





### ADDRESS

Boulevard Louis Schmidt 87  
1040 Etterbeek



### ACCESSIBILITY

Located in the Decentralised South-East district of the municipality of Etterbeek, this building is easily accessible by transport and is close to shops and restaurants.

<b>Bus</b> PETILLON	24 m
<b>Tram</b> PETILLON	40 m
<b>Subway</b> PETILLON	154 m
<b>Train</b> Mérode	1.2 km
<b>Airport</b> Brussels Airport	9.8 km
<b>Roads</b> E40	









## COMFORT

- Heater
- Air conditioner
- Ventilation
- Opening frames
- 2 elevators

## INFRASTRUCTURE

- Video door entry system
- Access control system by badge
- CCTV
- Anti-intrusion alarm system
- Fire detection panel



## FINANCIAL ASPECTS



### AVAILABLE SURFACE

425 sqm



### PARKING

€1.250/unit/year



### LETTING PRICE

€160/sqm/year



### YEARLY CHARGES

Property tax	€31,91/sqm
Regional tax	€9/sqm
Municipal tax	charged directly
Fire insurance	€0,70/sqm/year
Rental charges	€35/sqm

The amounts are indexed each year and based on the last fiscal year



### LEASE TERMS

3-6-9 (Other duration to be agreed between parties)



## ON SITE SERVICES



**Cafette Mariette**  
eat & work



**Electrical charging stations**  
car & bike parking



**Rooftop** with view  
over Brussels



**SMARTFRIDGE**

**Smart Fridge**  
fresh & local lunches,  
juices & snacks



**Showers & lockers**













# KEY ESTATE

your partner in business locations

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