

Ten-year success story of Corporate Village underlined by many new tenants



The Corporate Village business park at Zaventem Airport has become firmly established as a prime office location on the outskirts of Brussels and is emerging stronger from the economic crisis with high letting levels. That is Union Investment's positive verdict ten years after creation of the office quarter, which has gained an international reputation thanks to its campus-style architecture. The property fund manager has invested heavily in Belgium, and with the Bayreuth, Caprese, Davos, Elsinore, Figueras and Gent office buildings (collectively worth EUR 190 million) has played a leading role in boosting Corporate Village, which was developed by Airport Garden. Consulting firm BDO and St. Jude Medical have joined Sony, Microsoft and Atos Origin as major tenants in the Village – internationally successful companies who benefit from the location's

excellent transport links, with direct access to the international airport and excellent visibility of their headquarters from the air as well as from the R0 Brussels ring road.

The recent spate of lettings demonstrates that Corporate Village is an attractive proposition for companies from a wide range of sectors. Union Investment signed a lease this year with security company G4S for just under 1,200 square metres of space, while CSC Computer Sciences, a leading international IT consulting firm and service provider, took 1,550 square metres. New tenants in the form of enterprise software vendor Sybase and mobile services provider The Ring Ring Company were acquired in September and October 2010 respectively, each occupying around 600 square metres of space.

The success of the “village” concept is underlined by follow-on leases with Atos Origin (around 8,100 square metres) and Sony (approx. 9,800 square metres). Corporate Village offers businesses a professional environment with a personal touch – a key factor for major tenants when choosing the quarter. “The park-like surroundings and local hotel and restaurant services give the location an attractive, campus-style appearance,” says Henk Frijters, director of facility management for Benelux at Atos Origin. For Microsoft too, which moved its Belgian headquarters here in 2008, an ambience that inspires its employees is a strong reason for putting down long-term roots in the Corporate Village. “Surrounded by green space and with superb transport links, our office is fully integrated into its environment,” says Phillip Vandervoort, general manager of Microsoft Belgium. “It gives us a wider perspective of the world that uses our

products, which range from professional servers and enterprise systems to Office and Windows and the popular MSN and Windows Live applications.”

“We want to make Corporate Village even more special,” says Carolin Khreis, asset manager for tenant relations at Union Investment. The aim is to enhance the quarter’s attractiveness for existing tenants, their staff and visitors. “A colour scheme is currently being developed to improve identification of the buildings, for example. We will also be investing in the lobby areas in the first quarter of 2011,” continues Khreis. Regular discussions are held with tenants to identify and accommodate their wishes.

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