

OFFICES - WAREHOUSES

Letting

December 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

About AG REAL ESTATE



AVAILABILITIES

City CenterBLVD DU JARDIN BOTANIQUE 20, 1000 BRUSSELS | 2.242M²**Central Plaza**RUE DE LOXUM 25, 1000 BRUSSELS | 4.105M²**Parc de l'Alliance**1420 BRAINE-L'ALLEUD | 6.089M²**Kievit C**KIEVITPLEIN 20, 2018 ANTWERP | 3.045M²**Post X**BORSBEEKSEBRUG 22-36, 2600 ANTWERP | 1.974M²**Veldekens**BERCHEMSTADIONSTRAAT 70, 2600 BERCHEM | 3.047M²**Tirou**BD JOSEPH TIROU 185, 6000 CHARLEROI | 3.068M²

PROJECTS UNDER DEVELOPMENT

NewtonAVENUE DE CORTENBERGH 220, 1000 BRUSSELS | +12.000M²**Jacqmain 83**BOULEVARD EMILE JACQMAIN 83, 1000 BRUSSELS | +12.000M²**Schlumberger**RUE DE STALLE 140, 1180 UCCLE | 3.000M²**Themis**RUE THÉMIS, 5000 NAMUR | 19.525M²

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 m² 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.

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 Romptea - Caroline Preud'homme - Bryan De Smedt



AVAILABILITY

FLOOR

AREA M²

4

2.242 (B2)

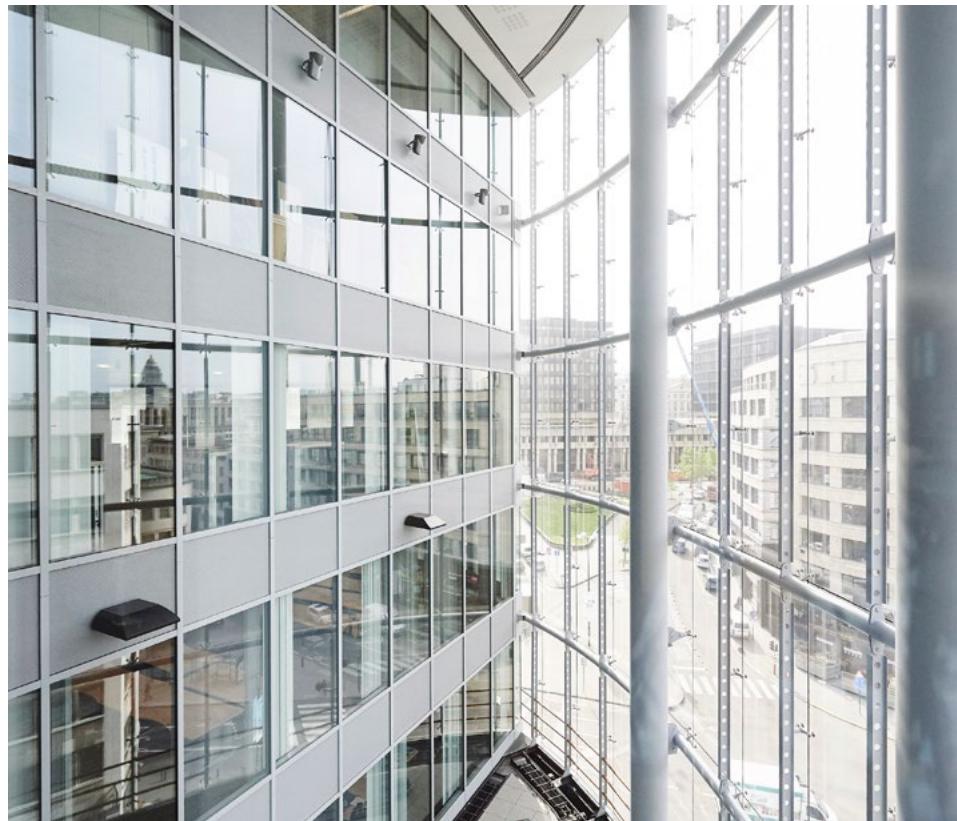
RENT €/M² YEAR

200

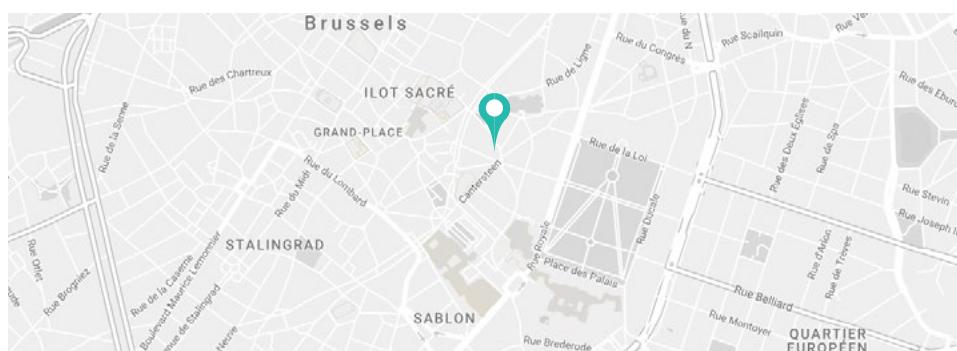
AVAILABILITY

Immediate

2.70 1.80
0.90



RUE DE LOXUM 25, 1000 BRUSSELS



Central Plaza

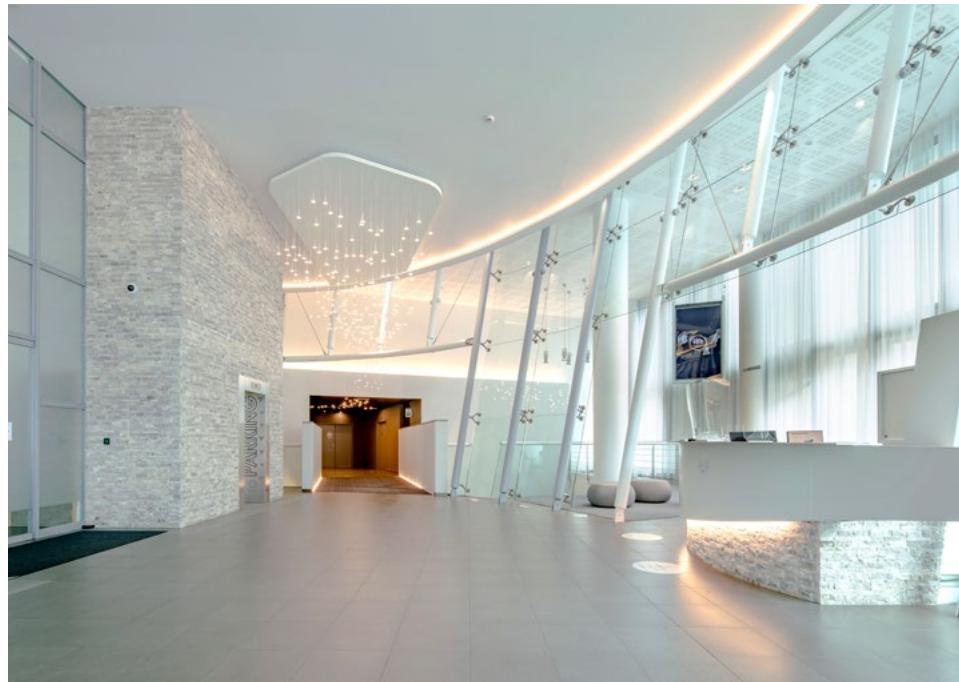
OFFICES
BRUSSELS

ABOUT

Central Plaza is a 15 floors high building comprising a total of over 23.000 m² 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 Romptea - Caroline Preud'homme - Bryan De Smedt



AVAILABILITY

| FLOOR | AREA M ² | RENT €/M ² YEAR | AVAILABILITY |
|-------|---------------------|----------------------------|--------------|
| 1 | 564 | 220 | Q1 2026 |
| 2 | 1.838 | 220 | Q1 2026 |
| 7 | 1.703* | 275 | Immediate |

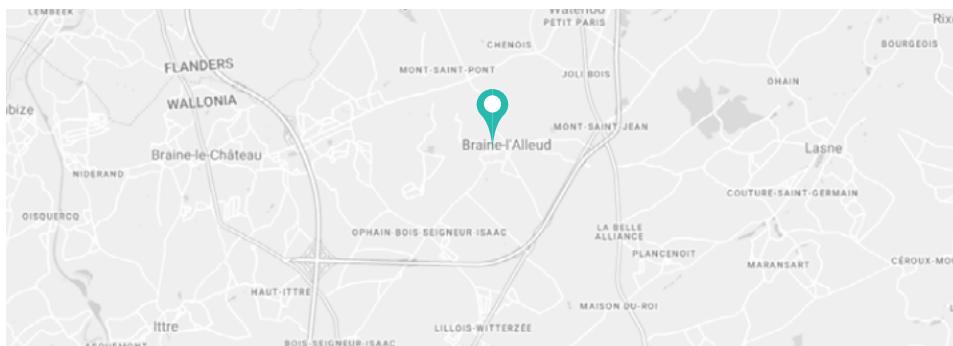
* can be split in +/- 940 m² & +/- 760 m²



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 ² | RENT €/M ² YEAR |
|-------------------|---|--------------|-------|---------------------|----------------------------|
| Alliance B | Avenue de Finlande 2, 1420 Braine-l'Alleud | Immediate | +3 | 430 | 165 |
| | | Immediate | +2 | 885 | 165 |
| | | Immediate | 0 | 147 | 165 |
| Alliance C | Boulevard de France 9, 1420 Braine-l'Alleud | Immediate | +2 | 245 | 165 |
| | | Immediate | +1 | 479 | 165 |
| Alliance G | Avenue de Finlande 6-8, 1420 Braine-l'Alleud | Immediate | +4 | 421 | 149 |
| | | Immediate | +4 | 594 | 149 |
| | | Immediate | +3 | 2.108 | 149 |





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

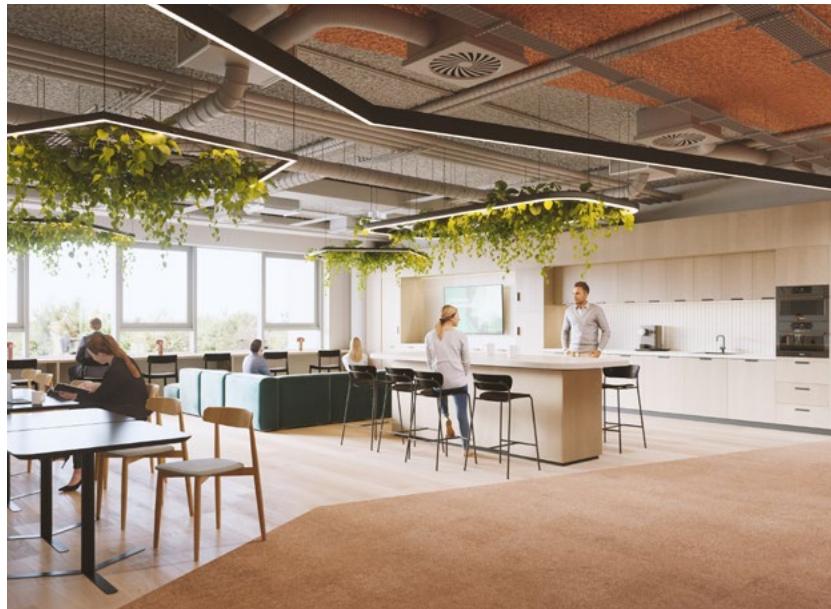
Parc de l'Alliance

OFFICES

BRAINE L'ALLEUD

■ Available
■ Under option
■ Rented





AVAILABILITY

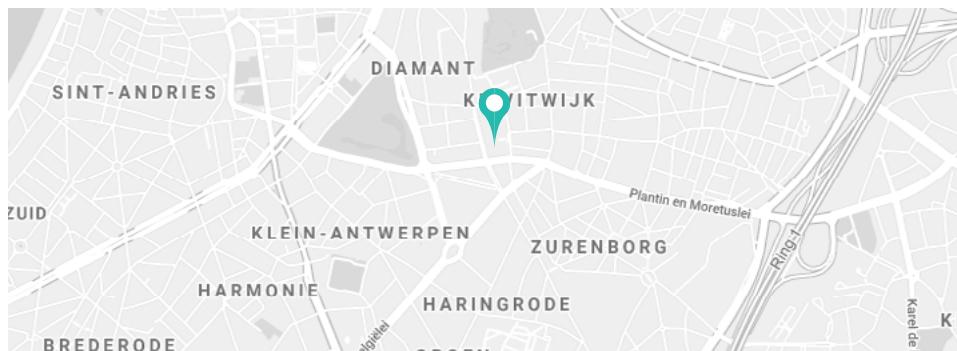
| PROPERTY | ADDRESS | AVAILABILITY | FLOOR | AREA M ² | RENT €/M ² YEAR |
|-------------------|---|--------------|-------|---------------------|----------------------------|
| Alliance G | Avenue de Finlande 6-8, 1420 Braine-l'Alleud | Immediate | +2 | from 46 to 780 | 249 all-in |



2.70 1.55



KIEVITPLEIN 20, 2018 ANTWERP



Kievit

OFFICES ANTWERP

ABOUT

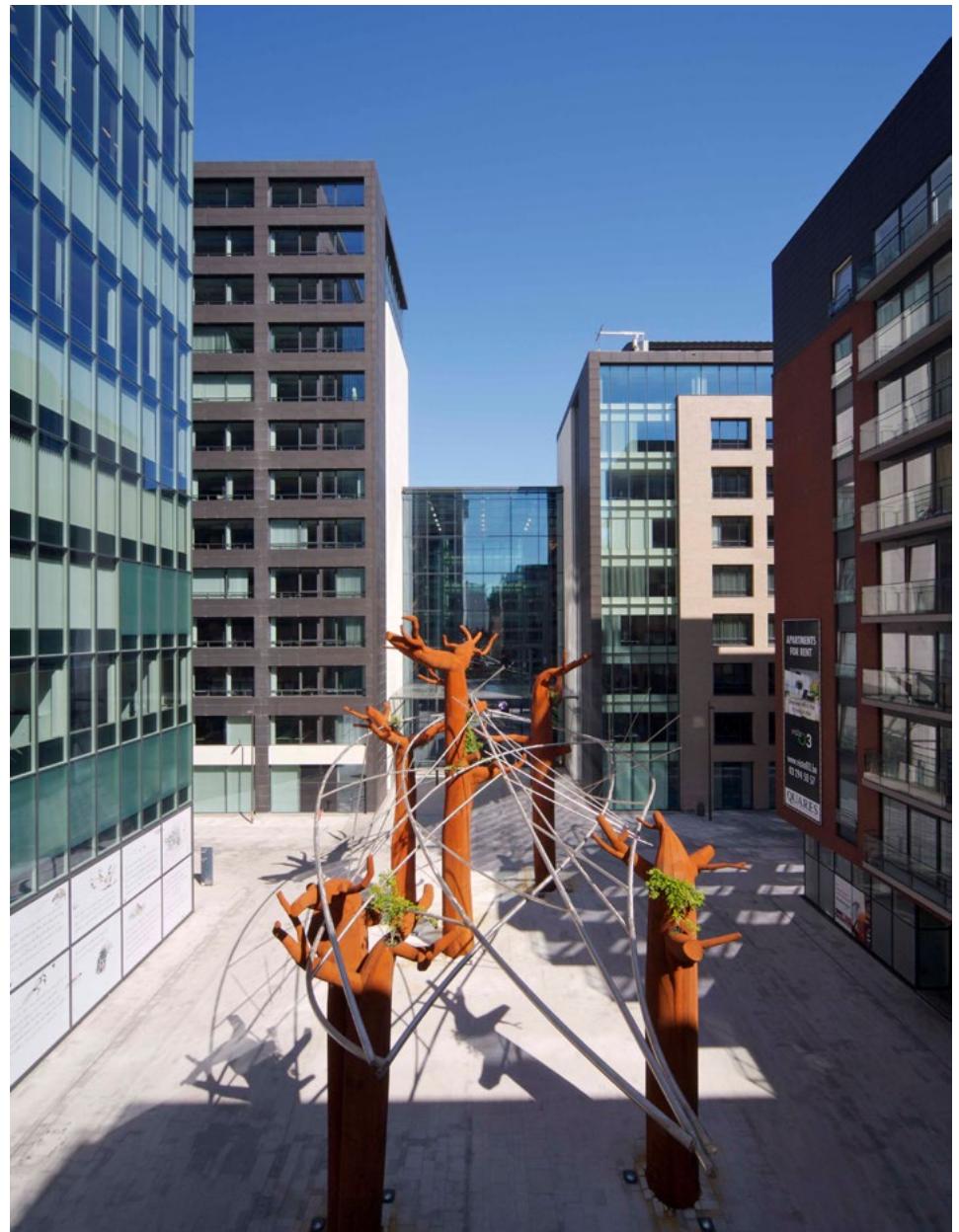
The building is part of the Kievit site with a total area of approximately 93.000m² above ground divided over 8 buildings. The site is built on a large public car park and enjoys excellent accessibility with its location next to the Central Station. Kievitplein offers a mix of functions including offices, residential, hotels and a supermarket.

Kievit benefits from immediate access to Antwerp Central Station, which is also a HST station. The site is therefore not only easily accessible nationally, but also internationally.

Building C has thirteen floors for a total of approximately 13.000 m² of office space.

CONTACT

Jeroen Simons - Caroline Preud'homme - Bryan De Smedt



AVAILABILITY

KIEVIT BUILDING C

| FLOOR | AREA M ² | RENT €/M ² YEAR | AVAILABILITY |
|----------|---------------------|----------------------------|--------------|
| 3 | 1.015 | 180 | Q3 2027 |
| 4 | 1.015 | 180 | Q3 2027 |
| 5 | 1.015 | 180 | Q3 2027 |

KIEVIT BUILDING F

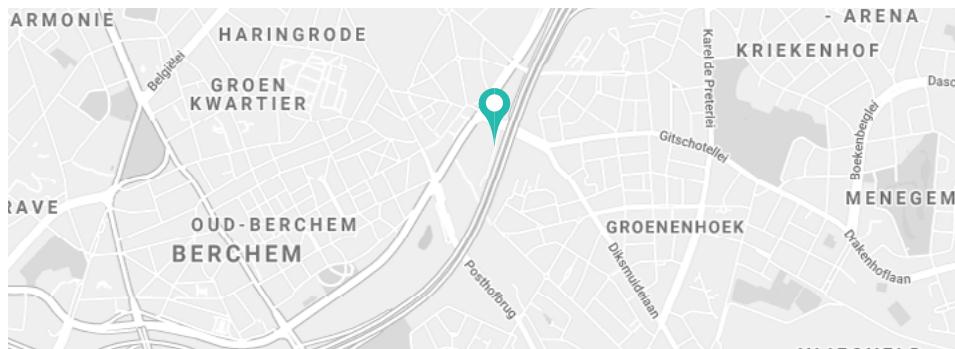
| FLOOR | AREA M ² | RENT €/M ² YEAR | AVAILABILITY |
|----------|---------------------|----------------------------|--------------|
| 1 | 738 | 180 | Q3 2027 |



2.70



BORSBEEKSEBRUG 22-36, 2600 ANTWERP



Post X

RETAIL - OFFICES

ANTWERP

ABOUT

Post X is an urban renewal project with a healthy mix of an office programme complemented by a school (Syntra), retail, a hotel and leisure facilities.

The property consists out of nine buildings adjacent to the Berchem train station and the Antwerp Ring Road.

The good accessibility by public transport and the proximity of the NMBS railway station Antwerp-Berchem are a real asset. Post X is not only an important train location, but also a hub for all forms of public transport (including bus and tram) and cycling.

The visibility to tens of thousands of cars on the Antwerp Ring Roud, train passengers and passers-by every day is a major plus for the companies on this site.

CONTACT

Jeroen Simons - Caroline Preud'homme - Bryan De Smedt

**AVAILABILITY****POST X - BUILDING 2 (BORSBEEKSEBRUG 22)**

| FLOOR | AREA M ² | RENT €/M ² YEAR | AVAILABILITY |
|-------|---------------------|----------------------------|--------------|
| 2 | 1.269 | 180 | 09/25 |

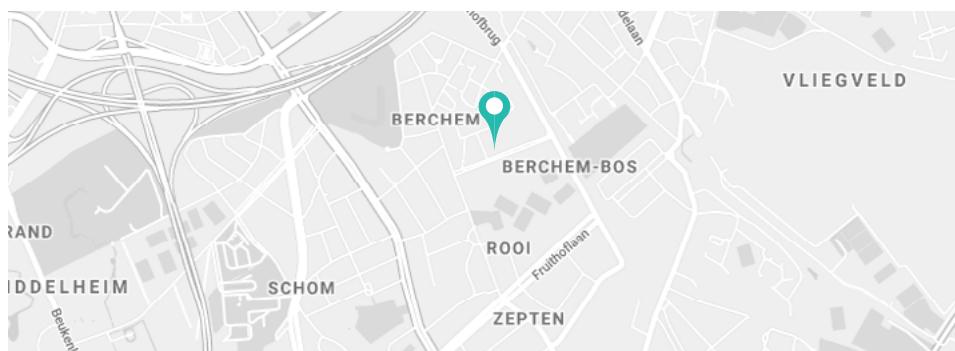
POST X - BUILDING 6 (BORSBEEKSEBRUG 30)

| FLOOR | AREA M ² | RENT €/M ² YEAR | AVAILABILITY |
|-------|---------------------|----------------------------|--------------|
| 0 | 705 | 180 | 01/26 |





BERCHEMSTADIONSTRAAT 70, 2600 ANTWERP



Veldekens

OFFICES
ANTWERP

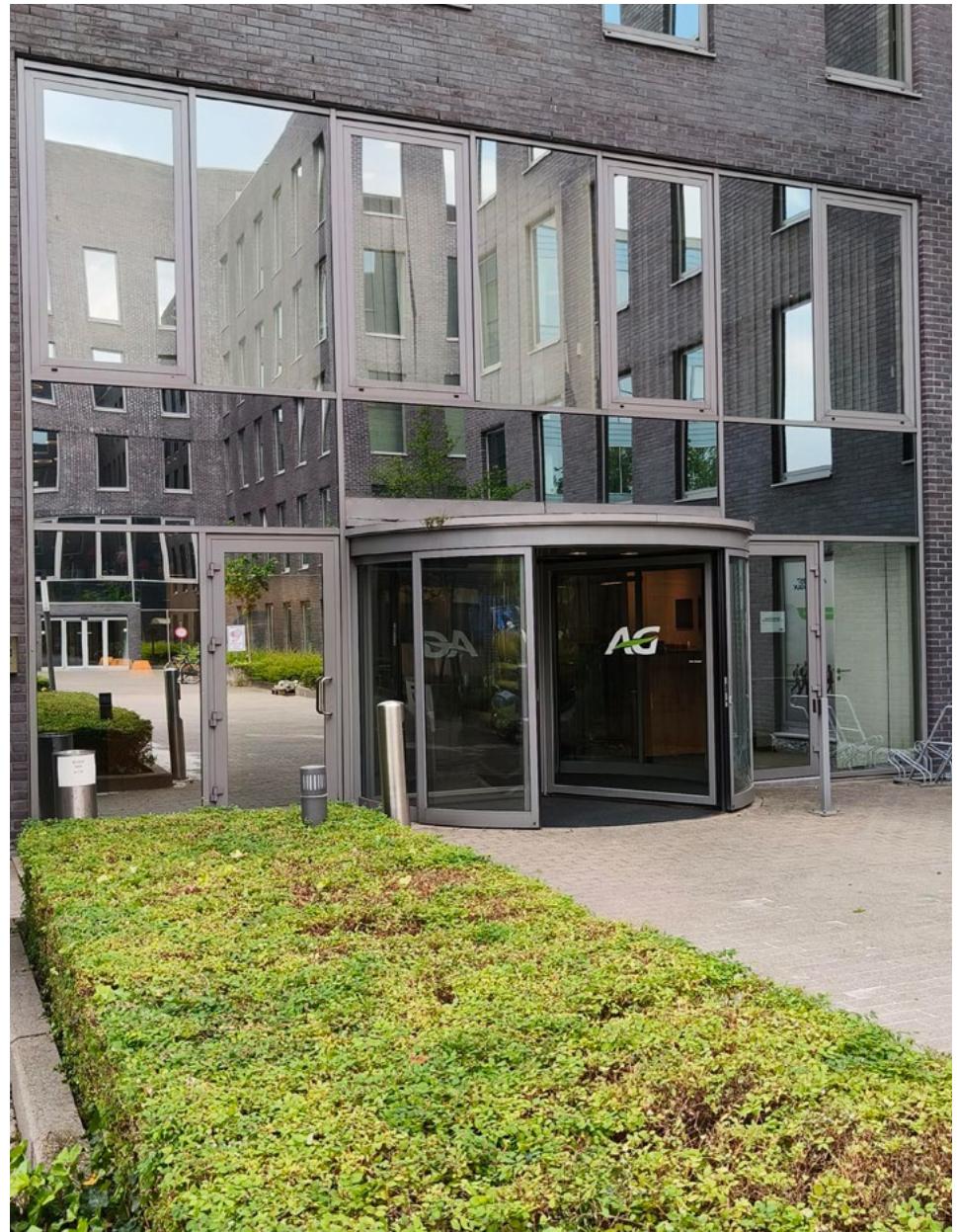
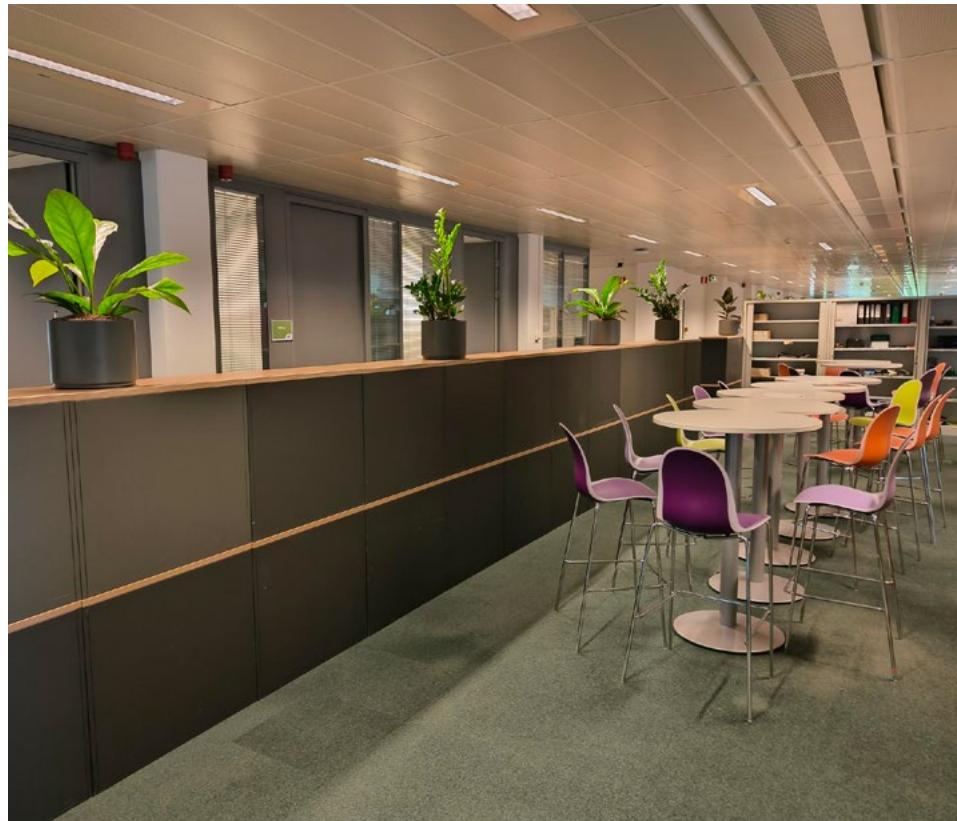
ABOUT

“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 m² office building is in excellent condition.

CONTACT

Mete Uslu - Bryan De Smedt

**AVAILABILITY**

| FLOOR | AREA M ² | RENT €/M ² YEAR | AVAILABILITY |
|-------|---------------------|----------------------------|--------------|
| 1 | 1.179* | 150 | Q1 2026 |
| 2 | 1868* | 150 | Q1 2026 |



2.70 1.35



BOULEVARD JOSEPH TIROU 185, 6000 CHARLEROI



Tirou

OFFICES
CHARLEROI

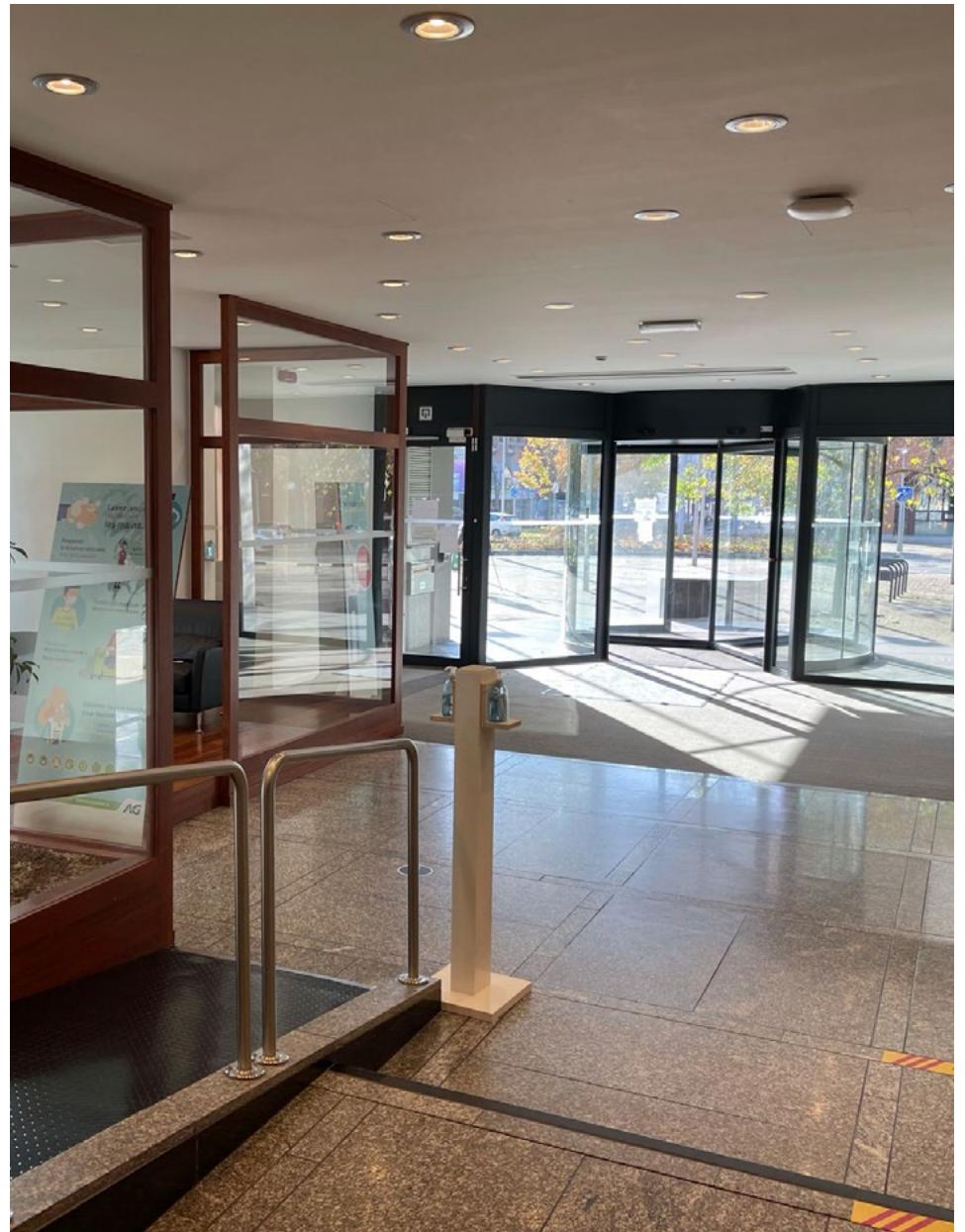
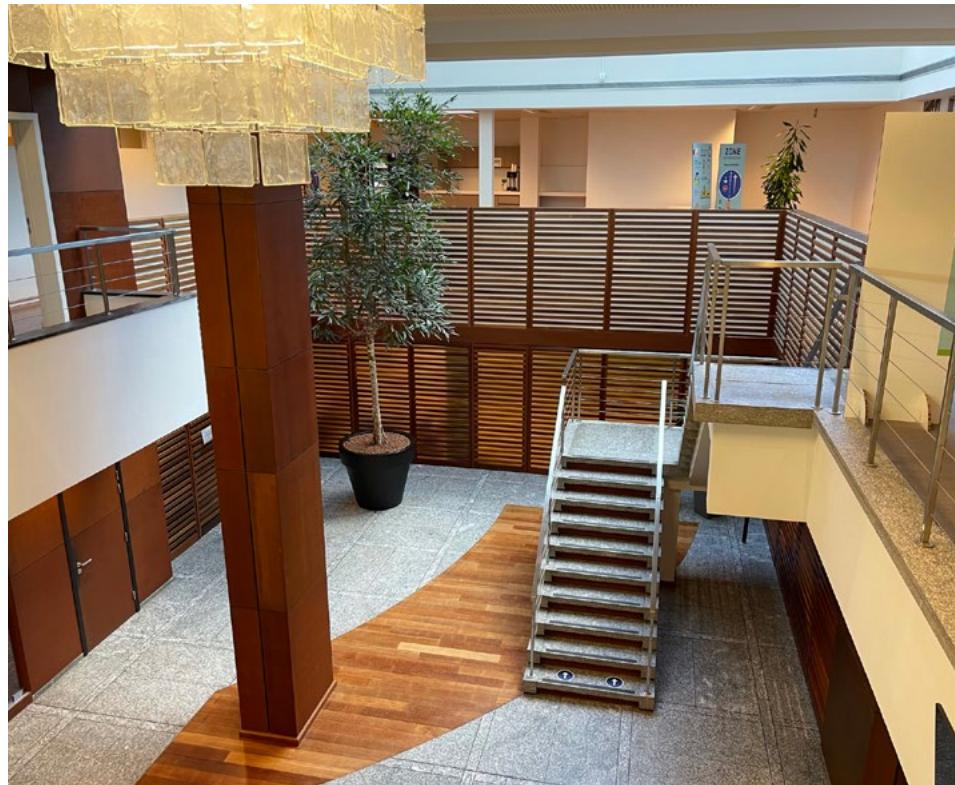
ABOUT

The “Tirou” building is a multi-tenant office building with a total surface area of +/- 10,880 m². 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

**AVAILABILITY**

| FLOOR | AREA M ² | RENT €/M ² YEAR | AVAILABILITY |
|----------|---------------------|----------------------------|--------------|
| 2 | 1.415* | 140 | Immediate |
| 4 | 1.653 | 145 | 01/2026 |

*88 m² can be added



**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 Cortenbergh 220
1000 Brussels

AREA:

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

ENVIRONMENTAL AMBITIONS:

BREEAM Outstanding

Estimated delivery / move date : Q2 2027

Contact: Mete Uslu - Caroline Preud'homme

AVENUE DE CORTENBERGH 220, 1000 BRUSSELS





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

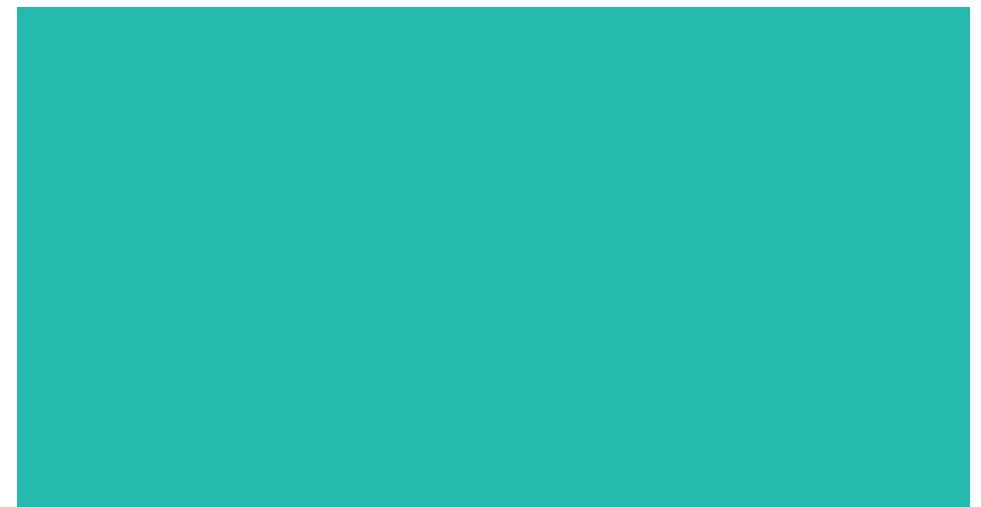
BREEAM Excellent

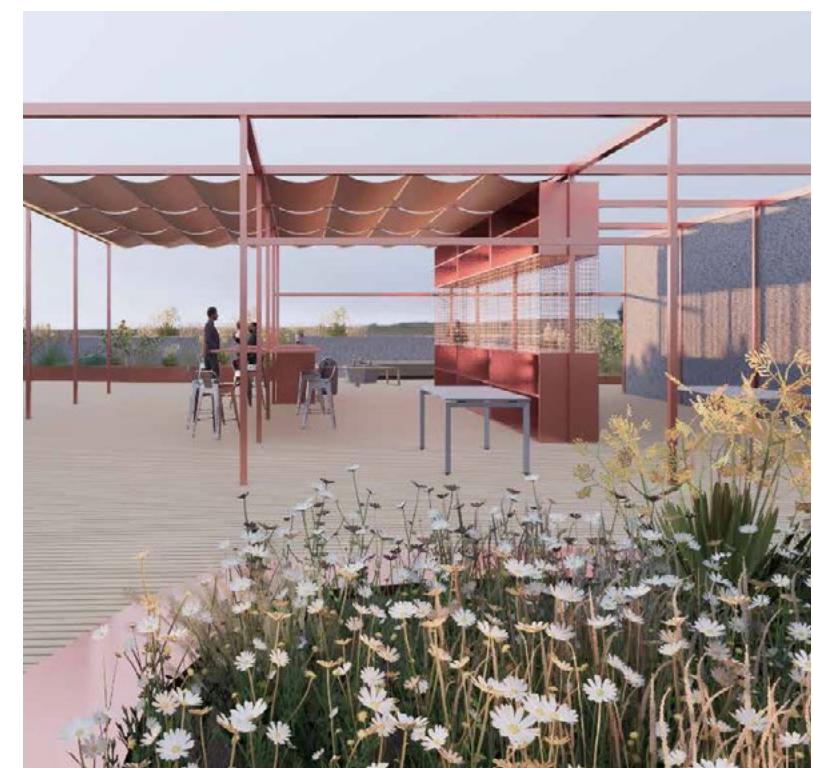
Heavy renovation planned

Built-to-Suit possible

CONTACT

Contact: Mete Uslu - Caroline Preud'homme





Schlumberger

OFFICES
BRUSSELS

The Schlumberger Project offers more than 3,000 m² of modern office space spread across two buildings—one of which is entirely dedicated to tertiary use. Perfectly accessible by public transport and located in a vibrant neighborhood, these offices benefit from a green setting and a fossil-free, high-energy-performance site. Designed to meet new work standards, they are part of a sustainable and multifunctional urban project, just steps away from the Uccle Administrative Center.

ACCESSIBILITY

Excellent public transport connections (Bus - Tram 4 – Train Station)

Quick access to major roads

Developed cycling infrastructure

ENERGY PERFORMANCE

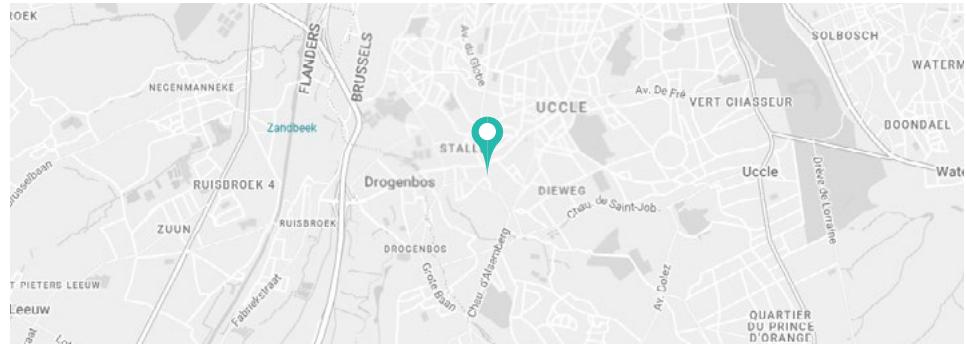
Fossil-free site

Geothermal energy, heat pumps, and photovoltaic panels

CONTACT

Contact: Corinne Romptea - Caroline Preud'homme

RUE DE STALLE 140, 1180 UCCLE





SURFACE DISTRIBUTION:

BUILDING A:

1,300 m² of **office** space (23% of the building)
Mixed-use building (residential and offices)

BUILDING D:

1,701 m² of office space (100% of the building)
Entirely dedicated to tertiary activity

PARKING:

31 car parking spaces allocated to the offices
25 bicycle parking spaces provided for office users



Themis

OFFICES
NAMUR

On the iconic site of the Casernes Léopold, AG Real Estate is developing Thémis, an ambitious urban project envisioned as a “small-scale city” with a human touch. Located in close proximity to the Courthouse, the city center, and the train station, Thémis embodies a new way of experiencing the city: dynamic, balanced, and future-oriented.

Thémis is part of a rigorous environmental approach, aiming for BREEAM Excellent and WELL Gold certifications. The project is based on a fossil-free energy strategy, including geothermal energy, solar panels, heat pumps, and active carbon footprint reduction.

Through Thémis, AG Real Estate continues its mission: to design sustainable, inclusive, and meaningful living spaces that serve both residents and the urban fabric of Namur.

CONTACT

Contact: Corinne Romptea - Caroline Preud'homme

RUE THÉMIS, 5000 NAMUR





THIS NEW DISTRICT WILL OFFER A COMPREHENSIVE PROGRAM:

19,525 m² of office space spread across several buildings

15,829 m² of residential space to welcome a new urban lifestyle

Hospitality and retail spaces to foster conviviality and neighborhood vibrancy

A **community space** dedicated to civic initiatives and local life





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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

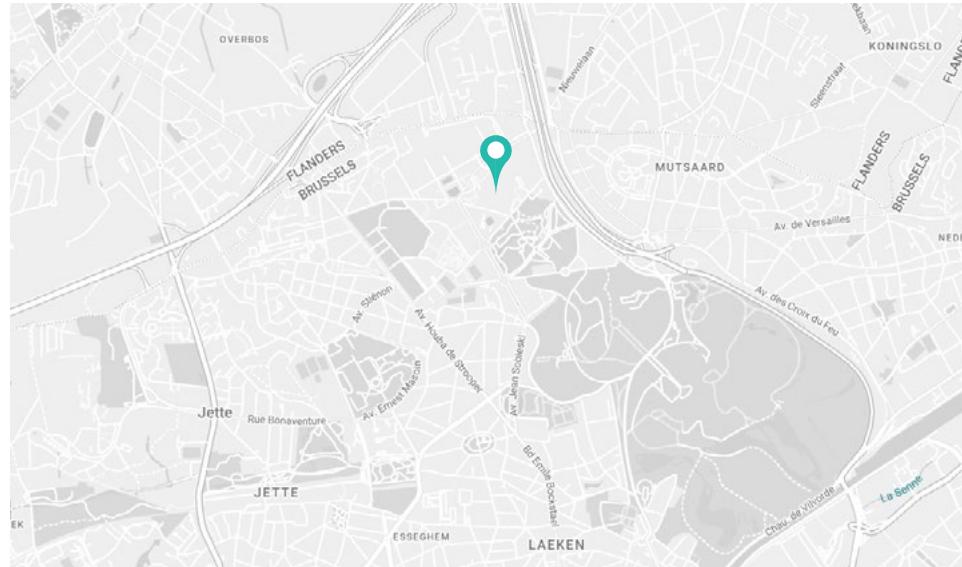
A TOTAL PACKAGE:

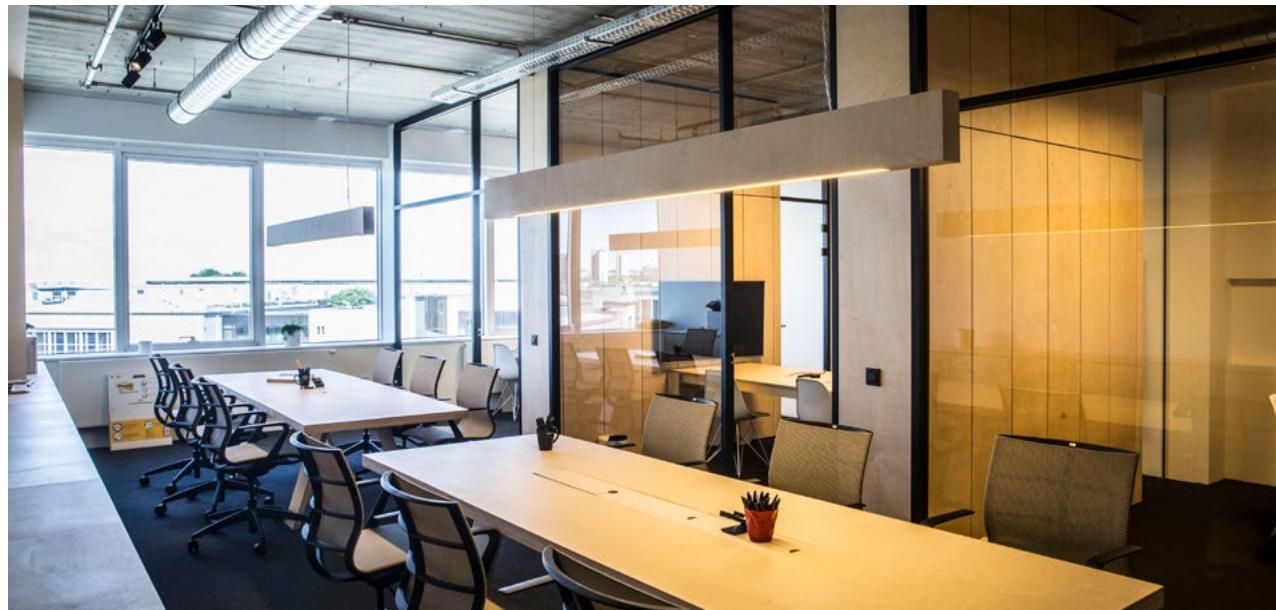
Buro & Design Center offers all the necessary facilities that today's companies need. Your customers and visitors can reach you easily, parking conveniently in our extensive car park. Meetings are a pleasure in the fully equipped conference room. Moreover, the restaurant and the various leisure facilities 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 M²

| | |
|----------|----------------------|
| 7 | 126 |
| 5 | 193 |
| 4 | 2.138 |
| 2 | 204 (68+68+68) |
| 1 | 340 (68+68+68+68+68) |

AVAILABILITY

| |
|-----------|
| Immediate |



Thank you

www.AGREALESTATE.eu