

GROWNERS

OWN YOUR PLACE. GROW YOUR BUSINESS



INVEST

WOLUWE HEIGHTS

Woluwe-Saint-Lambert



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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 high standing building from 2004 at Woluwe-Saint-Lambert has a good accessibility Highways and the ring road of Brussels nearby.

This building offers you partitioned and beautiful open space offices.

ADDRESS

110 Avenue des Communautés (East H.)
22 Rue de Bretagne (West H.)
1200 Woluwe-St-Lambert

PURCHASE PRICE

2.500.000 € - 4.000.000 € (excl. acquisition costs)

RENTAL INCOME

140.292,70 € - 263.793 €/year

SURFACE/ UNIT TYPE

1.078 m² offices (rented)
988 m² offices (vacant)
+ 113 m² archives
24 internal parkings



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TENANT — Market leader in the Benelux countries for the sale of natural mineral water bottles

	SURFACE Gross m ²		LEASE AGREEMENT
Offices East 5.1 Offices West 5.2	5 th floor: 382,75 m ² 5 th floor: <u>694,83 m²</u> 1.077,58 m ²	Start	01/10/2023
Archive East A6 Archive East A8	Level -2: 38,37 m ² Level -2: 74,74 m ²		Type
		Break	30/09/2029
		End	30/09/2032
Internal parkings East (-2)	24	Parking spaces	included
		RENTAL INCOME	140.292,70 €/ year
		Excluding charges	

Common charges and taxes paid by the tenant

ASSET DEAL

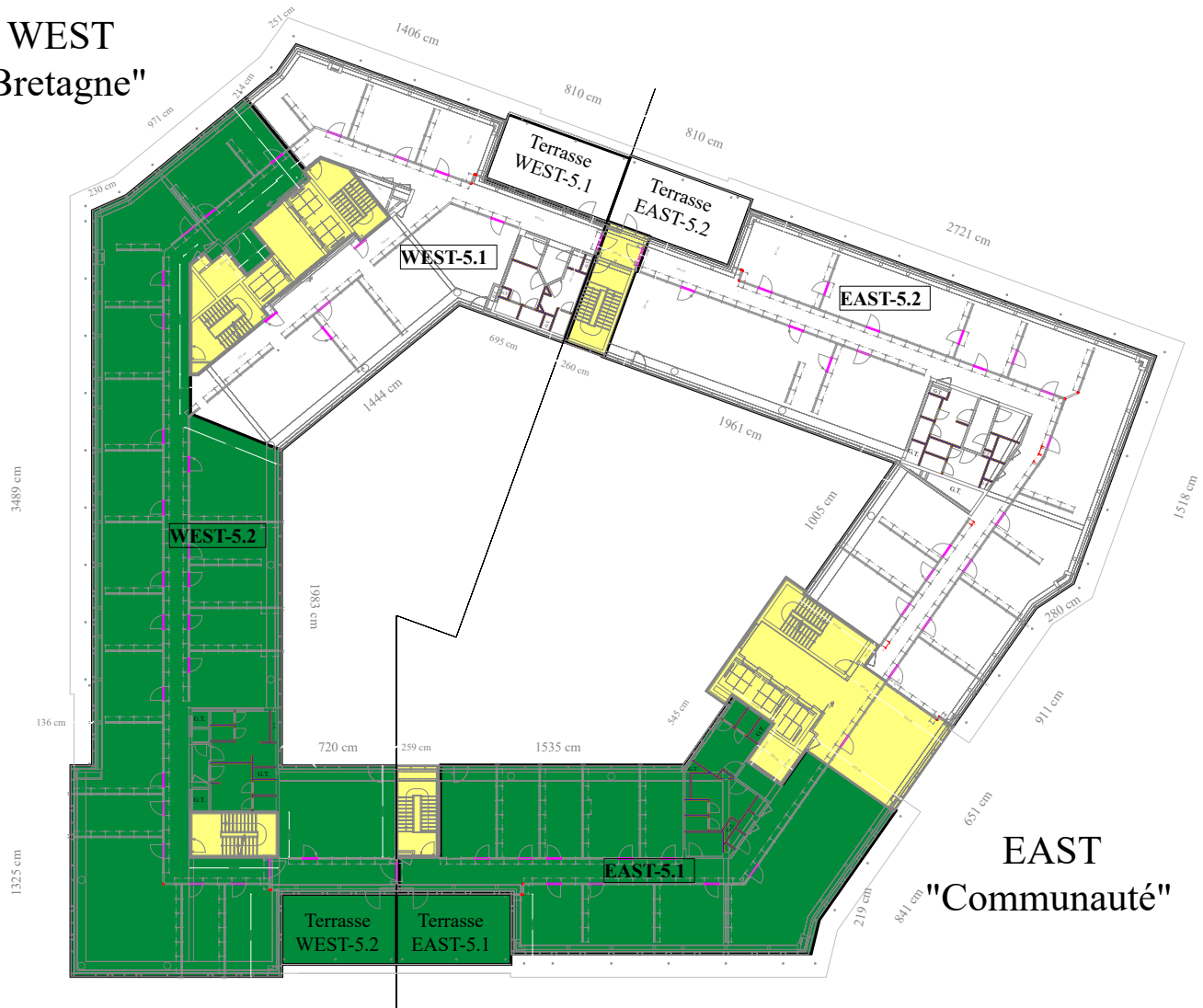
Price: **2.500.000 €** – Gross yield: **5,6 %**
Excluding acquisition costs



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WEST
"Bretagne"



EAST
"Communauté"

FLOOR	UNIT	TENANT	SURFACE m ²	PARKING INCLUDED	START	END	NEXT BREAK	ANNUAL RENTAL INCOME
5	East 5.1 + West 5.2	Market leader natural mineral water	1.078	24	01/10/2023	30/09/2032	30/09/2029	140.292,70 €
	East 5.2 + West 5.1	-	988	VACANT - TO LET				

2.066 m² 24 park.
offices

Rental income 140.293 €
excluding charges

+ 113 m² archives

Expected rental income 123.500 €
on vacant units
excluding any additional parking
for 1.500 €/p/year

TOTAL 263.793 €

Additional parking purchase price: 20.000 €/parking

ASSET DEAL

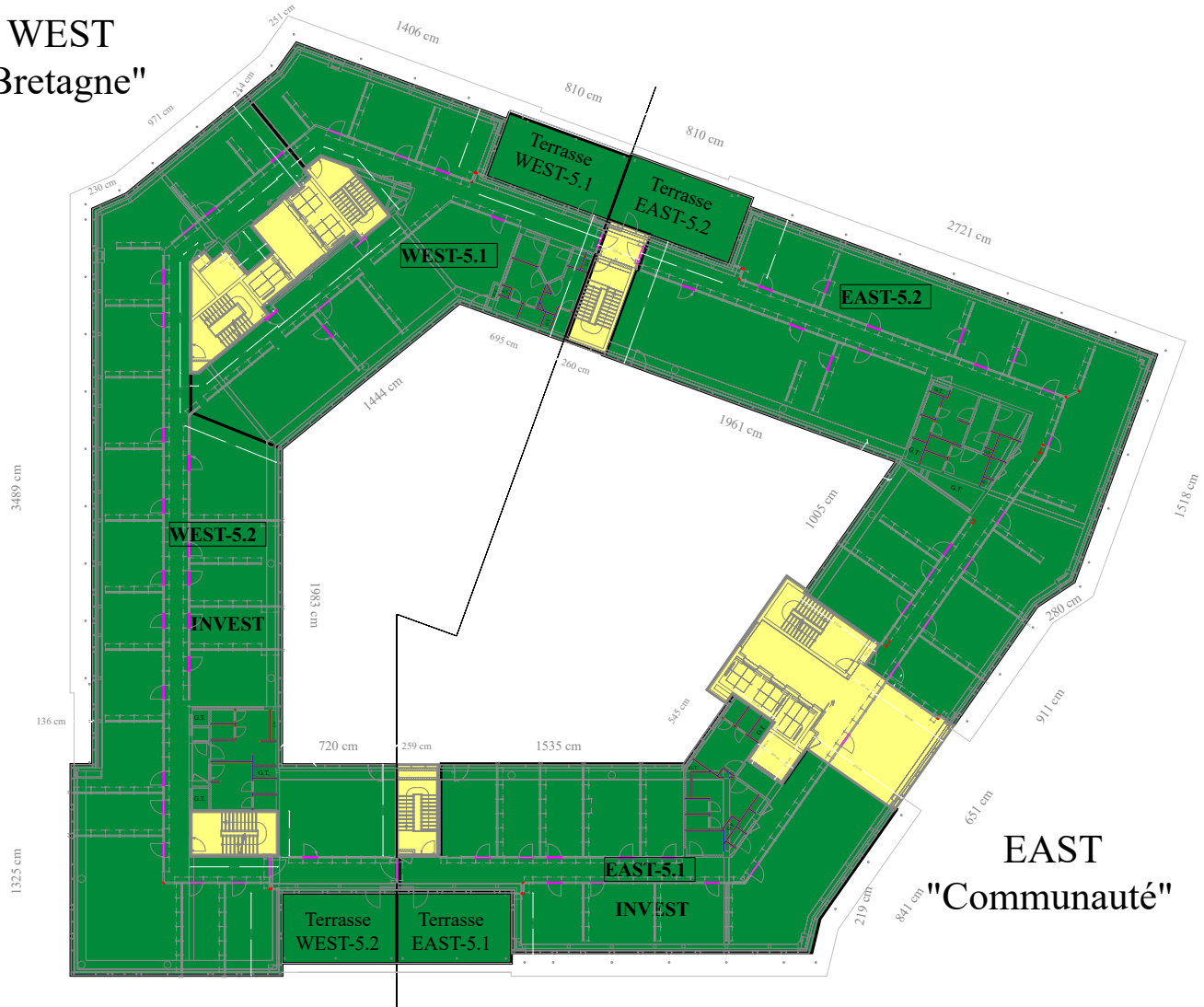
Price: **4.000.000 €** - Gross yield: **6,60%**
Excl. acquisition costs Incl. vacant units



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WEST
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EAST
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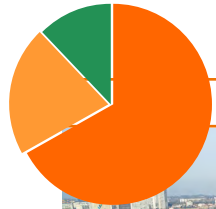


-  Close to Brussels ring road (E40/ E19)
-  Walking distance from different bus stops
-  Airport at 15 minutes by car



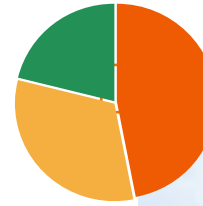
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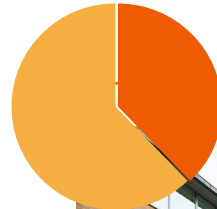
RIVERSIDE

SOLD 67 % | RENTED 21 %



3T ESTATE - 25A1

SOLD 47 % | RENTED 32 %



BRUSSELS 7/1

SOLD 38 % | RENTED 62 %



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Interested?



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