

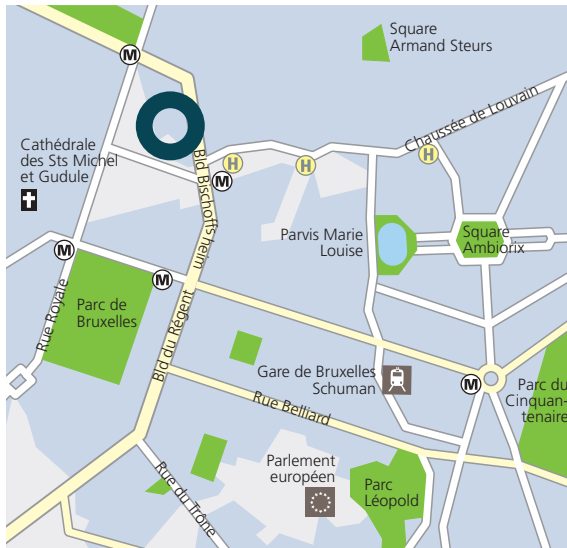
Spectrum. Bischoffsheimlaan 12–21.  
12–21, Boulevard Bischoffsheim.  
1000 Brussels.





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.

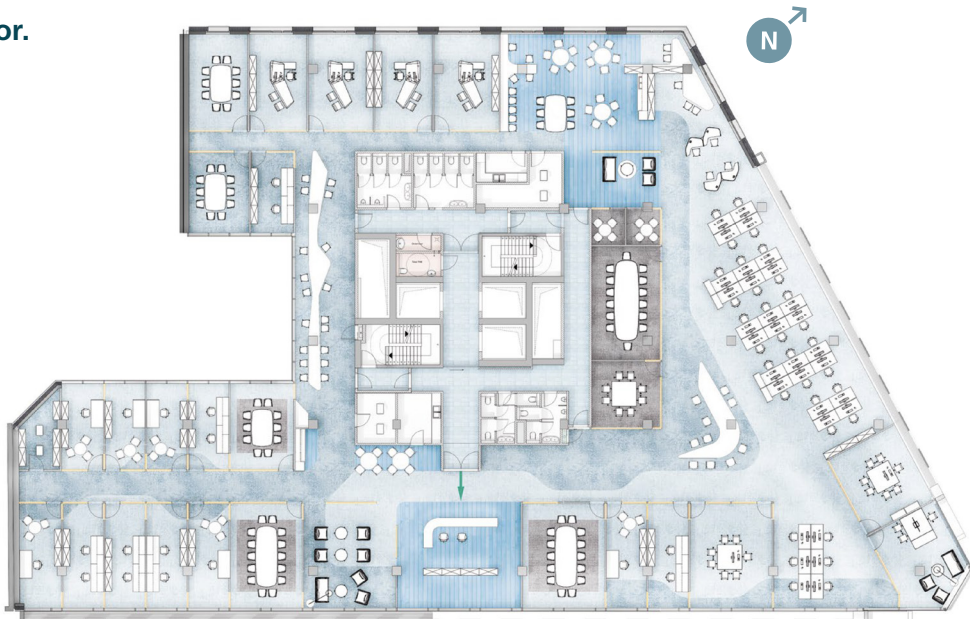
- Directly located on the Brussels inner ring.
- 8 minutes to E40 by car.
- Lively Madou district across the street.
- Metro-station directly in front of the building.
- 5 minutes to Brussels Central Station by metro.
- 2 minutes to next bus stop on foot.
- 19 minutes to the airport by train.
- Located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

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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.



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DEKA

STARS

BELUX

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This document is not contractual.

Contact

Jack Schulte

Phone: (+32) 2 627 13 52

Email: [jack.schulte@deka.de](mailto:jack.schulte@deka.de)

Deka Immobilien Investment GmbH

BeLux Regional Office/Belgium

Avenue Louise 65/11

1050 Brussels, Belgium

[www.deka-immobilien.de](http://www.deka-immobilien.de)