



THE SAGE  
ANTWERP

# 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 periphery of Antwerp, with various **mobility options** within close reach. Covering 38.400 m<sup>2</sup> in total, its **3 office buildings** have been recently renovated, resulting in an inspiring environment that focuses on the essence: better performing professionals who realise results together.





# Your shortcut to efficient collaboration.

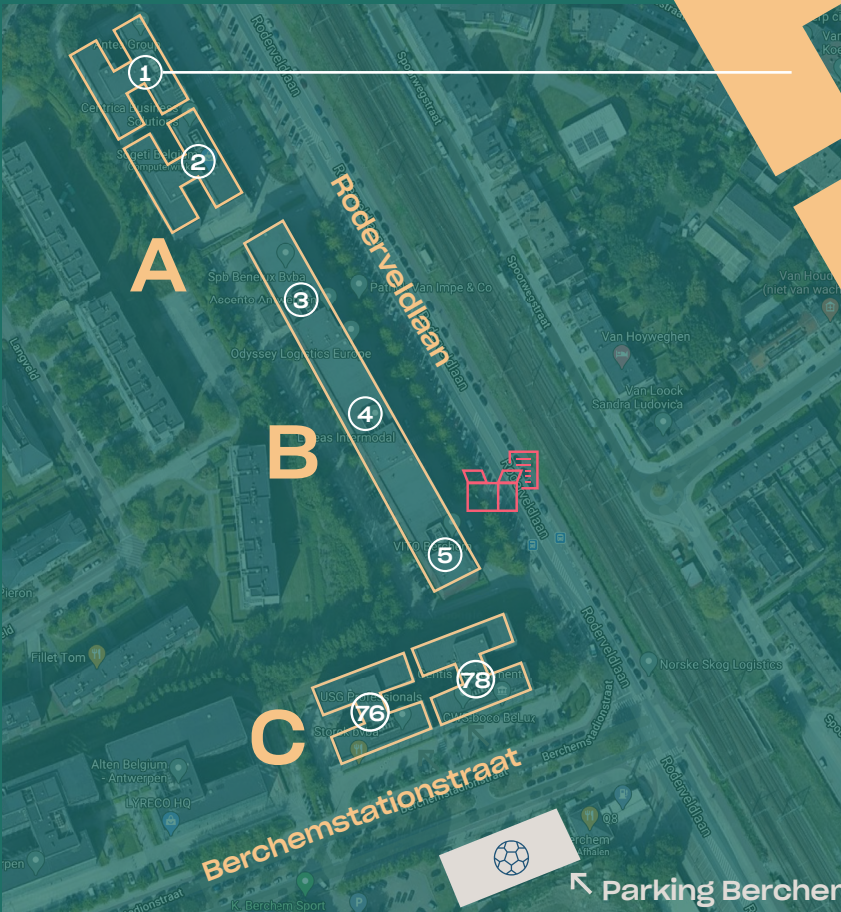
In today's fast-changing world of work, mobility defines both employee motivation and company success. In this regard, The Sage offers a unique combination of mobility options. It is located only 800 metres from Antwerp-Berchem **railway station**, with **buses** 90, 91 and 92 stopping nearby. Moreover, it's only 1,5 kilometres away from access to the **Antwerp ring road**, as well as from **Antwerp International Airport**. On top of that, The Sage offers plenty of parking space on and around its premises.

Taking the importance of more sustainable transportation into account, it's good to know that The Sage is located near the **bicycle highway** to Brussels. Next to that, there's a **Velo station** (Antwerp's city bike network) just around the corner, while secure **bicycle stands** are also provided. **Charging stations** for electric and hybrid cars are available as well.



# 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. From **parcel pick-up area** to **ironing services**: everything is in place to ensure that no time is lost. In line with the adage ‘a healthy mind in a healthy body’, The Sage also offers **sporting facilities** and showers. Need a quick break or an inspiring lunch? Then visit our **Eatery** – the ideal place to eat and meet.



- A** Roderveldlaan 1-2
- B** Roderveldlaan 3-5
- C** Berchemstationstraat 76-78
- Muscles
- Eatery
- In & Out
- Scents
- Meet
- Showers (-1 under Eatery)
- Cubee Parcel locker
- Bicycle parking
- Charging stations



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

The Sage offers no less than **38.400 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 **240 m<sup>2</sup>** up to **1.100 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

- 135 €/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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