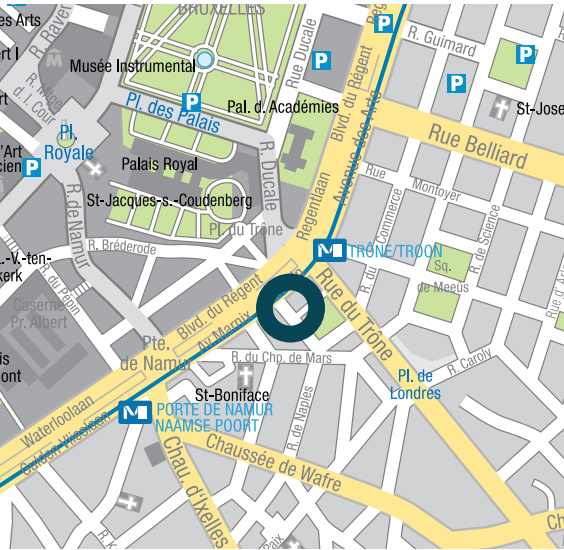


Marnix 23.
23, Avenue Marnix.
Marnixlaan 23. 1000 Brussels.



Facts.

- Iconic building with roof terrace
- Fully Air-Conditioned
- Newly refurbished lobby with modern seating area
- Renovated lift lobbies & sanitary facilities
- Toilet for disabled persons on each floor
- Videophone in main entrance
- 6 E-charging stations.
- Easy access by car from inner ring road
- Metro Station Trone near by
- Beautiful view of the royal palace
- Bike Spaces in minus 0 and minus 1



Location.

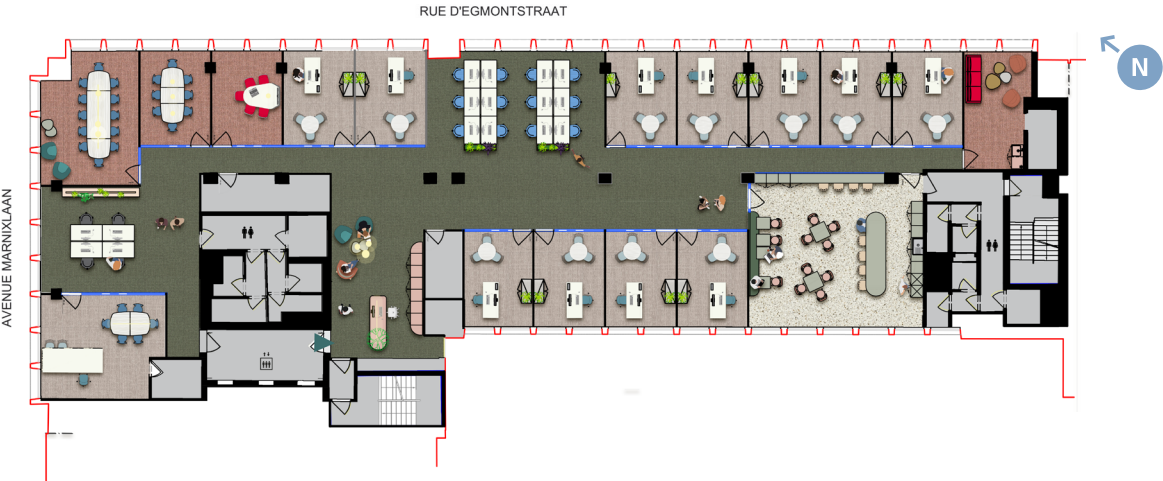
- Southern outskirts in the government district
- Direct proximity to the “Park de Bruxelles” and “Royal Palace”
- Excellent connection to the inner city ring
- Very good connections to public transport and private transport
- “Zaventem” airport in about 20 minutes by car
- Exclusive and unique view over Brussels

Marnix 23.
23, Avenue Marnix.
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Rental Space.

Floor	Total
7th	298 sqm
6th	824 sqm
5th	880 sqm
4th	880 sqm
3rd	880 sqm
2nd	880 sqm
1st	880 sqm
Total office space	5.522 sqm
Retail (Ground floor)	761 sqm
Catering (Level -1) Storage	459 sqm
Parking (ratio 1:73)	76 spaces
Archives	358 sqm

Standard floor, typical layout



www.deka-stars-belux.com

This document is not contractual.



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