



**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.



16.945m²
lettable
area

5
buildings

345
parking
spaces







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.

location

1 min.

to the A12 Sneltram.

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.

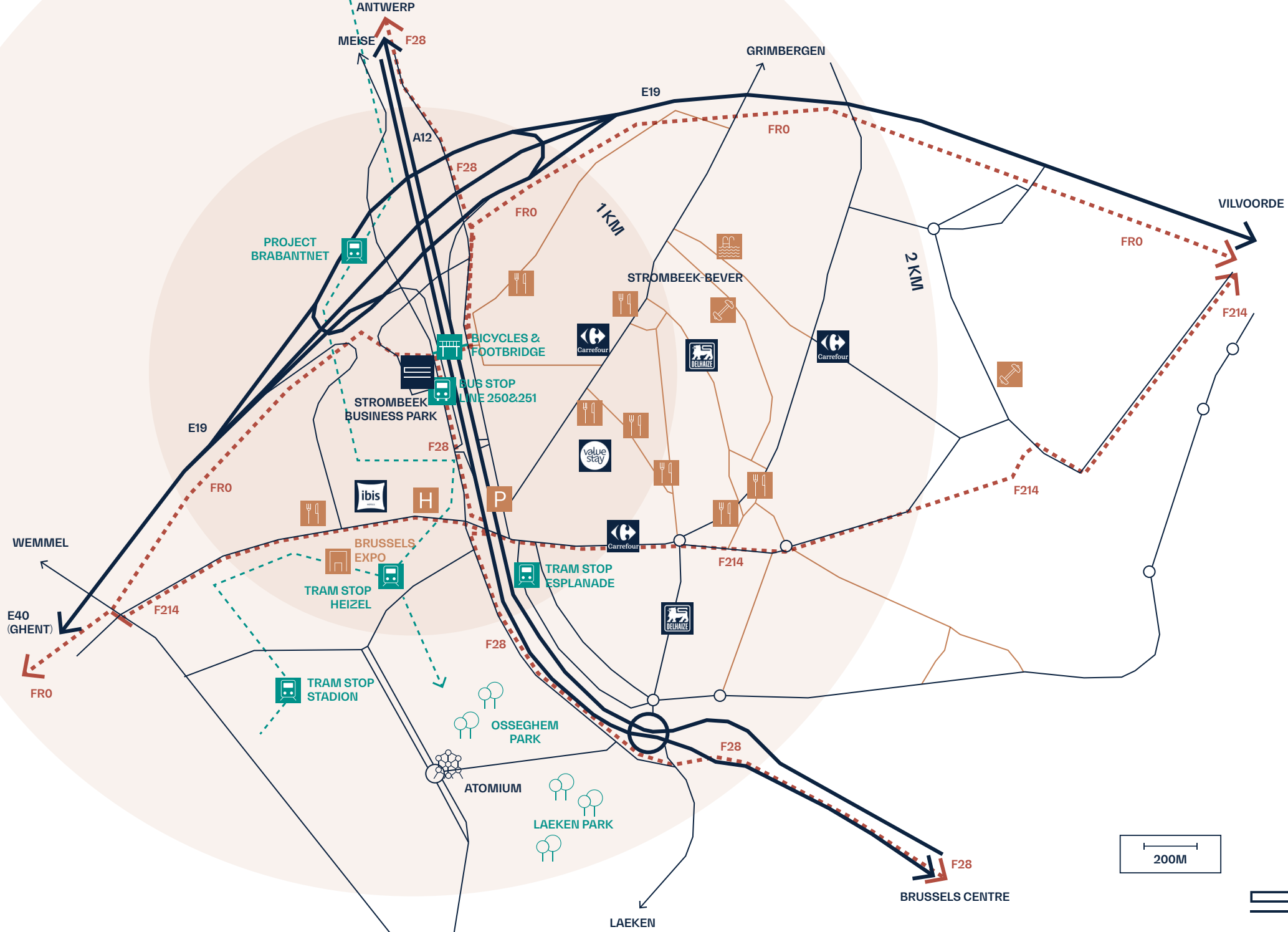
**by bus to Brussels North
train station.**



LOCATION



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.



facilities

CONCEPT

food & drinks



Starbucks

Always dreamed of having your own Starbucks counter in the office? Well, here it is.

Foodmaker

Fresh, tasty and delicious. Foodmaker offers all kind of lunches, tailored to your preferences.

City Delhaize

No need for a drive to the supermarket, when the shop is actually part of the office building.

surroundings



Outside seating areas in the park

Enjoy a dash of sun and a breath of fresh air during your lunch break in the peaceful park.

lockers & showers



Free large bicycle parking

A large underground bicycle parking lot safely accommodates sustainable commuters. Charging points are provided in the parking lot for both bikes and cars.

Showers

Need to freshen up after exercise? You can do so in our equipped bathrooms.

well-being & services



Well-being & services

Our partner Easyday provides various classes, from crossfit, BBB, Joga, ... to pilates.

But they also offer laundry services with practical lockers.





sustainability

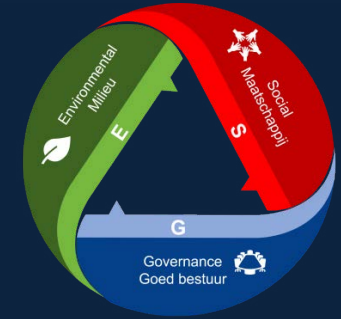
CONCEPT

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



ESG

Environmental Social Governance



CONCEPT



Indoor climate

- Fresh air: inside the business centre, the air is purified up to 54m³/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 40% 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



[Take a virtual tour \(drone video\)](#)



BUILDING A
available 5.097m² GLA

BUILDING B
available 1.614m² GLA

BUILDING C
available 300m² GLA

BUILDING D
fully let

BUILDING E
available 1.000m² GLA



AVAILABILITY



tenants

AVAILABILITY

CHG

dlv
accountants

Media Markt

JTI

NISSAN

KBC
Private Banking

Kö Kömmerling®
TODAY FOR TOMORROW

EG
STADA GROUP

**Harvey
Nash.**

**TREND
MICRO™**



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

JASPERS-EYERS ARCHITECTS



Resolve
REAL ESTATE