OFFICES - WAREHOUSES



December 2021



ABOUT AG REAL ESTATE

AG Real Estate, a wholly-owned subsidiary of AG Insurance, is an integrated property operator active in Belgium, France, Luxembourg and on certain select European markets with expertise in different lines of business: Asset & Property Management, Development & Construction Management, PPP and real estate financing, as well as in Car Park Management through its subsidiary Interparking. A company active in urban real estate, AG Real Estate has more than 250 employees with varied profiles and areas of expertise.

With a portfolio of more than €6.5 billion under management for its own account and on behalf of third parties, AG Real Estate is endeavouring to provide a responsible response to new urban needs and to implement a sustainable development policy so as to make its projects even more meaningful.

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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 1st 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 - Jeroen Simons

PROPER	ΓY	ADDRESS	
Arts & Lu	IX	Avenue des Arts 5	58, 1000 Brussels
FLOOR	AREA m ²	RENT €/m² year	AVAILABILITY
1	1.507*	€ 220	lmmediate (461m²) 04/2022 (1.046 m²)

*can be divided as from 461 m²









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 m² 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 - Jeroen Simons

PROPERT	Y	ADDRESS	
Tweed		Rue aux Laines 7	D, 1000 Brussels
FLOOR	AREA m ²	RENT €/m² year	AVAILABILITY
2	747	€ 250	Immediate
			55) N









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^2 offices, 2.099 m² 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 : Mete Uslu - Aline Wauters

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

Total: 2.568





BRUSSELS Louisa District



TTower

The prestigious building gave way to the 102 meter tall "IT TOWER" 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 sportand 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.

The "IT TOWER" building meets the requirements for BREEAM certification in the category "good" and works are in progress to obtain the BREAAM Very Good certification.

Contact : Hanne Maes - Aline Wauters

PROPERTY		ADDRESS		
IT Tower		Avenue Louise 480, 1050 Brussels		
FLOOR	AREA m ²	RENT €/m² year	AVAILABILITY	
+17	646	250	01/04/2022	
+15	632	250	01/04/2022	
+14	287	240	TBD	
+8	367	225	Immediate	
+6	562	200	Immediate	
+4	245	190	Immediate	
+2	290	190	Immediate	
Total:	3.029			





BRUSSELS Schuman District





Crystal

The building is made up of 3,500 m² of partitioned and equipped offices over 8 floors.

It is located in the Leopold district along the Avenue de Cortenbergh, which is a direct access to Brussels. An 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 : Mete Uslu - Jeroen Simons

PROPERTY		ADDRESS		
Crystal		Avenue de Cortenbergh 60, 1000 Brussels		
FLOOR	AREA m ²	RENT €/m² year	AVAILABILITY	
6	462	230	Immediate	
5	486	230	Immediate	
4	258	230	Immediate	
2	486	230	Immediate	
Total:	1.692			









BRUSSELS Center District



City Center

The City Center is a multi-tenant office building comprising a total of 33.403 m^2 offices and is adjacent to the City2 Shopping Mall. Its location in a mobility hub, near the Brussels North Station, is easily accessible by car and public transport. It has a direct access to the metro and a public carpark. There are moreover 168 parking spaces in the basement.

Major renovation works will take place in 2021 (entrance hall, roof, window frames, elevator locks). The renovation works will also provide a direct and secured access to the City2 Shopping Mall. Its unique façade in Art Deco style will be preserved and enhanced by contemporary accents.

With a focus on sustainability, 940 solar panels were recently installed on the building. The City Center meet the requirements for BREEAM "EXCELLENT" certification and will be certified by Q2 2022.

The building benefits from the whole range of services offered by the City2 Shopping Mall (food court, shops, supermarket, Bpost/ UPS pick up and shipping point, pressing, ATM, hairdresser, ...].

Contact : Corinne Rompteau - Aline Wauters

PROPERTY		ADDRESS	
City Center		Blvd du Jardin Bo 1000 Brussels	tannique 20,
FLOOR	AREA m ²	RENT €/m² year	AVAILABILITY
7	2.346	195	Q2 2022 (1.588 m²) Q3 2023 (2.346 m²)
6	4.451*	195	Q2 2022
5	4.660*	195	Q2 2022
4	4.888*	195	Q4 2021
3	3.662	195	Q4 2021
*Can be divided into smaller areas (+- 2235 m²)			
Total:	20.007		









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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 - Jeroen Simons



PROPERTY	ADDRESS	AVAILABILITY	FLOOR	AREA m ²	RENT €/m² year
Alliance E1	Place de Luxembourg 1,	Immediate	+3	348	€ 149
	1420 Braine-l'Alleud	Immediate	+2	439	€ 149
		Immediate	+2	296	€ 149
		Immediate	+1	817	€ 149
		Immediate	0	405	€ 149
Alliance G	Avenue de Finlande 6-8,	Immediate	+4	As from 421 up to 1.605	€ 149
	1420 Braine-l'Alleud	Immediate	+3	2.108	€ 149
		Immediate	+2	2.108	€ 149
Alliance S	Boulevard d'Angleterre 2,	15/01/2022	+4	186	€ 149
	1420 Braine-l'Alleud	15/01/2022	+3	1.310	€ 149
		15/01/2022	+2	1.310	€ 149

ANTWERP Antwerp Center



Kievit C

The building is part of the Kievit site with a total area of approximately 93,000m² above ground divided over 8 buildings. The site is built on a large public car park and enjoys excellent accessibility with its location next to the Central Station. Kievitplein offers a mix of functions including offices, residential, hotels and a supermarket.

De Kievit benefits from immediate access to Antwerp Central Station, which is also a HST station. The site is therefore not only easily accessible nationally, but also internationally.

Building C has thirteen floors for a total of approximately 13,000 $\rm m^2$ of office space. The offered surface is 1,015 $\rm m^2$ (GLA) and is located on the 10th floor, offering breathtaking views of the city and its surroundings.

Contact : Stijn Smekens

PROPERTY		ADDRESS		
KIEVIT		Kievitplein 20, 201	L8 Antwerpen	
AREA m ²	FLOOR	RENT €/m² year	AVAILABILITY	





FOR ANY FURTHER INFORMATION, PLEASE CONTACT:

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