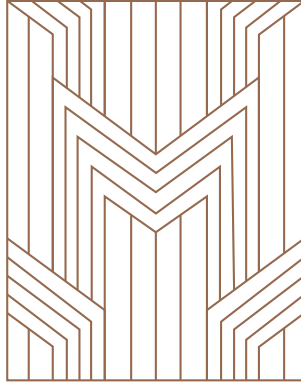


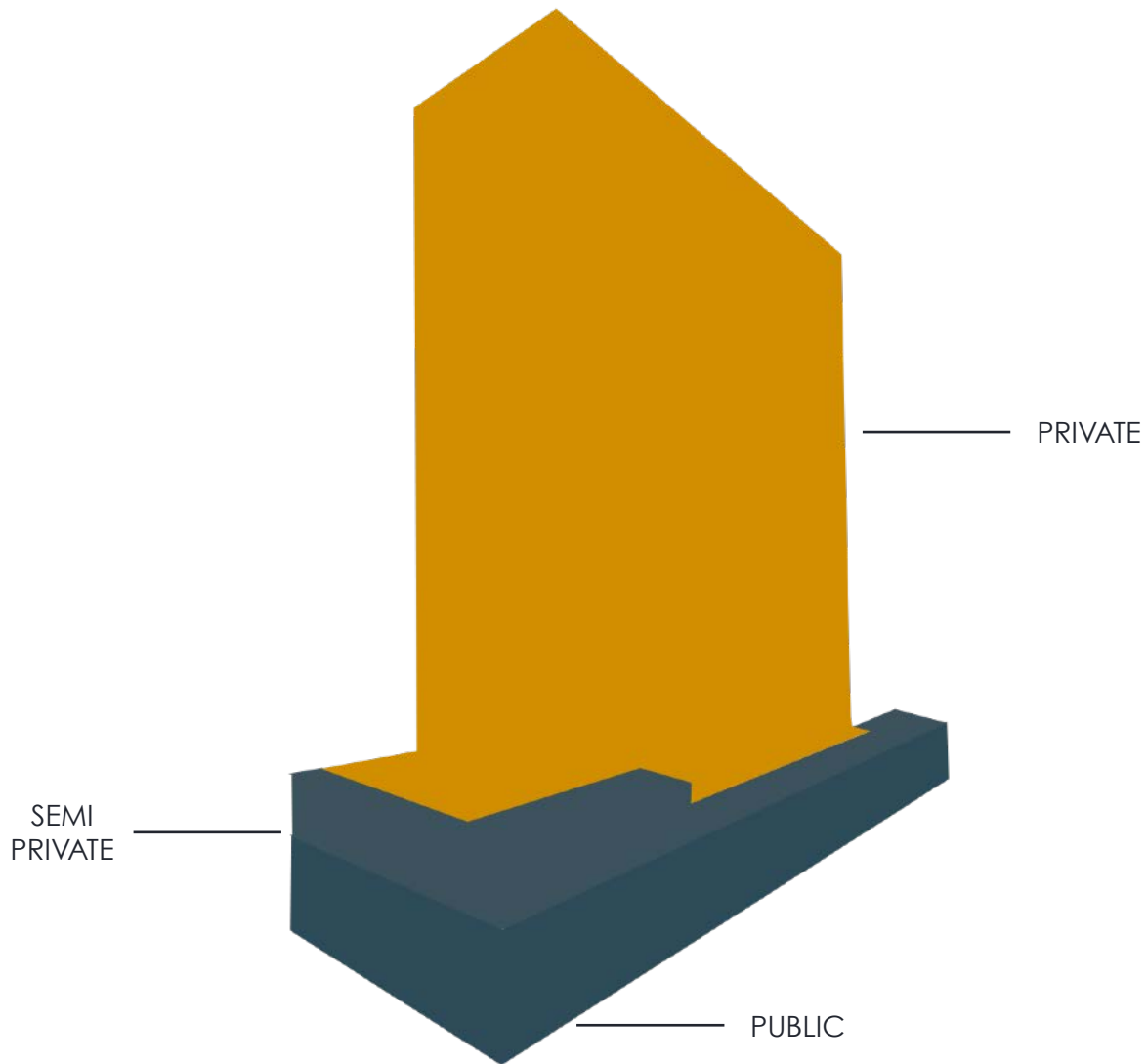
**MANHATTEN**

BRUSSELS





REDEFINING A LANDMARK



#### **PUBLIC**

**Fitness & Wellness:** Variety of quality fitness services, enhancing employee well-being and productivity

**Food & Beverage:** Multiple outlets ranging from daily sandwich to a formal business lunch

**Other services:** Tailor, Floris, dry cleaning

**Parking and public transport:** state-of-the-art, high-end, high-volume underground parking, bike accessibility and unparalleled public transport access

#### **SEMI-PRIVATE**

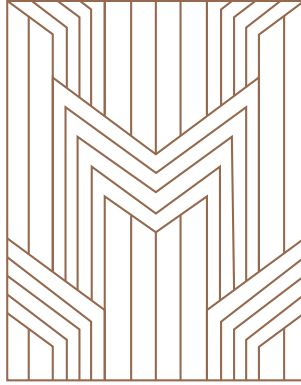
**Meeting & conference facilities:** High-end facilities to accommodate large events or manage peak periods

**Serviced offices:** Accommodates tenant's overflow, or smaller tenants who want to access to the services of the complex

#### **PRIVATE**

**Grade A office space:** Tailored to the needs and the wants of world class tenants





REDEFINING A-GRADE OFFICE SPACE



## REPOSITIONED OFFICE FLOORS SETTING A NEW BENCHMARK



Terrace on the 27<sup>th</sup> floor



Four story winter garden



Two additional office floors



New, fully-glazed passive façade



Landmark reception lobby

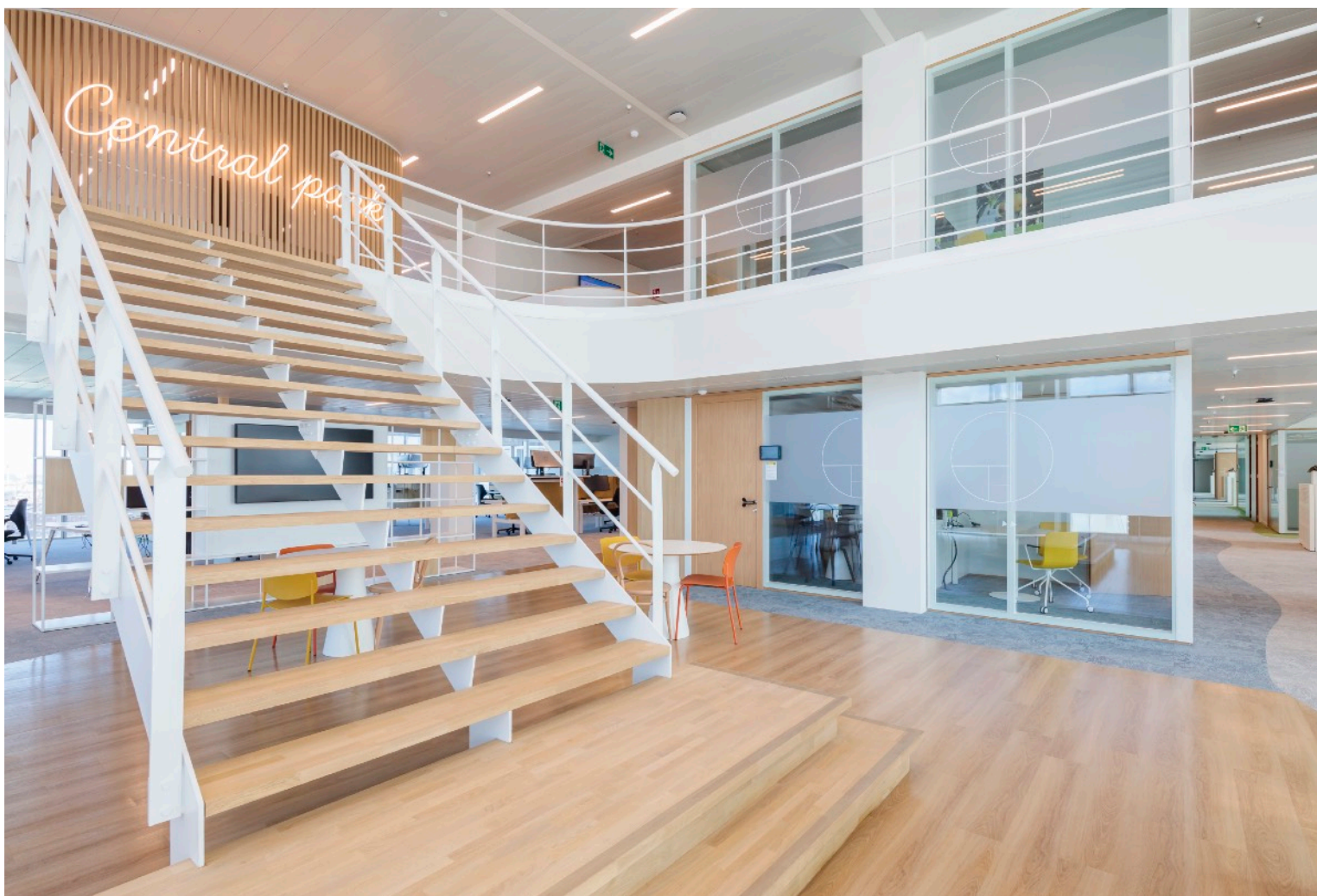
### 41.000 sqm OF HIGH QUALITY “GRADE A” SPACE:

- Multiple premium areas throughout the building provide unique spaces (winter gardens, terraces)
- Large efficient floors (average 1.500 sqm)
- Option to connect floors via internal stairs
- High divisible floorplates allow tenants from 375 sqm to 1.600 sqm
- New installations with grade A specifications

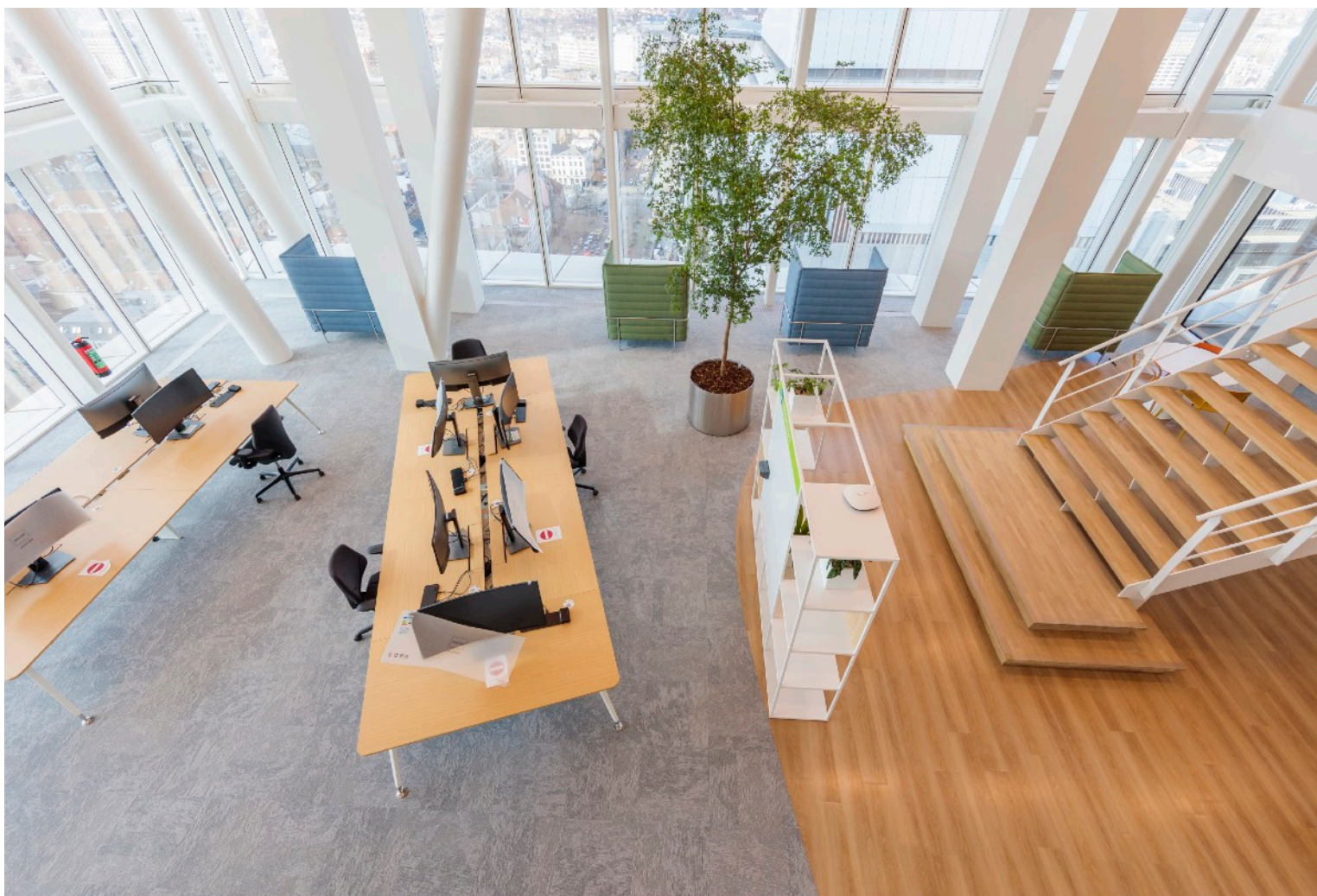
### OUTSTANDING PROMINENCE:

- Combination of tower accommodation and floor-to-ceiling glazing deliver breathtaking views, the building is visible from across Brussels





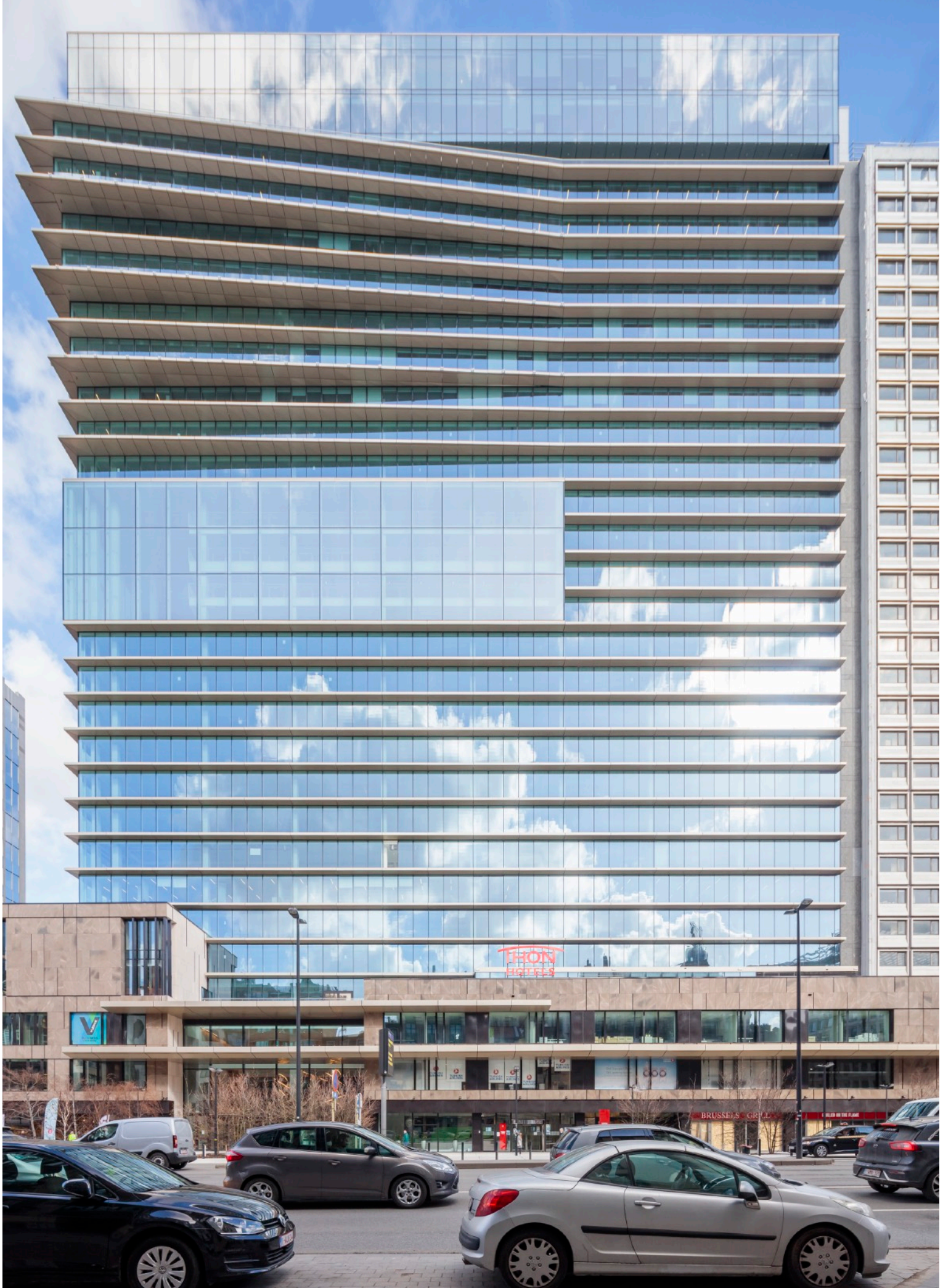


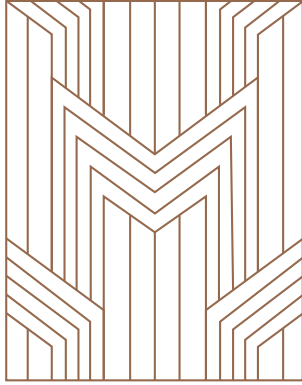










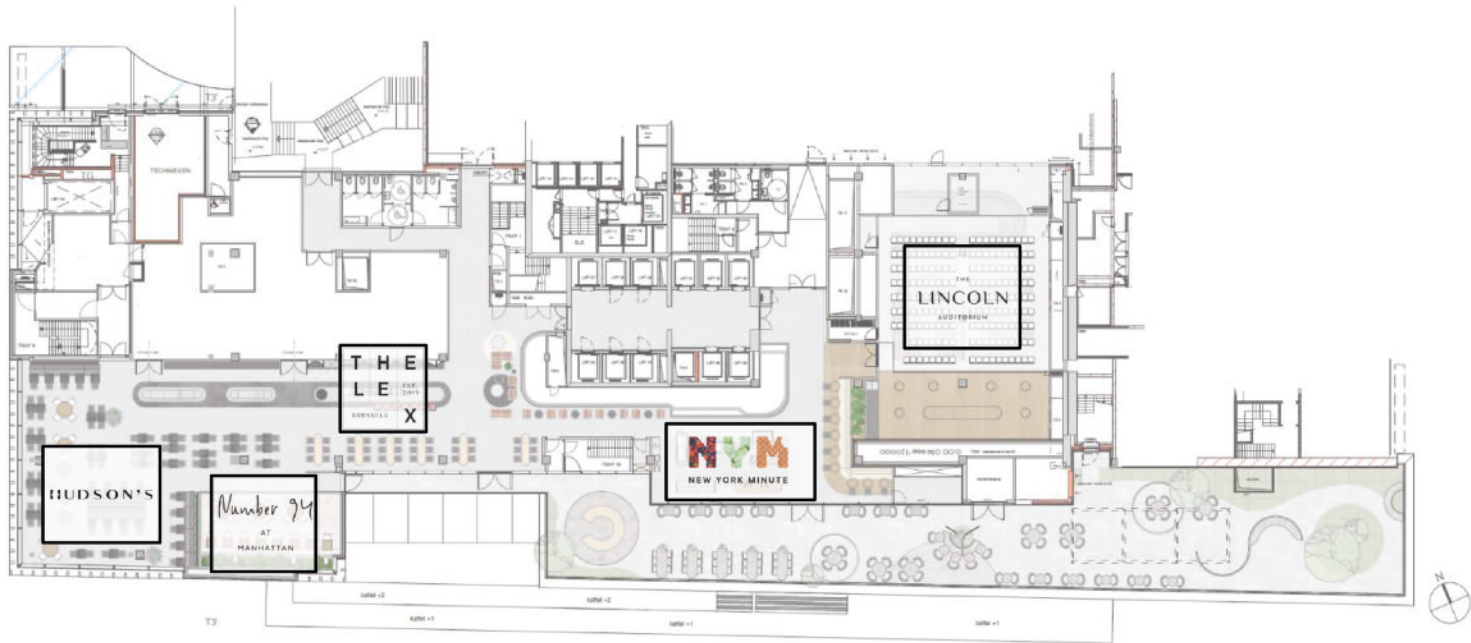


TENANT PRIVATE AMENITY





FOCUSED ON THE HOLISTIC NEEDS OF BEST-OF-CLASS COMPANIES AND THEIR EMPLOYEES

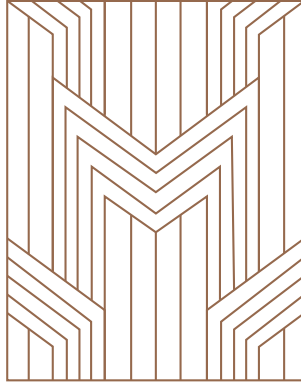






FOOD AND BEVERAGES





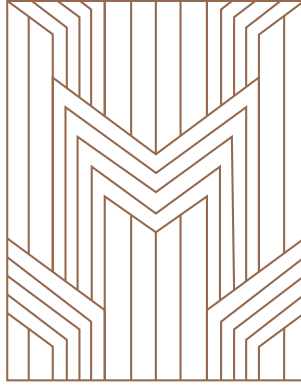
MEETING & CONFERENCE FACILITIES



FOCUSED ON THE NEEDS OF BEST-OF-CLASS COMPANIES

- THE LINCOLN AUDITORIUM and THE MANHATTAN MEETING CENTER will provide 2.000 sqm of high quality meeting and conference facilities
- THE MANHATTAN MEETING CENTER comprises 17 meeting rooms with a capacity range of approximately 8 to 30 persons
- Additionally THE LINCOLN AUDITORIUM has a capacity of 190 persons
- Direct connection to Hudson's, The New York Minute , The Lex and Number 94 which provide a restaurant, dining and coffee facilities as well as direct access to the High Line Terrace
- Dedicated high-end professional reception





CO-WORKING AND SERVICED OFFICES





## MARKET-LEADING FACILITY ALLOWS THE MANHATTAN CENTER TO CATER TO ALL THE REQUIREMENTS

- 3.500 SQM of high quality serviced office and co-working space managed by spaces
- Allows smaller tenants to benefit from the services to the wider complex with the ability to grow into larger space



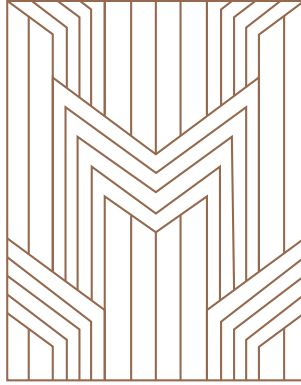


## MARKET-LEADING FACILITY ALLOWS THE MANHATTAN CENTER TO CATER TO ALL THE REQUIREMENTS

- Provides overflow for larger tenants
- Landscaped terrace provides premium area for clients with stunning break-out and event space
- Direct links to THE MANHATTAN MEETING CENTER and third floor restaurant amenities make this one of the biggest specified facilities in Brussels







FITNESS & WELLNESS

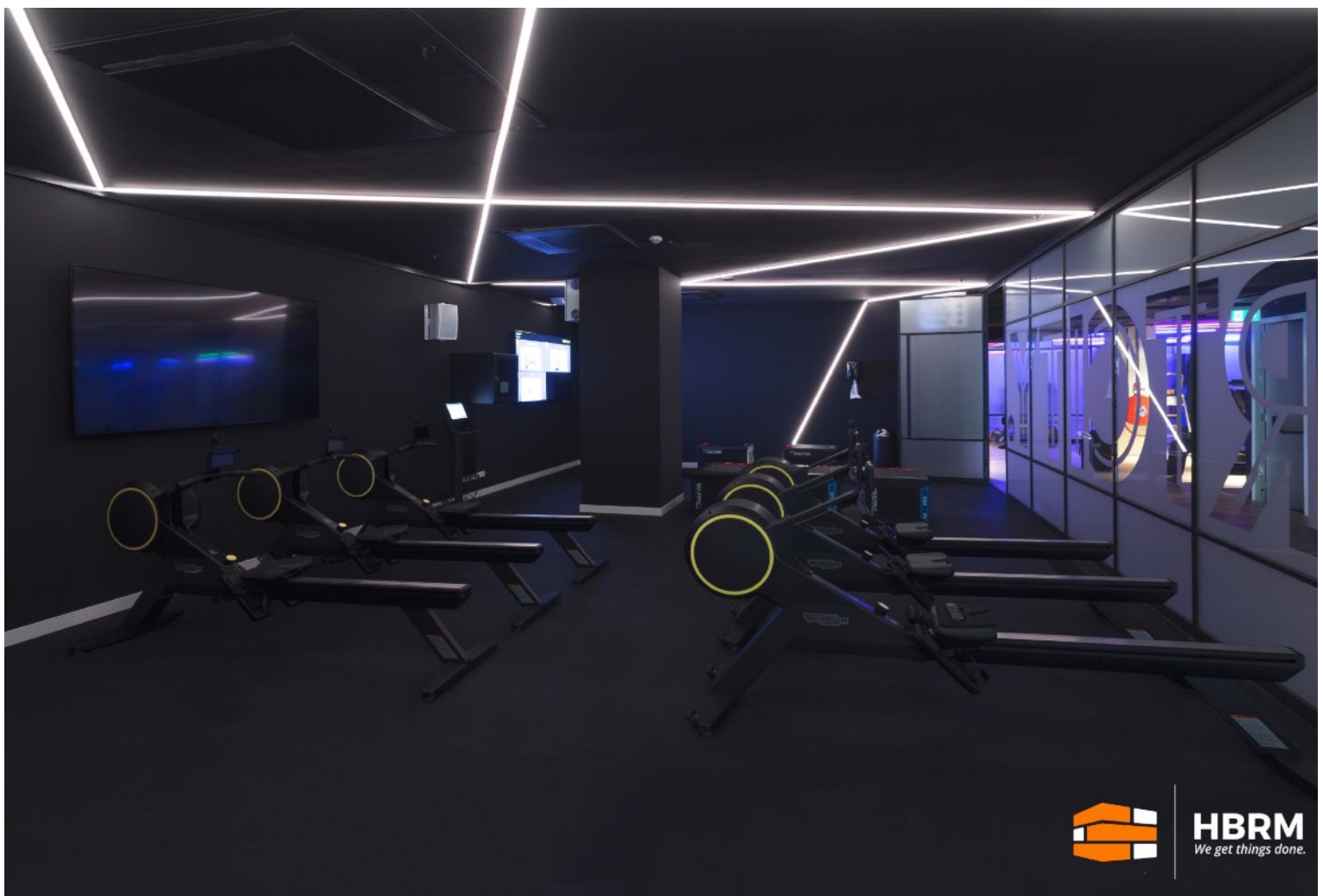


## FOCUSED ON THE NEEDS OF BEST-CLASS COMPANIES

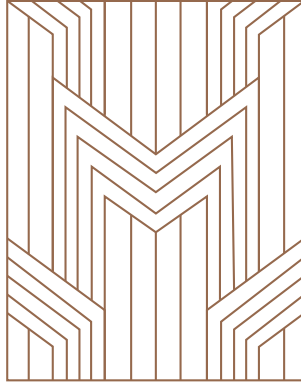
- A key component of today's workplace is catering to employees' desire for a healthier balanced lifestyle including personal fitness
- Manhattan center will provide world-class fitness and wellness facilities
- Current plans include:
  - 2,000 sqm brand new Basic Fitness facility
  - 600 sqm M studio executive gym with state of the art Technogym equipment (limited access)
  - 400 sqm state of the art Cybele cycling studio







**HBRM**  
We get things done.



PARKING & PUBLIC TRANSPORT

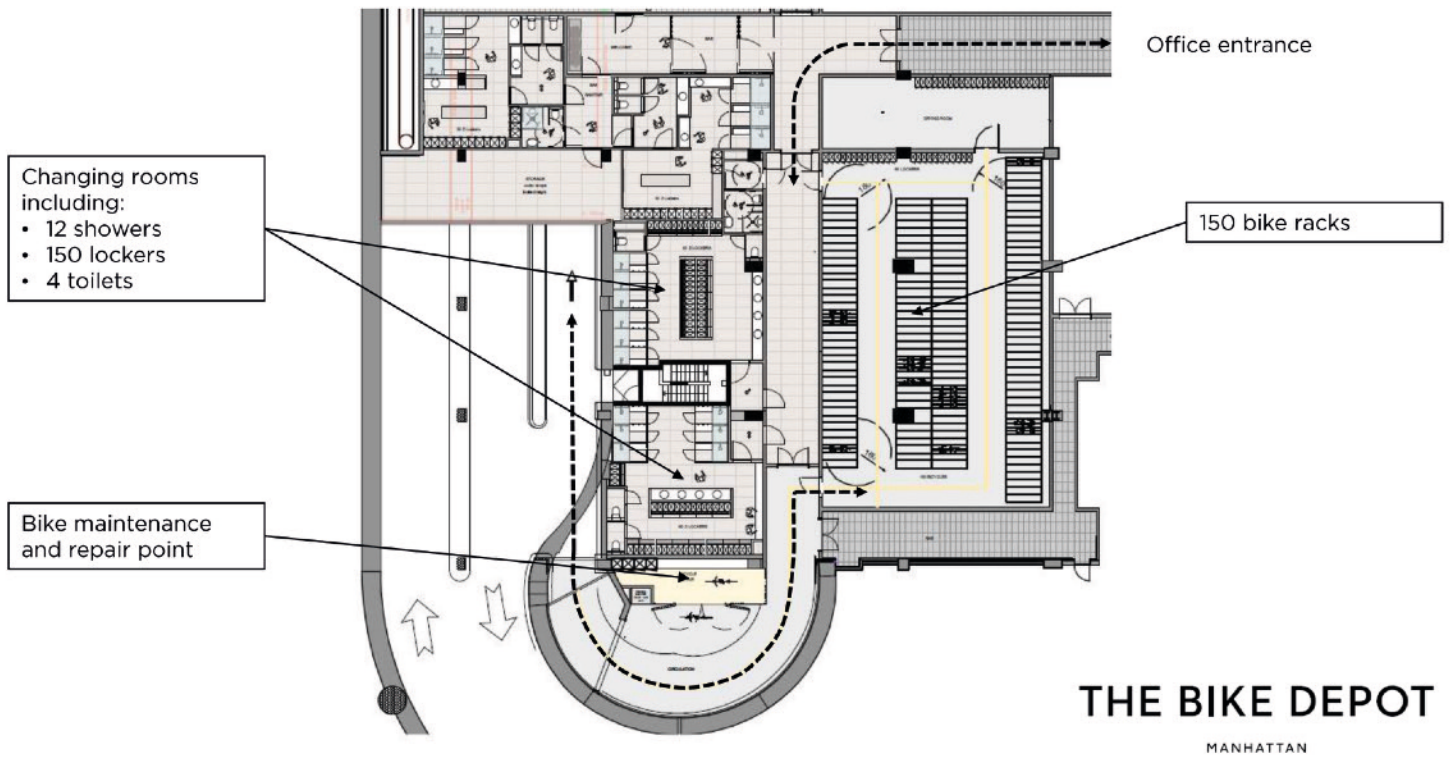




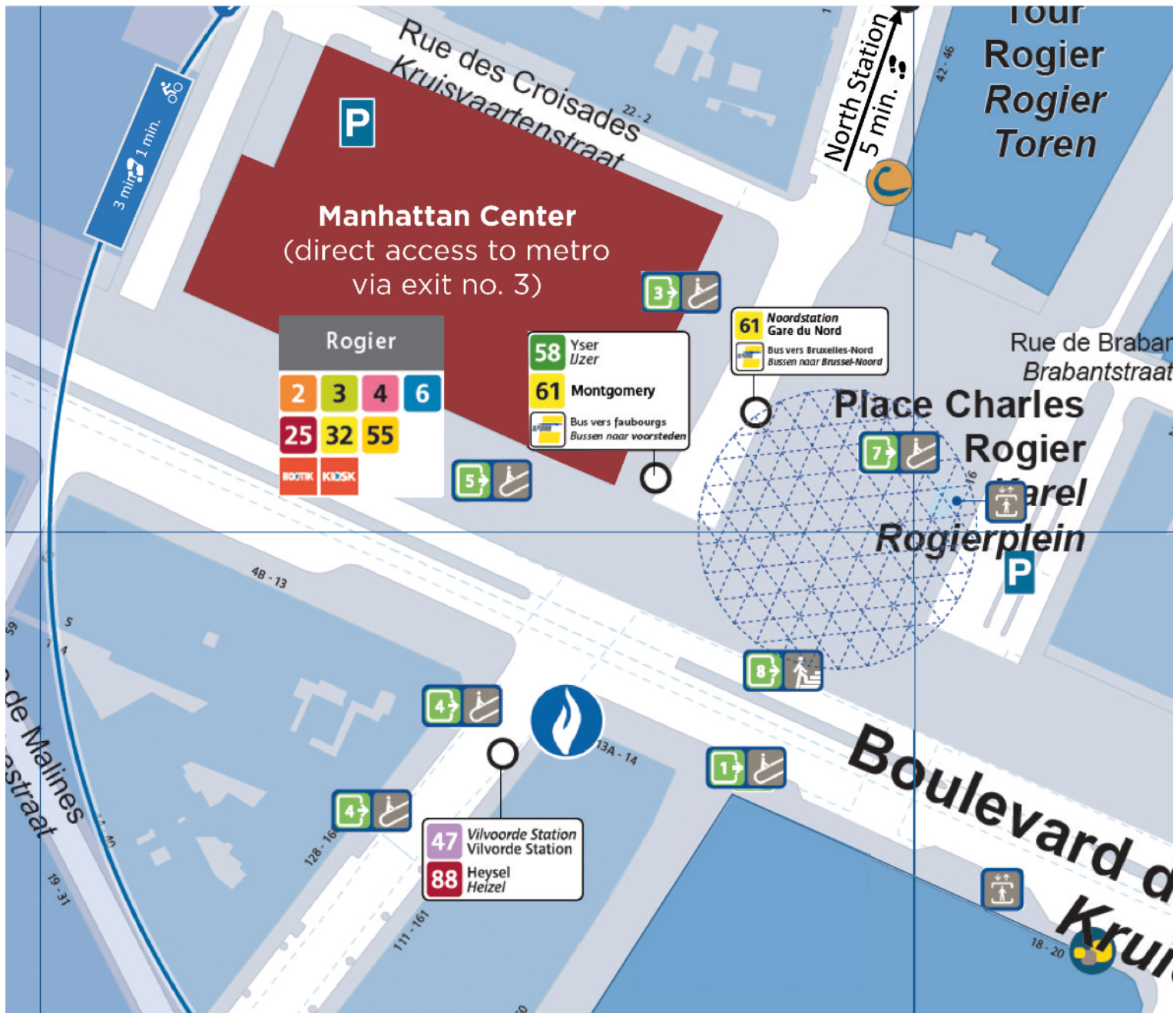
## FOCUSED ON THE NEEDS OF BEST-CLASS COMPANIES

- Providing 644 parking spaces - Ratio of 1/100
- Flexibility: parking spaces are "free-flow", meaning not specifically designated to companies or tenants, providing optimal flexibility for all users
- Visitor parking: minimum of 150 parking spaces free of leases ensuring substantial room for visitors.
- Electric car charging points



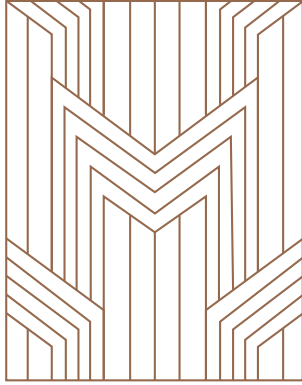






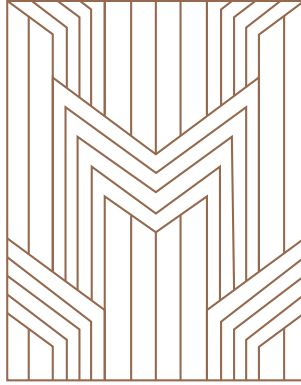
### Unique Connected

- Seven tram and metro lines depart from directly beneath the building
- North station (5 min walk) gives direct access to Brussels Airport (15 min ride / 4 trains/hour)
- Over 30 bus lines in the close vicinity
- Prominently situated on the inner Ring Roda providing excellent vehicle access



SUSTAINABILITY





DEVELOPMENT OF THE AREA



## SENSITIVE REDEVELOPMENT AND STATE-OF-THE-ART TECHNOLOGIE

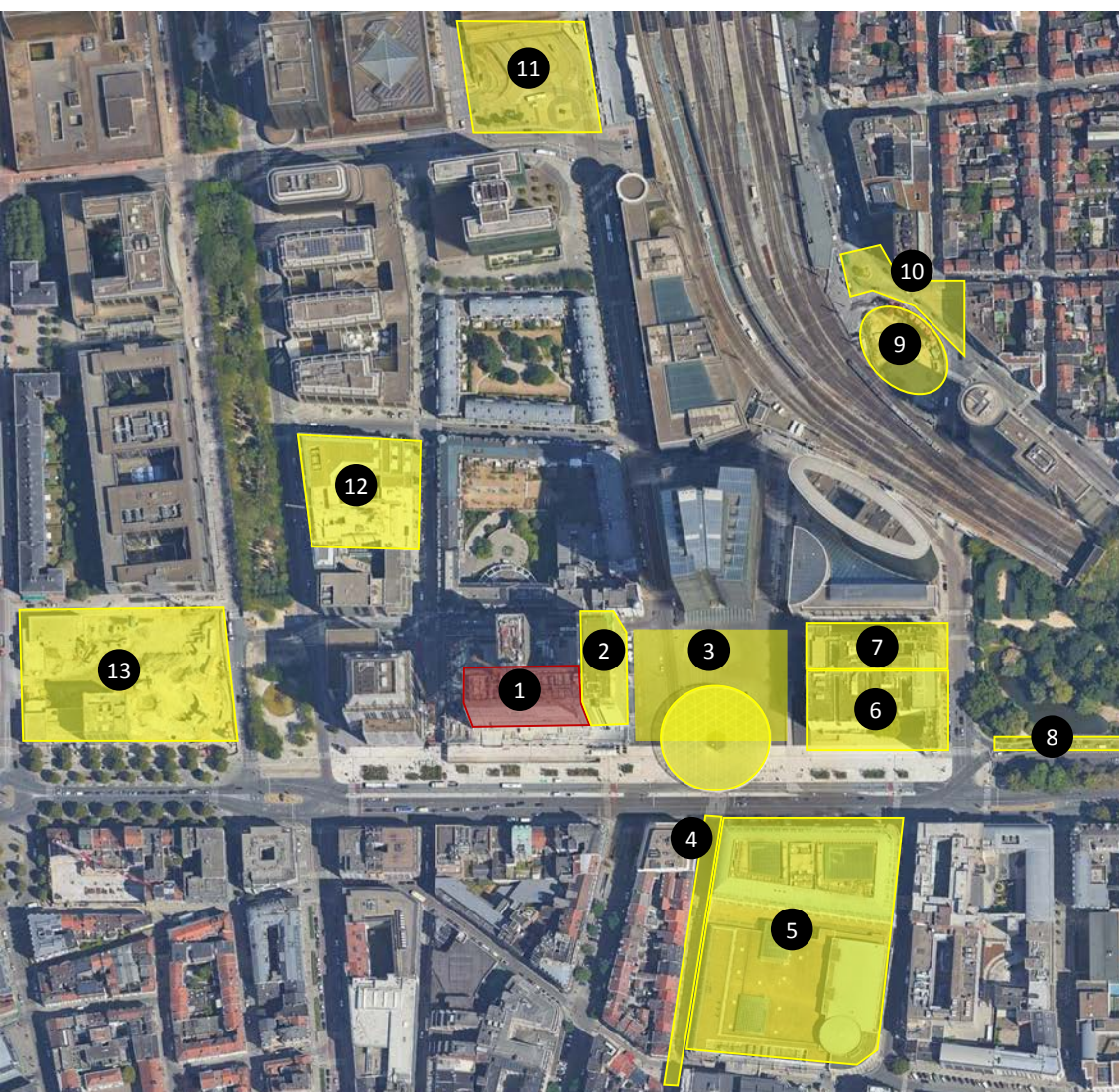
- Significant environmental credentials
- Highly efficient operationally, for example through passive southern facade
- Targeting a BREEAM "Excellent" rating
- Sanitary facilities for the disabled per floor



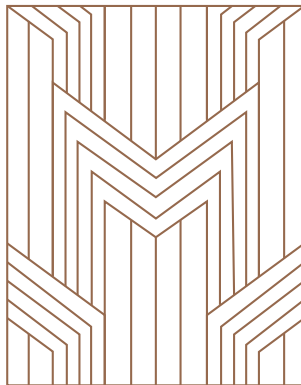


## SENSITIVE REDEVELOPMENT AND STATE-OF-THE-ART TECHNOLOGIE

- Tremendous improvement and development of the area, surroundings amenities is being significantly upgraded
- 1.150 hotel rooms will be completely refurbished into higher-end offerings, including new shops, all with in a radius of 200m from Manhattan center



- 1 Manhattan Center**
- 2 Sheraton:** Full renovation into 4- to 5-star boutique hotel, with W mentioned as a potential brand
- 3 Place Rogier:** Complete refurbishment and redesign (€49m, already completed)
- 4 Rue Neuve:** Upgrade of most frequented retail street in Brussels including complete repaving and pedestrianisation
- 5 City 2:** Landmark city center shopping mall being fully refurbished to market leading standards
- 6 Crown Plaza:** Refurbishment and extension of the hotel - new restaurants, gym and spa and new sky-bar with garden of 400 sqm
- 7 Hilton:** Refurbishment of the 800 rooms and change of operating partner for Indigo (IHG). Opening of 750 sqm "brasserie-jardin" on ground floor
- 8 Bike lanes:** Brussels Region investment to build new bike lanes and wider sidewalk connecting Place Rogier to E.U. District
- 9 Silver Tower:** New office tower for 2,000 civil servants of the Brussels administration
- 10 Place Saint-Lazare:** Upgraded pedestrianisation zone with enhanced urban design and new Sunday farmer's market
- 11 North Station/ CCN:** Major office redevelopment to start in 2021
- 12 North Plaza:** Ongoing refurbishment that will deliver c. 26,000 sqm. of Grade A office space adjacent to the Manhattan Center
- 13 Quatuor:** Large new complex integrating offices, conference centre and residential uses. New Beobank HQ (20,000 sqm)



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