

# Less speculative projects in the pipeline

During the economic crisis, the Brussels office market – for which an imposed moratorium had been discussed but dismissed – regulated itself, allowing market pressures and economic reality to dictate. Construction projects were put on hold or delayed, and the resulting relative inactivity in terms of new space is set to continue this year. As a result, the vacancy level which currently stands at around the 11% mark, is not likely to be pushed upwards by a plethora of speculative space coming onto the market. Those projects which have made their way through the various processes tend to be of high value, and they increasingly carry green certification. Buildings which do not meet the current environmental and technical demands will not easily find takers, and the market will be considering two types of vacancy – buildings which are of top quality and whose remaining availability is a genuine market factor, and all the rest, which will increasingly be considered as sidelined, and which may never come back onto the active letting market.

Tim HARRUP ■



## De Ligne

Bankstraat, 1000 Brussels

Developer	New Star Property Asset Management
Architects	Jaspers-Eyers & Partners
Surface	35,000 m <sup>2</sup>
Parking	199 spaces
Status	Permit request

This project involves the renovation of an existing office building with accompanying underground parking facility, multipurpose premises, archives and technical rooms. It is located just behind the main St Michael and Gudule Cathedral, in the historical heart of Brussels just above the Grand Place. The renovation will enable the building to meet contemporary comfort requirements and technical standards, including energy consumption.



## E Lite

143 Avenue Louise, 1050 Brussels

Developer	Pylos
Architect:	Jaspers- Eyers & Partners
Surface	7,000 m <sup>2</sup> offices
Parking	66 spaces
Delivery	2012

The development will transform the former Bayer HQ on the Avenue Louise, into a new office development combining low energy technologies with prestigious architecture. The project will be BREEAM and Valideo certified, both obtaining a global 'very good' level. E-Lite will offer improved accessibility, alternative mobility facilities, accessible terraces and patios, natural light for all offices, high efficiency energetic concepts and sustainability.

## Lighthouses

Rue Belliard / Rue Van Maerlant, 1040 Brussels

Developer	O'Connor Property Group
Architect	A2RC Architects - Jaspers-Eyers & Partners
Surface	5,193 m <sup>2</sup> offices, 24,781 m <sup>2</sup> residential and retail
Delivery	TBA

Located on a vacant lot just below the European Parliament and Leopold Park to the south, and the European Commission to the north, Lighthouses will offer a modest amount of office space in as strategic a location as it is possible to have for firms requiring to be close to the nerve-centre of Europe. The whole complex will add to the desire of the city to make the European district a vibrant place for both living and working once again. Sustainable development is a focus.



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## Montindu

6 Rue de l'Industrie, 1000 Brussels

Developer	Kairos
Architects	Jaspers-Eyers & Partners
Surface	5,400 m <sup>2</sup>
Parking	27 spaces
Delivery	2013

The Rue de l'Industrie is one of the roads which traverses the Rue de la Loi and Rue Belliard, and is thus in the heart of the European district. The renovation of the building is designed to reflect this status from an architectural perspective. This will be a new complex with a clear and contemporary function with regard to the environment. Particular attention has been focused on an image that goes beyond the purely functional interpretation.



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## Regeneris

4 Rue de Genève, 1140 Brussels

Developer	Herpain-Urbis
Architects	Archi + 1 / Christian Troosters
Surface	19,600 m <sup>2</sup>
Delivery	TBA

Regeneris is designed to meet sustainable construction and operational norms, with ambitious energy performance levels. The renovation will include total reorganization of the volumes and complete replacement of the façades, creating a high performance energy envelope. Regeneris is located at the beginning of the main road from the Brussels city centre to the airport, close to Nato, and with a new tram line under construction.

## Brussels Tower

1 Boulevard du Roi Albert II, 1000 Brussels

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Developer	Immobel
Architect	Jaspers- Eyers & Partners
Surface	73,102 m <sup>2</sup> .
Status :	TBA

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This building originally dating from the 70's is located in the North District, Brussels most recent business district and which is home to many corporates and administrations. It is in the form of a Z-shaped glazed tower.



## Mercure Centre

100 rue de la fusée, 1130 Haren

Developer	AG Real Estate
Architect	Jaspers-Eyers & Partners
Surface	12,000 m <sup>2</sup>
Status	TBA

Thanks to its immediate surroundings of the new site of NATO, on the way to the Brussels Airport, with easy access to the ring road and near a future RER station, this project benefits from a prime location for potential international occupants. The existing Mercure center will be demolished and reconstructed to build 12,000 m<sup>2</sup> of offices on 5 floors.



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## Aux Laines

68-72 Rue au Laines, 1000 Brussels

Developer	Immobilière de la Laine
Architect	Jaspers-Eyers Architects
Surface	12,050 m <sup>2</sup> offices, 21,990 m <sup>2</sup> total
Status	Permit request

The renovation and extension of the former Vivaqua headquarters located alongside Brussels law courts. The building is U-shaped and includes 3 basement levels. New technical areas are to be constructed in the roofing, in keeping with the existing architecture. Current and future energy norms are to be taken into account during the renovation.

## Europa

Rue de la Loi, 1000 Brussels

Developer	Atenor
Architect	Archi + i
Surface area	30,000 m <sup>2</sup>
Delivery	2016

Europa is located on the Rue de la Loi in the heart of Brussels' European district, which is the subject of a wide-ranging redevelopment project aiming to bring life back into what has been a typical 'office-only' ghetto since the arrival of the European Union. The architectural style of the building, to be constructed on the site of the Crowne Plaza Brussels Europa hotel, will take into account the desire of the Brussels region master-plan for this area, integrating any new construction here into its surroundings.



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## Van Volxem

366-368 Avenue Van Volxem, 1190 Brussels

Developer	CIT Blaton, JCX Immo
Architect	Art & Build Architect
Offices	20,349 m <sup>2</sup> (6 buildings)
Parking	183 spaces
Delivery	2012 onwards

Located a few hundred metres from Brussels South Station with its national and international connections, 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 enabling 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.



**Veridis**

2 Avenue Herrmann-Debroux, 1160 Brussels

Developer	Herpain Urbis
Architects	Assar Architects – Arcade
Surface area	6,561 m <sup>2</sup> offices
Parking	69 spaces
Delivery	TBA

Located in the green district of Auderghem on the southern edge of 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 comfort aspects. Over four floors, Veridis provides 6,561 m<sup>2</sup> of above-ground office space and 110m<sup>2</sup> of below-ground archives, along with 69 parking spaces. The average floor area is 1,500m<sup>2</sup>. The project brings together architectural quality and comfort with technical and environmental performance.

**Victor**

Rue Blérôt/ Place Victor Horta  
rue Bara / rue Paul-Henri Spaak,  
1060 & 1070 Brussels

Developers	Atenor Group, CFE
Architects	Atelier Christian de Portzamparc Jaspers-Eyers & Partners
Surface	100,000 m <sup>2</sup>
Status	Permit request

Victor is a mixed use project which saw its planning and environmental permit requests lodged with the Brussels authorities in December 2010. If all goes according to schedule, construction could begin in 2012. This is a major project for the city both because of its location and its size. Opposite Brussels South Station, which is the main terminus for international rail services (Thalys, Eurostar and TGV to France, the UK, the Netherlands and Germany), Victor will also be located alongside the country's tallest tower block 'South Tower'. Victor is to be constructed according to the latest sustainable techniques, and it is to achieve BREEAM certification.



**Media Corner**

Chaussée de Louvain /Avenue Léon Grosjean, 1140 Brussels

Developer	Robelco Group
Architects	ASSAR Architects, A2RC Architects
Surface	32,972 m <sup>2</sup> (4 buildings)
Parking	740 spaces
Delivery	TBA

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. 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.



**Focus Park**

Culliganlaan, 1831 Diegem

Developers	Sopedi - Pylos Benelux
Architect	Archi+I
Surface	21,121 m <sup>2</sup> Offices
Parking	532 spaces
Delivery	2012

Focus Park is located in the airport zone, a few hundred metres from the airport itself and also with excellent train, bus and car access. It is alongside the Brussels Ring motorway interchange. Focus Park offers quality architecture along with green and sustainable techniques. This energy-conscious choice has the objective of achieving BREEAM 'Excellent' certification.



## Gateway

Brussels Airport

Developer	Brussels Airport Company
Architect	Jaspers-Eyers & Partners / A2RC Architects
Surface	48,000 m <sup>2</sup>

Located in the airport complex and alongside the original terminal (now terminal C) Gateway is being entirely renovated, having originally been in a 'U' shape. The renovation will see the building now set around a central atrium. There will be a covered garden which will constitute a meeting area for the whole complex.



## West End II

18 Noordkustlaan, 1702 Dilbeek

Developers	JV Kairos – Attis - Pylos
Architects	Jaspers-Eyers & Partners
Surface	30,000 m <sup>2</sup>
Parking	600 spaces
Delivery	2012

West End, located at the junction of the Brussels Ring and the E40 Brussels-Ostend motorway, is an office building complex. The phase remaining to be built will offer 5 buildings with 2 buildings interconnected, thus doubling the office area available per floor. The development will obtain a at least BREEAM certification of 'Very Good', reflecting the excellent overall energy performance, accessibility and reduced occupancy cost.

## Silver Tower

Place Saint-Lazare, 1210 Brussels

Developer	AG Real Estate
Architects	Atelier de Genval, Accarain-Bouillot
Surface	33,000 m <sup>2</sup>
Status	Permit

This 27-storey tower to be located close to the headquarters of AG Real Estate, (Botanic Building), will be accompanied by a residential building. There is also to be a sculptural competition to add value to the rehabilitation of this part of the city. The height of Silver Tower will make it stand out even in a district not lacking in vertical buildings.



## Arts Lux

58, Avenue des Arts, 1000 Brussels

Developer	AG Real Estate
Architect	Archi + I
Surface	16,500 m <sup>2</sup>
Parking	238 spaces
Delivery	2012

Strategically located on the corner of the inner ring road and the Rue du Luxembourg, opposite the rear of the Royal Palace and a few minutes walk to the European parliament, Arts Lux benefits from a metro station right outside the door. The renovation will see a majestic corner entrance, better access control and circulation, and a new modulation of 0.90 – 1.80 m. More natural light will be brought in, and the environmental performance of the building merits a BREEAM 'Very good' certification.