



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 m²** 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 m² 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 m² up to 1.400 m² 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 €/m²/year

PARKING

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

CHARGES & TAXES

- Common charges: estimated at 35 €/m²/year
- Property taxes: advance of 14 €/m²/year

ARCHIVE RENT

- 65 €/m²/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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