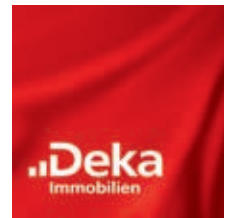
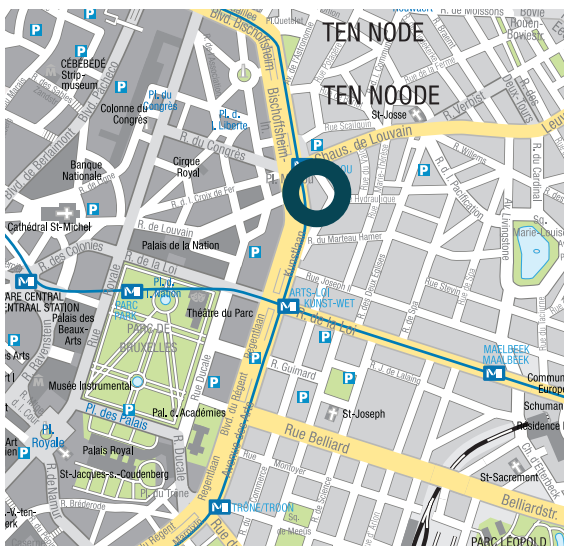


Arts 3-4-5. 3-4-5 Avenue des Arts. Kunstlaan 3-4-5. 1210 Brussels.



Facts.

- Year built: 1969/1996.
- 12-storey, office building.
- Traditional rectangular shape with a natural stone facade.
- Elegant lobby with reception desk.
- 3 passenger lifts.
- Access control (badge reader).
- Air conditioning using individually adjustable fan coil units.
- Pre-installed key card system.
- Manually opening windows with double glazing.
- Suspended ceilings.
- Cable ducts in the window sills.
- Flexible division of office spaces with 2 rental units per floor.
- Office space grouped around the central core.
- 2 sanitary units per floor.



Location.

- Good central location at the heart of the Leopold EU district.
- Immediate proximity to various embassies.
- Madou metro station immediately next to the building.
- Excellent access to the inner ring road.
- Excellent access to public and private transport.
- Supermarkets and restaurants within walking distance.



Arts 3-4-5.

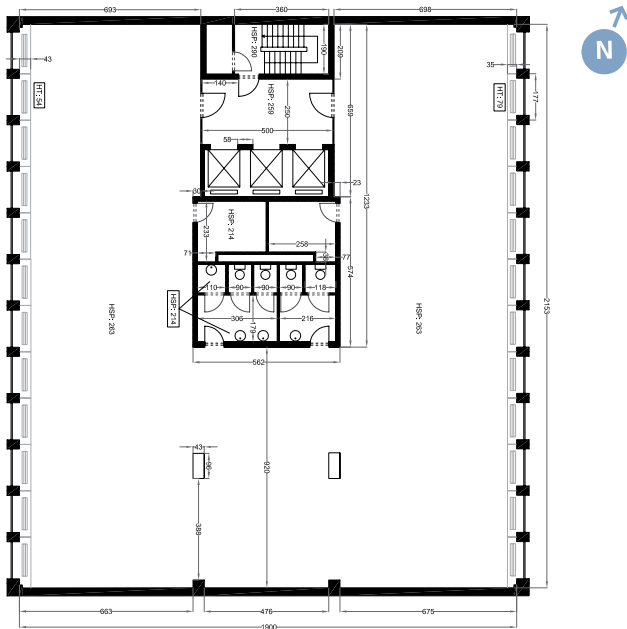
3-4-5 Avenue des Arts.

Kunstlaan 3-4-5. 1210 Brussels.

Rental Space.

Floor	Total
11th	242 sqm
10th	444 sqm
9th	444 sqm
8th	444 sqm
7th	444 sqm
6th	444 sqm
5th	444 sqm
4th	444 sqm
3rd	444 sqm
2nd	444 sqm
1st	444 sqm
Ground Floor	824 sqm
Total office space	5.506 sqm
Parking (ratio 1:100)	55 spaces
Archives	61 sqm

standard floor



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This document is not contractual.



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