Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53 **E-mail:** info@immowillems.be

For rent - Individual shop

€ 1.950

Tiensestraat 157, 3000 Leuven

Ref. 7300387









Availability: immediately

Surf. Living: 92m²

Surf. Plot: 92m²

Neighbourhood: central

Description

Ready to launch your business in the heart of Leuven? This is your chance.
At Tiensestraat 157, you'll find a fully **renovated commercial space** that’s ready to be shaped into your vision. With **92 m² on the ground floor**, a **mezzanine**, **basement** and **outdoor area**, it’s the perfect blank canvas for retail, a showroom, a studio, a hospitality concept or an exciting pop-up. Your idea, your layout — the owner is flexible.

Why this space is perfect for young entrepreneurs:

- **Completely renovated but fully customizable.**
Flooring, finishing, layout — you choose, the owner collaborates with you.

- **Catering activities possible** (upon request), ideal for a coffee bar, lunch spot or take-away concept.

- **Mezzanine** suitable for extra retail space, office or storage.

- **18 m² basement** — practical for stock.

- **50 m² outdoor area** at the back.

Prime location with guaranteed foot traffic

Located in lively Tiensestraat, just a short walk from Campus Group-T (KU Leuven). A constant flow of students, locals, commuters and shoppers passes by every day. Parking in front of the building, and easy access to public transport.

Flexible contracts to match your plans

Go straight for a long-term lease or start with a **1-year pop-up contract** to test your concept. This space grows with your ambitions.

Ready to make your idea happen?
Get in touch for more information or to schedule a viewing — the inspiring AI visuals will already show you what’s possible here!

Financial

Price: € 1.950,00 per month
Available: Immediately

Building

Surface: 92,00 m²
Fronts: 2
State: Renovated
Number of floors: 2

Location

Environment: Central

Terrain

Ground area: 92,00 m²

Parking

Parkings inside: No