

Blue Gate Antwerp

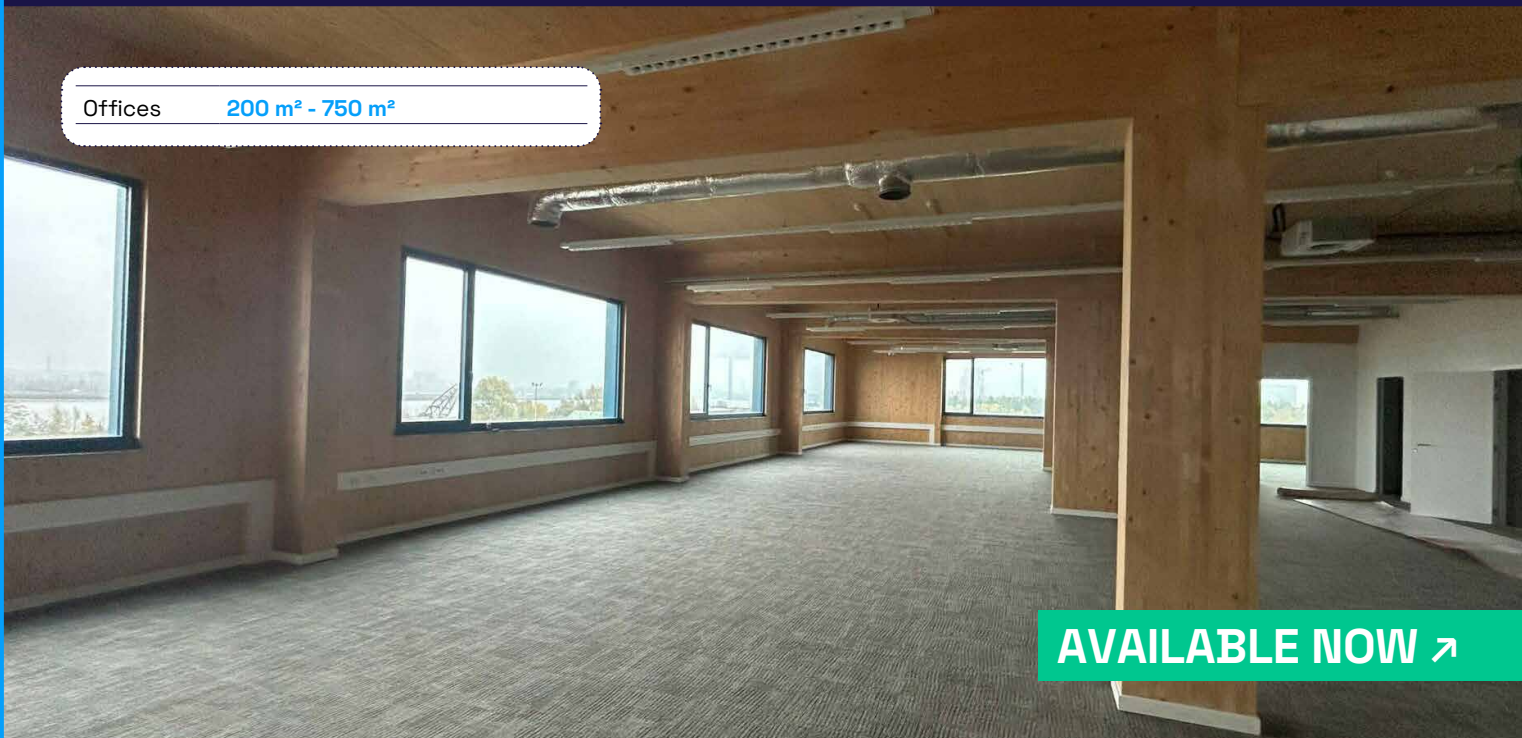
D'Herbouvillekaai



OFFICE FOR RENT ↗ OFFICE FOR RENT ↗ OFFICE FOR RENT ↗ OFFICE FOR RENT ↗

Offices 200 m² - 750 m²

GROWTH ↗ SPACE FOR GROWTH ↗



AVAILABLE NOW ↗



Office

Blue Gate Antwerp

Newly built offices located near “Nieuw Zuid.” The BREEAM Excellent building meets the highest sustainability standards. The open-plan layout offers considerable flexibility. The available office spaces are located on the first and second floors and offer panoramic views of the River Scheldt.





DHL

Amazon

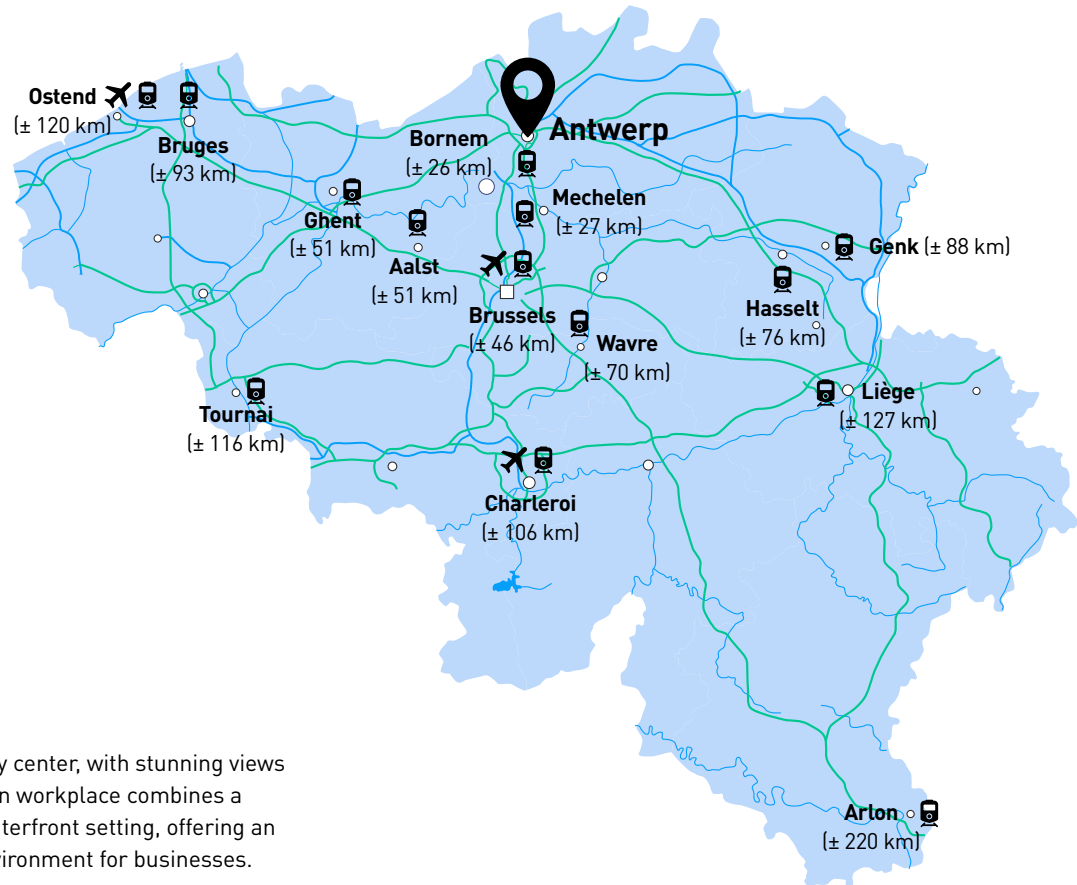
Herfurth

BMB Bouwmaterialen

Dries Van Noten

available now

Blue Gate Antwerp is a climate-neutral business park just south of the city center and alongside the river Scheldt. Its strategic location ensures easy access via road, rail, and water, making it ideal for logistics and modern office operations. Surrounded by innovative companies, this inspiring environment combines smart, eco-friendly facilities with a dynamic business network—making it the perfect place to rent an office. Montea is already prominently established on this site, with five tenants operating from our buildings.



Location

Ideally located near Antwerp city center, with stunning views of the River Scheldt, this modern workplace combines a prime location with an idyllic waterfront setting, offering an inspiring and practical work environment for businesses.



city centre

E34

N177

highway exit

E34

— Access road for trucks

● Location site





A sustainable site



PV Installation

Montea adds PV installations to its logistics properties to generate local green energy and reduce CO₂ emissions. **Tenants can buy this energy at a discounted rate.**



Ventilation — Office

Air is circulated through grilles, with blower quantities calculated for **optimal thermal comfort**. For **areas with variable occupancy, demand-controlled ventilation** adjusts airflow based on CO₂ levels. The air handling unit also recovers heat and moisture.



Energy monitoring

The warehouse features an energy monitoring system that allows customers and Montea to **track daily energy usage and make necessary adjustments**, quickly identifying and correcting any deviations.



Rainwater

Rainwater will be collected with a **buffer capacity of**

200 m³



Biodiversity

A **flower meadow** around the building will promote **biodiversity** and gives an enjoyable work environment.



Charging facilities

Charging stations (22kW) for electric vehicles will be provided. Also the bicycle storage will have the necessary facilities for **electric bicycles**.



Lighting

Smart led lighting with **motion detection**.



Heating & hygiene ventilation — warehouse

To maximize energy efficiency and indoor comfort, we opt for **air handling units with roof-mounted heat pumps** instead of a separate gas-fired heater and ventilation system. This integrated solution offers superior energy recovery, ensures optimal distribution of conditioned air, and provides free cooling options. Both heat and moisture can be efficiently recovered, improving both comfort and sustainability.



Materials

Montea reassess its choice of materials continuously and will look for **innovative and circular materials** that can be easily repaired, dismantled, reused or recycled without any major impact on the environment.



IS THIS YOUR NEW SPACE FOR GROWTH ↗



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