

# the belliart



15

17

“State of the *Art* work experience”



Location  
**Belliardstraat 15-17,  
 Brussel**

Space  
**2.625,54**  
 m<sup>2</sup>

**Ikigai  
 garden**

**Showers**

Parking  
**7**  
 units



# Boutique quality offices

## LOCATION

- ✓ AAA location
- ✓ In the beating heart of the EU district
- ✓ All amenities within walking distance

## QUALITY

- ✓ Eye for details
- ✓ Entrance hall with unique Art concept
- ✓ Easyday services
- ✓ Employee wellbeing

## FUTURE PROOF

- ✓ Latest building techniques
- ✓ Integrated APPS
- ✓ New way of working



# At the heart of the European District



the *belliart*



**‘Location, location, location’** are still the 3 words that make up the holy trinity in real estate. In this regard, **the *belliart*** has some unique assets. **the *belliart*** is strategically located in the beating heart of the european district, easily accessible by all transportmodi and with a wide array of quality amenities all within walking distance.

*Location*





City Center

Royal Palace  
of Brussels

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Rue Belliard

Council of the  
European Union

European  
Parliament

Etterbeek

Ixelles

Maelbeek

R20

R20

R20

E40

Rue Royale

Rue de la Loi

Rue de l'Industrie

Rue du Commerce

Rue d'Arlon

Rue de la Science

Rue de Tréves

Chaussée de  
Etterbeek

Rue Archimède

Rue de la Régence

Rue Montoyer

Rue du Luxembourg

Rue du Trône-Troonstraat

Rue Marie de Bourgogne

Rue Caroly

Rue du Parasse

Rue d'Italie

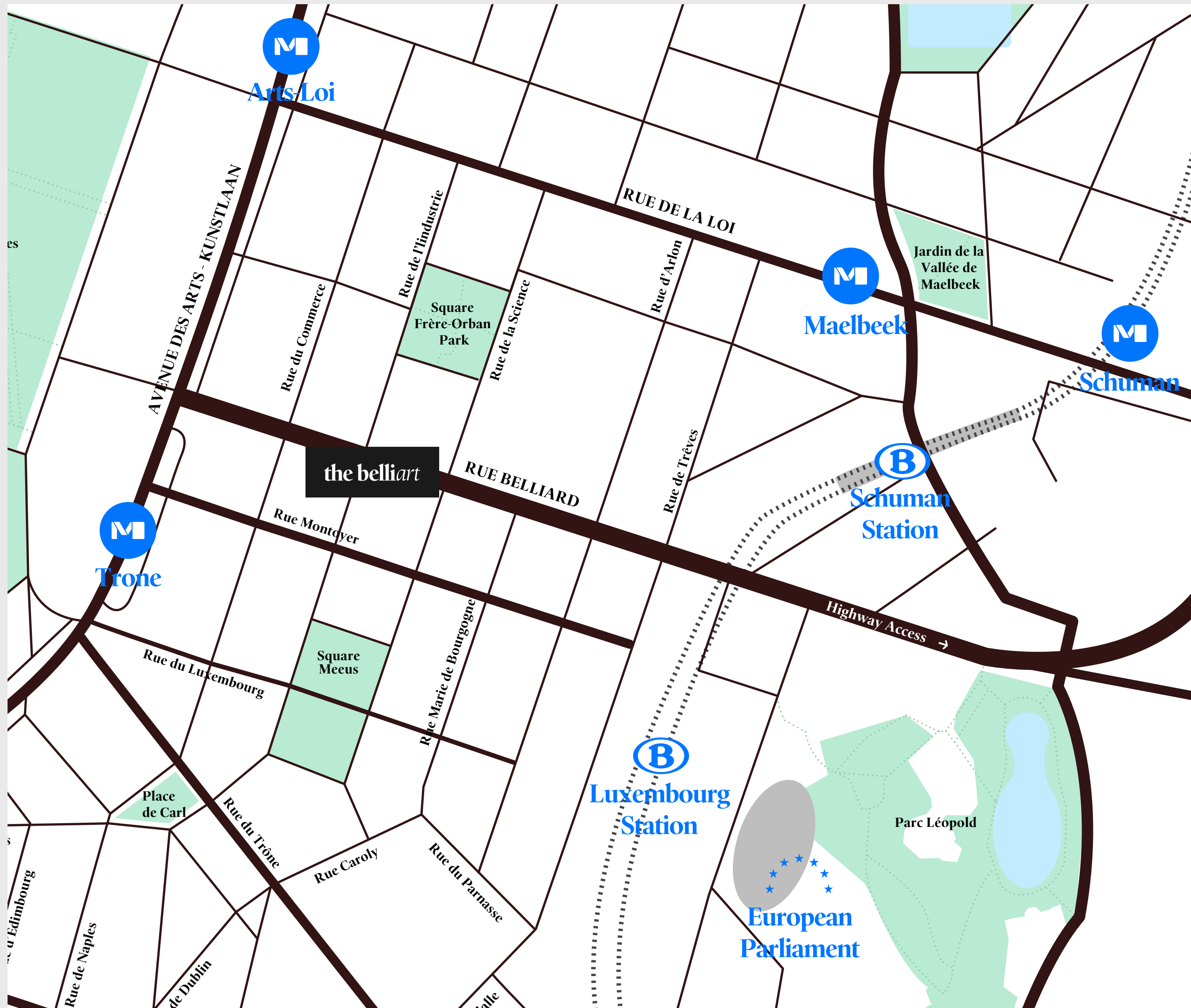
Avenue d'Auderghem

5 min

10 min



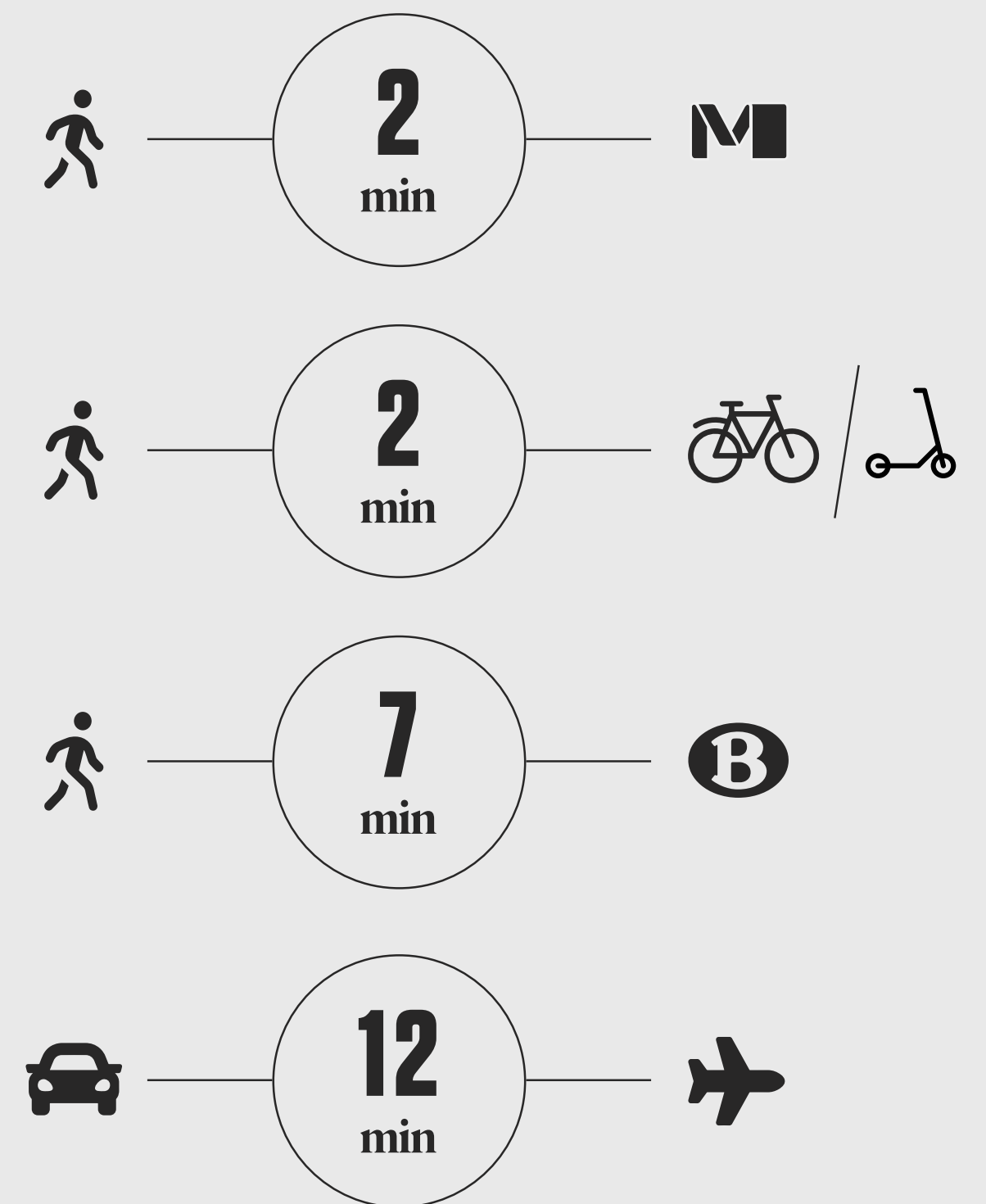
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# Multi modal: "you choose"



## European District



Location



# At the gate of Europe

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	TRAIN		CAR		PLANE
Lille (fr)	35 min	Antwerp	40 min	Zurich	1h10
Paris	1h25	Ghent	45 min	Munich	1h15
Amsterdam	1h50	Namur	45 min	Berlin	1h20
London	2h20	Liege	1h00	Barcelona	1h55
Frankfurt	3h00	Luxembourg	2h00	Rome	2h00

Location



All you need within walking distance, get out and enjoy the vibrant city life.



**Parks and squares**

- 1. Square Frère-Orban
- 2. Square de Meeûs
- Parc de Bruxelles
- Square de Meeûs
- Place du Luxembourg
- Parc Léopold
- Square Marie-Louise
- Square Ambiorix

**Cathedral en Palace**

- 3. Cathédrale des Sts Michel et Gudule
- 4. Palais de Bruxelles

**Culture**

- 5. Parlamentarium
- 6. Huis van de Europese Geschiedenis

**Restaurants**

- 7. Caffè Italiano
- 8. Il Pasticcio
- 9. Kamilou
- 10. Letiuz Salad Bar

**POI**

- 🍴
- 🛒



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# Place de Luxembourg

5 min



Location



**“The details are  
not the details.  
They make the  
design.”**

**Charles Eames**

*the belliart*



*Quality*



# Triple Certified

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BREEAM is the world's most widely used certification method to classify and certify the sustainability of buildings and their surroundings. The label is awarded by the Building Research Establishment (BRE), which consists of accredited assessors acting as an objective, third party. On a scale from 'Pass' to 'Outstanding', our buildings are designed to meet a high standard. We aim for at least a 'Very Good' level, a score of three out of five.



The SECO Institute carries out impartial assessments of the technical building quality of structures. From the design phase to the completion, their team of experts ensures that all buildings comply with the necessary standards, current laws and regulations, and legal requirements – as outlined in the Building Act. With sustainable quality at the forefront of our minds, Belliard is a prime example of a building that meets all the criteria.



Our dedication to creating people-first places is embodied in the WELL Building Standard. Structures that prioritise the health, well-being and safety of future residents through thoughtful spaces can claim this prestigious label. It gives the assurance that meticulous attention was paid to the inhabitants' needs during the entire building process, ensuring they feel good in their homes. With Belliard, we've proven that we put occupants first.

Location



# Sophisticated simplicity

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Quality



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Future proof

## Forward looking work environment

Tapping into this longing for more inspired interaction, the bell*art* embraces the new and hybrid way of working. Its multi-modal access and flexible office lay-outs make the bell*art* a future-proof work environment, ideal for your HQ or local hub.

When you come to work here, you always experience more. More eye for detail, more quality, more inspiration. Whether you're entering the building, riding the elevator or washing your hands: we have thought it through.

And once you go out, a wide range of services and amenities are within walking distance. Feel free to lunch, shop or relax. It's all there.



Made to  
measure  
boutique  
office


the bell*art*

easyday

Ø X F Ø R D

 GET DRIVEN

Personal Training  
Sessions

  
bloomon



Quality

No company or organization are alike, just like our personal DNA. **the bell*art* dares to be different.** We like to think of ourselves as the first “boutique office”. We have created alliances that make your (working) life more convenient, healthy and fun.



# Employee wellbeing is key for us

- Art exposées at the ground floor
- Location: all amenities within walking distance
- Office lay-out encourages new hybrid way of working

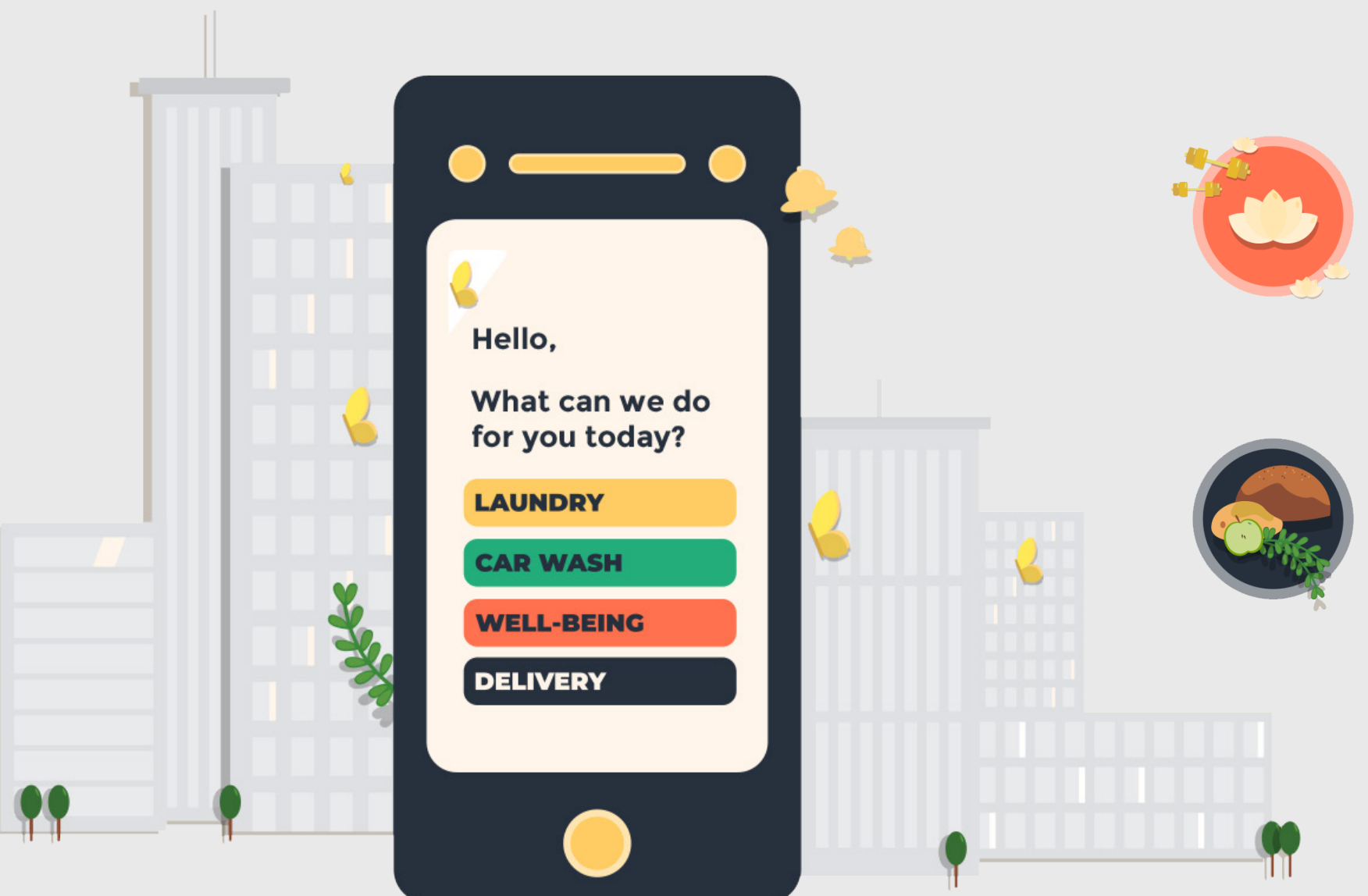
- Easyday services make your life easier, healthy and fun
- Bloomon colors your day



# Make your life easy

easyday

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## ESSENTIALS



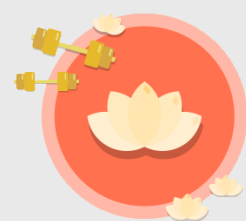
### LAUNDRY

Ironing, dry cleaning, washing, sewing & shoe repair. Our driver picks up the laundry twice a week. Your tenants go home with their laundry directly from work.



### CAR WASH

Interior, exterior, complete. Your tenants don't want to waste time cleaning their car? We do it for them in the parking of your building.



### WELL-BEING

Yoga, Pilates, Bums&Tums, Crossfit... Choose one or more activities and we will organize a weekly class.



### DELIVERY

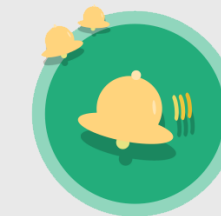
No more shopping! No need to speed up after work to go to the bakery or to the shopping mall. We deliver organic baskets, fresh bread & ready meals every week. Healthy habits make competitive employees.

## GO FURTHER



### KOSS BEAUTY TRUCK

Massage, manicure, epilation. The Koss Beauty Truck parks itself in front of your building during lunch time to pamper your tenants.



### ASSISTANCE

We solve every domestic issue of your tenants providing them quality services.



### MEETING ROOMS

We book meeting rooms for your tenants. We also take care of the planning, billing and payment of these rooms.



### CATERING

We look after catering providers for your internal restaurant.



### LOCKERS

We install adapted lockers in your building.

Future proof



# High quality & flexible spaces

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+ 10	94,05 m <sup>2</sup>
+ 9	274,66 m <sup>2</sup>
+ 8	274,62 m <sup>2</sup>
+ 7	274,75 m <sup>2</sup>
+ 6	274,70 m <sup>2</sup>
+ 5	274,63 m <sup>2</sup>
+ 4	274,68 m <sup>2</sup>
+ 3	274,66 m <sup>2</sup>
+ 2	242,85 m <sup>2</sup>
+ 1	242,86 m <sup>2</sup>
+ 0	Entrance & Art Gallery
- 1	Archives Parking 7 units

Future proof



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**the bell*art* is a future proof work environment and embraces the new “hybrid” way of working. Multi modal access and flexible office lay-outs make the bell*art* ideally suited as a new HQ or local Hub. So, when employees come to work, we want to offer them more.**

*Future proof*



# Future proof

## TECHNOLOGY

- App : Easyday & Get Driven
- Apps: integrated APP allowing easy interaction between the tenants and external services
- Integrated building solutions providing a healthy and comfortable work environment

## BUILDING TECHNOLOGY

- Individual temperature regulation
- Ventilation= healthy and more productive
- LED: energy efficient and less fatigued eyes
- High performance glazing

## SUSTAINABLE

- Breeam certification
- Motion detection:  
no activity in the room  
= no lights = no waste of energy
- Bicycle room and individual showers
- Battery charging points





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Location