Nerviens 9–31. 9–31, Avenue de Nerviens. Nerviërslaan 9–31. 1040 Brussels.



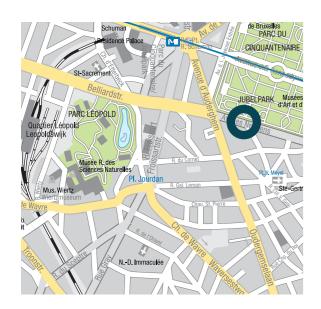


## Facts.

- Year built: 1972/2001.
- 9-storey office building.
- Bright and welcoming office spaces overlooking a park
- Sufficient outdoor and underground parking spaces available.
- 3 passenger lifts.
- Building has heating and air conditioning.
- Raised floors and suspended ceilings.
- Interior sun shading.
- Access control system with badge readers.
- Small-scale rentals from 500 m² possible.







## Location.

- Prestigious location in the eastern part of the city's European District.
- Key EU institutions in close proximity.
- Schuman metro station approx. 10 minutes away on foot.
- Direct connection to Brussels tunnel system.Zaventem Airport approx. 20 minutes away
- by car.
- Wide choice of top-class restaurants, cafés, bistros.

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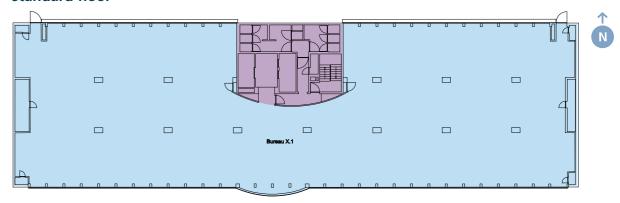
Shopping facilities in the vicinity.

## Nerviens 9–31.

9–31, Avenue de Nerviens. Nerviërslaan 9–31. 1040 Brussels.

Rental Space.	
Floor	Total
8th	426 sqn
7th	1.030 sqn
6th	1.030 sqn
5th	1.028 sqn
4th	1.032 sqn
3rd	1.032 sqn
2nd	1.032 sqn
1st	1.017 sqn
Ground Floor	619 sqn
Total office space	8.246 sqn
Parking (ratio 1:100)	115 space
Archives	163 sqn

## standard floor





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This document is not contractual