

Located in the historic heart of Brussels, Rue Royale 93 is in good company. Within walking distance are the Royal Museums of Fine Arts of Belgium, with their impressive collections, the De Zavel antique market, the Grote Markt, considered one of the most beautiful squares in the world, as well as various European institutes. The European Parliament is right around the corner, the Warande Park with the Royal Palace is across the street and inviting traditional Brussels cafés, great restaurants and shops can be found in nearby streets. It is also a neighbourhood that continues to evolve. The new headquarters of BNP Paribas Fortis, for example, are being built on Warandeborg.

This neighbourhood is the perfect base for urban living in and around the city, not only for city natives, but also expats and tourists. The property is only a two-minute walk from the metro, 500 metres from the central railway station, 7 minutes by car from the E40 motorway and only 12 km from the airport. You have the world at your feet!



With underground parking spaces for cars, bikes and e-steps, all types of mobility are possible to reach the building.

**ROYAL 93 IS A REAL MULTI-MOBILITY HUB.**



### More than a building

This beautiful art-deco building will be fully renovated with respect for the historical value and will have the highest levels of comfort on the inside.



3.800 m<sup>2</sup>  
office space



underground  
parking



bicycle & E-step  
parking



>100 m<sup>2</sup> terraces





### The existing building will undergo a full renovation.

Due to the renovation and recycling of building materials, much tons of CO2 are saved and much of the old building materials will be recycled. Incorporating the latest in sustainable design, the building will obtain a WELL gold and BREEAM excellent certificate.



**WELL** is the leading tool for advancing health and well-being in buildings. This certification shows that owners and occupants can feel confident that their spaces are purpose-built to support human health. Important aspects during certification are air quality, light, mind, innovation, ...



**BREEAM** is the world's leading sustainability assessment method. B52 will strive to obtain a BREEAM excellent certificate. The certification recognizes and reflects the value in higher performing assets across the built environment lifecycle.

With the '9 features of healthy buildings' and the WELL certificate in mind, the ultimate goal is to create a productive workforce in the building. This is created, amongst others, by large windows (for lots of natural light) and high air quality thanks to an extensive ventilation system. During the BREEAM certification process, buildings are rated on the environmental, socials and economic sustainability performance.

The measures taken in B52 are the installation of heat pumps, solar panels, high quality windows, ... This also results in a lower cost of ownership .



The lobby is cleverly designed to be a great welcome zone. It is a social space for everyone to meet, share ideas and inspiration over coffee, all in the spirit of collaboration.





The days of traditional office buildings are long gone. The business world of the 21st century demands the latest technologies, flexible working spaces, outstanding energy-efficiency and a sustainable building from beginning to end.

We believe that a healthy work environment inspires the best workforce. Through careful design, both inside and out, we aim to increase the health, wellbeing and productivity to everyone.

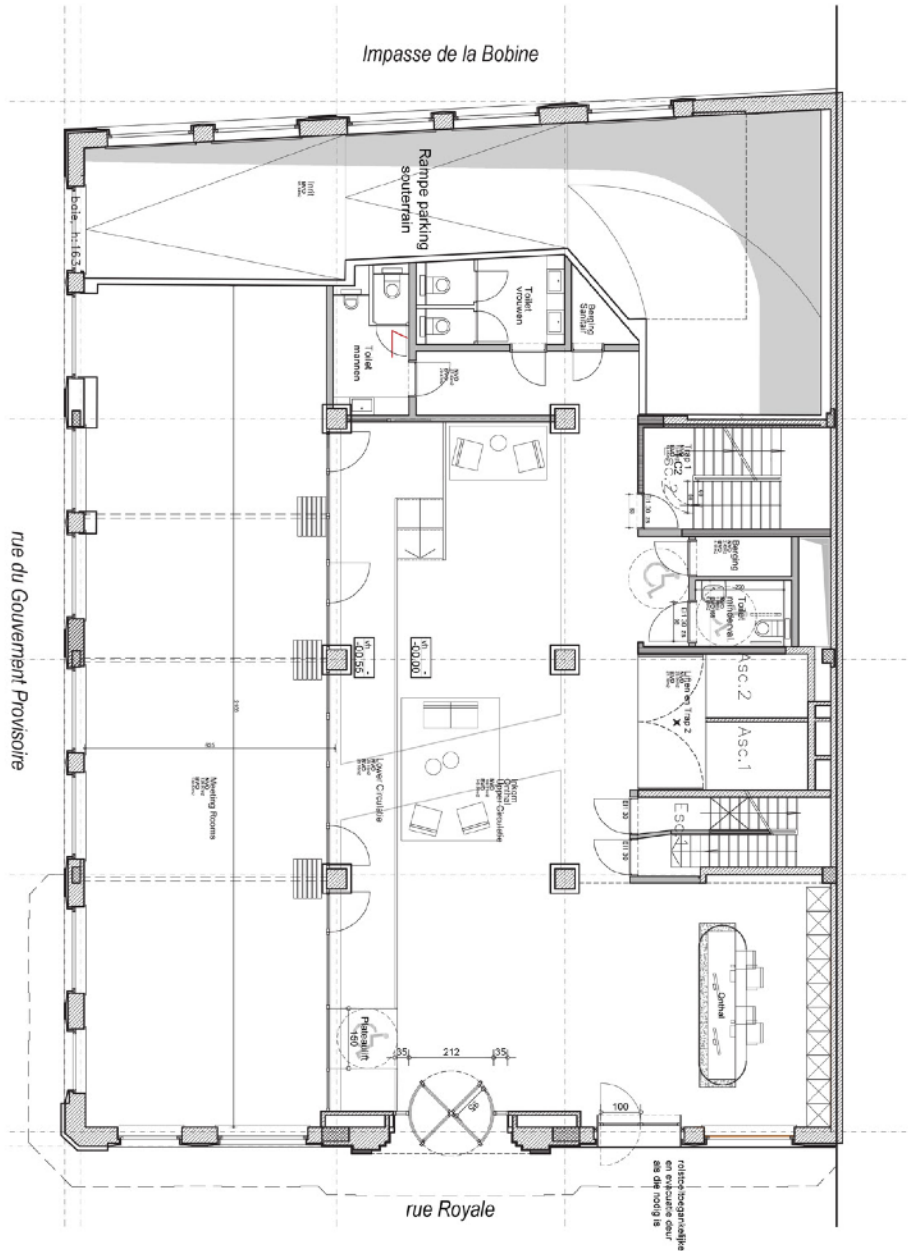
There is a great connection between the user's productivity and the building. A great building, with the right ventilation, lots of access to open views, ..., has a large impact on the users and companies in the building.

### **DESIGNED TO INSPIRE**

Built to focus on wellbeing - nurturing the health and success of everyone who encounters it.

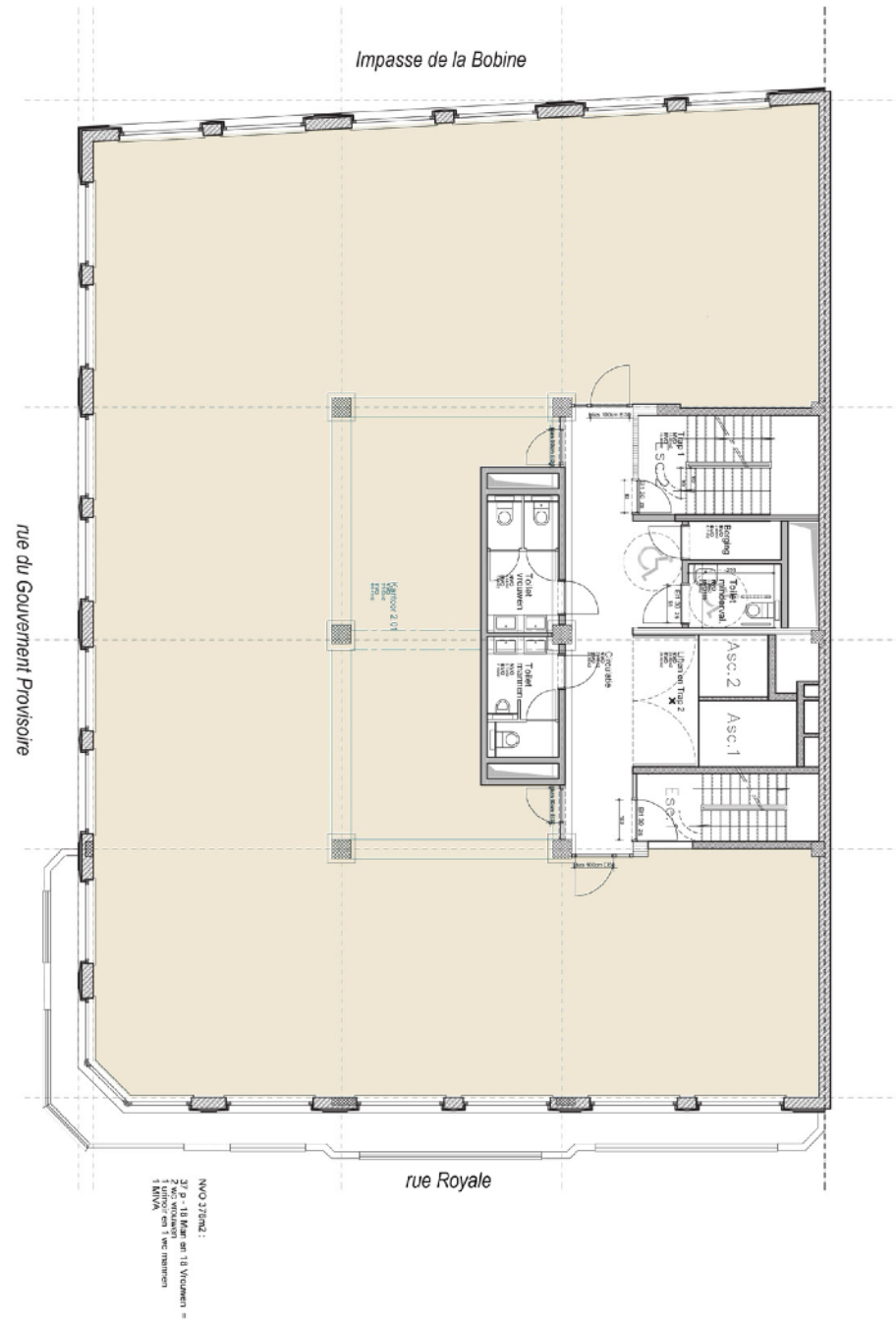






a social space for everyone to meet, share ideas and inspiration over coffee, all in the spirit of collaboration.

Next to the front desk, **SHARED MEETING ROOMS**.



## OPEN SPACE OFFICES

The floor plans of Royal 93 are efficient and flexible. Future users can easily choose to have a full open space office or can choose to have a lot of closed offices.

The partitioning walls can be build from slab-to-slab, providing the best acoustics.



## MULTIPLE OFFICES











## KEY POINTS

### SUSTAINABLE

The current building will enjoy a complete refit

### VENTILATION

Constant supply of fresh and filtered air and extraction used air

### INDOOR ENVIRONMENT

High quality interior environment in a healthy indoor environment

### BUILDING MANAGEMENT

Advances building and energy management system to accurately monitor and efficiently manage operations and energy consumption

### LIGHTING

Energy efficient lighting with LED throughout, controlled using daylight and proximity sensors



### DAYLIGHT

Every zone enjoys natural daylight because of the 3 facade building

### CERTIFICATES

WELL gold and BREEAM excellent certificates will be obtained

### CONSTRUCTION

Complete renovation of the building, while keeping the existing core. Saving tonnes of CO2

### ENERGY

Optimised energy performance design to create an energy efficient building

### THERMAL COMFORT

Energy efficient lighting with LED throughout, controlled using daylight and proximity sensors





### Tenant friendly building

- Climate control ceilings
- Individual electricity metering
- Raised floors
- LED lighting with absence detection and daylight control
- Showers
- Lockers
- Welcoming entrance
- Impressive art-deco facade
- 3-facade building
- Underground car parking places
- Underground bike and E-step places



# KEY ESTATE

your partner in business locations

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