



STROMBEEK  
BUSINESS  
PARK



In Strombeek-Bever, Resolve creates a business park along the A12 motorway, within the Brussels ring road. The project consists of state-of-the-art high-tech spaces, laboratories and offices.







**16.945m<sup>2</sup>**  
**lettable  
area**

**5**  
**buildings**

**345**  
**parking  
spaces**







# location



Strombeek Business Park is located along the A12 motorway and on the edge of the Brussels ring road. In addition, the Strombeek interchange, as well as the Heizel, are in the immediate vicinity of the park, making it an extremely interesting location. The park is also accessible via the Heizel exit or the Wolvertem exit on the A12 motorway.

## Bus & Tram

Interesting for those coming by bus: in front of the site there is a bus stop for the bus lines 250 (Brussels North-Londerzeel-Puurs) and 251 (Brussels North Malderen). About four buses pass every hour and in 30 minutes you can be at the Brussels North railway station.

Less than a 10 minutes walk away, you can take tram 3 (Esplanade-Churchill) to get to Brussels city centre. Every hour 6 trams pass by at this stop.

If you prefer to come on foot or by bike, you can do so via the bridge that crosses the A12 motorway and forms a direct connection between Brussels, Meise, Londerzeel and Willebroek.

**1 min.**

**by foot to the bus stop  
(line 250 & 251).**

**1 min.**

**by car to the A12  
motorway and the  
Brussels ring road.**

**10 min.**

**by foot to the stop of  
tram line 3 (Esplanade-  
Churchill).**

**13 min.**

**by car to Brussels  
Airport.**

**30 min.**

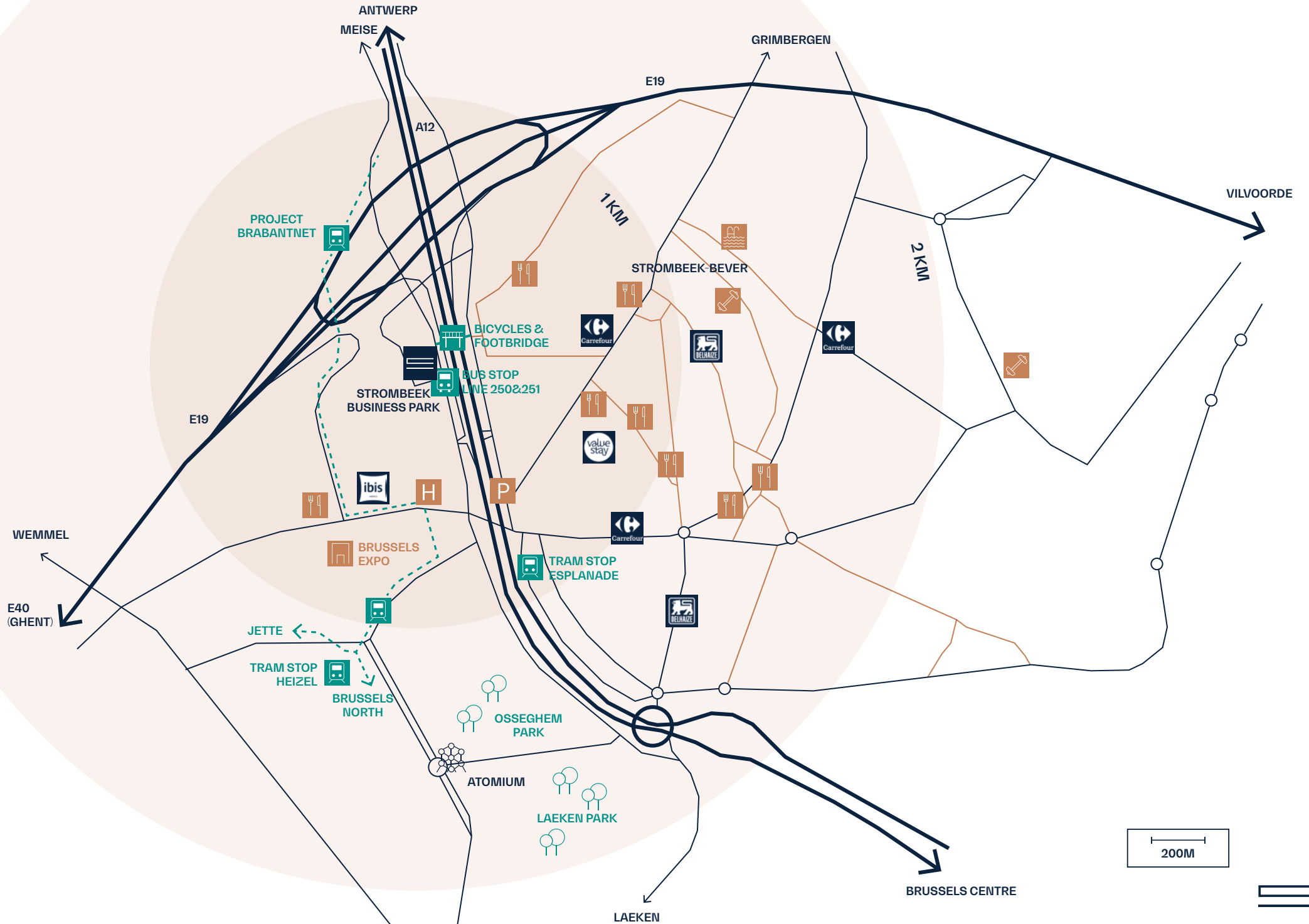
**by bus to Brussels North  
train station.**



LOCATION





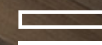




# flexibility

CONCEPT

The building has a gross free height of 4.60 m on the ground floor. This makes various functions possible, from lab space or high-tech space, to auditoriums. Whatever function or fit-out the customer chooses, the free height in combination with room-high windows, contribute significantly to a pleasant working environment.

















# sustainability

CONCEPT

- Solar Panels
- Rainwater recovery via green roofs
- HVAC via heat pumps
- LED lighting
- Charging posts
- Wadi





# future proof



## Indoor climate

- Fresh air: inside the business centre, the air is purified up to 54m<sup>3</sup>/pers/h, which is twice as much as in the surrounding buildings.
- Heat is extracted from the outgoing airflows in order to guarantee a minimal loss of energy.
- Heating or cooling is done through the ceiling and not through airflows. This sustainably increases the well-being inside the building.
- High ceilings: a clear height of more than 3 metres creates an exceptional sense of space.



## Working environment

- On site catering and fitness facilities.
- Outside areas with special attention for greenery and WADI's.
- Green surroundings and a view of the atomium.
- Top-to-bottom windows for maximum natural daylight, on both lower and higher floors.
- Terraces for a short break from work.



## Future proof building

- High-tech, keyless access: access to the building is secured with a badge and/or telephone app system. Each employee working in the buildings receives a personal access badge.
- Upon request of the tenants, up to 70% of all car parks can be equipped with loading stations for electric vehicles.
- Great attention for ventilation with high ceilings (>3m), large air flows and air purifiers, even in the elevator cages.



# project overview

AVAILABILITY





**BUILDING C** 3.041m<sup>2</sup> GLA  
status ready for use

**BUILDING D** 1.871m<sup>2</sup> GLA  
status ready for use

**BUILDING E** 3.502m<sup>2</sup> GLA  
status 6 months

**BUILDING A** 5.096m<sup>2</sup> GLA  
status 9 months

**BUILDING B** 3.434m<sup>2</sup> GLA  
status 9 months









## BUILDING E - LEVEL +1



LEVEL +1:		
CLOSED OFFICES:		
CLOSED 1P:	3	BUBBLES AND MEETINGS:
CLOSED 4P:	5	BUBBLE 2P:
CLOSED OFFICES/MEETINGS:		MEETING 4P:
CLOSED 1P / MEETING 3 P:	2	MEETING 10P:
CLOSED 1P / MEETING 4P:	5	
OPEN SPACES:		OTHERS:
OPEN SPACE 1:	8P:	COPY AREA:
OPEN SPACE 2:	8P:	IT ROOM:
OPEN SPACE 3:	8P:	FLEX AREA / LOUNGE:
OPEN SPACE 4:	10P:	WELCOME AREA:
OPEN SPACE 5:	10P:	
LEVEL +2:		
VILLAGE TERRACES:	88P:	
	52P:	
TOTAL:		
WORK PLACES:	72P:	
WELCOME AREA:	1P:	



## BUILDING E - LEVEL +2



LEVEL +1:			LEVEL +2:		
CLOSED OFFICES:			BUBBLES AND MEETINGS:		
CLOSED 1P:	3		BUBBLE 1P:	2	
CLOSED 4P:	5		BUBBLE 2P:	2	
CLOSED OFFICES/MEETINGS:			MEETING 4P:	2	
CLOSED 1P / MEETING 3 P:	2		MEETING 10P:	2	
CLOSED 1P / MEETING 4P:	5		OTHERS:		
OPEN SPACES:			COPY AREA:	2	
OPEN SPACE 1:	6P:		IT ROOM:	1	
OPEN SPACE 2:	8P:		FLEX AREA / LOUNGE / S:	1	
OPEN SPACE 3:	8P:		WELCOME AREA:	1	
OPEN SPACE 4:	10P:				
OPEN SPACE 5:	10P:				
TOTAL:			TOTAL:		
VILLAGE TERRACES:			WORK PLACES:	73P:	
			WELCOME AREA:	1P:	







# Want to know more?

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All images and representations of the interior of the buildings are purely indicative and not contractually binding

JASPERS-EYERS ARCHITECTS

