



**PEGASUS**  
**PARK** your way  
to work





your way  
to work

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**WHO ARE WE?**



## WHERE BUSINESS AND PLEASURE COME TOGETHER

Located in **Diegem**, just 8 kilometres from the centre of Brussels, Pegasus Park offers the perks of the city without the hassle. Same energy. Different vibe. Thanks to its green surroundings, vibrant community, and easily accessible location, Pegasus Park helps your employees work in the most comfortable and productive way. A place where business and pleasure really come together.

More and more international companies are moving away from the centre of the European capital in search of a better location for their office space. Why? Because Brussels is one of the most congested cities in the world. To avoid the city centre but still feel the business-oriented mindset of Brussels, many companies end up in **Pegasus Park**.

Pegasus Park was built in 1999 as one of Belgium's most progressive business parks. The park offers beautifully designed office space in a natural environment and has been modernised and renovated to meet current standards. Tenants enjoy a wide range of services and facilities.



TRANSPORT		'BLUE BIKE' STATION	SPORT & OUTDOOR		PICNIC & RELAX AREA	SERVICES & FACILITIES		MEETING ROOMS
		DIEGEM TRAIN STATION			FITNESS			SERVICE CENTER
		BUS STOP			BASKETBALL COURT			OUTDOOR EVENT AREA
		(FUTURE) TRAM STOP			PETANQUE			'NH HOTEL'
		PUBLIC EV CHARGERS			PADEL BY 'GARRINCHA'			RESTAURANT



**DISCOVER  
YOUR FAVOURITE  
WORKPLACE**

# THE IMPORTANCE OF ESG

Over the years, all buildings were adjusted to today's standards — both technically and aesthetically. Plans for the coming years will focus on energy-saving measures to achieve our target to reduce Pegasus Park's CO2 emissions by 40% by the year 2030.

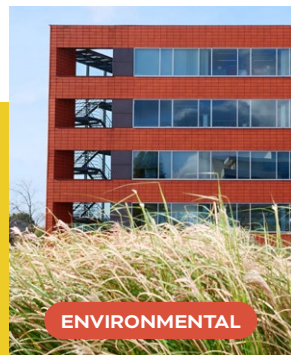
## TECHNICAL & ECOLOGICAL IMPROVEMENTS

Installing LED lights with motion detection, implementing a new Building Management System with AI software for smarter control of the technical installations and replacing central heating and cooling installations with heat pumps are some of the actions we're taking to reach our goal.

Besides our energy-saving efforts, we've also taken several measures to reduce water consumption and minimise waste. On top of that, we continue to look for opportunities to enhance Pegasus Park's biodiversity. Our goal is to receive a BREEAM Very Good Score for all buildings within the next two years.



## THE NEXT STEPS FOR PEGASUS PARK



ENVIRONMENTAL



DELTAQ UPGRADE OF HVAC



ENVIRONMENTAL



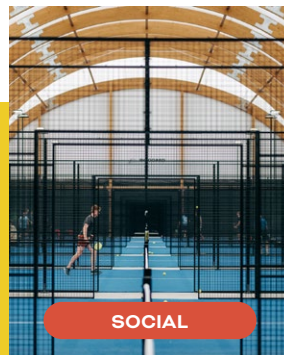
SOLAR PANELS



SOCIAL



COMMUNITY MANAGER



SOCIAL



GARRINCHA PADEL COURTS

## BUILDING A STRONG COMMUNITY

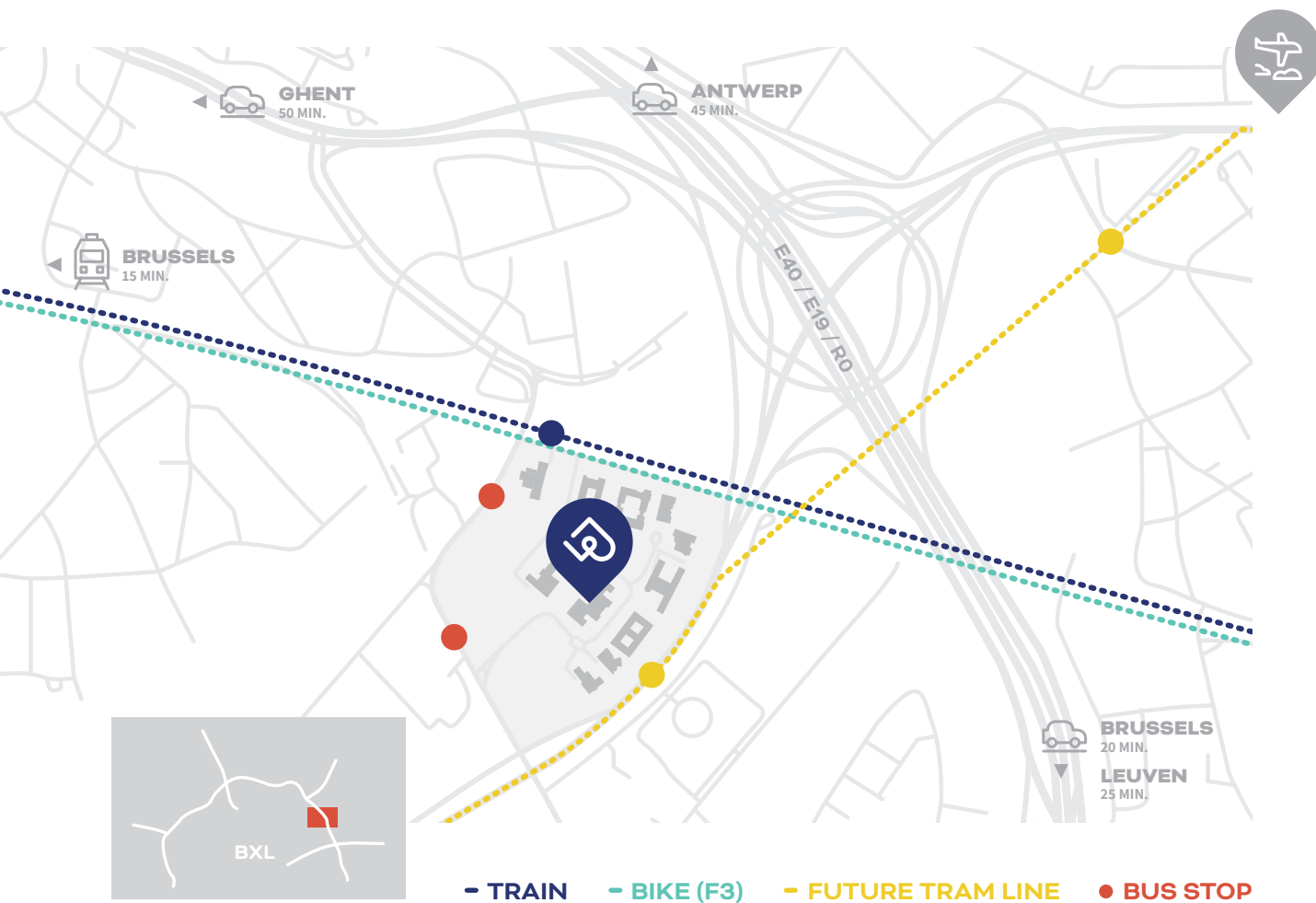
These technical and ecological improvements are necessary for a better, more sustainable future. But creating a vibrant community is equally important to ensure a happy and durable work environment in the years to come. Our community manager plays an important role in building a setting where people feel good and at ease, while at the same time encouraging some healthy competition through sports and games.

Due to our ever-changing world, companies and their employees have to adapt constantly and quickly. Working in a relaxed and positive environment encourages people to have a can-do attitude and tackle challenges head-on. Through activities and events, our community manager strengthens the bond between colleagues — crucial when everyone needs to work together to handle future challenges.

# LOCATION IS EVERYTHING

Imagine the liveliness of Brussels city, but the convenience of traffic-free and green surroundings. An office space in Pegasus Park has all the benefits of the city centre, with the added bonus of peace and quiet. An empowering environment, where your people can really thrive.

Pegasus Park is located 15 minutes from the city centre of Brussels, 5 minutes from Brussels airport and close to all main access roads. Public transport is within walking distance.



# HOW TO GET THERE?



## BY CAR

With the E40, E19 and R0 highways just around the corner, Pegasus Park offers different escape routes to avoid traffic. Electric car? You don't have to look for a charging station en route, because Pegasus Park has plenty of EV chargers available.



## BY BIKE

The newly constructed Fietsostrade between Brussels and Leuven passes by Pegasus Park, with an entrance and exit ramp for cyclists.



## BY PUBLIC TRANSPORT

Pegasus Park is one of the only business parks that's right next to a train station (Diegem). There are also two bus stops close to the entrance of the Park. In the future, the public transportation around the park will be expanded with a tram line.

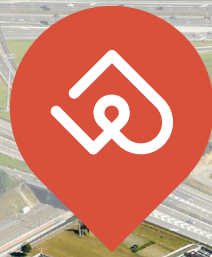


## BY PLANE

Brussels airport is at just 5 minutes' distance from Pegasus Park, so international visitors will have no trouble reaching your office.



# your way to commute







## 120.000 M<sup>2</sup> OF MODERN WORKSPACE

With its **120.000 m<sup>2</sup>**, Pegasus Park has a lot of indoor and outdoor workspace. Our **12 buildings** have a total of 88.000 m<sup>2</sup> office space and our park offers multiple areas to work in the open air. You'll also find a 4-star hotel, large underground parking lots, and many shared (outdoor) spaces on-site. On top of that, the park contains some vacant land for future developments.

The size of the buildings varies between 5000 m<sup>2</sup> and 16.000 m<sup>2</sup>. Each building can be occupied by one or multiple tenant(s), with office spaces for rent starting at 500 m<sup>2</sup>.

Pegasus 6A	6.507 m <sup>2</sup>
Pegasus 6B	7.574 m <sup>2</sup>
Pegasus 7A	9.614 m <sup>2</sup>
Pegasus 7B	9.862 m <sup>2</sup>
Pegasus 5A	7.924 m <sup>2</sup>
Pegasus 5B	6.674 m <sup>2</sup>
Pegasus 12AB	16.044 m <sup>2</sup>
Pegasus 4	3.793 m <sup>2</sup>
Pegasus 3	6.995 m <sup>2</sup>
Regus building	5.521 m <sup>2</sup>
<b>TOTAL</b>	<b>88.508 m<sup>2</sup></b>





your way  
to relax

# A WIDE RANGE OF SERVICES AND FACILITIES

Do what you do best, and let us take care of the rest. The many services and facilities at Pegasus Park will help you be more productive, relax when your brain is asking for it and feel refreshed at all times.

## SERVICES FOR TENANTS



### CATERING

Got a lunch meeting coming up? Our on-site catering service will gladly provide healthy meals to keep your guests or employees focused and full of energy.



### EVENTS

Events bring people together and offer great networking opportunities. That's why we organise multiple events all year round, like a live concert or a food truck festival. The central marketplace is the ideal location to come together.



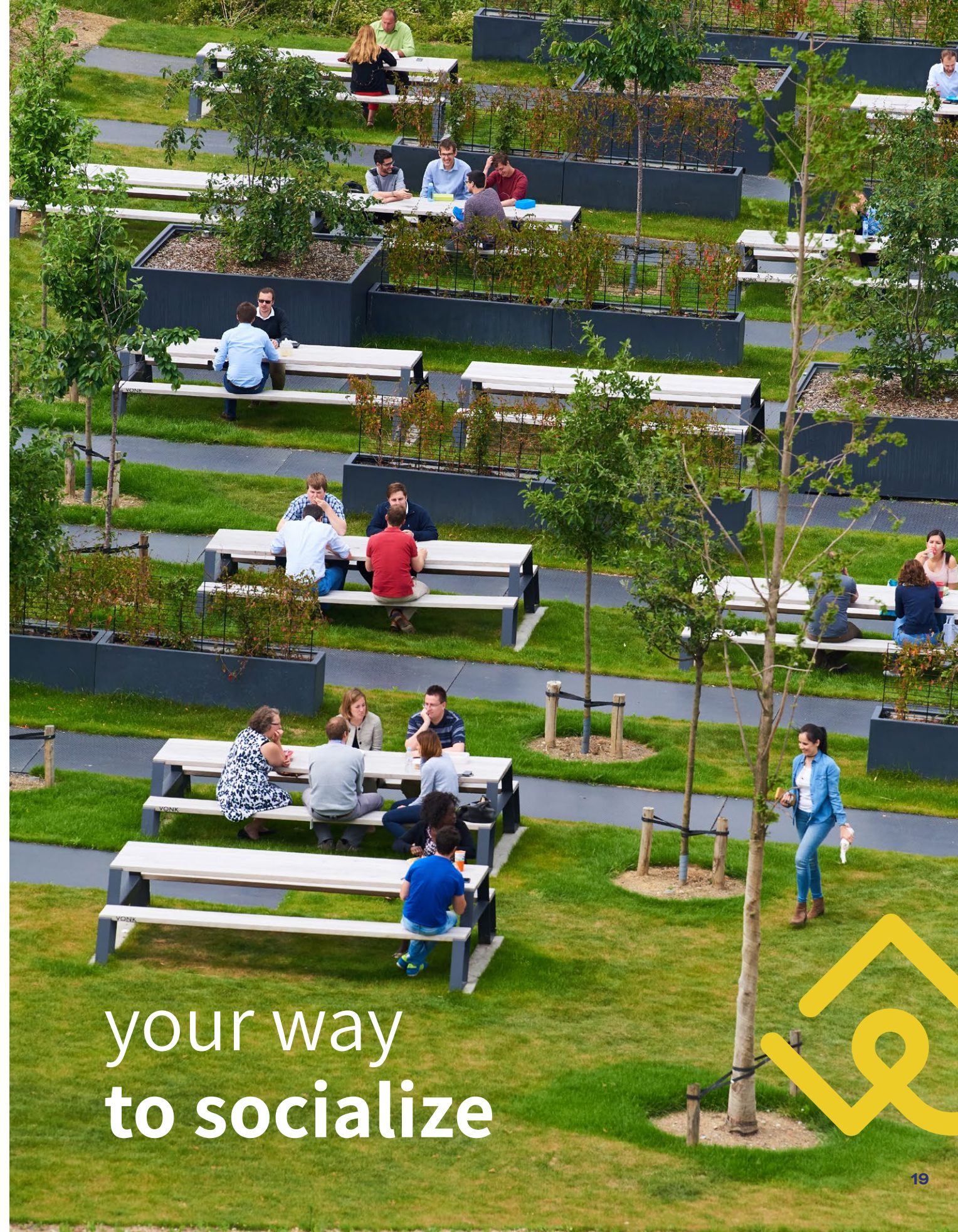
### COMMUNITY MANAGER

Our community manager gathers people with similar interests and organises various activities to keep up the vibrant atmosphere on campus.



### CLEANING SERVICES

Dirty car? A basket full of laundry? You no longer have to stress yourself out trying to get everything done before or after work. Our cleaning services will take care of all of it while you work.



your way  
to socialize



## FACILITIES ON SITE



### SPORTS

Go jogging in the park, sign up for group classes in the fitness area or discover our new padel club we've set up with Garrincha: at Pegasus Park, everyone can exercise and unwind in their own way.



### RESTAURANT

The Fonteyne The Kitchen restaurant serves breakfast and lunch that changes with the seasons. At times, there are also food trucks in the Park that serve bagels or Italian dishes.



### HOTEL

There's a 4-star hotel on site where your business clients can stay for the night. Due to the Park's excellent location near Brussels Airport, there are also various other hotels nearby.



### (VISITOR) PARKING LOTS

Each building at Pegasus Park has an underground parking lot with EV chargers for employees. Clients and other visitors can use the parking area near the entrance to the Park.



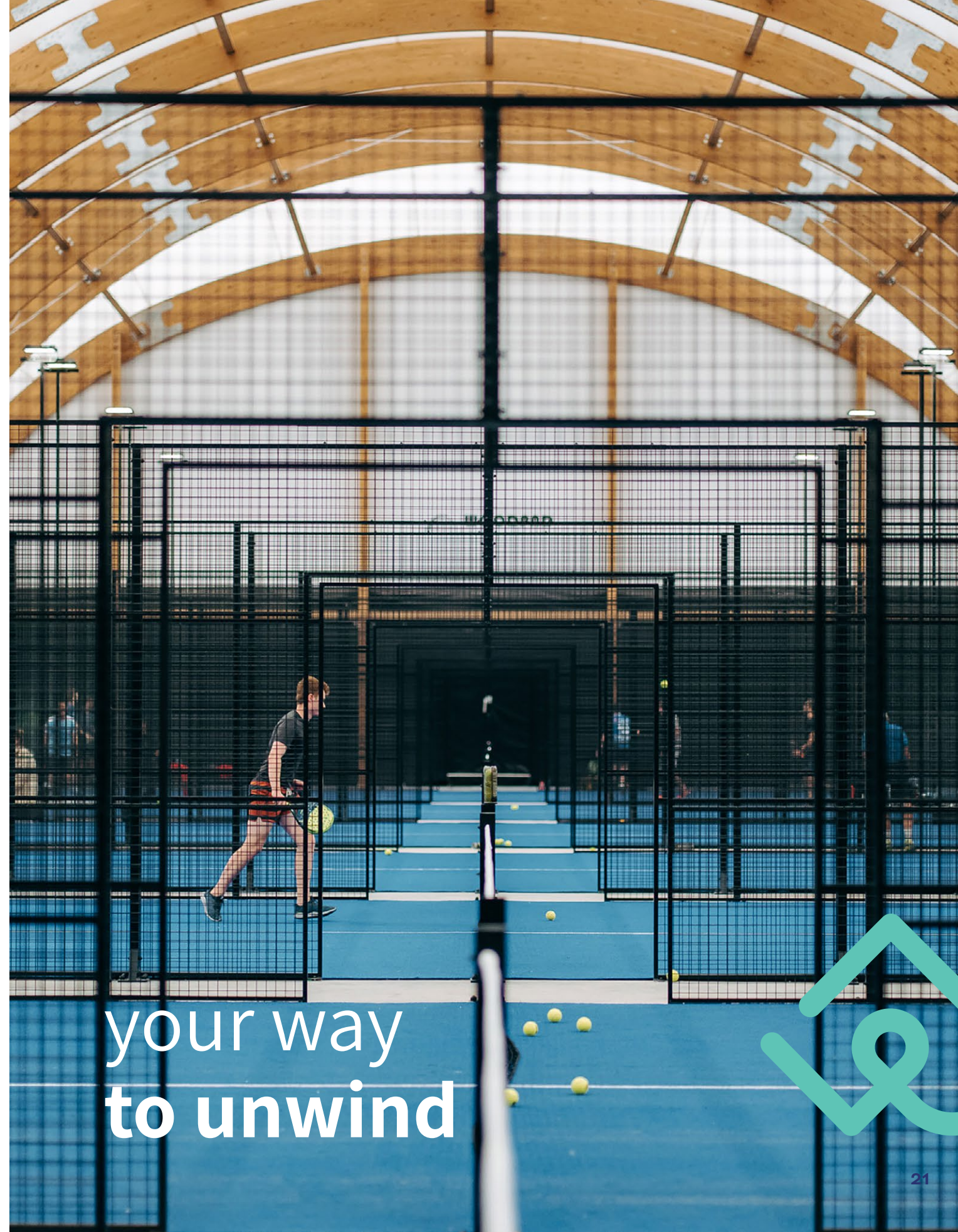
### OUTDOOR AREA

Take a break outside, enjoy a nice walk around the Park or try to work outside when the weather's nice: our green outdoor area is both inspiring and relaxing at the same time.



### SHARED SPACES

Book a variety of meeting rooms or creative working environments in the Park. Need some extra space to store or archive documents? Buildings are provided with suitable space for every tenant.



your way  
to unwind



# 7 REASONS TO SETTLE DOWN IN PEGASUS PARK



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## EASILY ACCESSIBLE LOCATION

Located just 15 minutes from Brussels city centre and 5 minutes from Brussels airport, Pegasus Park can be easily reached by any kind of transport. As the Park is close to the E40, E19 and R0 highways, there are various escape routes to avoid traffic. Plus, finding a parking spot is never an issue. Driving an electric car to work? You don't have to look for a charging station en route, because Pegasus Park has plenty of EV chargers available.



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## HIGH QUALITY OFFICES

Pegasus Park's high-quality office buildings offer a spacious, sustainable and healthy place to work. The offices are bright and modern — the perfect combination to inspire new ideas.



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## ESG

In recent years, we put a lot of effort into adjusting the buildings to today's standards. We made changes to improve our buildings both technically and aesthetically. But it doesn't end there: we have many more plans to continue our improvements. In the next few years, we'll focus on energy-saving measures and plan to achieve our target to reduce Pegasus Park's CO2 emissions by 40% by the year 2030.

## VIBRANT COMMUNITY

Pegasus Park is not just an office space. It's also a place where you can leave your work on your desk for a while, without anyone batting an eye. Our community manager brings people and companies together through fun activities and other initiatives that focus on the well-being of employees. On top of that, each year there are two large events on-site to stimulate campus life as well as many smaller events.

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## INSPIRING OUTDOOR AREAS

Pegasus Park was designed with much attention to the outdoor areas of the Park. What's in a name, right? Its green surroundings encourage employees to actually take the time for a break, go out for a walk or jog when needed or even take meetings outside. No better environment to inspire exciting and innovative ideas.

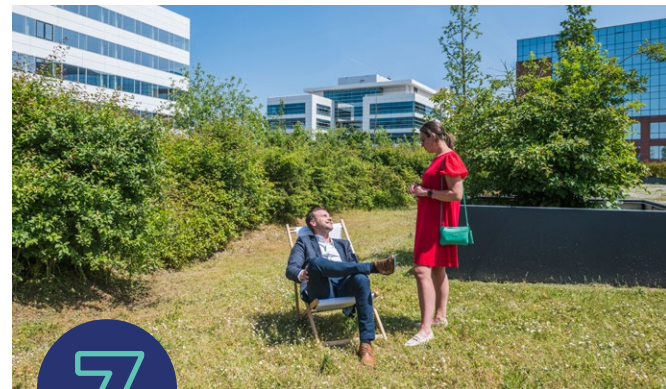
## NUMEROUS SERVICES AND FACILITIES

No need to come into work with a thousand things on your mind. The many services and facilities of the Park will help unburden your coworkers, so they can fully focus on their job. From getting a bite in our high-quality restaurant to blowing off steam in our brand-new padel club: Pegasus Park has everything employees need to work in the most productive way.

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## WE'RE HERE FOR YOU

Easily accessible, modern buildings and a fun community: Pegasus Park offers good value for money. On top of all that, there's always someone on standby if you have a question or need help with anything.



## AT YOUR SERVICE

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At Pegasus Park, we're always ready to assist tenants with anything they need. Our manual will help you settle into your new office space and discover all services, facilities, and other options on site. Any questions? We're just a phone call (or a floor) away.

### WHO ARE WE?

Pegasus Park is brought to you by Resolution Properties and asset manager Tribeca Capital Partners. The operational property management of the park is in the hands of Cobelpro, a sister company of Tribeca Capital Partners.

### WANT TO KNOW MORE?

Visit [www.pegasuspark.be](http://www.pegasuspark.be) for more information on the Park, services, facilities and current office space for rent.



[WWW.PEGASUSPARK.BE](http://WWW.PEGASUSPARK.BE)