



THE SAGE  
VILVOORDE

# A wiser way of working

A Wellbeing Network for Offices  
by Wereldhave Belgium

Wereldhave  
BELGIUM





# Make it work at The Sage.

Whether you are looking for the ideal location for your start-up, SME or corporate headquarters: **The Sage** has got everything it takes to make your business thrive. This future-ready business site is strategically located in **the northern periphery of Brussels**, ensuring several mobility options within close reach. Covering **21.700 m<sup>2</sup>** in total, its **3 office buildings** and **restaurant** have been recently renovated, resulting in an inspiring environment that focuses on the essence: **better-performing professionals who achieve results together.**





# Your shortcut to efficient collaboration.

In today's fast-changing world of work, mobility defines both employee motivation and company success. In this regard, The Sage offers a unique combination of mobility options. It is located only 3 kilometres from **Vilvoorde railway station** and 9 kilometres from **Brussels North Station**, with **buses 820 (De Lijn), 47 (MIVB)** and the **Ringtrambus (De Lijn)** stopping nearby. Your employees can hop on the **trambus** between Brussels Expo and Brussels Airport every 15 minutes. Moreover, it's only 500 metres away from **Exit 6 of the Brussels ring road**, and not more than 8 kilometres from **Brussels Airport**. On top of that, The Sage offers plenty of parking space, both on-site and in an underground car park. **Charging stations** for electric and hybrid cars are available as well.

Taking the importance of more sustainable transportation into account, it is good to know that The Sage is located near the **FRO bicycle highway** to Brussels. The future 'flying' **bike bridge**, a safe bicycle connection on the entry and exit roads of the Medialaan and the Tyraslaan in Koningslo, is situated just around the corner. Next to that, there's a **Blue Bike station** at the Vilvoorde railway station, while secure **bicycle stands** are also provided at The Sage.





# Step into the new world of work.

Numerous services at The Sage ensure that everyone can **focus on what truly counts**: getting the job done and realising results. Versatile meeting centres can be rented for various purposes. Need to pick up a parcel? You can. Thanks to our **parcel pick-up point**, we ensure that no time is lost. Need a quick break or an inspiring lunch? Then visit our **eatery** – the ideal place to eat and meet.



Eatery



Cubee Parcel  
locker



Bicycle parking



Charging stations





# Fully tailored to your vision 100% ready for tomorrow.

The Sage presents no less than **21.700 m<sup>2</sup> of opportunities**.  
Whichever space you need for your business, we can tailor it to your needs and goals. Discover The Sage's potential on these pages, but please do not hesitate to **contact us** for a customised proposal.

## The Sage at a glance

### AVAILABILITY

We can offer offices as from **250 m<sup>2</sup>** up to **1.400 m<sup>2</sup> GLA** on the same floor.

### TECHNICAL DATA

- Fully air-conditioned with chilled beams and ventilation
- Flexible layout opportunities
- Suspended ceilings
- Raised floors





# Rental Conditions

## OFFICE RENT

- 125 €/m<sup>2</sup>/year

## PARKING

- Underground parking: 1.000 €/parking space/year
- Outside parking: 500 €/parking space/year

## CHARGES & TAXES

- Common charges: estimated at 35 €/m<sup>2</sup>/year
- Property taxes: advance of 14 €/m<sup>2</sup>/year

## ARCHIVE RENT

- 65 €/m<sup>2</sup>/year







# Your wisest workplace, built on the expertise of Wereldhave Belgium.



**The Sage** might just be your wisest choice when it comes to business locations. We take you right back to the essence: inspiring offices without any unnecessary frills. We welcome you to pleasant, **future-ready business environments** where professionals can get their work done in a focused manner **without disturbances**. As a result, you'll get to enjoy more productivity, better results and more genuine employee satisfaction.

The Sage is a concept of **Wereldhave Belgium**, a publicly traded real estate group with vast expertise in medium-sized shopping centres and offices. Thanks to its proactive management approach, Wereldhave Belgium safeguards and reinforces the market position of its **shopping centres and offices**. Its current office portfolio consists of **6 properties**, located in Antwerp and Vilvoorde. Our properties are managed by **Wereldhave Services**, a sister company of Wereldhave Belgium.

Contact us for a tailored proposal.

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