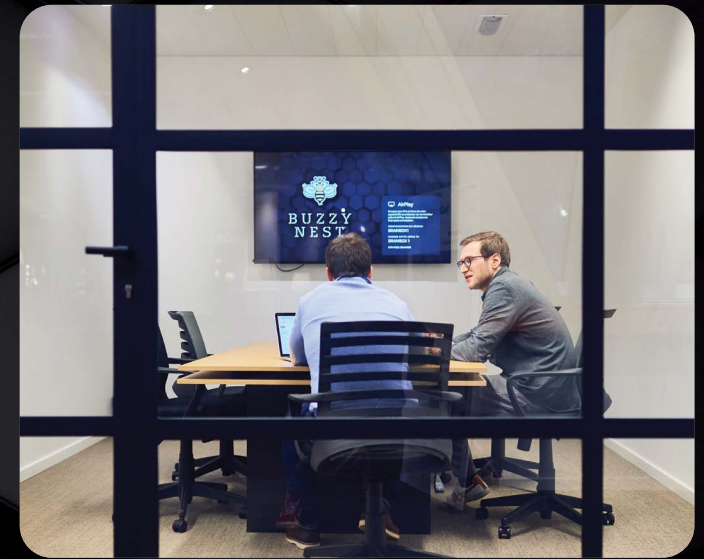
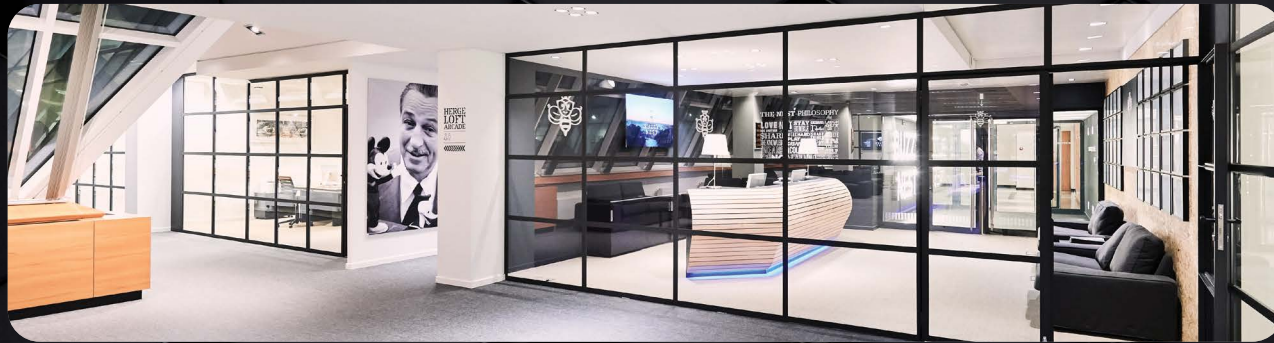




BUZZY
NEST[®]

WHY CHOOSE COWORKING OR FLEXWORKING ?



1 COWORKING MAKES YOU REDUCE COSTS AND ADDS FLEXIBILITY

Joining BuzzyNest makes more sense than renting your own office. Renting an office includes a lot of up-front costs, such as taking care of infrastructure and taking care of utility bills (which are time consuming and expensive). At BuzzyNest, members receive ONE monthly invoice.

Joining BuzzyNest allows you to focus on what counts:

YOUR COMPANY & WORK.

2 YOU MAKE MORE MONEY COWORKING/FLEXWORKING

Research shows that companies in coworking spaces are more effective due to the energy and mindset that is generated by the interaction in these spaces. Freelancers and solopreneurs don't have a feeling of loneliness when working in a coworking space, which improves their motivation. Employees of SME's and large companies are more productive thanks to the creative and stimulating work environment.

3 COWORKING MAKES YOU MORE RELAXED

Statistics show that 60% of workers are more relaxed at home since working in a coworking or flexible workspace. Life-work balance and employee **wellbeing** are important topics within the BuzzyNest community.



#WORK

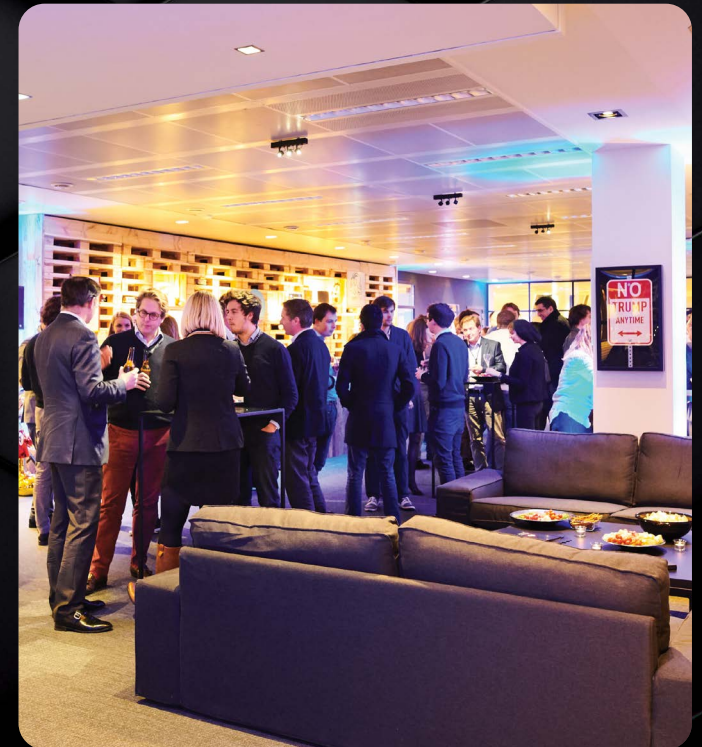
The BuzzyNest offers a trendy, modern and comfortable environment. Everything has been imagined to boost productivity and creativity.

#NETWORKING

Coworking means networking !
When you work at BuzzyNest you also get the chance to meet amazing people.
You share knowledge and learn from others.

#EVENTS

The BuzzyNest is always welcoming non-members. Throughout the year, great events & gatherings are organized in its amazing environment.



BUZZYNEST

La HULPE

BuzzyNest is a provider of COWORKING SPACES and FLEXIBLE OFFICES designed for the new way of working. We offer **SPACE AS A SERVICE**. The spirit of BuzzyNest is to create motivational workspaces where the efficiency and wellbeing are at its best.

BuzzyNest was founded in December 2016 in La Hulpe by John-John Goossens and Vincent André. For the first location, 2.500 m² of office space in NYSDAM office park was taken. In less than 6 months, the Nest was filled with start-ups, scale-ups, SME's and larger companies. Since the end of 2018, the founders joined forces with Verstraete Development for the expansion of their BEE NEST. The goal of the BEE is to open more locations across the country.



#1

Winner of the public award of CBRE office space of the year 2018.



180+

A community of more than 180 members.
From flex desks to private offices.



2500

The BuzzyNest offers 2500m² of trendy comfortable work & event spaces on 3 locations





BUZZYNEST

BOITSFORT

The second BuzzyNest is located in the 'Boulevard du Souverain 24, Watermael-Boitsfort'. Right in the green belt of Brussels, the team bought a 4000m² building which suits the further development of BuzzyNest perfectly.

The Souverain boulevard is one of the most prestigious boulevards of the decentralized area of Brussels, surrounded by one of the most beautiful parcs of the capital. It has a great accessibility due to the close proximity of the ring road, public transport and segregated cycle facilities.

With underground parking spots, bike racks and an easy accessibility via public transport, members have enough options to reach the NEST. Members will also be able to relax in the green environment with an idyllic walkway up to Auderghem, which is ideal for an re-energizing walk or jog.



“A PRESTIGIOUS LOCATION surrounded by one of the most beautiful parcs of Brussels.”





BICYCLE

The Souverain Boulevard offers a wide area for cyclists and bike racks will be provided in the basement. Just 300m from the building, there is a bike sharing station.



TRAM

The nearest tram stop to the building is 'Fauconnerie', located at only 200 meters.



BUS

Next to the Fauconnerie tram stop, there is a bus stop as well. Several routes are available from here.



METRO

The metro 5 - H. Debroux is the nearest metro station. This station is reached in 6 minutes by bike or 8 minutes by tram.



TRAIN

Boitsfort train station is located at 1.5km from the building and can be reached by bike in 6 minutes or by tram in less than 10 minutes.



CAR

The building is easy accessible by car. There are also enough underground parking spots available for members to leave their car behind in a safe environment.

Ring road access: 4,5km - 6 min

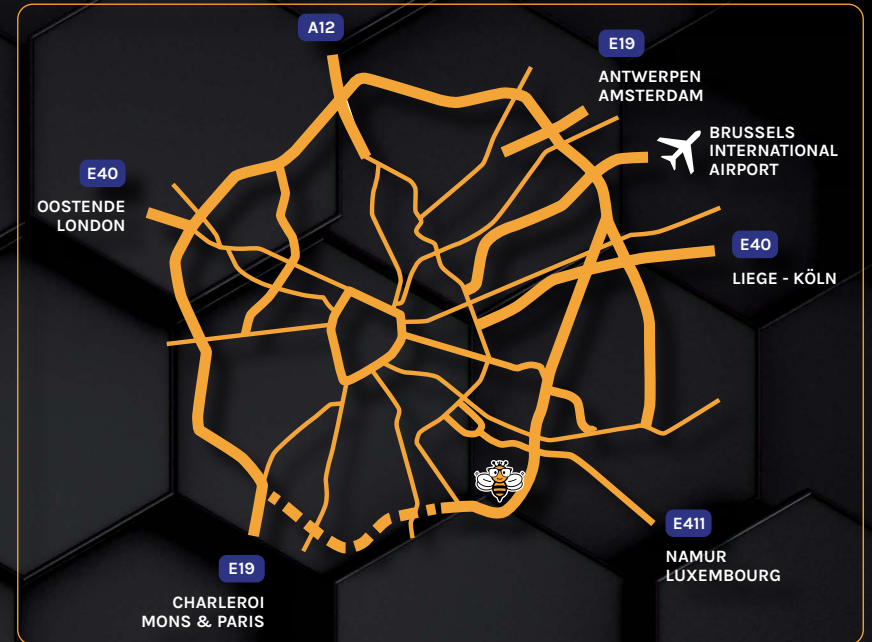
Brussels airport: 13 km - 20 min

Brussels South: 10 km - 20 min

Brussels Centre: 10 km - 25 min

Antwerp: 54 km - 45 min

Ghent: 65 km - 50 min



BUZZYNEST

KORTRIJK

For the third location, BuzzyNest found a new nest in Kortrijk. More specifically in the 'KORTRIJK BUSINESS PARK', located in the main office zone of the city. The location has a triple A location, with a fast access to several highways. Next to that, it can easily be reached by public transport from the city center and the Kortrijk train station.

BuzzyNest will occupy the ground floor of the building.

The Kortrijk Business Park offers the BuzzyNest members access to the in-house restaurant, the lockers, showers, etc. to make the life of our members as easy as possible.

"Happy people perform better"



Opening Q2 2020





BUZZYNEST

SERVICES PROVIDED

A wide range of services and advantages are provided for the members. Some services are discussed below. For BuzzyNest, the most important services are location and environment, (data) security, an easy access to shared services (e.g. printing, internet, concierge, etc.) and of course a **GREAT LOOK & FEEL**.

Let's start with the location. BuzzyNest tries to look for outstanding buildings on strategic locations. For example the BOITSFORT-building, which has a prestigious decentralized location in Brussels, makes it easy for members to access by car, bicycle or public transport. Next to the easy accessibility of the building, it is located in the the green belt of Brussels.

Important for BuzzyNest and its members is the security. The building is accessible 24/7 for members, which is why access control is essential. Next to the security of the premises, online and data security will be maximized. Next to the high security, the space will have ultra-fast internet and professional printing machines on each floor.

To make life for the members as easy as possible, a 'QUEEN BEE' will be appointed. This person is the first point of contact at all time for all users of the NEST.

BuzzyNest creates a typical look and feel. Once people enter the different locations, the same style will be recognized. The look and feel created by BuzzyNest is modern, with typical steel frames, rough wood, large open spaces and a central meeting point: **THE BEE BAR**.



ACCESS 24/7



DESIGN
ATMOSPHERE



FLEX & FIXED
OPEN SPACE



PRIVATE
OFFICES



GREEN
ENVIRONMENT



PERSONALIZED
FRONT DESK



ULTRA FAST
INTERNET



SECURED
LOCKERS



FITNESS ROOM



SHOWERS



ARCADE ROOM



LOUNGES



FOOD COURT



FULL EQUIPPED
MEETING ROOMS



4K
SCREENS



FULL EQUIPPED
CONFERENCE ROOM



EVENTS
SPACES



COFFEE
INCLUDED



TRANSPORT
TO/FROM
THE STATION



ELECTRIC
VEHICLES
PARKINGS

*Services can vary per location

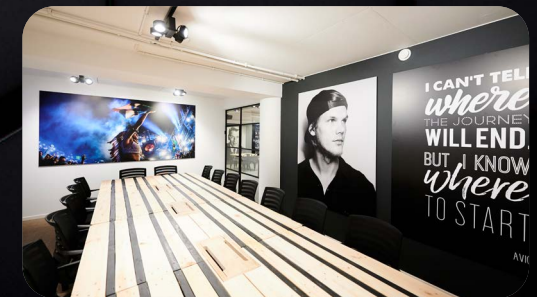
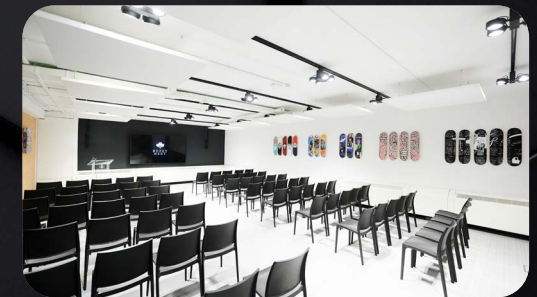


WHY ARE WE SO OUTSTANDING ?

At BuzzyNest, a lot of open space is provided to the members. There is the central bee bar & food court . This place can be used to organize events in the evening. During day time, this zone is used as a lounge for informal meetings, a brainstorming session, ...

Another communal space is the leisure room. In BuzzyNest La Hulpe, this leisure room has, among other things, a ping pong table, a kicker, a playstation and fitness equipment.

Last but not least, BuzzyNest provides a conference room (120+ persons) and a large number of meeting rooms, differing in size (from 4-20 persons)



BUZZYNEST

WORK HARD • PLAY ART

BuzzyNest loves **ART** and is filled with amazing pieces of street and modern art. From Paul Mc Carthy, to Keith Haring, Bernar Venet, Plastic Jesus, Andy Warhol, O.G. Slick, Maya Hayuk and many more.

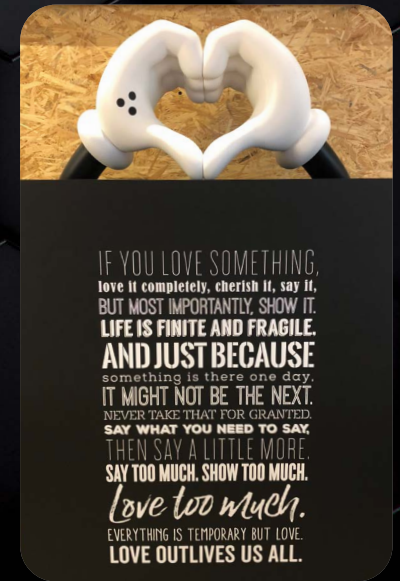
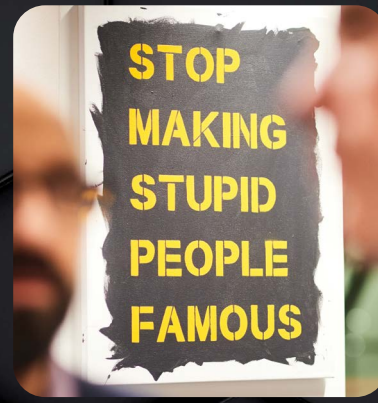
Our walls and spaces are home to the finest art, because we believe that art brings another dimension to work spaces and develop the creativity of our bees.

Our residents enjoy the pleasure of the eye everytime they step foot into the NEST. The collection is growing every day to allow our members to work and evolve in a wonderful and amazing "cadre de vie".



"This is also making BUZZYNEST probably the coolest coworking space in Belgium."





IF YOU LOVE SOMETHING,
love it completely, cherish it, say it,
BUT MOST IMPORTANTLY, SHOW IT.
LIFE IS FINITE AND FRAGILE.
AND JUST BECAUSE
something is there one day,
IT MIGHT NOT BE THE NEXT.
NEVER TAKE THAT FOR GRANTED.
SAY WHAT YOU NEED TO SAY.
THEN SAY A LITTLE MORE.
SAY TOO MUCH. SHOW TOO MUCH.
Love too much.
EVERYTHING IS TEMPORARY BUT LOVE.
LOVE OUTLIVES US ALL.

BUZZYNEST

SPACES AVAILABLE

BuzzyNest offers a wide range of memberships. **Space as a service** is what is offered to every freelancer, start-up, scale-up SME or corporate who is looking for a flexible office space within a vibrant community.

On the ground and first floor of the **BOITSFORT-BUILDING**, coworking space and private offices are provided. On the higher floors, flexible offices are offered. These offices are configurable, meaning that the user can choose the layout of the space and these are made for SME's and enterprises wishing to work in a flexible environment with a high privacy. (see next page for more information)

The first type of membership is called a **#FLEX**. Here, members can choose whatever desk they desire within the coworking zone. A second membership type is called **#FIXED**. It has the same advantages as a **#FLEX**, with the difference that the member has a dedicated desk within the coworking zone. These options are ideal for individuals or small teams. Both type of memberships start with a minimal lease contract of **ONE** month.

The **#BOSS** membership gives members their own private office in a BuzzyNest styled environment. This is possible for teams of 2-20 people and with a minimal lease contract of six months.

#FLEX

Find your seat in the openspace.
Just bring your laptop, choose a desk
and start working

#FIXED

Work at your own dedicated desk in the
coworking zone. Leave your stuff on your
own desk at all time

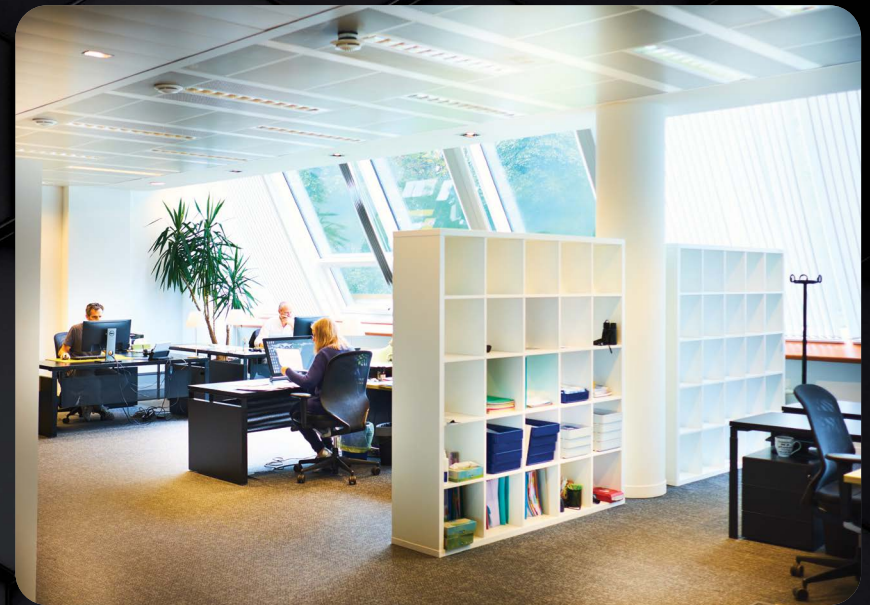
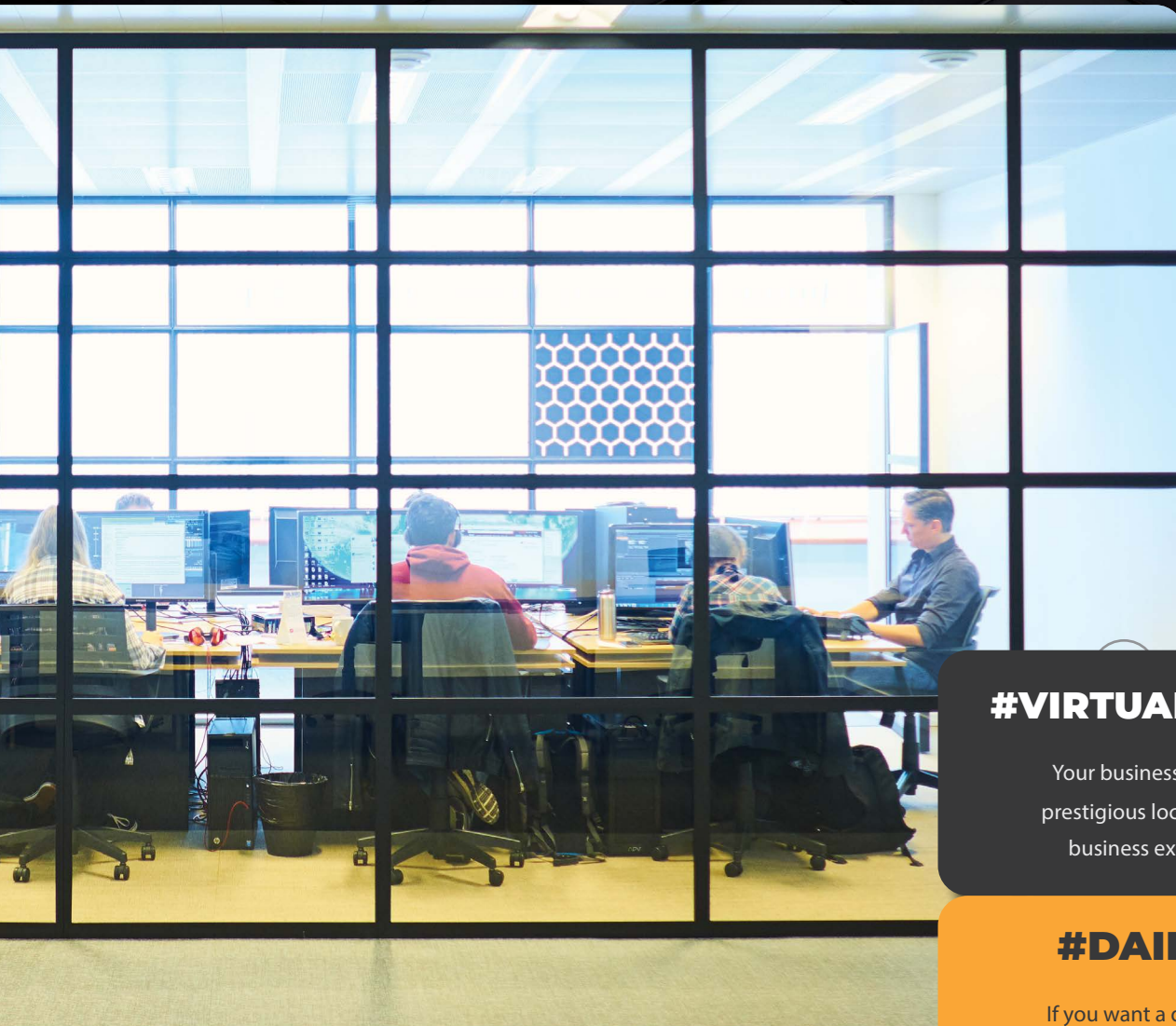
#BOSS

Work in a managed, private suite at our
premises. Enjoy higher privacy as a team
and still enjoy from all the communal
spaces

#OFFICE

Your own private office on a higher floor.
Enjoy the highest privacy, a configurable
layout and the ultimate autonomy while
enjoying the services of the NEST





#VIRTUAL OFFICES

Your business address in our prestigious location gives your business extra credibility

#DAILY PASS

If you want a daily pass, a 10-day pass, or access to the meeting rooms, contact our 'QUEEN BEE'



BUZZYNEST

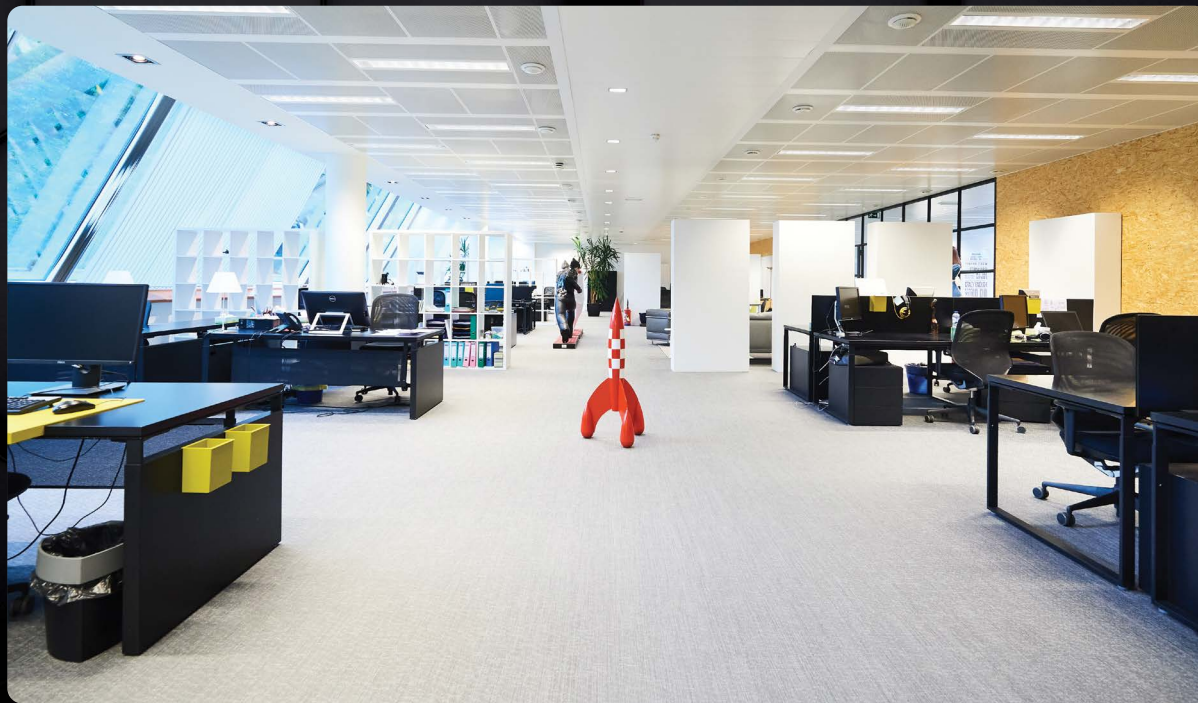
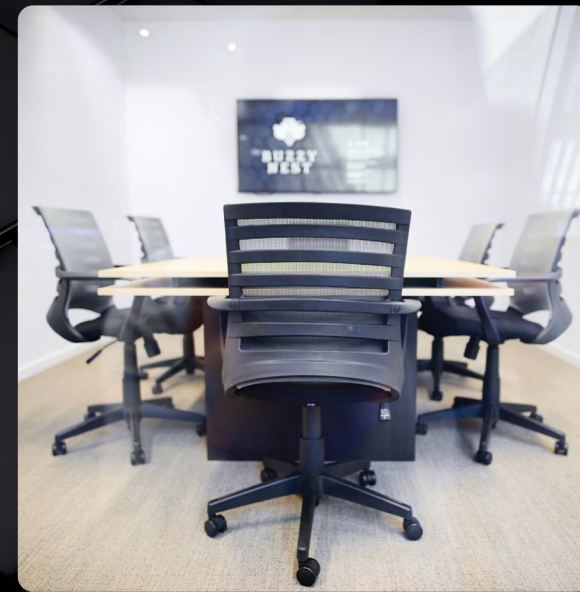
“BUZZED BY”

On the higher floors of the building, the **BUZZED by BUZZYNEST** concept is applied, where flexible office space is offered. This concept gives SME's and larger companies the chance to work in our premises with the highest privacy, a configurable lay-out, and the ultimate autonomy while still enjoying the flexibility

The companies using these flexible offices will enjoy the same advantages other companies have, such as the community events, usage of conference rooms, etc. On top of that, they have their own (small) meeting rooms. They can choose how their space is designed, and they can 'rent' the space on a flexible basis.

Most importantly, they will not face huge up-front costs for designing the space, they will not need to assign an architect, no need to buy furniture, etc. BuzzyNest will take care of the everything, and the user receives one invoice at the end of the month. These members can also use all the communal space in the building, namely the bee bar zone, the conference rooms, the leisure room, etc.





WHAT MEMBERS ARE SAYING

THE PLACE TO BE!

Very nice place, modern and quiet to work.
If you are looking for a coworking space,
BuzzyNest is THE PLACE TO BE.

AMANDINE

Wonderful workspace in the middle of a green and calm environment. Great atmosphere between companies in the coworking and splendid offices! We are really feeling good here.

EMMANUELLE

Beautiful spacious offices, green surroundings, an amazing atmosphere with plenty of organizations planned during the week (foodtruck,...), a lot of delivery service and nice encounters to do whether business or ideas to exchange. Especially the reception is perfect.

LAURENT

A top place for coworking with lots of young dynamic entrepreneurs, an equally dynamic direction without forgetting the smile at the reception.

MAXIME

GREAT SERVICE

Beautiful work settings with a service that never disappoints.

GRÉGOIRE

Spacious offices, active and dynamic companies, a beautiful setting, a technology (connections, conference rooms or meeting) at the forefront ... The best co-working space I've been to so far!

GRÉGORI

Best co-working
Best co-working I know in Belgium in a gorgeous, lush natural reserve. Awesome people and beautiful office spaces

PAULINE

Beautiful coworking space !!!

VÉRONIQUE





Just beautiful, I would like to work there permanently.
The setting is great!

MAXIM

Services, hospitality, professionalism, ... at the top !!!

INGRID

A bright place with a sought after and unusual
decor. I valid !

MICHAËL

I recommend !

STÉPHANE



**A very pleasant and friendly work area where we meet very nice people!
It's a bit like a second home and a second family! The decor and offices
are just incredible!**

TALA



BUZZY NEST



DAILY PASS

ACCESS TO OUR LOBBY LOUNGES (WEEKDAYS)

ALL TAXES INCLUDED

COFFEE INCLUDED

ULTRA FAST INTERNET (WIFI & CABLE)

PRINTER ACCESS

LEISURE SPACES ACCESS

INVITED TO BUZZYNEST EVENTS

INVITE GUESTS TO JOIN YOU FOR A MEETING

10€ / HALF DAY
(MEMBERS)

15€ / HALF DAY
(NON MEMBERS)

(VATEXCL)

25€ / DAY
(MEMBERS OR 10 DAYS CARD)

30€ / DAY
(NON MEMBERS)

(VATEXCL)



VIRTUAL OFFICE

ACCESS TO OUR LOBBY LOUNGES (WEEKDAYS)

YOUR COMPANY OFFICIAL ADDRESS

VISITORS WELCOMING

MAIL MANAGEMENT

6 PAX MEETING ROOM
20€/H

12 PAX MEETING ROOM
35€/H

20 PAX MEETING ROOM
50€/H

100 PAX CONFERENCE ROOM
100€/H

INVITED TO BUZZYNEST EVENTS

6 MONTHS MINIMUM

95€ / MONTH

(VATEXCL)



BEE FREE

FULL ACCESS TO OUR LOBBY LOUNGES (WEEKDAYS)

ULTRA FAST INTERNET (WIFI & CABLE)

PRINTER ACCESS

LEISURE SPACES ACCESS

6 PAX MEETING ROOM
20€/H

12 PAX MEETING ROOM
35€/H

20 PAX MEETING ROOM
50€/H

100 PAX CONFERENCE ROOM
100€/H

NO MINIMUM

175€ / MONTH

(VATEXCL)



BUZZY NEST





FLEX

A FREE SEAT IN THE HIVE



FIXED

A DEDICATED SEAT IN THE HIVE



BOSS

A PRIVATE OFFICE



BUZZED

YOUR MADE TO MEASURE OFFICES

ACCESS 24/7

ALL TAXES INCLUDED

YOUR COMPANY
OFFICIAL ADDRESS

VISITORS WELCOMING

MAIL MANAGEMENT

ULTRA FAST INTERNET
(WIFI & CABLE)

PRINTER ACCESS

LEISURE SPACES ACCESS

CLEANING SERVICES

PHONE & FAX LINE

6 PAX MEETING ROOM
4H/MONTH

12 PAX MEETING ROOM
35€/H

20 PAX MEETING ROOM
50€/H

100 PAX CONFERENCE ROOM
100€/H

INVITED TO
BUZZYNEST EVENTS

NO MINIMUM

ACCESS 24/7

ALL TAXES INCLUDED

YOUR COMPANY
OFFICIAL ADDRESS

VISITORS WELCOMING

MAIL MANAGEMENT

ULTRA FAST INTERNET
(WIFI & CABLE)

PRINTER ACCESS

LEISURE SPACES ACCESS

CLEANING SERVICES

PHONE & FAX LINE

6 PAX MEETING ROOM
6H/MONTH

12 PAX MEETING ROOM
35€/H

20 PAX MEETING ROOM
50€/H

100 PAX CONFERENCE ROOM
100€/H

INVITED TO
BUZZYNEST EVENTS

NO MINIMUM

ACCESS 24/7

ALL TAXES INCLUDED

YOUR COMPANY
OFFICIAL ADDRESS

VISITORS WELCOMING

MAIL MANAGEMENT

ULTRA FAST INTERNET
(WIFI & CABLE)

PRINTER ACCESS

LEISURE SPACES ACCESS

CLEANING SERVICES

PHONE & FAX LINE

6 PAX MEETING ROOM
INCLUDED

12 PAX MEETING ROOM
35€/H

20 PAX MEETING ROOM
50€/H

100 PAX CONFERENCE ROOM
100€/H

INVITED TO
BUZZYNEST EVENTS

SIX MONTHS LEASE MINIMUM

ACCESS 24/7

ALL TAXES INCLUDED

YOUR COMPANY
OFFICIAL ADDRESS

VISITORS WELCOMING

MAIL MANAGEMENT

ULTRA FAST INTERNET
(WIFI & CABLE)

LEISURE SPACES ACCESS

CLEANING SERVICES

PHONE & FAX LINE

6 PAX MEETING ROOM
INCLUDED

12 PAX MEETING ROOM
8H/MONTH

20 PAX MEETING ROOM
4H/MONTH

100 PAX CONFERENCE ROOM
100€/H

INVITED TO
BUZZYNEST EVENTS

MINIMUM LEASE

250€ / MONTH

VAITECXU

350€ / MONTH

VAITECXU

ON DEMAND

ON DEMAND

STAND
OUT
FROM
THE
CROWD™



BUZZY
NEST

LA HULPE

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email: lahulpe@buzzynest.com
www.buzzynest.com



BUZZY
NEST

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