

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 m<sup>2</sup> possible.



#### Location.

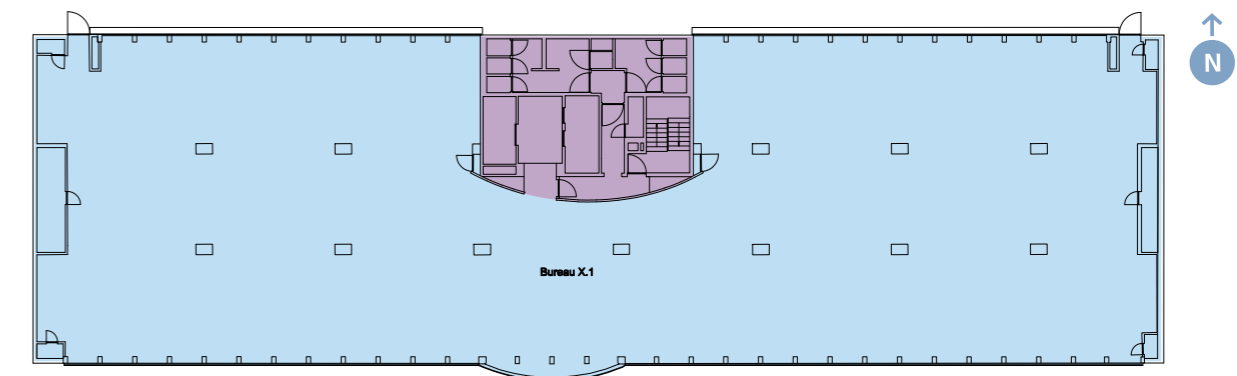
- Prestigious location in the eastern part of the city's European District.
- Key EU institutions in close proximity.
- Schuman metro station approx. 10 minutes away on foot.
- Direct connection to Brussels tunnel system.
- Zaventem Airport approx. 20 minutes away by car.
- Wide choice of top-class restaurants,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

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#### Rental Space.

Floor	Total
8th	426 sqm
7th	1.030 sqm
6th	1.030 sqm
5th	1.028 sqm
4th	1.032 sqm
3rd	1.032 sqm
2nd	1.032 sqm
1st	1.017 sqm
Ground Floor	619 sqm
<b>Total office space</b>	<b>8.246 sqm</b>
Parking (ratio 1:100)	115 spaces
Archives	163 sqm

#### standard floor



[www.deka-stars-belux.com](http://www.deka-stars-belux.com)  
[www.nerviens.com](http://www.nerviens.com)

This document is not contractual.

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