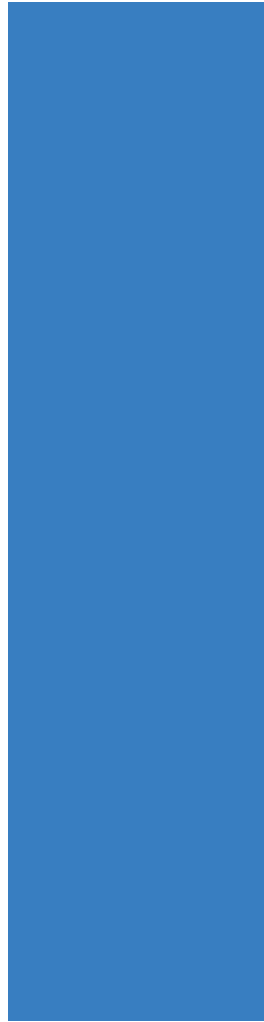
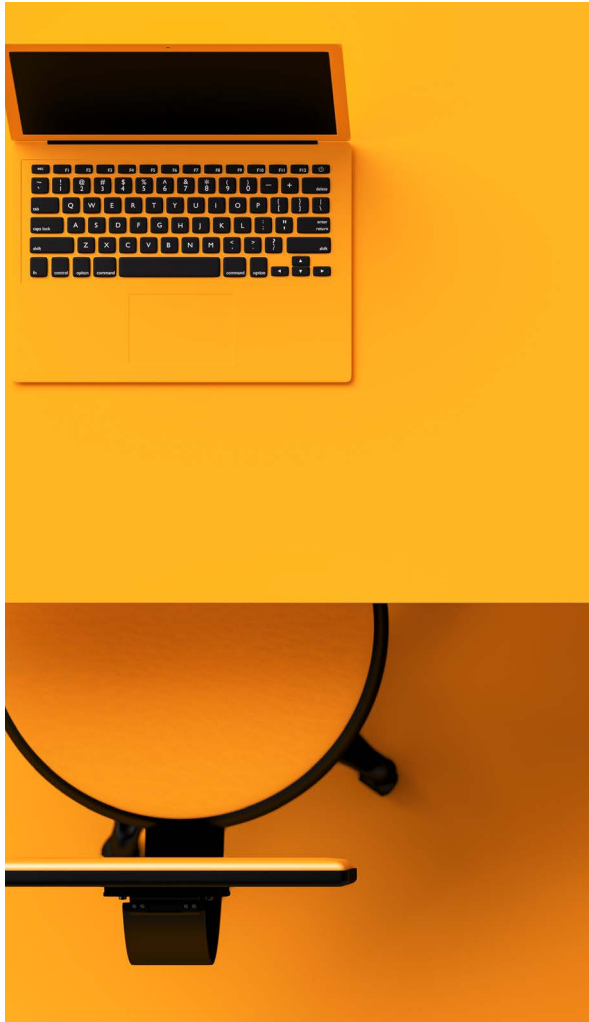
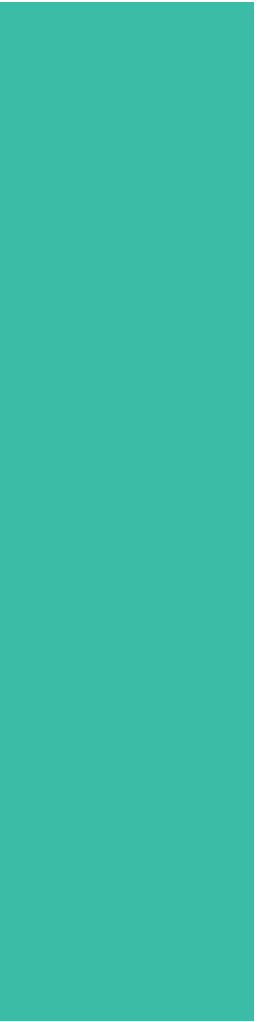
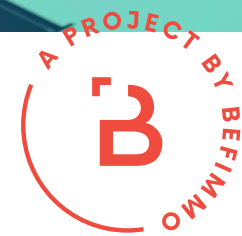


IKAROS
ALL-IN WORKPLACES



WORK IN . LIVE IN .



A WHOLE NEW WAY OF WORKING

IKAROS: ALL-IN WORKPLACES

Located in Zaventem, close to Brussels airport and easily accessible, Ikaros is a place where you work, but it's also a great place to live.

Flexible offices, but most of all, a **wide range of services** at hand, run by the in-house management of Befimmo.

Ikaros is undergoing a constant renewal, implementing the latest technologies and trends, to make **the workplace more efficient and productive.**

“An innovative way of working, with everything at your disposal, especially thought to make your life simple.”



IKAROS

ALL-IN WORKPLACES



COWORKING



FITNESS



NURSERY



RESTAURANT



Bus



Bike Shelters



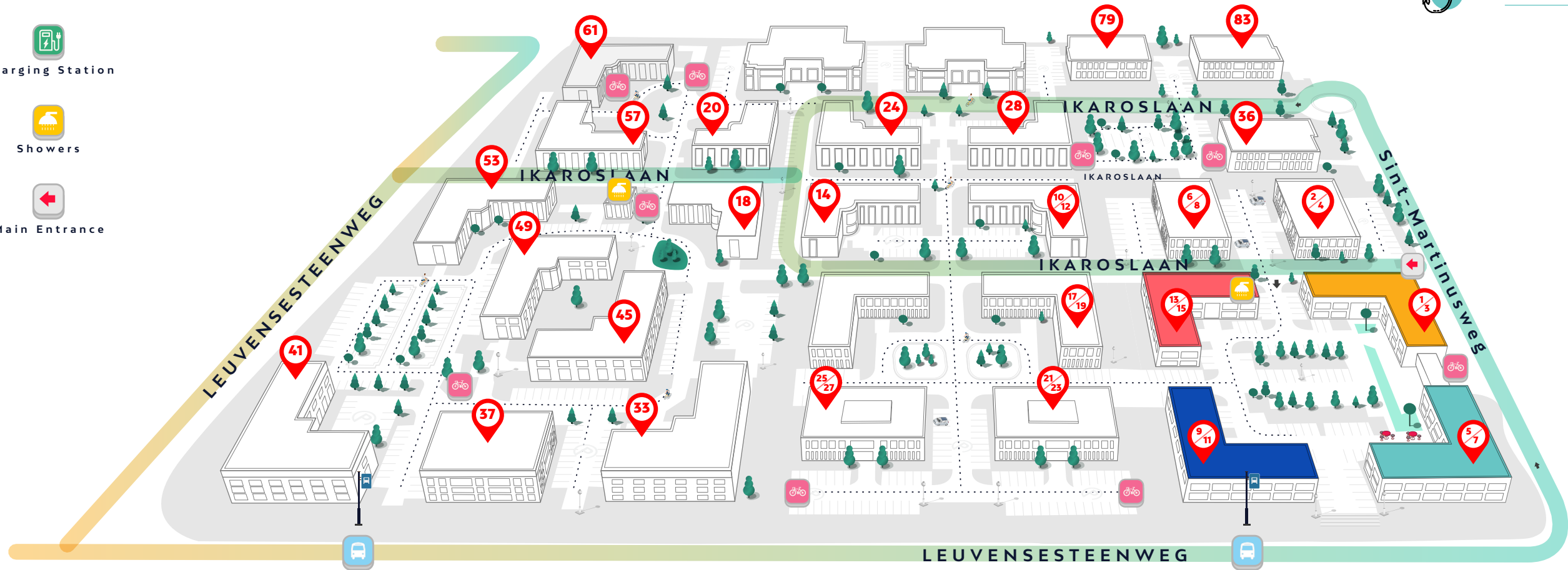
Charging Station



Showers



Main Entrance





RESTAURANT

EAT, WORK, REPEAT



The **on-site catering facilities** will satisfy your needs (and your stomach). It's a place where you can **grab a quick bite in-between meetings**, as well as enjoy a long lunch **with clients or visitors**.

We **care about the well-being of our customers**, and that's why our caterer prepares healthy meals with seasonal ingredients and **local products**. They favor local ingredients, in a sustainable and respectful vision of food consumption.

Don't
BRING LUNCH
AT WORK.

WE HAVE A CHEF AT WORK



08

hours a day our restaurant welcomes you for breakfast, a tasteful meal or a coffee break.

98

% of the delicious food served is 100% local.

Remember
TO BRING YOUR
TEDDY AT WORK.

WE HAVE A NURSERY.



NURSERY

EVERYDAY IS 'BRING YOUR
CHILD TO WORK DAY'



01

garden to play outside

36

babies are getting spoiled every day

76

% of the employees confirm
that finding a nursery on site
reduced their absenteeism rate.

Combining work with a young family is no piece of cake. To make parents' lives easier, there is a nursery on-site to save you some time and to be closer to your children.

A safe place for your child to be entertained and cared for by professional staff, while you work around the corner.

Priority is given to the children of employees on the Ikaros site.



FITNESS

STAY IN SHAPE



Getting your daily dose of exercise is a walk in the park. Here at Ikaros, we understand that!

Discover our fitness center with a wide range of possibilities. Book a group class, a personal coach or just try your favourite fitness equipment!

AND WHAT'S MORE?

FACILITY LOCKERS

No need for a trip to the post office or collection point when you have smart facility lockers at your disposal. **Unique lockers offering a smart self-service for your parcels** and on top of that also other services such as ironing, shoe repair, delivery of organic food,...

DRY CAR WASH

Dirty car and no time to go to the carwash? No problem! Make life easy and order a dry carwash session at work. **Ikaros does not only care about you, but also about your car!**

Of course,
YOU CAN WORKOUT
AT WORK.

WE HAVE A FITNESS CENTER.

01

personal coach ready to help you achieving your most ambitious goals.

29

hours of group classes will satisfy your workout needs.

150

minutes is the recommended time workers should ideally devote to sport activities.



In doubt,
YOU CAN CHOOSE
NOT TO CHOOSE.

WE HAVE FLEXIBLE OFFICE
SOLUTIONS IN OUR COWORKING.

+10

years of valuable experience
in creating energizing coworking spaces.

275

desks available to focus
on your next great idea.

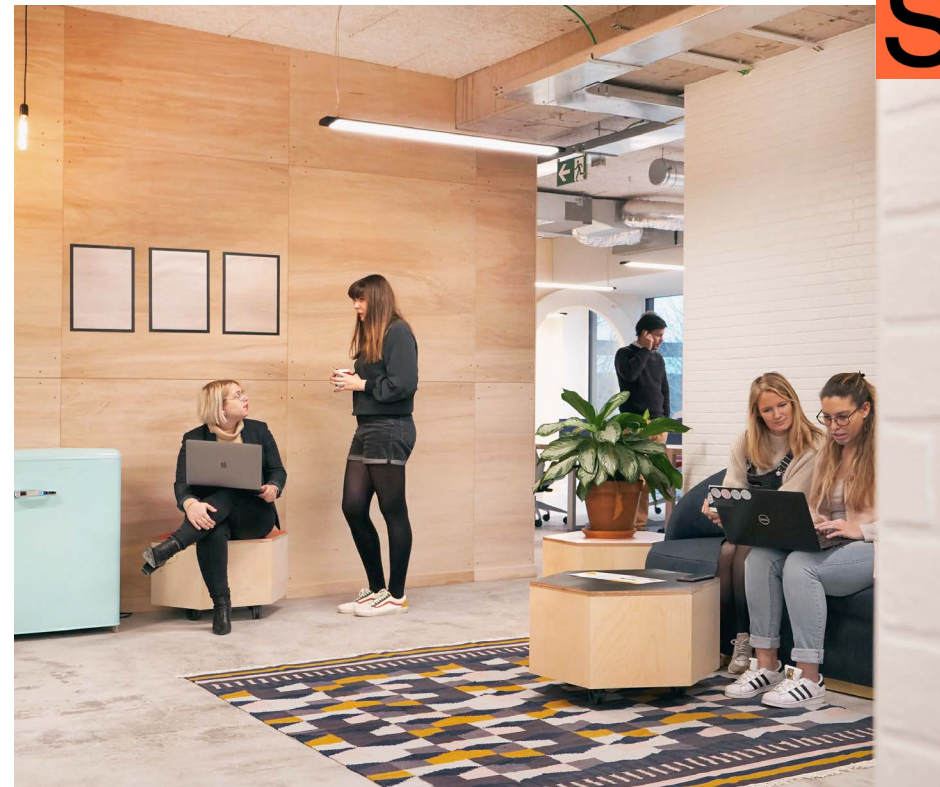
2,726

m² of flexible space designed
to get the most of every day.



COWORKING

SILVERSSQUARE ZAVENTEM



Silversquare

SQ

Work in a fruitful environment made to meet, innovate and perform.

Befimmo's subsidiary Silversquare is known as the most active community of coworkers in Brussels with more than **350 events per year and over 4,000 members in 9 coworking spaces.**

Silversquare enables entrepreneurs to make their dreams come true and offer a diversity of **workplaces where people meet and interact.** It is a place that opens opportunities and inspire success.

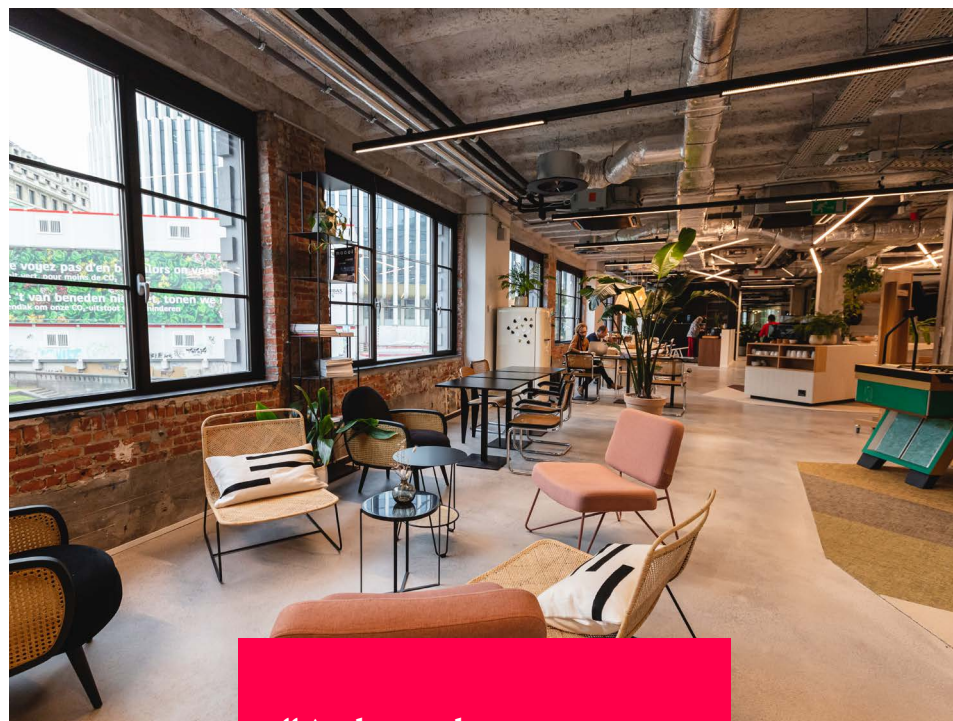
Silversquare Zaventem was designed by **Jane Haesen** who created a good work atmosphere with a fun side to keep it interesting. Everything is well positioned and aesthetically pleasing to the eye with beautiful décor.

Form **flex desks to private offices, events, conferences and workshops.** Check out the full offer via www.silversquare.eu



OFFICES

FULLY FLEXIBLE WORK ENVIRONMENTS & MULTIPURPOSE AREAS



“A place where you can find the perfect balance and make the most of every day.”



The well-being of employees is at the core of our philosophy. That's why we've gathered **all you need in one place**, in order to make **work easier**, and thus, **life easier. Time is of the essence.**

At Ikaros, **work becomes your playground.** Juggle with all our services; you don't have to move one inch to have everything at hand. The only thing you need to focus on: work.

We have more than **20 years of experience** in providing the best offices for your team.

From **flexible office areas** as from 150 m² (with all modern conveniences) to **multipurpose areas** equipped with sectional doors.

Your next **state-of-the-art** office, warehouse, showroom or laboratory can be at Ikaros!



Think Big,

AND PUSH THE WALLS.

26 buildings ready to welcome your employees.

+45,000 m² total office space to let your imagination flow.

819 total parking spots including plugs for your electric car.

ECO-FRIENDLY ENVIRONMENT

A SUSTAINABLE PLACE TO WORK IN, TO LIVE IN



LOCALISATION

WHERE THE MAGIC HAPPENS.



TRAIN

3 min. from Nossegem railway station.
8 min. from Zaventem railway station.



BICYCLE

Direct access from Leuven - Zaventem bicycle route (F3).
Bicycle parking with shelters.



CAR

2 min. from the E40 Brussels - Liège - Leuven highway.
3 min. from the RO Brussels ring.
5 min. from the E19 Antwerp - Brussels highway.



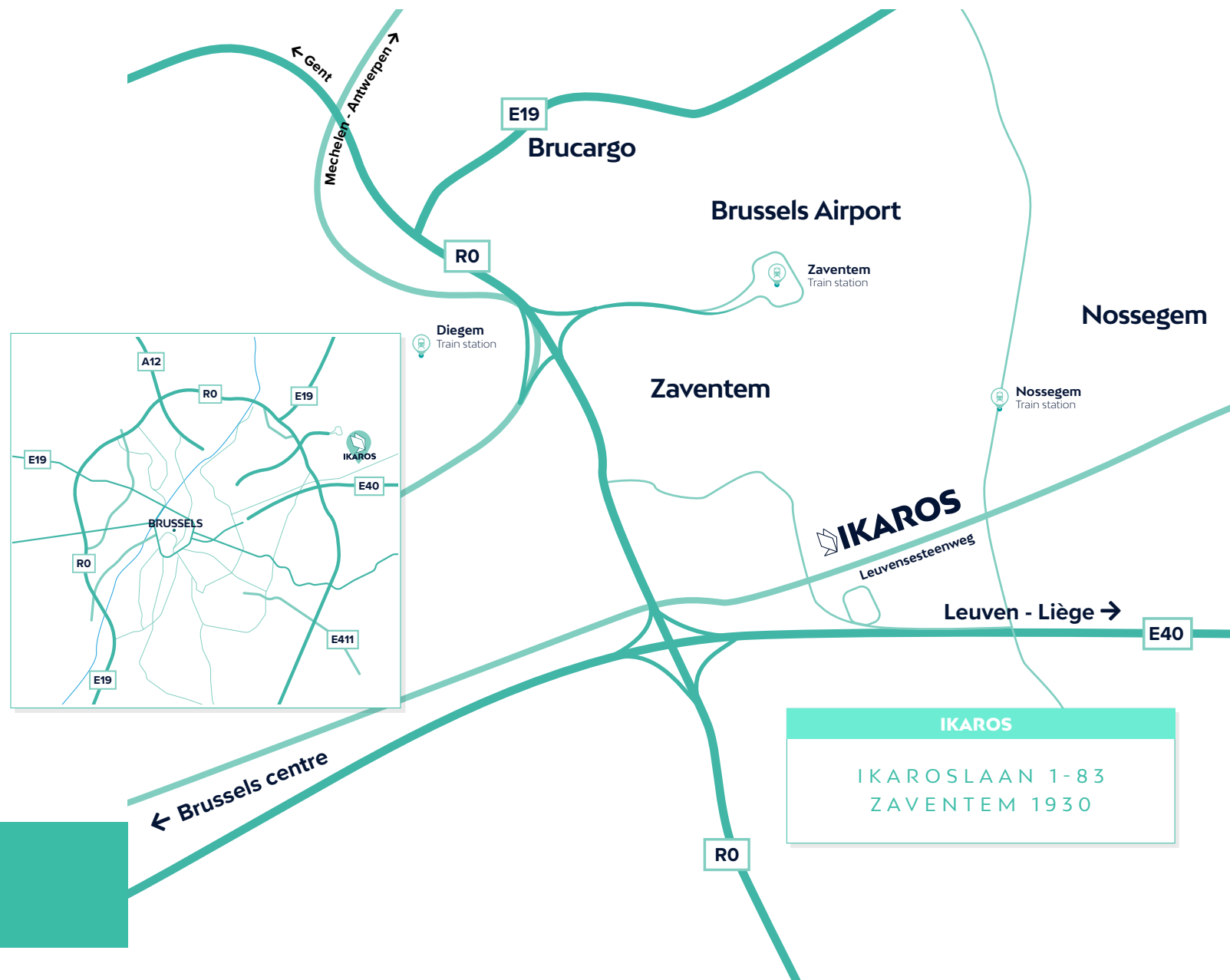
AIRPLANE

5 min. from Brussels Airport.
10 min. from Brucargo (Machelen cargo) terminal.

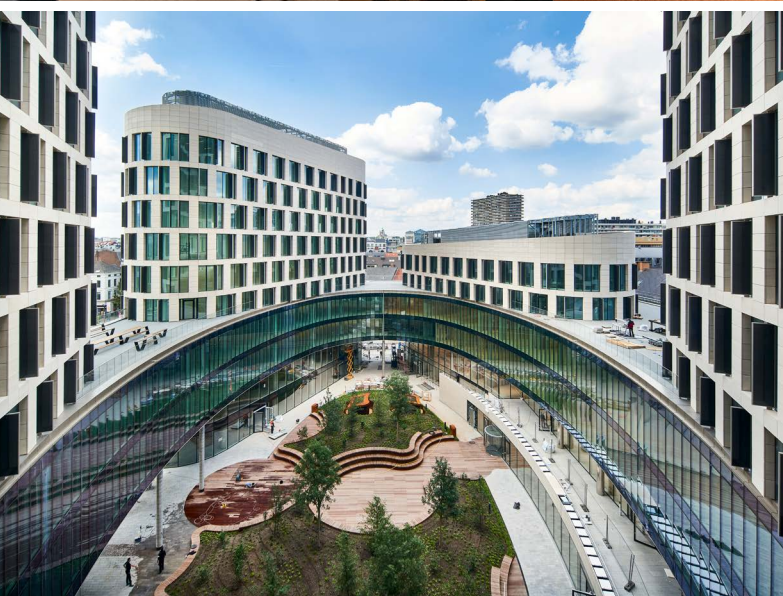


BUS

Regional bus services right outside the door:
numbers 351, 358, 530, 616 and 652 direction Brussels,
Zaventem, Kortenberg, Leuven.



You're eco-friendly? Arrive trouble-free by **bicycle or scooter** with the Leuven-Zaventem route, and leave your bike or scooter behind at the dedicated shelters.

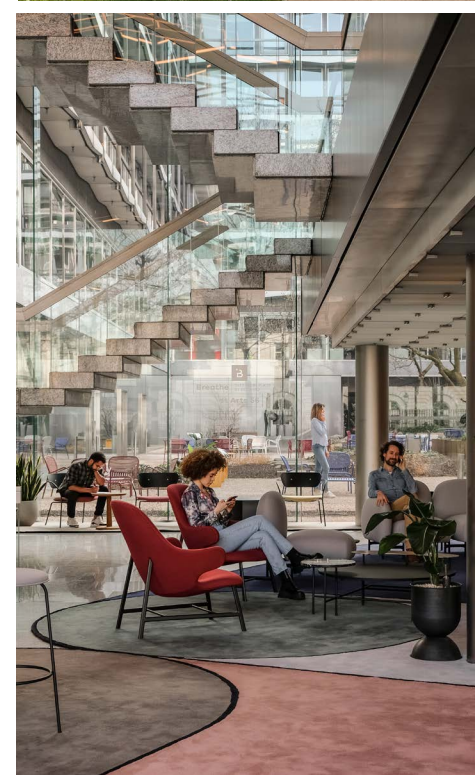
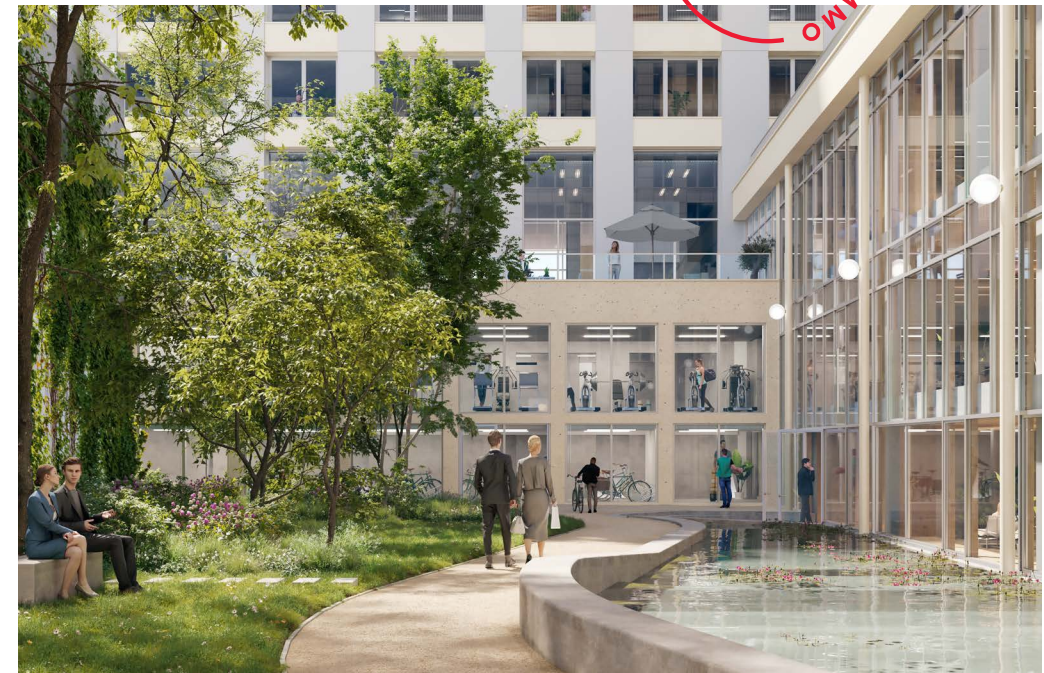


ABOUT BEFIMMO

Befimmo is a **real-estate investor, operator and developer** and a Belgian Real-Estate Investment Trust (SIR-GVV). Focused on offices and mixed-use buildings and coworking spaces, our high-quality and performant portfolio is located in growing BeLux city centres.

Befimmo aims to create, manage and build thriving work & life environments and animate communities for a sustainable future. Our ambition is to create and operate high-quality, mixed-use projects in growing economic, academic and research hubs in BeLux. Our in-house coworking partner Silversquare and our partnership with Sparks will allow us to deliver **tailor-made coworking spaces and meeting venues**. We want to accompany our clients throughout their real estate journey, offering them an ultimate experience, as a one-stop-shop they can entrust with all their needs and expectations in terms of work and living space.

Befimmo's value creation priority is about offering integrated hybrid, sustainable work & life solutions answering to the major trends shaping the world of tomorrow. **ESG criteria have become a natural extension to this strategy** and drives us towards innovation. It is worth about €2.8 billion and comprises, offices, mixed-use buildings and coworking spaces.



www.befimmo.be

➤ [Check us on LinkedIn](#)

➤ [Check us on Instagram](#)



AT YOUR SERVICE FOR MORE INFORMATION



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