



H ô t e l

DES DOUANES

---

DES DOUANES

H ô t e l



## INTRODUCTION

L'Hôtel des douanes (The Customs House), on the site of Tour & Taxis, was built in 1907, according to the plans of Ernest Van Humbeek. The building is similar in style to the Royal Warehouse.

The Hôtel des douanes underwent a major structural renovation in 2008. The work carried out in the second half of 2016 aimed to convert the premises in order to provide a temporary occupation for a publicity and marketing agency.



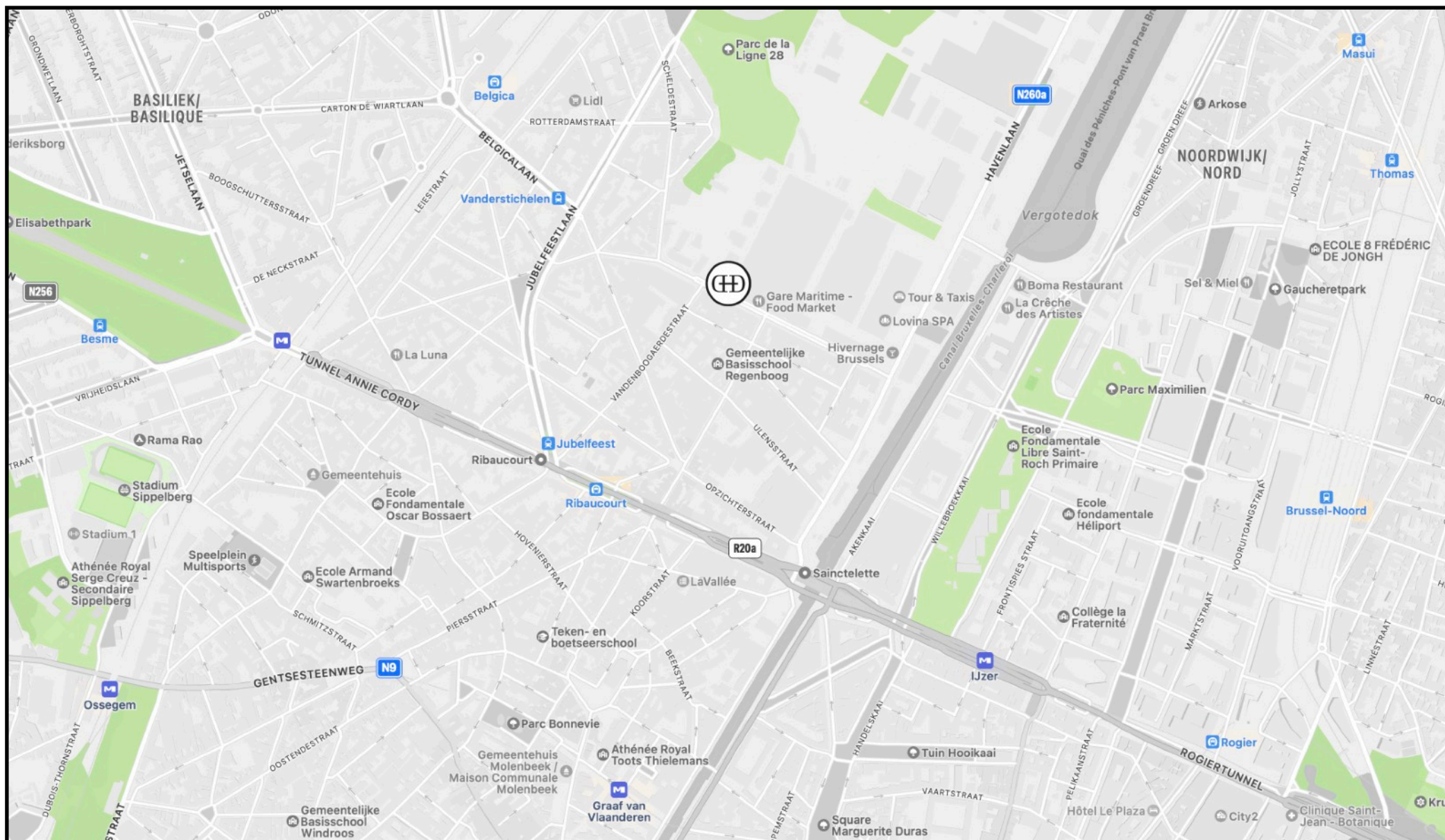


## LOCATION

Rue Picard 1-3, 1000 Brussels

---

Accessible by car, train, tram, bus and metro.  
Private shuttles bring you from the north station to Tour & Taxis in the morning and back in the afternoon.







## NESTLED IN THE NORTH

Hôtel des Douanes is part of the historical Tour & Taxis development, located in a lively and up-and-coming neighbourhood along Avenue du Port and Rue Picard. Nestled in the North of Brussels, T&T is just a short drive from important approach roads and motorways.

The future looks bright for Hôtel des Douanes. With its rich past and timeless construction, this marvel of architectural heritage is ready to be repurposed and modernised. A building that was once a beacon of administration and civil service, will become a benchmark for versatility and innovation.



## EASY TO GET TO

Hôtel des Douanes is just a stone's throw from Brussels-North Railway Station, the most important commuter hub in Brussels and Belgium. Whether by bike, on foot or shuttle: no matter how you travel, getting there is a breeze.





## ON FOOT OR BY BIKE

T&T is easily accessible on foot and by bike, with the regional cycling route 'CK' running conveniently along the canal. The park connects the banks of the canal with the site and adjoining districts, while Brussels-North Station is just a 7-minute walk across the Suzan Daniel bridge.

Officially opened in October 2022, the bridge is reserved for pedestrians, cyclists and public transport and is a huge step forward for the accessibility and mobility of the northern district, greatly reducing the travel time between Tour & Taxis and North station.

## BY SHUTTLE

A private, comfortable shuttle bus connects the site with Brussels-North Station and the multimodal transport hub of Rogier. During weekdays, expect service every 5 minutes during peak hours and every 15 minutes during off-peak hours. The service is available from 5.30 am to 10 pm and is used daily by many employees who work on the Tour & Taxis site.

## BY PUBLIC TRANSPORT

When it comes to public transport, T&T benefits from the nearby Brussels-North Station, subways (2 & 6), bus connections (STIB: 14, 20, 57; MIVB: 14, 20, 57, 88, 89; De Lijn: 356) and tramlines (51, 3 and 4), with more options to follow.

## BY CAR

T&T is directly accessible by car from the centre of Brussels and surrounding areas thanks to the proximity to the inner ring road, the Brussels ring road and easy connection to Belgium's main motorways (E19/A12/E40/E411). There are more than 1.500 on-site parking spaces.





Hôtel des  
Douanes





## YESTERDAY. NOW READY FOR TOMORROW

For years, the 'heritage buildings' at Tour & Taxis have been undergoing rehabilitation and redevelopment. The final phase is the repurposing of Hôtel des Douanes. While not officially listed as a 'heritage building', the iconic construction is part of our industrial heritage.

The essential elements such as the facades, roof and historical staircases will be treated with the greatest respect while meeting the highest standards of sustainability and circularity.

The future looks bright for Hôtel des Douanes. With its rich past and timeless construction, this marvel of architectural heritage is ready to be repurposed and modernised. A building that was once a beacon of administration and civil service, will become a benchmark for versatility and innovation.

A home for businesses and a creative space for entrepreneurs. And who knows – your new workplace. As Hôtel des Douanes evolves, so does Tour & Taxis. The expansion of Gare Maritime with more retailers and the completion of more residential projects are transforming the site into a wonderful place to work and live. And the location couldn't be more convenient.

---





## TOUR & TAXIS AT YOUR FINGERTIPS

With its elongated shape and timeless architecture, Hôtel des Douanes is instantly recognizable along Rue Picard. But it's not the only eye-catching structure on the site. Gare Maritime, Maison de la Poste and Entrepôt Royal are just a few highlights waiting to be discovered. To see what T&T has to offer, take a look at the numbers and discover what makes the development such an exciting place to work, live, shop, relax and meet.

THE ONLY PLACE  
YOU NEED TO BE.



- |          |                         |           |   |
|----------|-------------------------|-----------|---|
| <b>1</b> | Hôtel des Douanes       | <b>8</b>  | Produits Dangereux                      |
| <b>2</b> | Sheds                   | <b>9</b>  | Quai aux Poissons                       |
| <b>3</b> | Gare Maritime           | <b>10</b> | Atelier des Tracteurs                   |
| <b>4</b> | Maison de la Poste      | <b>11</b> | Park                                    |
| <b>5</b> | Entrepôt Royal          | <b>12</b> | Park Lane                               |
| <b>6</b> | Herman Teirlinck        | <b>13</b> | Lakeside Future Residential Development |
| <b>7</b> | Bruxelles Environnement |           |   |

# A ONE-OF-A-KIND WORKSPACE

Hôtel des Douanes is a beautiful building that breathes history and offers an exceptional combination of heritage, sustainability and circularity. With striking architectural elements and an abundance of natural light shining through the atrium, the separate workspace floors create an extraordinary impression of openness, allowing communication to flow freely in a next generation workspace. The exceptional volume and large expanses of glass create a unique interplay between air and light, for a pleasant working experience all year round.

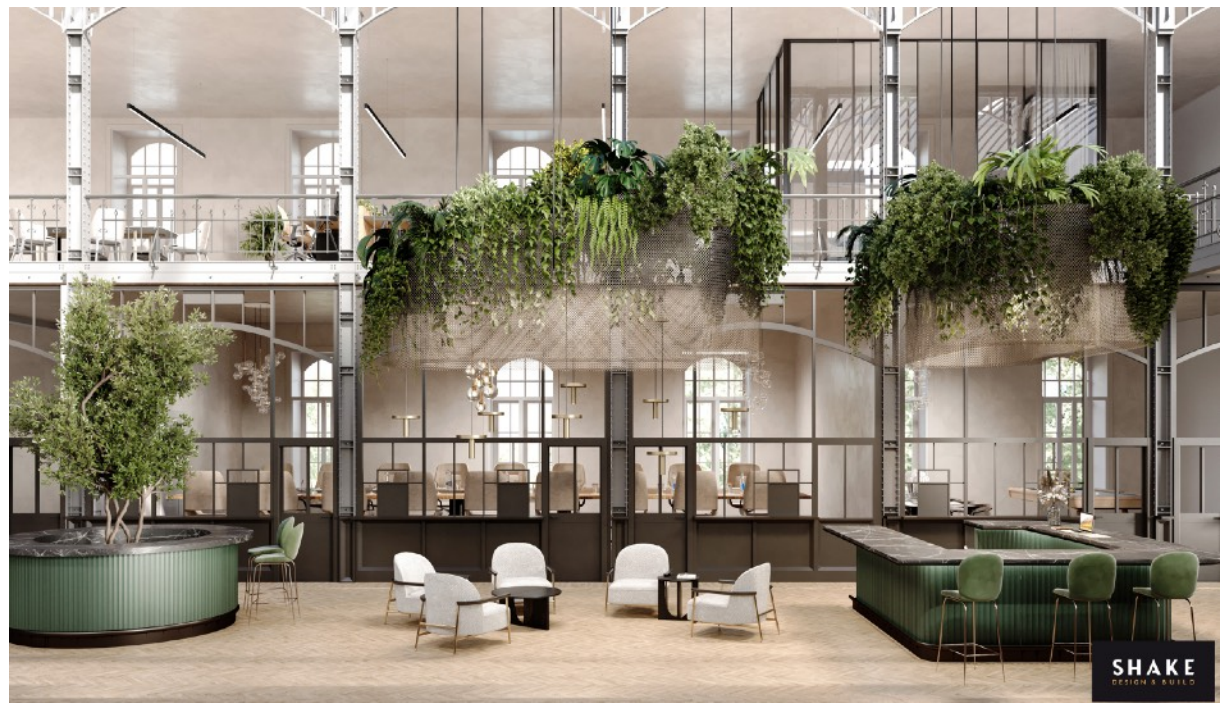
## A STORY OF SUSTAINABILITY

Nextensa, a leading Belgian Real Estate investor and developer and owner of the Tour & Taxis site, is committed to redefining urban living through three key concepts: sustainability, circularity and inclusivity. The commitment to do measurable good for the planet has been consistently implemented in all renovation projects on the development site and Hôtel des Douanes is no exception. With the latest renewable technologies and eco-friendly materials, Nextensa once more leads by example, setting the standard for future workspaces.

Sustainability is at the very heart of Hôtel Des Douanes. Tenants will benefit from geothermic heating and cooling for a comfortable temperature in every season, while solar panels will help power the building. A smart water recovery system ensures that rainwater is reused for the toilets on the ground floor. Circularity is key here: the aim is to avoid destruction and needless waste, making the most of existing materials and historical architectural elements.

There is no limit to the ambition of Nextensa to make Hôtel Des Douanes one of the most sustainable workspaces imaginable.

The goal? An outstanding BREEAM rating, a Well Platinum gold and gold DGNB certification. The highest possible standards of sustainability and circularity, combined with a rich heritage, make this a truly extraordinary place to work. And the services are second to none.



TOMORROW'S  
OFFICES IN  
YESTERDAY'S  
ARCHITECTURE.





## TOMORROW'S WORKPLACE: FLOOR PLANS

---

### WELCOME TO ENDLESS POSSIBILITIES

Hôtel des Douanes is a workplace with an exciting prospect: much of the interior is a blank canvas that is waiting to be filled in by the tenant's imagination. With a total workspace of 6.625 sqm on the ground, first and second floors - and the option to add polyvalent surfaces in the semi-recessed garden level of 1.000 sqm - the mind wanders about the endless possibilities.

If desired, the building can be split into two symmetrical and identical parts of about 3.216 sqm or up to 12 units ranging between 400 and 600 sqm as a multi-tenant office building. But the iconic building can also become a true gem for single tenants.

The opportunity to make it a Single Tenant's House makes the building a unique prospect in Brussels. The tenant will have total freedom to split the floors and design the spacious interior as he or she desires. Let your imagination wander as we explore what Hôtel des Douanes could look like.





## WELCOME TO HÔTEL DES DOUANES

Walking through the monumental front door of Hôtel des Douanes, you are immediately greeted by the historical elements that tell a story of days gone by. Standing at the entrance, the long elongated passage and natural light through the atrium create a feeling of spaciousness

---



The open ground floor greets you with a feeling of spaciousness thanks to its magnificent luminous atrium. Highlights include several smaller offices, a total of 6 units with a surface area ranging from 85 to 115 sqm. The remaining space can be used for a wide range of services and amenities, from shared meeting rooms to a fitness area or relaxation rooms. From a coffee corner to a sandwich desk or lounge. The ground floor of Hôtel des Douanes offers an ocean of space and an abundance of light for all of the above and much, much more.



## HISTORY MEETS SUSTAINABILITY

It's been over 100 years since the final brick was laid and Hôtel des Douanes was completed. Today, the customs building is on the verge of becoming an exemplary redevelopment project that preserves the original heritage with the greatest respect, combining it with extreme sustainability and optimal circularity. Setting the gears in motion for a truly special workspace.

Extensive sustainability measures make Hôtel des Douanes energy neutral and fossil fuel free. Heating, cooling and ventilation of the workspace surfaces happens through geothermal processes and radiant ceiling heating and cooling, barring the need to use any fossil fuels.

Setting a new standard of sustainability, electricity is partly produced by the photovoltaic panels on the roof, while LED light fixtures dim automatically in function of daylight or absence of staff. Rainwater is collected and reused for sanitary purposes on the ground floor, while original construction elements such as the panelling on the walls, solid granite stairs, steel columns and roof construction remain in the interest of circularity and zero waste.

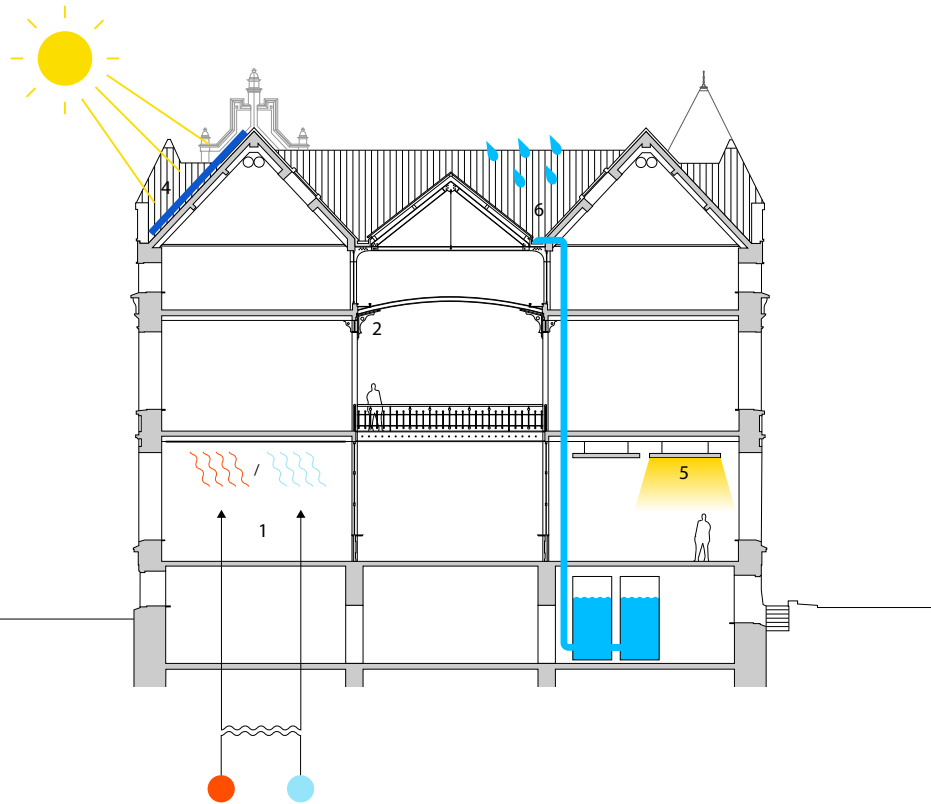
The bar is set extremely high: Hôtel des Douanes aims to reach an outstanding BREEAM rating, a Well Platinum Gold and DGNB Gold certification. One thing is for sure: Hôtel des Douanes is set to stand the test of time as an outstanding workspace for the next 100 years and beyond.




---

LOW ENERGY,  
HIGH LEVEL:  
TECHNICAL  
INFORMATION

# SUSTAINABLE SOLUTIONS



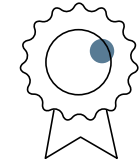
**1**

Ventilation of the workspace surfaces happens through geothermal processes and radiant ceiling heating and cooling, minimizing the need to use any fossil fuels.



**2**

Original construction elements such as the panelling on the walls, solid granite stairs, steel columns and roof construction remain in the interest of circularity and zero waste



**3**

Hôtel des Douanes aims to reach an outstanding BREEAM rating, a Well Platinum Gold and DGNB Gold certification.



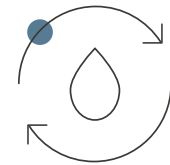
**4**

Electricity is produced by a maximum number of photovoltaic panels on the roof.



**5**

LED light fixtures dim automatically in function of daylight or absence of staff.



**6**

Rainwater is collected and reused for sanitary purposes.



## LOW ENERGY, HIGH LEVEL: TECHNICAL INFORMATION



# KEY ESTATE

your partner in business locations

Mr Klaas Hermans

E: [klaas.hermans@keyestate.be](mailto:klaas.hermans@keyestate.be)

M: +32 473 98 25 63

Noordkustlaan 16C  
1702 Groot-Bijgaarden

T: +32 2 420 03 03

E: [info@keyestate.be](mailto:info@keyestate.be)

[www.keyestate.be](http://www.keyestate.be)

[www.keygazette.be](http://www.keygazette.be)