

OFFICES - WAREHOUSES

Letting

July - August 2026

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 €6.1 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

Central Plaza	RUE DE LOXUM 25, 1000 BRUSSELS 11.542M ²
Newton	AVENUE DE CORTENBERGH 220, 1000 BRUSSELS 12.000M ²
Buro & Design Center	ESPLANADE 1, 1020 BRUSSELS 2.982M ²
Parc de l'Alliance	1420 BRAINE-L'ALLEUD 6.089M ²
Tirou	BD JOSEPH TIROU 185, 6000 CHARLEROI 3.068M ²
Kievit C	KIEVITPLEIN 20, 2018 ANTWERP 3.045M ²
Veldekens	BERCHEMSTADIONSTRAAT 70, 2600 BERCHEM 3.047M ²

PROJECTS UNDER DEVELOPMENT

Jacqmain 83	BOULEVARD EMILE JACQMAIN 83, 1000 BRUSSELS 10.500M ²
Themis	RUE THÉMIS, 5000 NAMUR 19.525M ²

SERVICES - LOCATION



HVAC

Security
AccessAccessible for
the disabled

Free Height



Modulation

Restaurant in
the vicinity

Bike

Parking in the
buildingTram - less
than 5
minutes walkMetro -
less than 5
minutes walkTrain - less
than 10
minutes walkAirport -
less than 15
minutes

availabilities

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

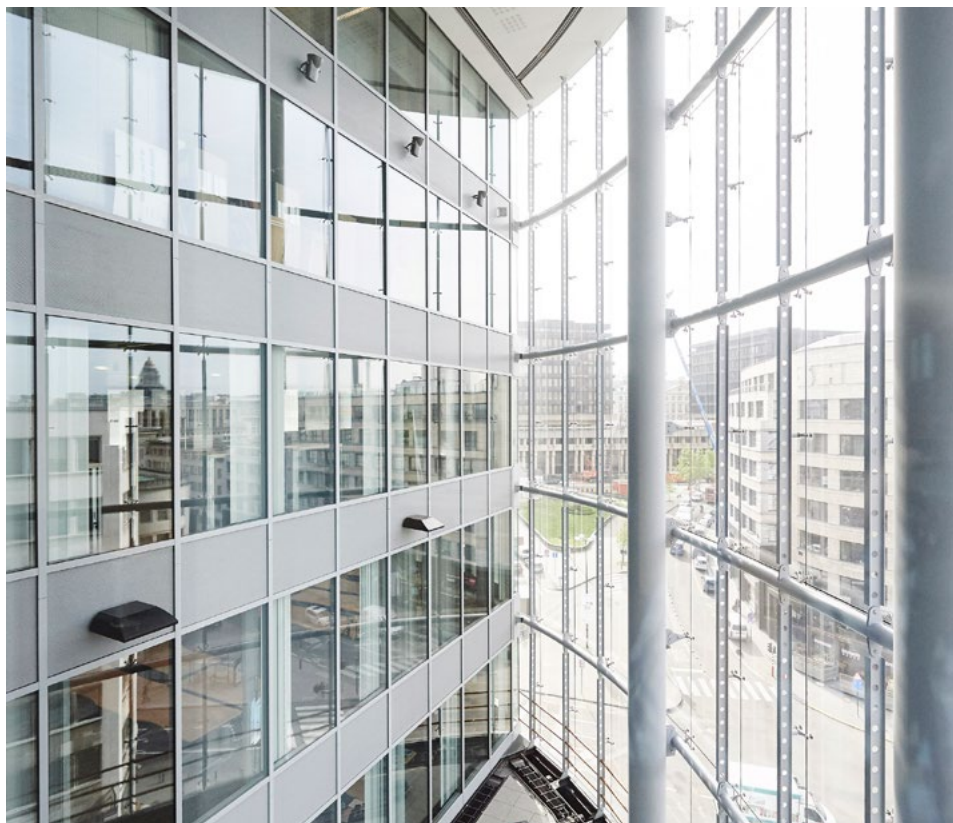
Here's what sets our properties apart:

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.



Central Plaza

OFFICES
BRUSSELS

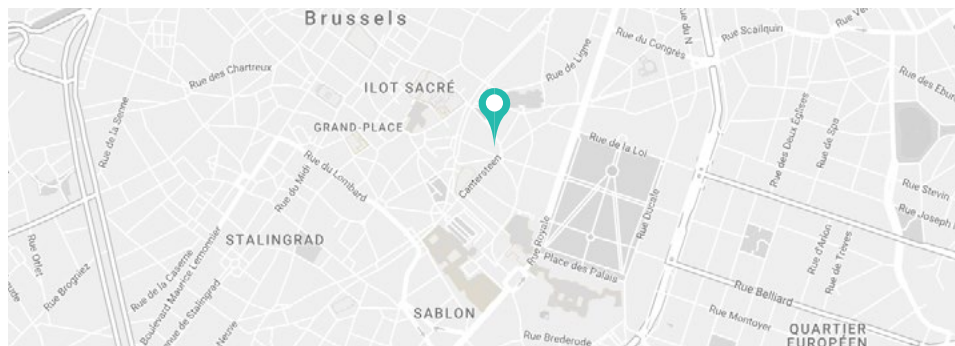
ABOUT

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 Rompteau - Caroline Preud'homme

RUE DE LOXUM 25, 1000 BRUSSELS





AVAILABILITY

FLOOR	AREA M²	RENT €/M² YEAR	AVAILABILITY
Garden	655	TBC	01/01/2028
0	913	TBC	01/01/2028
1	564	340*	Immediate
2	1.838	340*	01/01/2028
3	1.703	340*	01/01/2028
4	1.703	360*	01/01/2028
5	1.703	360*	01/01/2028
6	1.703	360*	01/01/2028
7	760	360*	Immediate

*Rent to be adjusted



2.70 1.35-1.45



OFFICES
BRUSSELS

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!

Rue du Noyer 211 - Avenue de Cortenbergh 220
1000 Brussels

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

BREEAM Outstanding

Estimated delivery / move date : Q2 2027

Contact: Mete Uslu - Caroline Preud'homme





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.

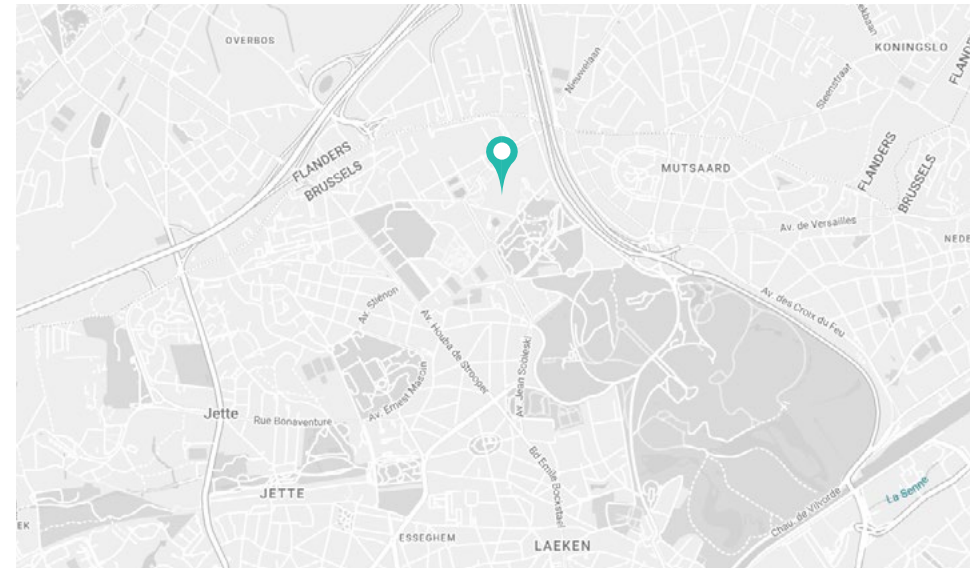
FLEXIBILITY

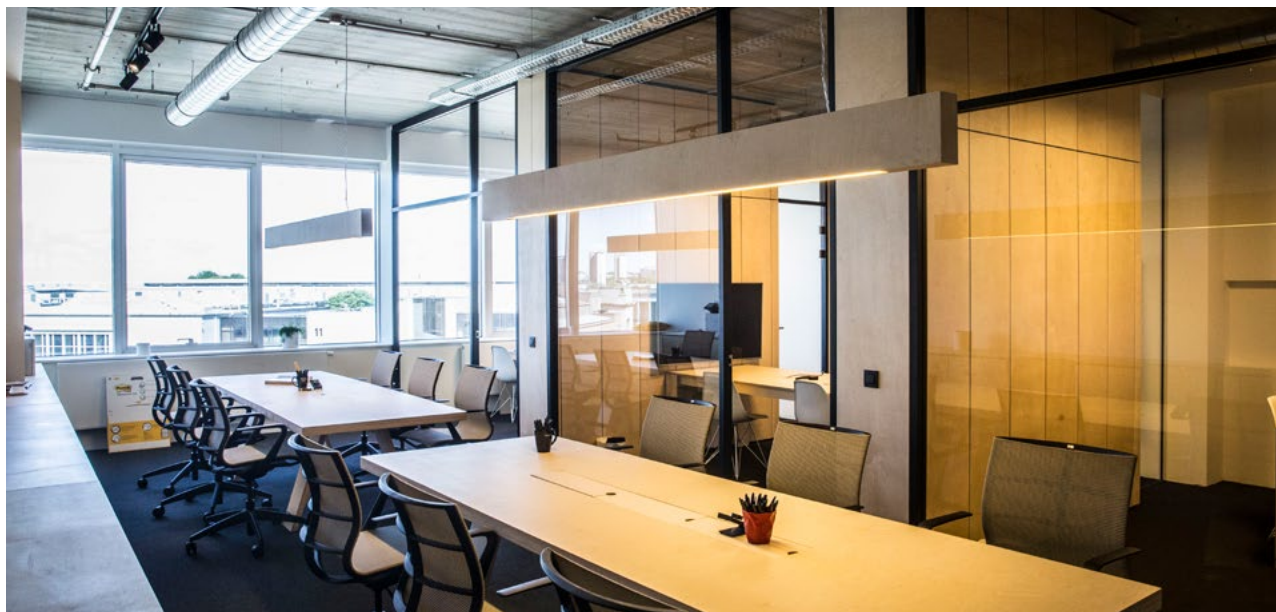
Rent a dynamic, tailored workspace. We can always increase or reduce the working space surface area, according to the growth of your company.

CONTACT

Mete Uslu - Caroline Preud'homme

ESPLANADE 1, 1020 BRUSSELS





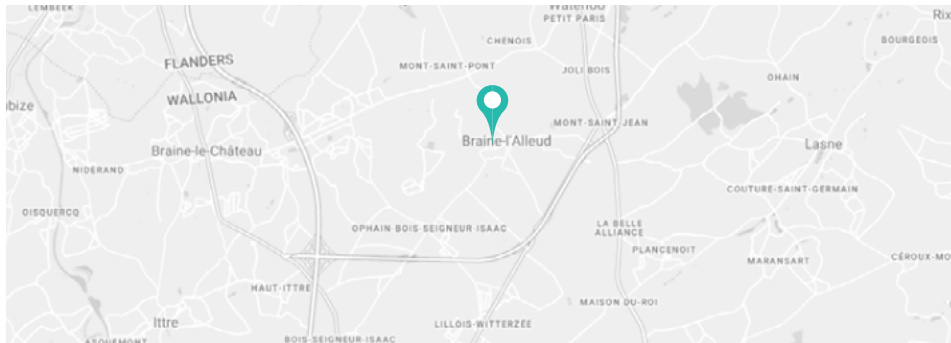
AVAILABILITY

FLOOR	AREA M ²	RENT €/M ² YEAR	AVAILABILITY
1	340*	140	Immediate
	*5 modules of 68 m ² (155 €/m ² /y)		
2	68	155	Immediate
2	117	155	Immediate
4	2.138	140	Immediate
5	193*	140	Immediate
	*or 125m ² & 68 m ² (155 €/m ² /y)		
7	126	155	Immediate





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

AVAILABILITY

PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA M²	RENT €/M² YEAR
Alliance A	Boulevard de France 9, 1420 Braine-l'Alleud	Q3 2026	+3	496	165
		Immediate	+3	430	165
		Immediate	+2	885	165
Alliance B	Avenue de Finlande 2, 1420 Braine-l'Alleud	Immediate	0	734	165
		Immediate	+2	245	165
		Immediate	+1	479	165
Alliance C	Boulevard de France 7, 1420 Braine-l'Alleud	Q3 2026	+2	319	165
		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
Alliance S	Boulevard d'Angleterre 2, 1420 Braine-l'Alleud	Immediate	+4	195	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.

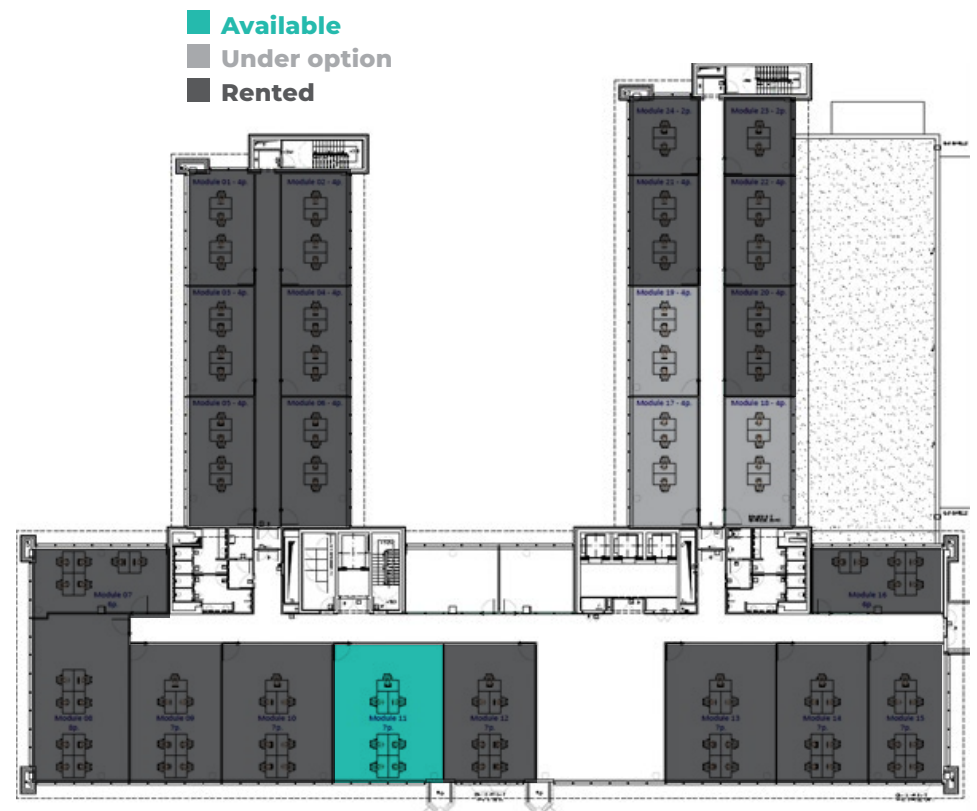
CONTACT

Mete Uslu - Caroline Preud'homme

Parc de l'Alliance

OFFICES

BRAINE L'ALLEUD





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	176	249 all-in





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

BOULEVARD JOSEPH TIROU 185, 6000 CHARLEROI





AVAILABILITY

FLOOR	AREA M²	RENT €/M² YEAR	AVAILABILITY
2	1.415*	140	Immediate
4	1.653	145	Immediate

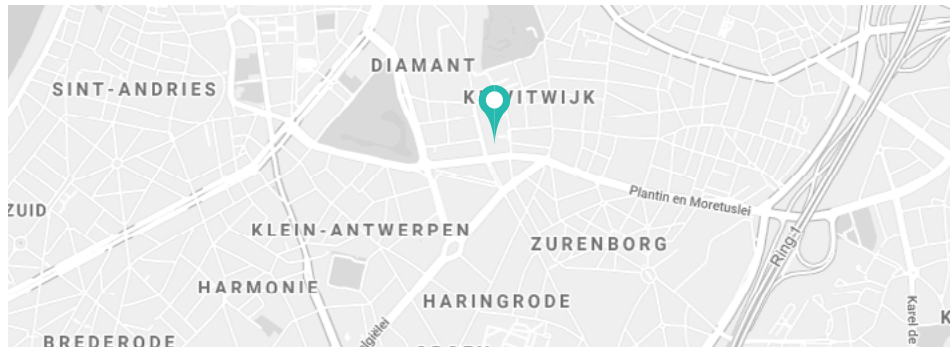
*88 m² can be added



2.70 1.80



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 - Aline Castille



AVAILABILITY

KIEVIT BUILDING C

FLOOR	AREA M²	RENT €/M² 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 M²	RENT €/M² YEAR	AVAILABILITY
1	738	180	Q3 2027



2.70





Veldekens

OFFICES
ANTWERP

ABOUT

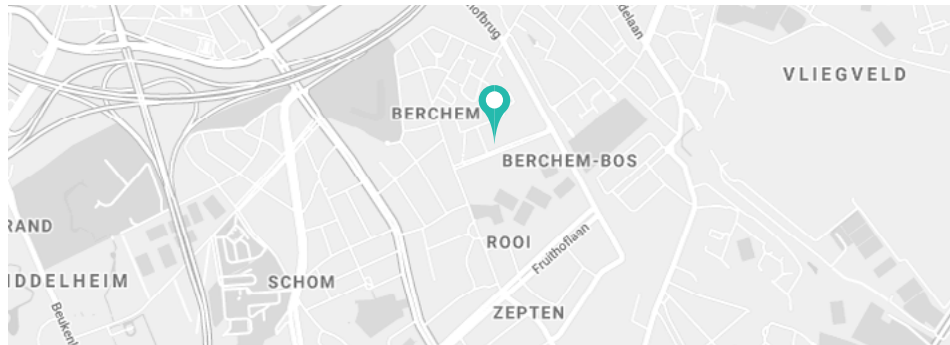
“Veldekens” is an attractive office building and part of the “De Veldekens” office park in Berchem. It is ideally located in a dynamic and growing region.

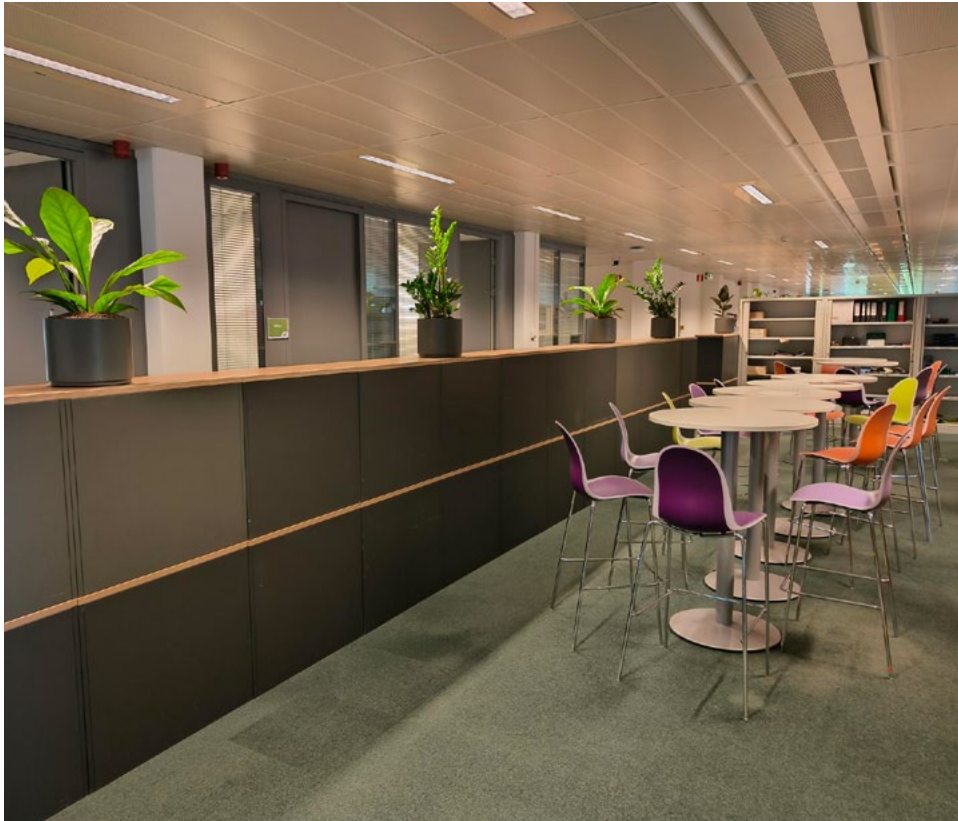
Built in 2006 and well maintained, this +/- 9300 m² office building is in excellent condition.

CONTACT

Mete Uslu

BERCHEMSTADIONSTRAAT 70, 2600 ANTWERP





AVAILABILITY

FLOOR	AREA M ²	RENT €/M ² YEAR	AVAILABILITY
1	1.179*	150	Immediate
2	1868*	150	Immediate



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!

Jacqmain 83

OFFICES
BRUSSELS

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

+/- 10.500 sqm

BREEAM Excellent

Heavy renovation planned

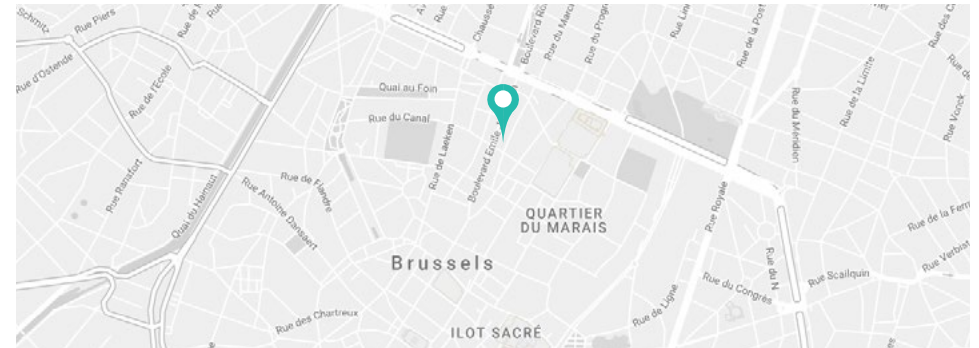
Built-to-Suit possible

Delivery: mid 2029

CONTACT

Mete Uslu - Caroline Preud'homme

BOULEVARD EMILE JACQMAIN 83, 1000 BRUSSELS



UNDER DEVELOPMENT



25



Themis

OFFICES
NAMUR

On the iconic site of the Casernes Léopold, AG Real Estate is developing Themis, 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, Themis embodies a new way of experiencing the city: dynamic, balanced, and future-oriented.

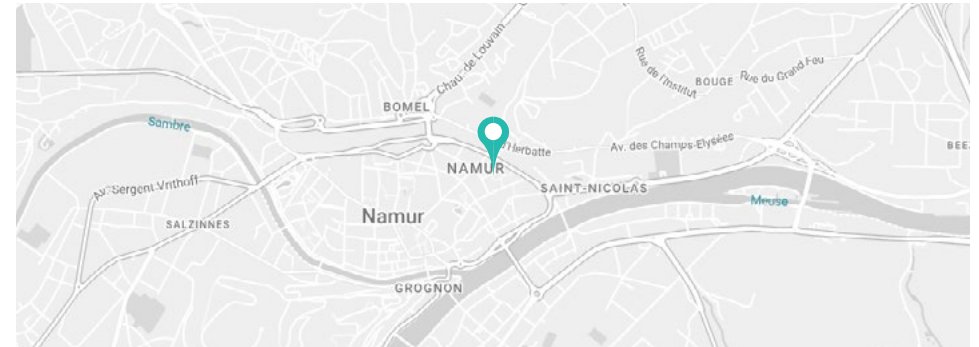
Themis is part of a rigorous environmental approach, aiming for BREEAM Excellent and WELL Gold certifications. The project is based on a fossil-free energy strategy, including geothermal energy, solar panels, heat pumps, and active carbon footprint reduction.

Through Themis, 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

Corinne Rompteu - Aline Castille

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



FOR ANY FURTHER INFORMATION, PLEASE

Contact us



CAROLINE PREUD'HOMME
JUNIOR ASSET MANAGER

+32 (0)2 226 23 81
caroline.preudhomme@agrealestate.eu



ALINE CASTILLE
JUNIOR ASSET MANAGER

+32 (0)2 609 66 19
aline.castille@agrealestate.eu



ROXANE DECRAEMER
**STRATEGIC MARKETING
MANAGER RETAIL, OFFICE &
WAREHOUSE**

+32 (0)2 609 67 37
roxane.decraemer@agrealestate.eu

WWW.AGREALESTATE.EU