



ORION BUILDING

TOYOTA TSUSHO EUROPE
ROBOTA TSUSHO SYSTEMS EUROPE LIMITED
ASIAN CORPORATION EUROPE, S.A.
Toyota Shipping (UK) Ltd - Former Branch
MIDAM PRODUCTIONS
RUSO BELGIUM
JITANI EUROPE
EXCELLEUM SERVICES BELGIUM NV
13

INVEST

Orion
Zaventem

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, commercial 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

Office building from 2001 in perfect condition, attractive and located in a quiet business park surrounded by trees and water points, in Zaventem. Common facilities for all occupants : showers, bicycle parking spaces and electric charging stations.

Located close to the Brussels Ring (exit 3), the Boulevard de la Woluwe, the Brussels international airport, Diegem train station, De Lijn bus stop and the F3 cycle highway (Brussels-Louvain).

Indoor and outdoor parking spaces available.

ADDRESS

Belgicastraat 13
1930 Zaventem

PURCHASE PRICE

5.000.000 € (excl.acquisition costs)

RENTAL INCOME

521.864 €/year

SURFACE/ UNIT TYPE

5.605 m² offices + 229 m²archives
15 outside parking places
85 inside parking places



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ORION BUILDING

HIGHLIGHTS



Very good accessibility by car, foot, bus, train and bicycle.



Located in a business park surrounded by trees and water features.



Common facilities : shower, bicycle parking and charging stations.



Restaurants at 100 meters.



close to the Brussels ring (exit 3) and Boulevard de la Woluwe



close to the Brussels International Airport



2 km from the Diegem train station



5 minutes walk from a De Lijn bus stop



close to the F3 cycle highway (Brussel-Leuven)

272 **282** **471** **620** **621**



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TENANT 1 — Company specializing in cybersecurity and technological integration

	SURFACE Gross m ²
Offices	Ground floor : 684 m ² (0A+0B)
External parkings	5
Internal parkings	8

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/02/2018 A new addendum 3 taking effect on 01/07/2023 has been signed for a larger area
Type	3/6/9
End	30/06/2032
Nexts breaks	30/06/2026 & 30/06/2029
INDEXED RENTAL INCOME Excluding charges 57.101 €/ year	

TENANT 2 — Company active in the publishing sector

	SURFACE Gross m ²
Offices	Ground floor : 461 m ² (0C)
Internal parkings	4

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/02/2021
Type	3/6/9
End	31/01/2030
Next break	31/01/2027
INDEXED RENTAL INCOME Excluding charges 27.857 €/ year	

TENANT 3 — Company active in the automotive sector

	SURFACE Gross m ²
Offices	1 st floor : 464 m ² (1C)
Archive	-1 floor : 77 m ² (-1A)
External parkings	1
Internal parkings	10

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/10/2019
Type	3-6-9 years
End	30/09/2028
Next break	30/09/2025
INDEXED RENTAL INCOME Excluding charges 41.648 €/ year	

	SURFACE Gross m ²
Offices	2 nd floor: 640 m ² (2A)
Archives	3 rd floor: 1.232 m ² (3A+3B+3C+3D) -1B : 37 m ² / -2E : 21 m ² / -2G : 18 m ²
External parkings	3
Internal parkings	34

	LEASE AGREEMENT
Start	01/10/2018
Type	3-6-9 years
End	30/09/2030
Next break	30/09/2026
INDEXED RENTAL INCOME Excluding charges 192.111 €/ year	



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INVEST | ORION BUILDING | 5.605 m² | 5.000.000 €

FLOOR	UNIT	TENANT	SURFACE m ²	PARKING INCLUDED	START	END	NEXT BREAK	RENTAL INCOME
0	OA + OB	Cybersecurity and technological integration	684	13	01/02/2018	30/06/2032	30/06/2026	57.101 €
0	OC	Publishing sector	461	4	01/02/2021	31/01/2030	31/01/2027	27.857 €
1	1C	Automotive sector	464	11	01/10/2019	30/09/2028	30/09/2025	41.648 €
2	2A	Automotive sector	640	37	01/10/2018	30/09/2030	30/09/2026	192.111 €
3	3A->3D		1.232					
Garden fl.	-1A->-1C	-	839		VACANT - TO LET			203.147 €
1	1A + 1B		694					
2	2B		591					

EPB : X (undefined)
396 kWhprim/m²/y

5.605 m ²	65 park. rented + 35 park. vacant	Indexed rental income excluding charges	318.717 €
+ 153 m ² archives rented + 76 m ² archives vacant		Overage rental income on vacant units	203.147 €
		TOTAL	521.864 €

ASSET DEAL

Price: **5.000.000 €** - Gross yield: **10,44 %**
Excl. acquisition costs Incl. rented vacant units



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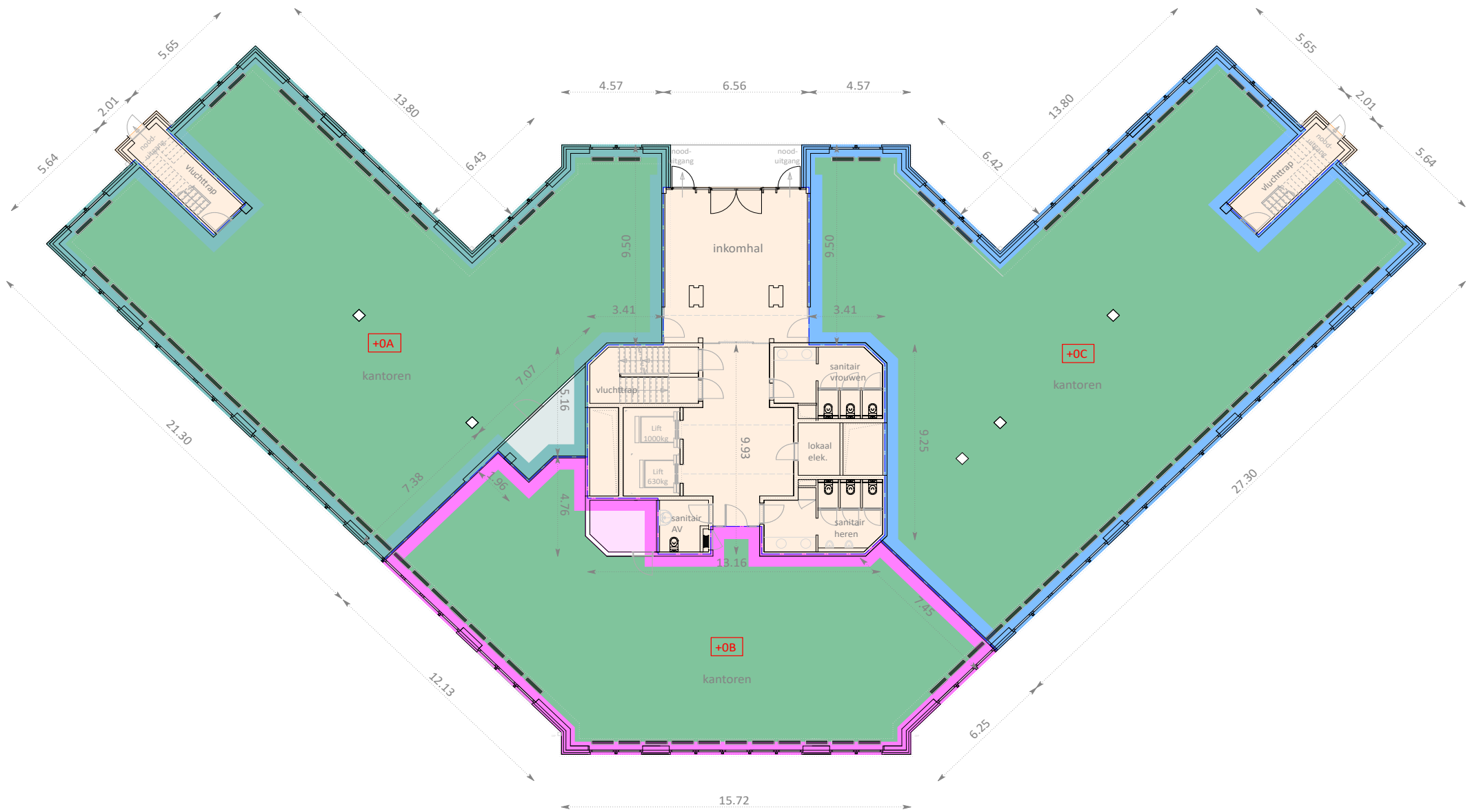
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PLAN | ORION BUILDING | FLOOR -1



PLAN | ORION BUILDING | FLOOR 0



PLAN | ORION BUILDING | FLOOR +1



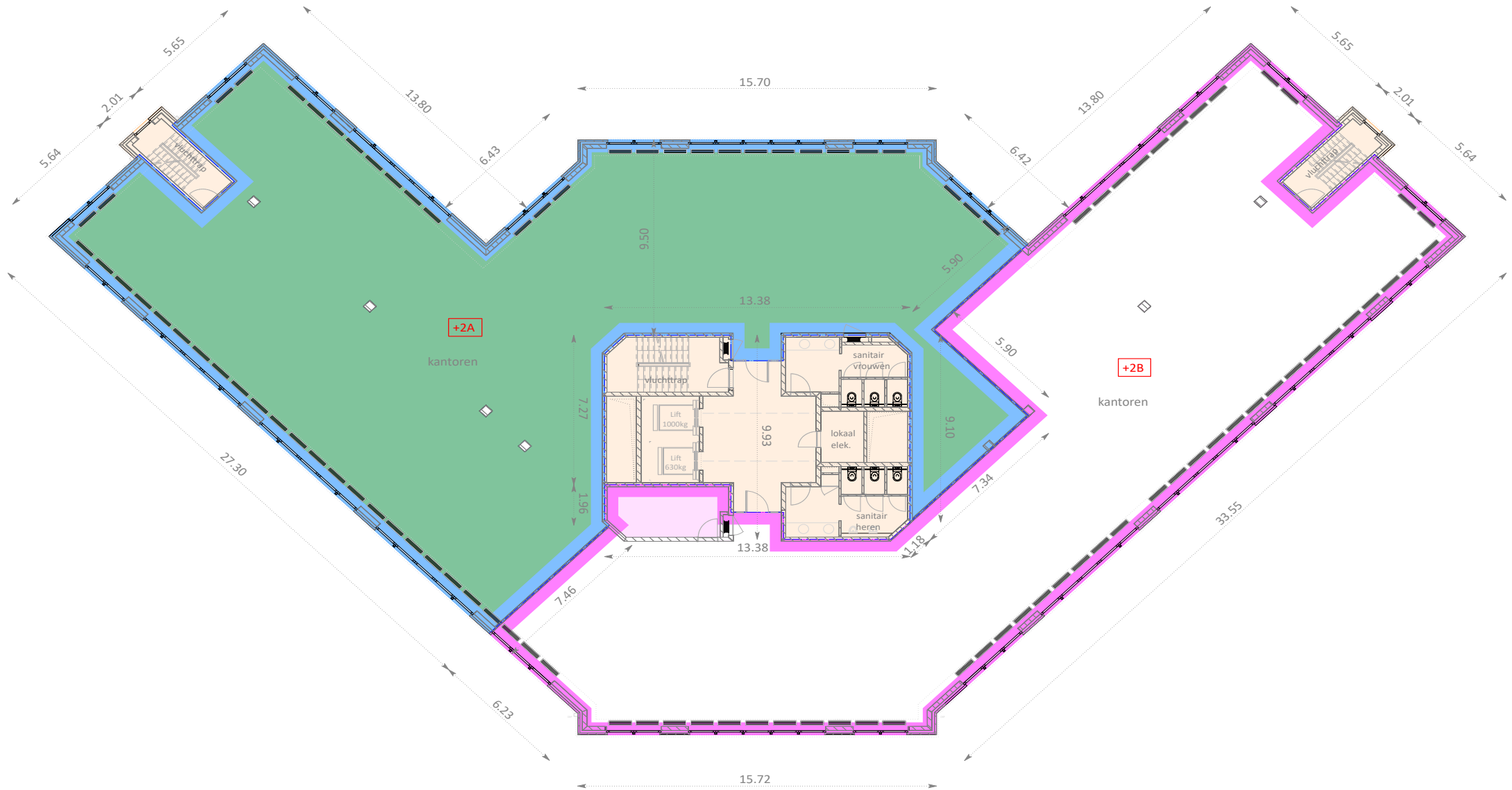
Woluwedal

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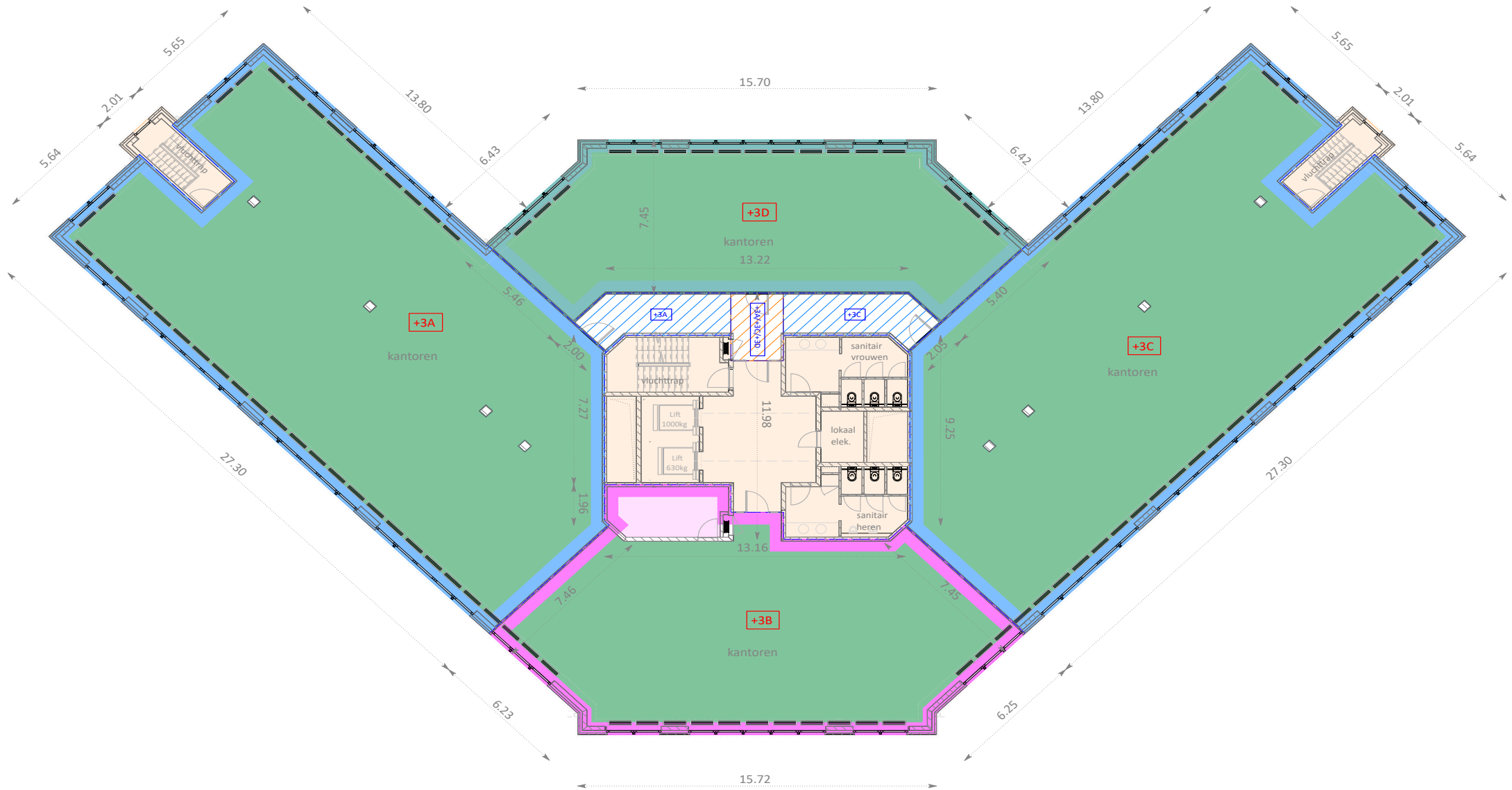
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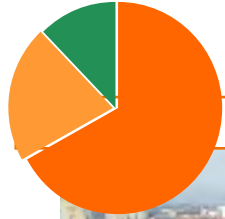
Schaal
12

PLAN | ORION BUILDING | FLOOR +2



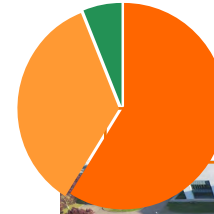
PLAN | ORION BUILDING | FLOOR +3





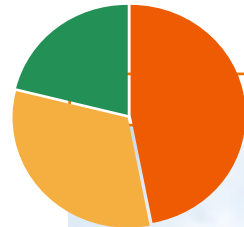
RIVERSIDE

SOLD 67 % | RENTED 21 %



GREENHILL CAMPUS

SOLD 59 % | RENTED 35 %



3T ESTATE - 25A1

SOLD 47 % | RENTED 32 %



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Interested?



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