

Drie Linden



# 3

Drie Linden Business Park is a high-quality business park consisting of 4 separate buildings, located on the R22 (Woluwelaan) and Hector Henneaulaan in Zaventem.



**18.003m<sup>2</sup>**  
lettable area

**4**  
buildings

**325**  
parking spaces





# location

## Accessibility by car

Drie Linden Business Park is centrally located between Brussels Airport on the one hand and the centre of Brussels on the other. With the Zaventem-Henneaulaan exit from the Brussels R0 located less than one minute from the business park. With a ratio of 1 parking space per 40sqm/offices, the project has largely enough parking spaces available.

## Come by bus

Besides by car, Drie Linden Business Park is also very easy to reach by bus. Only 5 minutes by foot to the bus stop Zaventem Henneau/Excelsior (line 272, 282, 471, 620, 621), where you can hop on a bus in the direction of the centre of Brussels as well as in the direction of Zaventem-city and Brussels Airport.

## Take the sporty bikeroute

In addition to new infrastructure for car traffic, there is the Leuven-Brussels F3 cycle highway (HST route), which follows the route of the high-speed train between Leuven and Brussels. Drie Linden Business Park is one minute to the nearest cycle highway (F202). The F1 cycle highway between Antwerp and Brussels is a 20-minute bike ride away.



**1 min.**

by car to Ring R0.

**5 min.**

by foot to the bus stop  
Zaventem Henneau/Excelsior.

**6 min.**

by car to Brussels Airport.

**3 min.**

by bicycle to Zaventem  
train station.



Brussels Airport



Zaventem

Be Burger Zaventem

Hotel Novotel Brussels Airport

Crowne Plaza Brussels Airport

Campanile Hotel Brussels Airport

Epson

Desmet Ballestra Group

E40

Cosmopolite

Devoteam

TOYOTA TSUSHO EUROPE

F202

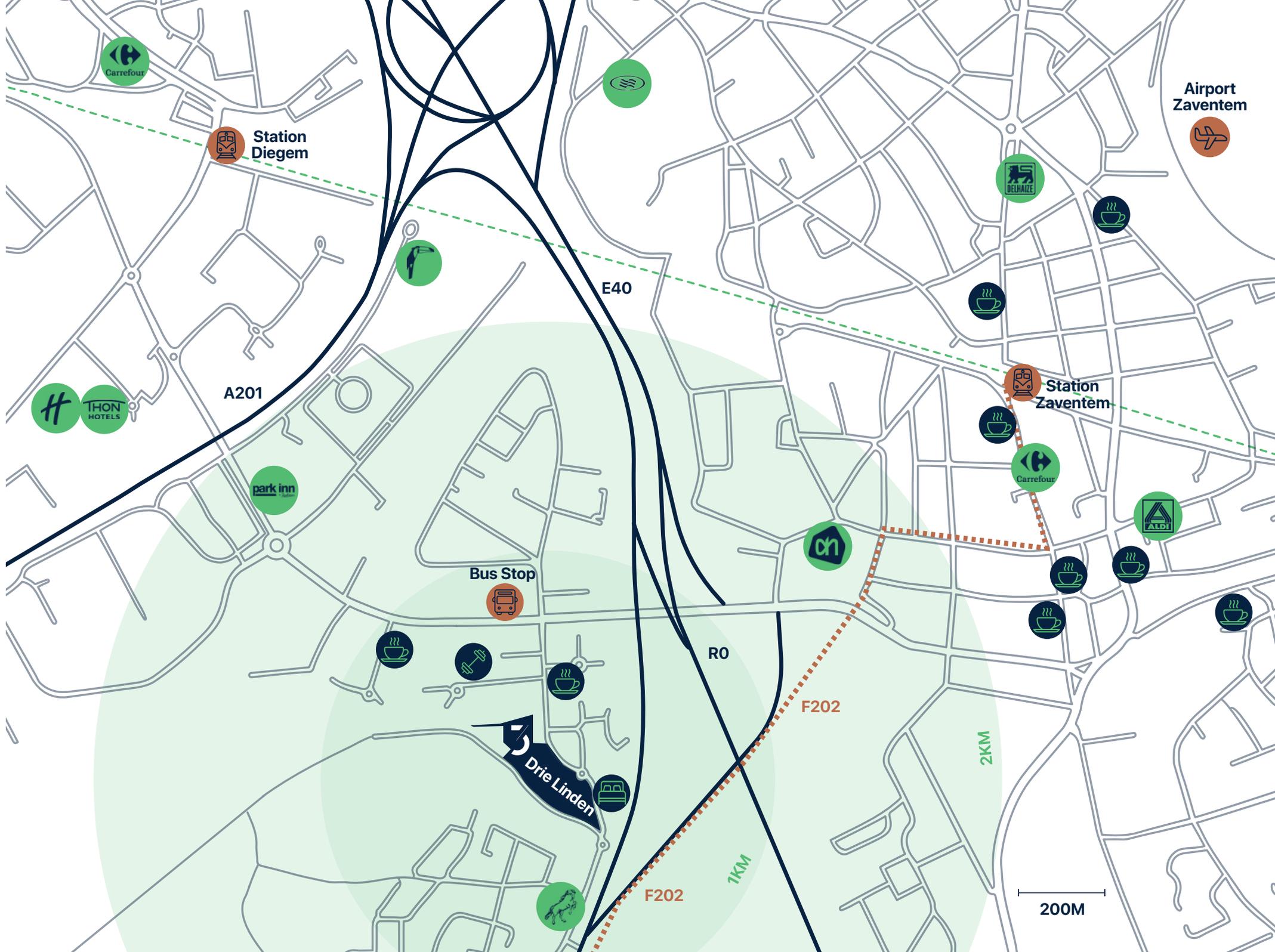
ProDj.be

Aston Martin Brussels

Aloe vera Forever Belgique - Votre

Hobbit Hotel Zaventem





# unique units

CONCEPT



The ground floor - the so-called plinth - of each building is flexible (labo, workspace) and is accessible to both cars and vans and small trucks. The wide access roads, in combination with spacious entrance gates, ensure that the units are extremely easy to reach and access.



# environment

CONCEPT

In terms of construction, energy and EPB-technical aspects, the buildings of the Drie Linden Business Park meet the current standards and requirements. Moreover, green roofs and wadis ensure a responsible water management. Solar panels can be installed on the roofs.

In addition, the compact construction volumes in combination with the solar façade construction also ensure that the buildings of the brand-new business park are energy efficient.

# ESG

Environmental Social Governance

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CONCEPT



## 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.



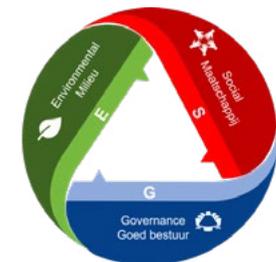
## Working environment

- Outside areas with special attention for greenery and WADI's.
- Green surroundings.
- Top-to-bottom windows for maximum natural daylight, on both lower and higher floors.
- The glass buildings also ensure that this park environment can be experienced to the full from the inside.
- Terraces for a short break from work.
- The park creates a vibrant community, where there is space to meet each other, for food trucks, ...



## 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, car parks can be equipped with loading stations for electric vehicles.



CONCEPT



# project overview

AVAILABILITY





**Building 1**  
**985 sqm groundfloor**  
**1.962 sqm offices**

**Building 2**  
**1.865 sqm groundfloor**  
**4.248 sqm offices**

**Building 3**  
**1.865 sqm groundfloor**  
**4.248 sqm offices**

**Building 4**  
**1.318 sqm groundfloor**  
**1.512 sqm offices**  
**| 55% LET |**



AVAILABILITY

# 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

