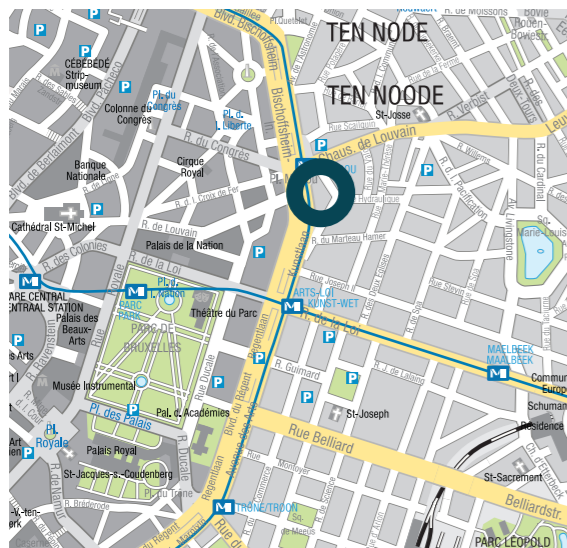


Arts 3-4-5.
3-4-5 Avenue des Arts.
Kunstlaan 3-4-5. 1210 Brussels.



Facts.

- Year built: 1969/1996.
- 12-storey, slim office building
- Classic rectangular building shape with natural stone facade
- Elegant entrance area with reception desk
- 3 passenger elevators
- Access control (card reader)
- Air conditioning via fan coil system, individually adjustable
- Pre-equipped code card system
- Openable windows with double glazing
- Suspended ceilings
- Cable routing channels in the window sills
- Office space can be flexibly divided, 2 rental units per floor
- Office space grouped around the central core
- 2 sanitary units per floor



Location.

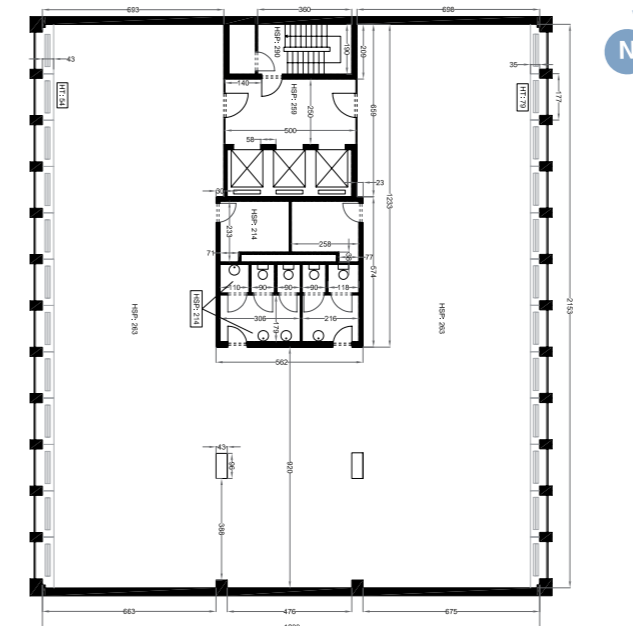
- Good central location at the heart of the Leopold EU district.
- Immediate proximity to various embassies.
- Madou metro station immediately next to the building.
- Excellent access to the inner ring road.
- Excellent access to public and private transport.
- Supermarkets and restaurants within walking distance.

Arts 3-4-5.
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Rental Space.

Floor	Total
11th	242 sqm
10th	444 sqm
9th	444 sqm
8th	444 sqm
7th	444 sqm
6th	444 sqm
5th	444 sqm
4th	444 sqm
3rd	444 sqm
2nd	444 sqm
1st	444 sqm
Ground Floor	824 sqm
Total office space	5.506 sqm
Parking (ratio 1:100)	55 spaces
Archives	61 sqm

standard floor



www.deka-stars-belux.com

This document is not contractual.

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