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FIFTY

TWO

AVENUE HERRMANN-DEBROUX 52,
AUDERGHEM, BRUSSELS



DARE 2
build

NESTN[®]



WELCOME TO

**B FIFTY
D TWO**

**B52 WILL BE DEVELOPED WITH A HIGH FOCUS ON
WELL-BEING AND PRODUCTIVITY.**

**THIS FORWARD-THINKING BUILDING DELIVERS AN
OUTSTANDING WORK ENVIRONMENT IN A MAGNIFICENT
GREEN LOCATION.**

MORE THAN A BUILDING

THIS NEW CLASS-A OFFICE
DEVELOPMENT
HAS AN INDUSTRIAL LOOK,
WITH THE HIGHEST LEVELS
OF COMFORT ON THE INSIDE.
WITH THE FUTURE TENANTS IN MIND,
B52
WILL BE
AN AMAZING
SPACE TO WORK.



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1 THE LOCATION

OUTSTANDING LOCATION

B52 SITS ACROSS THE WELL-KNOWN 'AVENUE HERRMANN-DEBROUX', WHICH IS AN ENTRY GATE TO THE CAPITAL. THE BUILDING LIES IN THE DECENTRALISED SOUTH-EAST DISTRICT OF THE MUNICIPALITY OF AUDERGHEM, LOCATED ALONG THE E411 AND CLOSE TO THE HERRMANN-DEBROUX METRO STATION.

THE DIRECT SURROUNDINGS OF B52 BENEFITS FROM MULTIPLE GREEN ZONES SUCH AS THE 'FORÊT DE SOIGNES', WHICH IS THE GREEN LUNG OF BRUSSELS. FURTHERMORE, THERE ARE PLENTY OF AMENITIES AT 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.



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LOTS OF TRANSPORTATIONS



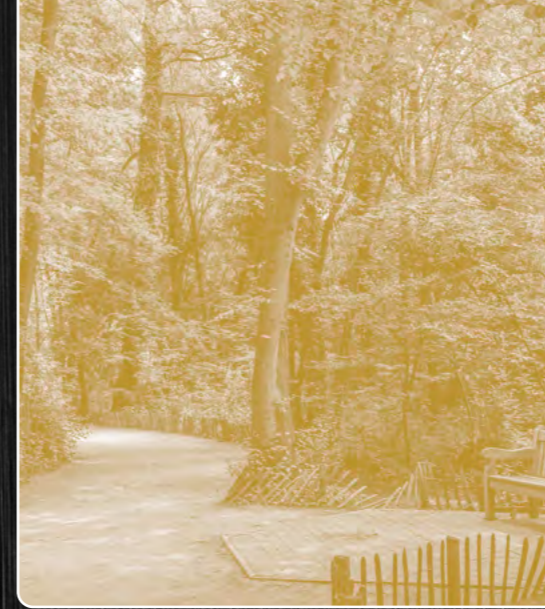
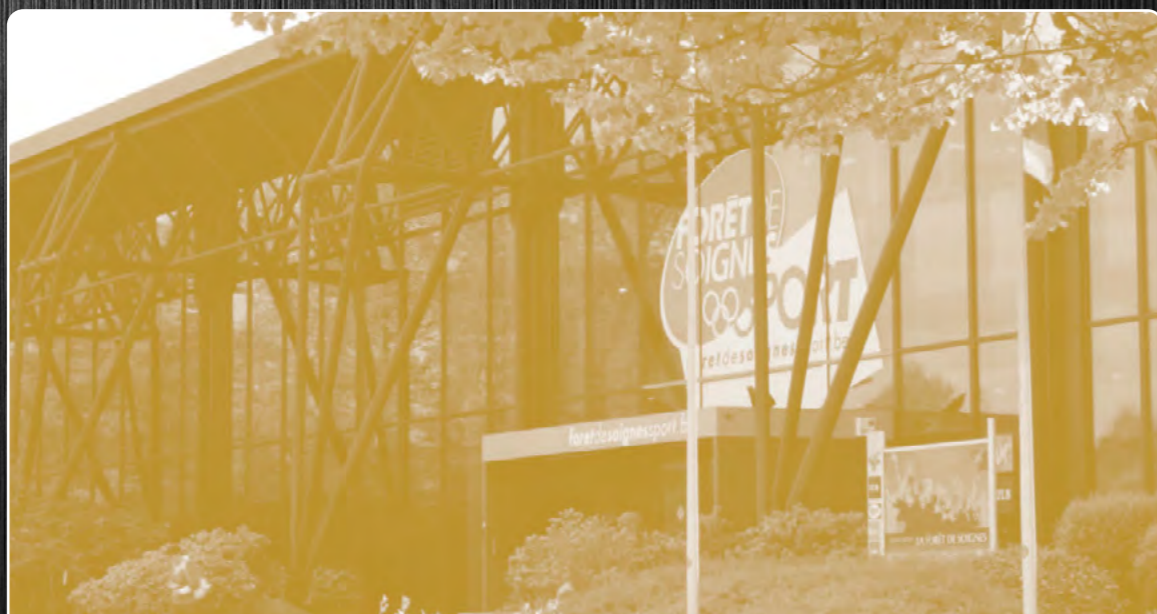
SHOPS NEARBY



MANY RESTAURANTS



SPORT & LEISURE FACILITIES



PARC BERGOJE



FORÊT DE SOIGNES

JARDINS MASSART



2 THE BUILDING

6.658 M²
GLA

68
UNDERGROUND
PARKING SPOTS

> 50
BICYCLE SPOTS

> 600 M²
TERRACES



3 SUSTAINABILITY WELL-BEING

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, ...

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 IS THE WORLD'S LEADING SUSTAINABILITY ASSESSMENT METHOD. B52 WILL STRIVE TO OBTAIN A BREEAM EXCELLENT CERTIFICATE. THE CERTIFICATION RECOGNISES 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 .



4 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 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
OF EVERYONE IN THE BUILDING.

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.





5 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 MAXIMISE NATURAL LIGHT THROUGHOUT THE BUILDING

CONSTRUCTION

COMPLETE RENOVATION OF THE BUILDING WHILE SAVING THE CONCRETE FRAME

ENERGY

OPTIMISED 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 CONSUMPTION

LIGHTING

ENERGY EFFICIENT LIGHTING WITH LED THROUGHOUT, CONTROLLED USING DAYLIGHT AND PROXIMITY SENSORS

CERTIFICATES

WELL GOLD AND BREAAAM EXCELLENT CERTIFICATES WILL BE OBTAINED

6 THE LOBBY

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.





7 THE TERRACES

B52 FEATURES ABUNDANT OUTDOOR SPACE HIGHLIGHTED BY A 500 SQUARE METERS, TENANT-ONLY, ROOFTOP TERRACE OVERLOOKING THE GREENEST ENVIRONMENT OF BRUSSELS.

THE OUTDOOR SPACE IS AN IDEAL SETTING FOR SERENE STRATEGY SESSIONS, HIGH-ENERGY CORPORATE ENTERTAINMENT, YOGA SESSIONS, AND EVERYTHING IN BETWEEN.

THERE IS ALSO A TERRACE ON THE SECOND FLOOR WITH A SURFACE OF AROUND 100 SQ METRES, RESULTING IN A TOTAL SURFACE OF MORE THAN 600 SQUARE METERS TERRACES FOR TENANTS.

8 FLOOR DETAILS



| FLOOR | TOTAL SPACE | OFFICE SPACE | TERRACES |
|-------|----------------------|--------------------|--------------------|
| +6 | 409 M ² | 197 M ² | 500 M ² |
| +5 | 1.024 M ² | 958 M ² | |
| +4 | 1.024 M ² | 958 M ² | |
| +3 | 1.024 M ² | 958 M ² | |
| +2 | 1.024 M ² | 958 M ² | 110 M ² |
| +1 | 1.024 M ² | 958 M ² | |
| 0 | 1.127 M ² | 825 M ² | |
| -1 | 1.363 M ² | | |
| -2 | 1.244 M ² | | |

9 THE INTERIOR

TYPICAL INTERIOR

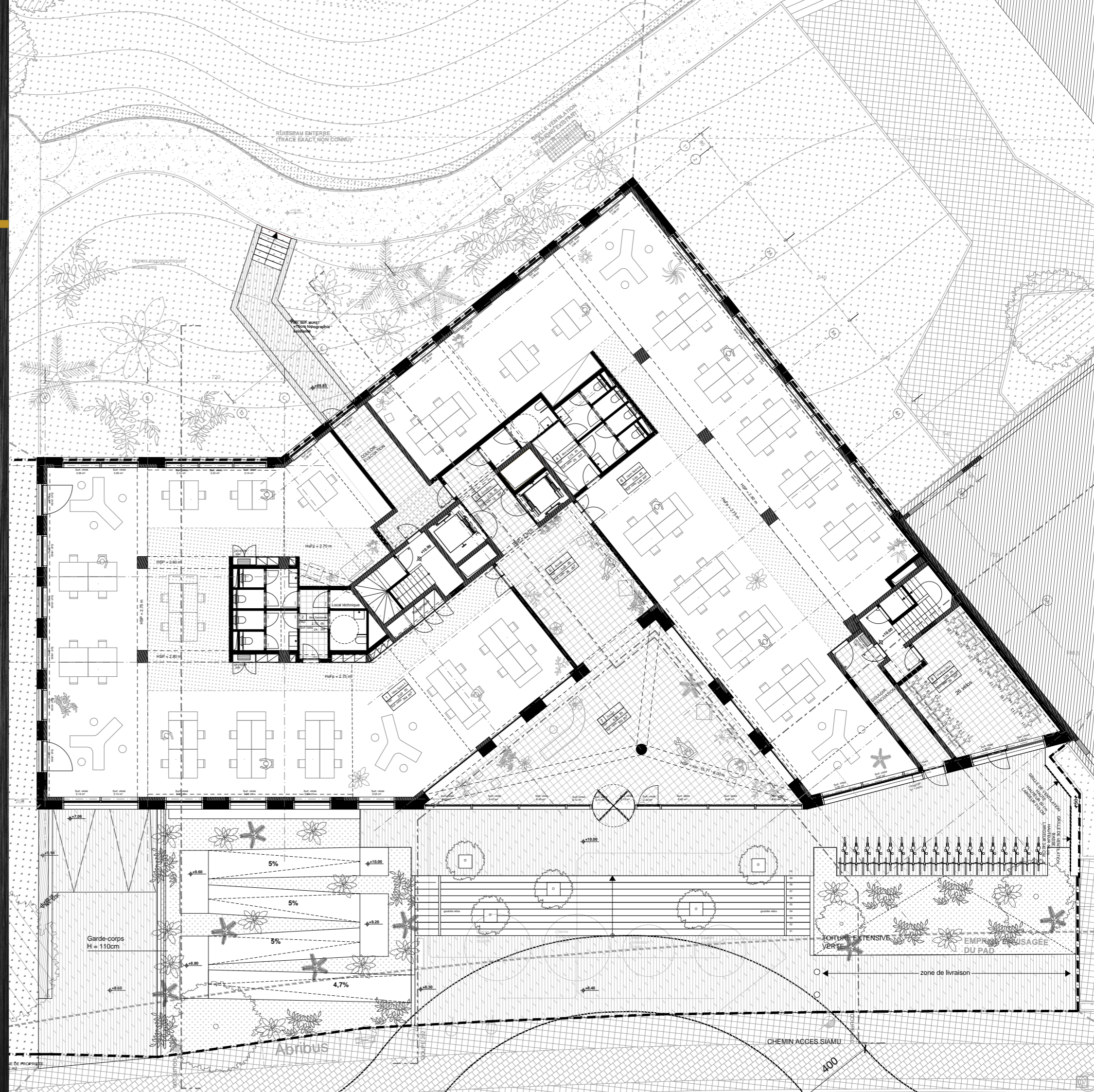
THE BUILDING FEATURES 6 FLOORS OF PREMIUM OFFICE SPACE. EACH FLOOR CAN BE DIVIDED INTO MULTIPLE STANDALONE OFFICES. THE PICTURE SHOWS HOW AN OFFICE FLOOR WILL LOOK LIKE WITH RAISED FLOORS AND FINISHED CLIMATE CEILINGS. THIS PROVIDES AN ULTIMATE FLEXIBILITY IN TERMS OF INTERIOR DESIGN AND ACOUSTICS. PARTITION WALLS CAN BE PLACED BETWEEN EVERY WINDOW FROM FLOOR PLATE TO FLOOR PLATE.



10 FLOOR PLANS

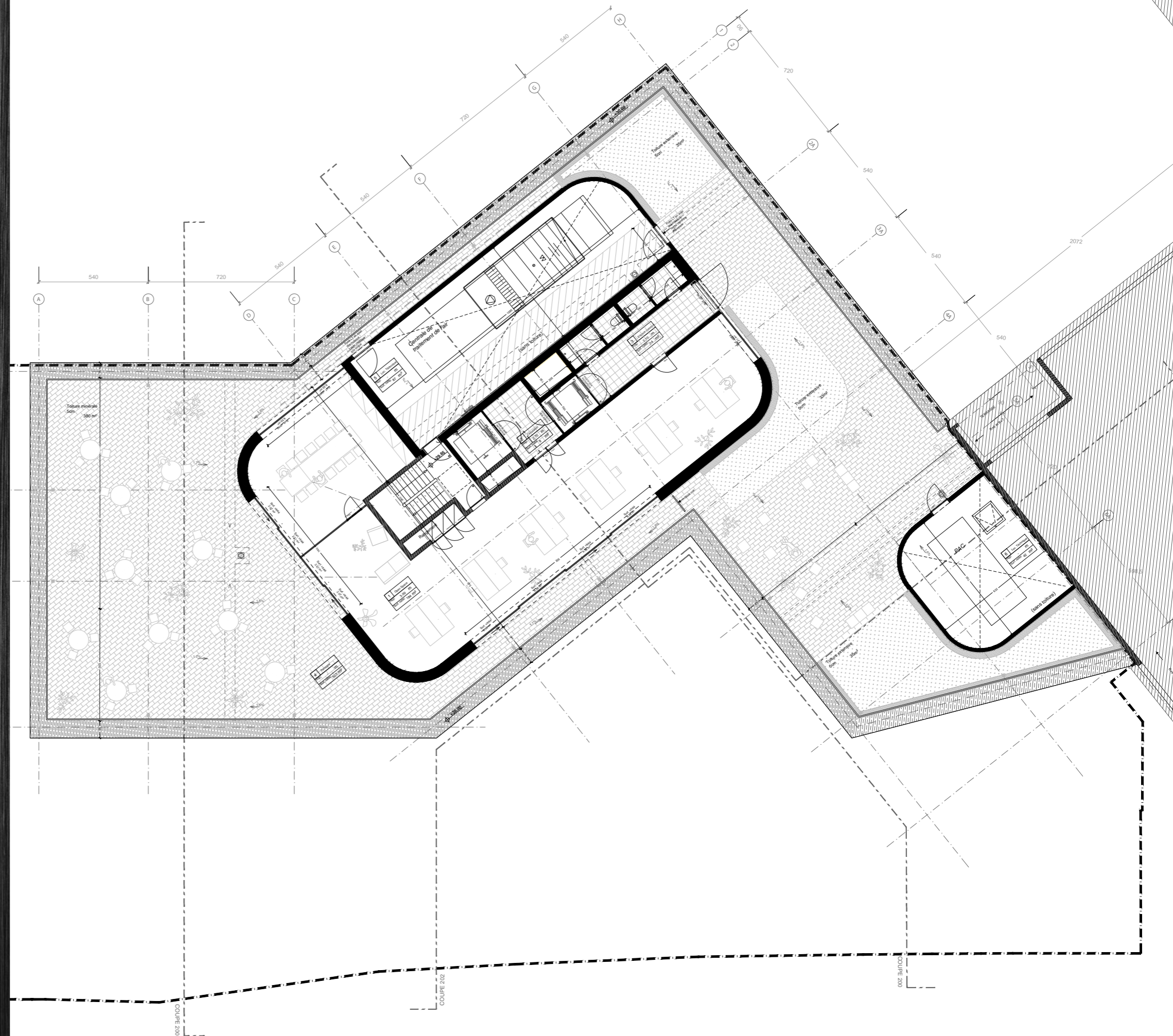
THE GROUND FLOOR

THE LOBBY
A SOCIAL SPACE FOR EVERYONE
TO MEET, SHARE IDEAS
AND INSPIRATION OVER COFFEE,
ALL IN THE SPIRIT
OF COLLABORATION.
NEXT TO THE RECEPTION,
THERE IS AROUND 825 M²
OFFICE SPACE.



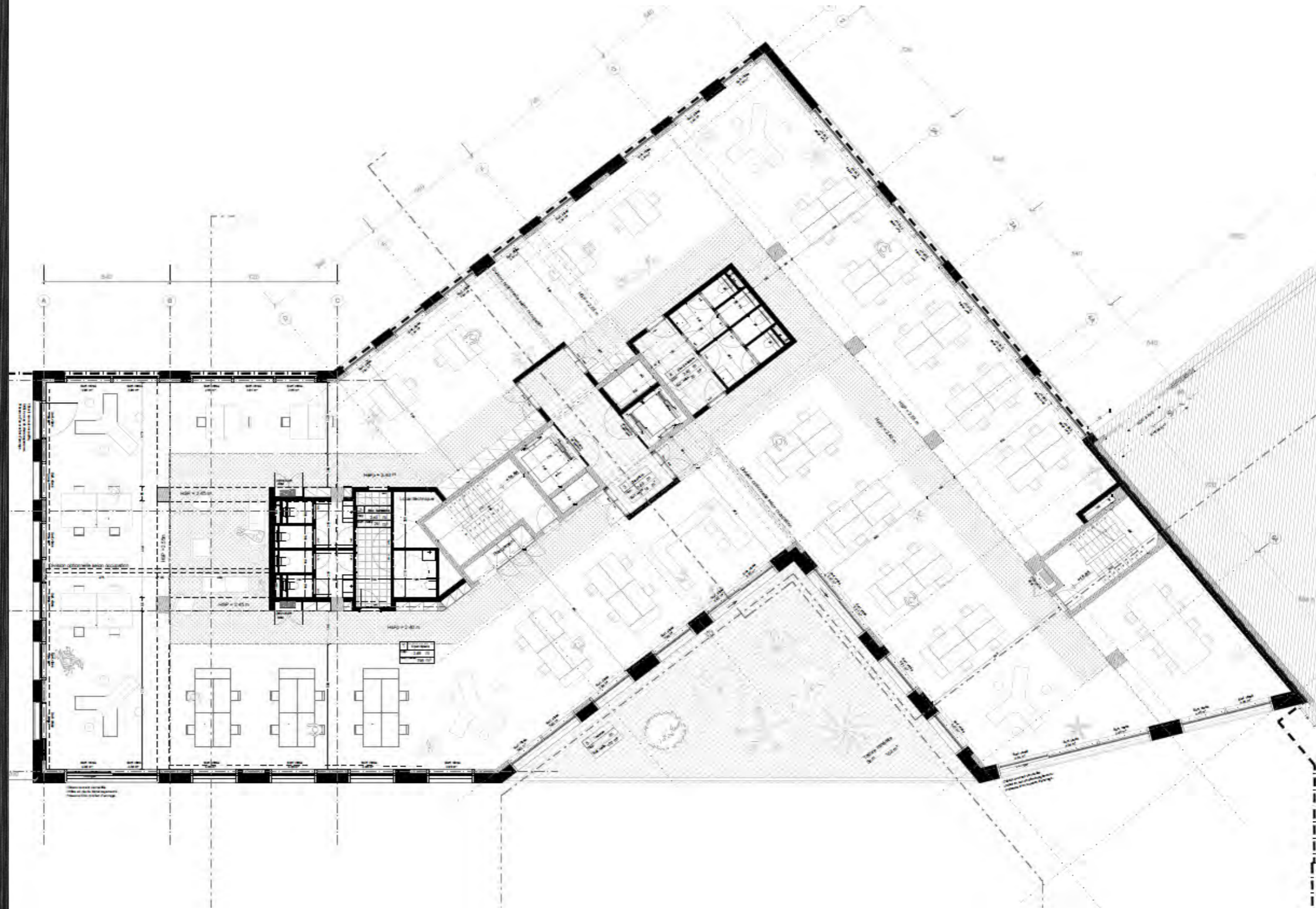
ROOF TOP OFFICE & TERRACES

THE UPPER FLOOR HAS A MAGNIFICENT ROOFTOP TERRACE AND AN OFFICE OR MEETING SPACE.



OPEN PLAN OFFICES

THE FLOOR PLANS OF B52 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 DESIGN OF THE CLIMATE CEILING ISLANDS, PROVIDE THE ULTIMATE FLEXIBILITY FOR INTERIOR DESIGN WHILE ALSO BEING ACOUSTICALLY INTERESTING. THE PARTITIONING WALLS CAN BE BUILT FROM SLAB-TO-SLAB, PROVIDING THE BEST ACOUSTICS.



EXEMPLE OF FLOOR WITH CLOSED OFFICES

+3



+4





11 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 FOR A HEALTHY INDOOR ENVIRONMENT
- CLIMATE CONTROL CEILINGS
- RAISED FLOORS FOR A FLEXIBLE SPACE LAYOUT
- LED LIGHTS SWITCHED OFF VIA ABSENCE DETECTION AND DAYLIGHT CONTROL
- INDIVIDUAL ELECTRICITY METERING
- PARKING FOR BICYCLES AND E-STEPS
- SHOWERS
- UNDERGROUND CAR PARKING
- BUS STOP IN FRONT OF THE BUILDING

DEVELOPED BY



DARE 2

build

NESTN®

SOME OF OUR DEVELOPMENT



KORTRIJK BUSINESS PARK



CHIEN VERT



ROYALE 93



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**WANT TO BECOME PART
OF B52 ?**

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