

Where all shapes fit together





Arts 56, where all shapes fit together .

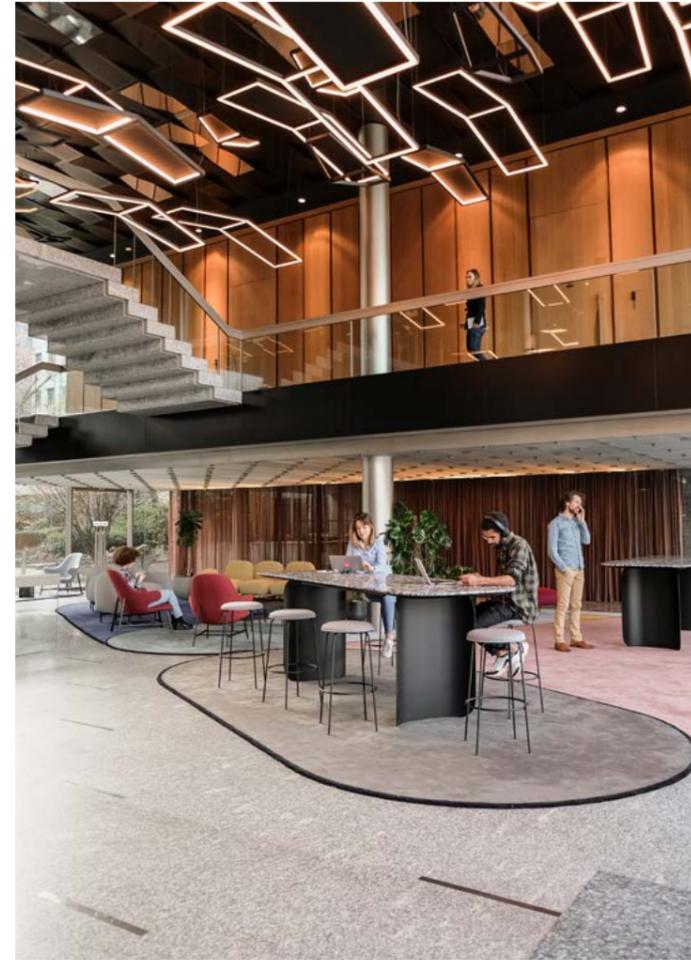


Table of content

| | | |
|----|----------------|----|
| 01 | Location | 06 |
| 02 | Building | 12 |
| 03 | Offices | 18 |
| 04 | Services | 26 |

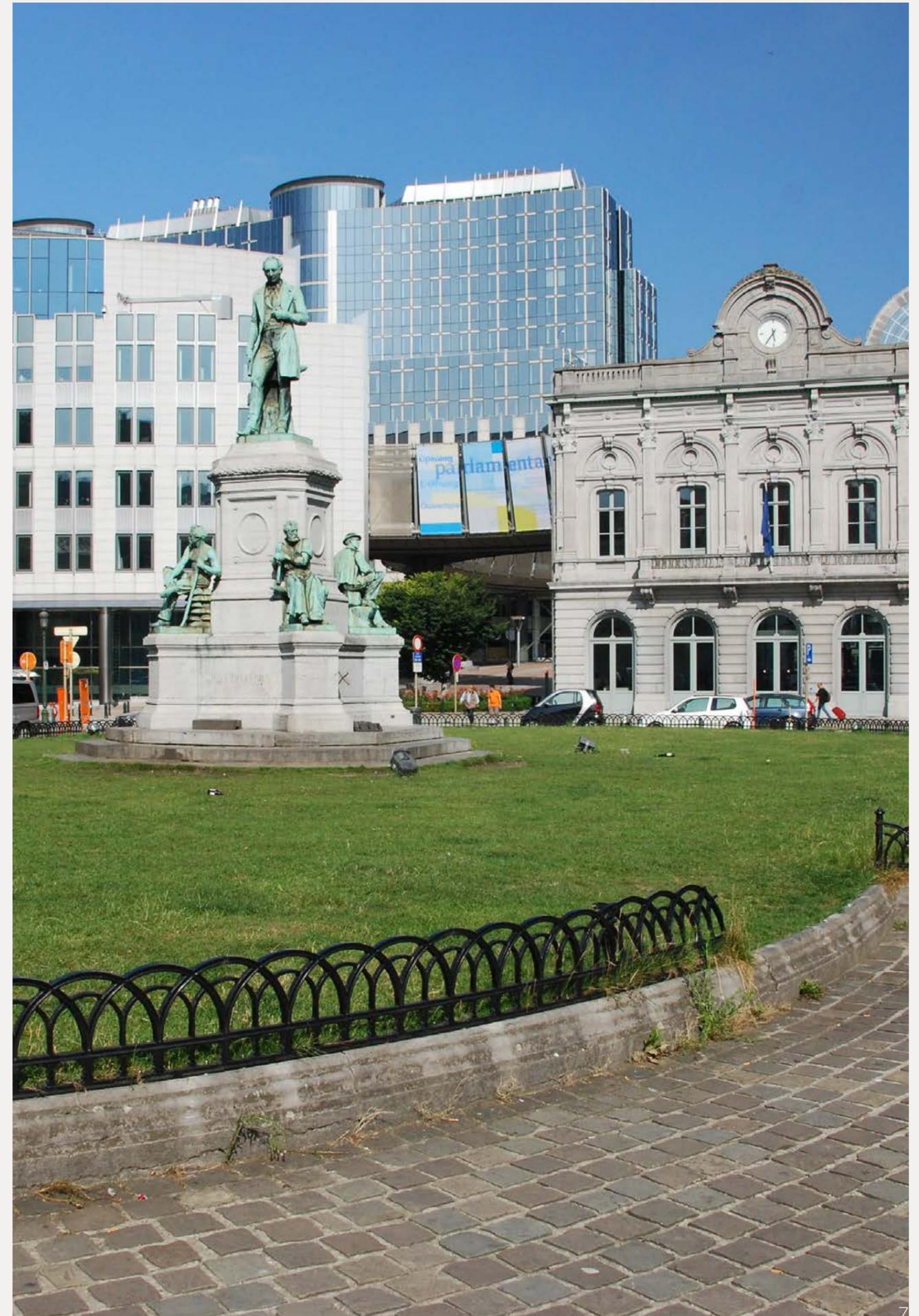


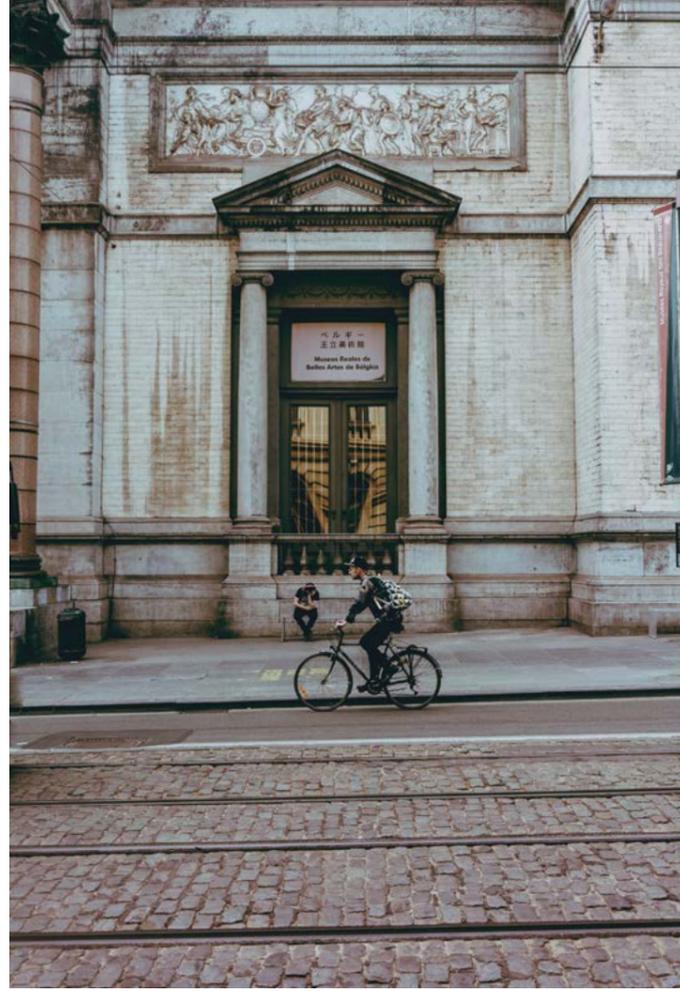
A prime location in the European district

Avenue des Arts - Square de Meeûs

Arts 56 is located in the most exclusive and dynamic office cluster of Brussels around the well-known Square de Meeûs. It is enclosed by the rue Montoyer and rue du Luxembourg. This micro location is characterised by a large concentration of EU institutions and attracts various prestigious corporate occupiers.

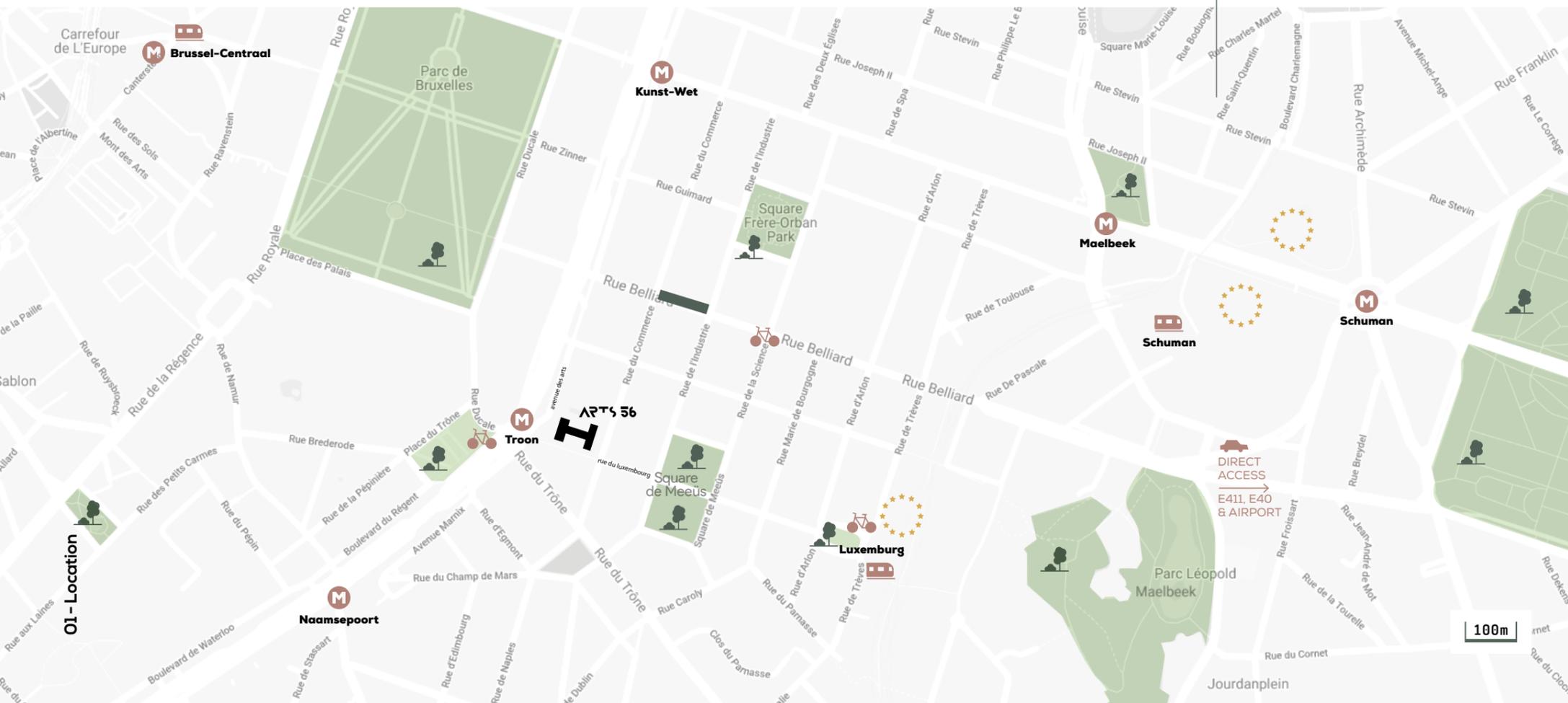
This particular part of Avenue des Arts benefits from a green and breathtaking view on the city centre of Brussels and the proximity to the busiest retail high street area. A short walk enables you to reach the Square de Meeûs, the vibrant Place du Luxembourg or the Luxembourg & the Central Train Stations. Located on the inner ringroad, the building offers a strong visibility and an excellent connectivity with Brussels' road and public transportation network.





-  **ARTS 56**
-  > subway
-  > train
-  > bike
-  > highway access
-  > European Institutions
-  > park

Centrally located in the European District, the building benefits from an excellent accessibility either by car or public transport, providing occupiers and visitors with an easy access to all areas of the city, train stations, motorways and the airport.





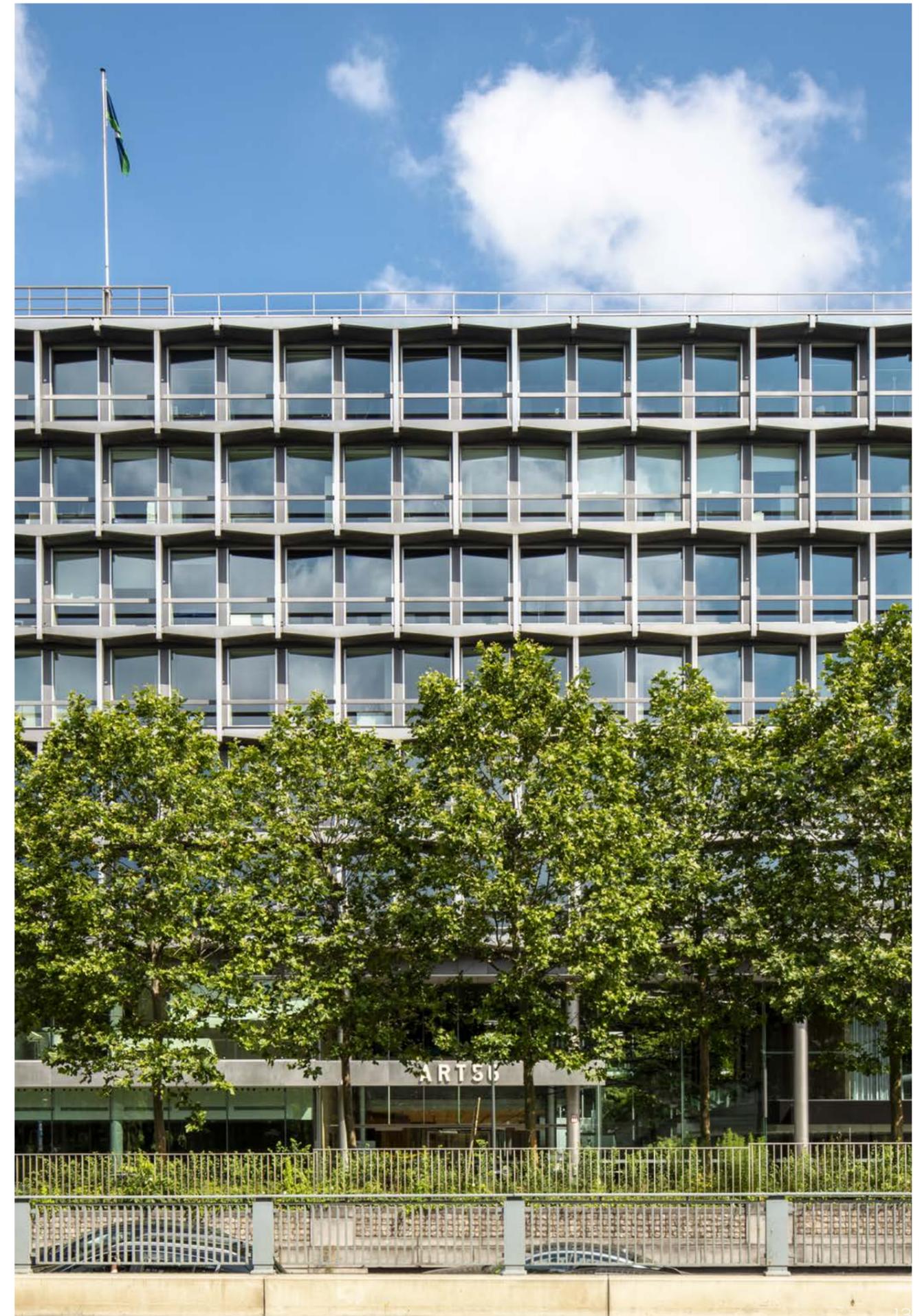
A luminous building

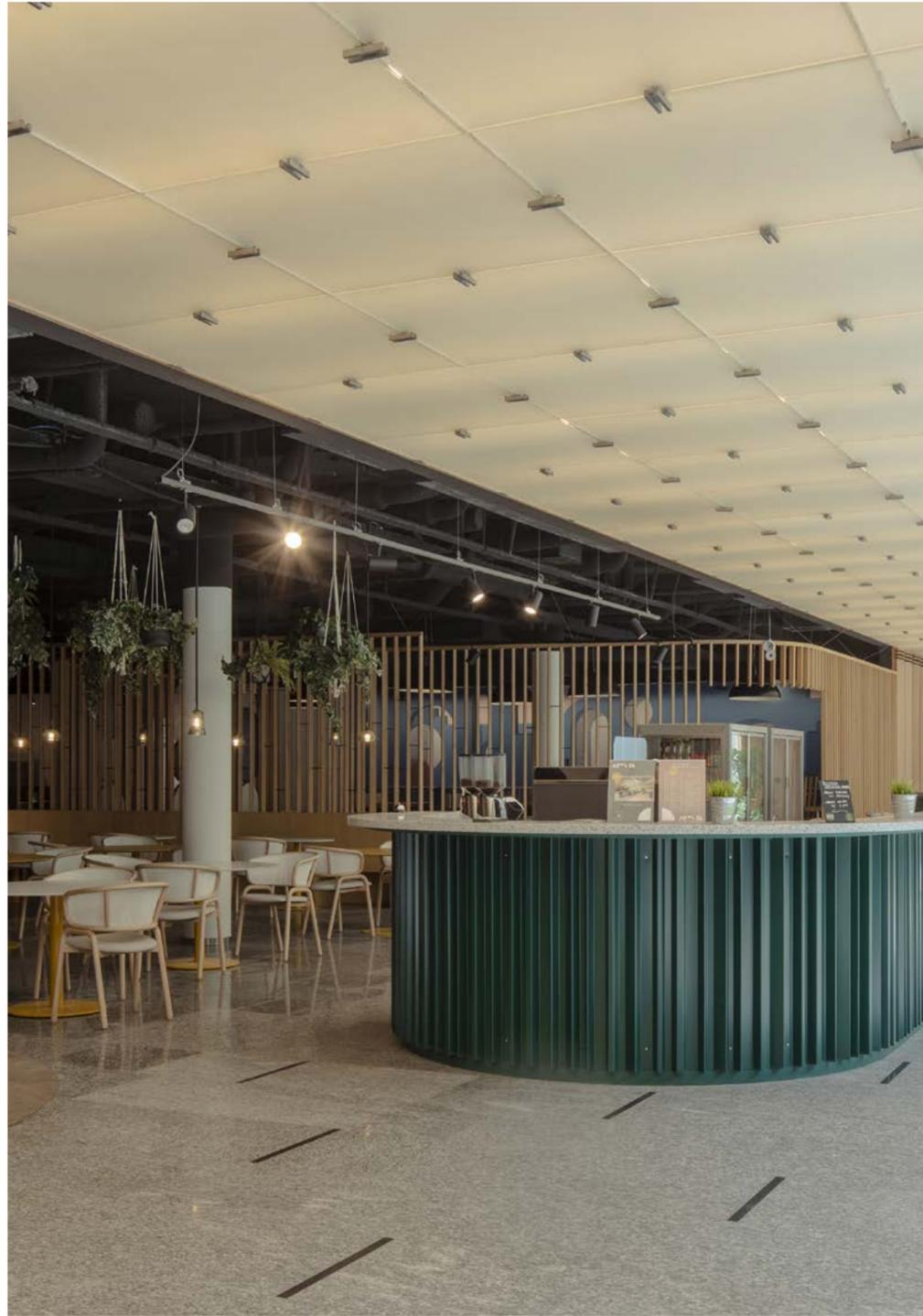
between a dynamic street and a peaceful garden

Located on the inner ringroad of Brussels, Arts 56 benefits from an outstanding visibility.

The numerous slab-to-slab windows and comfortable freeheight procure a high natural lighting to the working areas. On-site amenities and a pleasant courtyard garden make of Arts 56 a place where people feel at ease. The great view on the Royal Palace and Park is an extraordinary feature of the building.

Refurbished in 2020, Arts 56 is one of the largest mid-rise office buildings in the European district and offers $\pm 22,000 \text{ m}^2$ of GLA above ground, $\pm 4,000 \text{ m}^2$ of archives and 397 parking units. Arts 56 is a H-shaped office property and consists of 8 levels (GFL+7) and 5 underground floors.







Exterior

- Metallic façade structure
- Aluminium window frames with double glazing with solar factor (Valeur U = 1.1 W/m²K), solar factor (ZTA) = 39% (NBN-EN410))
- Granit stone façade on ground and 1st floor

Interior

- Courtyard garden ground floor
- Flowered terrace at 1st floor (500 m²)
- Main entrance atrium height of 7 meters
- Shared meeting rooms with capacity from 40 till 100 persons (2x 40, 1 x 80 and 1x 100 persons)
- Massage room
- 2 rooms for collective lessons
- Showers, lockers and changing rooms
- Restaurant with ± 250 seats
- Bar

Office

- Free height 2.60 m
- Modulation 90 cm - 180 cm
- Metallic ceiling with lights (adjustable to daylight)
- HVAC - integrated active beams
- Floor ducts - technical shafts on each side
- Sanitary rooms A and C -side

Lifts

- 4 lifts A - side
- 4 lifts C - side
- Service lift and delivery area
- Visitor lift parking to reception

Parking

- 397 parking units
- Bicycle parking
- 2 electrical car charging stations
- Dry car-wash zone

Other technicals specifications

- Occupiers and visitors can access the parking lot from both streets (avenue des Arts and rue du Commerce)
- Badge access control + CCTV system in common areas
- Environmental permit valid until 06/2030
- Asbestos safe certificate

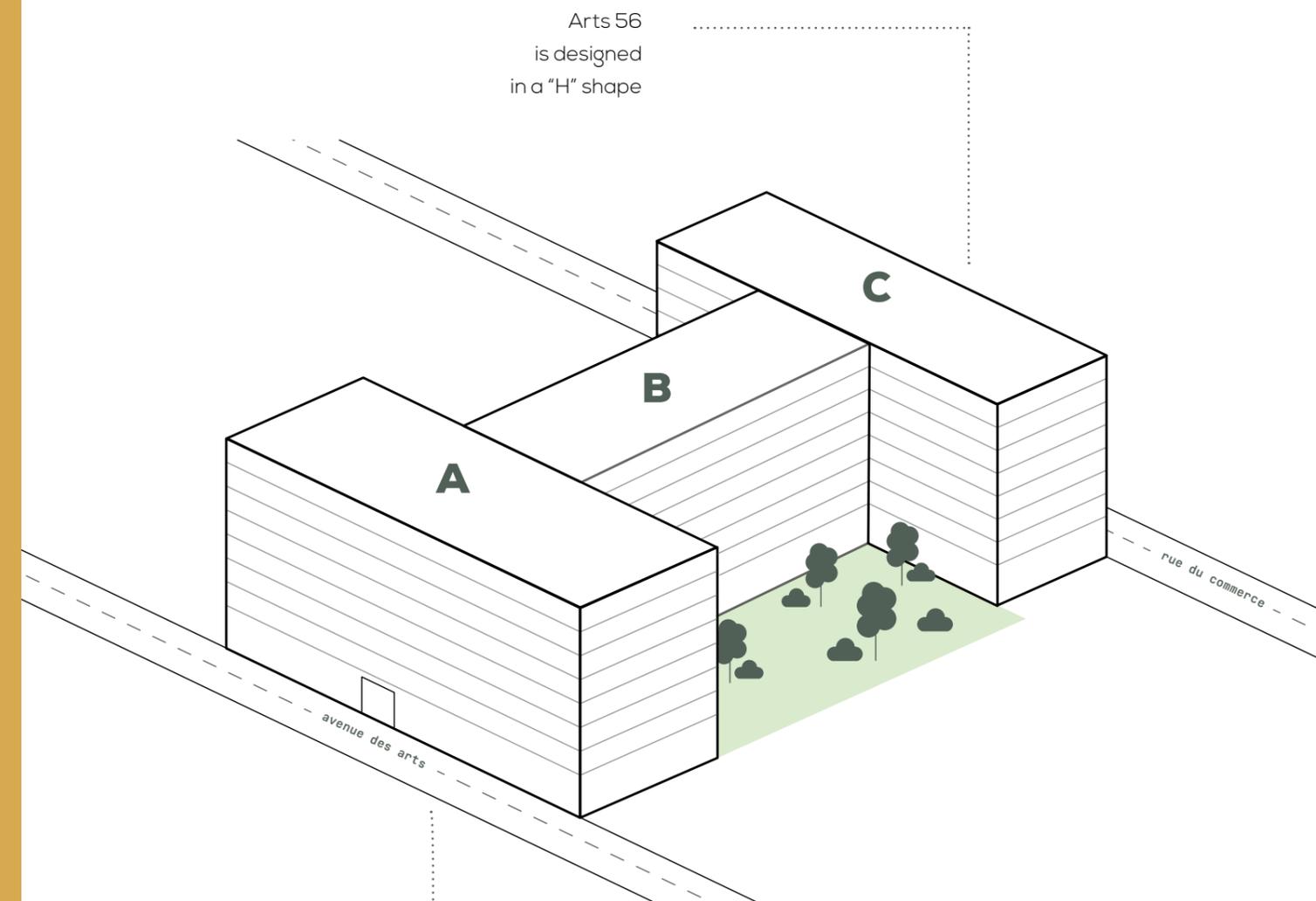
The main office entrance with the reception desk is located at Avenue des Arts. The Commerce entrance can be opened via access badges.

Offices

Where business find a home

Two sets of lifts allow the occupiers to reach the seven high-quality office floors.

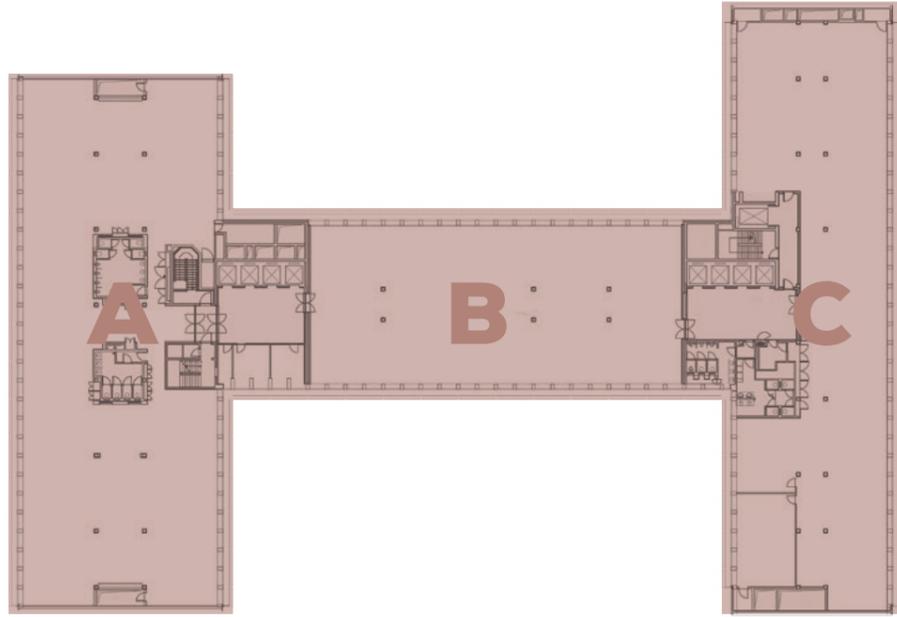
The typical floorplate measures 2,924 m² and are harmoniously designed to offer optimum functionality and flexibility. Both layout and modulation allow for an open space plan or cellular office plan. The property is easily fitted for multi-tenancy occupancy.



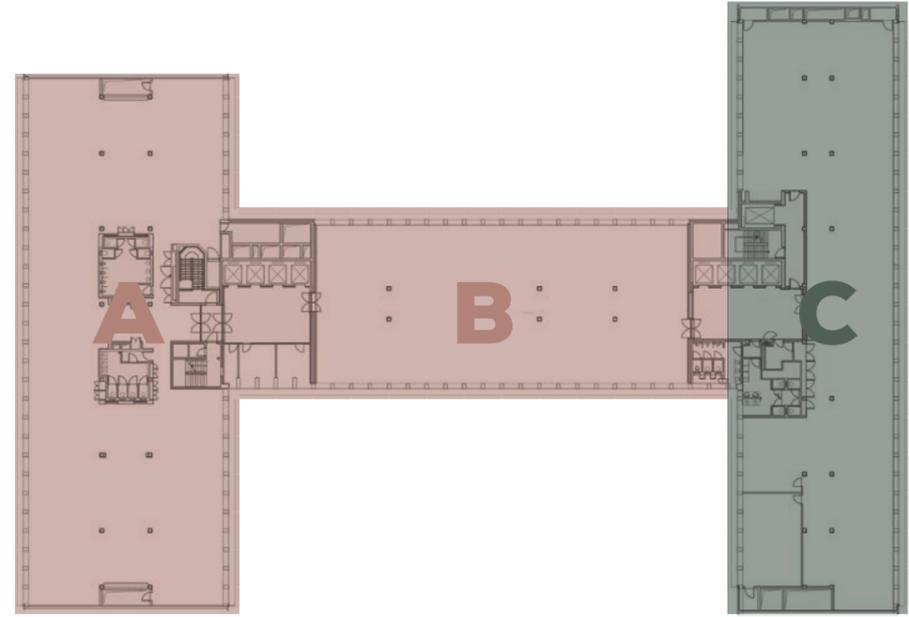
Arts 56
is designed
in a "H" shape

- > 7 office floors
- > shared ground floor with different services
- > about 2,924 m² for each floor
- > each floor is theoretically divisible in three separate wings

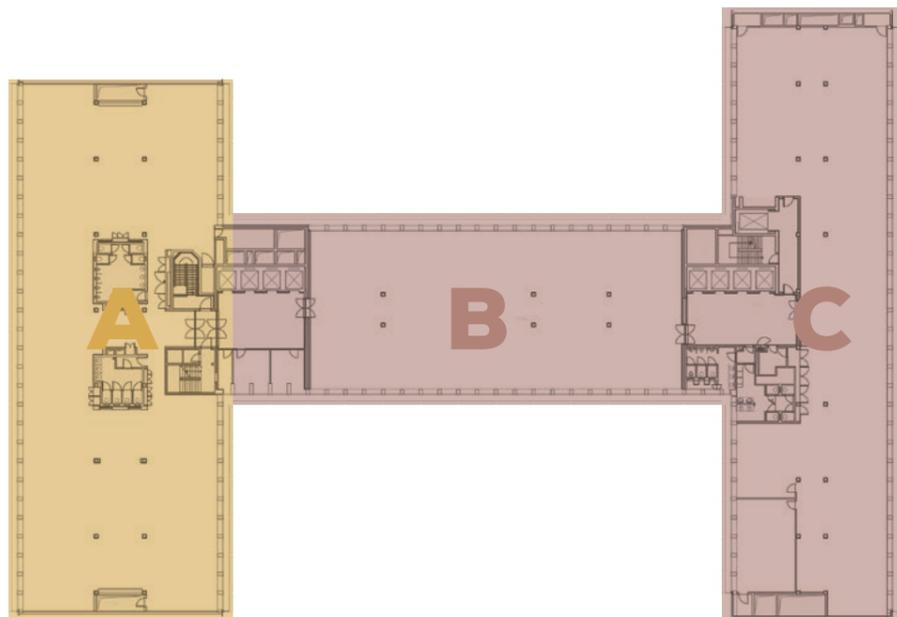
Full floor



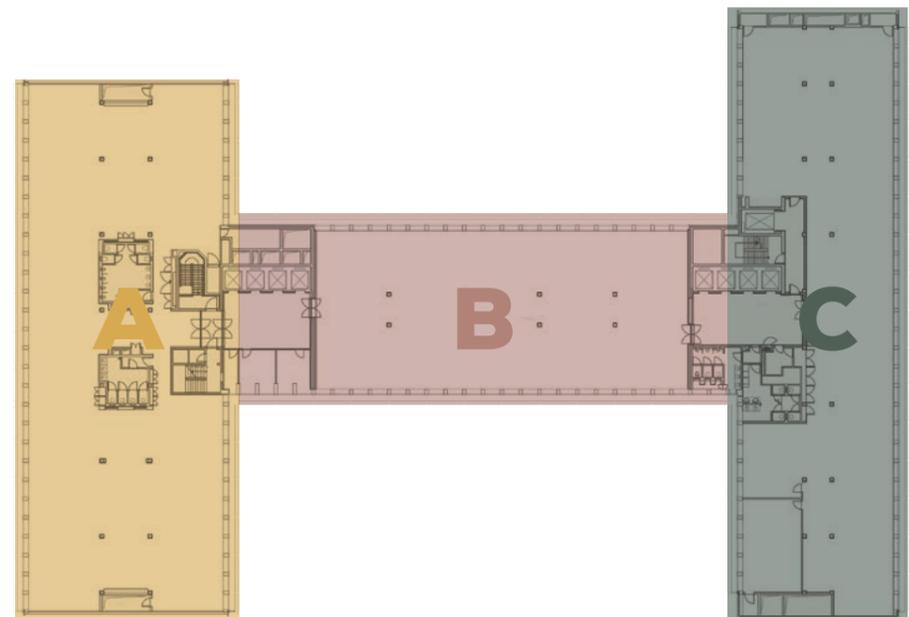
Divided in 2 different offices



Divided in 2 different offices



Divided in 3 different offices





The best services for your peace of mind

Have a healthy break

Arts 56 provides a full set of on-site services. The restaurant and bar offer healthy food. Other services such as a laundry service, car wash, etc. add a next level of comfort. The courtyard garden is ideal for a short coffee break or long lunch break.

The coworking adds a community dynamic to the building and the luminous meeting rooms are the best place to host brainstormings or formal meetings and events.





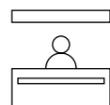
- > courtyard garden
- > restaurant
- > meeting rooms & working spaces
- > coworking
- > shared & services spaces

The shared ground floor of Arts 56 is an ideal location for all your brainstormings and events. The luminous restaurant, bar, coworking space, meeting rooms, courtyard garden and amenities make of Arts 56 a place where people feel at ease.



A modular way to work

Coworking - Meeting rooms & shared spaces



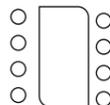
HOSPITALITY DESK

Make sure your visitors are welcomed the right way. Our hospitality team is at your service and ensures a good customer experience!



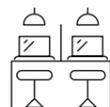
SHARED & OPEN SPACES

Enjoy different spaces which have been refurbished in 2020. You can work or chill with a coffee in the atrium or the garden.



MEETING ROOMS

Enjoy large or smaller meeting rooms. Do not hesitate to contact Interoffices to reserve your meeting room: adminbrusselseu@interoffices.com



COWORKING

Workero provides dynamic coworking spaces in Arts 56.





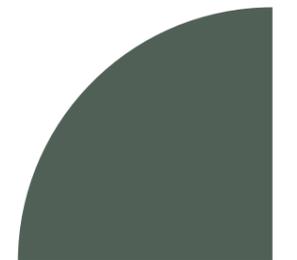
Fresco restaurant

A healthy and tasty break



The Fresco restaurant, managed by Green Kitchen is a place where you can completely unwind. The beautiful design in combination with the view on the garden allows you to truly enjoy your lunch and break.

In addition, tenants enjoy special rates for lunches. So no more doubt about having your lunch in Fresco!



Well being at your office

Various activities to take your stress away



MASSAGE



FITNESS - GROUP CLASSES



SHIATSU

more info:
facilities@befimmo.be



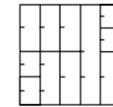


Personnal services

All the services to make your life easier!



LAUNDRY SERVICE

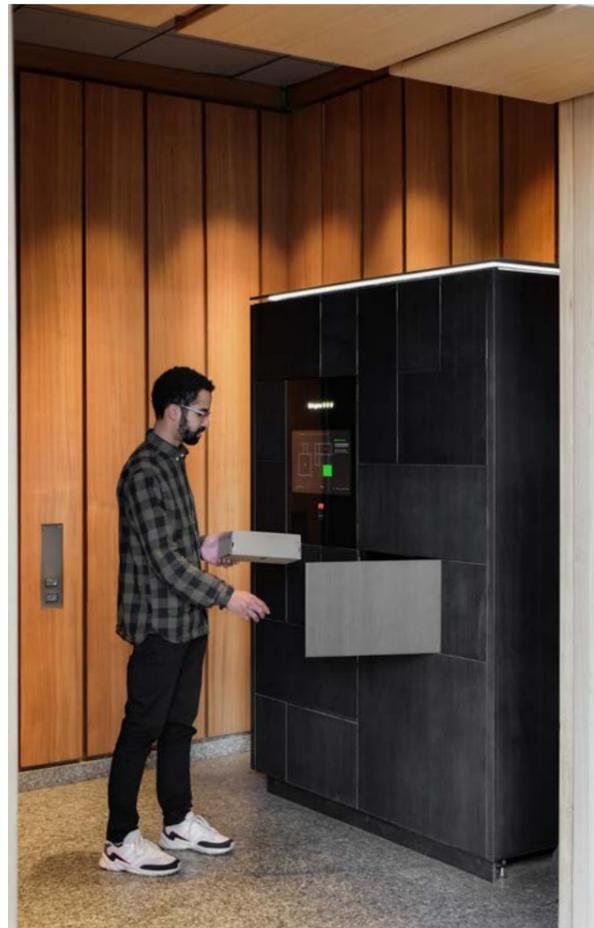
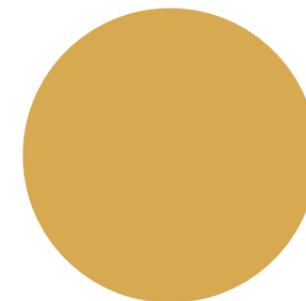


BRING ME SERVICE



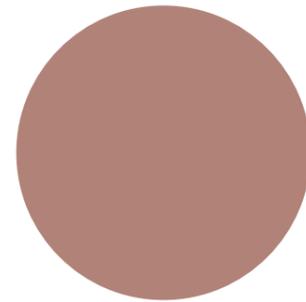
CAR WASH SERVICE

more info:
facilities@befimmo.be



Breathe at work

A place that feels as good as home



Breathing is something most of us do without thinking. But did you know that more than 80% of the population get it wrong?

Good breathing helps reduce stress, nurtures calm feelings and does wonders for your daily wellbeing. So it's time to learn to breathe more easily.

With Breathe at Work, we're helping everyone to breathe more freely in their working environment. We work hard to provide a positive, stress-free, healthy workplace where the safety of our tenants is always our priority, and where we can all welcome customers and suppliers in secure surroundings.

To help prevent infection in the office, we're implementing a range of measures - from everyday practical things like disinfectant gel dispensers, signage, and posters, to sophisticated systems such as automatic temperature measurement. Each of our buildings is different and comprises different zones, and different buildings require specific measures.

Breathe at Work is about nothing less than wellbeing in the workplace. With Breathe at Work we hope to offer all our users a place that feels as good as home.





At your service
for more information



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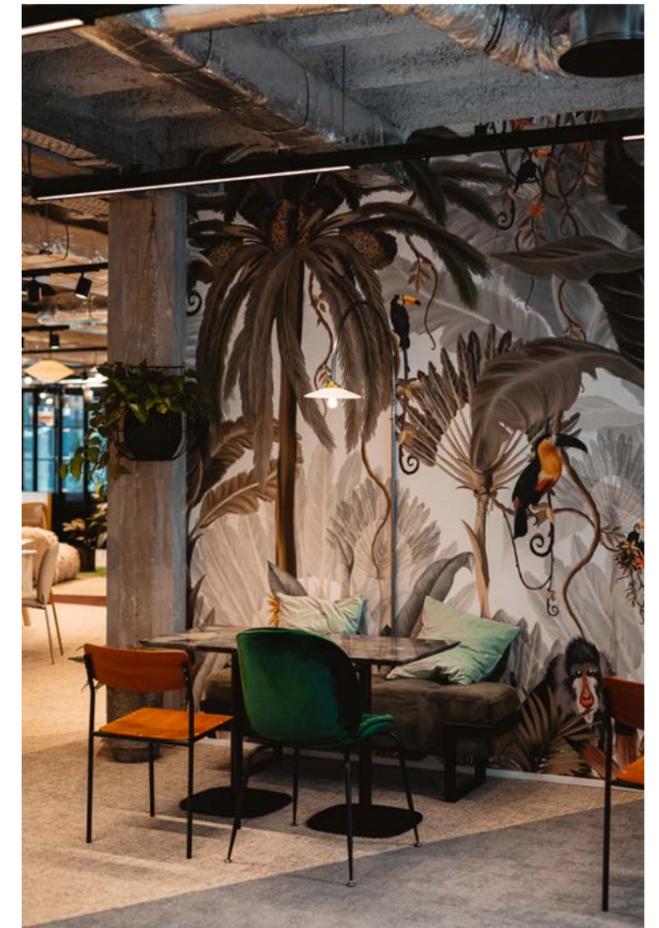
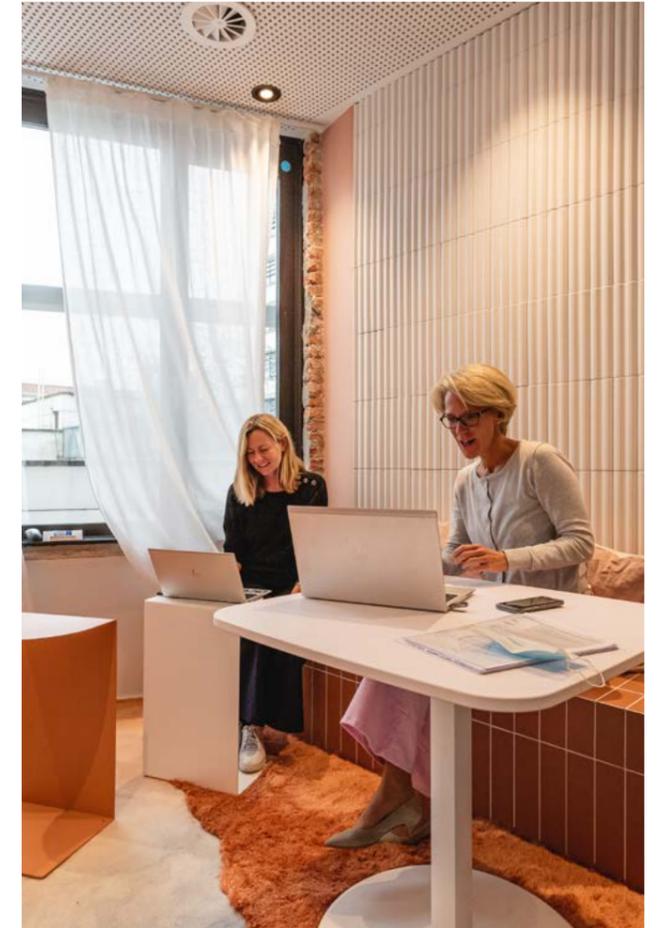


About Befimmo

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.



APTS 56

