

Offices,
laboratories
and storage

FOR RENT
“ALL-IN”



MONNET
INNOVATION
CENTER

Louvain-la-Neuve Science Park

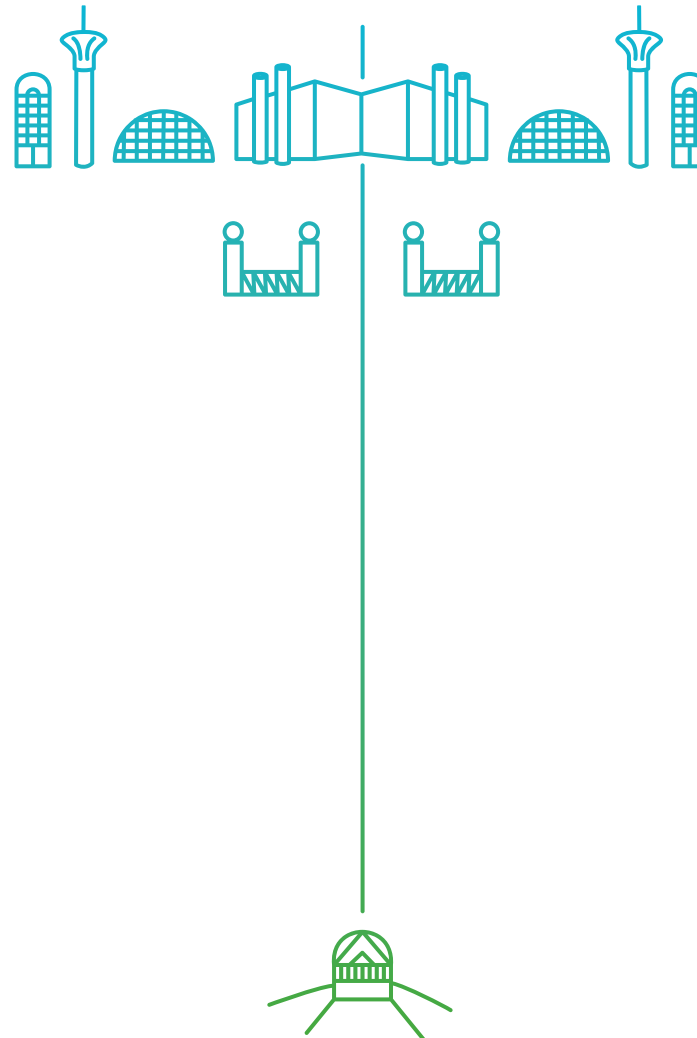


Welcome to the Monnet Innovation Center

Leaf through a few pages to discover an exceptional, strategically located site with laboratories, offices, and services that is easily accessible and a great place to work.

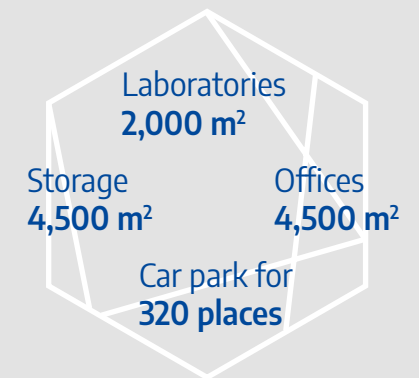


Philippe Tagnon,
MIC site manager



The MIC, in a few figures

Total site area:
8.80 ha



Find out about our
facilities and services
and their advantages!

What we have to offer

- Offices, equipped **laboratories** and storage facilities at your disposal
- An all-inclusive rental under service agreement subject to VAT
- **Flexibility** to ensure smooth growth
- An exceptional location in the very heart of the Louvain-la-Neuve Science Park and the faculties of the **Catholic University of Louvain, UCLouvain**
- A place steeped in history and focused firmly on the **future**

For what type of companies?

The Monnet Innovation Center plays host to innovative companies focused on research and development in the fields of chemistry and biomedicine.

We also accommodate companies that engage in renewable energies, engineering, IT and consultancy.

Start-ups, scale-ups, large corporations can contact us without hesitation. Our rentals start from 18 m² for offices and 42 m² for laboratories.



Our DNA

- Innovation in every sense of the term
- A proclivity to welcome science-oriented companies... (but not only...)
- Attractive financial conditions
- An array of all-inclusive services
- A sound public manager
- A strong presence in the ecosystem of the Louvain-la-Neuve Science Park and the University

OUTSIDE
you will find...



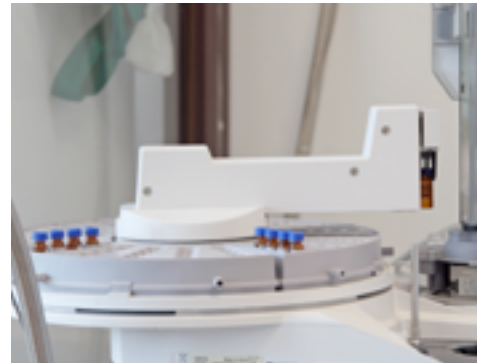
While inside, we offer...

Ergonomic, multifunctional workspaces for maximum comfort and service.



LABORATORIES

- FROM 42 m²
- Equipped with access to fluids chemical hoods, bench, administrative space, ventilation, etc.



STORAGE SPACE OR WORKSHOP

- FROM 18 m²
- With ventilation or under argonite



PRODUCTION HALL

- 1000 m² hall available with adjoining offices



OFFICES

- FROM 18 m²
- With furniture and access to shared equipment and facilities (photocopier, meeting rooms, internet, telephony, etc.)

CONFERENCE CENTRE

- Equipped to accommodate 30 to 200 people
- With à la carte catering for your daytime events
- Can be rented by any company outside the Monnet Innovation Center



Our goal:
to provide a unique
range of services
for you within the
Science Park



Shared services

Companies benefit from a wide range of services included in the monthly fee

- Reception and site surveillance services
- Office maintenance
- **Heating, water, electricity**
- Furniture, telephone, internet
- **Meeting** and/or training rooms (can be rented by any company outside the Monnet Innovation Center)
- Access to the **self-service restaurant**
- On-site catering services
- Access to the **fitness** room
- Electric vehicle charging points
- Carpooling platform
- Shared **electric bikes**
- On-site car wash
- Yoga classes
- **Games** such as pool or foosball

We spare no effort to update the list as often as possible so as to make your work easier, provide moments of relaxation and help you **save time** in managing your daily tasks.

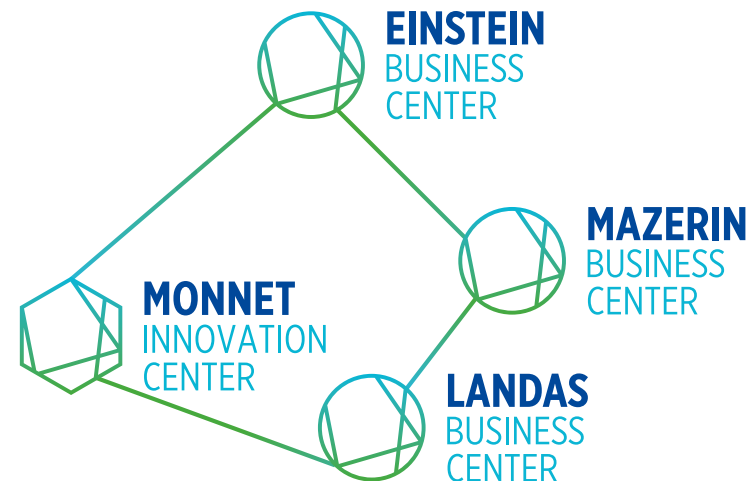


in BW, the economic expertise of a solid operator



Being a tenant at the Monnet Innovation Center means being part of a network of entrepreneurs and benefiting from the expertise of in BW, one of the main public economic operators in Walloon Brabant.

The Monnet Innovation Center is actually part of in BW's property portfolio, comprising some 90,000 m² of offices and warehouses throughout the entire Walloon Brabant. This portfolio comprises traditional relay halls and a network of business centres.



in BW is also developing industrial estates throughout the province, including the Louvain-la-Neuve Science Park, co-managed with the UCLouvain.

In addition to the real estate line, we are at your entire disposal to provide advice and support for potential sources of financing for your project, such as public grants. We offer networking activities, organise training courses, information sessions, etc.

A dynamic team at your service

Five individuals see to the day-to-day management of the Monnet Innovation Center, whose specific technical features require constant attention.

The overriding priorities of Philippe Tagnon and his team are the well-being of the occupants, the constant monitoring and maintenance of the equipment and the safety of the site.



Some call it Shell or Monnet,
others simply MIC.

For our part,
we affectionately call it
the "Coquille" [Shell, in French].



An emblematic location



The story of the Monnet Innovation Center goes back to the mid-1980s. At that time, SHELL decided to establish its European polymer research and development centre in Louvain-la-Neuve. The building was designed by architect Philippe Samyn.

In 1998, it became the SHELL Coordination Centre, and its focus shifted towards renting space to external companies, while maintaining certain research activities.

In 2008, the oil company discontinued its activities at the Science Park and sold the site to a private entity.

In 2015, in BW spotted the potential of this emblematic building nestled in greenery and acquired it in order to turn it into a business centre.

Have you noticed its shell-shaped layout, a reference to the name of its founding company?

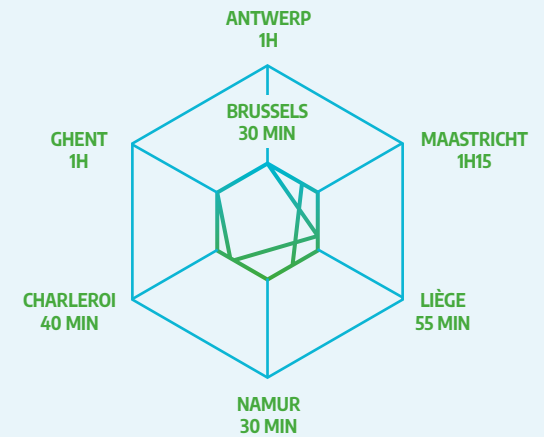


In the very core of the heart of Europe

Located in the heart of the Louvain-la-Neuve Science Park, you will be in contact with many potential partners.

Belgium's youngest city, renowned for its dynamic social and cultural life, is just 1 km away. You are at the heart of the UCLouvain ecosystem and its incredible talent pool.

Brussels, the national and regional airports, the train station, etc. are all just a stone's throw away. The Monnet Innovation Center is easily accessible by public transport.



- E411 (Brussels-Namur-Luxembourg): < 1 km
- N25 (Wavre-Nivelles): < 1 km
- Brussels: 32 km
- Namur: 33 km
- Antwerp: 74 km



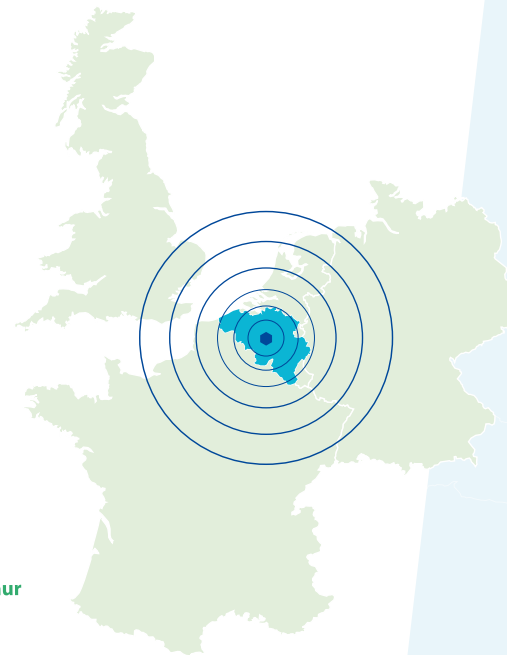
- Zaventem Brussels Airport: 34 km
- Brussels South Charleroi Airport: 36 km
- Liège Airport: 71 km



Louvain-la-Neuve train station: 1 km



BW TEC bus lines 5 minutes' walk





Things are buzzing
at the MIC...

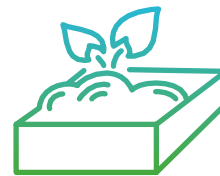
Here, we nurture young shoots...

The young shoots are not just the spin-offs and start-ups we host, but also the ones in our vegetable garden where our tenants are free to relax and grow their favourite vegetables.

Various activities are organised on the site: conferences, yoga classes, tenant barbecues, the annual party, pool, foosball, etc.

Take a stroll through our landscaped grounds, you'll discover 8 beehives from which our employees harvest honey. It's not unusual to spot a deer frolicking in our grounds. You've got a date with nature!

The pedestrian town centre of Louvain-la-Neuve and its range of services and leisure facilities: schools, crèches, museums, conference centre, theatre, cinema and sports complex, golf course, lake, Bois de Lauzelle, shopping centre, restaurants, etc. are just 1 km away.



It is high time to contact us!

Interested in renting?
Would you like to visit the site?

in BW

Economic Development Department

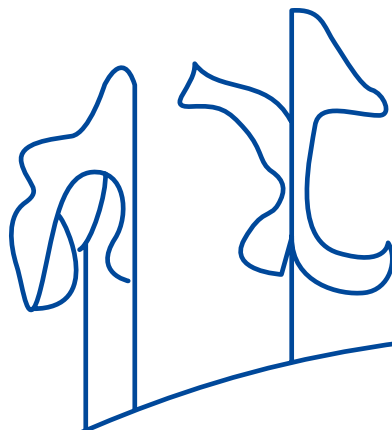
economique@inbw.be

+32 (0)67 21 71 11

**Request our rates, detailed plans
and data sheet!**



www.inbw.be



Would you like to contact
the Monnet Innovation Center?

Monnet Innovation Center

Louvain-la-Neuve Science Park

1 Avenue Jean Monnet
1348 LOUVAIN-LA-NEUVE

+32 (0)10 87 21 01

centremonnet@inbw.be

