

C U
□ B
U S
□



A PROJECT BY
BEFIMMO
B

C □
U B U
□ S

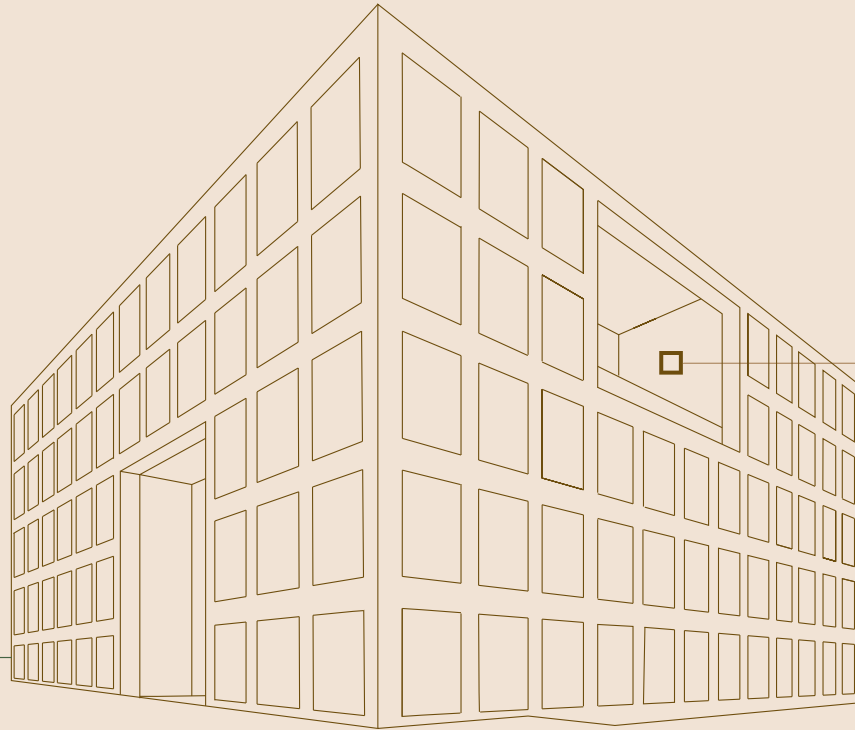




TOTAL SURFACE
5,000 M²

5 FLOORS OF EACH
+/- 1,000 M²

FLEXIBLE
AND ADAPTABLE
FLOORS



| Floor | Office | Parking |
|-------|----------------------|---------|
| 4 | 1,028 M ² | 31 |
| 3 | 1,028 M ² | 31 |
| 2 | 1,024 M ² | 31 |
| 1 | 1,023 M ² | 30 |
| 0 | 852 M ² | 25 |



Window modulation
1.35 m



Free high: 2.60m



Perforated
metallic ceiling



Metallic climate
ceiling (hot/cold)



Ventilation integrated
in the metallic ceiling



Raised floor
(12 cm floor
tiles included)



Exterior and electric
blinds in the offices



Two elevators serving
the -4 level to the 4th floor





Located
at the entrance
of the city of Luxemburg



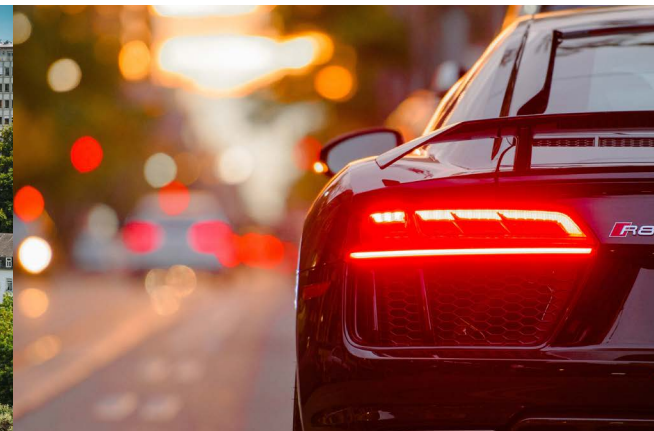
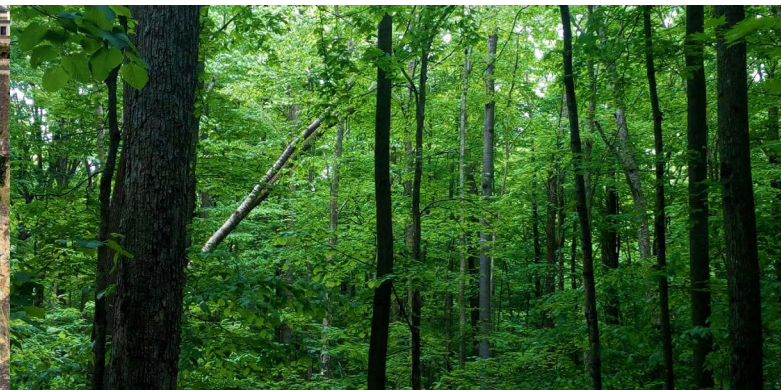
Next to
a green
oasis of peace

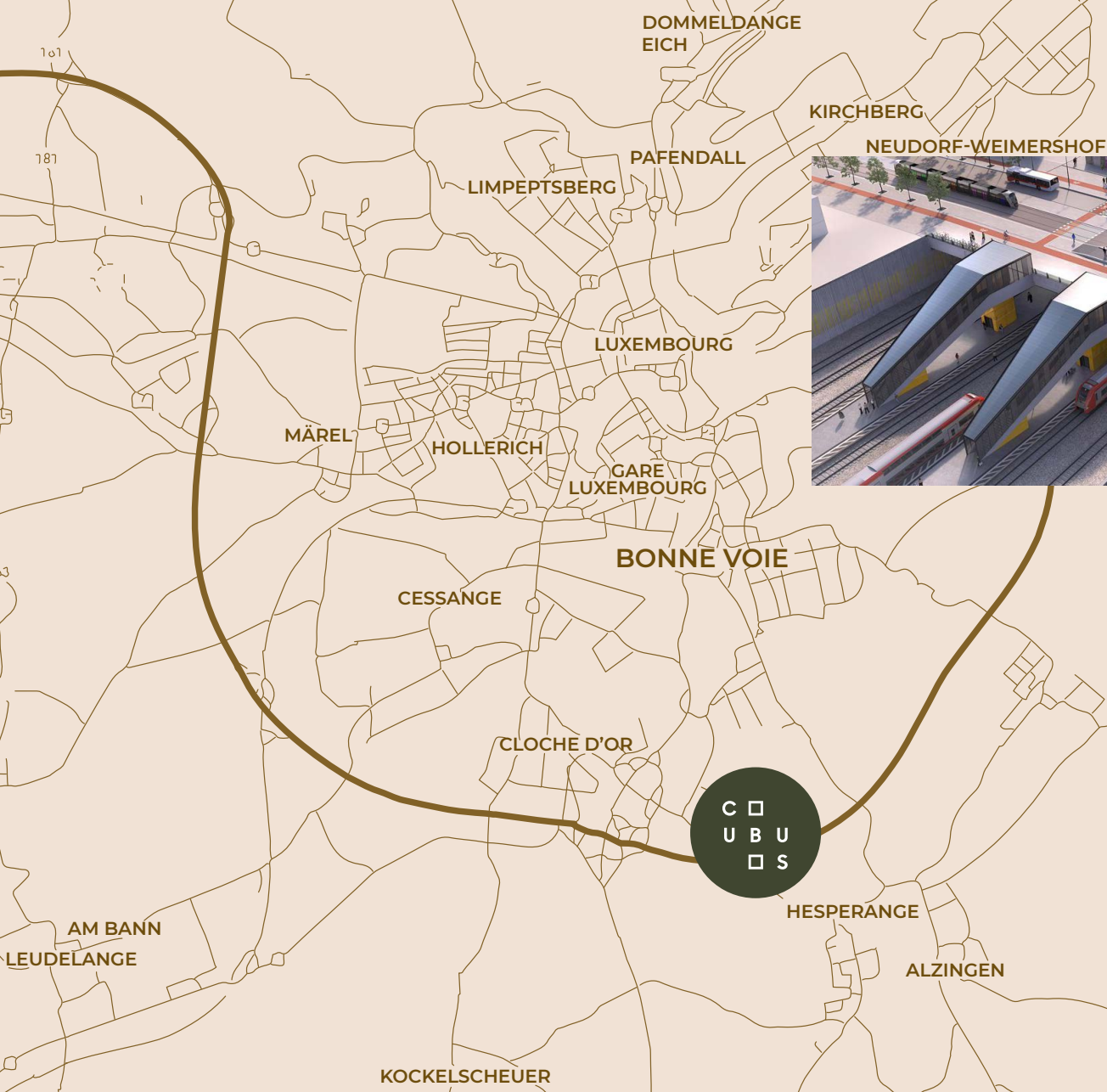


Public transport
just at
your doorstep



Easily
accessible
by car

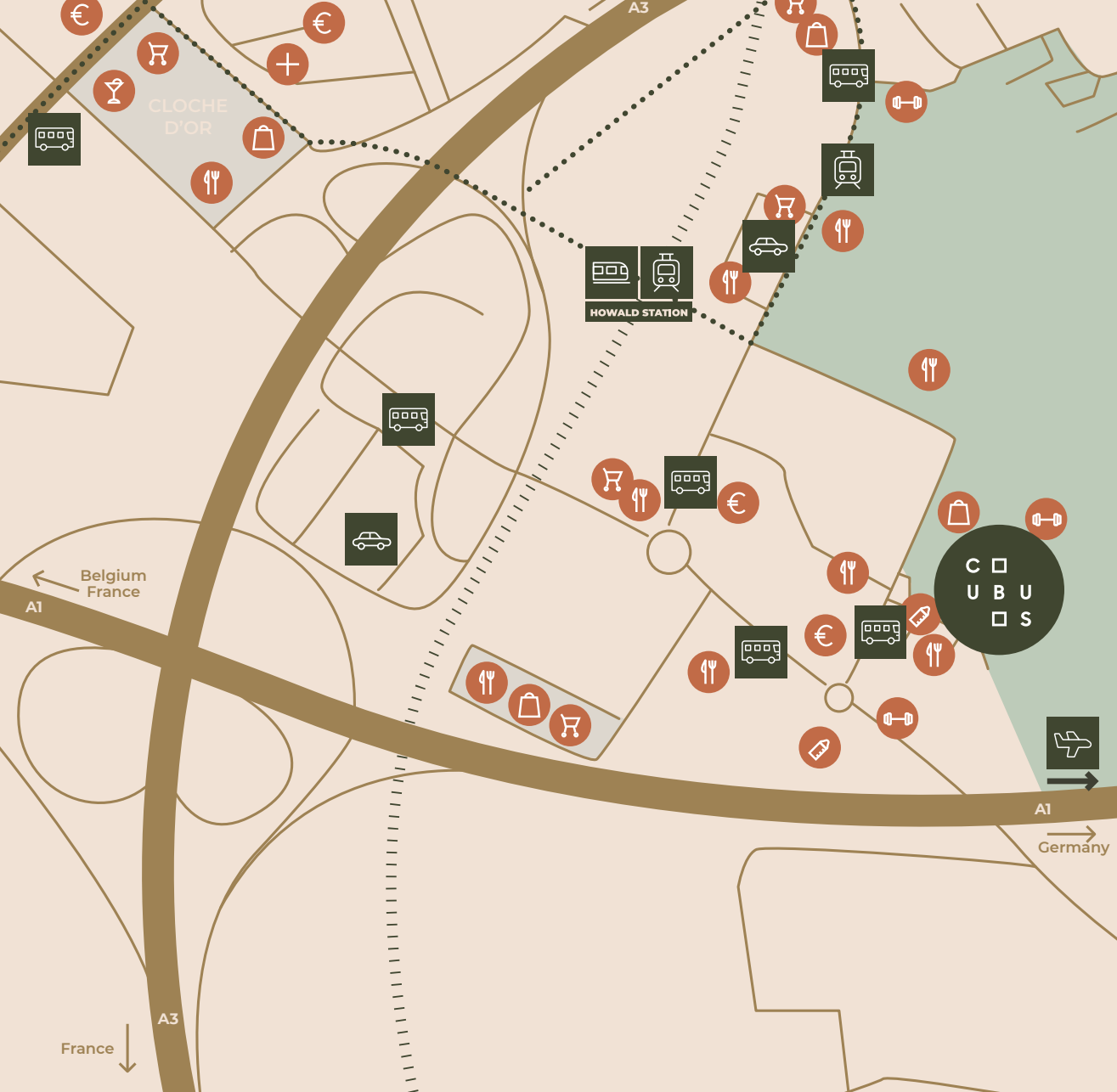




Cubus is located in Howald near the Cloche d'Or (Luxemburg City).

Already well served by public transport (the train station and busses are within walking distance from the building), this area has been undergoing significant development for several years.

By 2023, the new Howald train station will become a major public transport hub in the south of the city with an intermodal connection (train, tram and bus).



















 Airport (15 min by car)


 Bus station (150 m)


 Howald Railway Station (800 m)

COMING SOON (2023)


 Scillas Tram Station (750 m)
 Howald Tram Station (800 m)

-  Supermarket
-  Restaurant
-  Bars
-  Shopping
-  Gym
-  Bank
-  Pharmacy
-  Day care
-  Railway
-  Tramway
-  Train Station
-  Tram Station
-  Bus
-  Airport
-  Parking





The terrace with a view
on the green park
for a relaxed lunch



134 indoor
and 14 outdoor
parking places



Electric charging
points for your car



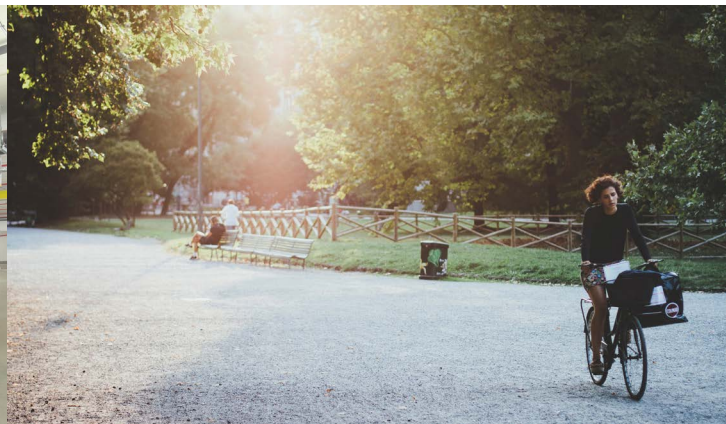
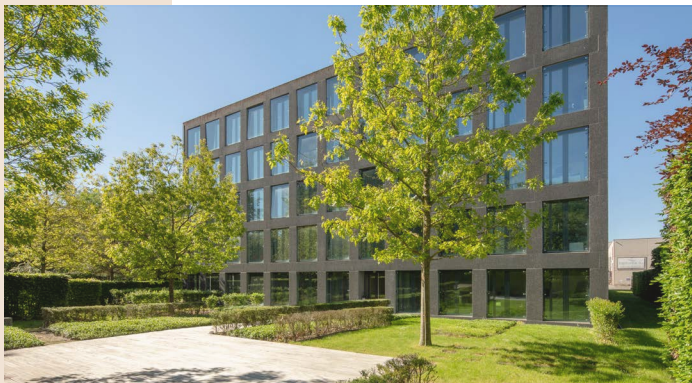
Bike parking



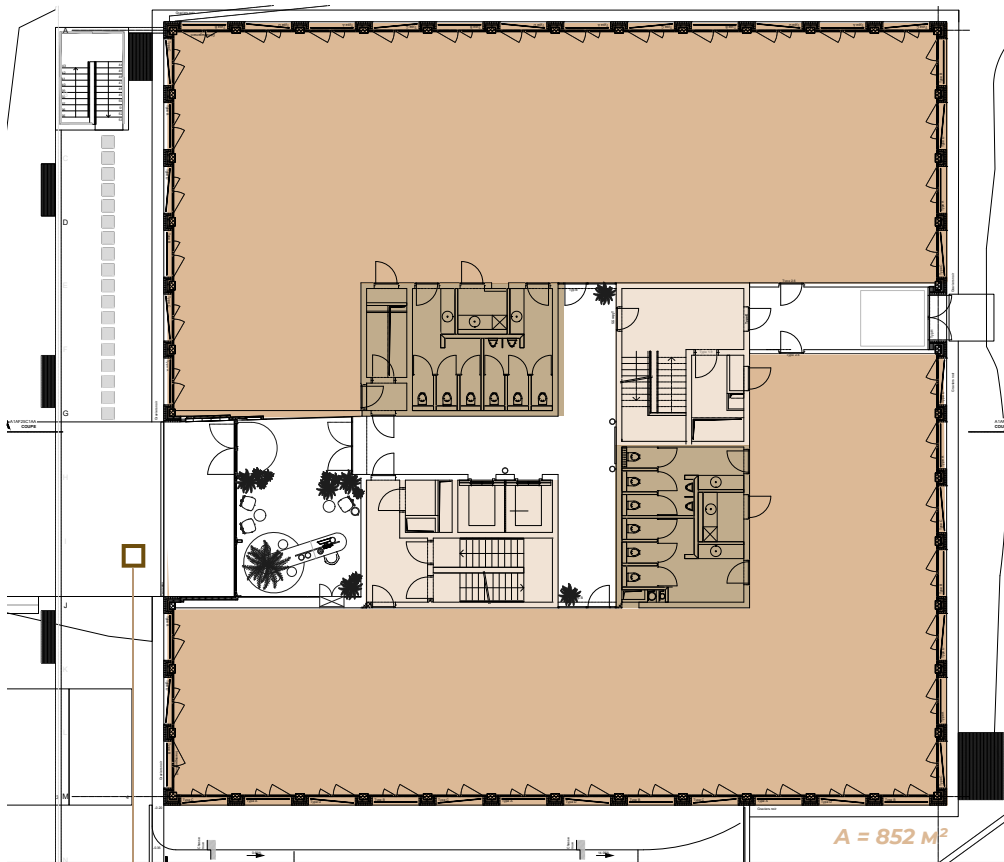
Showers for after your
weekly run in the park



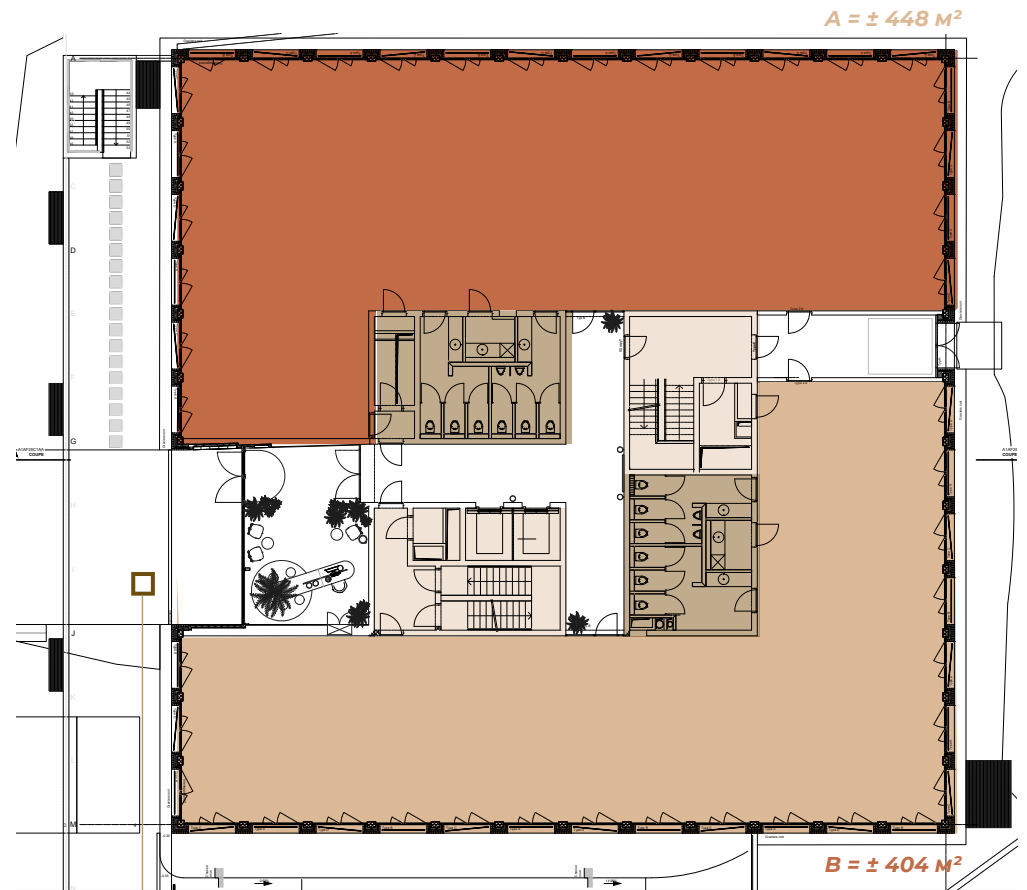
Spacious exterior
garden with terrace



Ground floor



One tenant

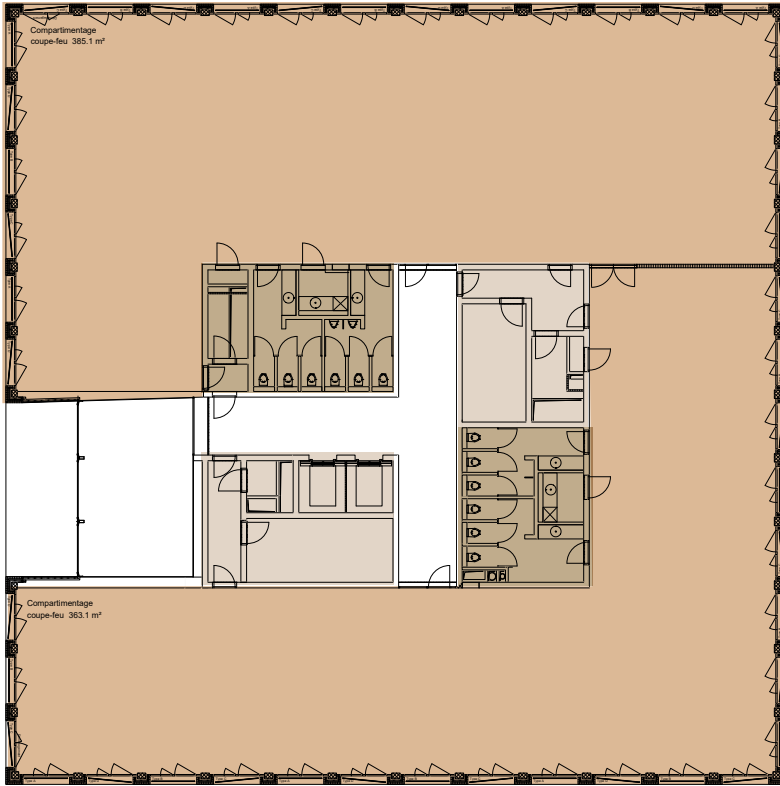


Two tenants



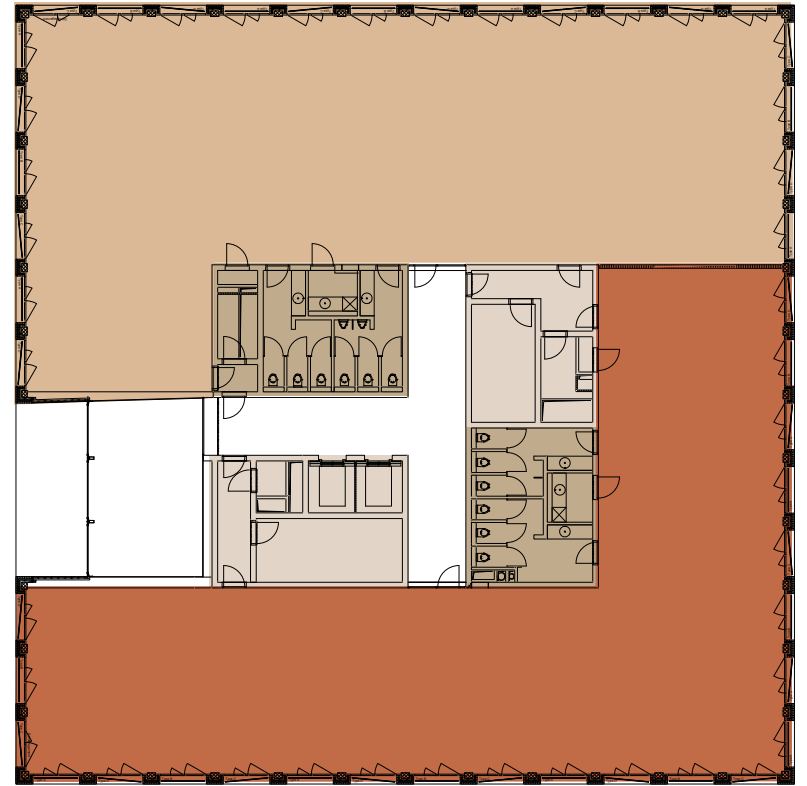
1st & 2nd floor

$B = \pm 524 \text{ M}^2$



$A = 1024 \text{ M}^2$

One tenant



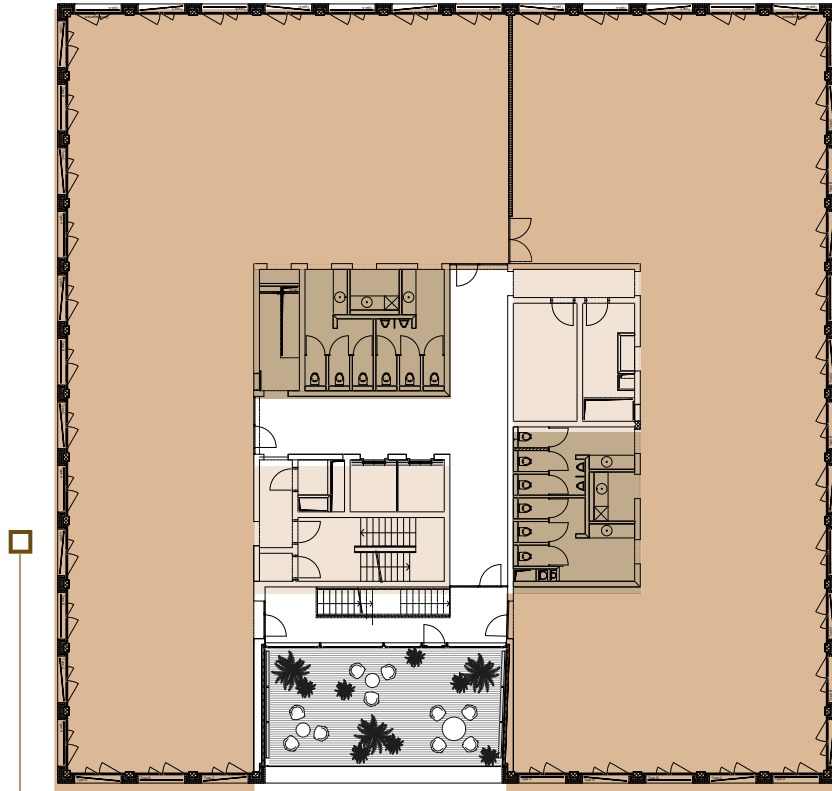
$B = \pm 500 \text{ M}^2$

Two tenants

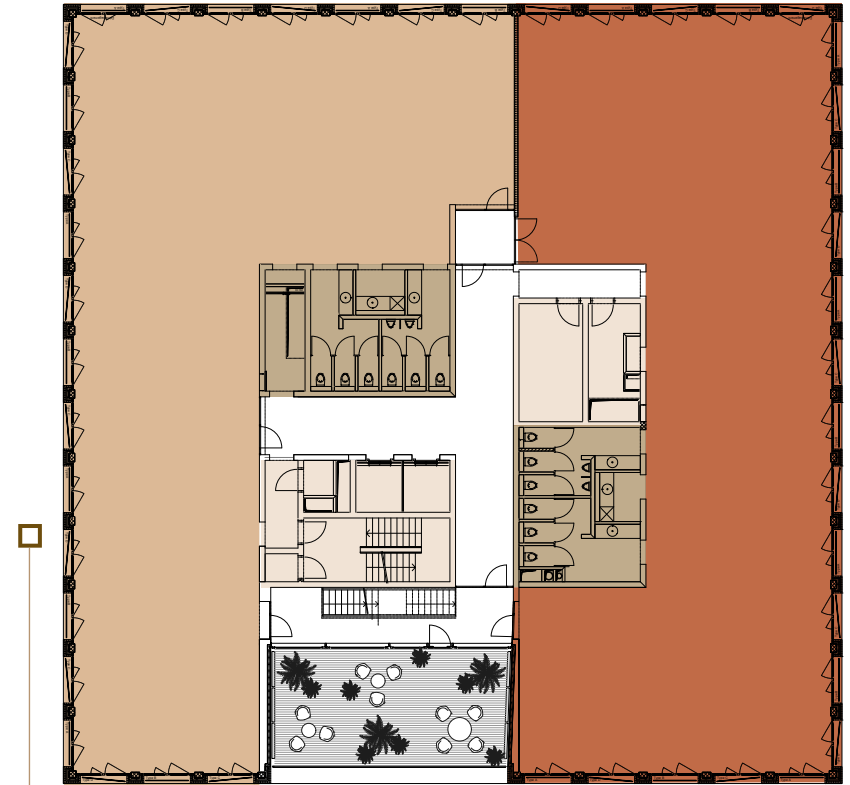
- Tenant A
- Tenant B
- Technical
- Restroom

3rd & 4th floor

A = ± 523 M²



A = 1028 M²



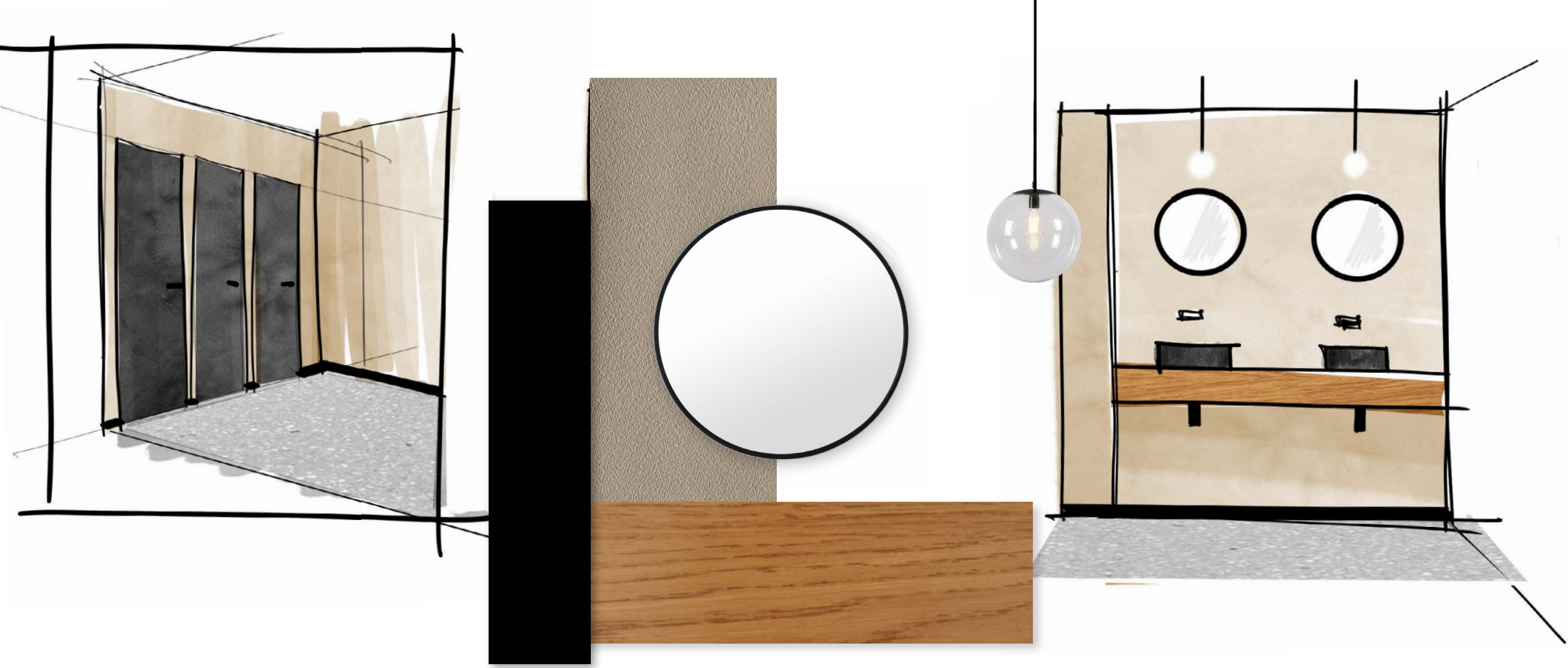
B = ± 505 M²

One tenant

Two tenants

Tenant A Tenant B Technical Restroom

Restrooms









ABOUT BEFIMMO

Befimmo is a real-estate investor and operator and a Belgian Real-Estate Investment Trust (SIR-GVV). Focused on office buildings, meeting centres and coworking spaces, our high-quality portfolio is located in Brussels, the main Belgian towns and cities, and the Grand Duchy of Luxembourg. It is worth about €2.7 billion and comprises 63 office buildings and 8 coworking spaces.

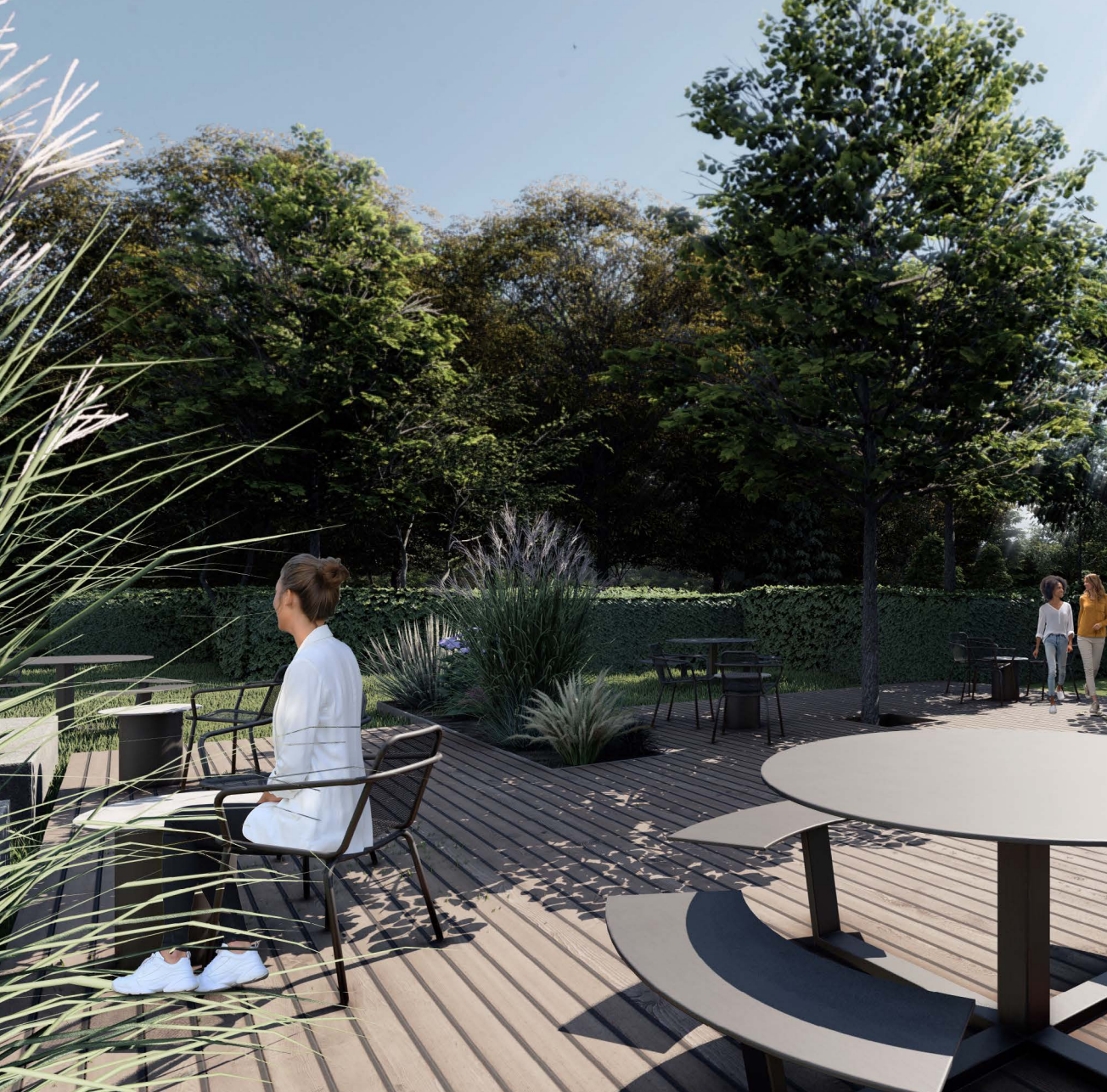
Befimmo aims to create environments where people can work, meet, share and live. We are a facilitator of enterprises, entrepreneurs, and their teams. In partnership with our specialised subsidiary Silversquare, we operate coworking spaces and are jointly developing a Belux network of flexible workspaces. Our goal is to become a one-stop-shop that offers organisations, businesses, entrepreneurs and their teams different office combinations fully in line with their needs and provides the full range of solutions for tomorrow's hybrid work environment.

As an organisation that is human and responsible, we offer inspiring spaces and related services and facilities, in sustainable buildings. Our three commitments - 'Provide and Rethink Workspaces', 'Transform Cities' and 'Be Responsible' - form the basis of the integrated CSR ambitions summarised in our 2030 Action Plan.

CHECK OUR INSTAGRAM/LINKEDIN



www.befimmo.be



AT YOUR SERVICE
FOR MORE INFORMATION

Oliver De Wael

o.dewael@befimmo.be
+32 (0) 475 34 66 80

Dagmar Speeckaert

d.speeckaert@befimmo.be
+32 (0) 495 58 26 32

C □
U B U
□ S

