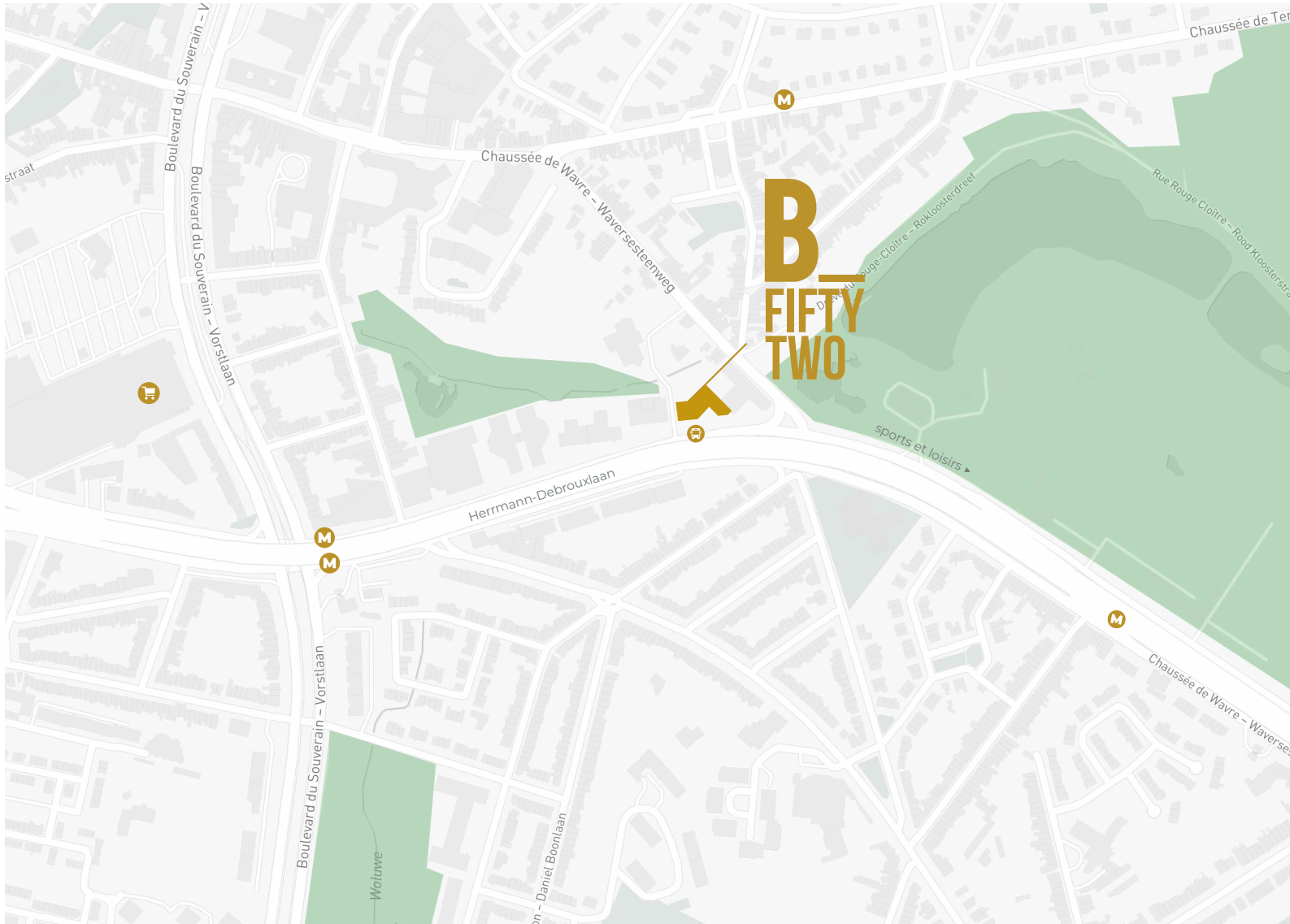


B_
FIFTY
TWO



OUTSTANDING LOCATION

AVENUE HERRMANN-DEBROUX 52,
AUDERGHEM, BRUSSELS

B52 sits across the well-known 'Avenue Herrmann-Debroux', an entry gate to the Capital. The building lies in the decentralised South-East district of the municipality of Audergem, located along the E411 and close to the Herrmann-Debroux metro station.

The direct surroundings of B52 benefit from multiple green zones such as the 'For.t de Soignes', the green lung of Brussels, and packed with amenities within walking distance (supermarket, restaurants, bars,..)

This pleasant environment is easily connected to the Brussels city center and its business districts by private and public transport.







SUSTAINABILITY & WELL-BEING

With a commitment to sustainability at its core, this project embraces the power of recycling to reduce environmental impact and save tons of CO2 emissions. Incorporating the latest in sustainable design, the building will obtain a WELL gold and BREEAM excellent certificate.

WELL

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, ...

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.



BREEAM

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.

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.





WORKSPACE OF THE FUTURE

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 start to finish.

We believe that a healthy work environment inspires the best workforce.

Through careful design, both in- and outside, we aim to increase the health, wellbeing and productivity of everyone in the building. There is a strong connection between the user's productivity and the building.

A great building, with the right ventilation, and access to open views, has a positive impact on the users and companies in the building.

KEY POINTS

SOLAR PANELS

The building has solar panels on the roof to create renewable energy

THERMAL COMFORT

Designed for optimal thermal comfort

DAYLIGHT

Large windows to maximize natural light throughout the building

ENERGY

Optimized energy performance designed to create an energy efficient building

VENTILATION

Constant supply and extraction for fresh and filtered air for a healthy indoor environment

HEAT PUMPS

Heat pumps will be installed for sustainable heating



BUILDING MANAGEMENT

Advanced building and energy management system to accurately monitor and efficiently manage operations and energy

LIGHTING

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

CERTIFICATES

WELL Gold and BREAAAM Excellent certificates will be obtained

SCREENS

All windows have exterior window screens



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





FLOOR DETAILS

FLOOR	GLA	TERRACES	PARKING	RENT/SQM
+6	225	503		235
+5	1.098			235
+4	1.098			225
+3	1.098			1.098
+2	1.098	110		215
+1	1.098			205
0	945			200
-1			29	
-2			35	
	6.658	613		



THE INTERIOR

TYPICAL INTERIOR

The building features 7 floors (ground floor +6) of premium office space. Each floor can be divided into multiple standalone offices.

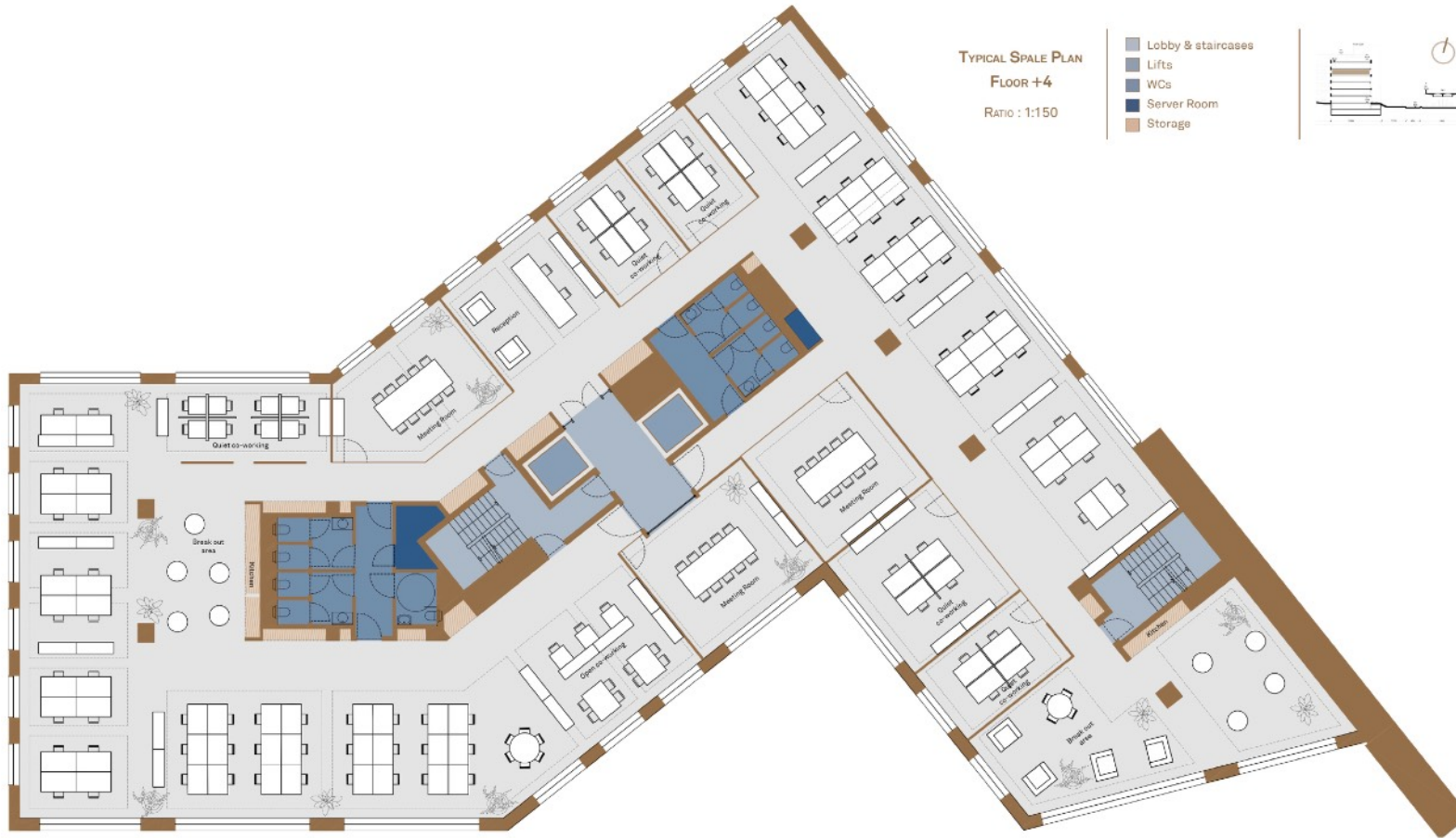
The picture shows how an office floor would look like with raised floors and finished climate ceilings.

This provides an ultimate flexibility in terms of interior design and acoustics. Partition walls can be placed between every window from floor plate to floor plate.



TYPICAL FLOOR PLAN

The floor plans of B52 are efficient and flexible. Future users can easily choose to have a full open plan office or can choose to have multiple closed offices. The design of the climate ceiling islands, provide the ultimate flexibility for interior design while also being acoustically beneficial. The partitioning walls can be build from slab-to-slab, providing the best acoustics.



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OPEN PLAN OFFICES

With our flexible floor plans, you hold the power to create a workspace that truly aligns with your vision. In this brochure, you can find two examples of potential floor lay-outs created by office design specialists.



TENANT FRIENDLY

WITH THE FOCUS ON THE WELL-BEING AND PRODUCTIVITY OF THE PEOPLE IN THE BUILDING, ACTIONS ARE TAKEN:

- Heat pumps
- Solar panels
- Constant supply of fresh & filtered air
- Climate control ceilings for a healthy indoor environment
- Raised floors for a flexible space
- LED lights switched off via absence
- Individual electricity metering
- Parking for bicycles and e-steps
- Showers
- Underground car parking
- Bus stop in front of the building



KEY ESTATE

your partner in business locations

Dhr. Dick Dekeyzer
M: +32 495 29 12 80
E: dick.dekeyzer@keyestate.be

www.keyestate.be

Noordkustlaan 16C
1702 Groot-Bijgaarden
T: +32 2 420 03 03
E: info@keyestate.be