



Life sciences real estate in Flanders



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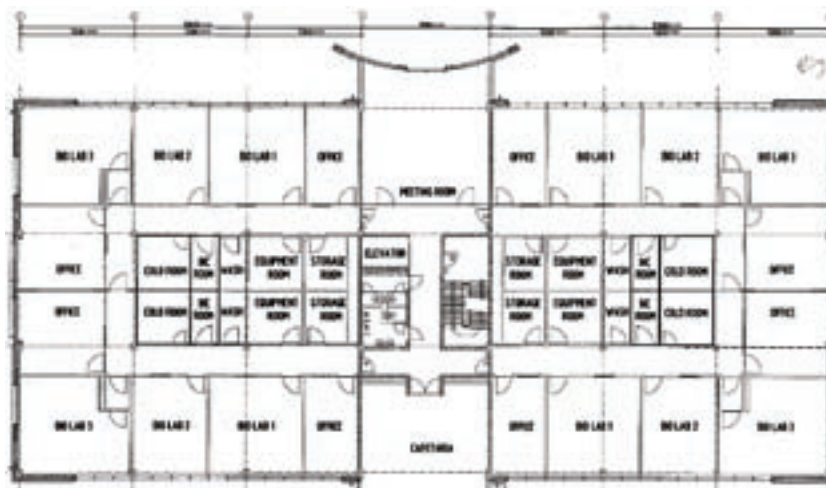
Flanders has the right infrastructure to grow biotech companies through the various phases of their life cycles.

Early start-up: Bio-incubator space on the rise

Bio-incubators are fully licensed, up-to-date buildings with office and laboratory space available for R&D-based life sciences companies.

Typically an incubator provides:

- A total surface area of around 40,000 sq ft (3,750 m²) with units of approximately 2,700 sq ft (200-250 m²) each, and a multi-user area including meeting rooms, reception area, canteen, kitchen and bathroom facilities
- Each unit consists of:
 - Six to seven air-conditioned laboratories, conforming to bio-safety Class 2 standards and easily upgradeable to bio-safety Class 3 activities
 - One incubator room
 - One cold room
 - Separated air purifier and drainage of water
 - Ready to use offices (internet, phone connections, etc.)
- Units can be combined up to 10,800 sq ft (1,000 m²); rental terms are flexible and there is flexibility for changing offices to laboratory space and vice versa.



With space in the existing VIB bio-incubator in Ghent (technology park) reaching a premium, two additional bio-incubators are under construction in Ghent and Leuven.

For more info on the bio-incubators

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Flanders Investment & Trade

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Mid-stage biotech companies: Low-cost sites in top locations

- Advantages – These research parks are located close to academic institutions and centers of excellence in order to encourage the development and diffusion of state-of-the-art technologies, the influx of highly qualified personnel, and the attraction of capital and entrepreneurial activities.
- Size - More than 300 hectares in several research parks. The most mature research parks are Leuven and Ghent.
- Costs - Biotech companies locating in Flanders can benefit from relatively low real-estate costs compared to other European locations. In a 2003 Cushman & Wakefield study, Belgium ranked lowest in rent costs compared to 14 other European countries. According to Global Industrial & Office Rents Survey Q4 2004, average office rents in Flanders are:
 - Brussels: Average monthly office rent ranges from \$160 (surrounding area) to \$300 (central area)
 - Antwerp/Leuven/Ghent: Average monthly office rent is approximately \$130 - \$140



The Ghent Research Park: Dedicated to Biotech

The Ghent Research Park consists of a broad spectrum of biotech players ranging from leading academic research organizations to bio-incubators to mature biotech companies. The technology park is characterized by both major biopharma and agbio players. Examples include:

- Innogenetics – One of Europe's first publicly traded biotech companies
- A valuable mix of diverse and growing biopharma companies including Ablynx, AlgoNomics, BioMaric and Peakadilly, all hosted in the VIB bio-incubator
- World leaders in agbio including Bayer BioScience, CropDesign and Devgen
- Knowledge centers including VIB and Ghent University
- Ghent University Hospital, Belgium's second largest university hospital



The Leuven Research Parks: Multi-disciplinary Opportunities in Biotech and Micro-Electronics

A unique feature of the Leuven research parks is the link between the high-tech and biotech sectors. Key players in biotech and life sciences in the Leuven area include:

- Flourishing biotech companies - Tigenix, Thromb-X, Diatos, TorreyPines Therapeutics, 4 AZA Bioscience, PharmaDM, Remynd, RNA-TEC and Vivactis
- Academic institutes including the University of Leuven and VIB
- The micro-electronics and nanotechnology research institute IMEC, building bridges between micro-electronics and biotechnology
- The University Hospital Gasthuisberg, Belgium's largest and Europe's second largest university hospital
- The Institute for Innovation and Incubation (an incubator for high-tech spin-offs) and a bio-incubator under construction.

Late stage companies: Industrial zones

Key industrial sites are situated south-east of Antwerp in the Kempen (the Herentals-Geel area) and in Flemish Brabant (Mechelen, the north-east and north-west of Brussels)

There has been downward pressure on rental values over the last year, with the Kempen being the cheaper area.

Companies manufacturing in Flanders include:

Pharmacia, Schering-Plough, AstraZeneca, Bayer, Genzyme Corporation, Monsanto Europe, Janssen Pharmaceutica, Tibotec, Innogenetics and a number of others.

For more information, please see our sheet on Life Sciences Manufacturing in Flanders

