OFFICES - WAREHOUSES

Availabilities 2020 - Q4



#### ABOUT AG REAL ESTATE

With a diversified portfolio valued at € 6,5 billion, AG Real Estate is the largest real estate group in Belgium. A subsidiary of AG Insurance, the leading player on the Belgian insurance market, AG Real Estate is able to leverage the group's financial muscle to support its core activities: Development, Investment, Financing and Public Car Park Management.

AG Real Estate, employing a staff of over 290, manages 6 asset classes: Office, Residential, Retail, Warehouse, Senior Housing and Car Park.

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#### BUILDINGS

CENTRAL DISTRICT CENTRAL PLAZA

LEOPOLD DISTRICT ARTS & LUX

LOUISA DISTRICT TWEED STEPHANIE SQUARE IT TOWER

SCHUMAN DISTRICT CRYSTAL 3 CENTER DISTRICT CITY CENTER

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4 SOUTH PERIPHERY
PARC DE L'ALLIANCE
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BRUSSELS Central District



#### Central Plaza

Central Plaza is a 15 floors high building comprising a total of over 23.000 m<sup>2</sup> office space. Its location, near the Brussels Central Station, is ideal and easily accessible by car and public transport.

The high-quality, durable and recyclable materials used and the ecological qualities of the building guarantee both an user comfort and an optimum operating costs. Central Plaza was developed in 2006 by Immobel and AG Real Estate, in collaboration with the firms of architects Art & Build and Montois & Partners.

Contact : Hanne Maes - Aline Wauters

PROPERTY	ADDRESS	FLOOR		
Central Plaza	Rue de Loxum 25, 1000 Brussels	1		
AREA m <sup>2</sup>	RENT €/m² year	AVAILABILITY		
1045	195	Immediate		
*Can be divided into smaller areas (+- 450 m²)				











#### Arts & Lux

The Arts & Lux building is located on the inner ring, easily accessible by car, near the Belgian and European institutions, with a breath-taking view over the Royal Palace, along the rue de Luxembourg and its plethora of businesses and restaurants.

It is also easily accessible by public transport through the "Trône" metro station located on the foot of the building. The "Brussels-Luxembourg" and "Gare Centrale" train stations are also located in the immediate vicinity. They give direct access to the airport.

Significant renovation works were completed in 2013; everything has been replaced except from the structure. The building has received a BREEAM Excellent certification.

The Arts & Lux building offers many services :

- A shared meeting room and a shared cafeteria are located on the 1<sup>st</sup> floor, open to all of the building's occupants.
- A private garden enables the building's occupants to enjoy the Brussels sunshine.
- A concierge services program (including laundry, car wash , group lessons of yoga and pilates) has been installed.

#### Contact : Aurélia Bouilloz - Julienne Steenacker

PROPERTY		ADDRESS	
Arts & Lux		Avenue des Arts 5	58, 1000 Brussels
FLOOR	AREA m <sup>2</sup>	RENT €/m² year	AVAILABILITY
2	551 to 2.465	€ 220 to € 235	Immediate
1	1.507*	€ 220	1/09/2021

\*Can be divided into smaller areas

Total: 3.972









# BRUSSELS Louisa District





Tweed

A major development of comfortable, light offices in the center of the city

Located in the heart of Brussels, Tweed is a 12-storey, 16.000 m<sup>2</sup> office project. The nearest metro staion is 'Louise'. By train, it will take 9 minutes to the Brussels Midi-Station.

It includes a ground-floor atrium, a first-floor mezzanine opening on to 10 floors, and four terraces with views across the "Palais de Justice" and the city. Generously proportioned, it is designed to make the very most of the natural daylight. Modular and flexible, the floor spaces can easily be divided to accommodate one or more tenants. A ceiling clearance of 2m70 makes the building all the more liveable, with an HVAC system via a radiating ceiling, as well as perforated suspended ceilings and raised access floors fitted as standard in all office floors.

Tweed embodies the most efficient passive architecture techniques for office buildings, while offering real flexibility to its occupants, who will also appreciate all the comfort provided. The building also offers Fitness services.

A Business Center will be installed in the building as well.

The Tweed project also ambitions to meet the requirements for BREEAM certification, in the category "excellent".

Contact : Aurélia Bouilloz - Julienne Steenacker

PROPERTY	ſ	ADDRESS	ADDRESS		
Tweed Rue aux Laines 70, 1000		), 1000 Brussels			
FLOOR	AREA m <sup>2</sup>	RENT €/m² year	AVAILABILITY		
6	666	€ 275	Jan 2021		
2	740	€ 250	Jan 2021		

Total: 1.406











## Stephanie Square

The property is an office building with retail on the ground level and parking in the basement. The building totals 14.306 m<sup>2</sup> offices, 2.099 m<sup>2</sup> retail shops and 188 internal parking spaces.

The property is a multi-tenant office building with different retail shops on the ground level.

The building has a reinforced concrete structure with 7 upper levels. The different office levels are built around an open courtyard and benefits of 3 staircases and lifts, as well as 2 sanitary blocks and kitchenette. The office levels have been renovated with predominantly no false ceilings, but rather suspended light boxes, carpet on false floors, 2.80 m free height, air conditioning and double glazed windows with helio screens.

Just a stone's throw from the Palais de Justice and Place Louise, the building is ideally served by public transport.

The "Stephanie Square" benefits from the whole range of prestigious services that this location offers (hotels, banks, restaurants, shops, cinemas, boutiques, etc.). A business center in the building gives you maximum flexibility for meeting rooms.

Contact : François Dubois - Aline Wauters

PROPERTY		ADDRESS		
Stephanie Square		Av. Louise 59-69, 1050 Brussels		
FLOOR	AREA m <sup>2</sup>	RENT €/m² year	AVAILABILITY	
+ <u>1</u>	793	€185	Immediate	
Mezzanine*	1.775	€ 175	Immediate	
*Can be divided into smaller areas (+- 500 m²)				

Total: 2.568





# BRUSSELS Louisa District





### IT Tower

The prestigious building, built in 1972, gave way to the 102 meter tall "ITTOWER" building, whose architectural design was conceived by the architect Walter Bresseleers. The building is composed of two unequal linked towers. One blind tower in concrete for technical and service purposes [lifts, sanitaria, staircases] and the other tower for office use.

The building has an attractive international modernist architectural look, characterized by a rational layout. The building's bearing structure is conceived as a concrete grid structure with 28 pillars and façades of glass thermopane and black aluminum. The main tower has 25 above-ground levels and 5 basement levels.

The ground floor includes common meeting rooms and a large reception hall with welcoming sofa corners and the building's reception desk.

A fitness center on the -1 level provides sport- and relaxation time with showers for the outdoor sporters.

To make it all complete there are Café Callens and a star restaurant with 360° View in the building

Contact : Hanne Maes - Aline Wauters

PROPERTY		ADDRESS	ADDRESS		
IT Tower		Avenue Louise 48	Avenue Louise 480, 1050 Brussels		
FLOOR	AREA m <sup>2</sup>	RENT €/m² year	AVAILABILITY		
+7	536	195	Immediate		
+6	562	195	Immediate		
+5	493*	195	Immediate		
+4	245	170	Immediate		
*0		1 (Q/IQ <sup>2</sup> 1/	2 /1 7 22		

\*Can be divided into 2 smaller areas (246 m<sup>2</sup> and 247 m<sup>2</sup>)

Total: 1.836









BRUSSELS Schuman District





#### Crystal

The building is made up of 3,500 m<sup>2</sup> of partitioned and equipped offices over 8 floors.

It is located in the Leopold district along the Avenue de Cortenberg, which is a direct access to Brussels. A exceptionnal location at two minutes from the Schuman roundabout, the heart of the European institutions, and with direct access to the road network and the airport.

Contact : Corinne Rompteau - Julienne Steenacker

PROPERTY		ADDRESS	
Crystal		Avenue de Cortenberg 60, 1000 Brussels	
FLOOR	AREA m <sup>2</sup>	RENT €/m² year	AVAILABILITY
2	486	230	01/11/2020









## BRUSSELS Center District



### City Center

The property is a multi-tenant office building with different retail shops on the ground level and parking in the basement.

The building totals 33.403 m<sup>2</sup> offices and is part of the City2 Shopping mall. There are 71 parking spaces in the basement.

Ideally located in a mobility hub (metro – bus – tram) and near Brussels North train station. Different public carparks are located in its near vicinity.

Completely refurbished in 2001

Contact : François Dubois - Aline Wauters

PROPERTY		ADDRESS			
City Center		Blvd du Jardin Botannique 20, 1000 Brussels			
FLOOR	AREA m <sup>2</sup>	RENT €/m² year	AVAILABILITY		
7	2.346	215	Q1 2021		
6	4.451*	215	Q1 2021		
5	4.660*	215	Q1 2021		
4	4.888*	215	Q1 2021		
3	3.409	215	Q1 2021		
2	2.235	215	Q1 2021		
1	2.232	215	Q1 2021		
		-			

\*Can be divided into smaller areas (+- 2235 m<sup>2</sup>)

Total: 24.489







Ο

Goumont

BRUSSELS South Periphery



At a time when multifunctional business parks are on the increase, the Parc de l'Alliance, which stretches on 60 hectares, is the biggest business park in Belgium.

This open and well-organized area with its buildings located around little squares, wooded paths and avenues, ornamental ponds and gardens forms a serene and harmonious entity.

The wise choice and perfect combination of the building materials, as well as the light stone used on each building, and the architecture intentionally different of each building generates an exceptional park in its genre.

The site also perfectly allies offices (including a business center) and residential areas, some restaurants and leisure infrastructures while integrating sooner or later a retail development and a hotel.

A concierge services program (including laundry, car wash , group lessons of yoga, pilates) has been installed.

Contact : Aurélia Bouilloz - Julienne Steenacker



PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m <sup>2</sup>	RENT €/m² year
Alliance E1	Place de Luxembourg 1, 1420 Braine-l'Alleud	Immediate	+3	355	€ 149
		Immediate	+2	449	€ 149
		Immediate	0	106	€ 149
Alliance G	Avenue de Finlande 6-8,	01/09/2020	+4	408	€ 149
	1420 Braine-l'Alleud	01/09/2020	+4	As from 358 up to 1.194	€ 149
		01/10/2021	+3	2.108	€ 149
		01/10/2021	+2	2.108	€ 149
Alliance D1 & D2	Place de Luxembourg 3-4,	Immediate	0		€ 149
	1420 Braine-l'Alleud	Immediate	+1		€ 149
		Immediate	+2	As from 583 up to 6.237	€ 149
		Immediate	+3		€ 149

#### FOR ANY FURTHER INFORMATION, PLEASE CONTACT:

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