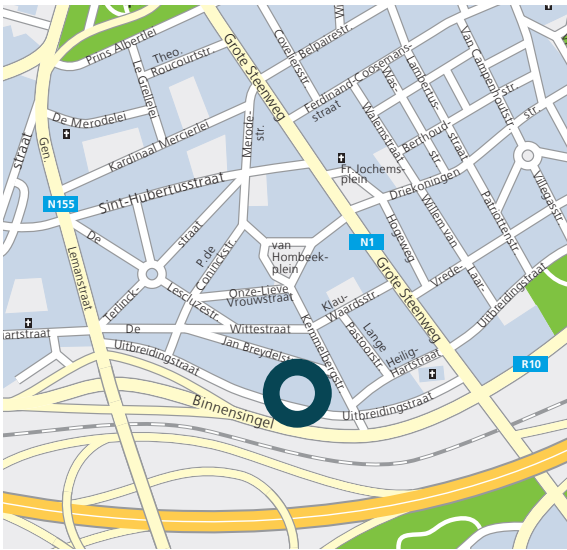


Rubens Complex. Uitbreidingstraat 80–86. 2600 Antwerp.



Facts.

- Year built: 1999.
- Consisting of 4 detached office buildings.
- Building A with 6 floors, buildings B, C, and D with 5 floors each.
- Modern office complex with a long-distance effect.
- Very visible from the motorway and the Antwerp ring road.
- Renowned business park, architectural landmark.
- High quality granite facade.
- Surrounded by attractive green spaces.
- Sufficient parking spaces available in the underground car park.
- Access control and video intercom.
- Fully air-conditioned, gas central heating, fire alarm system.
- Metal suspended ceilings.
- Insulated, double glazed windows.
- Flexible use thanks to expansion grid of 1.25 m.
- Building D with an unusual semicircular floor plan.
- Small-scale rental possible.
- Large LED outdoor screen.



Location.

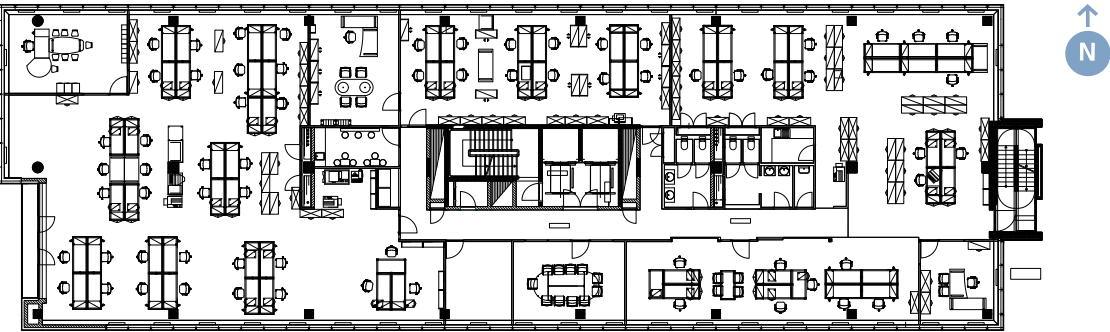
- Prominent location in Antwerp's Singel office district.
- Situated in the district of Berchem in the southern part of Antwerp.
- Tram stop near the building.
- Berchem train station approx. 10 minutes away on foot.
- Ring (Singel) and E19 a few minutes away by car.
- Zaventem Airport approx. 30 minutes away by car.
- Supermarkets and restaurants within walking distance.

Rubens Complex. Uitbreidingstraat 80–86. 2600 Antwerp.

Rental Space.

Building	A (80)	B (82)	C (84)	D (86)
5th	1.073 sqm			
4th	1.073 sqm	1.086 sqm	1.086 sqm	1.159 sqm
3rd	1.073 sqm	1.086 sqm	1.086 sqm	1.240 sqm
2nd	1.073 sqm	1.086 sqm	1.086 sqm	1.240 sqm
1st	1.073 sqm	1.086 sqm	1.086 sqm	1.240 sqm
Ground floor	817 sqm	893 sqm	893 sqm	999 sqm
Total office space	6.182 sqm	5.237 sqm	5.237 sqm	5.878 sqm
Total office space	22.534 sqm			
Parking (ratio 1:40)	565 spaces			
Archives	604 sqm			

standard floor, typical layout



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This document is not contractual.



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