

YPSO

THE END
OF ORDINARY
WORK

by EAGLESTONE
BELGIUM



“Do what you love*
and you’ll never work
a day in your life.”

Confucius

* CHOOSE THE PLACE WELL TOO ;-)

ON THE MENU

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☰
YPSO

THE PLACE TO

WORK

LIVE

MOVE



WORK

Let's think outside the desk. We provide a multi-functional workspace to bring out the best in every one of us on a daily basis.



LIVE

If you want to keep going, the building needs to as well. By investing in sustainable technology and design, we can all keep moving forward.



MOVE

More than ever, we are always on the move. Ypsos has got you covered with easy access and parking possibilities to all kinds of transport.

WORK

FUTURE OF WORK

WORK IT, BABY!

- The building has everything you need to make things work your way with **flexible** and **modular offices**.



flexible and modular offices



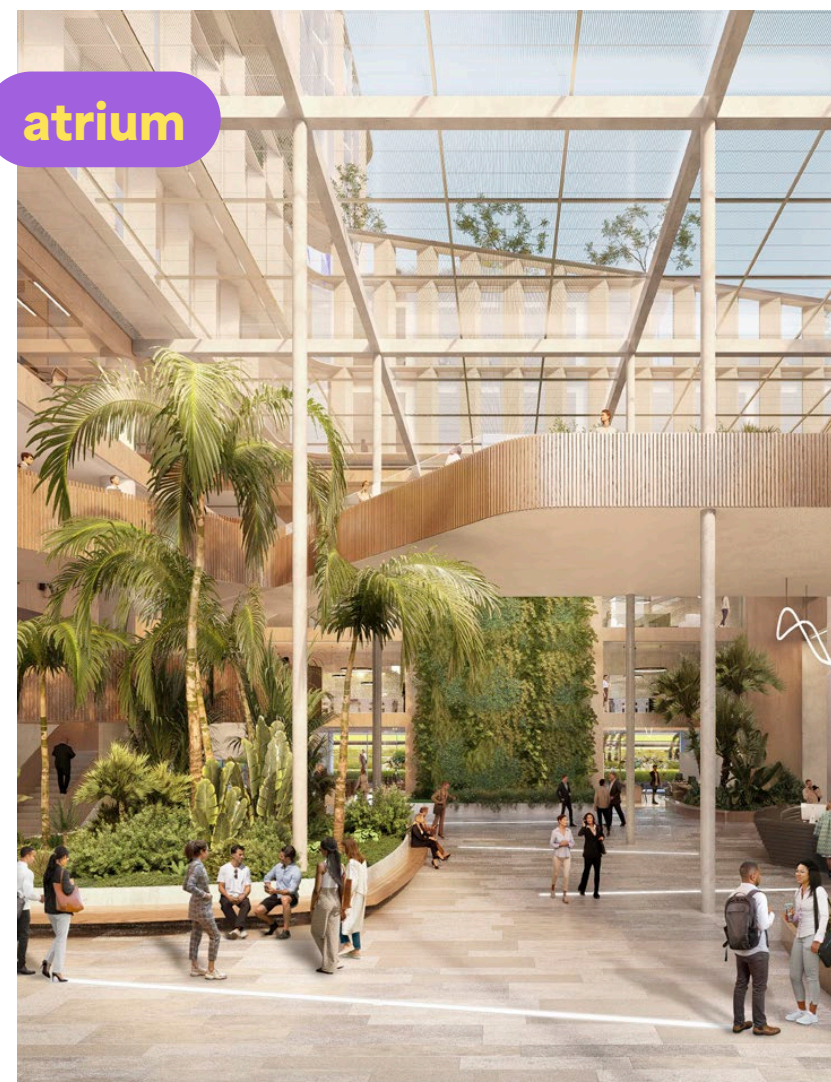
co-working meeting rooms



patio



private terrace



atrium

HOW ARE YOU DOIN'?

- Let's meet in one of the building's **co-working meeting rooms**.
- If you like it bigger, the **120-seat auditorium** is your place to be.
- Or keep it light and breezy on a **private terrace** for some quick updates.
- **Ypsos's patio** and **atrium**, then again, are specially created to randomly bump in to a colleague and exchange great ideas. Go team!

FEED THE MIND AND THE BODY

- You can't work on an empty stomach, do you? That's why we offer a wide variety of food options to choose from. Take a seat in the **building's restaurant** and **salad/sandwich bar**.
- To stay in top shape, **a session at the gym** is recommended.



fitness



restaurant

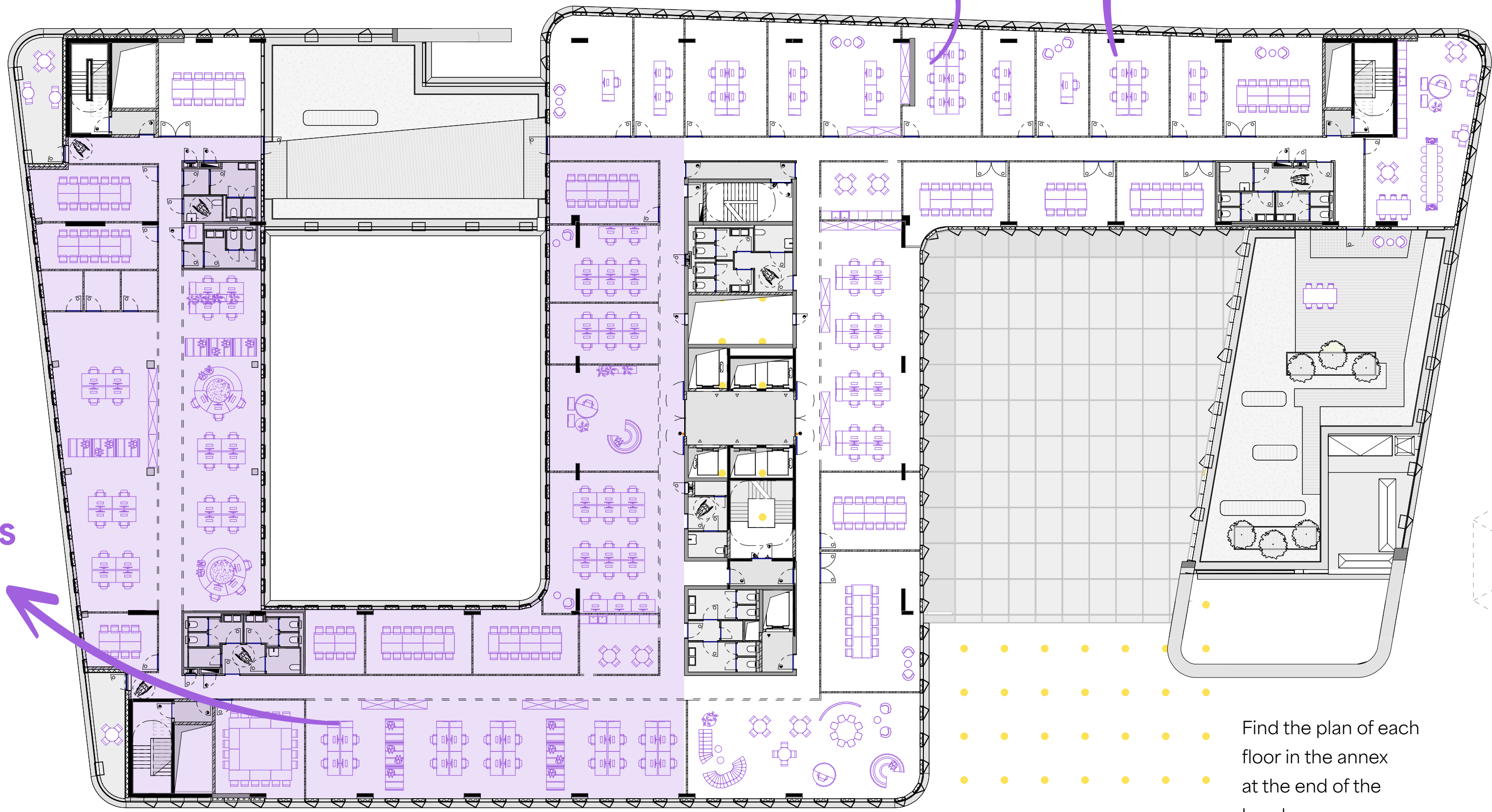
MEET AND WORK

PARTITIONED PRIVATE WORKSPACES

What a view!

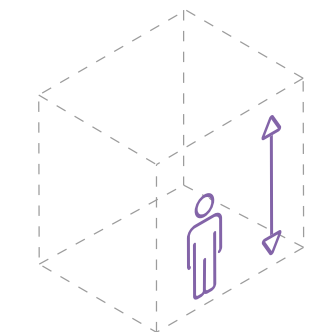


OPEN SPACES

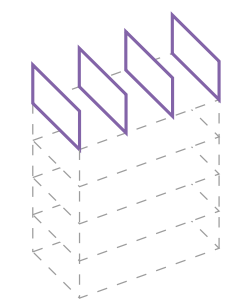


AT YOUR SERVICE

The end of ordinary work starts with creating an extraordinary workplace. Design your private workspaces to your company needs. Ypsos is ready to accommodate to all kind of needs: from more traditional partitioned offices to NWOW and open spaces. With a modularity of 90cm and a comfortable free height, you will be able to create your own personal configuration!



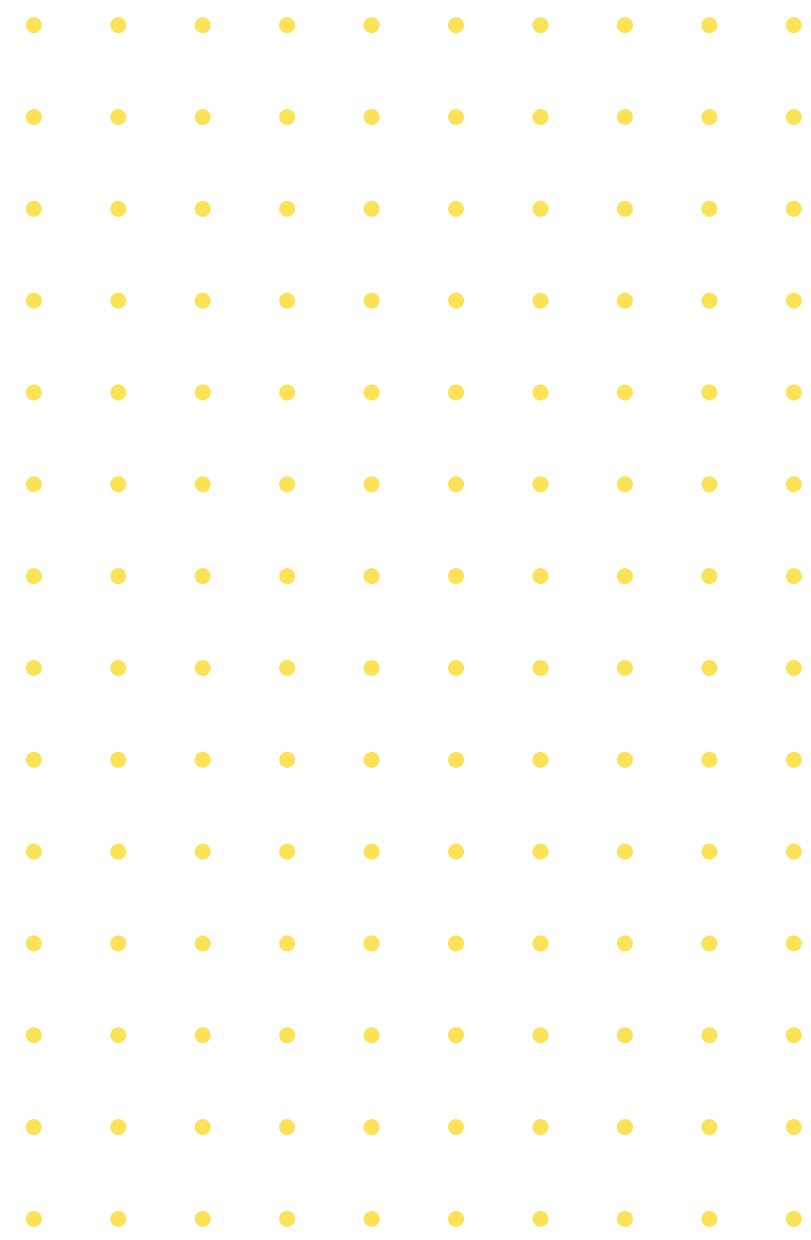
Free height
0 to 5th: **2m70**
6th: **3m50**
7th and 8th: **2m85**



Flexible modularity
90 cm

Find the plan of each floor in the annex at the end of the brochure.





WORK

AREAS

DIVISIBLE AREAS

TAKE THE SURFACE THAT BEST SUITS YOUR NEEDS

Rising high at the crossroads of some strategic and popular routes, our building facade is the ideal eyecatcher to put your brand in the spotlight.



HOW ABOUT AN OFFICE IN THE SUN?



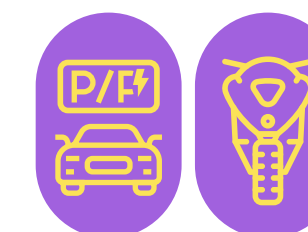
- +8 1.484m²
- +7 1.679m²
- +6 769m²
- +5 2.093m²
- +4 3.289m²
- +3 3.756m²
- +2 3.708m²
- +1 3.407m²
- 0 2.209m²
6 cars
263 bikes
- 1 80 cars
8 motorbikes
187 bikes
- 2 133 cars
10 motorbikes
- 3 169 cars
14 motorbikes



Divisible office spaces
22.394 m²



Terrace
+ 850 m²



Car and motorbike
parking spaces
388 / 38 units



Bike spaces
450 units

Surfaces are given as an indication and will be subject to definitive "as-built" measurement according to SGP - BACS methodology.

WELL SURROUNDED

PEGASUS PARK

Immerse yourself in the dynamic Pegasus business park, where international companies converge. Enjoy the convenience of on-site amenities, including a 4-star hotel with a sophisticated brasserie, additional dining options, and occasional food trucks. Unwind in well-designed outdoor areas, stay fit at the gym or engage

into friendly competition on the brand-new padel infrastructure featuring 11 fields. Elevate your professional journey through a vibrant community, fueled by organized events that encourage collaboration and connection. This is more than a workplace; it's a thriving ecosystem designed for success and well-being.



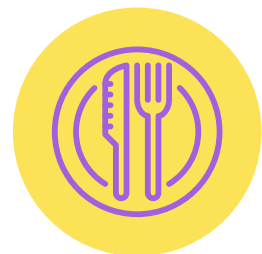
Food truck



Gym



Padel



Brasserie



Hotel



Park restaurant



BECAUSE WE BUILD TODAY, THE FUTURE OF TOMORROW.

“We build our **future-proof buildings** with the next generation in mind.”

SOLAR PANELS

Harvesting solar energy will reduce consumption of other energy sources for the building.



RAIN WATER RECUPERATION

Rain water recuperation for sanitary use and to feed the building greenery and plants.



FOSSIL FREE BUILDING HEATPUMPS

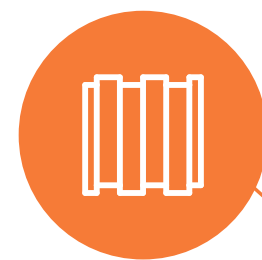
Fossil energies are outdated, no gas consumption anymore for the production of HVAC in the building, the heat pump will be powered on electricity with a contribution of energy produced through geothermy and the solar panels.



MATERIAL RECUPERATION

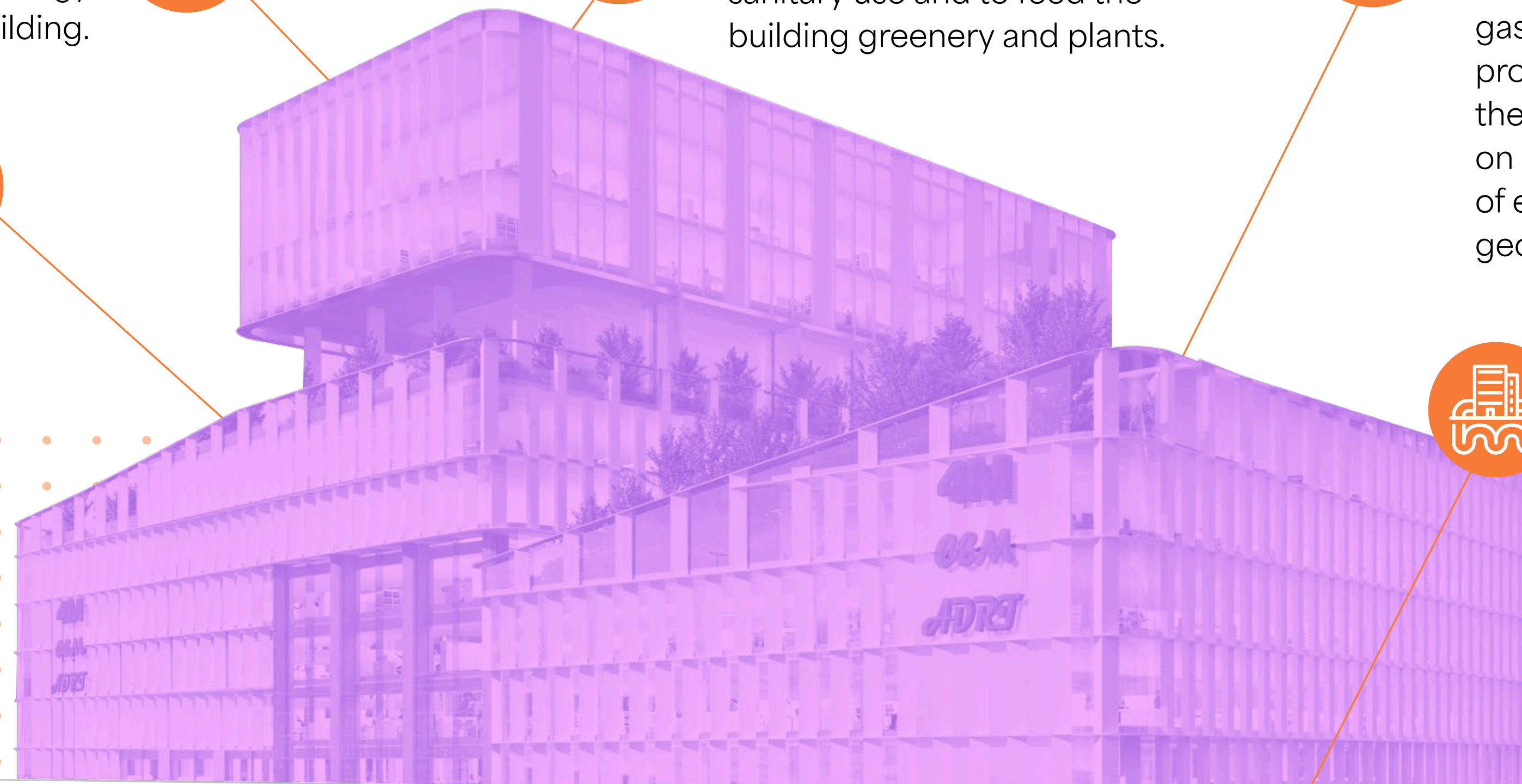


Collecting, sorting, reusing or recycling waste materials to minimize waste and maximize resource conservation.



GEO THERMY

Geothermy harnesses the heat energy from within the Earth to generate power or provide direct heating and cooling, offering a clean and renewable energy source.



LIVE

BECAUSE JUST LIKE YOU, ONLY THE BEST IS GOOD ENOUGH.

All this together has enabled us to obtain the highest certifications.

CERTIFICATES

BREEAM[®]
OUTSTANDING

- Health and wellbeing
- Energy
- Transport
- Materials
- Pollution
- Waste management



- Limit embodied CO₂ via One Click LCA tool
- Optimisation of energy and water consumption
- Reduction on CO₂ consumption for the project lifetime
- Compensation in international certified project introduced by CO₂ certifier



“We are **Eu Taxonomy** aligned.”

MOVE

A PLACE FOR EVERYONE

Whatever your means of transportation, Ypso has everything covered. Your visitors will also be well received.



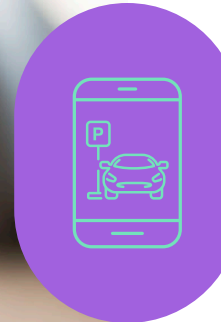
Charging stations:
+70 units



Bike parking & charging stations
(interior/exterior)



Comfortable
sanitary
facilities

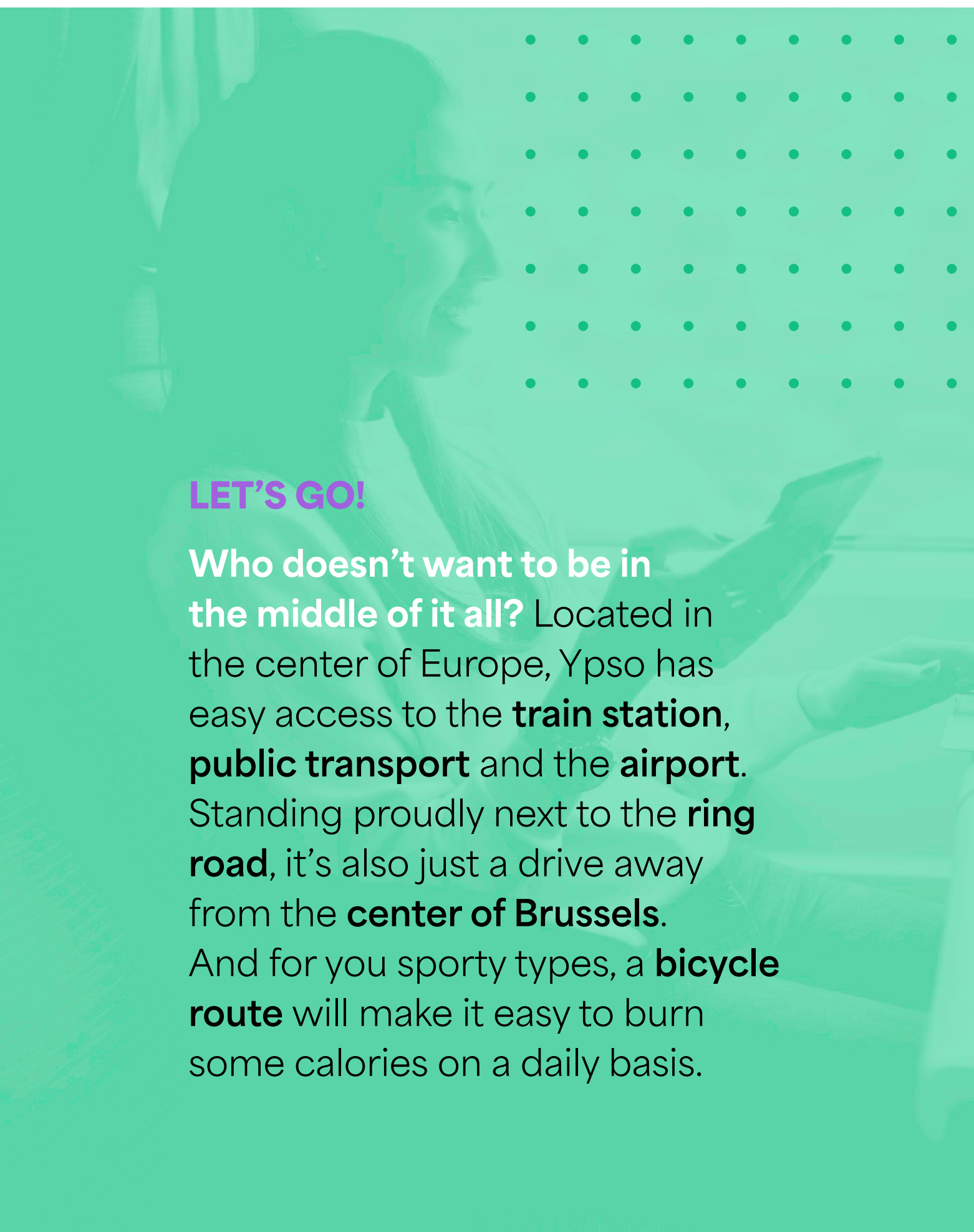


Intelligent
parking
allocation
defined by your needs
and expectations



Visitors
parking
management

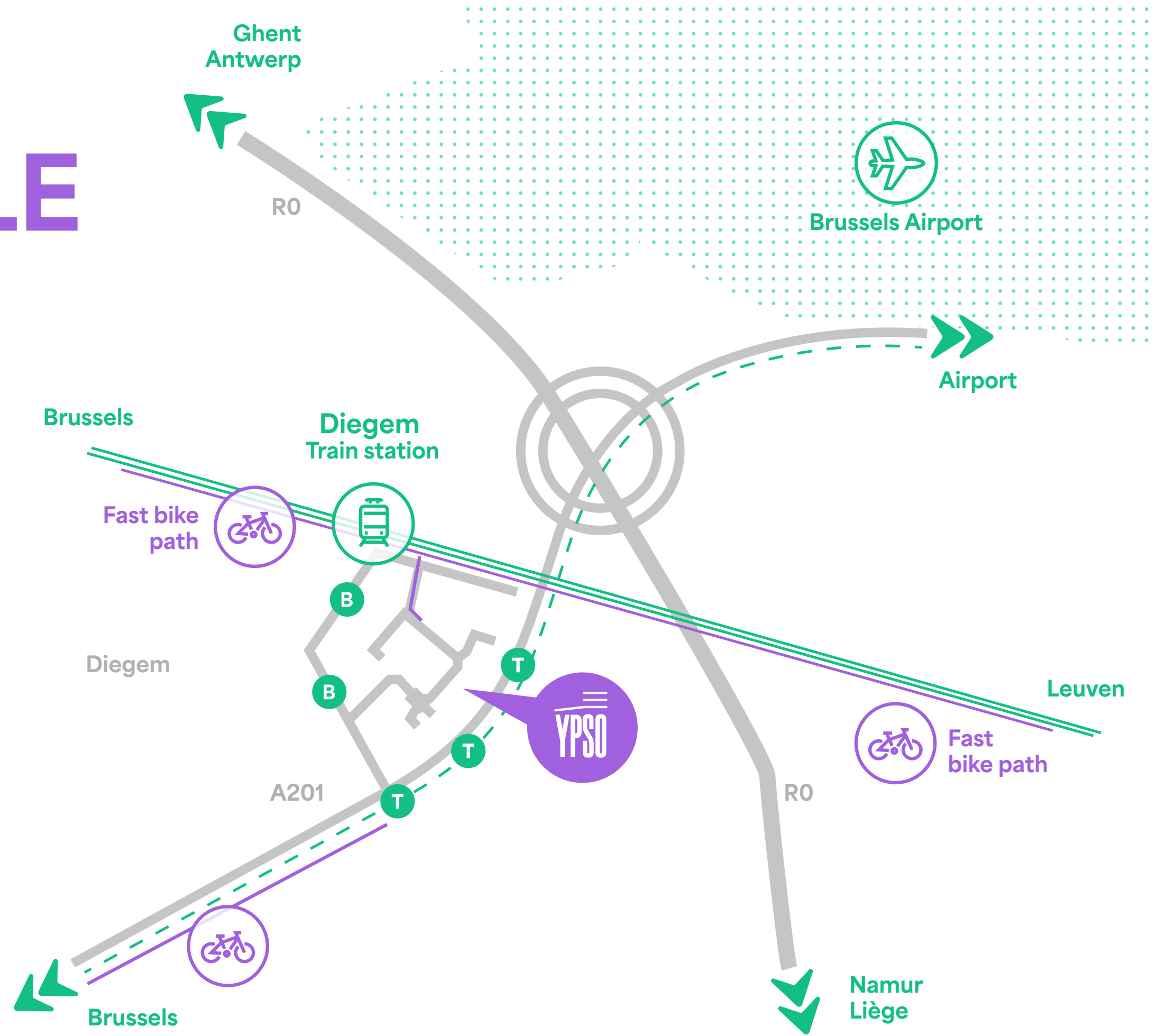
CONNECTED AND ACCESSIBLE



LET'S GO!

Who doesn't want to be in the middle of it all? Located in the center of Europe, Ypso has easy access to the **train station**, **public transport** and the **airport**. Standing proudly next to the **ring road**, it's also just a drive away from the **center of Brussels**.

And for you sporty types, a **bicycle route** will make it easy to burn some calories on a daily basis.

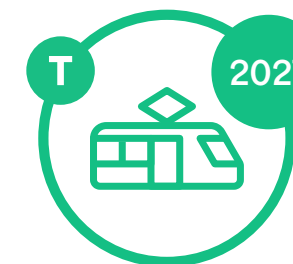


35 minutes from Leuven thanks to the fast cycle track

25 minutes from Brussels thanks to the new cycle track



5 minutes from the airport



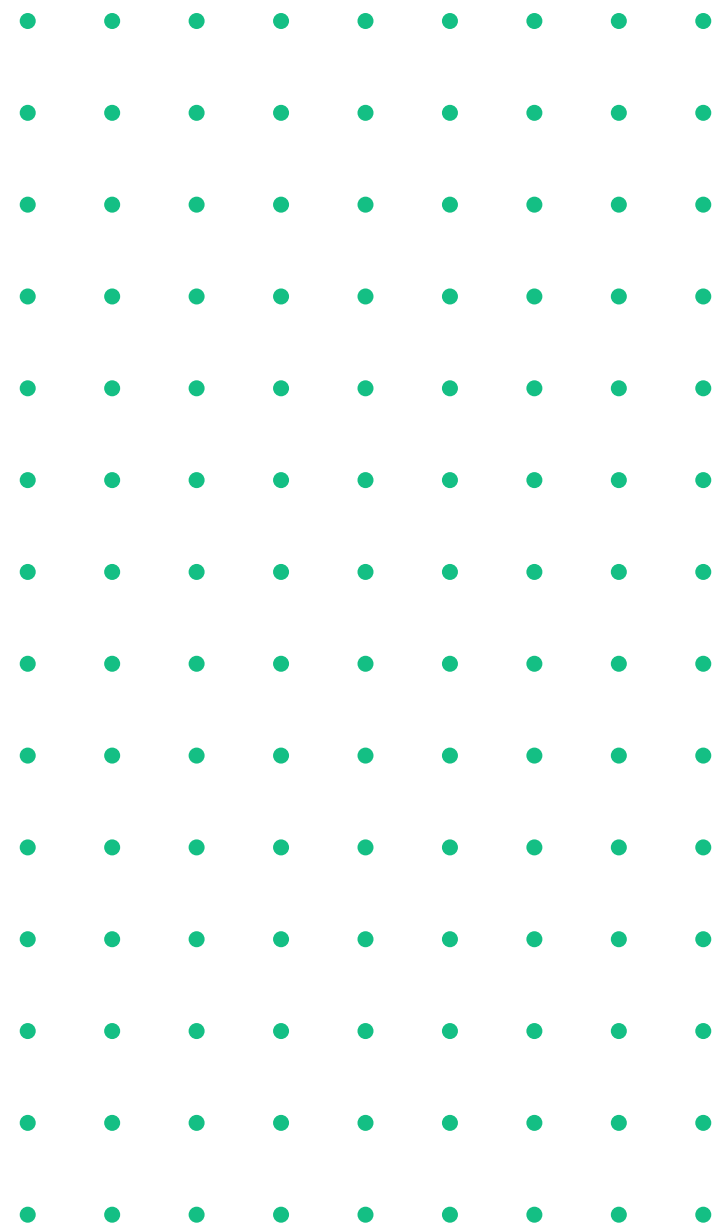
New "Luchthaven tram" that connects Airport district to Brussels



3 minutes from the train station



20 minutes from the center of Brussels



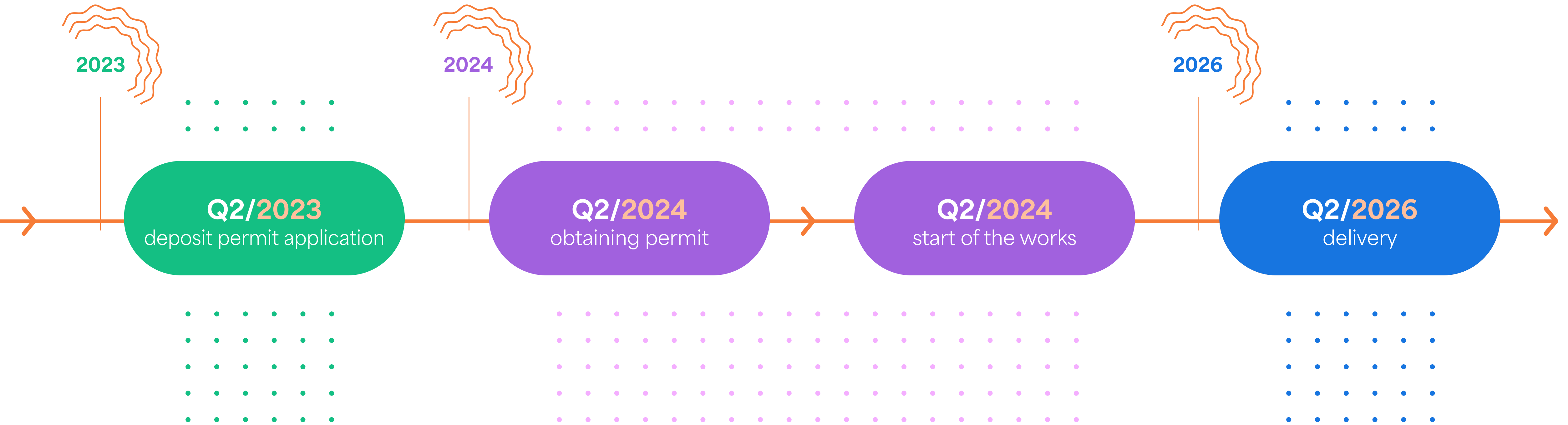
AGENDA

GOOD THINGS COME TO THOSE WHO WAIT...
FOR A LITTLE WHILE



OUR TEAM

- Architects: **Jaspers-Eyers Architects**
- Special techniques: **Macobo-Stabo**
- Substtainability and certification: **SuReal**
- Landscape: **Stijlgroep**
- Carbon Neutral: **CO₂ Logic**



ABOUT US

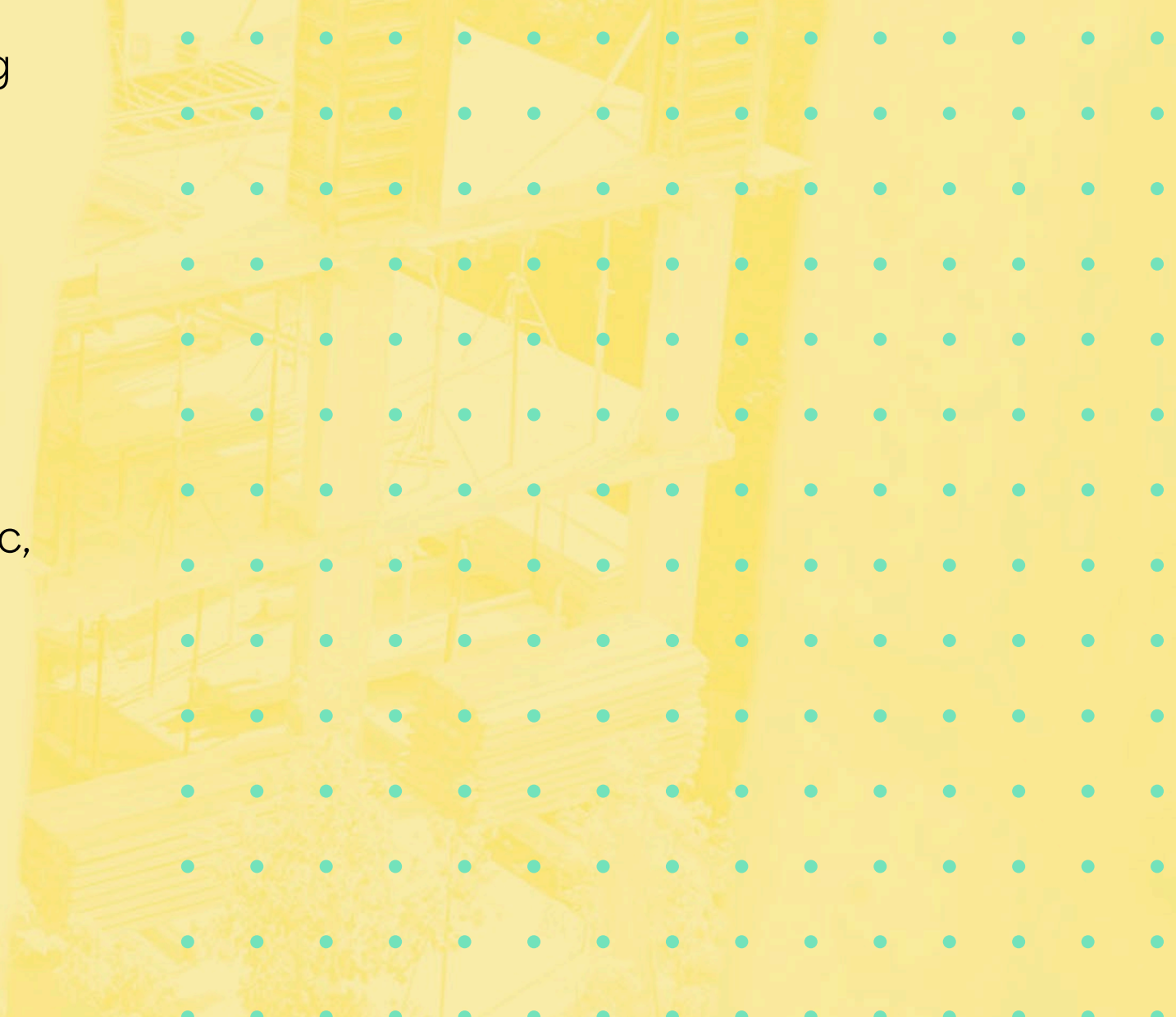


Created in 2012, **Eaglestone Belgium** is the first subsidiary of the group. Based in Brussels, it currently operates throughout the country, including Wallonia and Flanders. The Eaglestone Group operated in Belgium, Luxembourg and France with a strategy to diversify across Europe. Active in the residential and office segments, Eaglestone is committed to creating living and working environments that meet the needs of its clients.

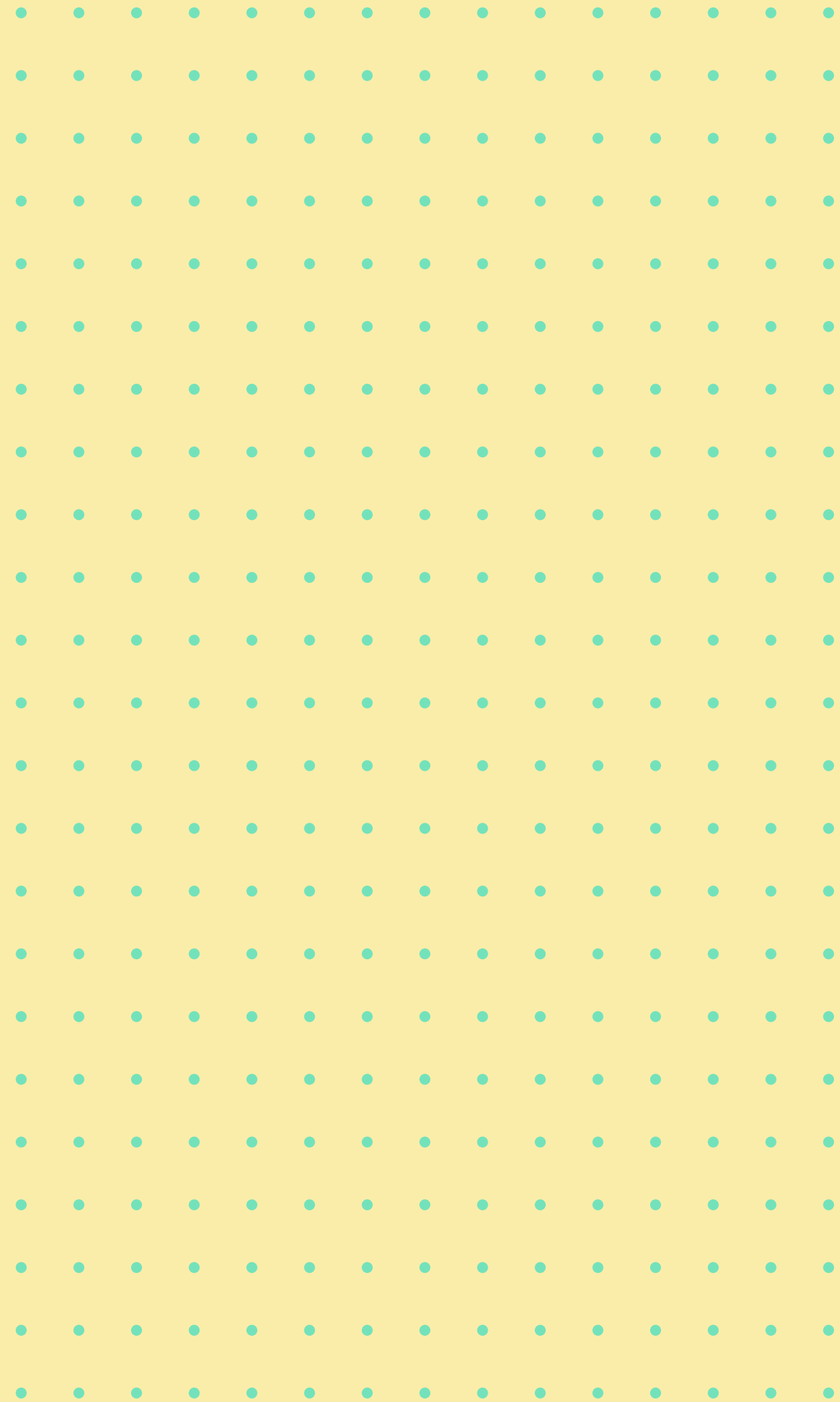
For more than 12 years, Eaglestone has been achieving results, creating a know-how that is recognized by the market. Today, it proposes mixed-use projects that provide solutions to urban challenges such as sustainable development, mobility and quality of use.

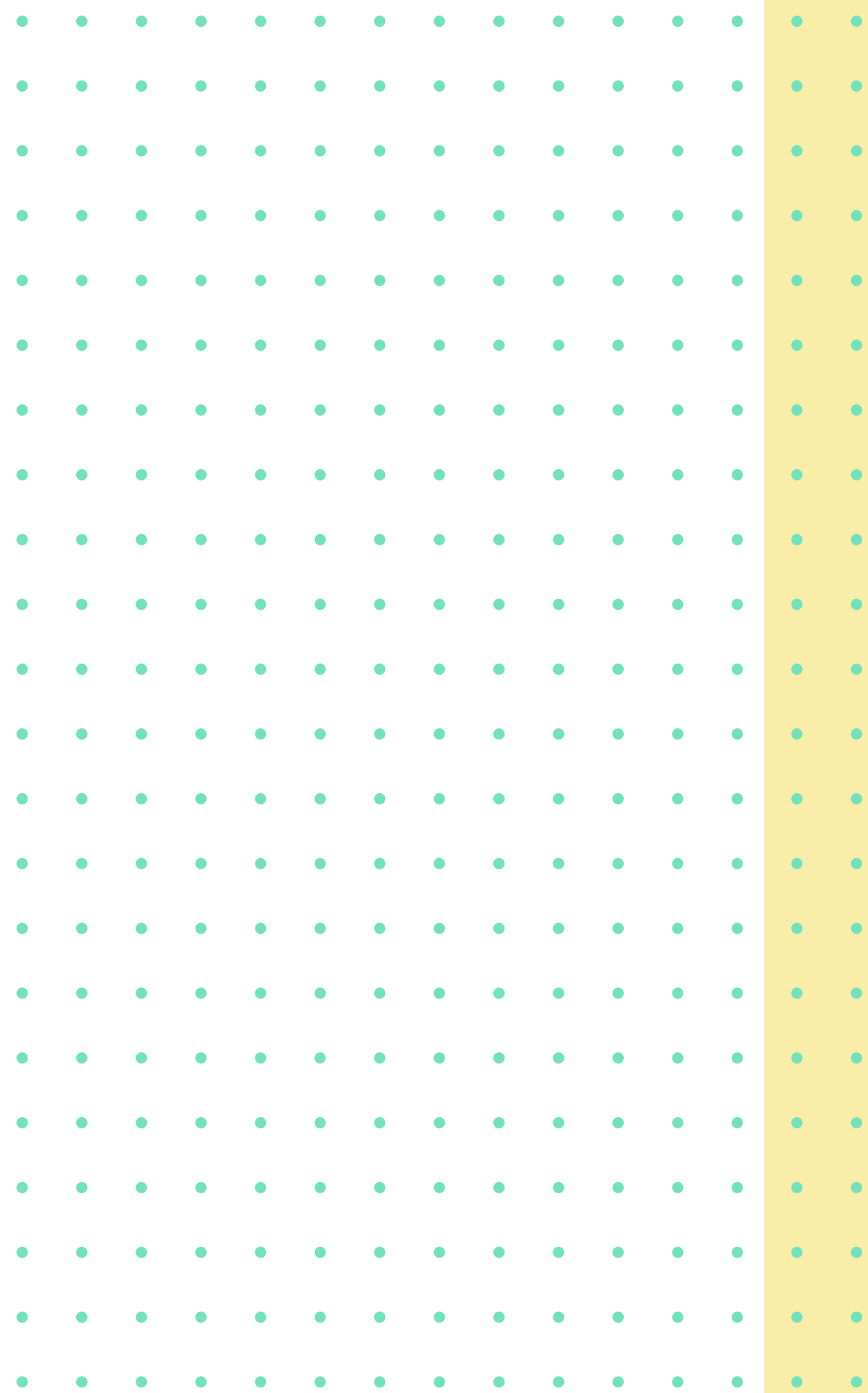
Eaglestone is committed to eco-responsibility combined with a long-term vision. In line with this commitment, our developments have a strong sustainable approach. In this context, we are working with CO2 Logic (www.co2logic.com) in order to measure carbon emissions in our projects, reducing them through innovative construction methods, calculate the impact on the global climate and offset any residual emissions. This applies from the construction phase until the future building is in use (i.e. 60 years > equivalent to the lifespan of a building). Eaglestone has established itself as a reliable economic partner for public authorities in the required changes to urban structures, economic, demographic and sociological changes.

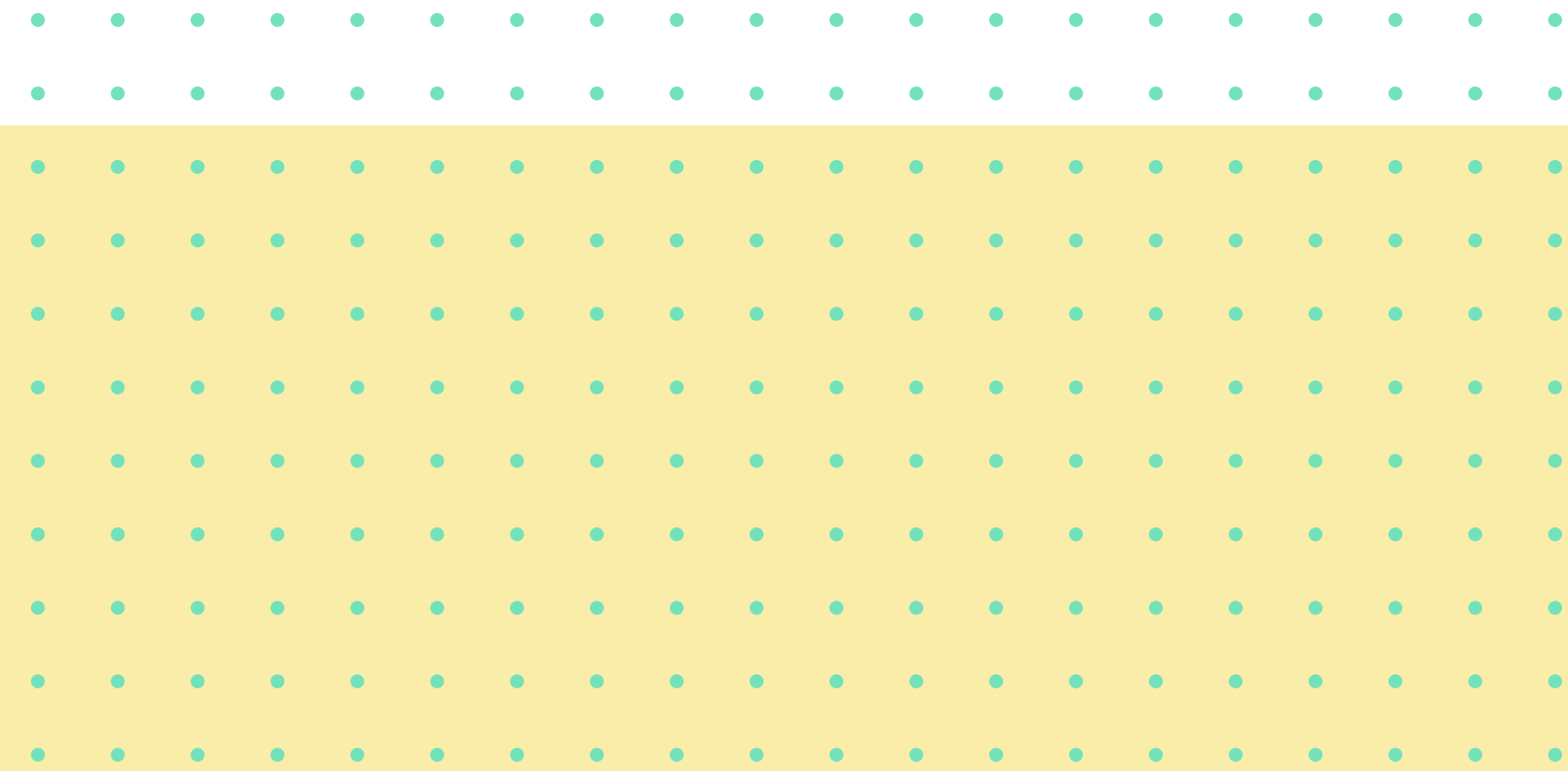
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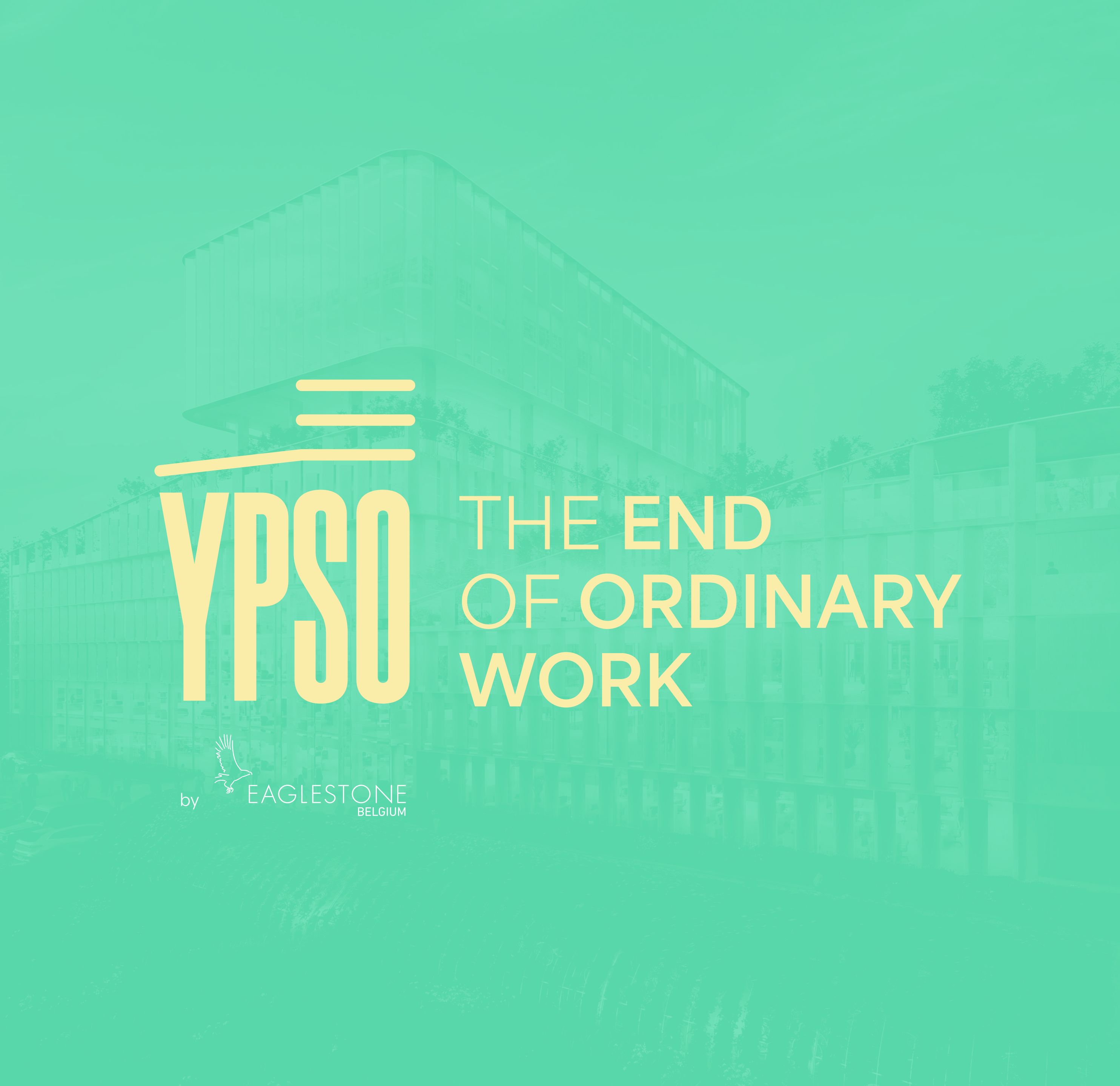


GALLERY









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by  **EAGLESTONE**
BELGIUM

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ANNEX

FLOOR PLAN

LEVEL

0

- Atrium
- Sport
- Auditorium
- Restaurant
- Office

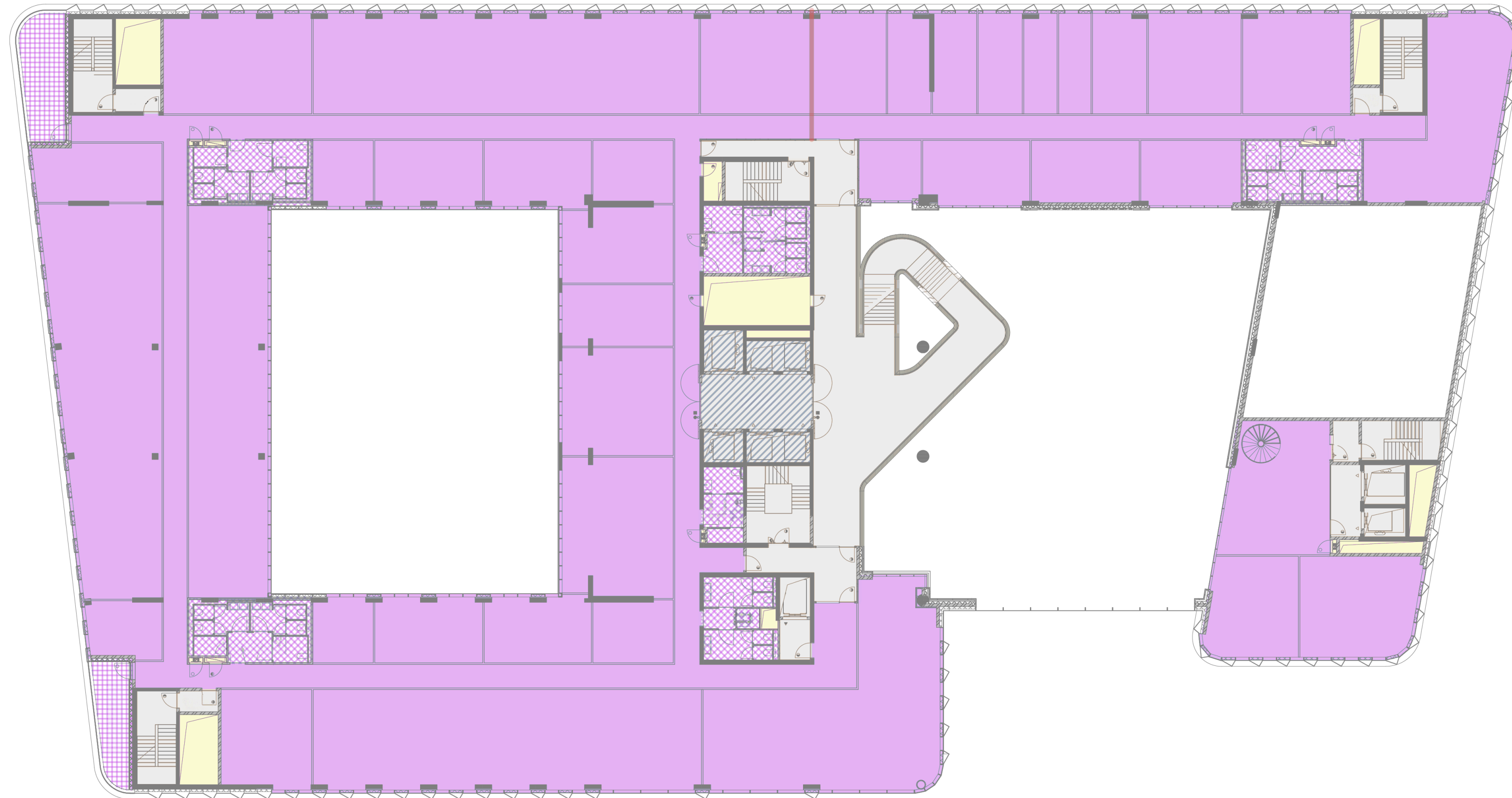


ANNEX

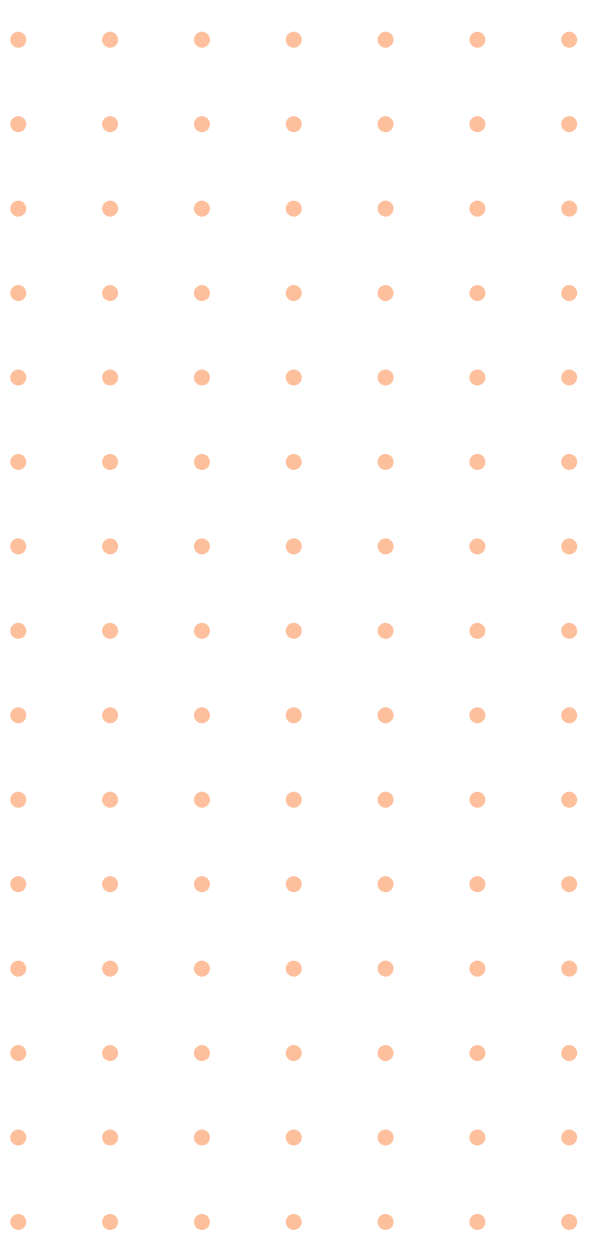
FLOOR PLAN

LEVEL

+1



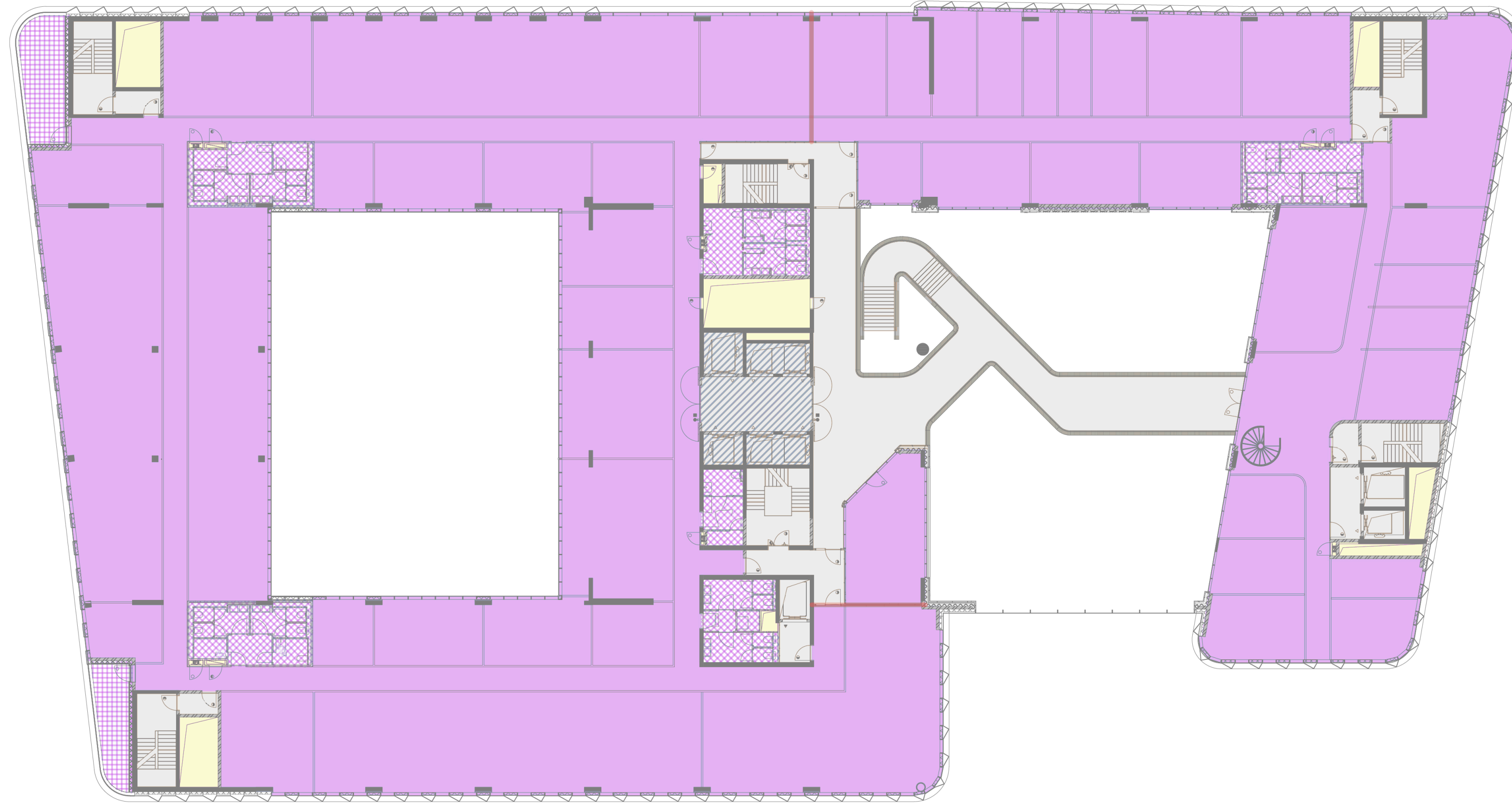
● Office



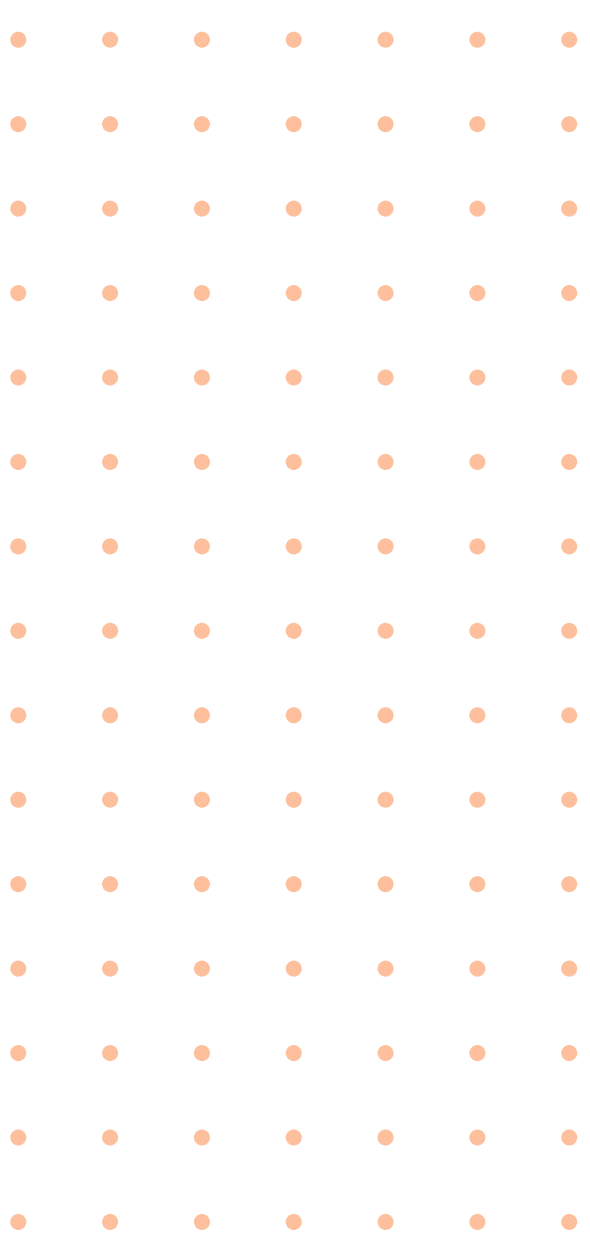
ANNEX

FLOOR PLAN

LEVEL **+2**



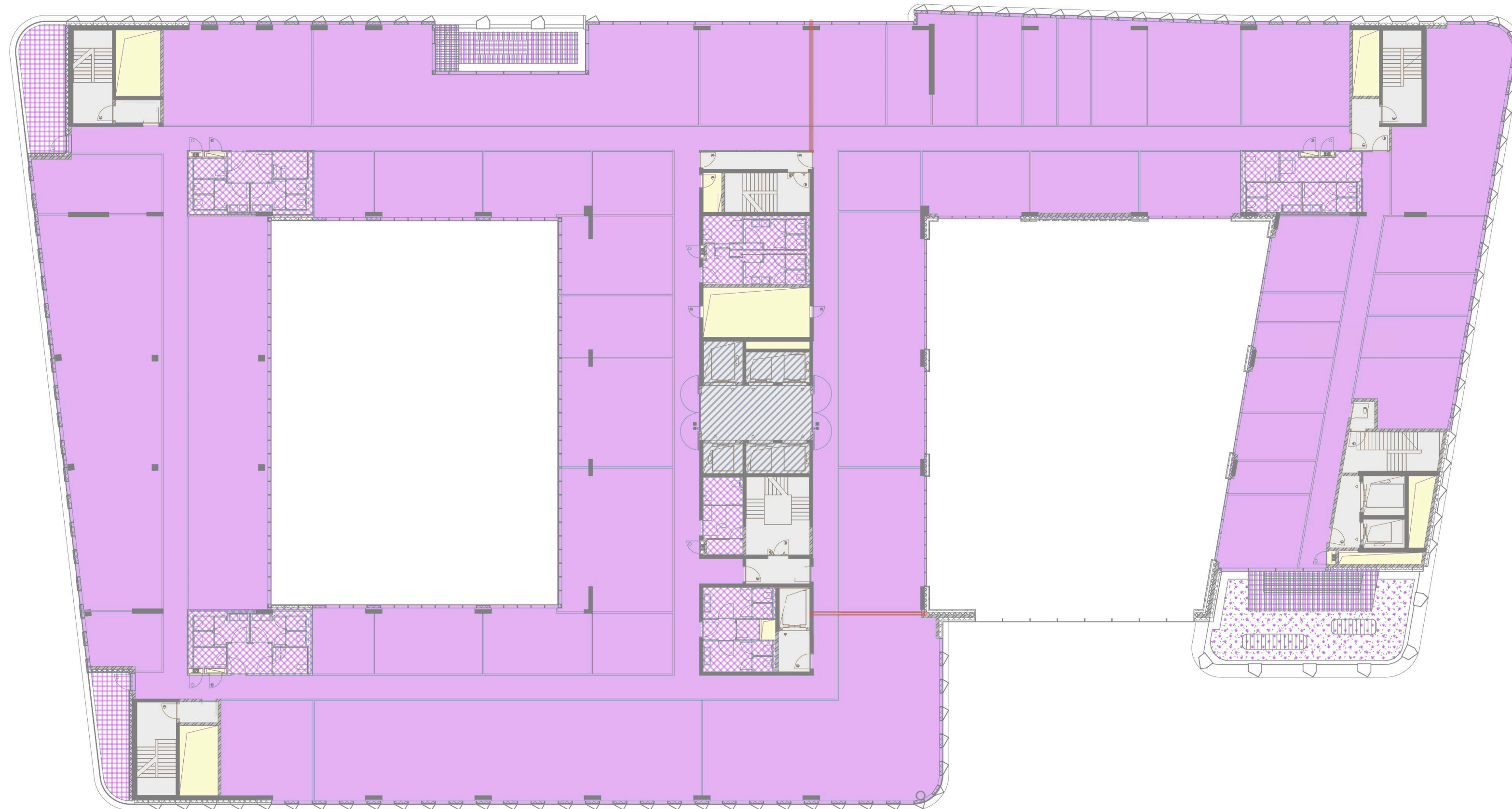
● Office



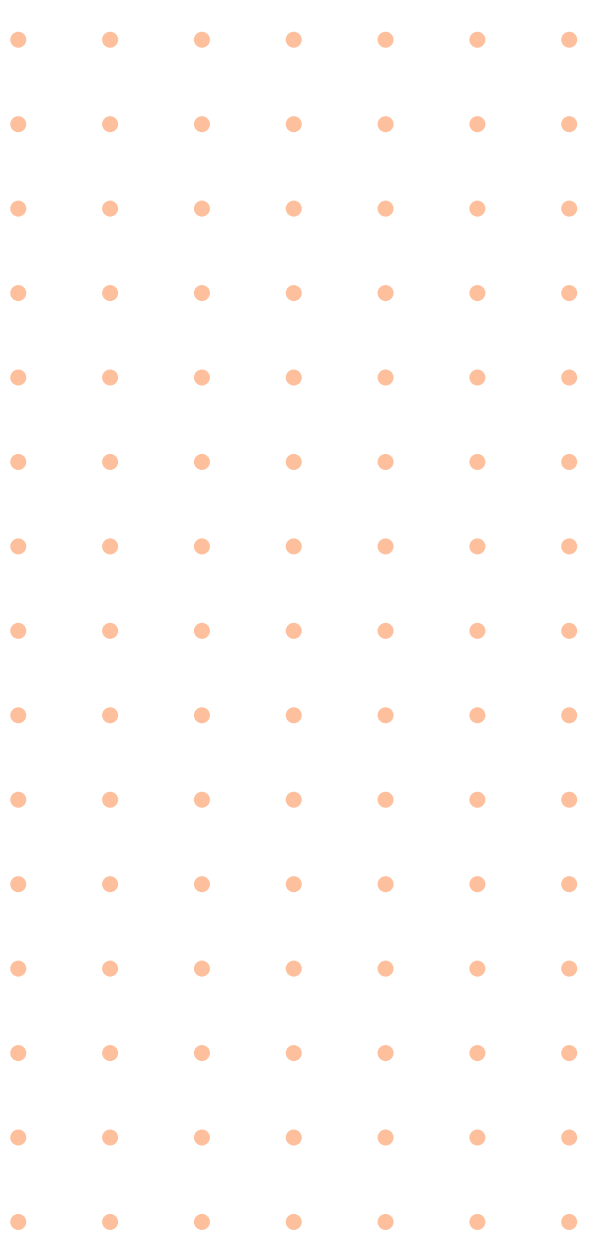
ANNEX

FLOOR PLAN

LEVEL **+3**



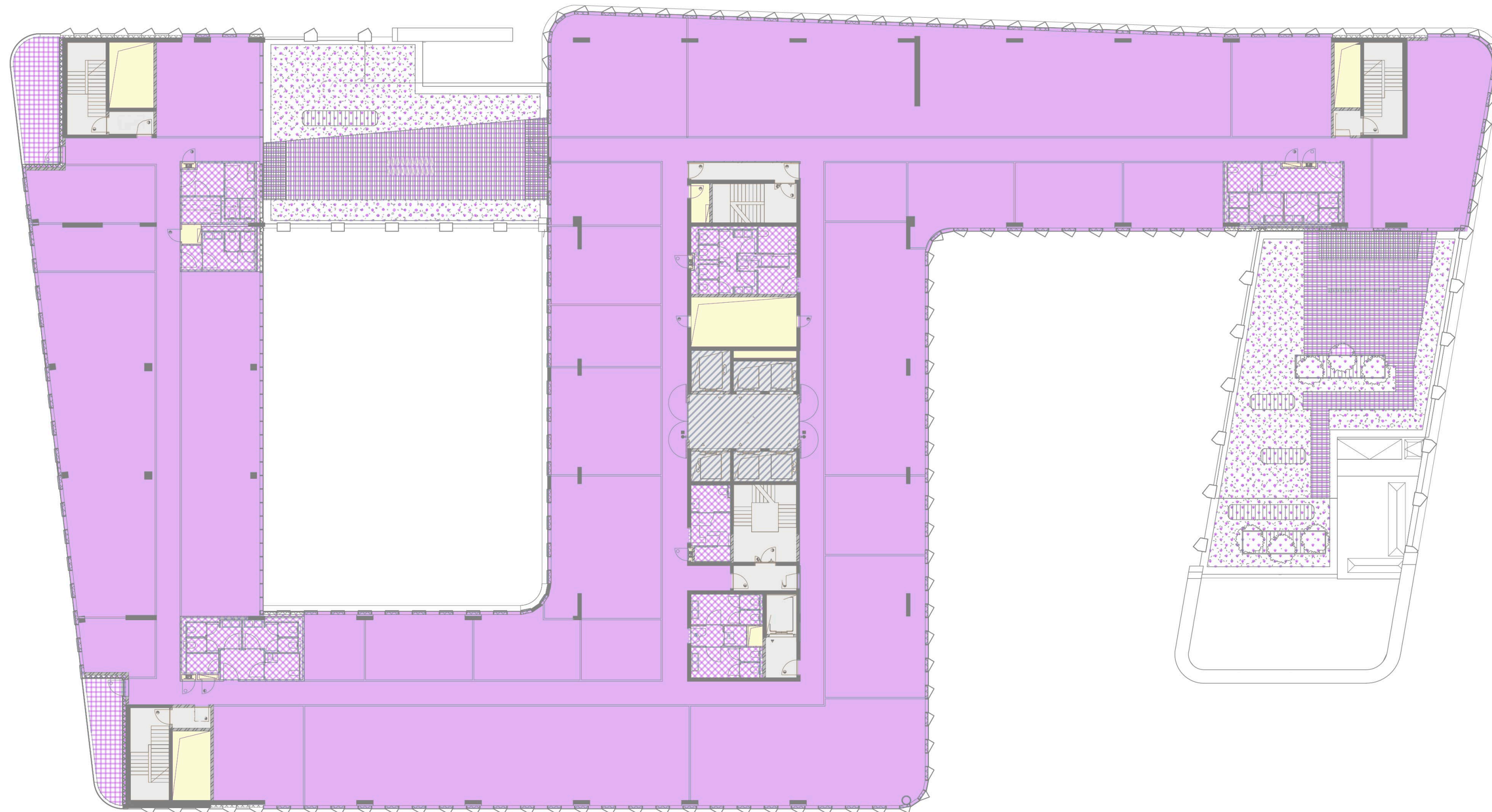
● Office



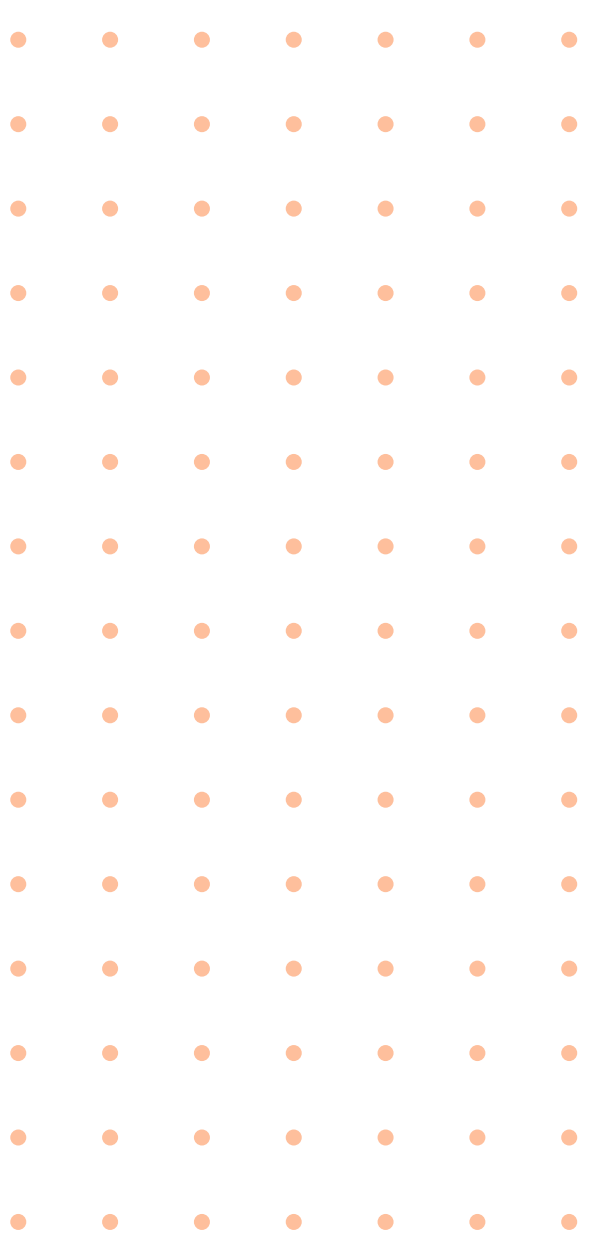
ANNEX

FLOOR PLAN

LEVEL **+4**



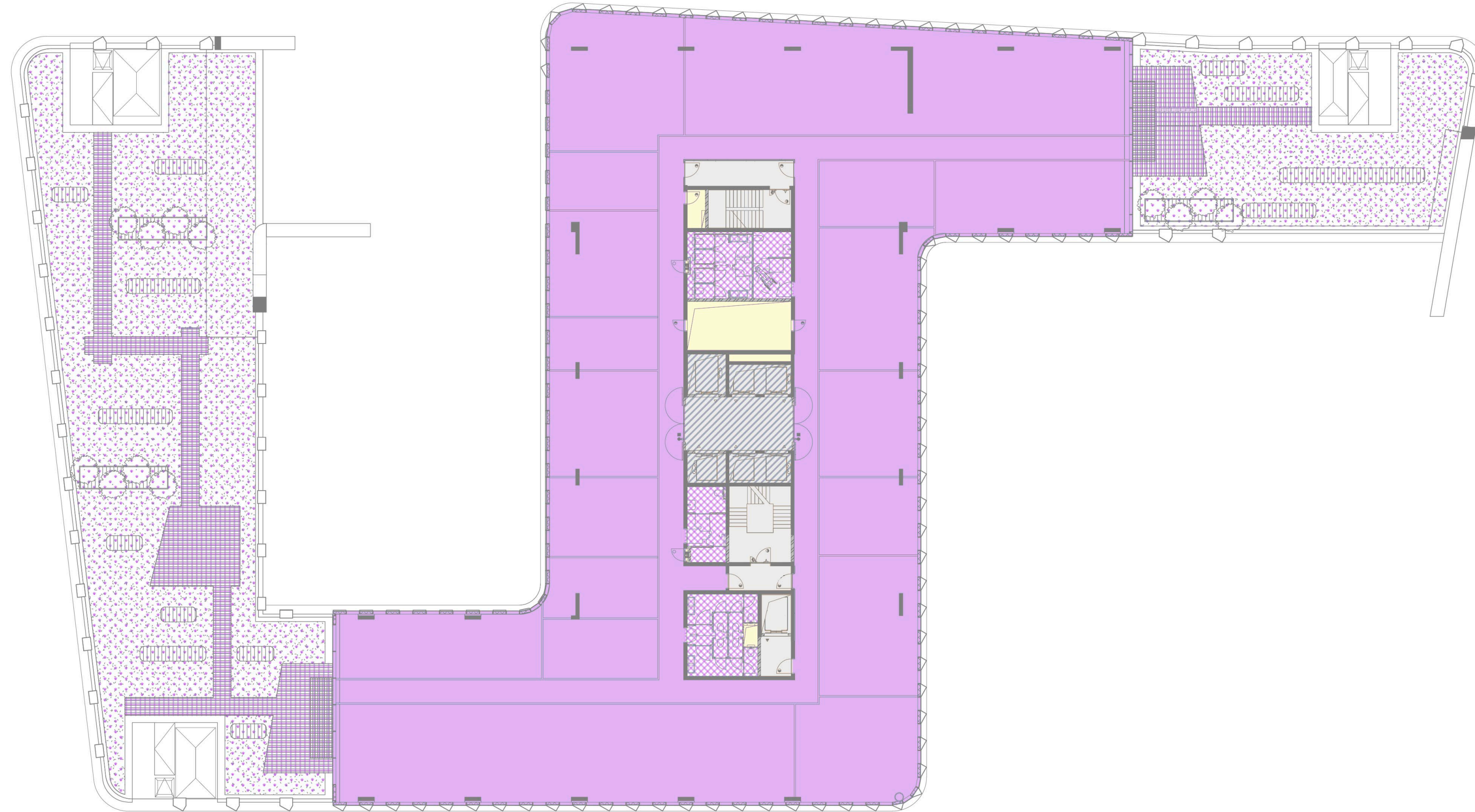
● Office



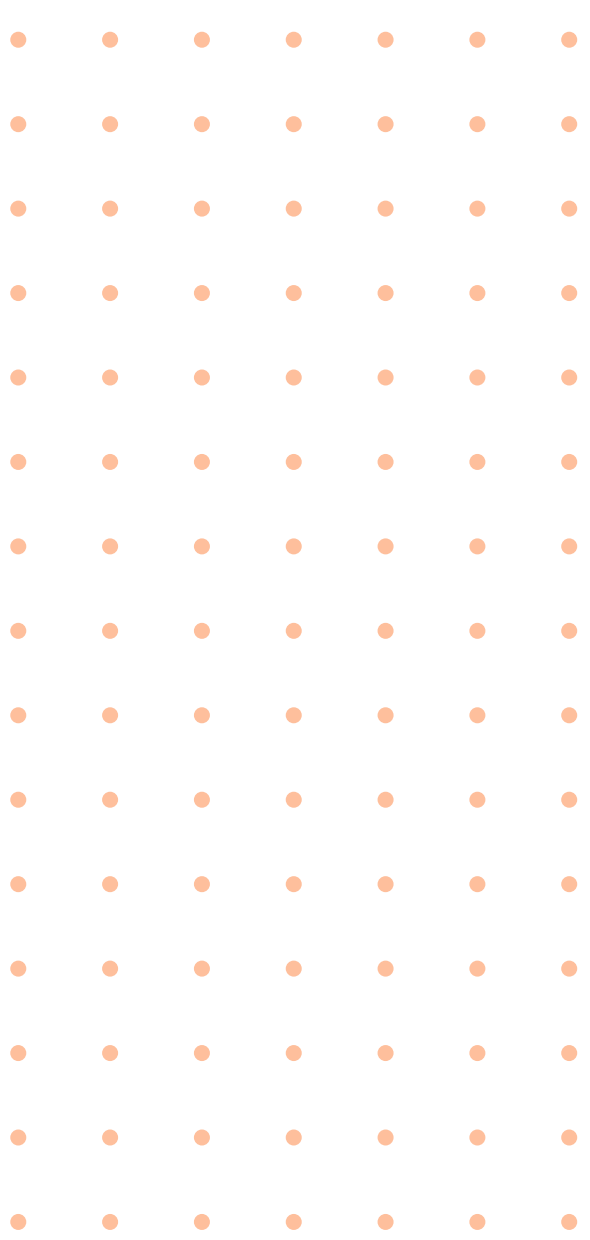
ANNEX

FLOOR PLAN

LEVEL **+5**



● Office

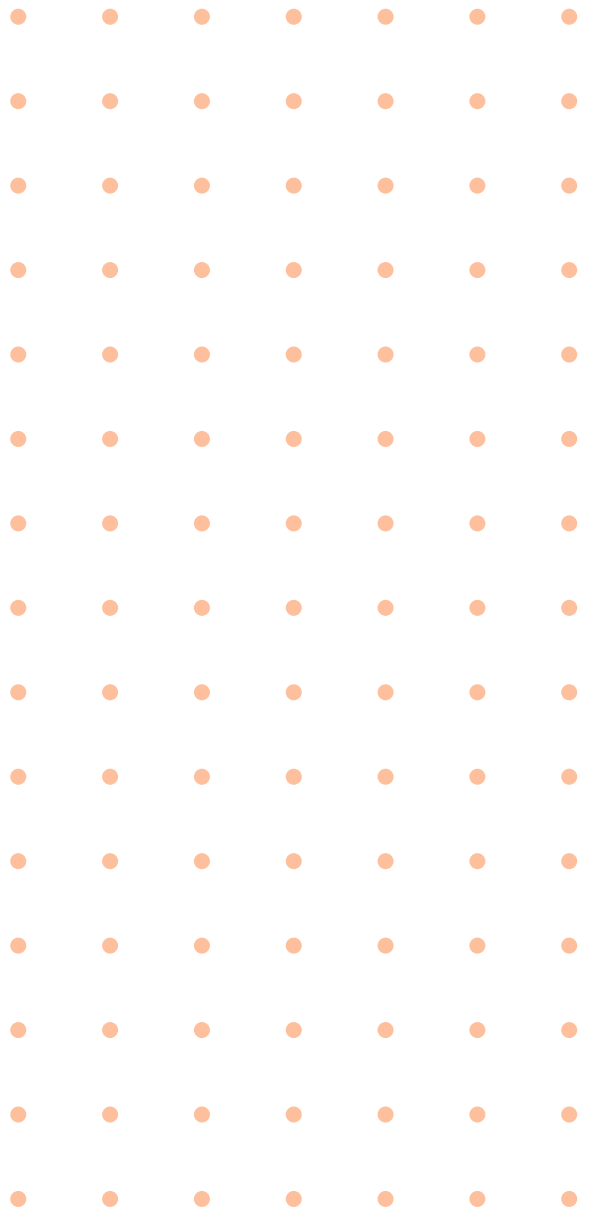
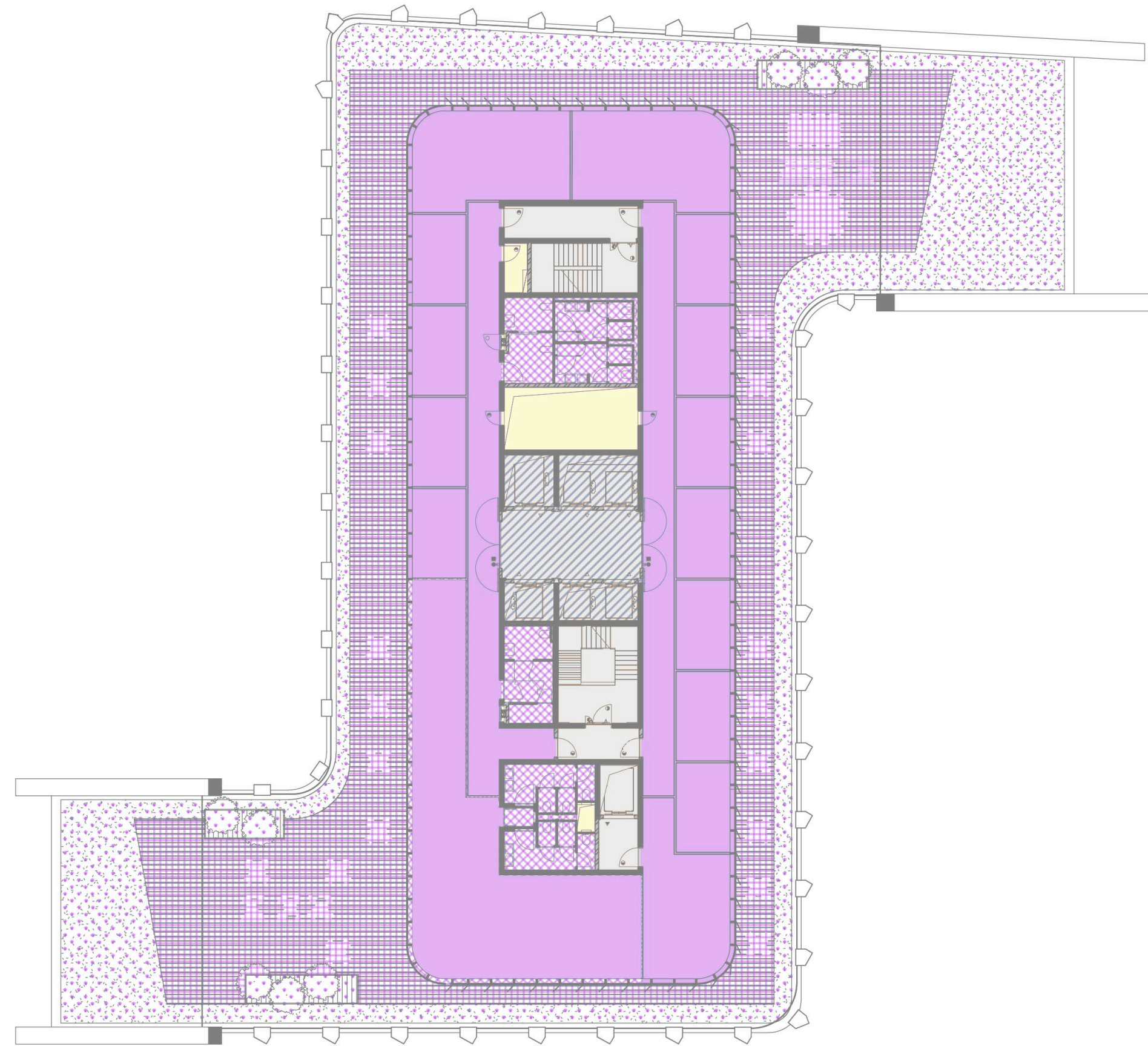


ANNEX

FLOOR PLAN

LEVEL **+6**

● Office

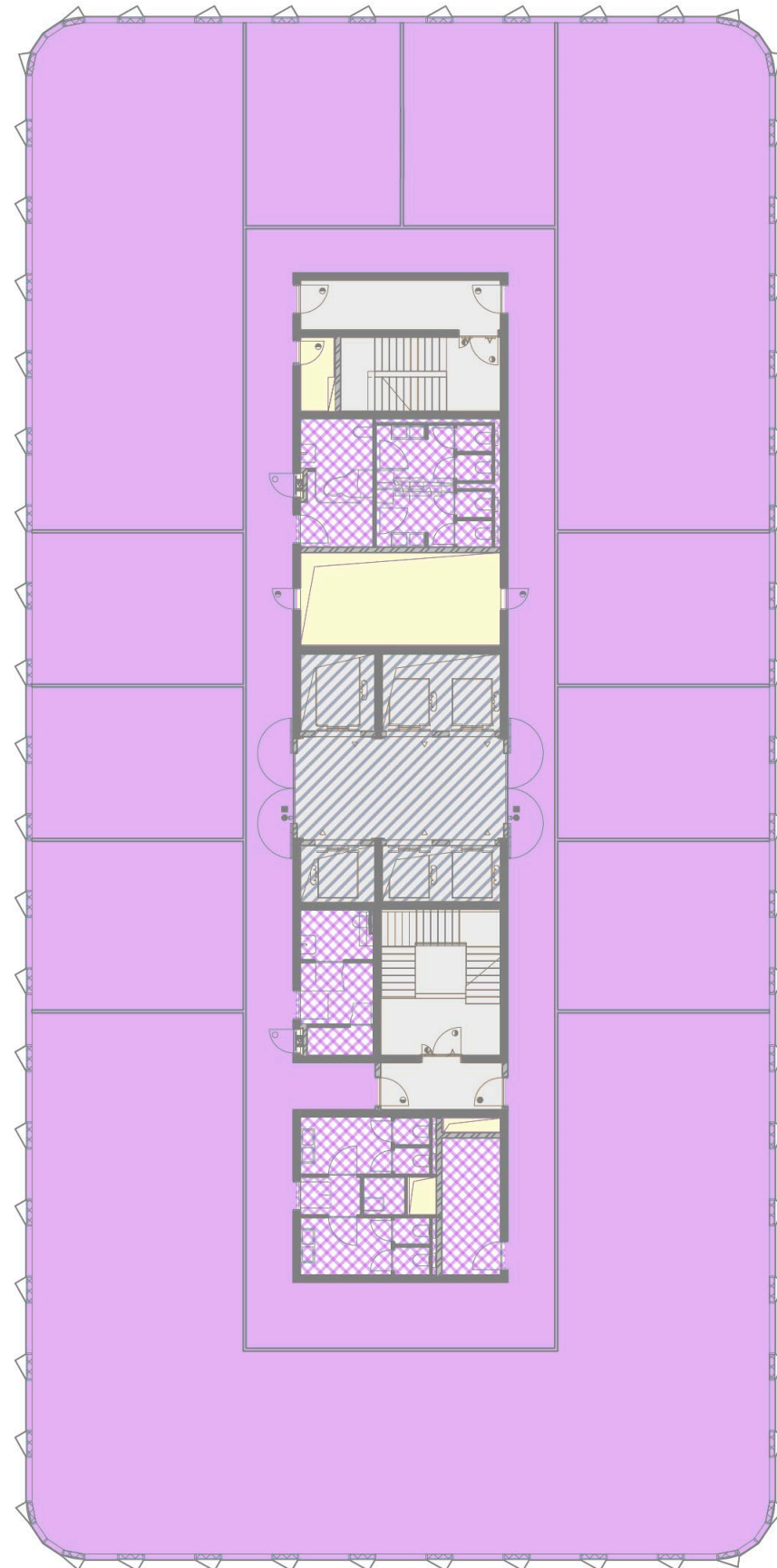


ANNEX

FLOOR PLAN

LEVEL **+7**

● Office

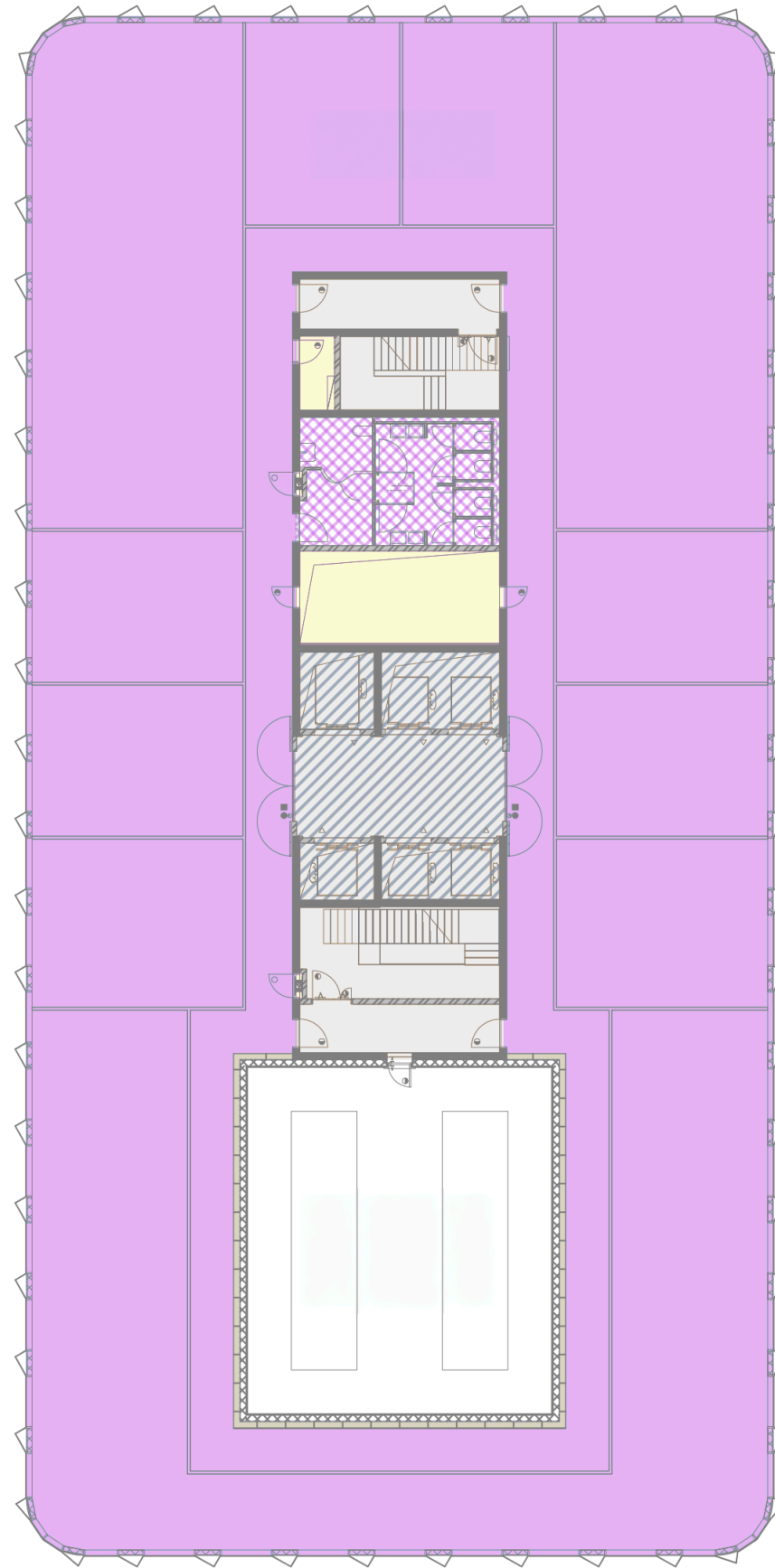


ANNEX

FLOOR PLAN

LEVEL **+8**

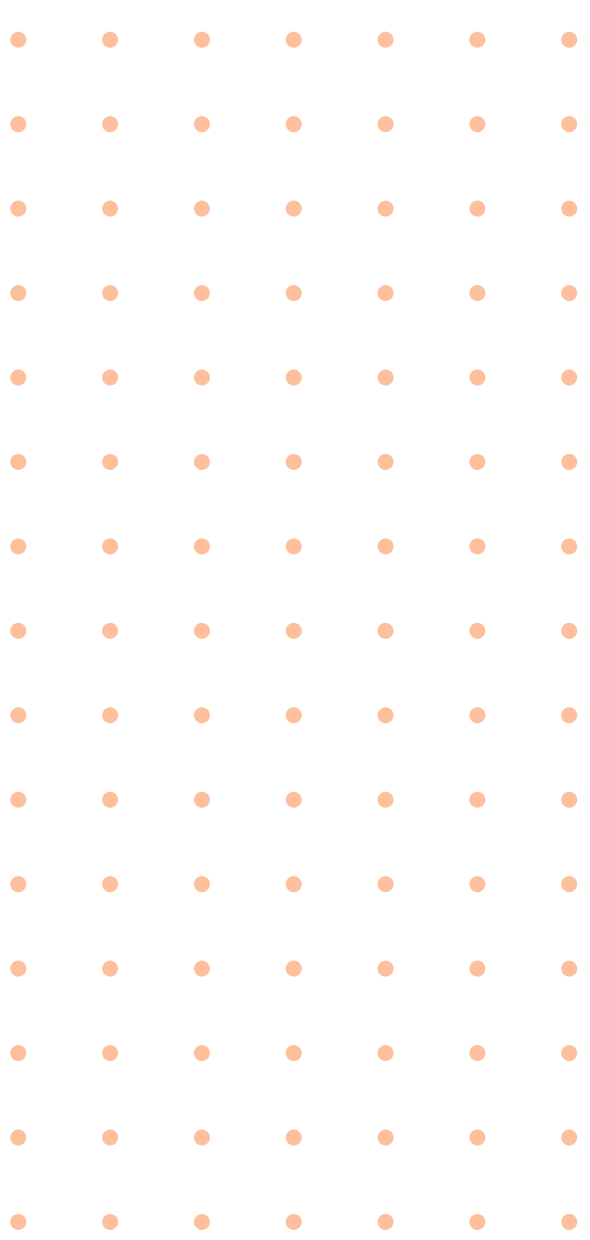
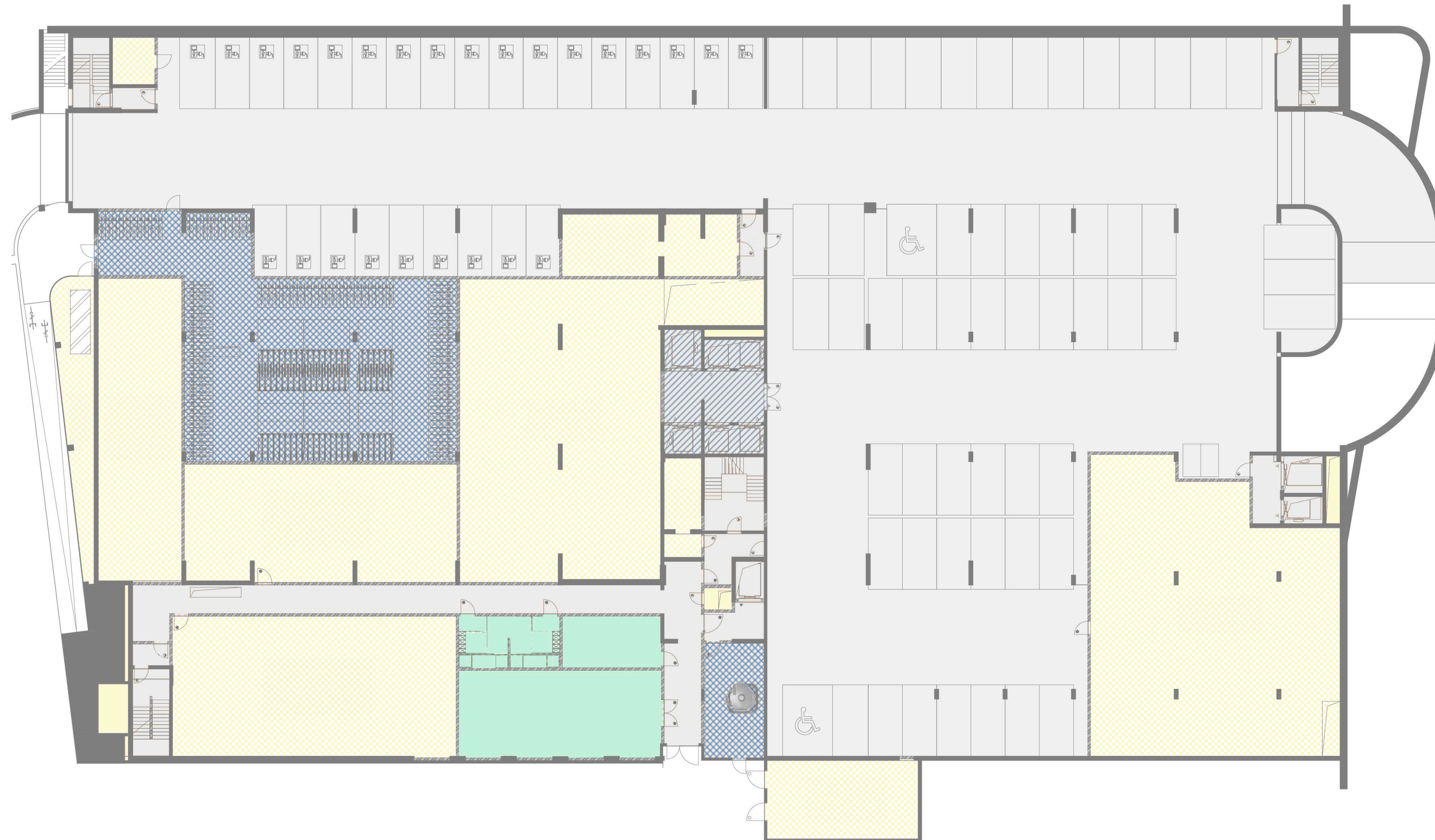
● Office



ANNEX

FLOOR PLAN

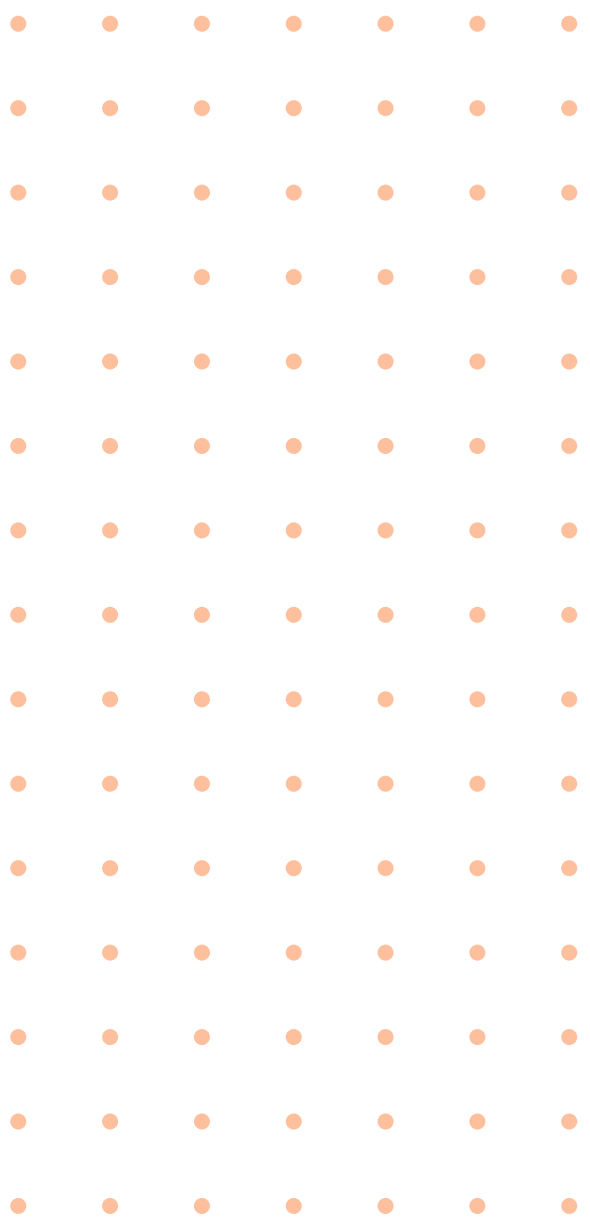
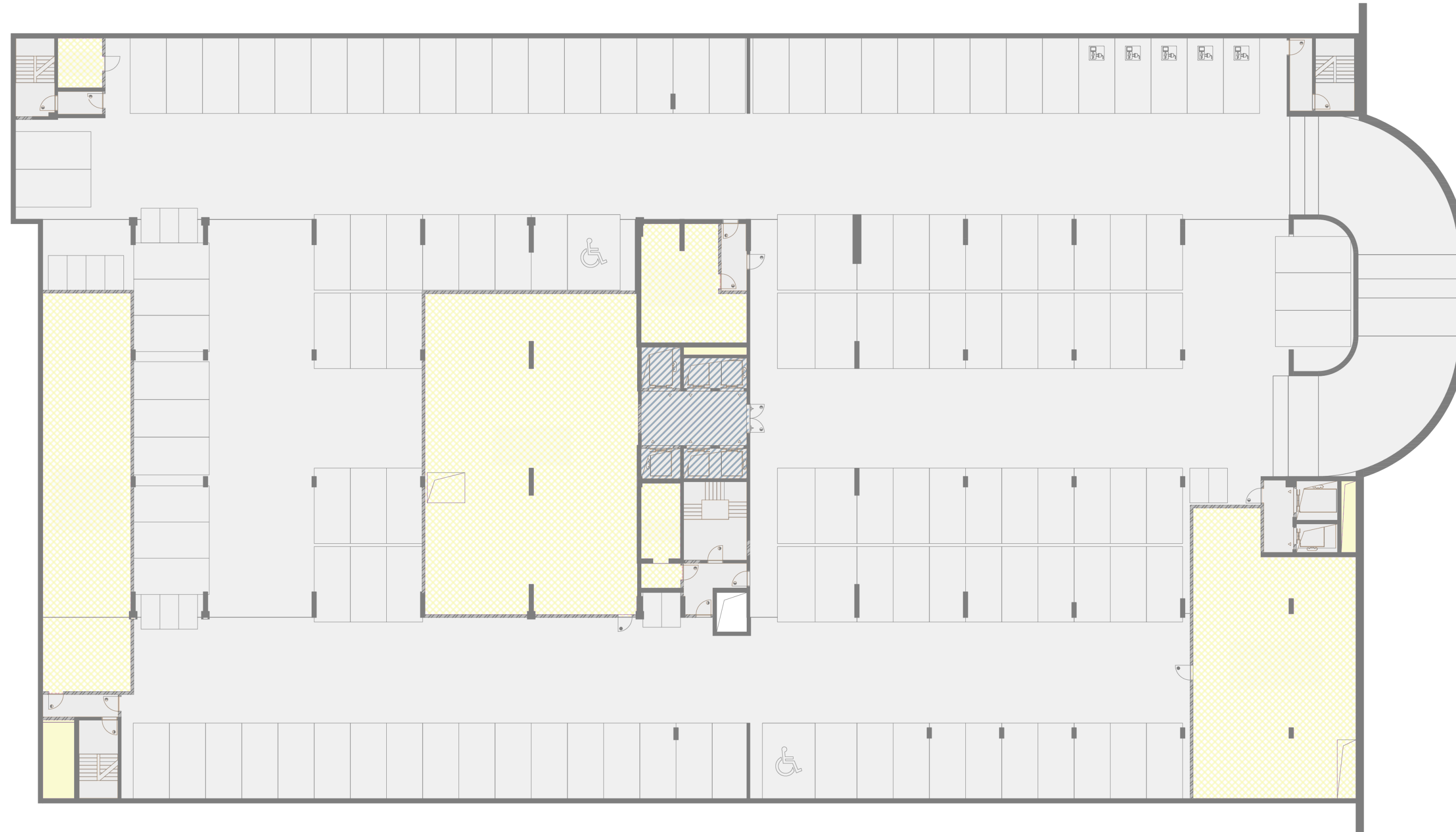
LEVEL **-1**



ANNEX

FLOOR PLAN

LEVEL **-2**



ANNEX

FLOOR PLAN

LEVEL **-3**

