

Brussels market: High quality

The projected increase in vacancy over the coming year or more due to speculative products coming onto a market which is suffering from a crisis-induced lack of demand, has led to developers slowing the pace of new at-risk constructions. This situation is likely to last until at least 2010, but the buildings which are coming to the market in the interim period are of high quality and are already displaying the green technical features which will become compulsory as time goes on.

North Light / Pole Star

North District, Brussels

Developer:	Fortis Real Estate
Architect:	Jaspers-Eyers & Partners
Surface area:	75,000 m ²
Delivery:	September 2010

North Light / Pole Star is the latest to take its place in the North District of Brussels, the so-called 'mini-Manhattan' located close to the canal and the city centre. The letting of this project at the very end of 2009, almost a year before completion, to GDF-Suez, saved the Brussels letting market from what would have been a disastrous year.



Jaspers-Eyers & Partners

A2RC Architects



South City Offices

Developer:	Avenue Fonsny 23-30, B-1060 Brussels South City Office SA & South City Hotel SA (Atenor Group, Espace Midi (Besix Red, CFE, CIB, Soficom Development) and BPI)
Architect:	A2RC Architects / Jaspers-Eyers & Partners
Surface area:	18,670 m ² , offices
Parking :	96
Delivery:	November 2010

This project is located along the Avenue Fonsny, and forms part of an extensive restructuring programme for the South Station area, which has been underway for around two decades. The building is opposite the exit from the South Station concourse. The façade is conceived in light coloured stone with parts in brick and other elements in grey-tinted thermo-lacquered aluminium. The glazing features a high degree of light transmission, acoustic and thermal insulation. The office buildings have been designed for maximum comfort for the occupants.

Rendering, Archi 2000



Tour & Taxis

Boulevard Du Port, 1000 Brussels

Developer:	Project T&T
Architect :	Several, by project
Surface area :	+ / 400,000 m ² all functions included
Delivery:	ongoing over several years

To refer to 'Tour & Taxis' as a project is an understatement. Located along the canal, it is very close to the North District, and is the largest single urban redevelopment programme ever seen in the capital (on a 30 h. site). It includes restored listed buildings (the former customs buildings from the 19th century), along with the creation of offices, residential accommodation, a very large green area and the Brussels Environment building, the largest passive building in Europe.

products in favour

South Crystal

Avenue Fonsny, 1060 Brussels

Developer:	South Crystal
Architect:	A2RC Architects
Surface area:	6,537 m ² offices ; 840 m ² retail
Parking:	34
Delivery:	March 2011

Alongside Brussels South Station (TGV, Thalys, Eurostar), South Crystal represents the first office building on the Avenue Fonsny when coming from the major boulevards. Much smaller than the other office buildings, it assumes the role as an urban relay, through its medium size, which underlines contrasts and connections:

- a transition between horizontal and vertical fabric
- taking its place alongside a neighbouring hotel of vertical structure
- on the corner of a street and an avenue
- a clear expression of a dual offices/shops programme



A2RC Architects

Premium

Quai de Willebroeck, Brussels

Developer :	Atenor / Alco Building
Architects:	Ateliers Lion (Paris) et A2RC (Brussels)
Surface area:	80 000 m ² total, 30,000 m ² offices
Delivery:	From 2011

Premium is a new tower development located in the North District of Brussels, across the canal from Tour & Taxis. As well as the 140 metre high tower there will be lower level villa-type constructions and a vast office complex. The whole of the project will benefit from services such as a concierge, wellness centre, and a promenade alongside the canal.



Atenor



mediating Jaspers-Eyers & Partners



Jacquain 135

Boulevard Jacquain 135, 1000 Brussels

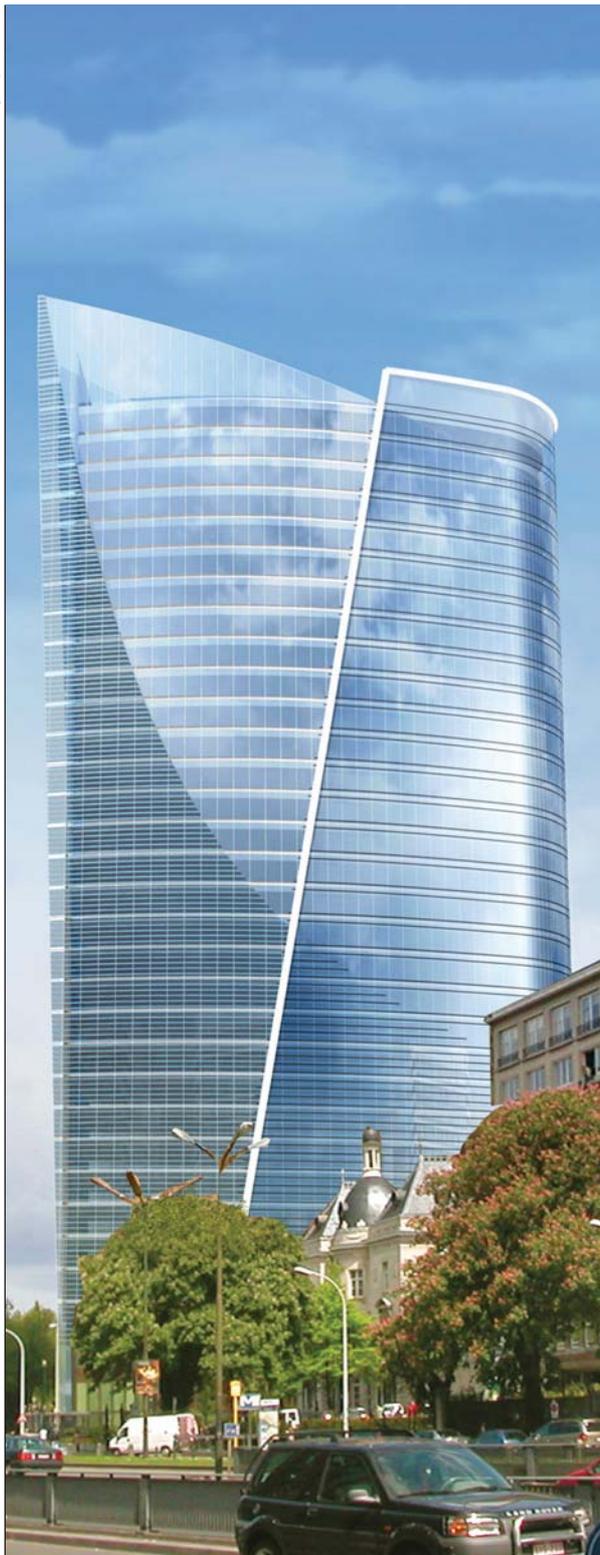
Developer:	Kairos
Architect :	Jaspers-Eyers & Partners
Surface area :	11,000 m ² offices, + retail and residential
Parking :	78
Delivery :	May 2010

Jacquain 135 is located in the centre of Brussels, close to both the historic heart and the North District. It represents a combination of a restored building and a new construction, and will offer mixed functions of offices, residential accommodation and retail.



Connect with www.pro-realestate.be to discover office development projects and find the coordinates of their real estate developers, architects, and advisers

Jaspers-Eyers & Partners



Astro Tower

Avenue de l'Astronomie 14, 1000 Brussels

Developer:	Astro Tower Lease
Architects:	Jaspers-Eyers & Partners
Surface area:	48,150 m ²

Originally constructed in 1976, Astro Tower is located close to the Place Madou on the Brussels inner ring road. This location is between the Leopold (European) district and the North district. The building offers 31 floors at a total height of 107 metres. The renovation will feature a dual façade cladding, and the installation of wind turbines, which will significantly decrease energy consumption.

A2RC Architects



Media Corner

Chaussée de Louvain / Avenue Léon Grosjean, 1140 Brussels

Developer:	Robelco Group
Architects:	Assar Architects / A2RC Architects
Surface area:	32,972 m ² (4 buildings)
Parking:	740
Availability:	tbd

Media Corner has been designed so that a remarkable 'weeping willow' tree will remain visible from the Chaussée de Louvain, through the particularly 'transparent' architecture. The façades of the first three buildings are composed of brick, and are of 'filled and empty' type. Anodised aluminium has been selected for the window frames. The dynamic aspect and the sense of rhythm of the façade are achieved through several combinations of formats, including openings of two different sizes, and modulation of 135 cm. Some of the openings will be grouped together via an anodised aluminium window feature.

Dérouls



Van Volxem

Avenue Van Volxem 366-368, 1190 Brussels

Developer:	CIT Blaton, JCX Immo
Architect:	Art & Build Architect
Offices:	20,349 m ² (6 buildings from 2,502 m ² to 4,284 m ²)
Parking:	183
Delivery:	2011 +

Located a few hundred metres from Brussels South Station, the philosophy behind the project is based on sustainable development. The accent has been put on the recyclable nature of the project: the construction of autonomous units, the size, the floor areas, the free height, all enable a high degree of flexibility of use and easy conversion to other uses without problem. The inside finishing has been intentionally reduced in order to favour basic, strong and recyclable materials: brick façades, wood, aluminium, steel, stone; listed buildings on the site have also been renovated.



Quattor

Chaussée de Wavre 1076-1124, 1160 Brussels

Developer:	Brustar Auderloft sa
Architect:	Assar Architects
Surface area:	10,828 m ² (4 buildings)
Parking:	186
Delivery:	beginning immediately, in phases

The site comprises three parts, spread across 4 buildings surrounding a small square. In the interests of coherence, the architects decided upon similar sizes (3 or 4 levels above ground) and decided to use the same ranges of materials and colours: lower parts in natural stone or similar, with the treatment of the upper levels being in brick and light coloured roughcast, metallic coverings, dark window sills... In order to alleviate the volumes, the upper floors are slightly set back compared to the ground floor. There is a retail element to this development.



Image supplied by Immoebel



Forum

Rue de la Croix de Fer – Rue de Louvain, 1000 Brussels

Developer :	Immobel
Architect :	Archi 2000
Surface area :	55,000 m ²
Delivery:	2010-2013

Forum occupies a block in the heart of Brussels historic centre, just behind the Belgian Parliament and Senate, close to the Royal Park and Palace, and a short distance from the Grand'Place. In early 2010 the sale of the building to the Belgian State, for its own use, was confirmed; the building is set to be delivered in phases over a 3-4 year period. It has been designed to be energy-efficient, with features such as rain-water recuperation and low luminance lighting.

Platinum

Avenue Louise 245, 1050 Brussels

Developer :	Burco
Architect :	Archi 2000
Surface area :	23,620 m ²
Delivery:	Spring 2010

Platinum is the first major development on the Avenue Louise (Louise office district) for many years. It occupies a position midway between the 'Bois de la Cambre' woods and the Place Louise (law courts). The Platinum has been designed to offer modern facilities and energy efficiency, and is partially pre-let to the Belgian State and a law firm.



Image supplied by Burco

Yvan Glawie / Crepain Binst



Impératrice 17-19

Boulevard de l'Impératrice 17-19, 1000 Brussels

Developer :	Befimmo
Architect :	Crepain Binst Architecture
Surface :	14,158 m ²
Parking:	53
Delivery:	2011

Impératrice represents the total renovation of an iconic building first constructed in 1960 and bearing the name 'Telex'. It has been recognised by the Brussels Capital Region, receiving an award for ecological conception, low energy use and costs, and reduced CO2 emissions. Impératrice 17-19 is located between Brussels Central station and the St. Michel and Gudule Cathedral, just a stone's throw from the Grand'Place. The area around the station is currently being entirely renovated.



Connect with www.pro-realestate.be to discover office development projects and find the coordinates of their real estate developers, architects, and advisers

White Atrium

Avenue de la Toison d'Or, 1060 Brussels.

Property manager:	BEOS Gmbh
Architect :	Atliplan Architects
Surface area :	9500 m ²
Delivery:	2010

White Atrium is undergoing a total renovation, and will be equipped with the latest technological features. Most of the building is occupied by offices, but it also includes some residential accommodation and a wellness centre. Located close to the Law Courts and the Avenue Louise, White Atrium will offer extremely flexible offices set around a vast atrium.

Veridis

Avenue Hermann-Debroux, 1160 Brussels

Developer:	Herpain Urbis
Architects:	Assar Architects – Arcade
Surface area:	6,561 m ² offices
Parking:	69
Delivery:	tba

Located in the green district of Auderghem in Brussels, the Veridis office building is part of the voluntary approach of developing a new building generation with environmental, social and economic added value. The aim is to decrease the ecological footprint of the building while improving the health and the comfort aspects. Veridis, which is currently in conception phase. Spread over four floors, Veridis provides 6,561 m² of above-ground office space and 110m² of below-ground archives, along with 69 parking spaces. The average floor area is 1,500m². The project brings together architectural quality and comfort with technical and environmental performance.



Atliplan Architects

Image supplied by Assar Architects



Gateway

Brussels Airport

Developer:	Brussels The Airport Company
Architect :	Jaspers-Eyers & Partners / A2RC
Surface area :	48,000 m ²

Gateway is being entirely renovated, having originally been in a 'U' shape alongside the original terminal at Brussels Airport. It will now be set around a central atrium. There will be a covered garden which will constitute a meeting area for the whole complex.



Image supplied by Anstom



Realex

*Rue de la loi 99-105, en Rue J De Lalaing 30-34
1000 Brussels*

Developer :	Dexia Insurance/Realex
Architect :	Jaspers-Eyers & Partners
Surface area :	28,425 m ² + 10,589 m ²
Parking:	90
Delivery:	2012 - 2013

Described as possibly the last major development in the Leopold (European) district of Brussels, this real estate development project consists of a plot located at Rue de la Loi 99-105. It has been granted a planning permit which allows for substantial office space above ground and a large basement area. In addition to its high architectural quality, the building will be state of the art in terms of both technology and the environment.

Atlantis

Avenue Charles Quint, 1040 Brussels

Developer :	Codic
Architect :	DSW Architects / Cerau
Surface area :	24,000 m ²
Delivery:	Autumn 2010

The Access and Bridge buildings, currently under construction, have been awarded BREEAM certification with the mention 'Very Good'. These are the first buildings in Europe to be certified under the new 'BREEAM Europe for Offices' norm. Amongst factors taken into account are construction process management, comfort, health and safety of occupants, along with energy use considerations and accessibility by public transport. Atlantis is located at the western entrance to Brussels, at the end of the motorway leading to the seaports of Zeebruges, Ostend, Calais and Dunkirk.



Image supplied by Codic

Belair

Boulevard Pacheco, 1000 Brussels

Developer:	Brevast
Architect:	Jaspers-Eyers & Partners / Arne Quinze studio / Archi 2000
Surface area:	70,000 m ² offices + hotel + retail + residential
Parking:	2,400
Delivery:	2012

This project represents the redevelopment of a very long building located alongside Brussels inner ring road, close to the North District and the historic city centre. Once completed it will offer not only 70,000 m² of offices, but a large public area with a hotel, residential accommodation and a retail facilities.



Jaspers-Eyers & Partners



Image supplied by Montois Partners Architects

Airport Plaza

Vuurberg Grenstraat, 1831 Diegem

Developer :	Robelco
Investment manager :	CBRE Investors
Architects :	Montois Partners / Laurent Willcox / Maud Caubet
Surface area :	36,159 m ²
Parking:	697
Delivery:	2009-2010

A major new multi-building project at the very entrance to Brussels International Airport – it is literally within walking distance – Airport Plaza is the latest addition to this thriving business district. One of the advantages in terms of access, apart from the obvious, is that Brussels Airport has a direct rail link to the city centre, running every 15 minutes and with a 15 minute journey time.



Jaspers-Eyers & Partners

Trio

Chaussée de Charleroi 110-116, 1050 Brussels

Developer :	CBRE Investors
Architect :	Jaspers - Eyers & Partners
Surface area :	24,951 m ²
Parking:	137
Delivery:	August 2010

Trio offers three units ranging from around 3,000 m² to over 11,000 m². It benefits from facilities styled by the developer as 'Five Star Services', including a concierge for taking care of the needs of its occupants in terms of the provision of outside services. Located in the Louise business district, Trio is close to the Place Stéphanie and Place Louise, and therefore benefits from good public transport connections in addition to its own 137 parking spaces.



Connect with www.pro-realestate.be to discover office development projects and find the coordinates of their real estate developers, architects, and advisers

Eolis

Square Saintelette, 1000 Brussels

Developer:	CBRE Investors
Architect:	Assar Architects
Surface area:	8,991 m ² (office + archives) 304 m ² retail 210 m ² terraces
Parking:	41
Delivery:	August 2010

The Eolis project represents the redevelopment project of an office building located at the Square Saintelette close to the North district of Brussels. The layout will offer optimal flexibility to choose between partitioned and open-space offices. The building meets the Brussels EPB 2011 regulations (E=75; K=34) and also complies with the International environmental label (the HQE certification).



Assar Architects

Europa

Rue de la Loi, 1000 Brussels

Developer :	Atenor
Architect :	Archi + i
Surface area :	30,000 m ²
Delivery:	2016

Located on the Rue de la Loi in the heart of Brussels' European district, Europa forms part of a project to redesign this area, breaking up the 'corridor' effect of the road. The architectural style of the building has to take into account the desire of the Brussels region master-plan to integrate any new construction here into its surroundings.



Atenor

Sale of the REALEX Project

Anixton, an independent consulting company offering corporate real estate solutions, has been given the exclusive mandate to coordinate the sale/marketing of the "REALEX" project, owned by a company of the same name, itself owned by Dexia Insurance Belgium S.A.

This real estate development project consists of a plot located on the rue de la Loi, ex-numbers 99-105 in 1000 Brussels and a plot located on the rue Jacques de Lalaing, ex-numbers 30-36 in 1000 Brussels.

It has been granted a town planning permit for the construction of an office building of ± 28,425 m² in the superstructure and 10,589 m² in the underground structure, including 90 parking places.

The mandate, entrusted to Anixton, covers the rental, occupation, sale or transfer of titles on the abovementioned plots and/or the building, which will or may be built as part of this project, and also the transfer of shares in this project, and this in every legal form possible.



reallex@anixton.com | reallex.anixton.com | Tel : +32 2 721 99 19