



THE **SILVER** BLDG

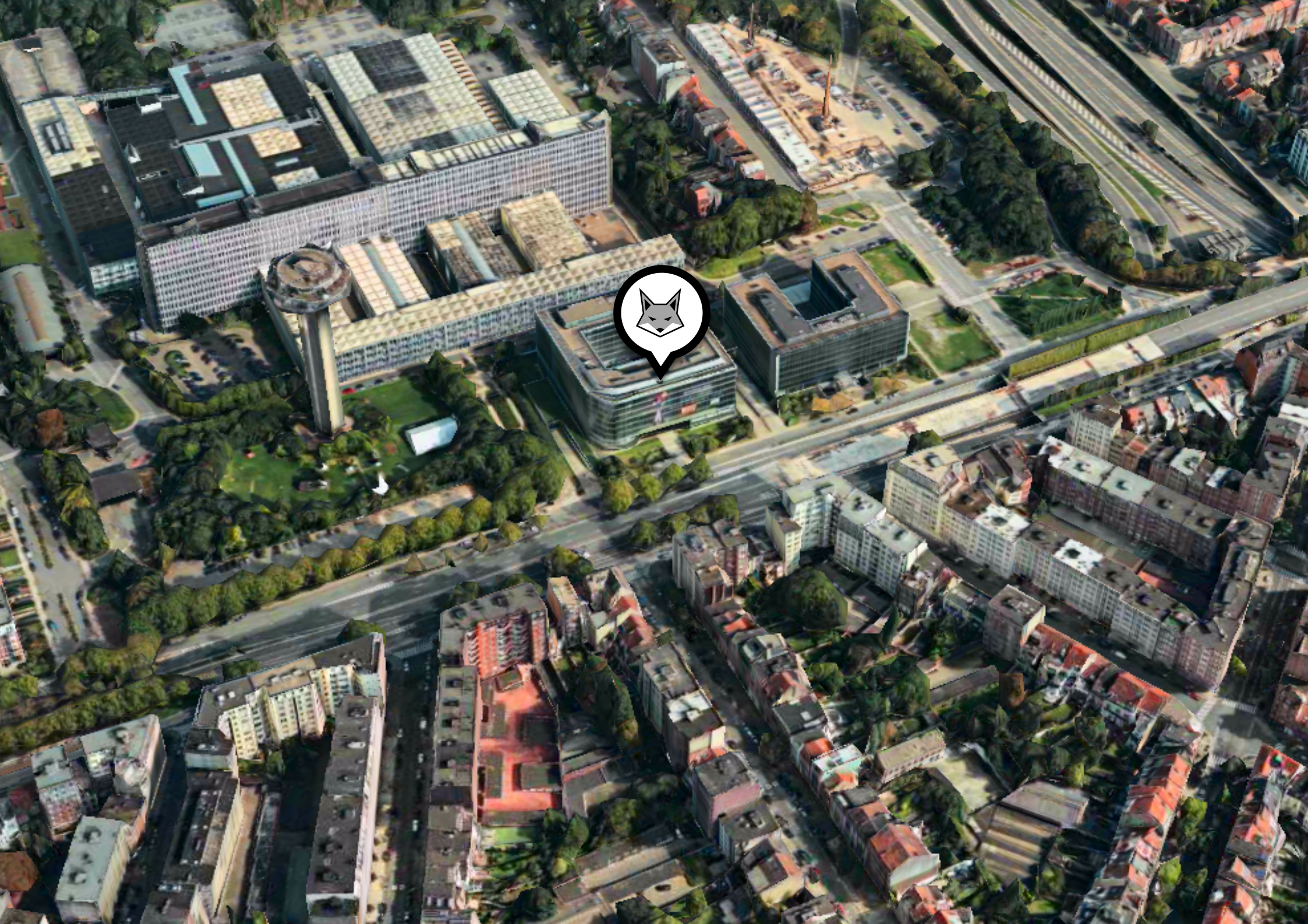
FINE OFFICES





THE **SILVER** BLDG

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Auguste Reyerslaan 70
1030 Brussels

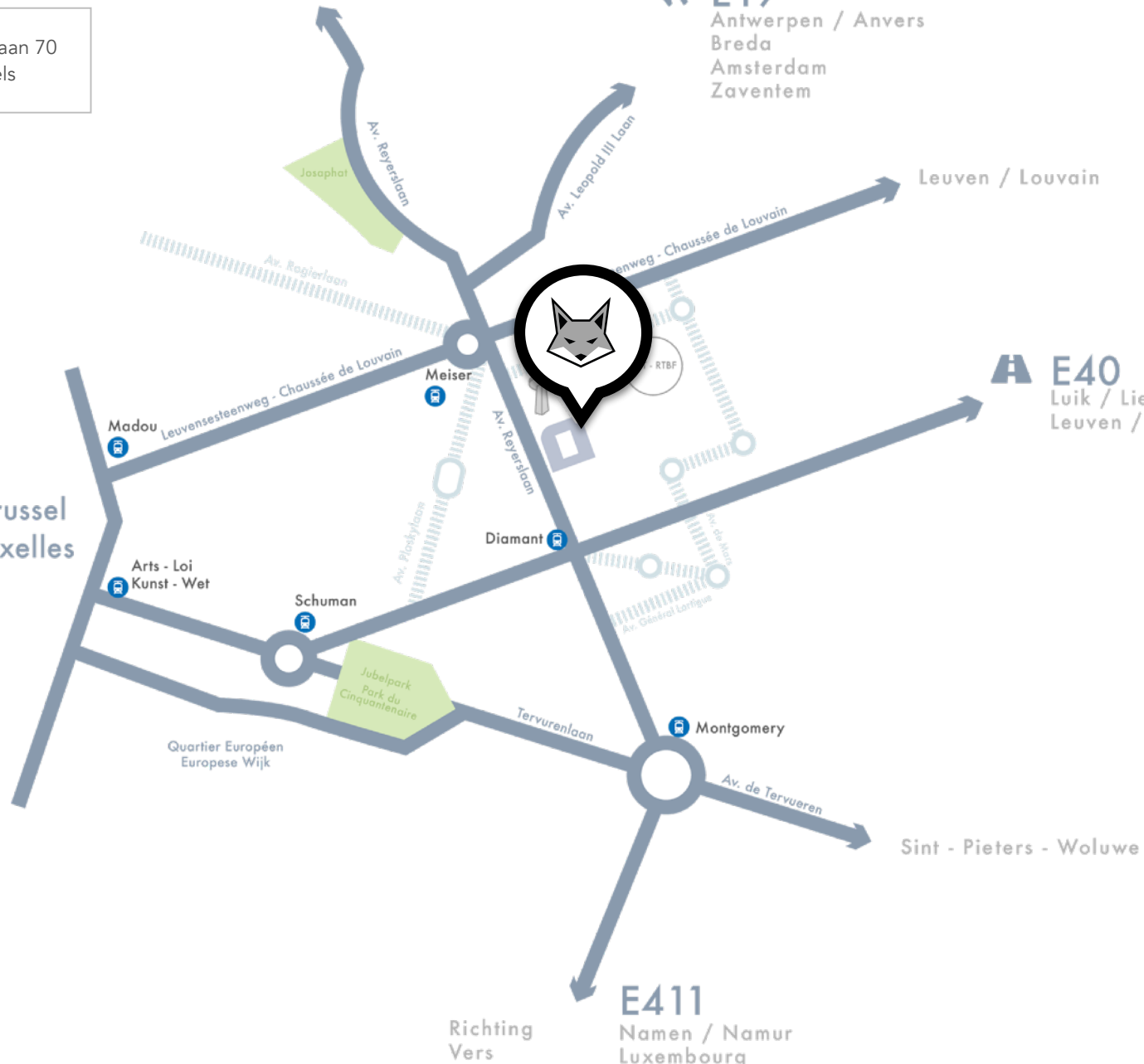
A12 - E40
Antwerpen / Anvers
Gent / Gand

E19
Antwerpen / Anvers
Breda
Amsterdam
Zaventem

E40
Luik / Liege
Leuven / Louvain

E411
Namen / Namur
Luxembourg

Centrum **Brussel**
Centre **Bruxelles**



AMENITIES



food

1. Brasserie l'Avenue
2. La Marchigiana
3. Le Max
4. Le Saint Georges
5. Le Tibet
6. Le Zinneke
7. Les Caprices d'Harmony
8. Saco Pizza Bar
9. Saint-Hubert
10. Salvarino
11. Savarin
12. the Silver Café



bar

1. Chez Felix (winebar)
2. New Plasky



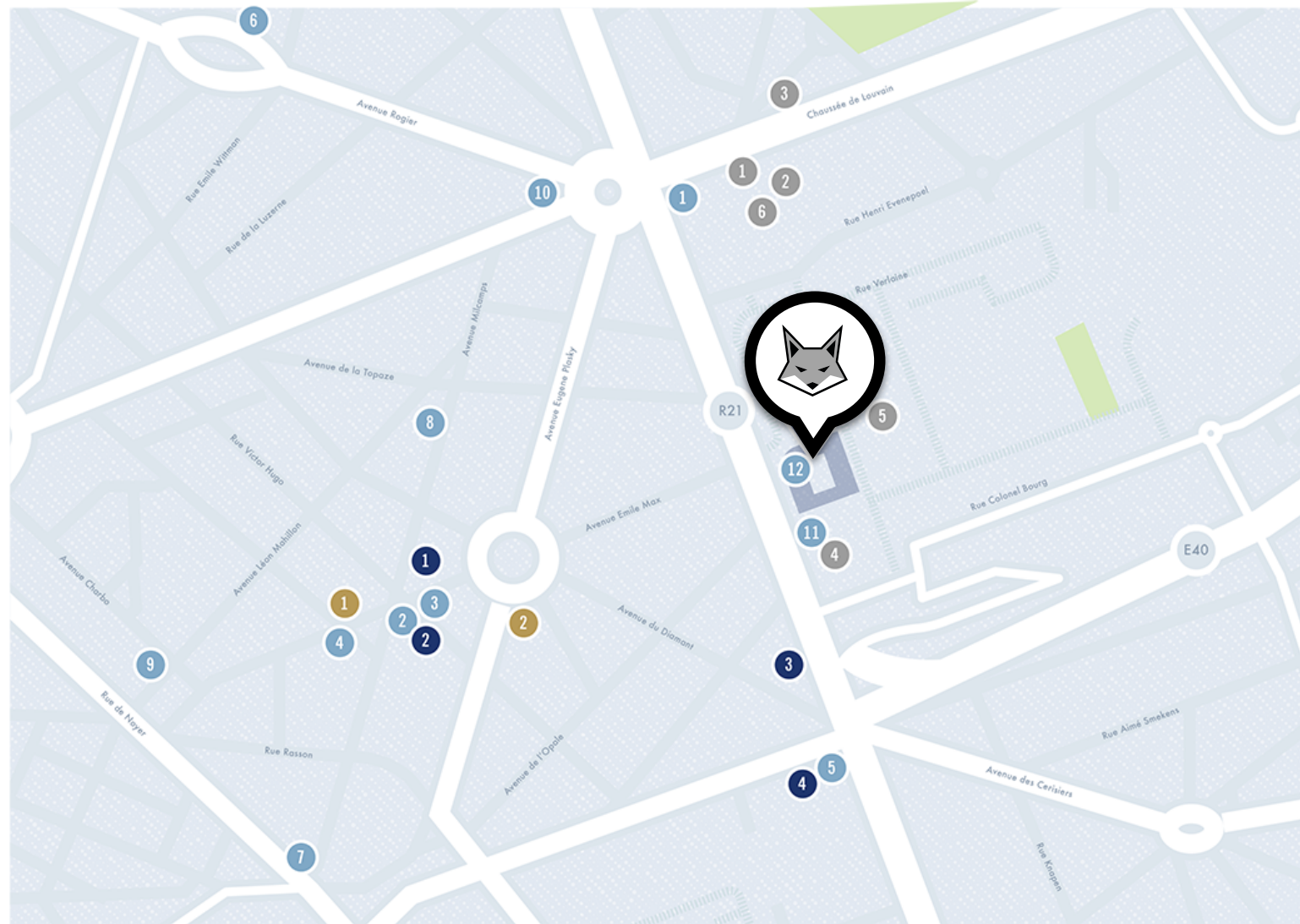
other

1. Aldi
2. Brantano
3. Delhaize
4. Diamant Conference Center
5. RTBF
6. Vandenborre
7. VRT



sandwiches

1. Boucherie Milcamp
2. Butterfly traiteur
3. Traiteur Diamant
4. Traiteur Mang Moi





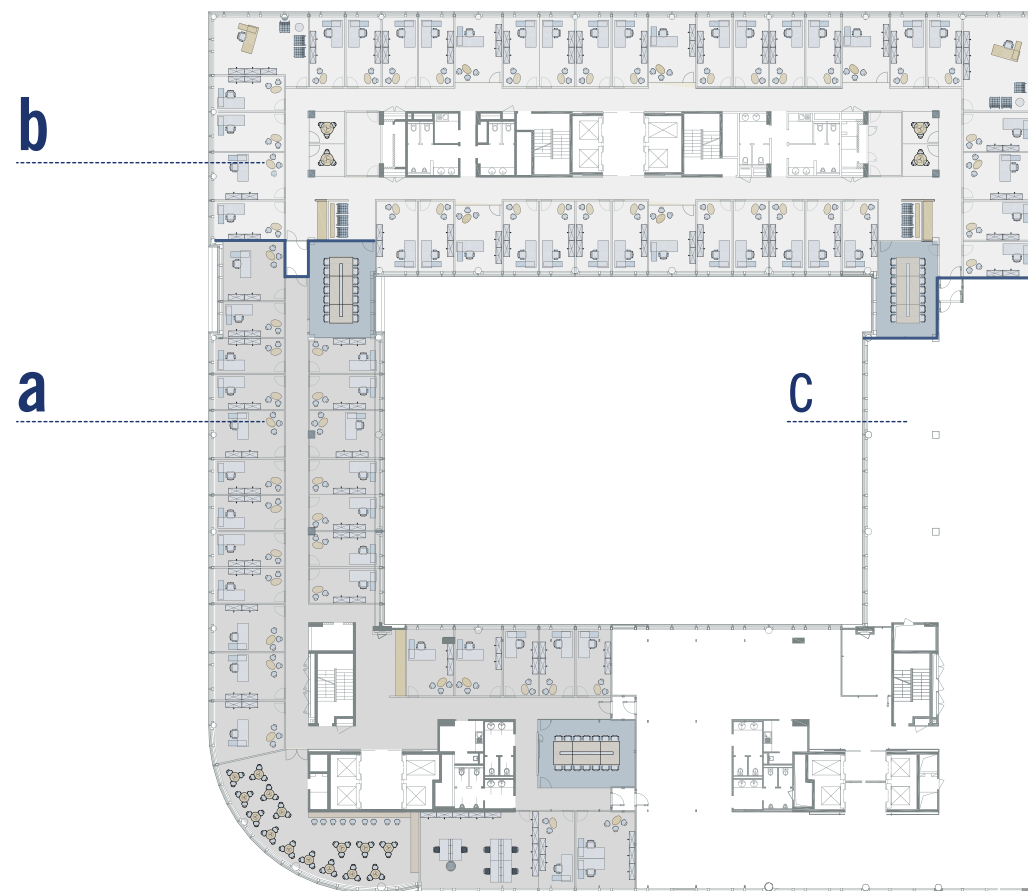
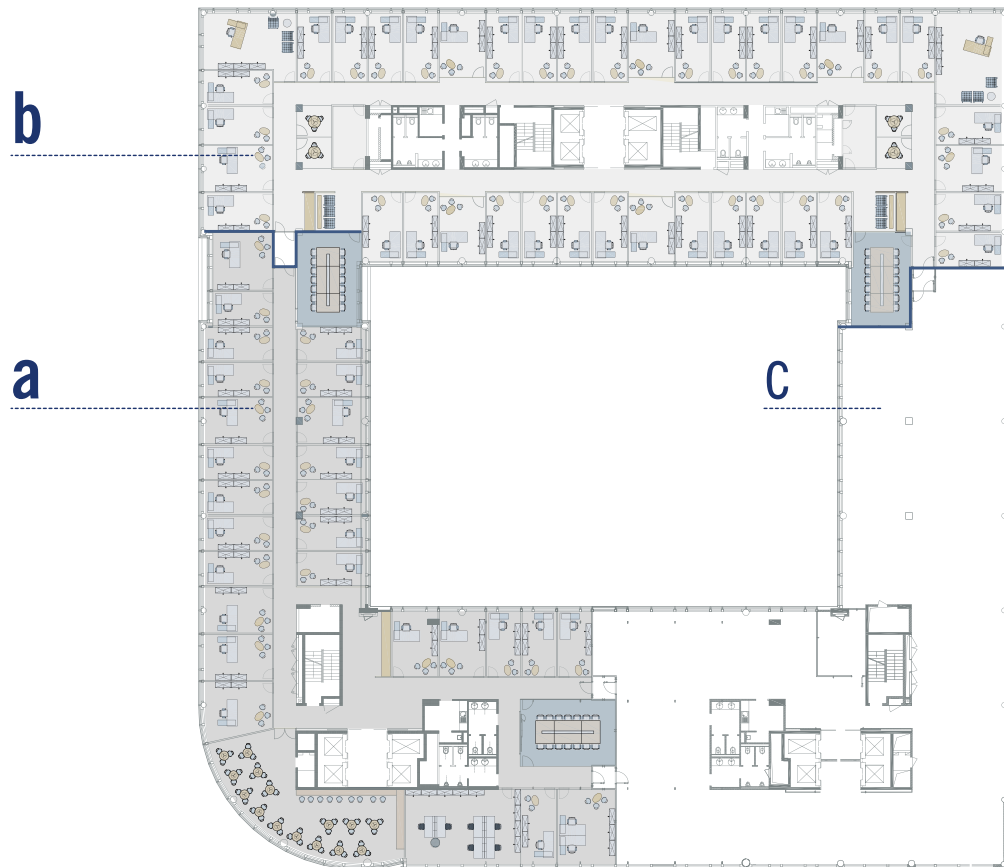
AVAILABILITY

BUILDING A		Service Charges: €27,38/m²/year - Real Estate Tax: €25,09/m²/year	
Type	Floor	Surface in sqm	Rent €/sqm/year
Offices	1	605	140
Offices	2	997	
Offices	3	997	
Offices	4	997	
TOTAL		3.597	
BUILDING B		Service Charges: €26,08/m²/year - Real Estate Tax: €25,09/m²/year	
Type	Floor	Surface sqm	Rent €/sqm/year
Offices	1	567	140
Offices	3	1.272	
Offices	4	624	
Offices	5	665	
Offices	6	605	
TOTAL		3.735	
Building	Type	Surface	Rent €/sqm/year
A	Archives - Archief - Archives	416,1	70
C	Archives - Archief - Archives	474,7	
	TOTAL	890,8	
Floor	Type	Units	Rent €/Unit/year
-1 / -2 / -3	PARKING	423	1.550

Real estate tax ———±28,03€/sqm/year

City tax ———16,31€/sqm/year

Charges ———±33 € /sqm/year



Highly efficient, flexible floor plates allow for very high density occupation. Special attention was paid to the flexibility of the office space. The layout of the building and partitions are based on alternating modules of 90 and 180cm, which allows you to get office spaces of 2,70m, 3,60m, 4,50m and 5,40m.

In combination of two different depths of the wings of the building, the modularity gives you liberty in the layout of your premises and ensures excellent results on work post/m2 locative, in case of both individual offices and open space.

SERVICES

Bicycle park & showers

Changing rooms with secured lockers at -1
(2x 3 showers M/F + vestiaire)

Small terrace

For coffee + sandwiches

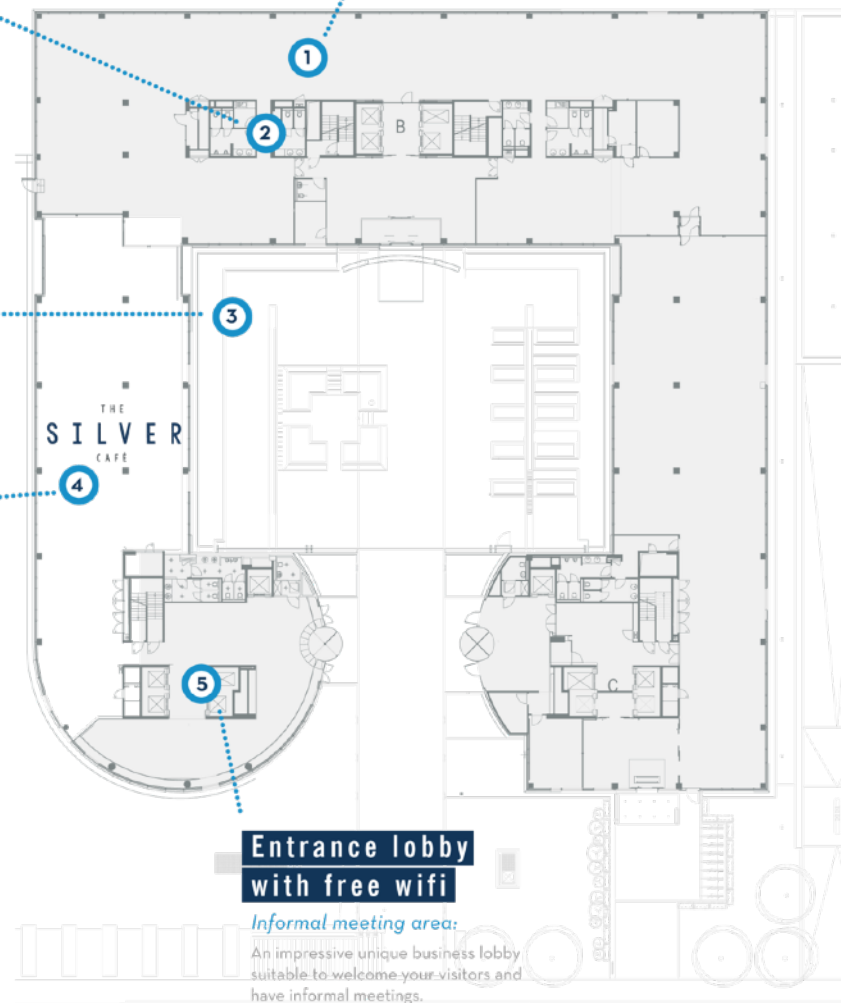
Café

Fresh homemade sandwiches, salads, soup and lunch specials. Available in the restaurant, at the outside patio terrace or in the office.

Shared meeting space

2 conference rooms (2x30 persons):

Free of charge and accessible to all the occupants of the building, available through the online FlatTurtle reservation system. The meeting rooms are fully furnished and equipped.
At +2



Entrance lobby with free wifi

Informal meeting area:

An impressive unique business lobby suitable to welcome your visitors and have informal meetings.
Complimentary coffee and tea will also be on offer throughout the day.

Entrance lobby with free wifi (informal meeting area):

An impressive unique business lobby suitable to welcome your visitors and have informal meetings. Complimentary coffee and tea will also be on offer throughout the day

2 conference rooms (2x 30 persons):
Free of charge and accessible to all the occupants of the building, available through the online FlatTurtle reservation system. The meeting rooms are fully furnished and equipped

Restaurant with terrace:

Fresh homemade sandwiches, salads, soup and lunch specials. Available in the restaurant, at the outside patio terrace or in the office

Laundry services by facility lockers:

Drop your clothes off in the lockers at level -1 at any time of day or night and have them available -- cleaned -- 48 hours later

Bicycle park, showers and changing rooms with secured lockers











KEY ESTATE

your partner in business locations

Dhr Klaas Hermans

M: +32 473 98 25 63

E: klaas.hermans@keyestate.be

www.keyestate.be

Noordkustlaan 16C
1702 Groot-Bijgaarden

T: +32 2 420 03 03

E: info@keyestate.be