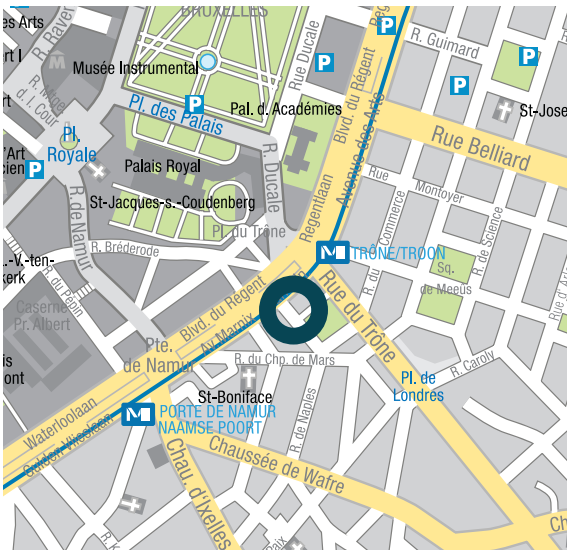


Marnix 23.
23, Avenue Marnix.
Marnixlaan 23. 1000 Brussels.



Facts.

- Year built: 1973/2010.
- Situated in the Leopold Area.
- Completely refurbished in 2010.
- The most spectacular views in Brussels.
- Modern, durable materials.
- Prestigious architecture.
- Good parking ratio.
- Newly restyled sanitary units.
- 2 pantries on each floor.
- Modern, high quality materials and building services.
- Fully air conditioned.
- Suspended metal ceilings.
- Planning grid: 1.80 m.
- 3 lifts to the office space.
- 2 lifts to the parking space.



Location.

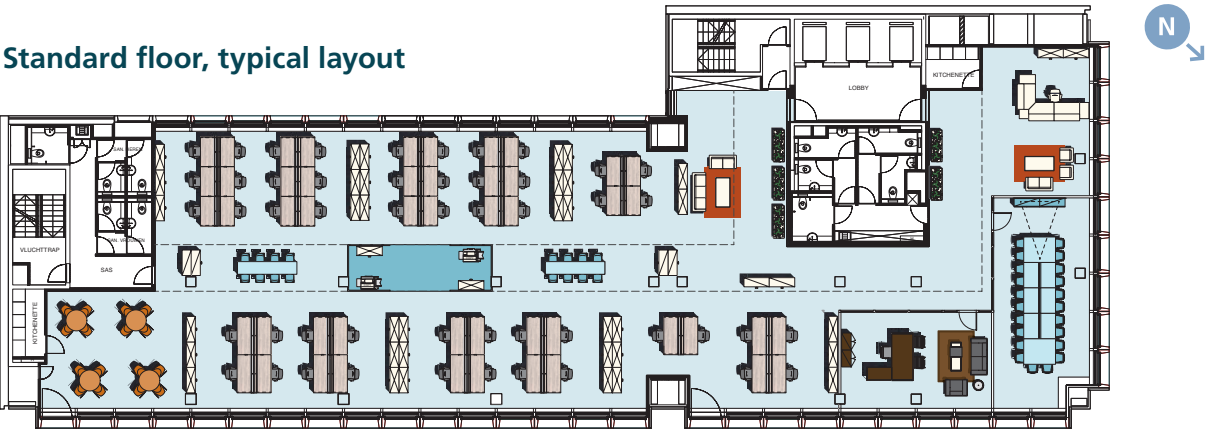
- In close proximity to the central business district.
- Within walking distance of the Parc de Bruxelles / European Parliament.
- Metro and railway stations conveniently located very nearby.
- International airport 15 min.
- Numerous facilities such as restaurants, parks and hotels in immediate vicinity.

Marnix 23.
23, Avenue Marnix.
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Rental Space.

Floor	Total
7th	298 sqm
6th	824 sqm
5th	880 sqm
4th	880 sqm
3rd	880 sqm
2nd	880 sqm
1st	880 sqm
Total office space	5.522 sqm
Retail (Ground floor)	761 sqm
Catering (Level -1)	459 sqm
Parking (ratio 1:73)	76 spaces
Archives	358 sqm

Standard floor, typical layout



www.deka-stars-belux.com

This document is not contractual.



Contact
Jack Schulte
Telefon: (+32) 2 627 13 52
E-Mail: jack.schulte@deka.de

Deka Immobilien GmbH
BeLux Regional Office/Belgium
Avenue Louise 523
1050 Brussels. Belgium
www.deka-immobilien.de