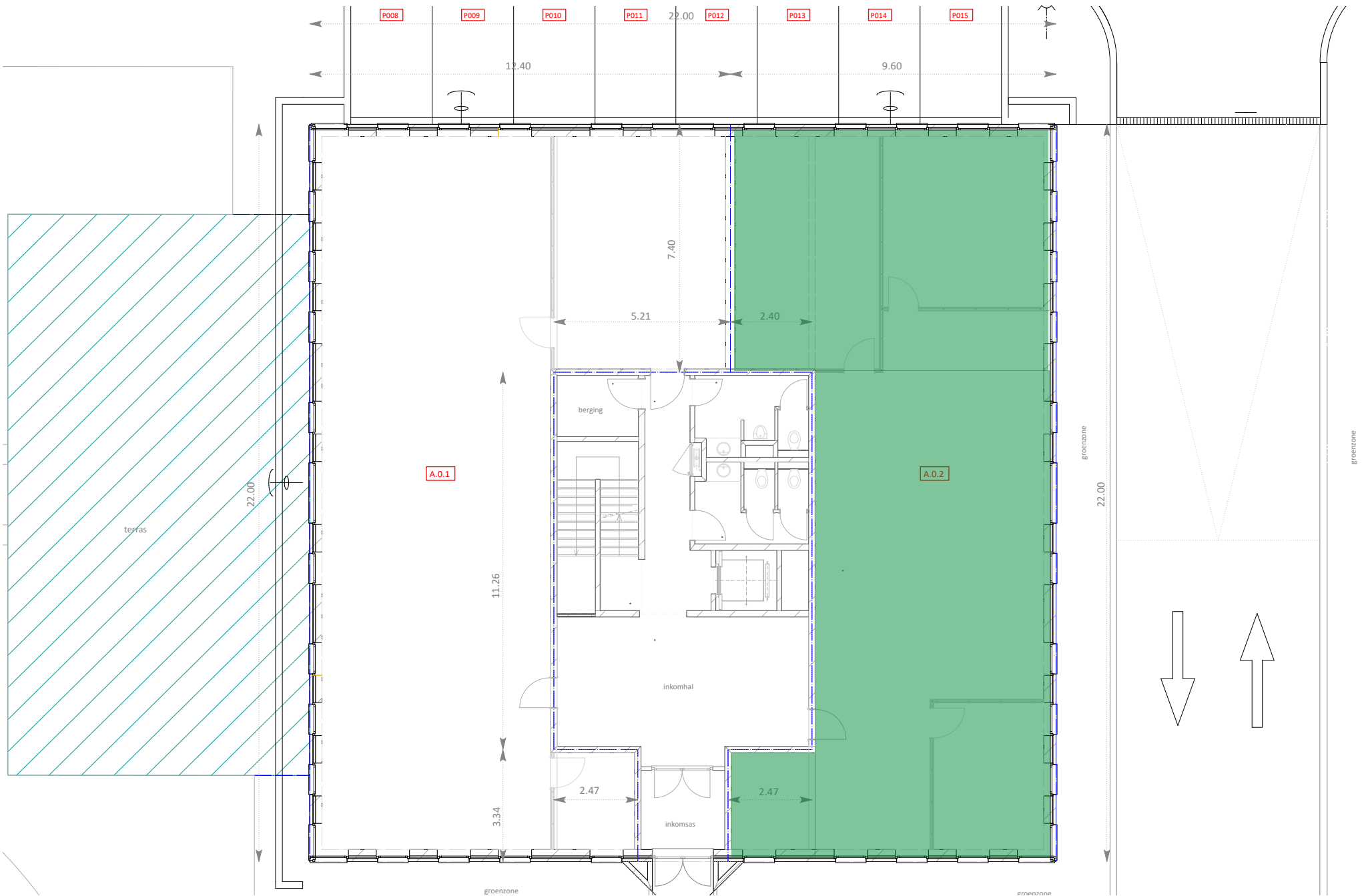
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# PLAN | GREENHILL CAMPUS A | FLOOR 0



INVEST | GREENHILL CAMPUS D | 278 m<sup>2</sup> | 450.000 €

**TENANT** — Company dealing with content business

	<b>SURFACE</b> Gross m <sup>2</sup>
Offices	1 <sup>st</sup> floor: 278 m <sup>2</sup> (D1.1)
External parkings	5

Common charges and taxes paid by tenant

	<b>LEASE AGREEMENT</b>
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 <sup>2</sup>
Offices	Ground floor: 263 m <sup>2</sup> (D0.1)
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 <sup>2</sup>
Offices	1 <sup>st</sup> floor: 263 m <sup>2</sup> (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 <sup>2</sup>
Offices	2 <sup>nd</sup> floor: 532 m <sup>2</sup>
Archives	48 m <sup>2</sup>
External parkings	5
Internal parkings	5

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

Common charges and taxes paid by tenant

**RENTAL INCOME** 68.704 €/ year  
Excluding charges

## ASSET DEAL

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



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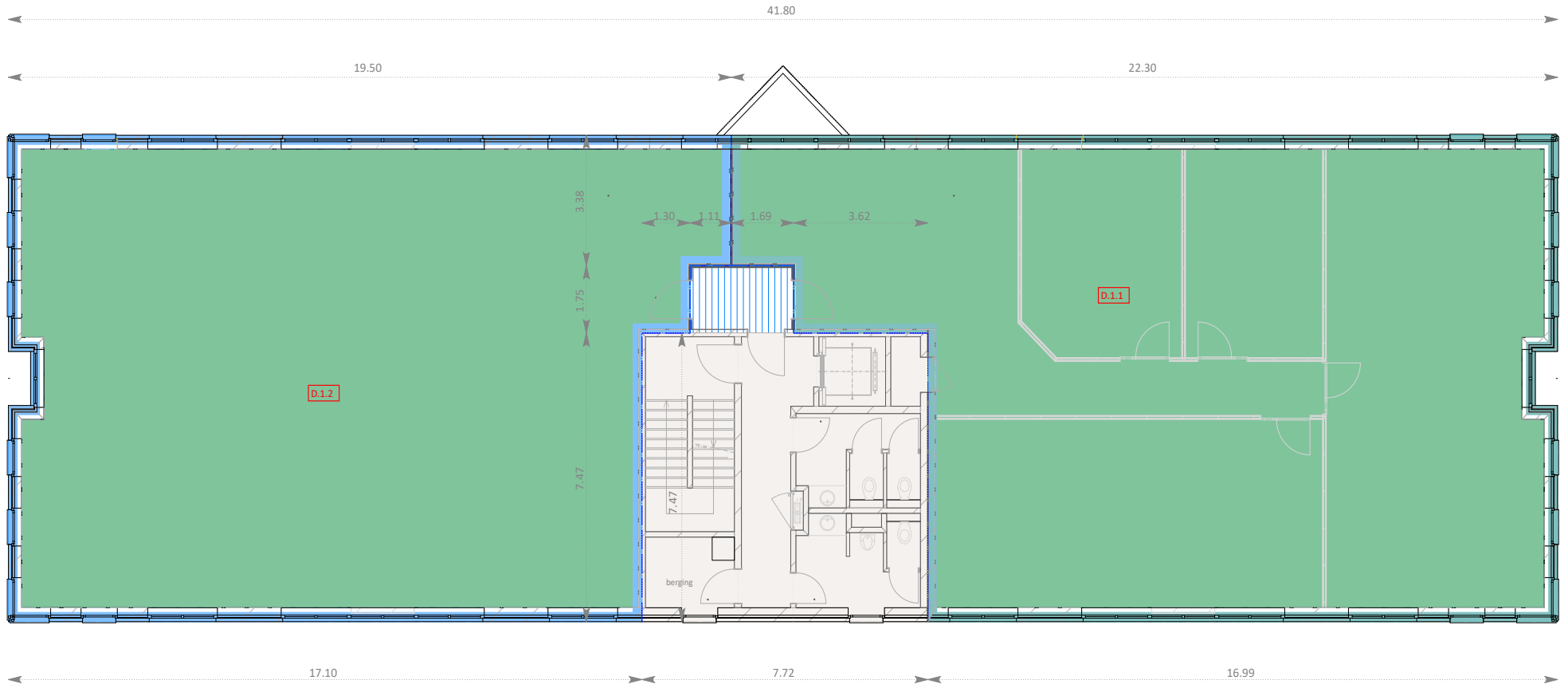


# PLAN | GREENHILL CAMPUS D | FLOOR 0





PLAN | GREENHILL CAMPUS D | FLOOR 1



PLAN | GREENHILL CAMPUS D | FLOOR 2



**TENANT** — Company active in measurement technology

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

Common charges and taxes paid by tenant

	<b>LEASE AGREEMENT</b>
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**

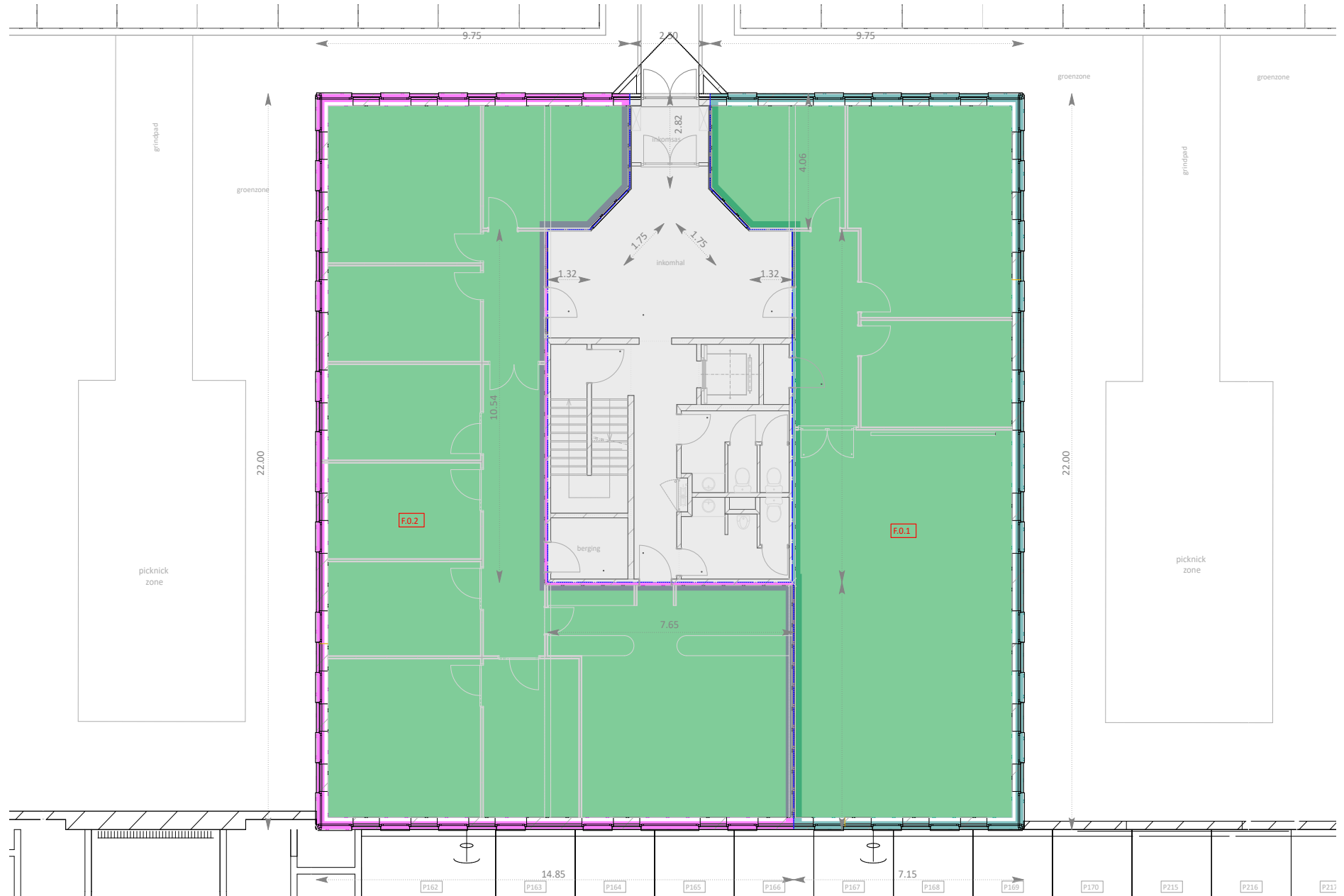
Price: **1.150.000 €** - Gross yield: **7 %**  
 Excluding acquisition costs

EPB : X (undefined) - 196 kWhprim/m<sup>2</sup>/y

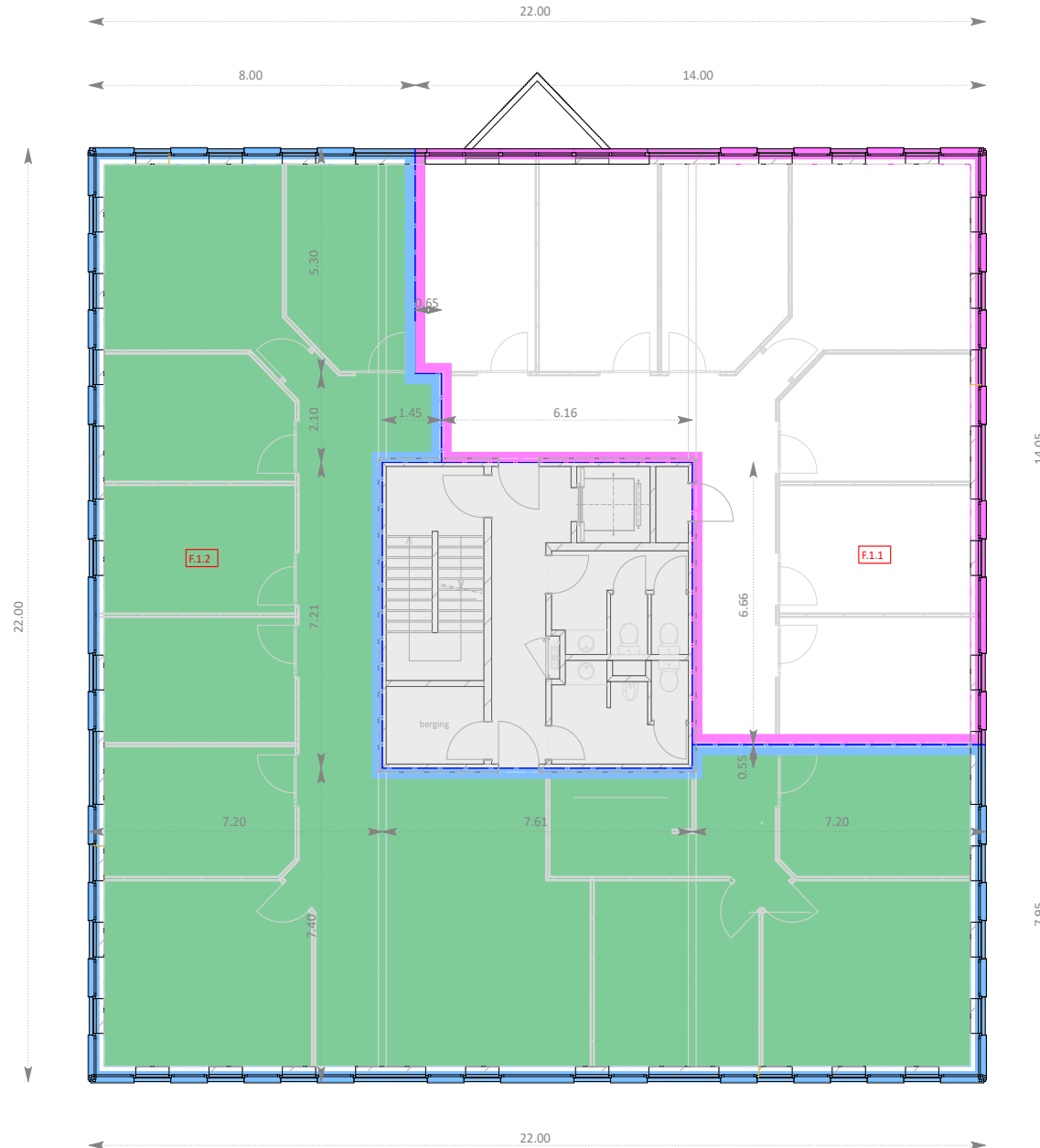


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# PLAN | GREENHILL CAMPUS F | FLOOR 0



# PLAN | GREENHILL CAMPUS F | FLOOR 1





FLOOR	UNIT	TENANT	SURFACE m <sup>2</sup>	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 <sup>2</sup> offices	17 park.	Indexed rental income excluding charges	164.454 €
+ 118 m <sup>2</sup> archives		Overage rental income on vacant units excluding any additional inside parking for 900 €/p/ year - outside parking for 600 €/p/year	36.800 €
		<b>TOTAL</b>	<b>201.254 €</b>

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/m<sup>2</sup>/y



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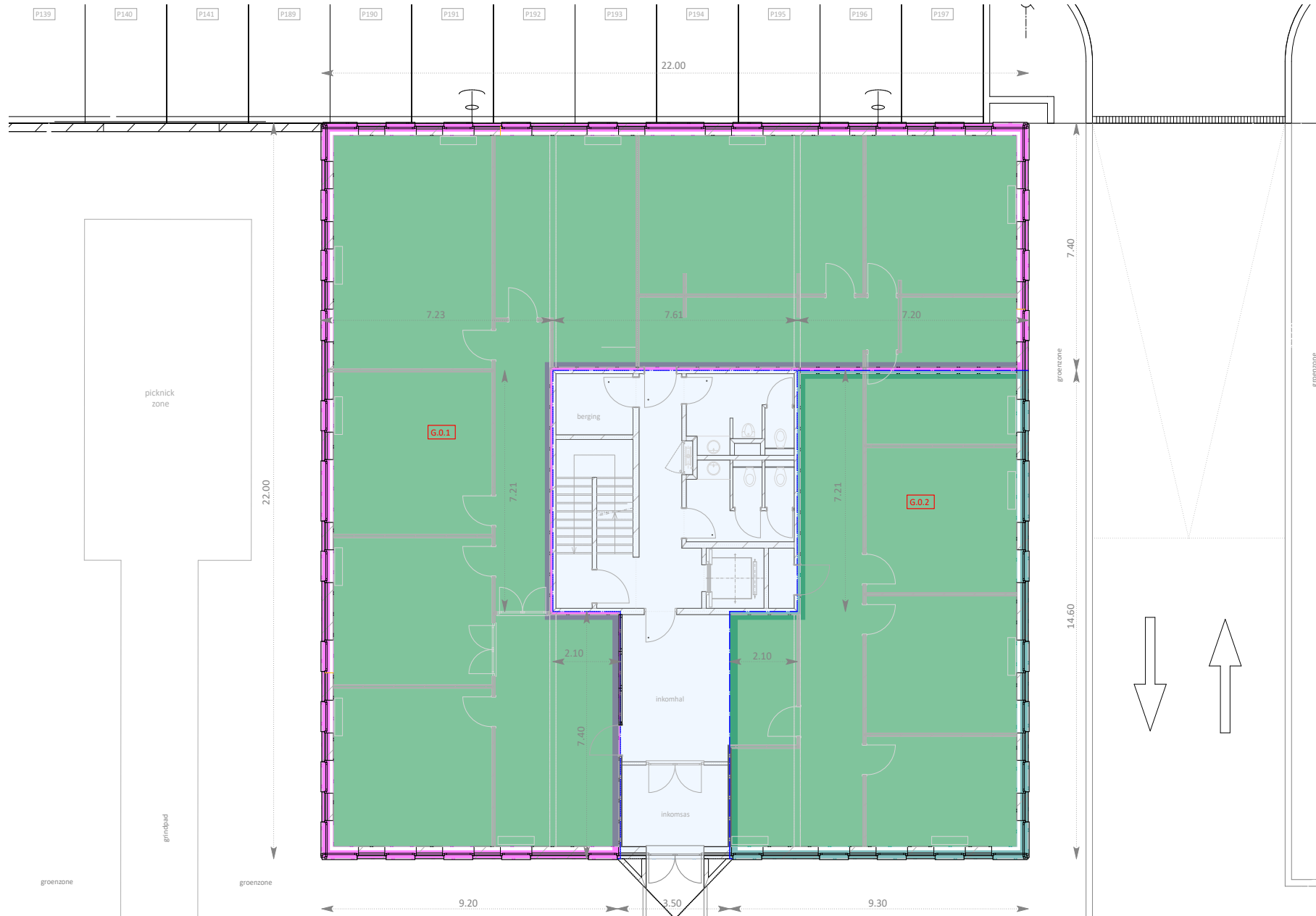
15G

apexa 15 G  
Engie Cofely  
VISION++  
Antwerp Space

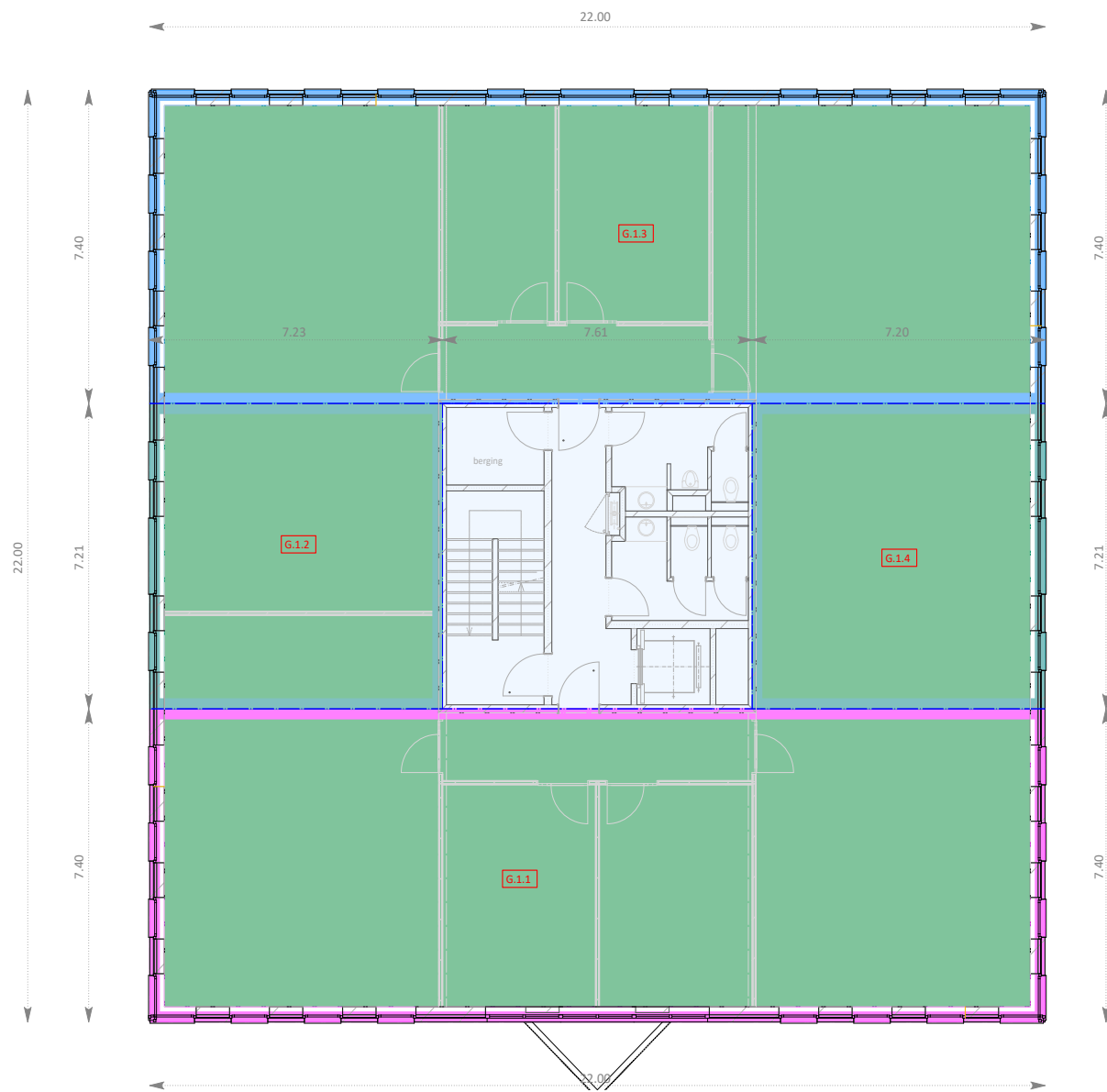
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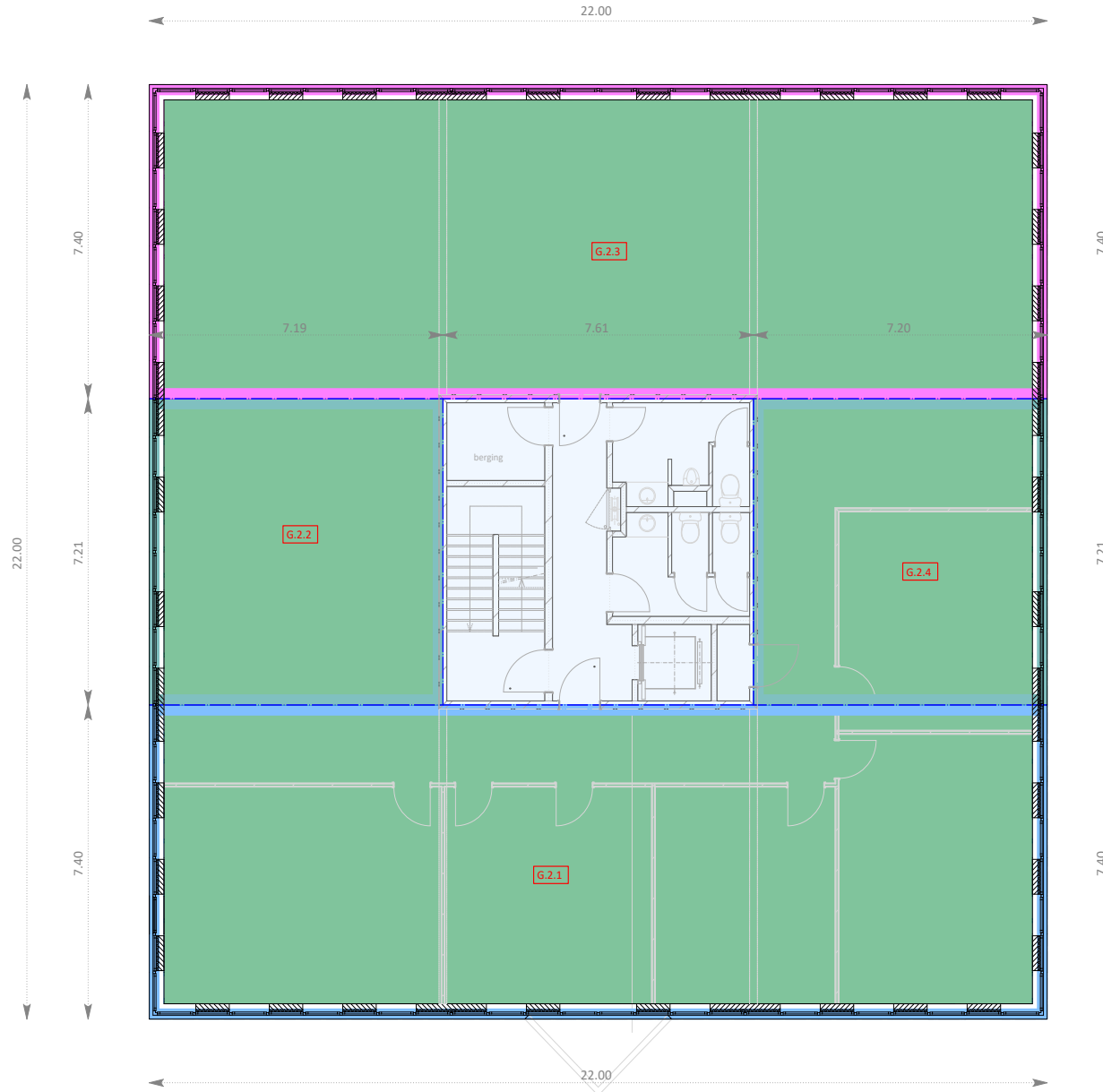
# PLAN | GREENHILL CAMPUS G | FLOOR 0

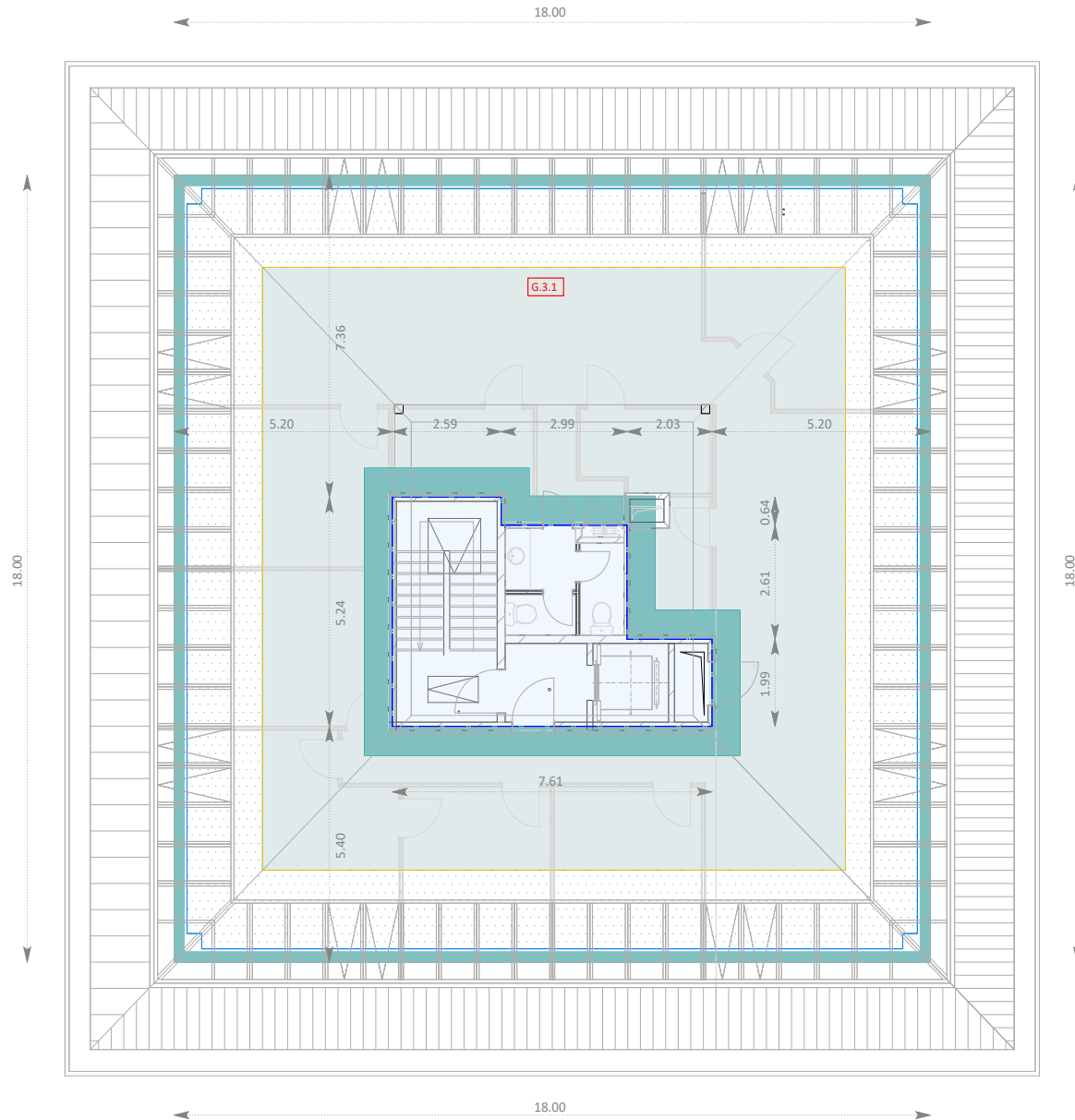


# PLAN | GREENHILL CAMPUS G | FLOOR 1



PLAN | GREENHILL CAMPUS G | FLOOR 2





## TENANT

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

	SURFACE Gross m <sup>2</sup>
Offices	Ground fl.: 457 m <sup>2</sup> (H0.1->H0.5)
Archive	Floor -1: 67m <sup>2</sup> (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

<b>RENTAL INCOME</b> Excluding charges	<b>62.000 €/ year</b>
	<b>72.000 €/ year</b> 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 m<sup>2</sup> | 2.300.000 €

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

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/m<sup>2</sup>/y

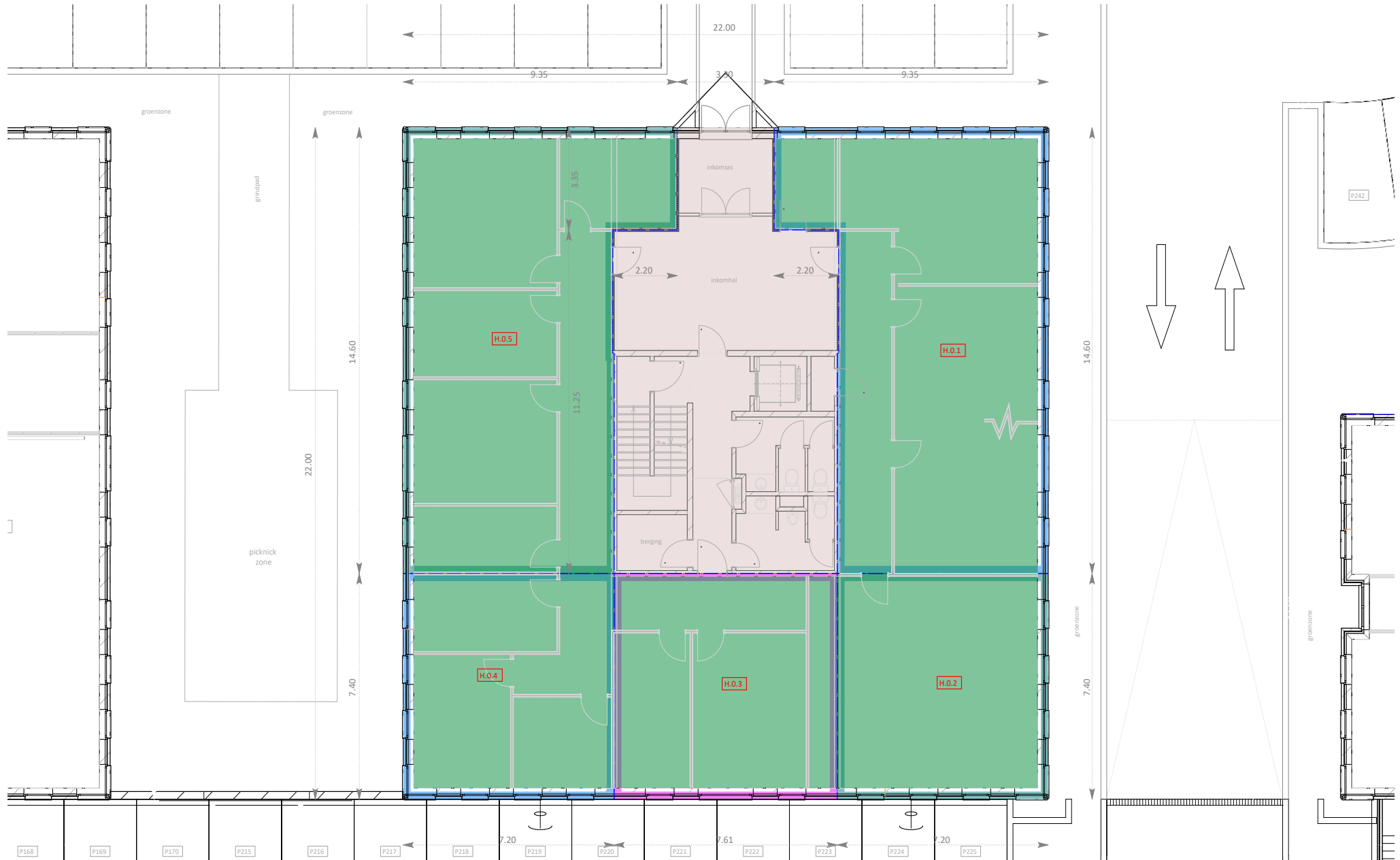


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# PLAN | GREENHILL CAMPUS H | FLOOR 0

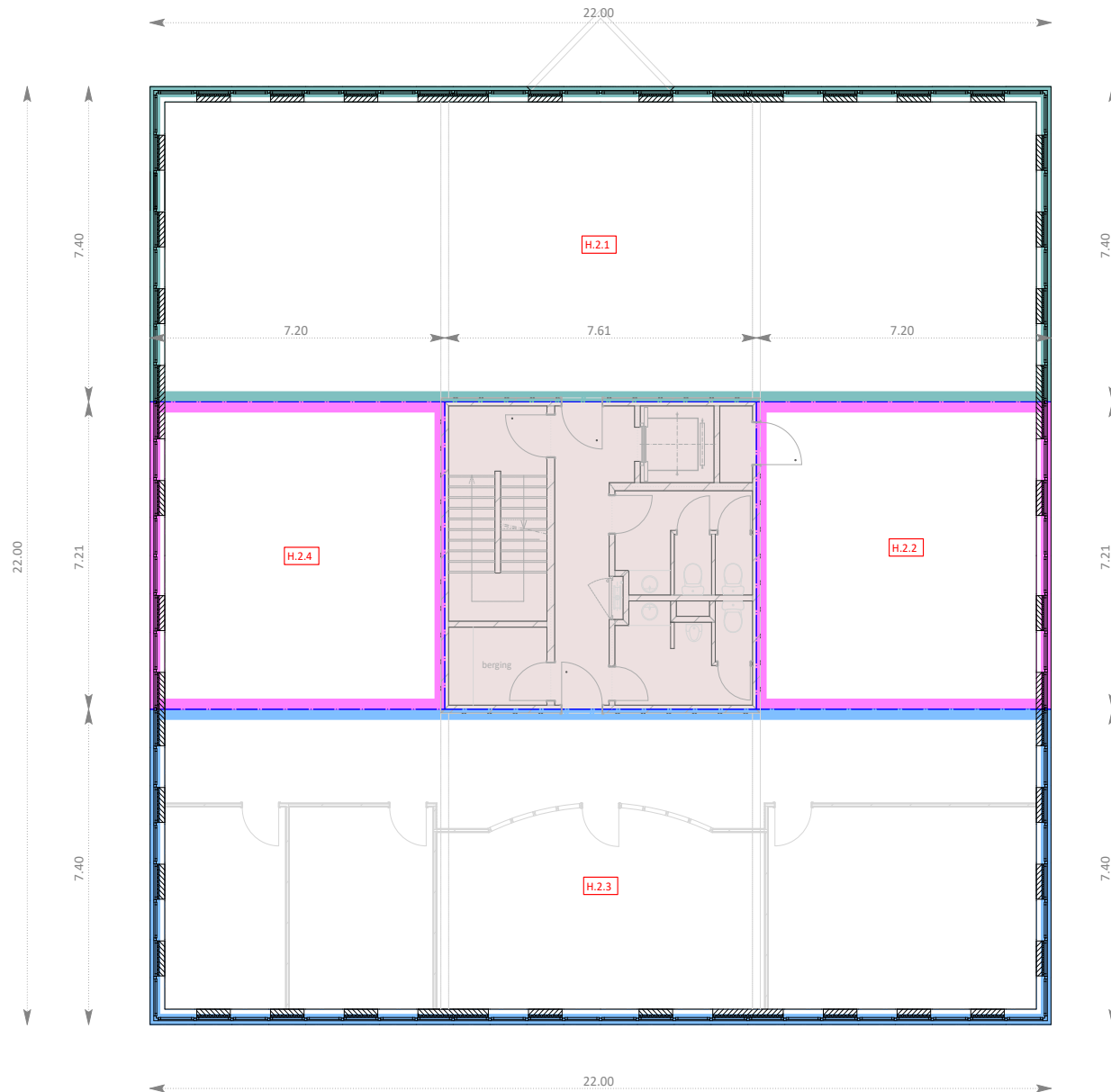


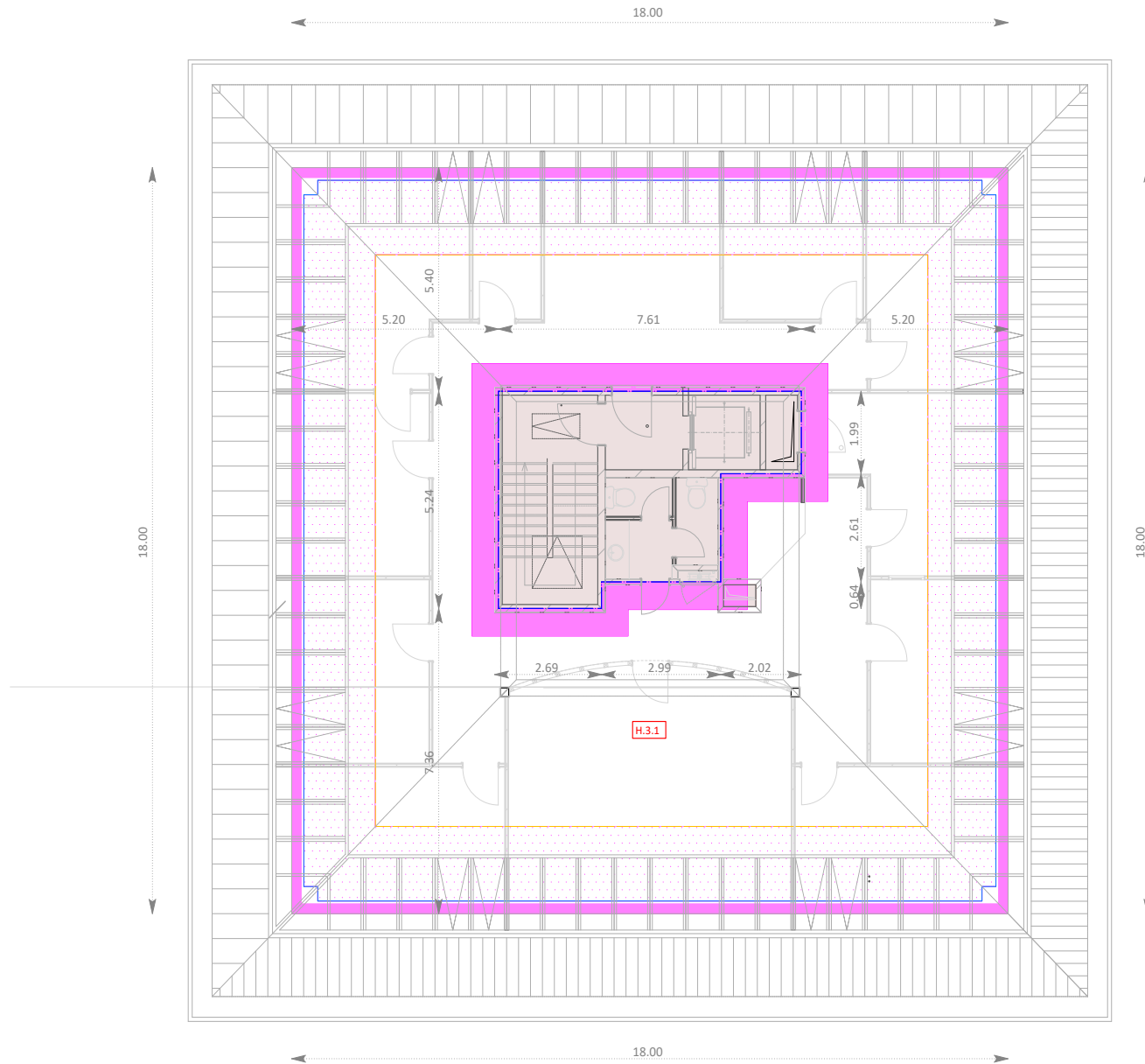


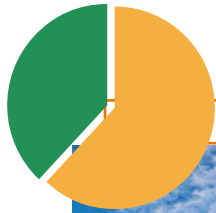
PLAN | GREENHILL CAMPUS H | FLOOR 1



# PLAN | GREENHILL CAMPUS H | FLOOR 2

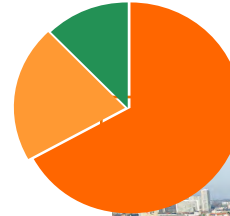






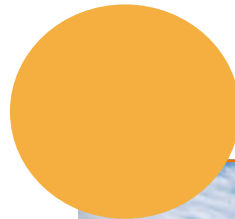
**ORION**

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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