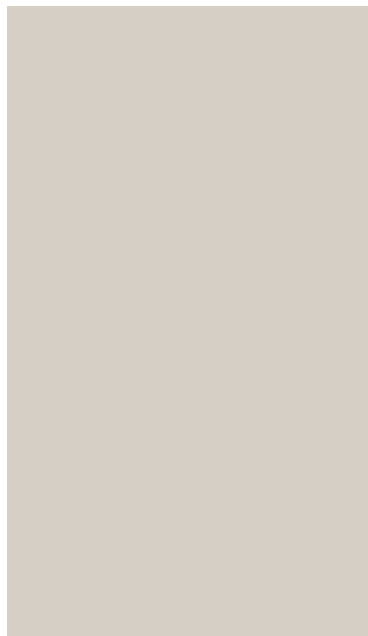


MARNIX 23

AVENUE MARNIX 23 | BRUSSELS

Free in Spirit

FOR THE WORKING WORLD OF TOMORROW

MARNIX - Welcome to MARNIX 23, a unique office building in the vibrant city center of Brussels. In addition to a newly renovated lobby, the office spaces offer a unique view of the Royal Palace - which takes your breath away, especially from the large roof terrace. Well-equipped offices with very good accessibility by car are ready for you to move in. They come equipped with e-chargers which characterize the modern office building. Located on a hub of public transport and within walking distance to the European Union's center of power, a distinctive location for your company awaits you in the MARNIX 23.

GENERAL INFORMATION



Total of approx. 2,500 sqm office space



Top floor with approx. 90 sqm terrace



Newly refurbished lobby and lift lobbies and modern seating area



Multi-tenant office configuration (units from 268 to 880 sqm)



Surfaces are equipped for immediate takeover (partition/flooring etc.)



Renovated lift lobbies & sanitary facilities



Toilet for disabled persons on each floor



Fully Air-Conditioned



Videophone in main entrance



76 parking places incl. 7 e-Charging places



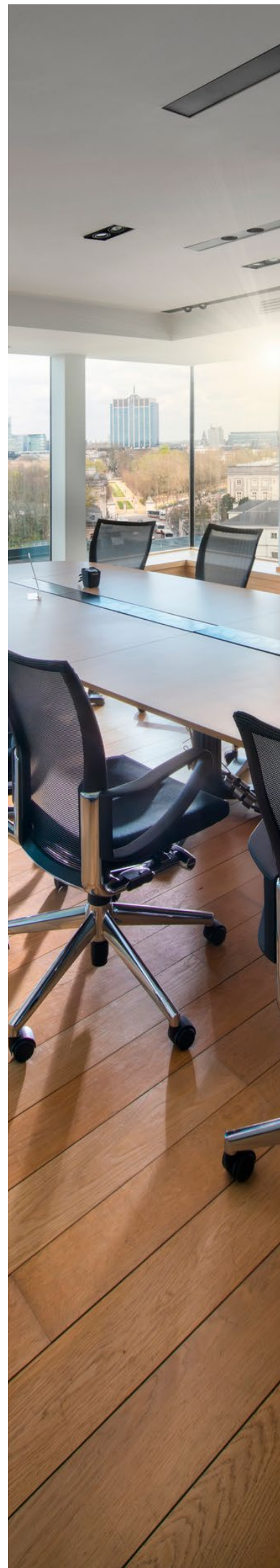
Easy access by car from inner ring road



Metro Station Trone near by

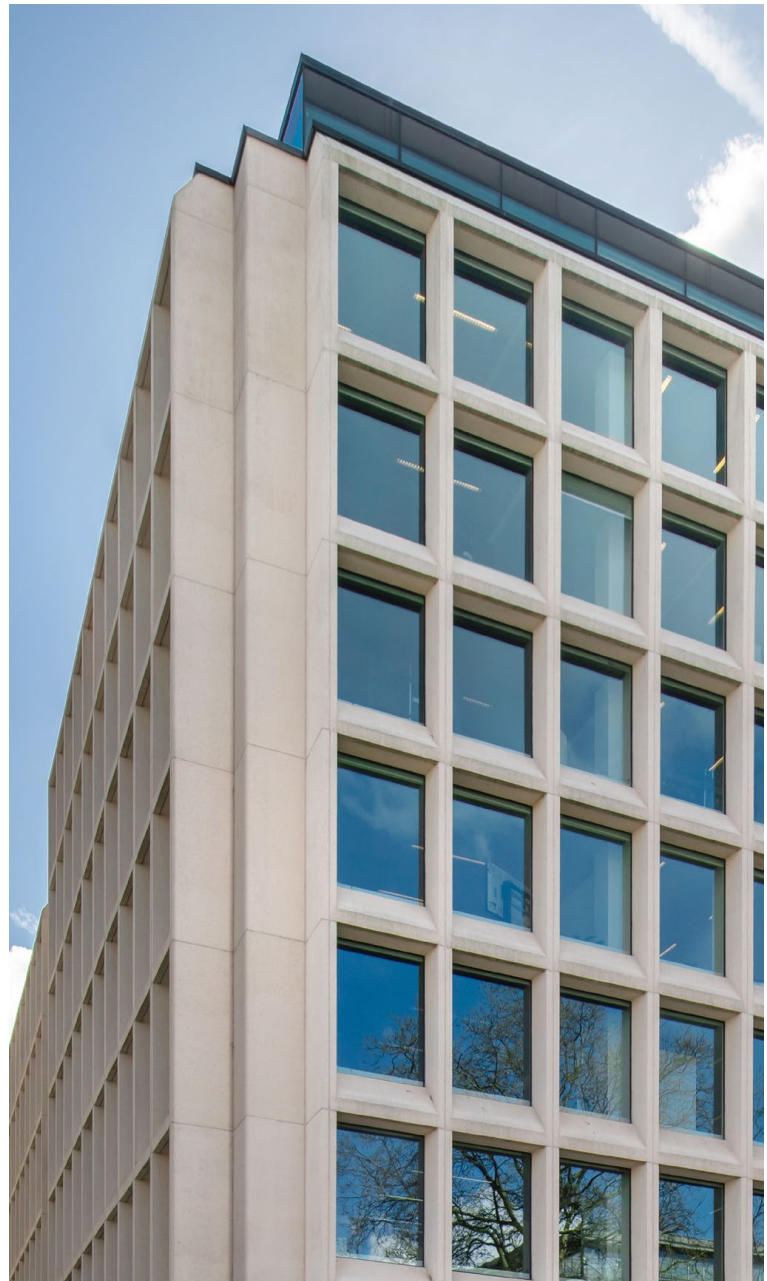


Bike Spaces in minus 0 and minus 1

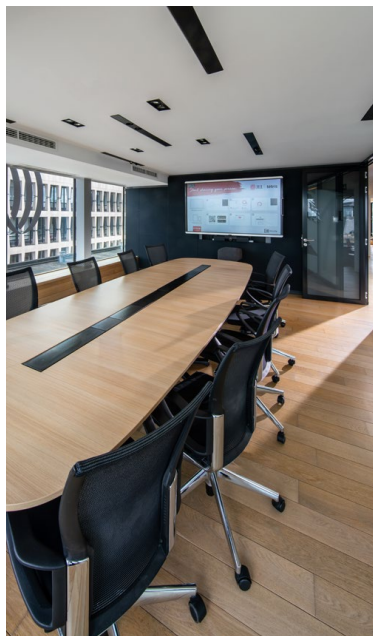




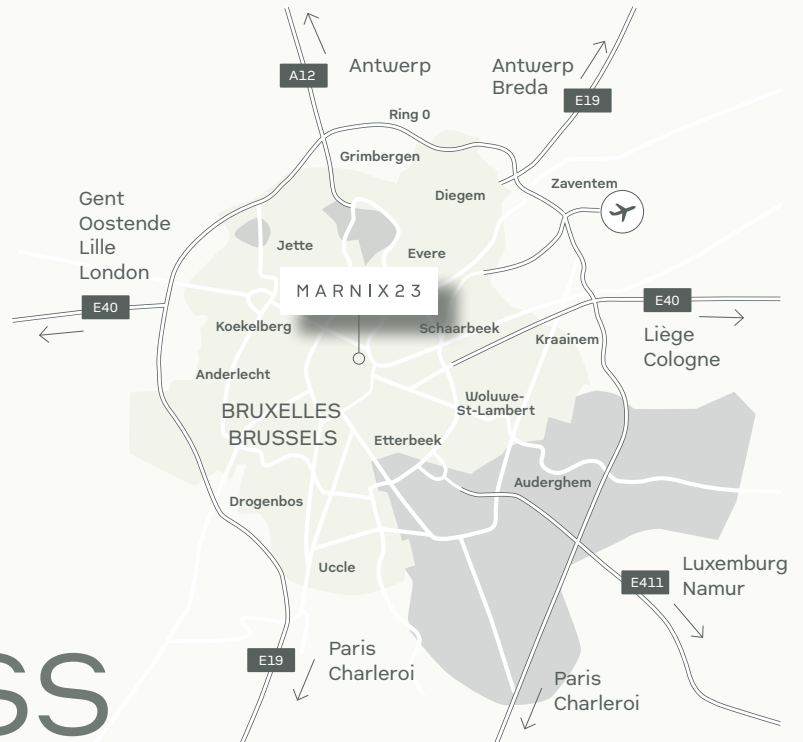
MODERN
OFFICES



FLEXIBLE ROOM
CONCEPTS



Central Business



FOR THE WORKING WORLD OF TOMORROW

IN THE PULSING CENTER OF BRUSSELS - within walking distance of all the political action in Europe overlooking the Royal Palace, MARNIX 23 is the place where business meets culture and history meets leisure. The pulsating heart of the city, where today's workforce comes together to live, work and thrive amidst the dynamic pulse of the European capital.



Your space

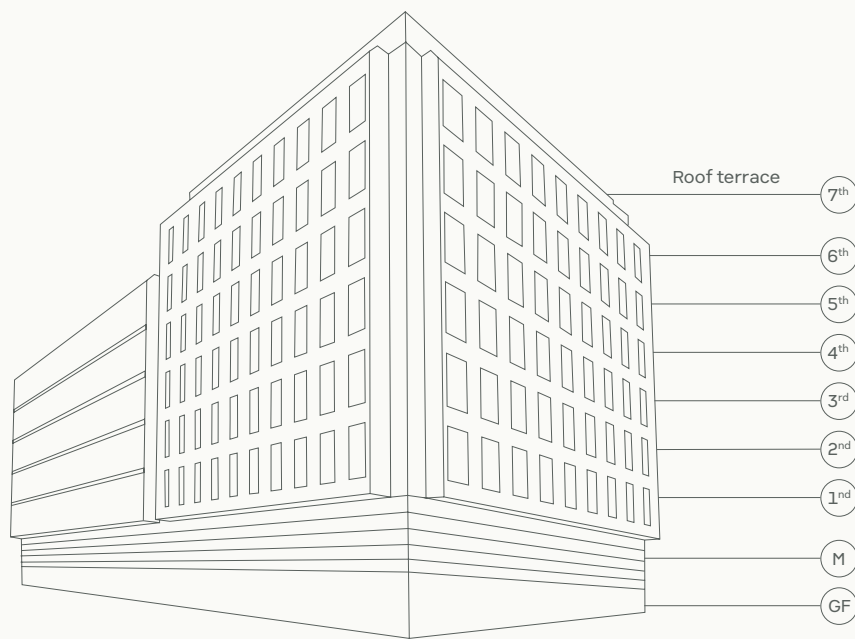


TABLE OF RENTAL SPACE

Floor		Rental Space
Roof terrace (7th floor)		87 sqm
7 th Floor	Offices	298 sqm
6 th Floor	Offices	824 sqm
5 th Floor	Offices	880 sqm
4 th Floor	Offices	880 sqm
3 rd Floor	Offices	880 sqm
2 nd Floor	Offices	880 sqm
1 st Floor	Offices	880 sqm
Mezzanine	Retail	390 sqm
Ground floor	Retail	285 sqm
Basement	Retail	459 sqm
Total		7,182 sqm
Parking		76 spaces
Archives		308 sqm

* can also be used for offices.



HIGHEST
WORKING COMFORT



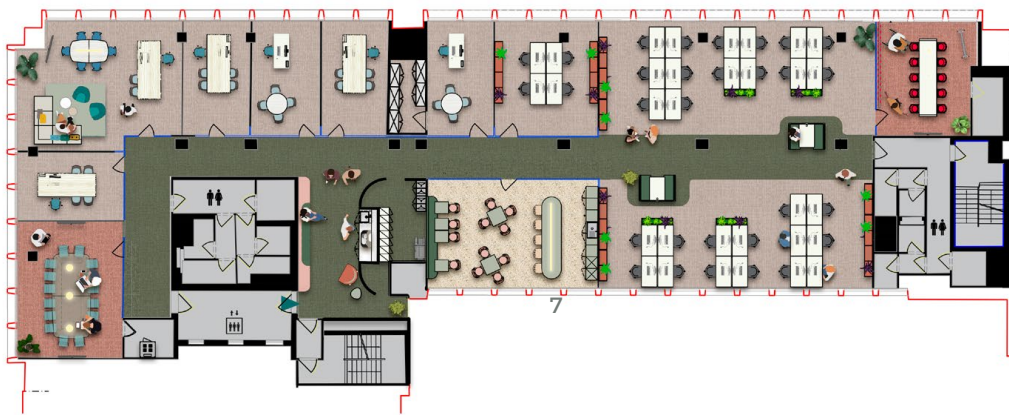
NEW WORK



Your choice for flexibility

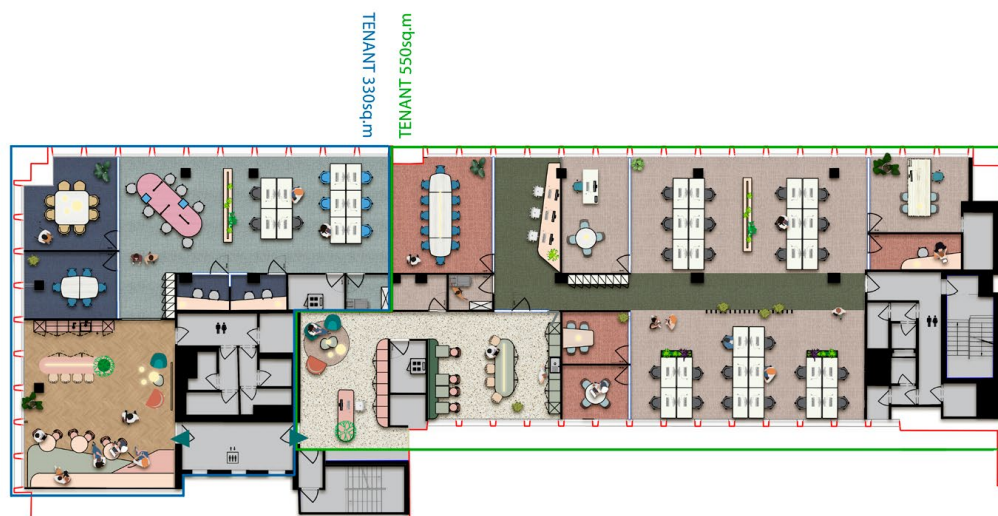
MIXED VERSION WITH EXISTING PARTITIONS, 4TH FLOOR

Total of 880 sqm & Total of 37 Workplaces



MIXED VERSION, 4TH FLOOR

330 sqm available & Total of 17 Workplaces
550 sqm available & Total of 31 Workplaces



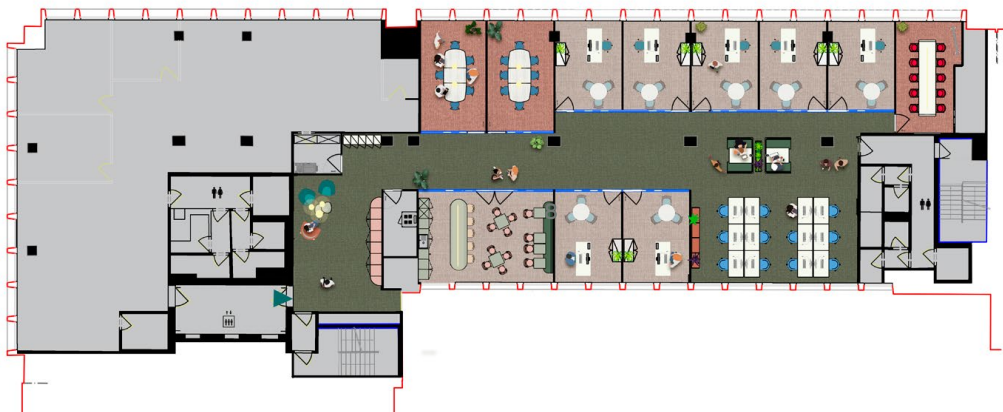
MIXED VERSION WITH EXISTING PARTITIONS, 5TH FLOOR

Total of 553 sqm & Total of 31 Workplaces



MIXED VERSION, 5TH FLOOR

553 sqm available & Total of 19 Workplaces





DEKA IMMOBILIEN BELGIUM

Avenue Louise 65/11
1050 Bussels, Belgium
Phone: (+49) 152 22940890

E-Mail:

julia.wagner@deka.de
jack.schulte@deka.de

DEKA IMMOBILIEN INVESTMENT GMBH

Lyoner Str. 13
60528 Frankfurt am Main
Germany

www.deka-immobilien.de

WWW.MARNIX23.COM

Avenue Marnix 23 | Brussels