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INSPIRATION GUIDE

BEDDELEEM

2025 marks a milestone year for Beddeleem as we proudly celebrate our 75th anniversary.

75 years of watching our company grow and evolve as a market leader, refining and perfecting our products and services, navigating various trends and market fluctuations, and most importantly – 75 years of creating futureproof workspaces through sustainability, innovation and excellence.

2025 also marks a year of growth for Beddeleem, as we celebrate the international accomplishments of our recently opened office in Switzerland – which you'll immediately get to explore through two featured projects. There's no better backdrop to an office setting than stunning views over the Swiss Alps.

As for our projects closer to home, we're proud to feature a sample of what we've achieved over the past year in this latest edition of our Inspiration Guide. From total project fit-outs to fully custom set-ups and complex technical engineering, you'll explore everything Beddeleem has to offer – and we hope these projects will serve as an inspiration for your future ideas and realisations.

By relying on Beddeleem, you can rest assured that you've got a full team of experts behind you who will transform your vision into reality. We want to thank the architects, partners, and clients who have placed their trust in our products and capabilities, as well as our team, by celebrating the accomplishments of the past year in this Inspiration Guide. Enjoy!

BEDDELEEM

INSPIRATION GUIDE



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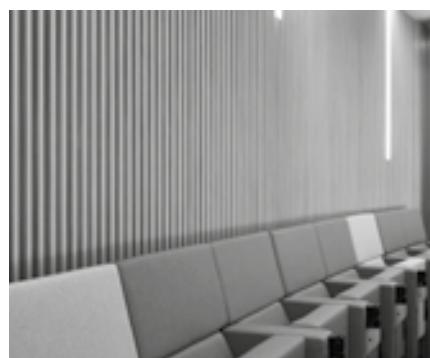
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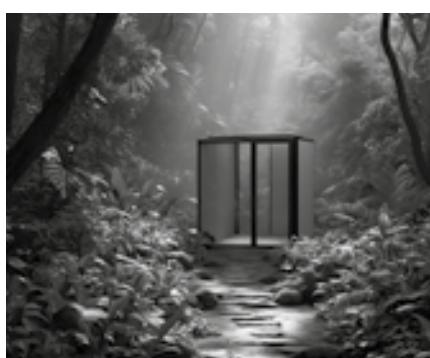
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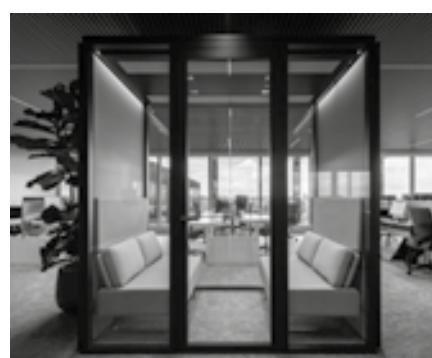
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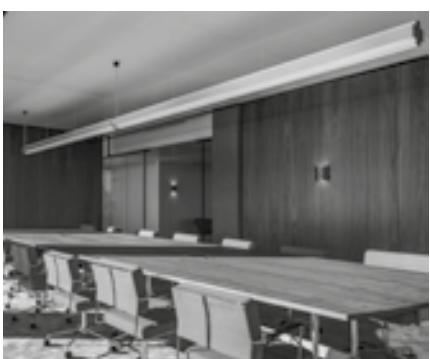
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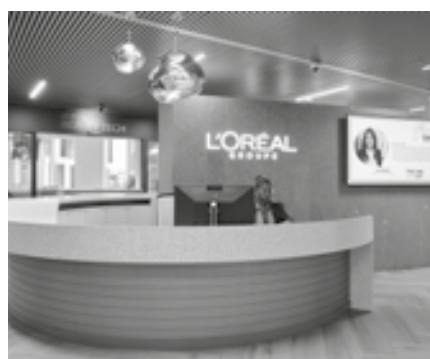
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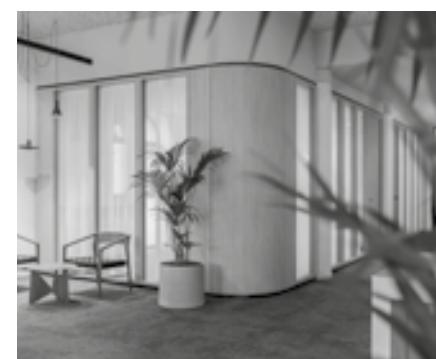
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THE PAST, PRESENT, AND FUTURE OF BEDDELEEM

Over the course of 75 years, Beddeleem has gradually grown from a one-person company to a team of about 200 employees and a flexible workforce of 350 people, steadily refining its products and services to match market demands. Acknowledging the organisation's forward-thinking and pioneering approach, Beddeleem was recognised as a Best Managed Company for the third year in a row. For the latest edition of Beddeleem's Inspiration Guide, CEOs Koen De Block and Jochen Daneels share their thoughts about the current market and upcoming trends, as well as the past, present, and future of the company.

FROM A MODEST PLASTERING COMPANY TO A HOUSEHOLD NAME IN WORKSPACE INTERIORS

“Beddeleem originally started out in 1950 as a plastering company, specialised in waterproof cellars and ornamental moulding,” Koen explains. “But the company only experienced true growth once it started installing suspended ceiling systems, adopted from the USA. Plasterboard walls followed soon after, which then evolved into the increasingly popular partition walls.”

“In 1989, we asked ourselves the following question: shouldn’t this be a modular and relocatable system?” Koen inquires. “Why aren’t we developing our own partitions? And what about windows and doors? We wanted a system that was easy to assemble and disassemble, while steadily growing and integrating our own production throughout the process.”

But that wasn’t the last of it for Beddeleem: “We had ceilings, we had partitions – what else do you need in an office?” Koen asks. “Although times have changed, back then, you required a lot of storage space. Which led to us making cabinets – ones that also worked as partitions. After cabinets, freestanding furniture followed, and that’s when we realised, we essentially had a one-stop shop on our hands. In addition to our products, we then started offering a total fit-out service, including the coordination of more technical elements in specific projects, such as electricity and HVAC systems, flooring, painting, and more in offices, educational, healthcare, sport and governmental environments.

EMBRACING THE ONE-STOP SHOP MODEL

Jochen further elaborates on the one-stop shop model: “By adopting this model, we are able to unburden clients and provide a great diversity in products and services – something that’s greatly appreciated. Through a dedicated project manager, clients benefit from the flexibility of working directly with Beddeleem for custom requests. Our vertical integration also means we have specialists in all areas: fire resistance, acoustics, sustainability...”

“This translates to our manufacturing process,” Koen says. “By investing in the right machinery and the right departments, along with our automation and digitalisation projects, all our knowledge remains in-house in our production site in Belgium. Our capacity is significant, and we are recognised as a Class 8 (category D, ed.) contractor in Belgium, which is the highest class available and most capable of taking on complex, large-scale projects.”





“WE PROVIDE FULL CUSTOMISATION AND SPECIFIC CUSTOMER REQUESTS.”

“For those reasons, we can quickly accommodate upcoming trends and follow market evolutions, allowing us to provide full customisation and specific customer requests,” Koen explains. “And we’re talking about more than just colours: customers can choose their level of acoustics, fire resistance, type of materials... Just ask and Beddeleem will deliver on it.”

Jochen expands with an example: “The past few years, we’ve experienced an increase in requests for improved acoustics and curved partitions. Thanks to our extensive R&D team, we’ve been able to finetune such specific requests.”

REPRESENTING YOUR WORKSPACE CULTURE THROUGH DESIGN

The current market and workspace interior trends have also influenced how Beddeleem tackles projects: “The direction of today’s market is a little unclear for now. Clients have become more risk-adverse and won’t start building without guaranteed tenants. On the other hand, there’s a major focus on energy-efficient renovations in older buildings to match European sustainability norms and building codes,” Jochen observes. “These renovations present interesting opportunities for our products: our JB COOL climate ceilings are a great example of how clients can easily reduce energy consumption and costs.”

“We’ve seen many evolutions in how people tackle workspaces throughout the years. We’ve gone from open spaces to closed offices, to New Ways of Working, and finally to Activity-Based Working – fewer people grouped together, and rooms available for dedicated activities such as meetings, informal chats, and concentration zones,” Koen mentions. “Conviviality and a central socialisation area are a big thing in offices nowadays. The trick is mapping out your different divisions and observing the interactions between them and placing them in a logical way to benefit productivity. That’s when – and where – an architect can work their magic.”

“CONVIVIALITY AND A CENTRAL SOCIALISATION AREA ARE A BIG THING IN WORKSPACES NOWADAYS.”

“The post-COVID return-to-office policy has made people desire a homey, cosy atmosphere in an office,” Jochen adds. “Our production in square metres has gone down per project, but the quality of items has gone up. Luxury aesthetics and acoustics are more in demand.”

Jochen underlines the importance of employer branding when it comes to office design: “An office should be a place people willingly want to visit. When designing an office space, architects should always respect and understand the culture of a company – you can’t change a company’s culture by updating the interior, but you can enhance it.”

THE CULTURE AT BEDDELEEM

But how is Beddeleem’s culture ingrained within the company? Jochen and Koen explain their approach as a Best Managed Company and the company’s attitude towards digitalisation, structure, and sustainability.

“We’re not walking around with a manual on how to be a Best Managed Company,” Jochen jokes. “But the title has held us accountable and has brought structure to how we evaluate and report within Beddeleem.”

Within the company, there’s always been a drive to optimise ways of working, oftentimes as an early adopter. Koen recalls, “We’ve been ISO-certified with ISO 9001 since 1999. Although this certification mainly focuses on quality, the true value lies in the organisational model behind it – formalising quality checks and implementing the company’s know-how in an automated system.”

The digitalisation of Beddeleem happened in a similar manner, according to Koen: “I’ve seen the company evolve over time from a paper-based system to a digital one. We were a pioneer in paperless warehouse management, and all our projects are fully documented within this system, including every last nut and bolt. We’re always looking to optimise these systems and grow alongside the times.”



A SUSTAINABLE APPROACH

“As for sustainability,” Koen continues, “we achieved our ISO 14001 certification back in 2011 – which was unheard of at the time for a fit-out company.”

Jochen dives deeper into the subject: “There are many aspects to sustainability, but we’ve approached it from different angles within Beddeleem. We were the first company in the world to achieve the Cradle to Cradle Certified® Silver label for our partitions in 2016 – which has been renewed and upgraded in the meantime. Beddeleem has been producing and installing circular partitions for over 35 years, long before the emergence of a circular economy, reassembling and reusing them repeatedly within the same buildings and for the same clients. In the last five years, we started receiving more requests for second-hand partitions. As a result, in 2021, we started the Beddeleem Circular project to assess the quality of our materials for reuse, making our used products available across projects and clients through our REuse range.”

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“WE HAVE SEVERAL GOALS WE WANT TO ACHIEVE BY 2030.”

“This is only a recent development, but our other sustainability initiatives have been around for much longer,” Jochen remarks. “We have several goals we want to achieve by 2030, stipulated by our Taking Climate Action label. As a company, you need to take responsibility for the planet, and we are always looking to improve. We have 4.200 solar panels for our manufacturing, and our employees are equipped with electric vehicles – including an electric truck as our latest addition. Our new building will run on electricity and will be equipped with heating pumps. These investments cost time and money, but over time, you reap the rewards.”



“Along with our sustainability officer, we also have a dedicated employee on our R&D team to focus on this topic,” Koen adds, “and sustainability remains a significant motivator for our entire ten-person R&D team. We’re currently researching the acoustic and fire-resistant properties of our rockwool insulation, and we’ve replaced suppliers that are still using harmful substances in their products. We’ve also determined that recycled aluminium is more feasible, cheaper, and sustainable to use, and is now present in our products by up to 70%. Again, these things cost time, money, and effort, but being able to offer a more sustainable alternative will benefit our company in the long run.”

LOOKING TOWARDS THE FUTURE

Along with the company's sustainability goals, Beddeleem is also looking towards the future from a business perspective. Having recently opened a new office in Switzerland, Koen and Jochen talk about future growth.

"We completed a few projects with local distributors in Switzerland in the past, and set up a joint venture with our Swiss partners in 2024. We're still very focused on our home markets, but the opportunity to work together with someone who is very attuned to the local market and who believes in our

products was too interesting to pass up," Jochen explains. "If a similar opportunity were to arise in another country, we're open to exploring it."

"With so much potential in our home markets, we're not actively looking for further international expansion," Koen clarifies. "Our strategy is currently very opportunistic. We've been lucky to experience stable growth that matches our capacity and market demand. Exponential growth wouldn't be healthy or sustainable. We just want to keep going in the same way we've always done."



DEGROOF PETERCAM

Client: Imofig on behalf of Degroof Petercam

Architect: Joris De Geyndt

Location: Kortrijk, Belgium

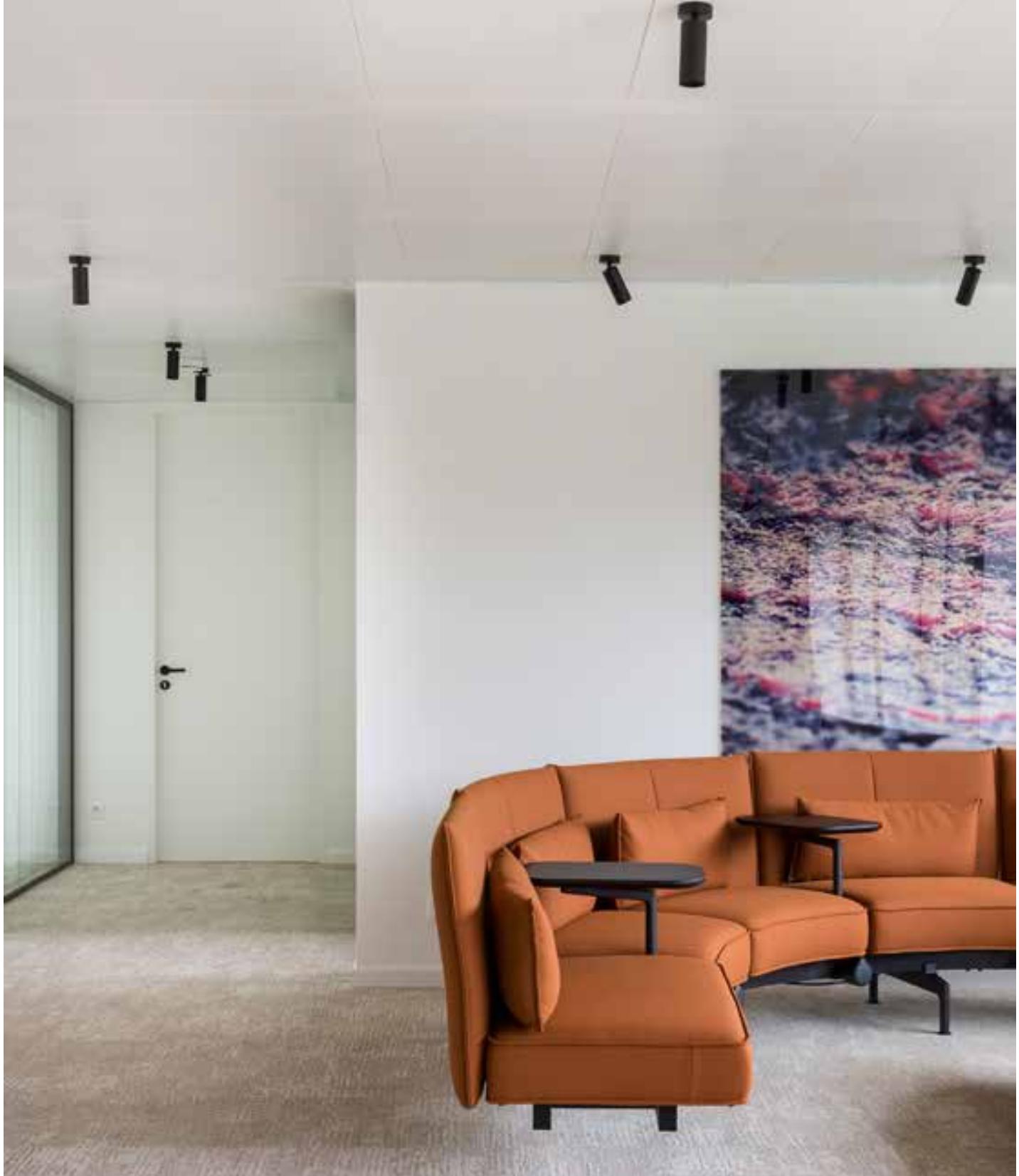




SHARP, MODERN, AND RFINED – SLEEK ARCHITECTURAL DESIGN MEETS A SERENE OFFICE SETTING FOR DEGROOF PETERCAM'S KORTRIJK DIVISION.

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Reflecting the values of one of the leading Belgian private and investment bank in its interior design is one of this project's main strengths. This architectural beauty aims to impress, while still welcoming clients into an environment that fully focuses on their needs.



16 Beddeleem was responsible for the total fit-out of their local Kortrijk office, including the production and installation of our JB COOL climate ceilings and JB PURE 100 partitions, sporting an elegant design with double-glazed glass and superior acoustic properties up to 51 dB.



Jozef Speybrouck



In addition to the Beddeleem products, our company also provided and installed the custom-made kitchens and kitchen table, and took care of the walls, flooring, ceilings, and solar shades, and refurbished the staircase.



The art pieces, originating from Degroof Petercam's private collection, are the finishing touch to this beautiful build.







With the JB COOL climate ceiling,
Degroof Petercam will benefit from
reduced energy costs while replacing
classic heating and cooling systems
and maintaining high standards of air
hygiene and climate conditions.

BACK TO NATURE

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Embrace the growing popularity of biophilic design and bring nature back inside the building.



A moss wall is a clever way to incorporate extra greenery into a room without compromising space, as demonstrated by the BNP Paribas office (Destelbergen).





WOOD: A TIMELESS CLASSIC

One key element of biophilic design? The ever-classic, ever-versatile wood. With a long history in interior design, wood is a beloved material for many reasons. Beautiful, long-lasting, and sustainable thanks to its renewable properties, it can be used in various forms – including flooring, paneling, and furniture. Although oak remains the most popular, other wood types like walnut and bamboo, but also Scandinavian trees such as ash and birch, are catching up.

Studies have proven that by nurturing the connection between nature and humankind, employees benefit from higher productivity, feel more creative, experience reduced stress, and have an overall better quality of life – all by being in touch with nature.

Expose your designs to natural materials such as wood, stone, rattan, linen... or choose shades of brown, beige, and green that reflect nature. Warm lighting, direct sunlight, and plenty of greenery will instantly make any office space a warmer, cosier place – especially when paired with large windows and glass partitions to keep the outside world present at all times.

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DENTIUS

Client: Dentius

Architects:

Superellipse - Innovation Agency - Formerly Studio Dott & Achilles Design

Francisca Hautekeete – Architect Genth

Location: Several sites across Belgium





A clean, sterile look for multiple dental practices within the Dentius group – yet warm, approachable, and wonderfully soothing with soft wooden details. Our versatile, modular partitions are made for more than an office setting, blending into any professional environment.





Beddeleem was responsible for the total fit-out of several dental practices across Belgium, from providing and installing the partitions, ceilings, doors, and custom-made furniture to coordinating all painting, HVAC system installations, and electricity – all while using high-quality materials and specific techniques that are particular to the dental industry.





YOUR ONE-STOP SHOP FOR A FULL INTERIOR FIT-OUT

Custom partitions, doors, and ceilings are just a fraction of what Beddeleem offers its clients – aside from the production and installation of our JB products, we're also classified as a class 8 full-service finishing contractor, offering a complete coordination and installation of interior finishing, including HVAC, painting, flooring, and electrical installations... You name it. A smooth delivery, a respected timeline and budget, and only one company to take on the successful completion of your entire interior project – Beddeleem takes care of it all.

Our JB DOOR, JB 4000, and JB 2000 products were implemented across the various practices, on top of the full interior project coordination and installation.

Patients who are at ease, a satisfied client, and a project that's on time and within budget – three things that are sure to win a smile.

“Working with Beddeleem was an all-around positive experience, from start to finish. Their excellent service, clear communication, and careful follow-up made it a pleasant and efficient process. The end result is impressive, and their after-sales service reaffirms their commitment to the project, even after completion.”

■ Liese Keereman, Communications Specialist, Dentius





ENJOY THE SILENCE

Modern offices are all about acoustics – and justifiably so. Controlling the acoustics of a room has become a proper challenge, in part due to the many open, collaborative spaces and the rising trend of using hard materials such as glass and concrete, which causes sound to reverberate.

When noise is kept to a minimum, studies have proven that concentration levels rise, improving focus and productivity. Many companies have started to analyse their office layout, implementing different acoustic solutions to minimise the level of background noise. Through these smart, unobtrusive solutions, such as call booths, ceiling sound baffles, insulated panels, and more, organisations are able to maintain the right acoustics without sacrificing aesthetics.

HAVE YOU HEARD OF JB ABSORB?

Although our full range of JB partitions already holds high acoustic properties (for example, our JB 2000 and JB PURE partitions reach up to 64 dB in sound insulation), we also have a dedicated range, JB ABSORB, to bring your silence game to the next level. With a top-tier performance of $\alpha_w = 1$, this solution excels in both acoustic comfort and aesthetics.

JB ABSORB comes in many forms – as a panel or casing that's easily integrated or combined with our JB partitions, but is also available as different customisable accessories and materials that can be integrated into your existing workspace, allowing for installation on various panels, ceiling elements, or simply as part of your workspace furniture.



It's all in the details: Deldiche, a European distributor, producer, and developer of various culinary delicacies, implemented the JB ABSORB ceiling baffles that catch the eye with flowing, wave-like slats that enhance the room's acoustic properties.



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AGRISTO

Client: Agristo

Architects: OYO Architects

Location: Nazareth – De Pinte, Belgium







Nothing but warmth and a welcoming vibe for the Agristo 'Potatoholics' in their new offices. Beautiful, caramel-coloured stained oak veneer sets the scene, framing the JB PURE 100 WOOD partitions – both solid and glass with double glazing – as they transition from meeting rooms to offices. To complete the look, our relocatable JB 2000 FULL partitions were created using the same stained oak veneer.

QUALITY AND SAFETY ARE KEPT TOP OF MIND WITH THE USE OF FIRE-RESISTANT JB FIREGLASS GLAZED DOOR.



The challenge? Perfectly aligning all the different elements: making the partitions transition to counter-partitions, which in turn connect to doorframes, and eventually end in an integrated structure that houses the mailboxes.



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“Building together towards progress – our new offices in the Nazareth plant are ready for the future, thanks to Beddeleem’s craftsmanship and dedication. Every successful collaboration starts with trust and ends with outstanding quality.”

■ Erwin Deloor, Group Facility Manager, Agristo

You'll find only the best in the Nazareth offices of one of Belgium's leading players in the potato processing industry. Including fully custom-made features, from the impressive concrete reception desk that'll wow you from the second you step inside, to the serviceable mailboxes in matching wood, you'll find that functionality and aesthetics go hand in hand here.



Much like their potato products, Agristo's offices are made to delight, keeping interior aficionados hungry for more.



Curious? Scan the QR code to discover more about this project.



CIRCULAR PRODUCTS

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REDUCING WASTE, REUSING PRODUCTS

For the past few decades, Beddeleem has implemented the concept of circular fit-outs, recuperating and reusing the products within the same projects, offices, and buildings, significantly extending their lifespan. This concept has broadened over the past four years, with our company actively retrieving used materials, stocking and adapting them for reuse within new projects.

Designed to answer specific needs that allow maximum flexibility, the modular construction of our products makes them easy to adapt and reassemble, providing customers with smart, sustainable solutions.



DISCOVER OUR REUSE RANGE

Based on the concept of our circular activities, we developed our Beddeleem Circular programme with REuse materials, which allows our products to live a second (or even third or fourth...) life. Here's how it works.

01

STOCK MANAGEMENT OF CIRCULAR ELEMENTS

Beddeleem conditionally collects and stores used products, such as partitions, doors, etc., that are no longer required in a building. Your project is matched with the right materials, depending on the current availability.



02

REVIEWING THE OPTIONS

Together, we review the necessary specifications in terms of finishing, acoustics, fire resistance, etc., that you require in your project, to fully meet your needs.

One example of the Beddeleem Circular programme is present in the Waterside project, located in Brussels. The existing JB 2000 partitions and JB CEILING elements were still in great condition, and were thoroughly inspected, refreshed, and reinstalled in a new layout during renovations. Leftover materials were returned to Beddeleem and, once adapted, gained a second life in The Nucleus project in Ghent.

03

IMPLEMENTATION AND EXECUTION

We integrate our REuse partitions into your floor plans and co-create the new layout, adapting elements as needed to fit seamlessly within the new environment.



Want to know more about our circular activities? Download our dedicated brochure.



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NOVOCURE

Client: Keystone Development Company on behalf of Novocure
Architect: HCI Architects
Location: Baar, Switzerland





GENEVA



A state-of-the-art facility, focusing design on two standout components: sustainability and flexibility. The building fully reflects the company's values on sustainability through the implementation of solar panels to provide energy and reduce the company's carbon footprint, a reversible air-to-water heating pump powered by the aforementioned solar panels, and a design philosophy centered on minimising consumption and waste.



The new headquarters of Novocure, a global oncology company specialising in Tumor Treating Fields (TTFields), are resplendent with a modern, colourful design that reflects the organisation's mission and values throughout the building.



Our new Beddeleem Schweiz office was a key player throughout the building process, providing more than 1400 m² of our trademark modular and circular partitions, including JB PURE 100 installed in the atrium and stretching across two floors, JB 4000 WOOD with a remarkable bamboo finish, and JB 2000 with a metal finish.

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DISCOVER JB 4000 WOOD

Where wood goes, our partitions follow. Made in glass with a wood finish to match your project's interior, JB 4000 WOOD brings another level of warmth and character to your interior. With endless choices in customisation, the range also offers sliding or full glass doors to complete the look.

The best part? It can be fully integrated with the entire JB 2000 system to give you even more design possibilities.



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“Thank you, Beddeleem, for the great cooperation and support in building the awesome Novocure headquarters. I’m fully convinced about the quality and design of your product.”

■ Andreas Thiry, Senior Director, Novocure



Cheerful colours and a custom foil application were used on the partitions to represent and reflect the Novocure branding.

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THE SHIFT TOWARDS A WELCOMING WORKPLACE

48

A post-COVID world has redefined the classic office set-up, with many companies seeking a hybrid solution to welcome employees, foster productivity, and respect a work-life balance at the same time.





Companies have increasingly focused on creating a homier and cosier atmosphere within their offices, choosing to provide employees with a more qualitative workspace that prioritises ergonomics and well-being. Examples of this include standing desks, personal lockers, better acoustic solutions, relaxation areas, informal meeting areas, and centralised kitchens with lunch seating.

The social factor is a main reason why employees have returned to the office, with companies now focusing on boosting teamwork, interaction, and collaboration. Many have stepped away from the classic open or individual office set-up, focusing instead on Activity-Based Working by implementing flex-desks, collaboration areas, or shared office spaces, with several call booths and meeting pods that serve different purposes.

“An office space designed for comfort makes employees more likely to come into the office.

As a good design creates a healthy, social and ergonomic workspace that is at least as enjoyable as working from home - and remember to invest in a good coffee maker.”

■ Jochen Daneels, CEO Beddeleem

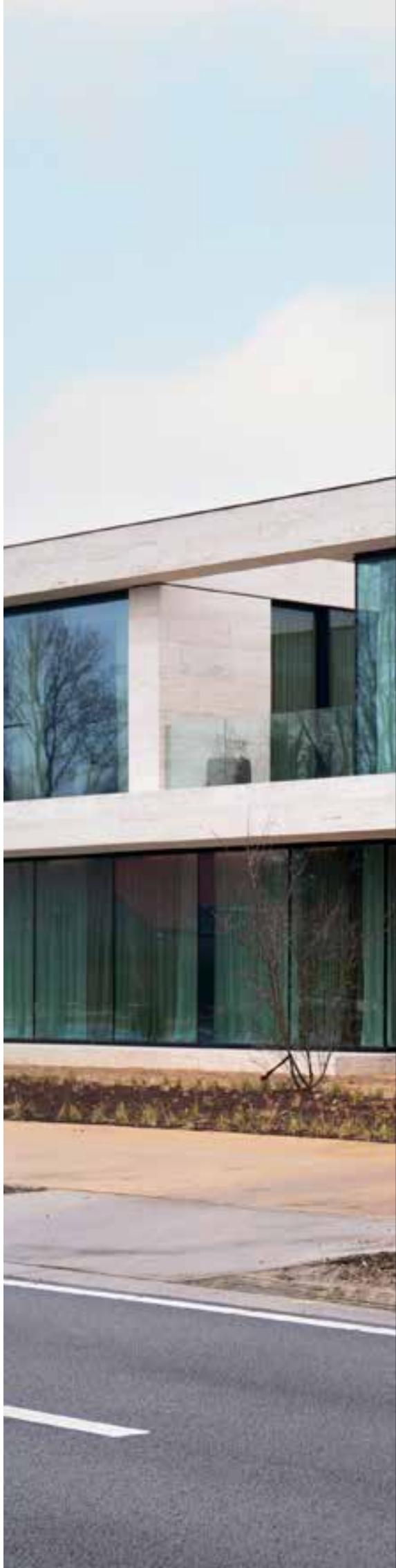
DELEN PRIVATE BANK

50

Client: Delen Private Bank

Architect: Project Architects | Bontinck Architecture & Engineering

Location: Knokke, Belgium





DELEN
PRIVATE BANK

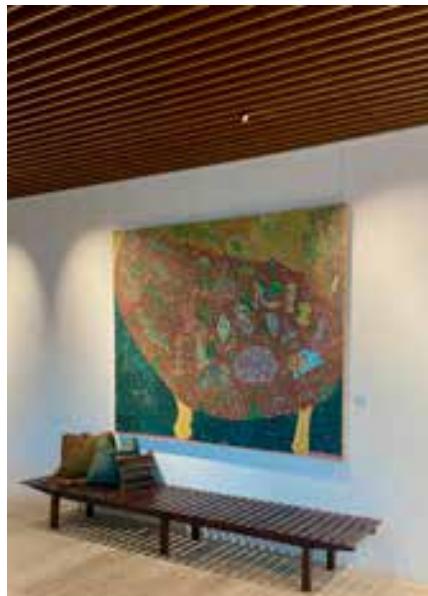
Delen Private Bank's Knokke branch has redefined what an office setting should look like – behind a striking façade lies an oasis of comfort and quiet luxury. Carefully curated furniture pieces make up an elegant and tasteful décor, and an impressive spiral staircase bathed in natural lighting leads the way to several plush and pleasant meeting rooms.

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Together with the client, Beddeleem selected the JB COOL climate ceiling system in this build, powered by geothermal energy and consisting of active and passive ceiling panels to control the ventilation, climate conditions, and air hygiene within the room.



Visitors are welcomed into a multifunctional sitting area, using soft whites, beiges, and browns for a warm, natural look. The contrasting decorative ceiling in dark wooden slats, supplied by Beddeleem, adds extra dimension and character to this already beautiful room.



Beddeleem's JB COOL ceiling systems contribute to a lower energy consumption and efficient temperature control – all behind a sleek and stylish design.



A perforated JB COOL ceiling was used in the kitchen to improve the acoustics in this more informal setting.

55

Meeting rooms and office areas feature the JB COOL ceilings with integrated lighting.



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HECTAAR

Client: Hectaar
Architect: Caan Architecten
Location: Roeselare, Belgium





HECHT/MAAR

DAAAT

Located along the E403 motorway in West-Flanders, Belgium, there's no way you can miss the new offices of Hectaar, a renowned project developer. Created with an eye for detail and a heart set on sustainability, this building exists in a class of its own.

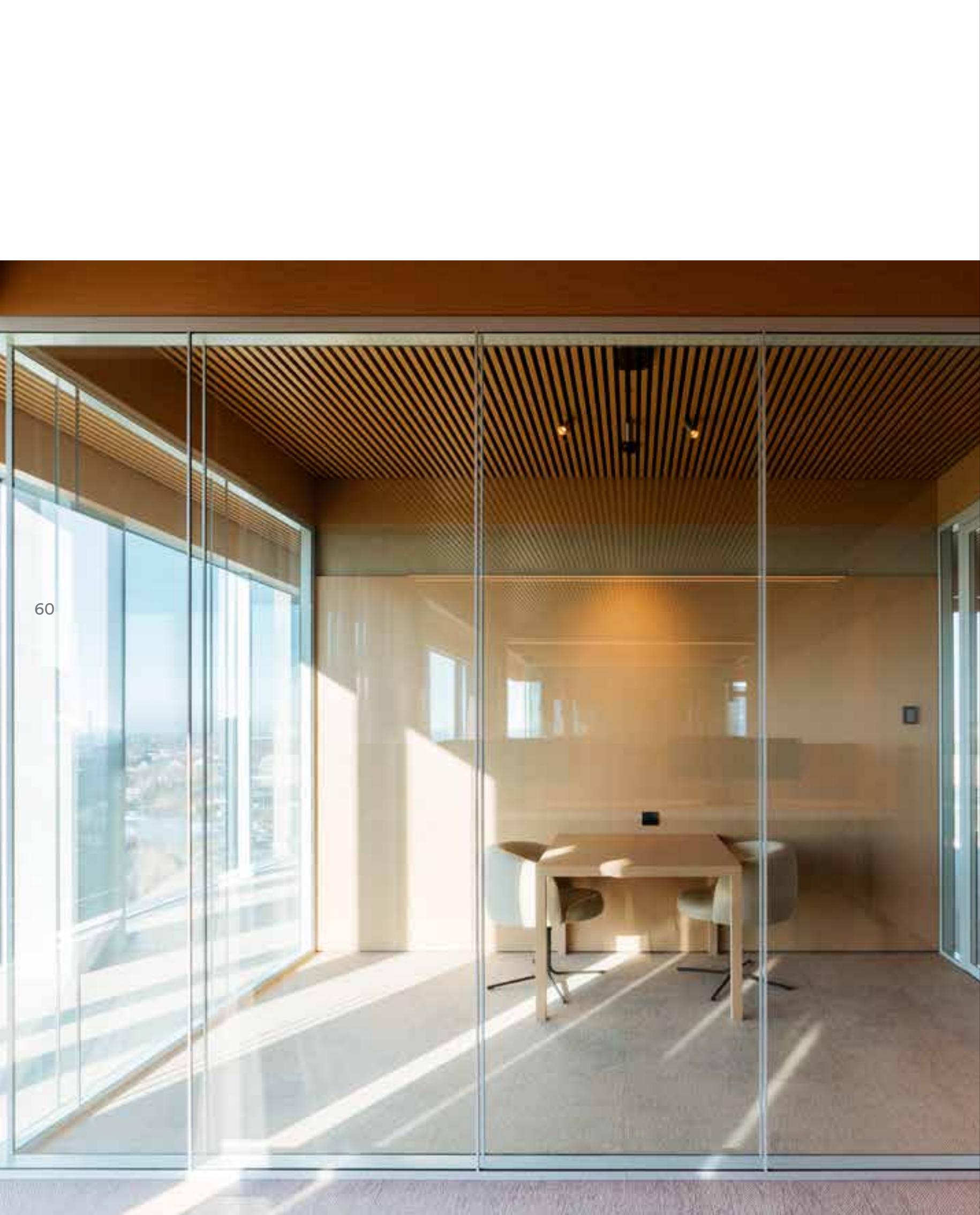




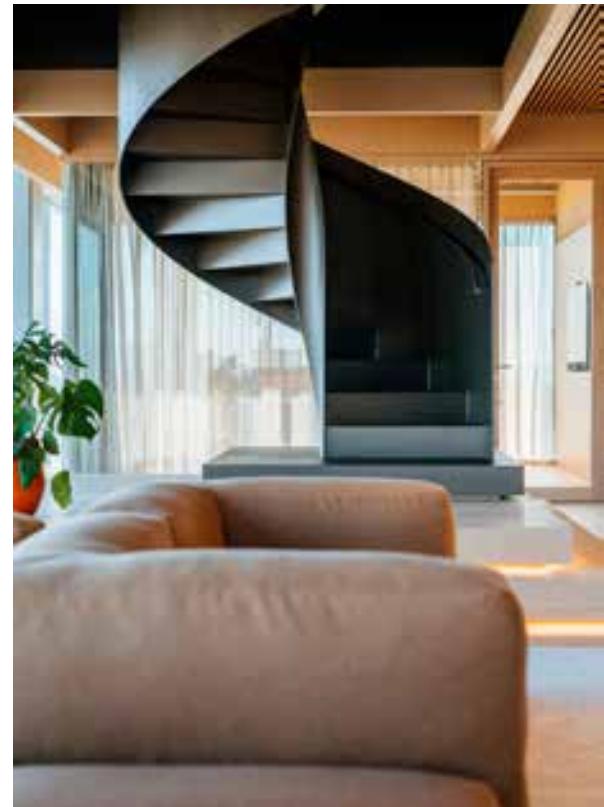
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Inside the building, you'll find an open floor plan that steps away from the status quo by using light linen curtains to separate the spaces, along with Beddeleem's very own partitions.

CONCENTRATION AND PRODUCTIVITY ARE SURE TO BE AT 100% IN SUCH A SERENE OFFICE SPACE.



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JB PURE 100 partitions were used, with coloured profiles in a custom grey, specially developed for this project by our in-house R&D team and lacquer department. Other Beddeleem products in this project include the JB 4000 WOOD, JB 2000, and JB FIREGLASS. All painting and flooring – using neutral, natural colours, was also executed by Beddeleem.



75 YEARS OF BEDDELEEM

A class 8 – category D total contractor and manufacturer of partitions, ceilings, doors, and office furniture, Beddeleem celebrates 75 years of industry expertise and experience in business, healthcare, governmental, and educational environments throughout Belgium and Europe. Our focus lies on creating sustainable professional environments, using innovative techniques and high-quality materials.

We take pride in our commitment and respect towards customers, employees, and projects, and hold three core ambitions to create circular workspaces, contribute to a cooler planet, and be committed to people. These translate to active programmes such as our Cradle to Cradle Certified® partitions, the Taking Climate Action label, and our ISO 14001 and ISO 9001 certifications. Our company also wears the badge of Best Managed Company since 2023.

OUR MISSION

REALISE THE FUTUREPROOF WORKSPACE

through sustainability,
innovation, excellence.

OUR VISION

Be the reference for sustainable
workplaces through custom-
made project solutions and
partnerships, Made in Belgium.



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OUR VALUES

B COMMITTED
B RESPECTFUL
B INNOVATIVE
B TOGETHER
B HEALTHY

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ASSAR

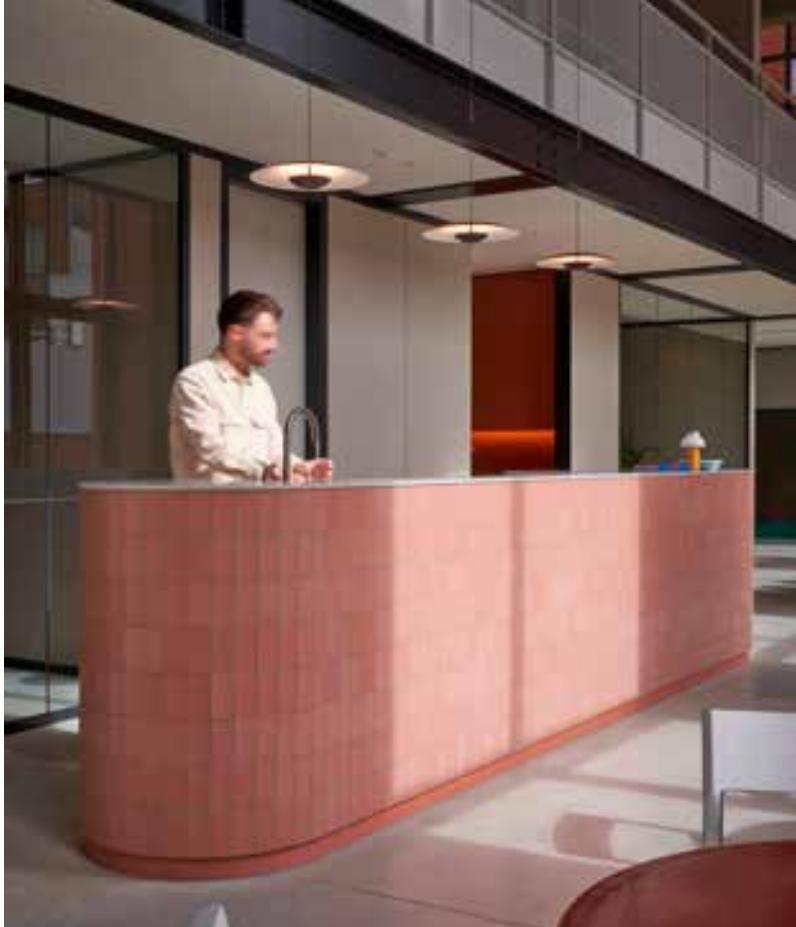
Client: Assar
Architect: Assar
Location: Antwerp, Belgium





Daring and bold, using deep reds and dark greens – this striking office interior shows off all the skills of the Assar architects for their very own building. High ceilings and an industrial vibe are contrasted with organic shapes and glossy, pastel-coloured tiles.





Did you know? This interior was inspired by the original Roodhooft confectionery, sharing the same local Antwerp roots as Assar.

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Responsible for the entire interior of this project, Beddeleem manufactured, delivered, and installed the JB 2000 QUIET solid partitions for enhanced acoustic performance up to 64 dB, as well as the JB 4000 glazed partitions and JB DOOR FIX.



The JB 2000 QUIET partitions were especially unique, fully custom-made and covered in fabric, featuring integrated ventilation ducts.



A calm and clutter-free environment, even the featured sliding doors perform disappearing acts into the wall. Those that can't hide are finished with a beautiful, warm oak, adding a pop of colour to the more industrial side of the build.

Beddeleem was responsible for all the flooring, painting, plasterboard walls, and window frames for this project. As for the ceiling, Beddeleem provided the JB COOL climate ceiling for steady air circulation.





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“The layout of the old factory hall was quite flexible and transparent to work with, while preserving several historical elements. The interior design was based on the surrounding shell using green and terracotta as dominant colours. We added a steel mezzanine structure to divide the height into two levels: below houses individual offices, meeting rooms, and a kitchen, whereas the upper floor houses several office islands in an open space – with beautiful views of the hall.

Designing an architect’s office in an old industrial building where nothing is straight required an eye for detail and several consultations. Beddeleem managed this smoothly, deploying the right experts at the right time, taking additional measurements, and making minor adjustments to get the details just right.”

■ Geert Bekaert, Architect, Assar



ORGANIC SHAPES TO REFLECT NATURE



Tying in with the increased focus on natural materials and biophilic design, rounded and organic shapes are becoming more apparent in today's workspace environments. These spontaneous structures mimic the irregularity found in nature and bring a softer aesthetic that closely matches the sharper focus on healthcare and well-being.

This translates to an interior style that implements curved glass and partitions, wavy patterns, natural lines, and rounded furniture, along with the use of natural materials and textures, such as wood, stone, glass, linen, jute, and velvet.

 The Deldiche offices in Asse, Brussels, are defined by organic curves, soft shapes, and occasional pops of colour. You're guaranteed a warm welcome upon entry, thanks to this unique, custom reception area clad in a muted brown oak.



Montgomery Parc - Brussels. In collaboration with Kolmont and Cordeel Group.



This office project in Montgomery Parc, Brussels, chose to implement the JB 4000 curved glazed partitions to add a more natural, organic feel to the building – a true testament to the technical prowess and innovative spirit that went into achieving this look.

“Curved glass partitions have exponentially grown in popularity over the past five years, despite their technical complexity and diverging tolerances. What sets us apart as a manufacturer is the ability to flawlessly produce these, due to our technical expertise and intense focus on the creation of these curved partitions.”

■ Jochen Daneels, CEO Beddeleem

0T4 & 0T5

Client: An international player in the consultancy industry

Architect: CO.STUDIO

Location: Brussels Airport, Zaventem, Belgium





A HAVEN OF CREATIVITY AND COLLABORATION

You'll be hard-pressed to find an office in a more unique location.

The refurbished offices of Brussels Airport's former terminal building, with beautiful views of the tarmac, have become the perfect productive setting for this international player in the consultancy sector.





Above the hustle and bustle of the airport's departure halls lies a haven of creativity and collaboration. Beddeleem transformed the upper two floors – an area of more than 2000 m² – into a fully functional office. From concentration zones to collaboration areas and call booths, coffee nooks, a scrum-zone, an interview area, and storage spaces, this office has it all.

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Several of Beddeleem's partitions and products are featured throughout the building, including our JB PURE 100, JB 2000, JB 4000, and JB 4000 STEEL LINE glazed partitions, as well as our JB FIREGLASS and JB DOOR solutions.

As for the ceilings, Beddeleem provided the ceiling with added acoustic properties. Flooring, paintwork, wall tiles, doors, and mirrors were all provided and installed as well.





The kitchen and collaboration space, including the upholstered partitions and furniture, were all made to measure.

SINT-JOZEF RESIDENTIAL CARE CENTRE

Client: Stadsbader
Architect: Assar
Location: Kortrijk, Belgium





Mobile and modular systems, such as those of Beddeleem, go beyond your standard office building: due to their flexible and circular nature, they're being increasingly implemented in adjacent markets, including healthcare and education.

Kortrijk's Sint-Jozef residential care centre took the opportunity to implement our JB 2000 and JB FIREGLASS partitions throughout the building.

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One particularly eye-catching feature is the main staircase, surrounded by JB FIREGLASS, allowing natural light to enter the stairwell.



JB FIREGLASS

Who knew that these elegant glass partitions have such resilient properties? Fire-resistant (certified EI120) and smoke-proof, the safety of your employees is assured by keeping fire zones in check and guaranteeing easy evacuation without compromising on aesthetics. Choose between EI30, EI60, and EI120-certified JB FIREGLASS partitions and EI30 and EI60-certified JB DOORS.

The establishment hosts several services, including an adult day care centre, a preschool day care centre, and a local services centre.

The nursing home has 132 rooms and accommodates eight different residential groups according to care requirements, including a section for assisted living apartments.

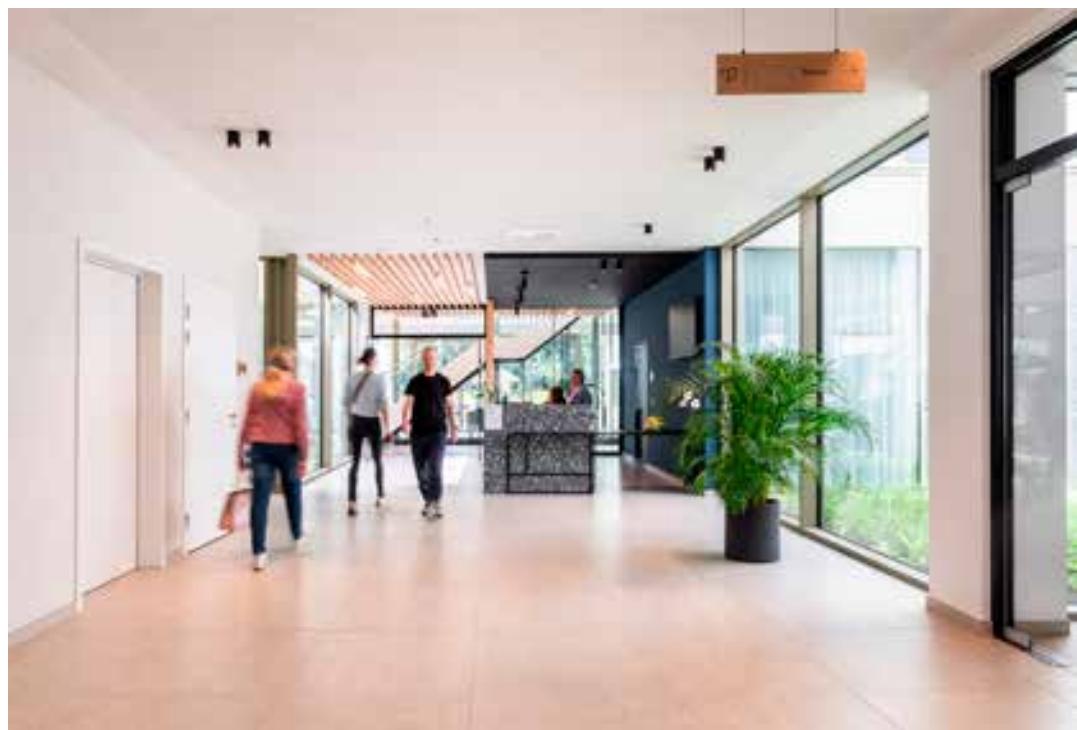
88



This project was the city's largest in their multi-year plan to improve social welfare, working alongside the Public Centre for Social Welfare in Kortrijk. The architects behind the project, Assar, took great care in creating a light, airy design with sufficient connection to the outside world – including parks and greenery at the front and back of the building.



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Inside the building, natural colours and materials are prominent throughout the interior, including soft blues and greens, light oaks, and even a striking terrazzo for the reception area.

DE BOOMGAARD PRIMARY SCHOOL

Client: Willy Naessens Industriebouw on behalf of GO! Gemeenschapsonderwijs
Architect: AVDK Architecten
Location: Kuurne, Belgium





School is cool – especially one with such a beautiful design. With their brand-new building, primary school De Boomgaard wanted to welcome children in an open, sustainable environment that focused on child-oriented learning experiences.





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At the heart of the school, you'll find a spacious atrium, the 'Boomgaardarena', which serves as a meeting area, allowing the pupils to assemble for announcements. The school also implemented an element of whimsy, keeping things light and fun by installing a slide down to the atrium.

The whimsy doesn't stop there – this is once again present with the treehouse, the area uniquely placed above the entrance and atrium. Thanks to the treehouse, the school actively distances itself from a typical, strict educational setting, enhancing its playful character instead.





The treehouse ties in with the main theme of the school. 'Boomgaard' translates to orchard, and trees are prominently featured throughout the interior. Tree decals are displayed on Beddeleem's JB PURE 100 partitions, a fun alternative to corporate branding. Classrooms display wooden tree cutouts, and the design features several wood elements ranging from light to dark brown oak.



Besides the partitions, Beddeleem was responsible for the complete interior installation, including the ceilings, plasterboard walls, doors, curtain rods, flooring, painting, and solid-core wall panels.

ALLIA INSURANCE BROKERS

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Client: Allia Insurance Brokers Suisse
Architect: AFC Collection
Location: Geneva, Switzerland







Warm colours, a luxurious feeling,
natural lighting, and the Swiss Alps
as a stunning backdrop... what
more could you want in an office?

“There’s something about an open space that feels right. Conversations flow easily, and it’s a creativity booster. The natural light makes everything a little brighter. It’s not just a place to work – it’s a place to connect and create.”

■ AFC Collection



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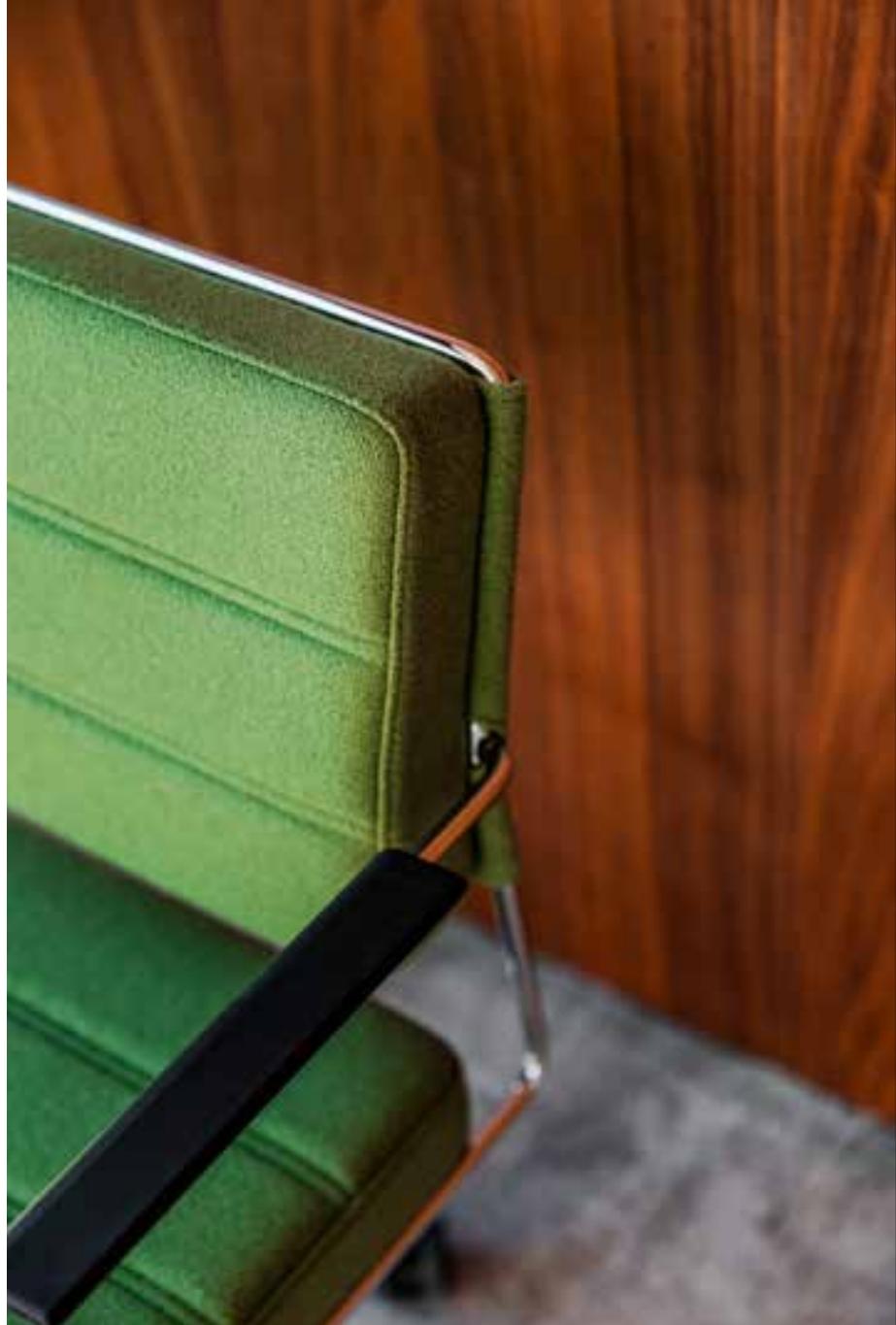
Opting for a less standard look, Allia selected a warm, walnut veneer for the partitions, full of character thanks to a bold grain pattern, pairing it with a soft grey carpet and herringbone wood floor.





Following the growing trend of biophilic design, the wood is paired beautifully with khaki green chairs in the meeting rooms.

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In the kitchen, you'll find a refreshing pop of red alongside cabinets with a stone look to provide a more relaxing setting.

Working together with our production facility in Belgium, Beddeleem Schweiz coordinated the installation of our JB 4000 partitions with glass doors and our JB 2000 partitions clad in the charming walnut veneer.

The perfect setting for inspiration and creativity, with big, bold windows to soak in the view.



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L'ORÉAL

Client: L'Oréal
Architect: Design Plus
Location: Brussels, Belgium



REAL
AUTY TECH

L'ORÉAL
GROUPE



A brand that's all about beauty requires an office that's equally as beautiful – and L'Oréal has perfected it. Located in the heart of Brussels, in the iconic Quatuor building, the modern interior reflects the company's values on sustainability and employee well-being, while still remaining true to the feminine aesthetics of the brand and promoting productivity and functionality.





As for our JB ABSORB acoustic solutions, these were easily installed on the available JB 2000 partitions, improving acoustic performance with minor changes to these already flexible partitions.



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Two distinct zones are split across two floors – one for the general public, including a reception area, a coffee bar and lunch area, as well as the L'Oréal Academy, encouraging interactivity, collaboration, inspiration, and creativity.

The other zone is reserved for employees, providing quiet work spaces and private meeting units, alongside three large, fully modular meeting rooms for company-wide activities.



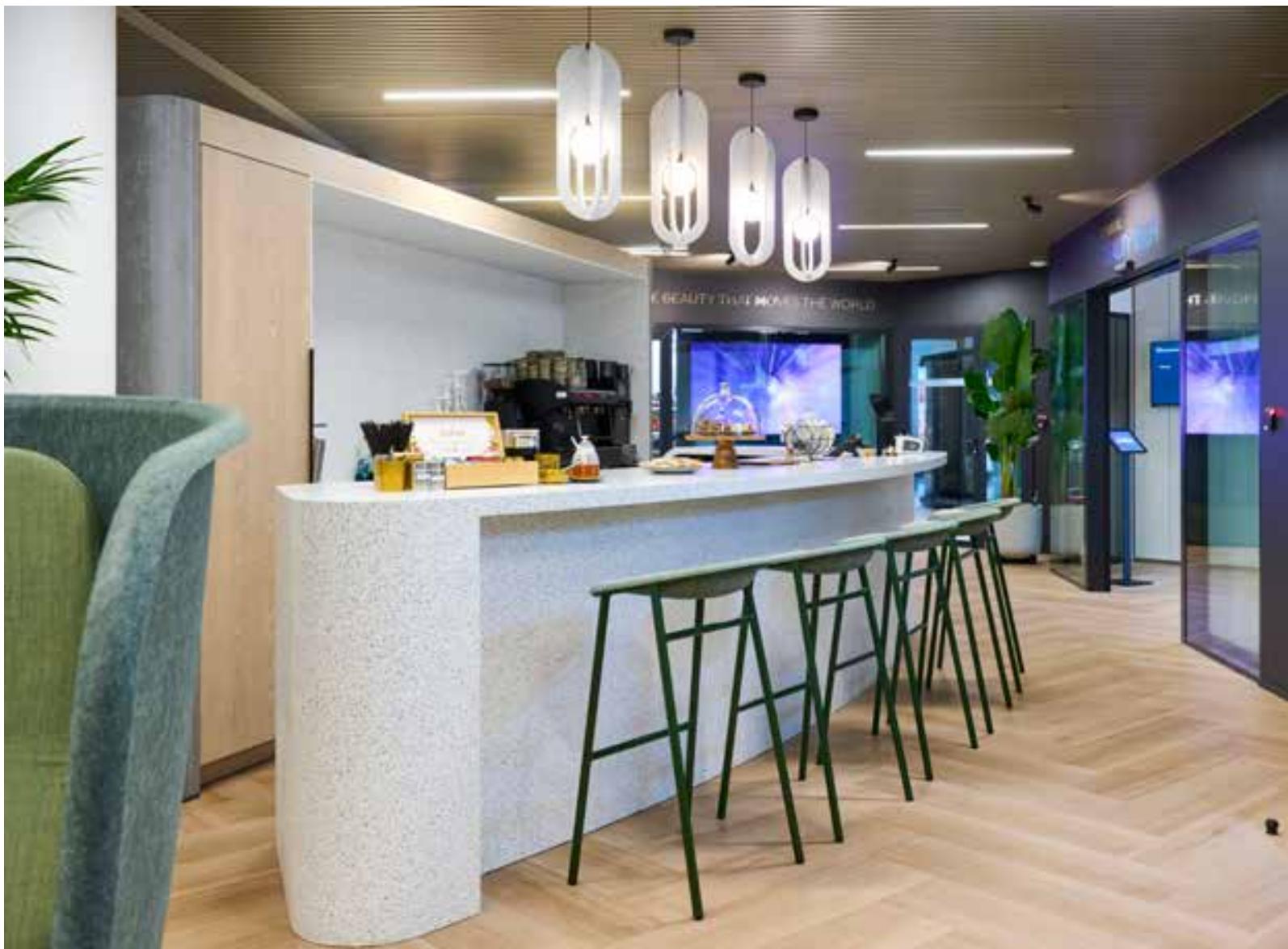


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The entire project was coordinated and implemented by Beddeleem, including the production, delivery, and installation of our JB PURE 100 partitions, our JB 2000 doors and partitions along with a custom foil finish, and our JB OFFICE solutions, including JB WHITEBOARDS and JB LOCKERS – both of which can fully match the looks and materials of the chosen partitions.

Finishing touches, from flooring, paint, and carpentry to all bespoke furniture, lockers, reception, bar, and IT kiosk, as well as a custom-made kitchen, were also taken care of by Beddeleem.





Do the colours seem familiar?
The designs are based on L'Oréal's
rich make-up colour palette.



Beddeleem is proud of the successful turnaround on this elaborate project with tight deadlines – the extra customisation, curved finishes, and unique material choices made it an exceptionally complex project.





SUSTAINABLE MATERIALS

THE NEED FOR MORE ECO-CONSCIOUS MATERIALS

As companies transition towards more sustainable practices, these ambitions must be reflected throughout the entire organisation – including physical assets such as workspace buildings. At the same time, regulatory bodies are introducing stricter requirements, accelerating the demand for more eco-conscious materials in workplace environments.

These developments are often accompanied by sustainability certifications. The most relevant ones for our industry are listed below. By integrating these certifications into our production process and leveraging our in-house R&D expertise to develop innovative and sustainable solutions, Beddeleem supports clients in achieving the necessary credits to meet industry standards such as LEED, WELL, and BREEAM.

CRADLE TO CRADLE CERTIFIED®

The Cradle to Cradle Certified® Product Standard provides a framework for designing products that move beyond the traditional linear “take-make-waste” model. It promotes regenerative, sustainable, and circular product systems that deliver an impact on both people and the planet. Products are assessed across five key criteria: material health, product circularity, clean air and climate protection, water and soil stewardship, and social fairness. Achieving this strict certification requires close collaboration across the entire supply chain.



Did you know? Beddeleem was the first manufacturer worldwide to achieve the Silver Cradle to Cradle certification for glazed partition systems in 2016, and has recently renewed and upgraded the Circularity Certificate to Silver V4.

TAKING CLIMATE ACTION SILVER COMPANY

Beddeleem is committed to reducing its climate impact and has been recognised as a Taking Climate Action Silver Company since 2020. Each year, CO2logic and Vinçotte evaluate and certify the company's climate performance, covering its carbon footprint, emission reductions, and offsetting of residual emissions.



Beddeleem aims to reduce Scope 1 and 2 emissions by 42% and selected Scope 3 emissions by 25% by 2030, compared to the base year 2021.

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PEFC CHAIN OF CUSTODY CERTIFICATION

The Programme for the Endorsement of Forest Certification Schemes (PEFC) guarantees that wood materials originate from sustainably managed forests. We actively encourage our partners to join us in closing the loop — working towards a fully transparent and sustainable supply chain.



Beddeleem prioritises working with PEFC- and FSC-certified suppliers to ensure responsible sourcing throughout the value chain, and also integrates recycled wood into its production processes.

SDG – CHARTER FOR SUSTAINABLE ENTREPRENEURSHIP

Beddeleem is a committed participant in the VOKA Charter for Sustainable Entrepreneurship (VCDO), an annual action plan aligned with the UN Sustainable Development Goals (SDGs).



Beddeleem has been part of this charter for four consecutive years, continuously integrating sustainable development principles into its company philosophy.

ISO 14001

The ISO 14001 certification establishes a framework for implementing effective environmental management systems. Beddeleem has been ISO 14001 certified since 2011.

Progress is also managed through our quality management system, certified since 1999 – first under ISO 9002, and later under ISO 9001.

BELGIAN GREEN BUILDING COUNCIL (BGBC)

As a founding member of the Belgian Green Building Council, Beddeleem contributes to uniting the construction sector and providing clarity and guidance in the transition towards a more sustainable future across the real estate value chain.



BEDDELEEM CIRCULAR PROGRAMME

Encouraging circularity through regenerative product and process design. Through our take-back programme, we recover used partitions and components from projects at the end of their lifecycle, enabling reuse, refurbishment, or reintegration into new projects. This approach extends product lifespan, reduces waste, and preserves valuable resources. Find out more on p.38.



For over 35 years, since 1989, Beddeleem has embraced a circular approach — designing, producing, and managing products with their entire lifecycle in mind.



Discover the full scope of
Beddeleem's sustainability initiatives
in our Sustainability Report.



BEDDELEEM

Looking to (re)design your workspace
sustainably and with circular materials?
Look no further.

You'll find all you need with Beddeleem,
your one-stop shop for custom partitions,
ceilings, doors, furnishing, and finishing.
Explore our custom-made, sustainable
solutions to create a state-of-the-art
workspace environment.

Curious? Want more information?
Our team is happy to help you out!
info@beddeleem.be

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Newdays

Edition 2025



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