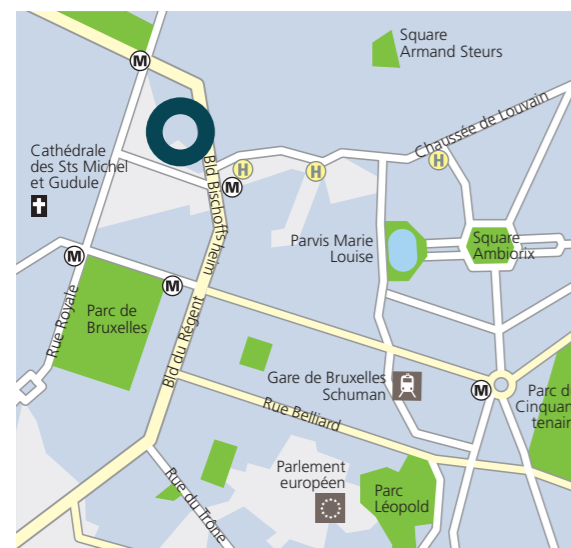


# Spectrum. Bischoffsheimlaan 12–21. 12–21, Boulevard Bischoffsheim. 1000 Brussels.



## Facts.

- BREEAM Certificate: „Excellent“.
- Zero Energy building.
- 3 lower and 11 upper floors.
- 150 underground parkings spaces and bike spaces.
- Highest comfort class offices.
- Public parking – No COBRACE Tax
- Unique glass walls providing floor to ceiling transparency.
- A prestigious location inbetween the city center and the Leopold quarter.
- Features a striking glass facade.
- Sophisticated two-storied lobby featuring a timeless design.



## Location.

- Directly located on the Brussels inner ring.
- 8 minutes to E40 by car.
- Lively Madou district across the street.
- Metro-station directly in front of the building.
- 5 minutes to Brussels Central Station by metro.
- 2 minutes to next bus stop on foot.
- 19 minutes to the airport by train.
- Located at the meeting point of nations and institutions.

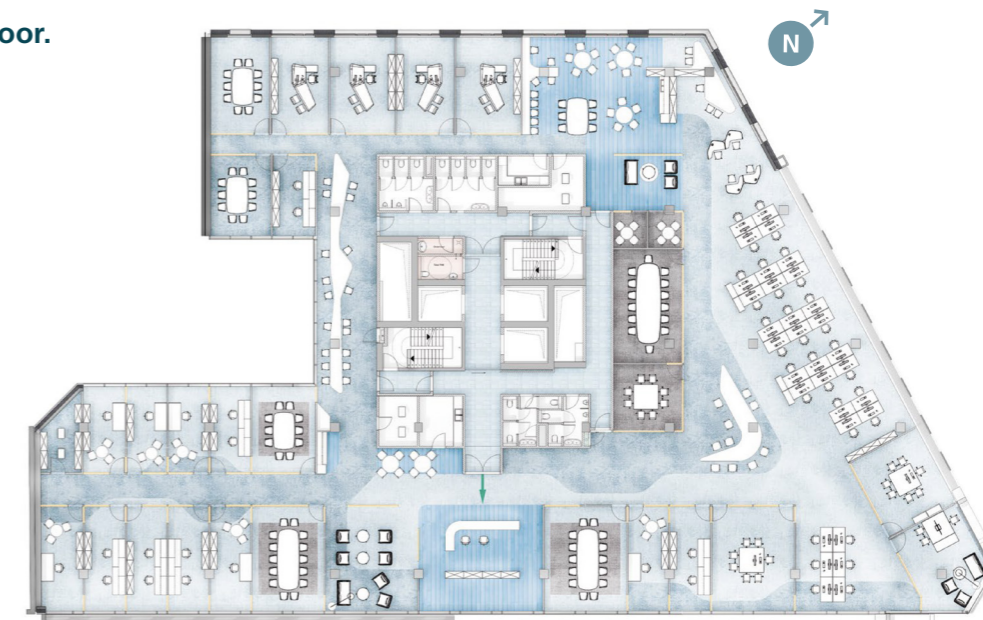


# Spectrum. Bischoffsheimlaan 12–21. 12–21, Boulevard Bischoffsheim. 1000 Brussels.

## Rental Space.

Floor	Rental space
10 <sup>th</sup>	782 sqm
9 <sup>th</sup>	1.247 sqm
8 <sup>th</sup>	1.388 sqm
7 <sup>th</sup>	1.388 sqm
6 <sup>th</sup>	1.387 sqm
5 <sup>th</sup>	1.660 sqm
4 <sup>th</sup>	1.658 sqm
3 <sup>rd</sup>	1.700 sqm
2 <sup>nd</sup>	1.674 sqm
1 <sup>st</sup>	1.622 sqm
Ground Floor	1.856 sqm
<b>Total office space</b>	<b>16.362 sqm</b>
-1 <sup>st</sup> Parking	55
-2 <sup>nd</sup> Parking	35
-3 <sup>rd</sup> Parking	60
<b>Total Parking</b>	<b>150</b>

## Typical Floor.



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

This document is not contractual.



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