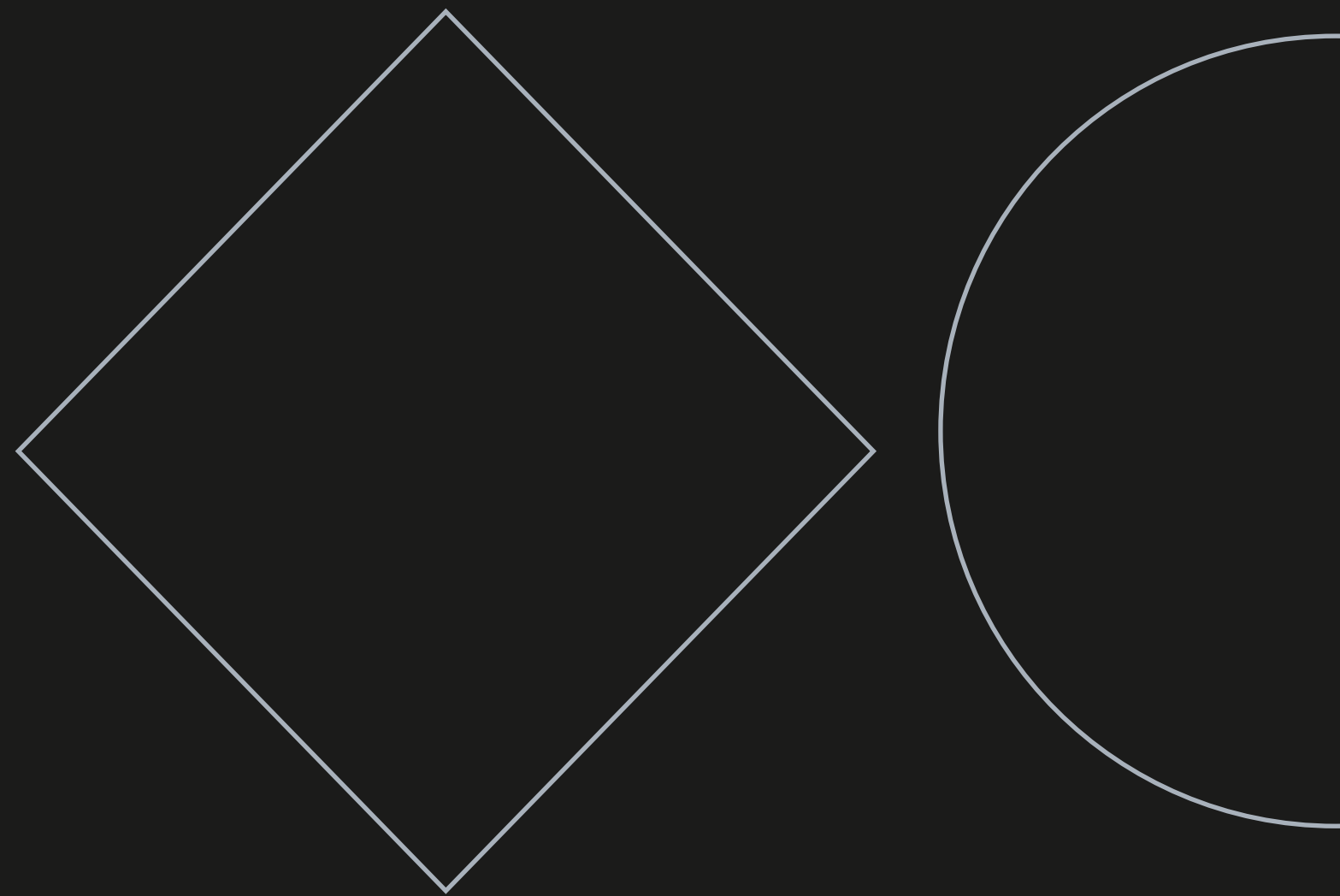


Place of
inspiration.



Central



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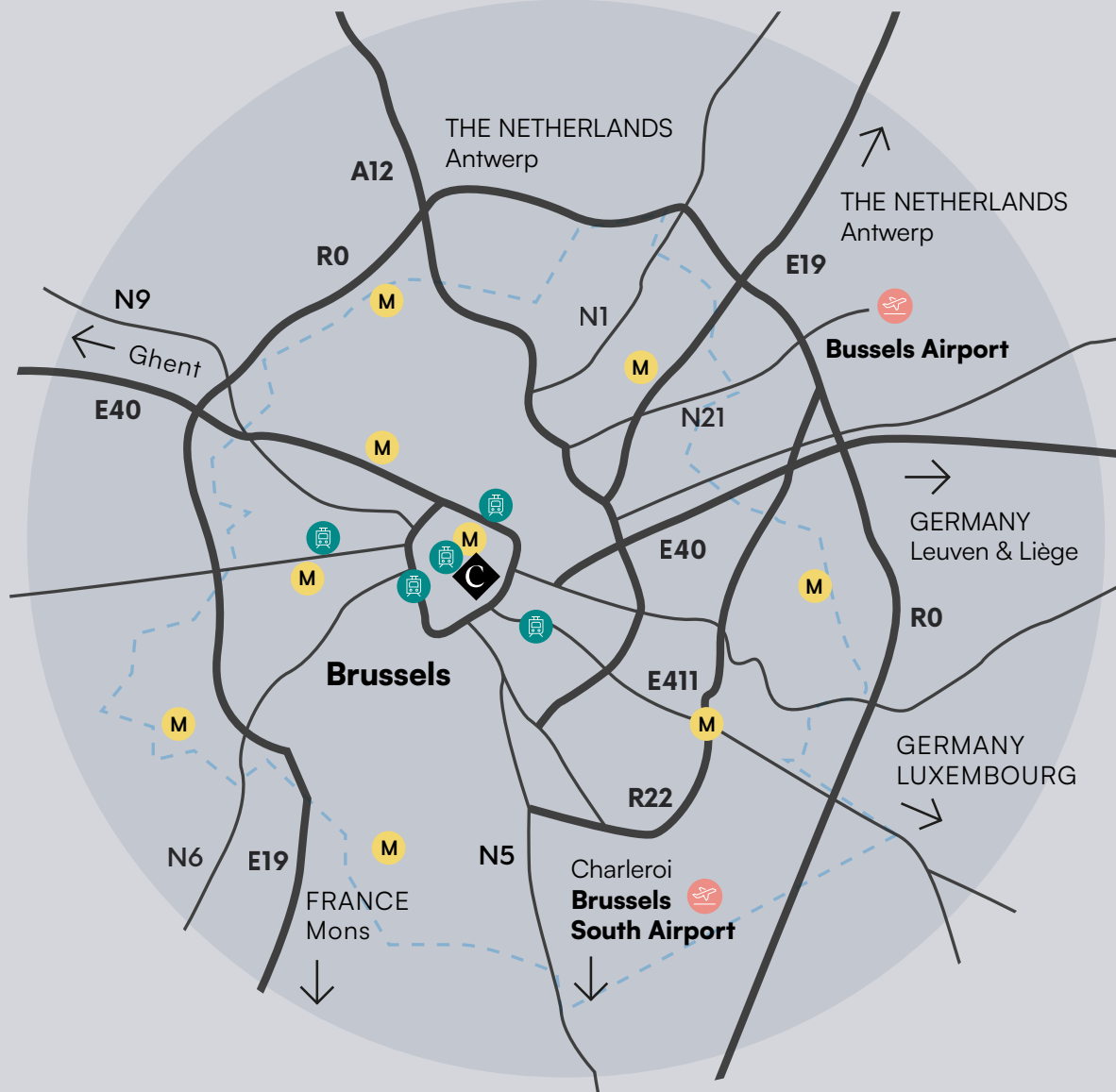


Strategically located.











In the beating heart of the Brussels city centre.

Literally

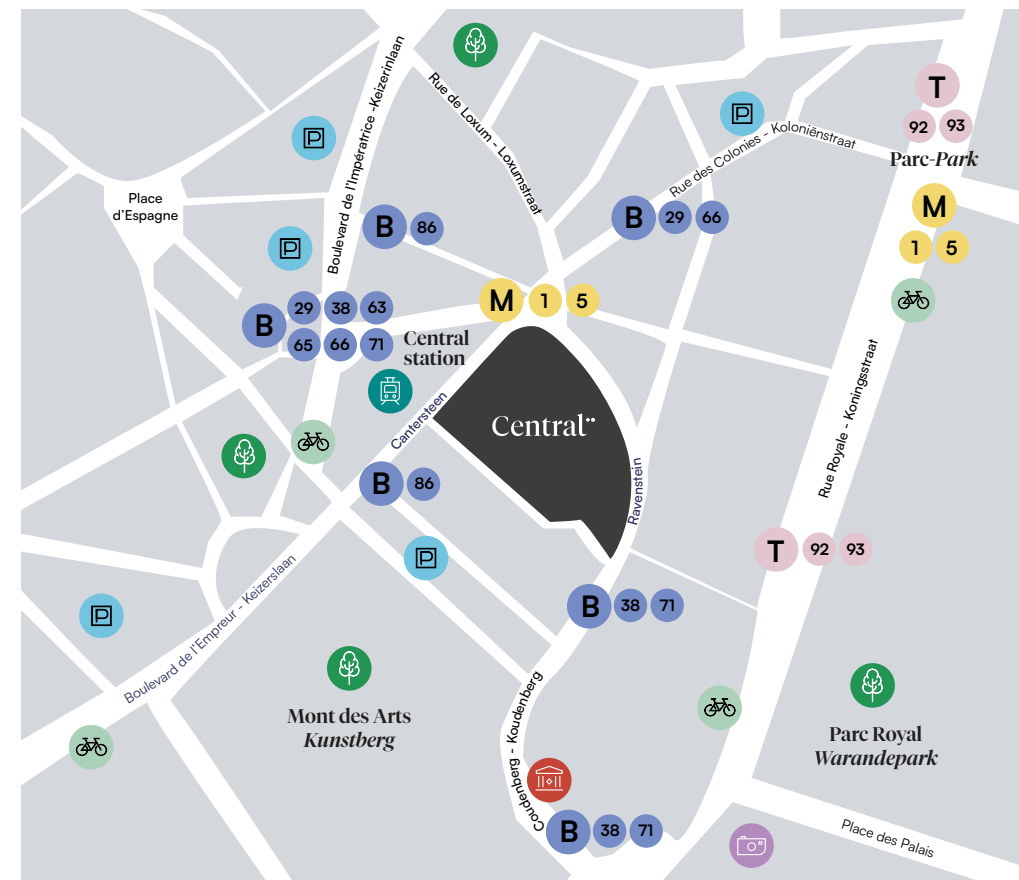


Central

Central is perfectly located in the beating heart of the Brussels city centre.

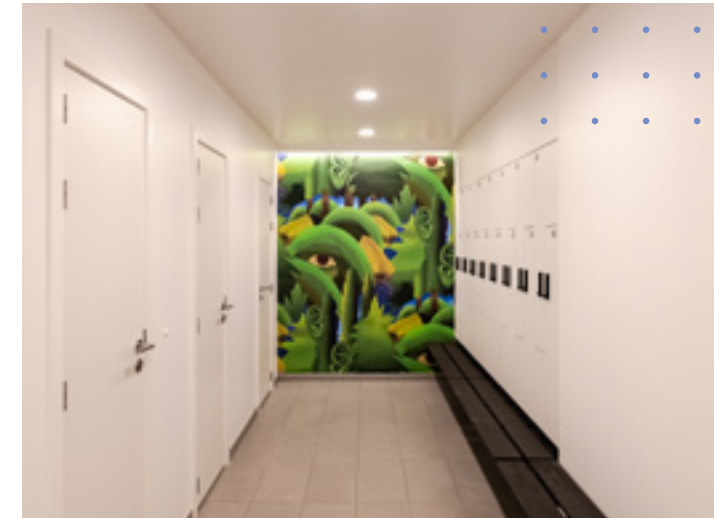
-  Train station
-  Metro station
-  Tram station
-  Bus station
-  Airport
-  Car parking
-  Villo Station
-  Parc

Don't waste your time in traffic, you have everything you need at Central with the central train station right across the road and numerous bus and metro lines serving the whole city from here. If you want some freedom you can even take electric city bikes, scooters and motorcycles!



Have a break and enjoy the city!

Development of soft mobility solutions and services.

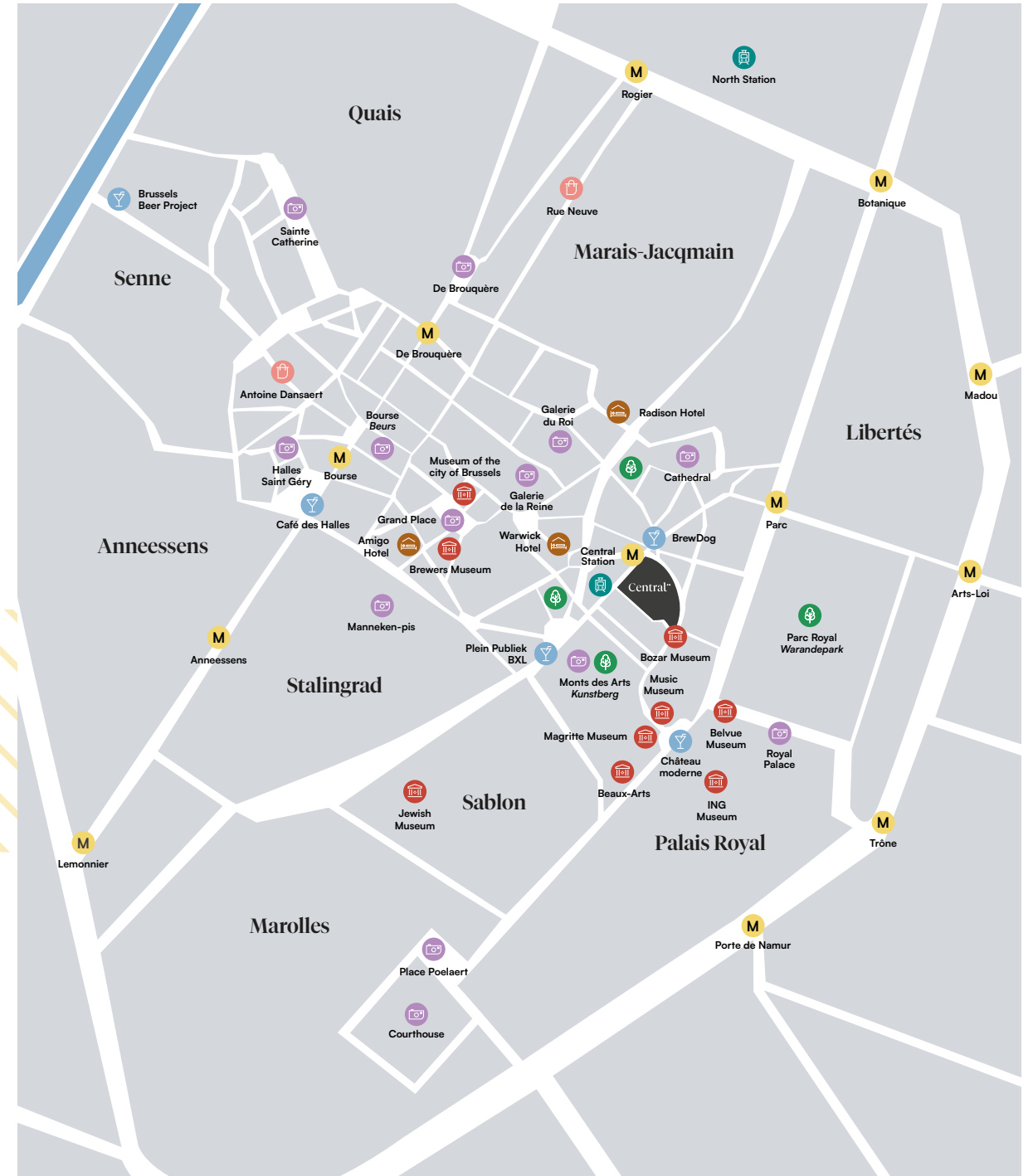
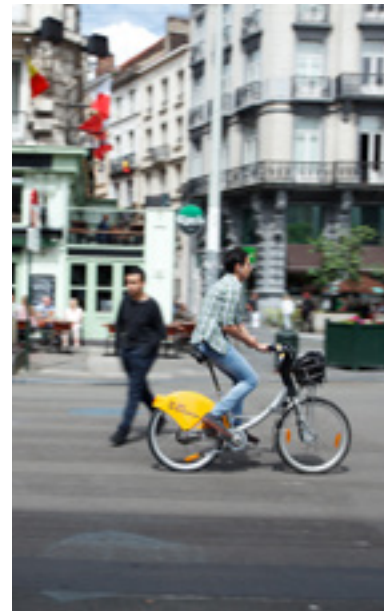










In addition to the existing public transport infrastructure, Befimmo has installed exemplary soft mobility facilities in Central, such as showers, lockers and well-designed bicycle parkings that takes into account electric bikes, folding bikes, cargo bikes, and scooters. Befimmo also offers shared bikes to its tenants, which are easily available through an application. Taking all this into account, we make it easier for users to reach our building.

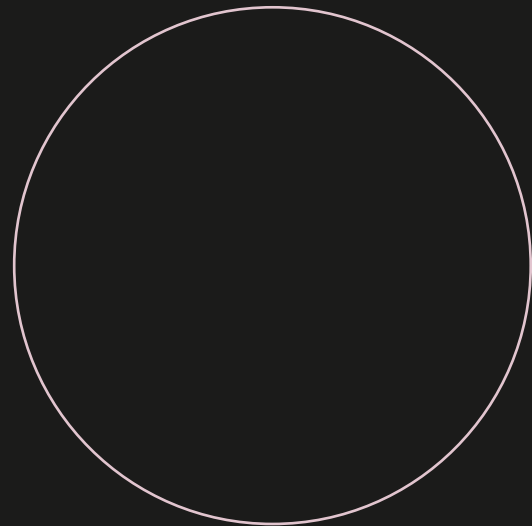


Brussels, a vibrant city...

In your quest for an ideal work life balance, culture and lifestyle are just around the corner. The area surrounding Central is bustling with shops, hotels, cultural venues, restaurants, bars and parks.



-  Train station
-  Museum
-  Visit
-  Hotel
-  Metro station
-  Shopping
-  Parc
-  Bar



*Central - then known
as the Shell Building -
was built in the mid 30's
of the 20th century.*

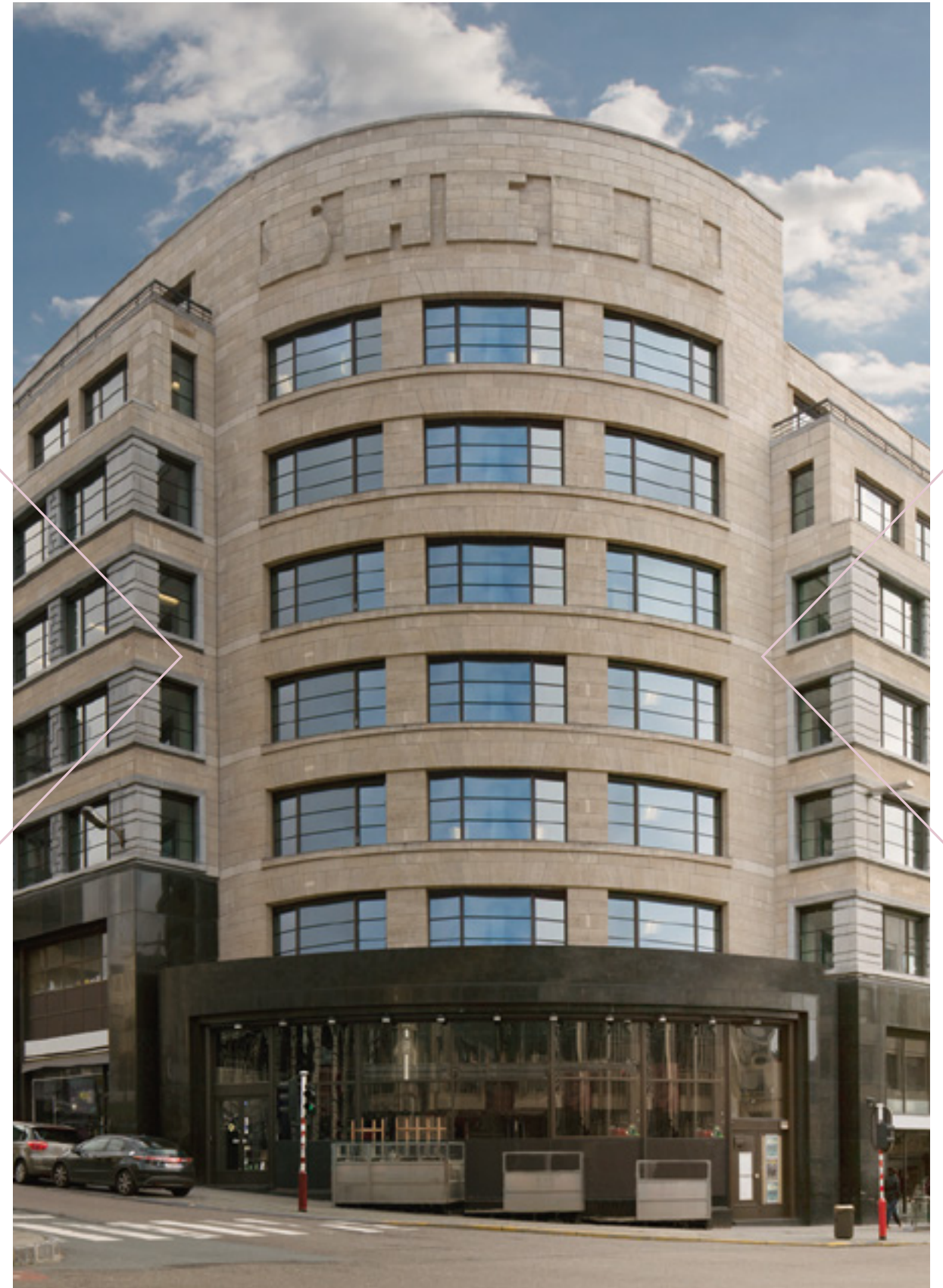
One century of history.



The area around the Central Station represents an architectural microcosm. There is a unity to the area and its development was conceived by Victor Horta. The Ravenstein Galleries and the Fine Arts palace all bear an early 20th century style. Into this setting, Central, designed by Alexis Dumont (a progressive architect at the time) was born.



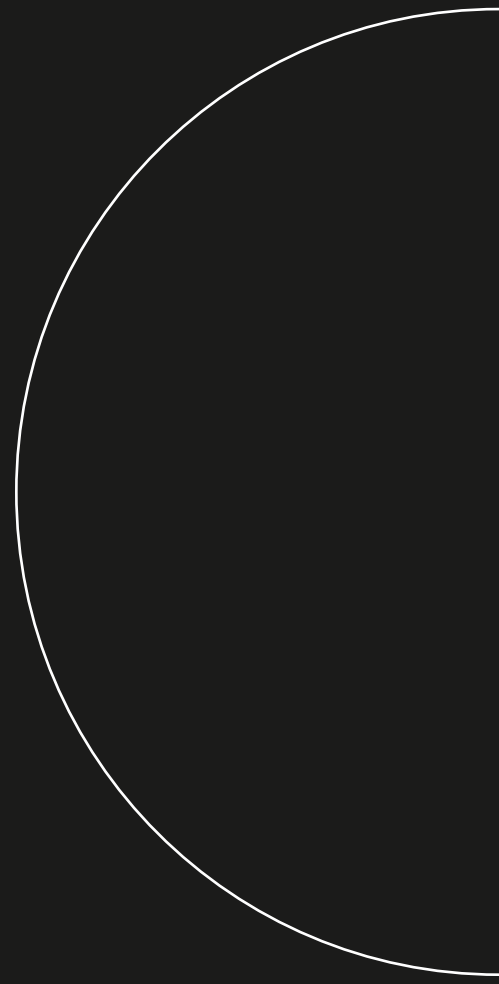
Central - then known as the Shell Building - was built in the mid 30's of the 20th century. It's 200 meter façade, the longest in Brussels at the time, made it a landmark. The building was seen as an example of logic, clarity and precision. And; did you know the Shell building was originally designed to be the base of a tower block? The tower was never built as the city of Brussels was not ready yet for the "high rise building" era... It will therefore always remain a story between dreams and reality.





*Central combines
in one building
all the flexible
working solutions
to its users*

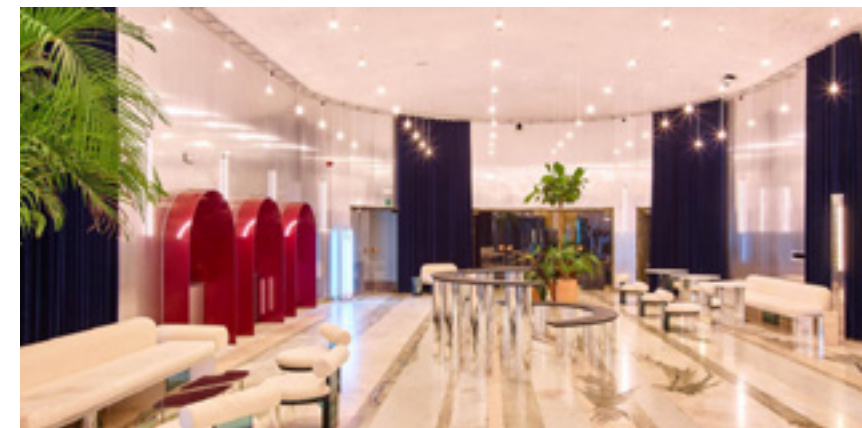
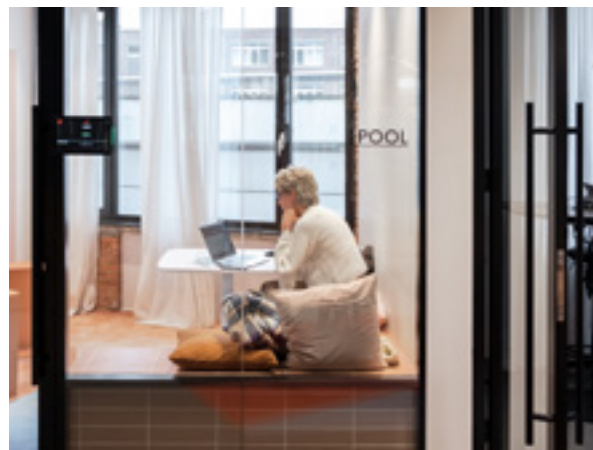
An iconic work environ- ment.



The hybrid world of work.

Central combines in one building all the flexible working solutions to its users: Offices, a brand new Silversquare coworking space designed by Maniera and the innovative meeting concept, Sparks.

You get access to a local network of interconnected work environments, going from flex and dedicated desks to private office space. Via events, pitches and brainstormings, communities are created between start-ups, scale-ups and small to large corporates. It's a unique way to stimulate creativity, innovation and interaction between all kinds of companies and entrepreneurs.



✦ *Central therefore perfectly reflects Befimmo's vision of the new hybrid world of work.*

A unique ecosystem.



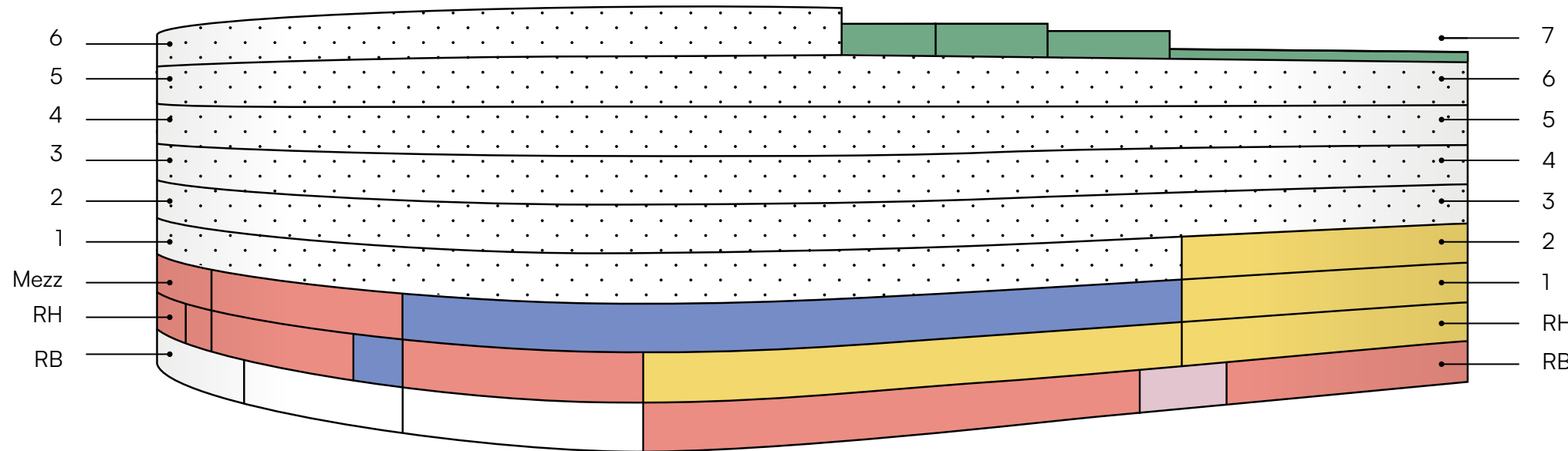
Central offices



Hospitality desk



Rooftop and terrace



Central has all you need.



Silversquare Central (coworking)



Sparks (meeting / event)



Food and Retail



Central
therefore
perfectly
reflects
Befimmo's
vision of
the hybrid
world
of work.

Offices? Yes, please.



*Maybe your
next office will
be at Central!*

Office design example

WORK

- Offices Space
- Silent room
- IT Bar
- Print room

MEET

- Prism
- Meeting Rooms
- Informal Meetings
- Teams

REST

- Alcoves
- Break Areas

RECEPTION

- Welcome Desk
- Facilities



Silversquare, your energizing coworking space.

By creating its first coworking space in 2008, Silversquare became a pioneer in the sector in Belgium and Europe. Silversquare stands out from its competitors for anticipating a fundamental evolution of the business.



SQ Delta



SQ Luxembourg



SQ Louise

SQ Zaventem

Silversquare offers its members flex or fixed desks or even private office space for small to medium size businesses under a membership contract of flexible duration (1 day, 1 month, 1 year, etc.). With its proactive facilitation approach Silversquare creates spaces for sharing knowledge, innovation and networking.

Each Silversquare space is uniquely designed and curated by artists and designers to give its workspaces extra soul. Efficiency is one thing, but atmosphere is just as important to create a work environment that promotes productivity. In the end, each venue is unique and makes Silversquare an ecosystem based on diversity.

For more information: www.silversquare.eu



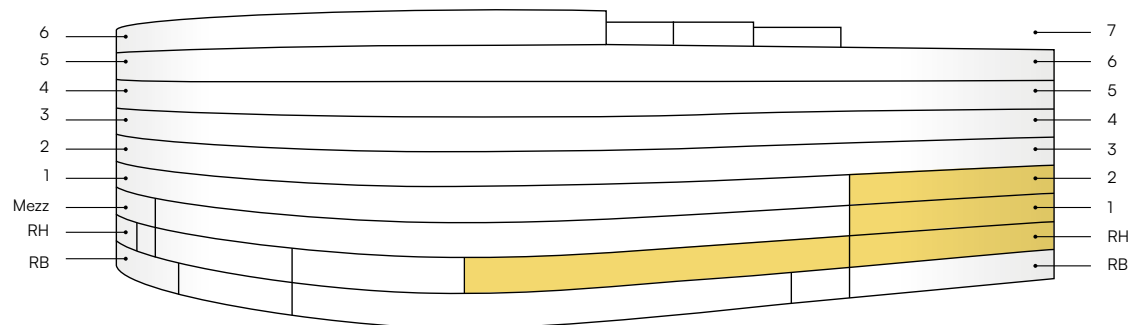
SQ Bailli

Silversquare Central, designed by Maniera.

Silversquare Central has been well thought of and created to make use of the space to suit your every need. Central will grow with you and our team will always find the right space to accommodate your vision.



The most exciting square meters in town.

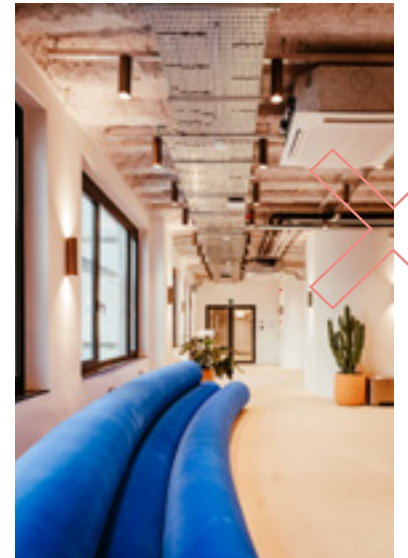
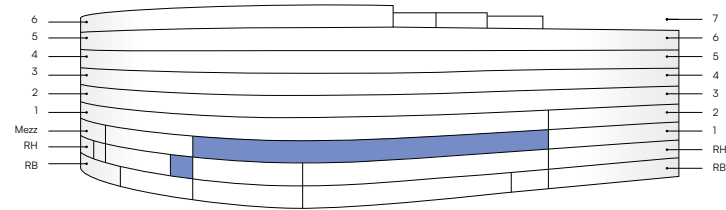


The one-stop shop for your meetings and events.



The meeting standards and infrastructures we used years ago no longer work for modern organizations needs.

SPARKS

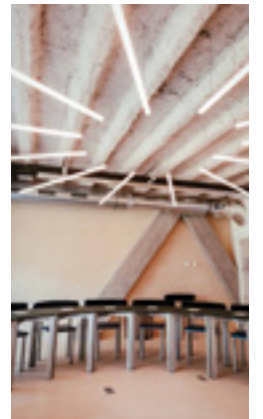


The new one-stop shop for your meetings & events! Whether it's an (in)formal meeting, brainstorming session, conference, livestream or hackathon.

Sparks offers a special meeting & events environment featuring innovative meeting rooms, a range of complementary services and professional support. Fourteen brand-new meeting & event rooms, each unique in terms of function and design, are foreseen. Your new place to be for meetings & events up to 250 people.

See you there!

For more information: www.sparks-meeting.eu







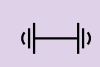

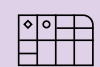



Services

◆◆
*For an
ultimate
work life
balance*

& facilities.



To make your life more easy Central offers an enjoyable workspace with numerous services and facilities.

-  Rooftop terrace with stunning views
-  Garden terrace
-  Restaurants & coworking café
-  Shops
-  Fitness
-  Siversquare Coworking
-  Bringme Box for sending and receiving parcels
-  Sparks | Meeting & event zone
-  Secured bicycle parking
-  Showers & lockers



Central is a building for happy and healthy employees!

Having an event, we have what you need!



Technicalities.



*An authentic
building with
innovative
techniques*

A modern vision of work, technologies and sustainability.



Double glazing
Insulating and reflective



Charging station
for electric cars and bicycles



Opening window frames



Cell phone coverage in parking (4G)



Solar panels



Free height - (floor to ceiling) :
min 3m of free height



Access control system



BREEAM certification
«Very Good»



Rainwater recuperation



Energy efficiency rating
«C»



**Lifts - 1 freight elevator,
7 passenger elevators**



**Heating, Ventilation
and Air-Conditioning**



Intelligent parking management system



B

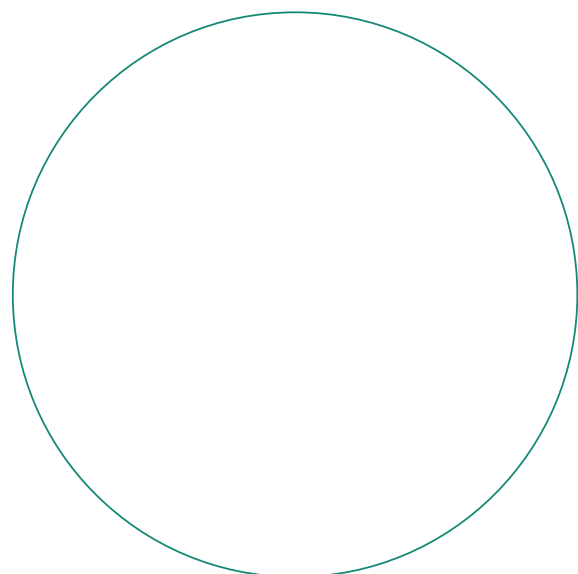
Befimmo is a real-estate investor, operator and developer and a Belgian Real-Estate Investment Trust (SIR-GVV). Focused on offices and mixed-use buildings and coworking spaces, our high-quality and performant portfolio is located in growing BeLux city centres.



◆● Befimmo aims to create, manage and build thriving work & life environments and animate communities for a sustainable future. Our ambition is to create and operate high-quality, mixed-use projects in growing economic, academic and research hubs in BeLux. Our in-house coworking partner Silversquare and our partnership with Sparks will allow us to deliver tailor-made coworking spaces and meeting venues. We want to accompany our clients throughout their real estate journey, offering them an ultimate experience, as a one-stop-shop they can entrust with all their needs and expectations in terms of work and living space.

Befimmo's value creation priority is about offering integrated hybrid, sustainable work & life solutions answering to the major trends shaping the world of tomorrow. ESG criteria have become a natural extension to this strategy and drives us towards innovation. It is worth about €2.8 billion and comprises 60 offices and mixed-use buildings and 9 coworking spaces.

At your service
for more information.



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◆●
Join
the
Central
club



Central*

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