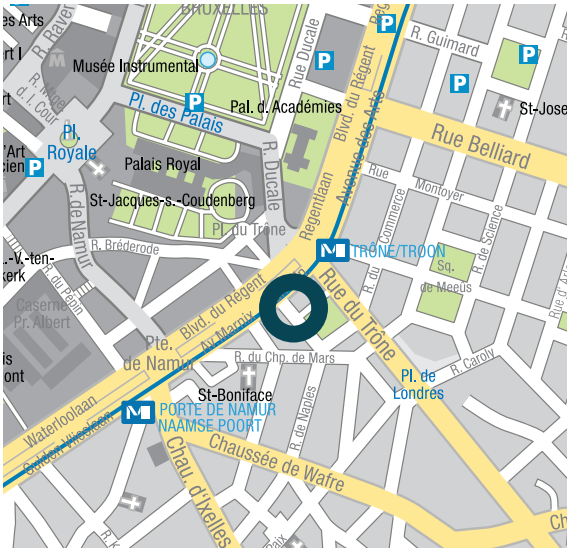


Marnix 23.
23, Avenue Marnix.
Marnixlaan 23. 1000 Brussels.



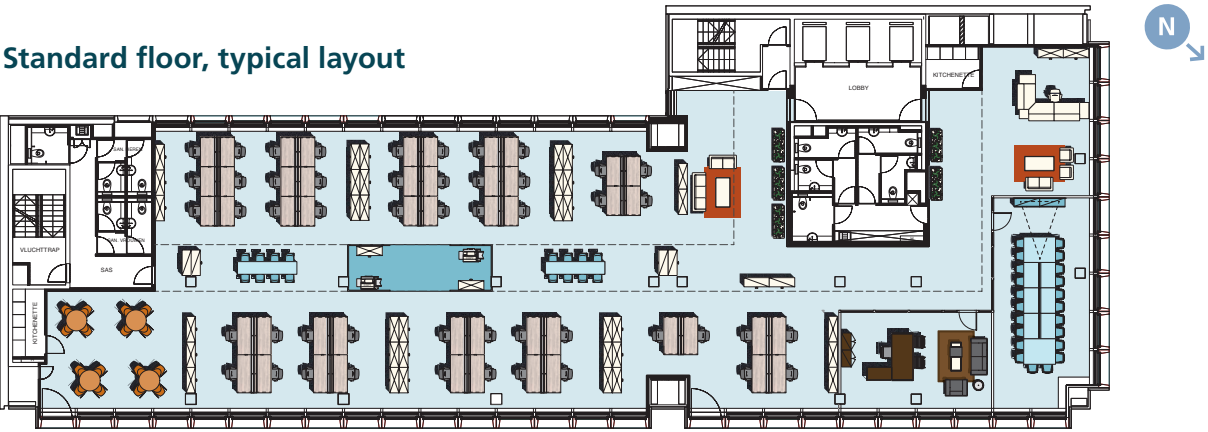
Facts.

- Year built: 1973/2010.
- 8 upper and 4 basement floors
- Striking office building in an exposed corner location
- Typical concrete frame facade
- Tenant's own roof terrace on the 7th floor
- Spacious, bright reception hall
- Access control via video surveillance
- 3 passenger elevators
- Full air conditioning
- High quality metal suspended ceilings
- Flexible use thanks to expansion grid of 1.8 m
- 2 sanitary units on each floor
- Disabled-accessible sanitary units on every floor
- Office space can be individually divided
- 2 rental units per floor
- High-quality retail space on the ground floor
- 2 equipped tea kitchens on each floor

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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) Storage	459 sqm
Parking (ratio 1:73)	76 spaces
Archives	358 sqm



Location.

- Southern outskirts in the government district
- Direct proximity to the "Park de Bruxelles" and "Royal Palace"
- Excellent connection to the inner city ring
- Very good connections to public transport and private transport
- "Zaventem" airport in about 20 minutes by car
- Exclusive and unique view over Brussels



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This document is not contractual.



Contact
Julia Wagner
Phone: (+49) 69 71 47-27 29
Email: julia.wagner@deka.de

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