

OFFICES - WAREHOUSES

# Letting

February 2025

## AG REAL ESTATE

AG Real Estate, a wholly-owned subsidiary of AG Insurance, is an integrated property operator active in Belgium, France, Luxembourg and on certain select European markets with expertise in different lines of business: Asset & Property Management, Development & Construction Management, PPP and real estate financing, as well as in Car Park Management through its subsidiary Interparking. A company active in urban real estate, AG Real Estate has more than 250 employees with varied profiles and areas of expertise.

With a portfolio of more than €6.5 billion under management for its own account and on behalf of third parties, AG Real Estate is endeavouring to provide a responsible response to new urban needs and to implement a sustainable development policy so as to make its projects even more meaningful.

[www.agrealestate.eu](http://www.agrealestate.eu)

# About AG REAL ESTATE



AVAILABILITIES

- City Center** BLVD DU JARDIN BOTANIQUE 20, 1000 BRUSSELS | 5.798M<sup>2</sup>
- Parc de l'Alliance** 1420 BRAINE-L'ALLEUD | 10.068M<sup>2</sup>
- Central Plaza** RUE DE LOXUM 25, 1000 BRUSSELS | 3.494M<sup>2</sup>
- Tirou** BD JOSEPH TIROU 185, 6000 CHARLEROI | 1.415M<sup>2</sup>
- Veldeken** BERCHEMSTADIONSTRAAT 70, 2600 BERCHEM | 3.047M<sup>2</sup>

PROJECTS UNDER DEVELOPMENT

- Newton** AVENUE DE CORTENBERGH, 1000 BRUSSELS | +12.000M<sup>2</sup>
- Jacqmain 83** BOULEVARD EMILE JACQMAIN 83, 1000 BRUSSELS | +12.000M<sup>2</sup>

SERVICES - LOCATION



HVAC



Security Access



Accessible for the disabled



Free Height



Modulation



Restaurant in the vicinity



Bike



Parking in the building



Tram - less than 5 minutes walk



Metro - less than 5 minutes walk



Train - less than 10 minutes walk



Airport - less than 15 minutes

**availabilities**

**At AG Real Estate,  
we're excited to offer  
you quality office space  
designed to meet your  
business needs.**

Here's what sets our properties apart:

**Strategic locations:** Our spaces are located in prime neighbourhoods, close to amenities, public transport and major business centres.

**Integrated services:** We focus on services at the heart of the building. Whether it's meeting rooms or concierge services, we make your day-to-day business life easier.

**Sustainability:** We are committed to sustainability. Our buildings are designed to minimise their environmental impact, with energy-efficient solutions and environmentally-friendly materials.

Trust AG Real Estate to find your ideal space.



**BLVD DU JARDIN BOTANIQUE 20, 1000 BRUSSELS**



# City Center

**OFFICES**  
**BRUSSELS CENTER DISTRICT**

## ABOUT

The City Center is a multi-tenant office building comprising a total of 33.403 m<sup>2</sup> offices and is adjacent to the City2 Shopping Mall. Its location in a mobility hub, near the Brussels North Station, is easily accessible by car and public transport. It has a direct access to the metro and a public carpark. There are moreover 168 parking spaces in the basement.

Major renovation works took place in 2021 and 2022 (entrance hall, roof, window frames, elevator locks). Thanks to the renovation works, the City Center enjoys now a direct and secured access to the City2 Shopping Mall. Its unique façade in Art Deco style was preserved and enhanced by contemporary accents.

With a focus on sustainability, 940 solar panels were recently installed on the building. Moreover, the City Center obtained a BREEAM “Excellent” certification.

The building benefits from the whole range of services offered by the City2 Shopping Mall (food court, shops, supermarket, Bpost/UPS pick up and shipping point, pressing, ATM, hairdresser, ...).

## CONTACT

Corinne Rompteau - Caroline Preud'homme - Bryan De Smedt



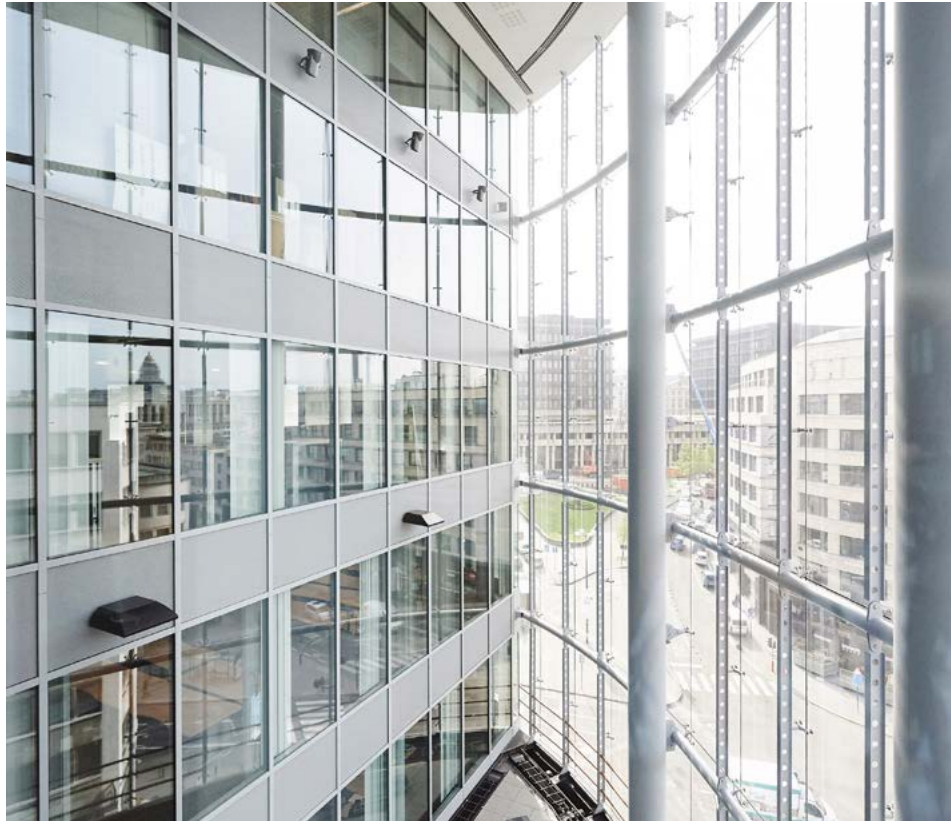
AVAILABILITY

FLOOR	AREA M <sup>2</sup>	RENT €/M <sup>2</sup> YEAR	AVAILABILITY
3	1.186	215	Immediate
4	2.242 (B2)	200	Immediate
7	2.370*	200	Immediate

\*can be split in 1.392 m<sup>2</sup> (B1) & 978 m<sup>2</sup> (B2)



2.70 1.80  
0.90



# Central Plaza

OFFICES  
BRUSSELS

## ABOUT

Central Plaza is a 15 floors high building comprising a total of over 23.000 m<sup>2</sup> office space. Its location, near the Brussels Central Station, is ideal and easily accessible by car and public transport. The high-quality, durable and recyclable materials used and the ecological qualities of the building guarantee both an user comfort and an optimum operating costs. Central Plaza was developed in 2006 by Immobel and AG Real Estate, in collaboration with the firms of architects Art & Build and Montois & Partners.

## CONTACT

Corinne Rompteau - Caroline Preud'homme - Bryan De Smedt

## RUE DE LOXUM 25, 1000 BRUSSELS







AVAILABILITY

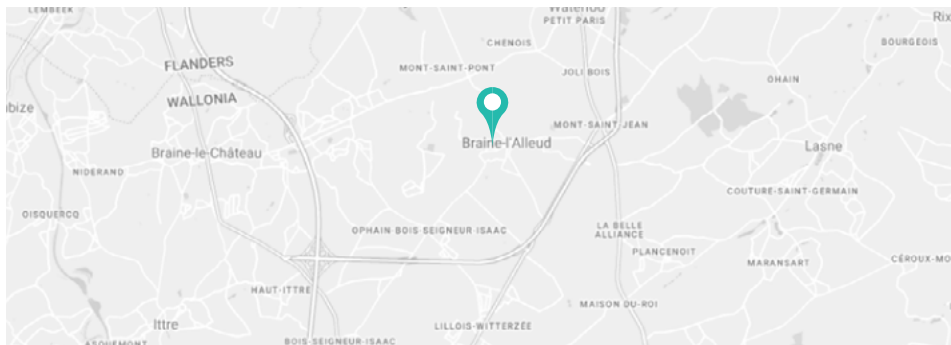
FLOOR	AREA M <sup>2</sup>	RENT €/M <sup>2</sup> YEAR	AVAILABILITY
3	1.791*	250	Immediate
* can be split in +/- 500 m <sup>2</sup> & +/- 1.300 m <sup>2</sup>			
7	1.703	275	Q2 2025



2.70 1.55



## 1420 BRAINE-L'ALLEUD



# Parc de l'Alliance

## OFFICES

### BRAINE L'ALLEUD

## ABOUT

At a time when multifunctional business parks are on the increase, the Parc de l'Alliance, which stretches on 60 hectares, is the biggest business park in Belgium.

This open and well-organized area with its buildings located around little squares, wooded paths and avenues, ornamental ponds and gardens forms a serene and harmonious entity.

The wise choice and perfect combination of the building materials, as well as the light stone used on each building, and the architecture intentionally different of each building generates an exceptional park in its genre.

The site also perfectly allies offices (including a business center) and residential areas, some restaurants and leisure infrastructures while integrating sooner or later a retail development and a hotel.

A concierge services program (including laundry, car wash, group lessons of yoga, pilates) has been installed.

## CONTACT

Mete Uslu - Caroline Preud'homme - Bryan De Smedt

AVAILABILITY

PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA M <sup>2</sup>	RENT €/M <sup>2</sup> YEAR
<b>Alliance B</b>	Avenue de Finlande 2, 1420 Braine-l'Alleud	Q1 2025	+3	430	149
		Q2 2025	+2	885	149
		Immediate	0	147	149
<b>Alliance C</b>	Avenue de Finlande 2, 1420 Braine-l'Alleud	Immediate	+2	245	149
		Immediate	+1	479	149
<b>Alliance F</b>	Avenue de Finlande 4, 1420 Braine-l'Alleud	Under Option	+4	1.015*	159
				*can be split in 494 m <sup>2</sup> & 521 m <sup>2</sup> beautifully renovated, fitted out and furnished	
<b>Alliance G</b>	Avenue de Finlande 6-8, 1420 Braine-l'Alleud	Immediate	+4	421	149
		Immediate	+4	594	149
		Immediate	+3	2.108	149
<b>Alliance S1</b>	Boulevard d'Angleterre 2, 1420 Braine-l'Alleud	Immediate	+3	1.375*	149
		Immediate	+2	1.375*	149
				*can be split in 676 m <sup>2</sup> & 699 m <sup>2</sup>	



2.70 1.55



## PARK SPHERE

Flexibility.

Our office spaces are tailored to your needs and designed to evolve with your business. You can choose individual modules or combine them seamlessly. Additionally, we offer a range of facilities and services, including reception, shared meeting rooms, a kitchenette, access to a relaxation area, showers, bicycle parking, electrical charging points, concierge services by Easy Day, a health track, and an on-site restaurant operated by 'Fonteyne the Kitchen' in the Alliance Business Park.

## CONTACT

Mete Uslu - Caroline Preud'homme - Bryan De Smedt

# Parc de l'Alliance

OFFICES

BRAINE L'ALLEUD





AVAILABILITY

PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA M <sup>2</sup>	RENT €/M <sup>2</sup> YEAR
<b>Alliance G</b>	Avenue de Finlande 6-8, 1420 Braine-l'Alleud	Immediate	+2	from 46 to 994	249 all-in



2.70 1.55



# Tirou

OFFICES  
CHARLEROI

## ABOUT

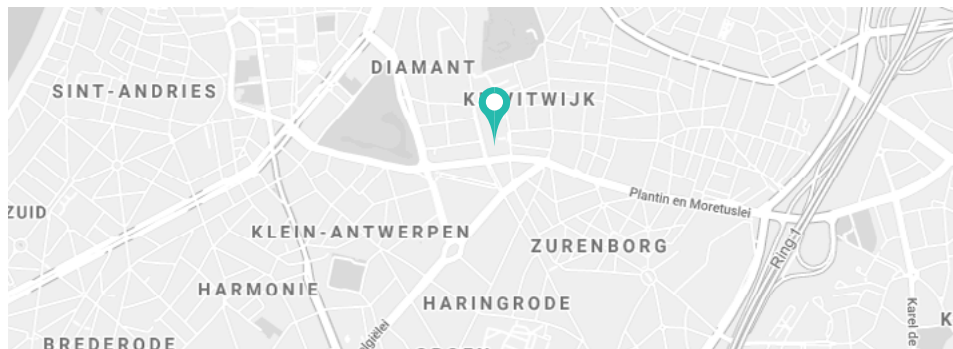
The “Tirou” building is a multi-tenant office building with a total surface area of +/- 10,880 m<sup>2</sup>. Major renovations were carried out in 2011/2012, modernizing the building and enhancing occupant comfort.

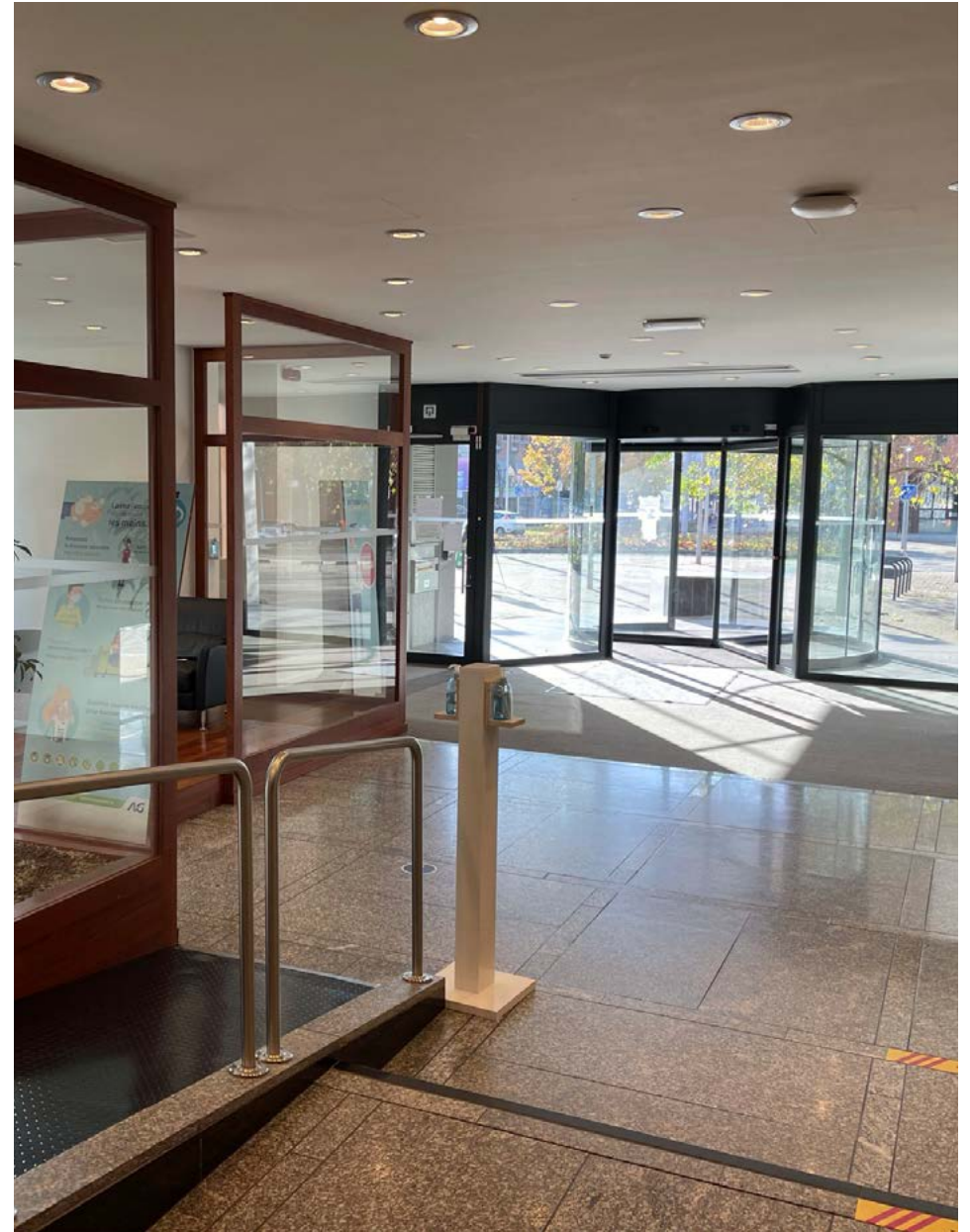
Tirou enjoys an excellent location in the heart of the city, within walking distance of all amenities, including the Rive Gauche shopping center. Access by car is also easy, and the train station is approximately 600 m from the building.

## CONTACT

Mete Uslu - Caroline Preud'homme - Bryan De Smedt

BOULEVARD JOSEPH TIROU 185, 6000 CHARLEROI





AVAILABILITY

FLOOR	AREA M <sup>2</sup>	RENT €/M <sup>2</sup> YEAR	AVAILABILITY
2	1.415*	140	Q1 2025

\*88 m<sup>2</sup> can be added





# Veldekens

OFFICES  
ANTWERP

## ABOUT

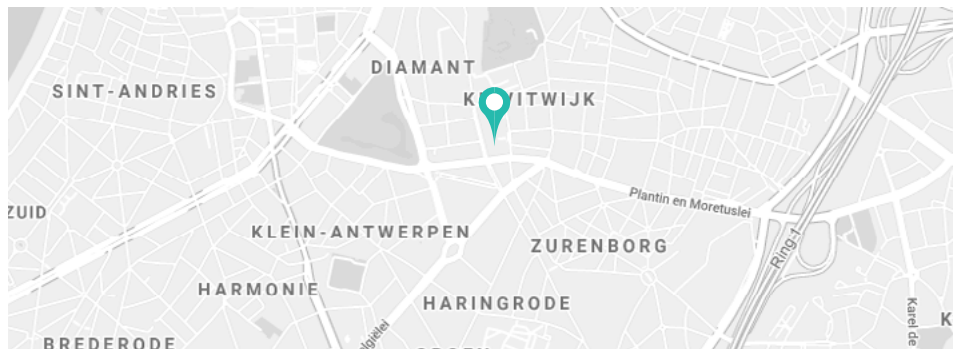
“Veldekens” is an attractive office building and part of the “De Veldekens” office park in Berchem. It is ideally located in a dynamic and growing region.

Built in 2006 and well maintained, this +/- 9300 m<sup>2</sup> office building is in excellent condition.

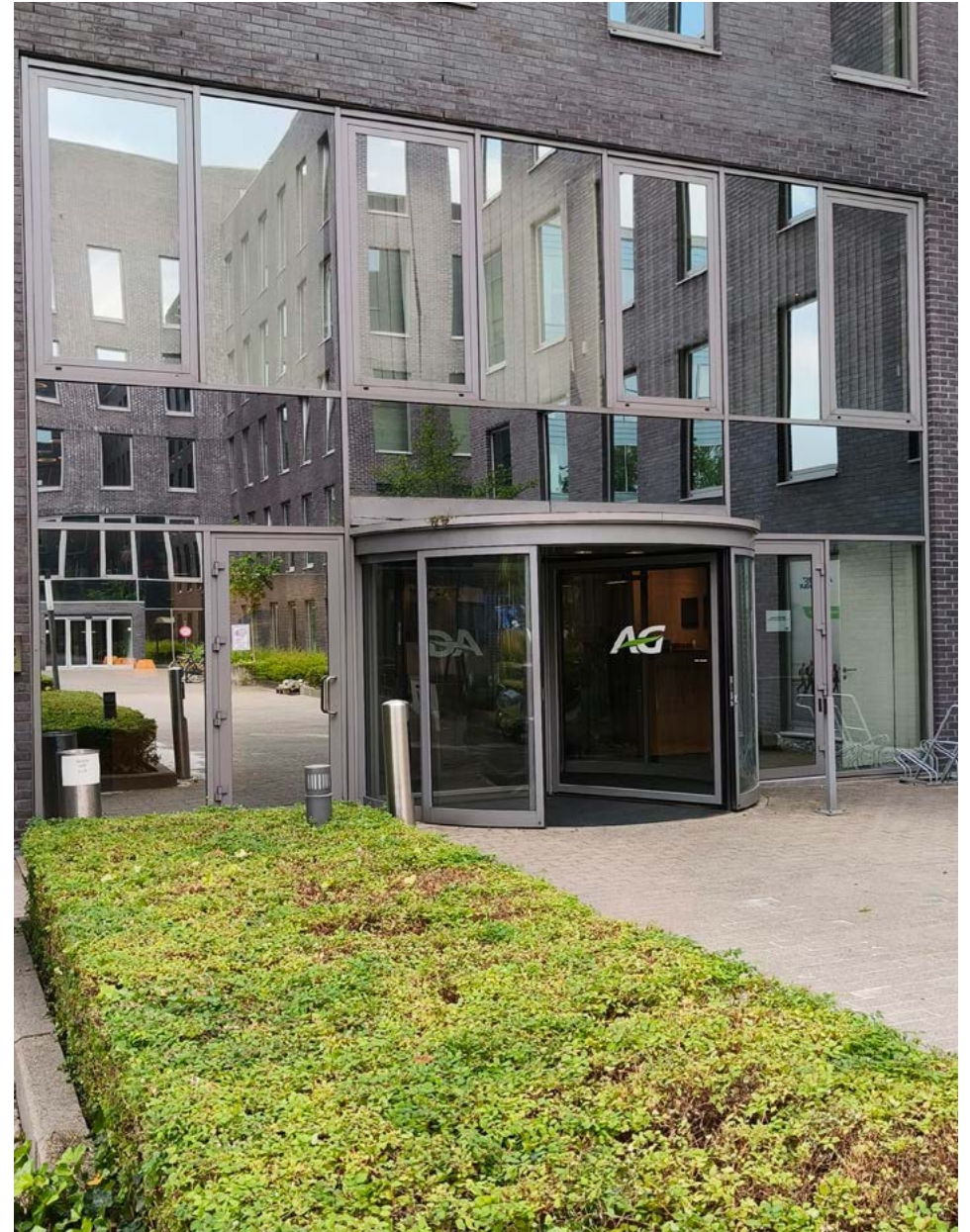
## CONTACT

Mete Uslu - Bryan De Smedt

BERCHEMSTADIONSTRAAT 70, 2600 ANTWERP







AVAILABILITY

FLOOR	AREA M <sup>2</sup>	RENT €/M <sup>2</sup> YEAR	AVAILABILITY
1	1.179*	150	Q1 2026
2	1868*	150	Q1 2026



2.70 1.35

**under  
development**

**At AG Real Estate,  
we are involved in  
property development,  
offering advice and  
support tailored to the  
needs of our customers  
and partners.**

Urban renewal: We participate in urban redevelopment projects to create sustainable, well-located spaces.

Sustainable communities: we develop urban complexes that respect the environment and focus on quality of life.

Turnkey projects: We offer complete solutions, from design to completion, to meet our customers' specific needs.

Contact us to find out more about our projects in development!

# Newton

OFFICES  
BRUSSELS

## OFFICES WITH A PARK

An office project into its neighbourhood, a conserved structure, an “agile” building, a dynamic and versatile building core. A magnificent and prime project to discover!

### LOCATION:

Rue du Noyer 211 - Avenue de Cortenberg 220  
1000 Brussels

### AREA:

- Office: +/- 12.000 sqm GLA
- Conference room: +/- 250 sqm
- Terraces: +/- 750 sqm

### ENVIRONMENTAL AMBITIONS:

BREEAM Outstanding

Estimated delivery / move date : Q4 2026

Contact: Mete Uslu - Caroline Preud'homme

## RUE DU NOYER 211 - AVENUE DE CORTENBERGH 220, 1000 BRUSSELS





AVAILABILITY

FLOOR	GLA OFFICE	CONF ROOM	TERRACES
5	1.630		598
4	2.583		
3	2.581		
2	2.546		
1	1.896		
<b>ground floor</b>	675	251	151
	<b>11.911</b>	<b>251</b>	<b>749</b>



# Jacqmain 83

OFFICES  
BRUSSELS



An office building full of potential, friendly connected to its environment and offering easy access for sustainable mobility.

Boulevard Emile Jacqmain 83 – 1000 Brussels

+/- 12.000 sqm

BREEAM Excellent

Heavy renovation planned

Built-to-Suit possible

Contact: Mete Uslu - Caroline Preud'homme











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FOR ANY FURTHER INFORMATION, PLEASE

**Contact us**

**co-marketing**

## **AG Real Estate in cooperation with Buro & Design Center**

Buro & Design Center offers companies multifunctional workspaces in a green, centrally-located environment. As well as all of the facilities that today's companies need.

Discover our available spaces – they can be tailored specifically to your needs and growth.

FOR ANY FURTHER INFORMATION, PLEASE

# Contact us



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# Buro & Design Center

OFFICES  
BRUSSELS

## THE ADVANTAGES OF BURO & DESIGN CENTER

### EXCELLENT LOCATION:

The Buro & Design Center is located at the foot of the Atomium in Brussels, opposite the Brussels Expo and next to Trademart. You have a direct connection with the main motorways (Ring and A12) and with the Brussels metro, tram, and bus lines. Brussels Airport is only a 15-minute drive away. Your customers will admire the building's prestigious personality, and your personnel will enjoy working in the green environment surrounding the site.

Esplanade 1, 1020 Brussels

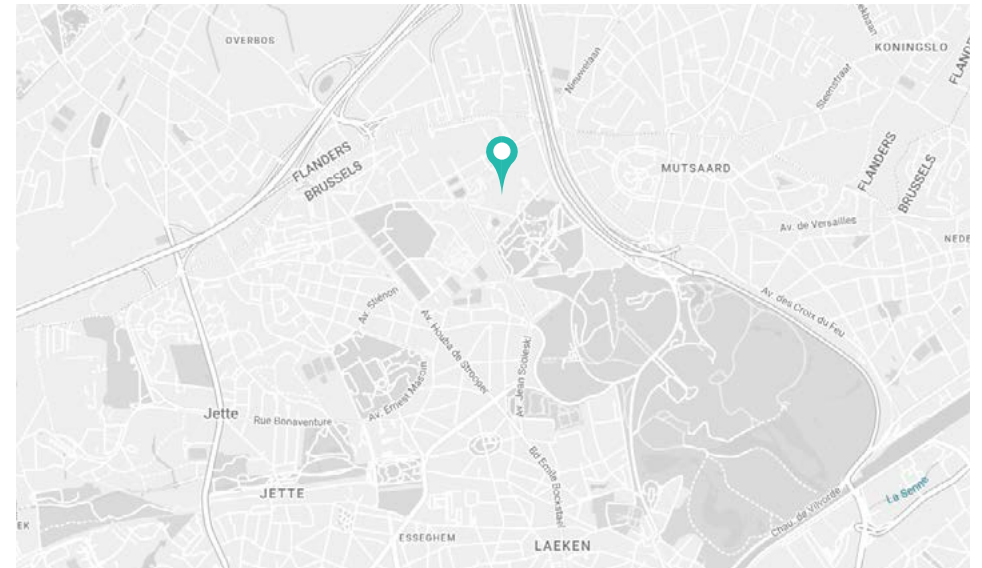
### A TOTAL PACKAGE:

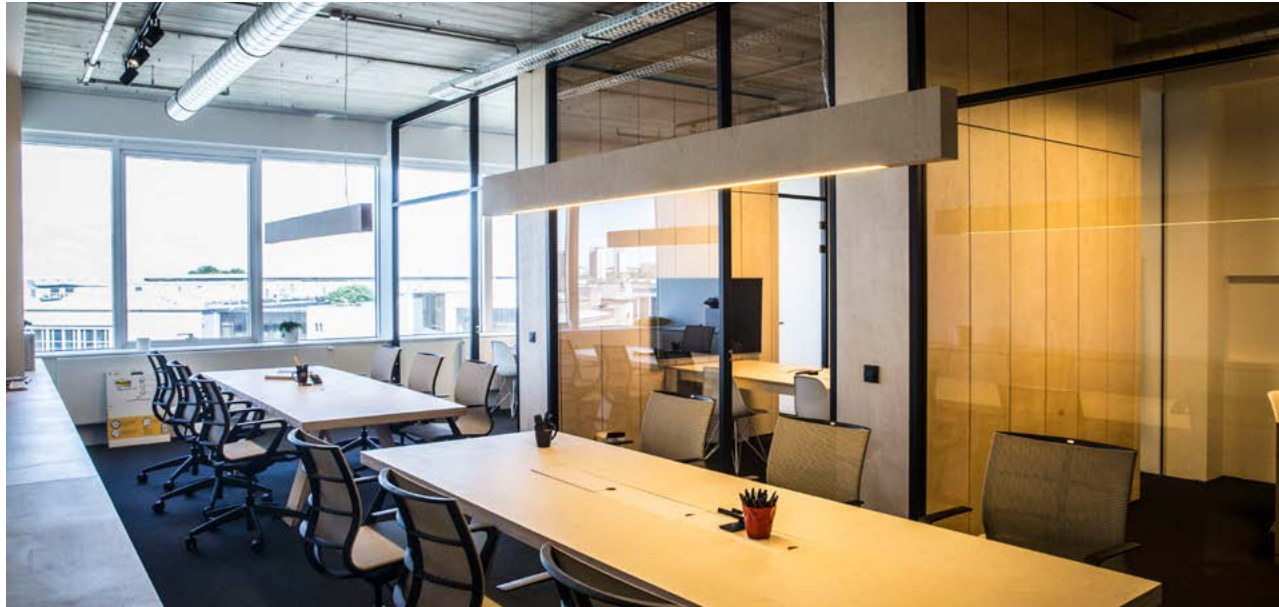
Buro & Design Center offers all the necessary facilities that today's companies need. Your customers and visitors can reach you easily, parking conveniently in our extensive car park. Meetings are a pleasure in the fully equipped conference room. Moreover, the restaurant and the various leisure facilities make the Buro & Design Center a second home. Buro & Design Center also pays special attention to the sustainable energy performance of the building and the various spaces, and we offer electric charging stations in the parking lots.

### FLEXIBILITY:

Rent a dynamic, tailored workspace. We can always increase or reduce the working space surface area, according to the growth of your company.

## ESPLANADE 1, 1020 BRUSSELS





AVAILABILITY

FLOOR	AREA M <sup>2</sup>	AVAILABILITY
7	919 (units 112 + 195 + 68)	01/05/2025
5	205	01/04/2025
4	2.138	Immediate
2	68 + 68	Immediate
1	458 (units 118m <sup>2</sup> + 5x68m <sup>2</sup> )	Immediate





**Thank you**

[WWW.AGREALESTATE.EU](http://WWW.AGREALESTATE.EU)