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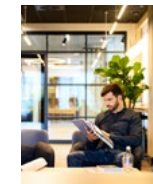
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## Natural space for business

**An innovative office complex designed  
to create a comfortable and inspiring  
work environment.**



Business Garden Brussels offers everything a modern business needs to thrive. With a blend of well-designed office spaces, direct access to public transport and a wide range of on-site amenities including restaurants, fitness facilities and meeting spaces, this complex provides an inspiring and sustainable workplace.

The important and unique part of Business Garden is the hospitality programme, with events like sports tournaments, food fiestas or kids parties, fostering a real sense of community.



## Welcome to Business Garden Brussels!

Business Garden Brussels joins a network of office complexes across Europe where nature and architecture blend together to create productive workspaces. Each Business Garden location offers comprehensive amenities designed to make tenants' lives easier and foster a sense of community. It's a place where you can enjoy outdoor spaces with gardens, sports courts, access on-site dining options, use the childcare facility, or take advantage of bike rentals.

Discover Business Garden.

Visit [www.businessgarden.eu](http://www.businessgarden.eu)

Our mission is to create a comfortable, sustainable, and inspiring working environment.





The hospitality programme is an essential part of the Business Garden philosophy



## The highest quality standards

All Business Garden complexes are located in prime areas and built to the highest standards, with a strong emphasis on sustainability. They hold the prestigious LEED Platinum and WELL certifications, making them a trusted choice for leading global and local companies that have selected them as their headquarters.



Wide range of amenities



Sustainability, certified



Spacious garden and recreational areas













High standard of working space



## Amenities

Take a relaxing break by resting on a grassy mound or enjoying a swim in the pool. Play a game of table tennis or challenge your colleagues to a match on the playing field. You can work from a café table or get active in the outdoor gym.

- |   |   |   |   |   |
|---|---|---|---|---|
|  |  |  |  |  |
| recreation zone   | swimming pool   | bicycle racks   | parking garage  | The Lounge  |
|  |  |  |  |  |
| table tennis  | cantina   | playing field   | indoor and outdoor gym  | kindergarten  |



Recreation and relax areas, cafés and greenery all create a vibrant centre of the tenants' community.







A place you'll enjoy  
all day long, from  
relaxed afternoons  
to eventful evenings.

# The Lounge

by  VASTINT

As a benefit to our tenants, Business Garden Brussels will feature a Vastint Business Lounge in one of the buildings.

Vastint Business Lounges are part of an emerging international network of imaginative, flexible workspaces designed to foster a professional community. Unlike co-working spaces, which host a variety of individuals and companies, our lounges are accessible exclusively to our tenants and their guests. Lounge members enjoy unlimited access to elegant meeting and event spaces, both in their on-site lounge and across key European business destinations.



spacious  
multi-purpose  
halls



discrete  
meeting pods



conference  
rooms



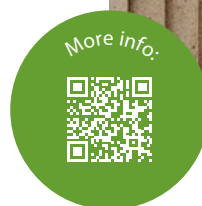
work desks



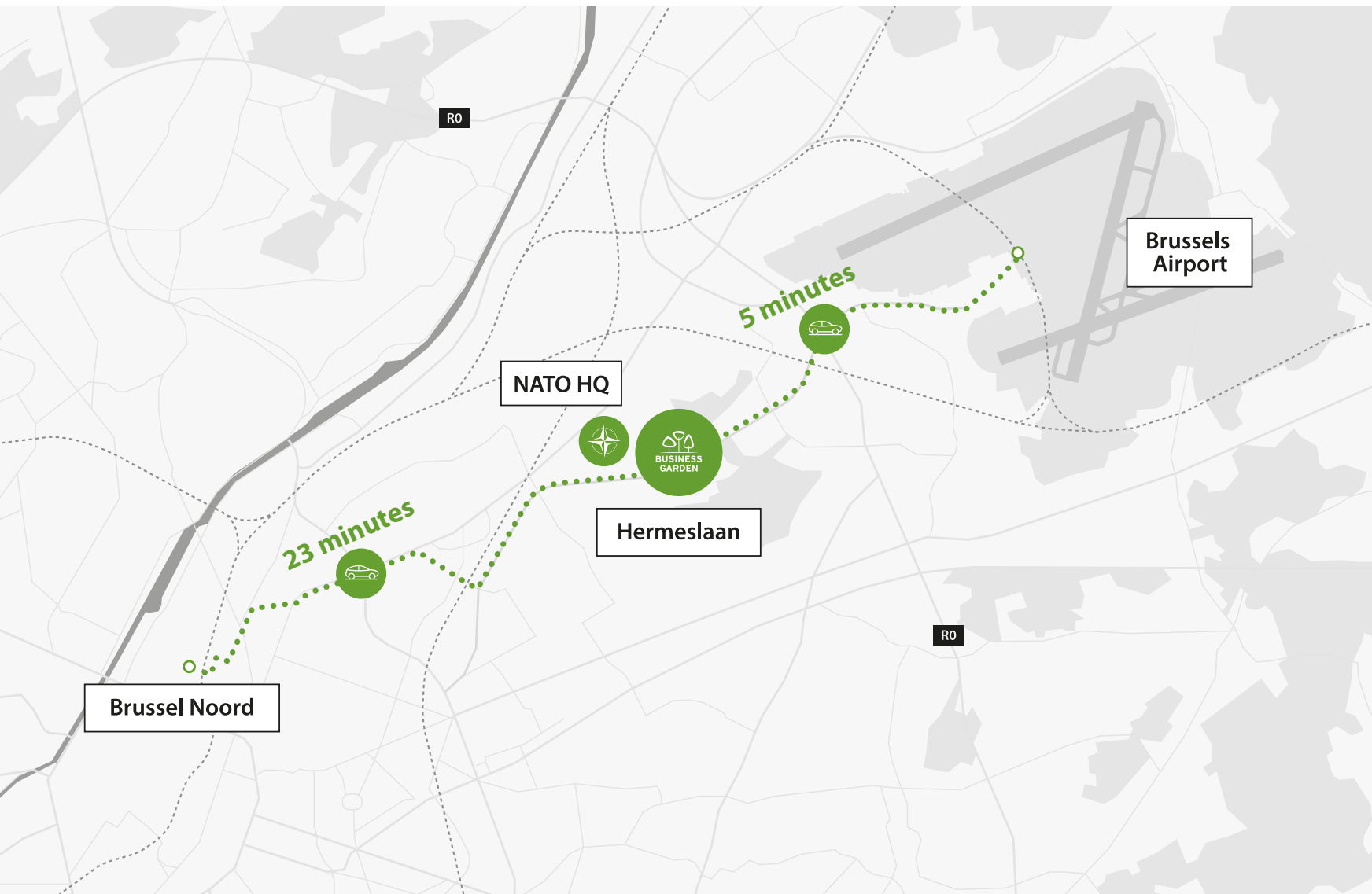
relaxation  
areas



coffee and snacks  
corners







### Connection times

	Brussel Noord	Brussels Airport
by bike	24 min.	30 min.
by car	23 min.	5 min.
by tram	20 min.	10 min.



## Perfect location

Our complex is strategically situated between Brussels' vibrant city centre and Brussels Airport (next to the A201), in close proximity to NATO headquarters and the headquarters of several prominent international companies. The offices of major global companies, multinational corporations, and numerous hotels are also nearby, creating a dynamic professional environment. With high-traffic visibility along this key transportation route, outstanding brand visibility and corporate prestige are guaranteed.

Located minutes from NATO headquarters and offices of major global companies



Picture by Rory Arnold / No 10 Downing Street



## Connectivity

Business Garden enjoys excellent connectivity through multiple transportation options. An extensive bus network links directly to major hubs, while bike paths and public transit enable effortless car-free commuting. For drivers, the Brussels Ring exit lies just 2 km away, providing immediate access to A1 and A3 motorways. This prime positioning means reaching Business Garden in just 23 minutes from the city center or 5 minutes from the airport, making it convenient for both local commuters and international visitors.

720  
underground  
parking spaces

25  
on-surface  
parking spaces

150  
metres to the  
nearest tram line

264  
bicycle parking spaces  
(including 26 cargo)

## Arriving by bike

Business Garden Brussels is designed with cyclists in mind, offering top-notch amenities to make your commute as smooth as possible. With secure bike parking (including cargo bikes) and convenient showers, we ensure that your transition from bike to desk is seamless. The campus connects to Brussels' bicycle network via dedicated bicycle highways, providing excellent cycling access.

## and by tram

The new tram line will connect central Brussels to the airport, featuring a new Hermeslaan stop conveniently located next to Business Garden.

In addition to airport access, the tram line will offer seamless connections to train services.



## Certified sustainability

All Business Garden complexes integrate nature as a vital element of the workplace environment. The landscaped grounds feature diverse plantings that create relaxing spaces for work and reflection. This harmonious blend of nature and architecture creates an atmosphere that nurtures creativity and well-being.



solar panels



green roofs



heat pumps



EV parking



Almost all Business Garden buildings hold the highest LEED (Leadership in Energy and Environmental Design) Platinum certification, covering all key aspects: access to public transport and cycling routes, rainwater management, reduction of heat islands and light pollution, water and energy efficiency, sustainable construction materials, building life cycle, and indoor environmental quality.

The buildings also hold WELL certification, addressing their impact on human health and well-being considering factors like air quality, water, light, comfort, nutrition, fitness, and mental health.



## Quality meets convenience

Business Garden offers premium office spaces starting from 500 m<sup>2</sup> at competitive market rates. Strategically located and built to high standards, it combines state-of-the-art technology with exceptional comfort – reflecting our commitment to quality development.



35 000 m<sup>2</sup> total area



rent from 500 m<sup>2</sup>



competitive prices



open plan



raised floors



lowered ceilings



blinds



openable windows

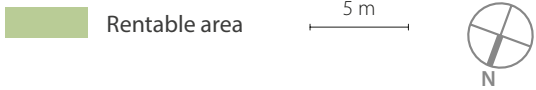
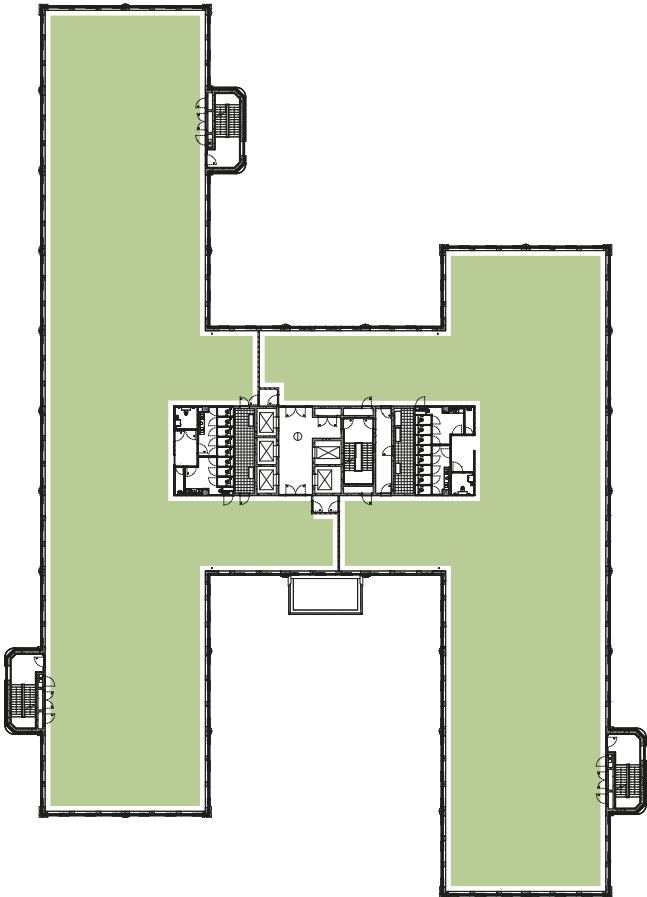
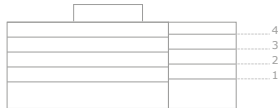
## Technical standard and finishing

Business Garden complexes are renowned for their tenant-friendly solutions. The column-free office spaces enable flexible layouts, while raised floors and suspended ceilings discreetly house modern infrastructure. Large windows maximize natural light, with the buildings' orientation and design ensuring optimal lighting conditions throughout.

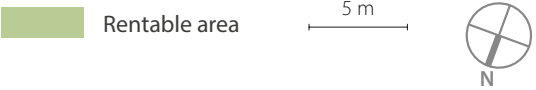
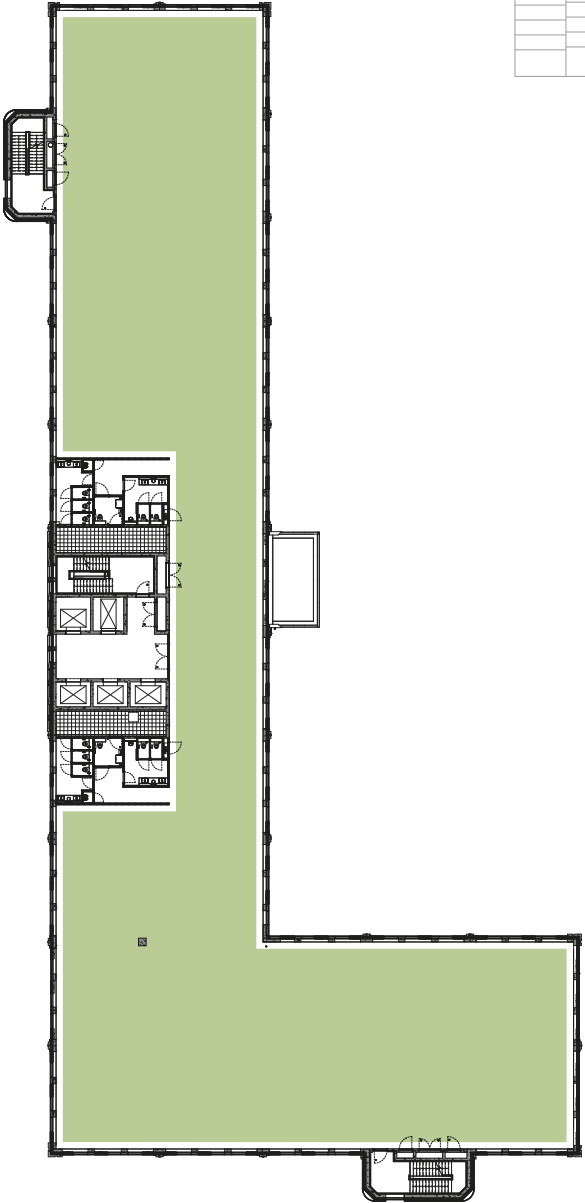
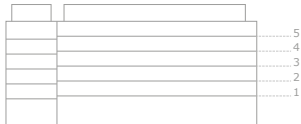
Typical floor plans

# Building H

The building's technical infrastructure supports multiple workspace configurations, from open-plan to private offices. With modern building systems and natural light throughout, these spaces combine adaptability with comfort to accommodate different organizational requirements.



# Building L







## The developer behind the project

We are a purpose-led, quality-driven real estate investor. We develop, own and manage sustainable offices, homes and hotels across Europe. Places designed to bring people together.

Our goal is to create long-term value through property investment. That long-term commitment gives us a fundamentally different perspective. We take responsibility for the entire lifecycle, from land acquisition and planning to construction and daily operations. Because we remain invested, we build with tomorrow in mind. Our values and quality standards are embedded from the very first sketch and carried through every detail. We continuously renew and improve, so our buildings continue to create value for generations to come.





Business Garden complexes are located in six major European cities, with more on the way.

## International character

The Business Garden family is growing, with office complexes already established in Latvia, Lithuania, Poland and Romania, and new ones being planned or built in Italy and France. All campuses are conveniently located near city centres and airports, and Business Garden Brussels is no exception.



Bucharest  
Poznan  
Riga  
Vilnius  
Warsaw  
Wroclaw  
Brussels (2027)  
Milan (2027)

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**BUSINESS GARDEN**  
Brussels

[www.businessgarden.eu/brussels](http://www.businessgarden.eu/brussels)