

## FACTS AND FIGURES

A TOTAL OF 8554 SQ M  
OF OFFICES

FULLY AIR-CONDITIONED

ACCESS CONTROLLED BY BOTH  
STANDARD AND VIDEO PHONE

FIRE DETECTION SYSTEM

SUSPENDED METAL CEILING  
WITH INTEGRATED LIGHTINGS

OUTSTANDING CEILING HEIGHTS  
RANGING FROM 8.10 M ON  
UPPER FLOORS TO 3.60 M ON  
THE GROUND FLOORS

SYSTEMATIC USE OF HIGH-  
QUALITY BUILDING MATERIALS

ON-SITE TECHNICAL ENGINEER  
AND FULL TECHNICAL  
MAINTENANCE

POSSIBILITY TO RENT ARCHIVE  
SPACES

540 RUBENS OFFICES LOCATED BY  
8 UNDERGROUND LEVELS,  
WITH 2 ENTRANCES

IS WITH LED-ROOF SCREEN FOR  
HIGHLY VISIBLE SIGNAGE

RUBENS  
ANTWERP

# RUBENS

## ANTWERP

RUBENS  
ANTWERP

FEEL THE  
BALANCE

THE RUBENS OFFICE SPACE IS  
THE PERFECT BALANCE BETWEEN  
COMFORT AND EFFICIENCY



RUBENS  
ANTWERP

WELCOME TO  
**RUBENS**  
ANTWERP

**RUBENS' UNIQUE LOCATION  
IN BERCHEM IS EASILY  
REACHED BY BOTH ROAD  
AND PUBLIC TRANSPORT.**

Easily accessible by car to the motorway, which takes you directly to Brussels, the airport or, the Berchem train station and its InterCity connections. This outstanding accessibility makes

Rubens an ideal European hub for both national and international companies. Antwerp itself is an exciting city to live in, with a dynamic economy supported by its central European location,

and Europe's second largest port. All of which adds to Rubens' unrivalled appeal as a truly timeless urban complex.



A GREAT VISIBILITY FROM  
THE MOTORWAY



RUBENS  
ANTWERP

EASILY ACCESSIBLE  
BY BIKE, CAR AND  
PUBLIC TRANSPORT

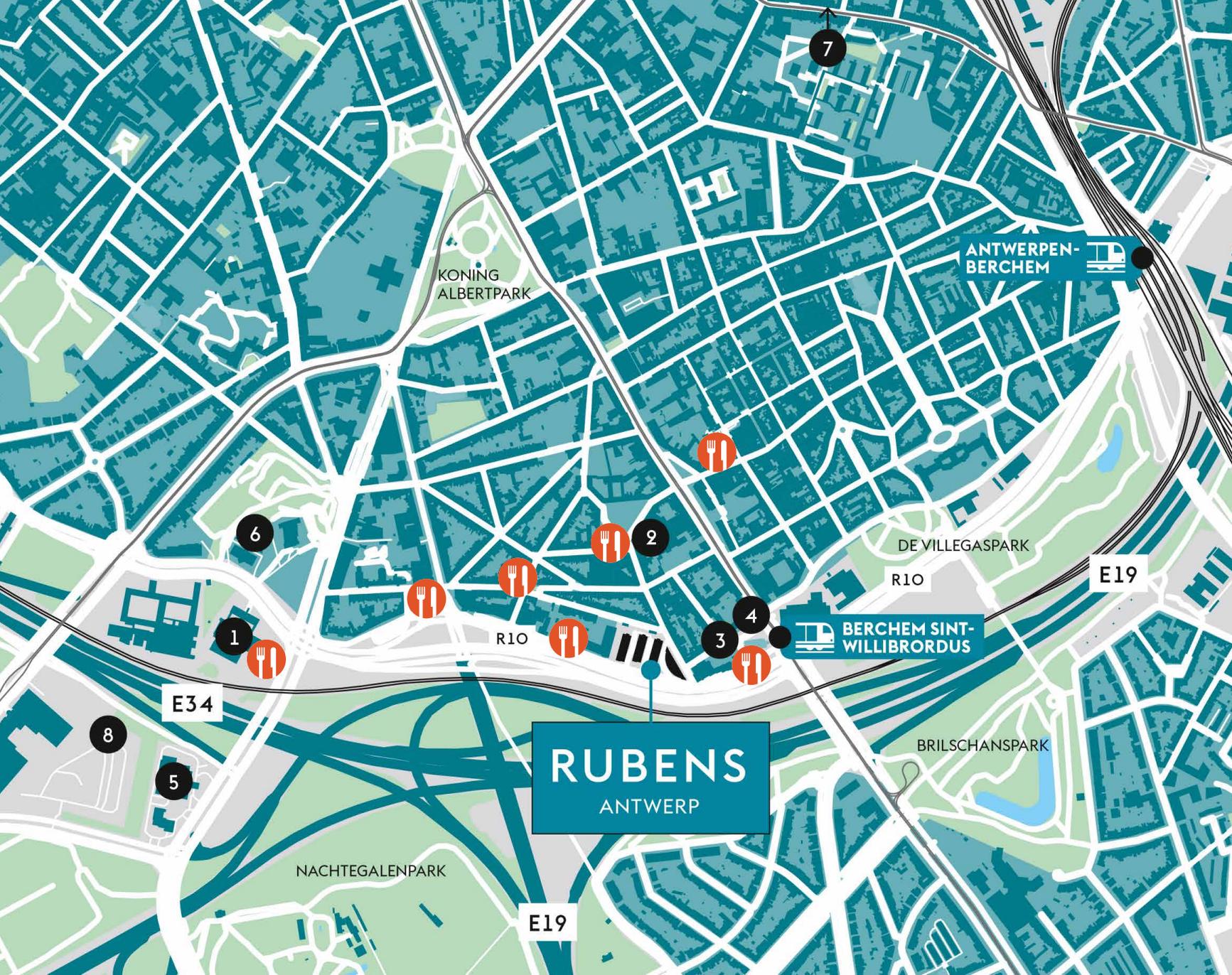
AN ABUNDANCE  
OF PARKING



PROVIDED BY AN  
INTERNATIONAL PREMIUM  
LANDLORD



# VIBRANT TOP LOCATION



### SPORTS FACILITIES

- 1 OLYMPIC SWIMMING CENTER
- 2 ANANDA YOGACENTRUM
- 3 YOUR HEALTH COACH
- 4 BIKE RENTAL STATION

### HOTELS

- 5 CROWNE PLAZA
- 6 RAMADA PLAZA
- 7 LINDNER HOTEL

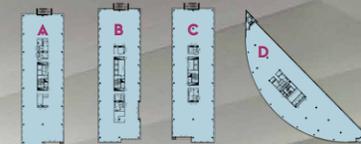
### OTHERS

- 8 ANTWERP EXPO

### RESTAURANTS & BARS

	Tram station	2 min		Brussels	35 min
	Parc	10 min		Amsterdam	1h30
	Supermarket	10 min		Cologne	2h45
	Berchem train station	20 min		London	3h00
	Berchem train station	5 min		London	1h00
	Antwerp airport	10 min		Paris	1h00
	City center	15 min		Frankfurt	1h00
	Brussels	45 min		Zurich	1h15

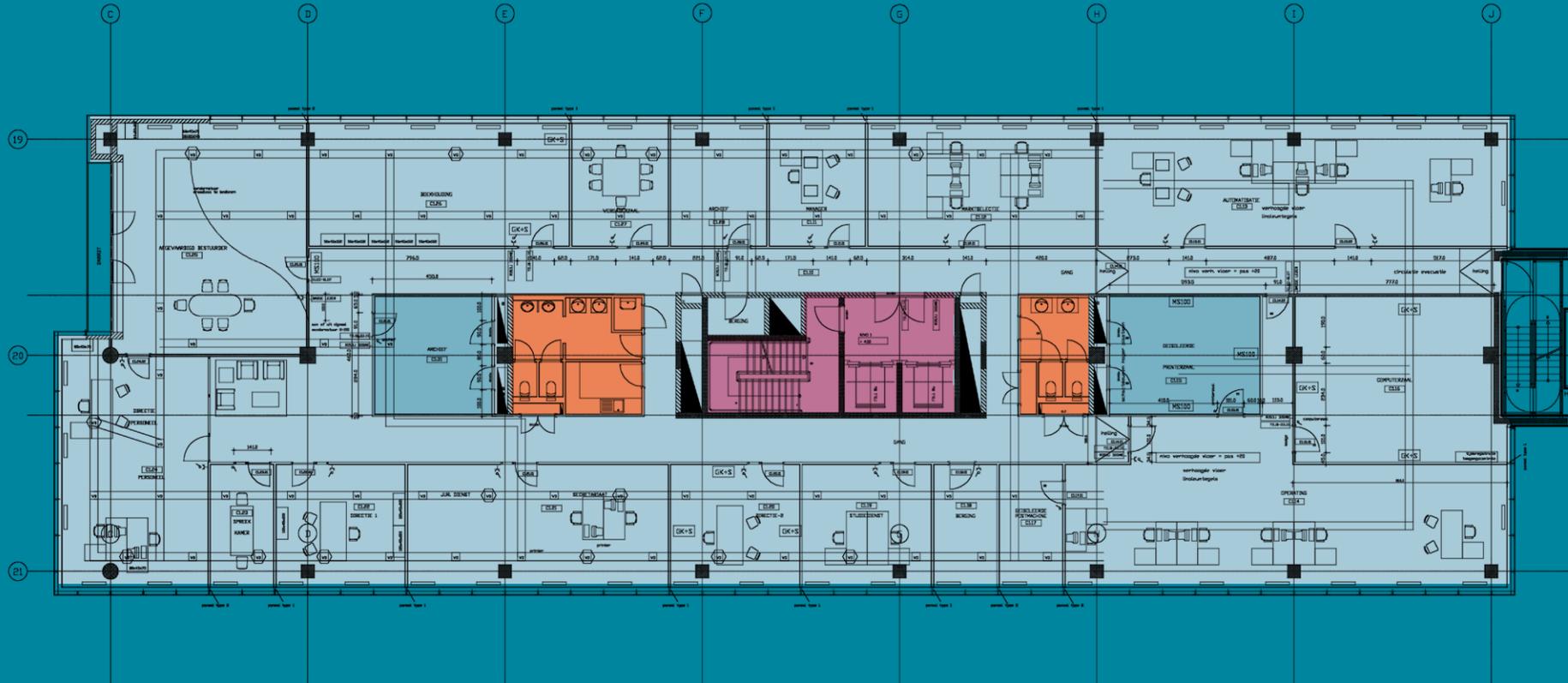
# AVAILABLE SPACE



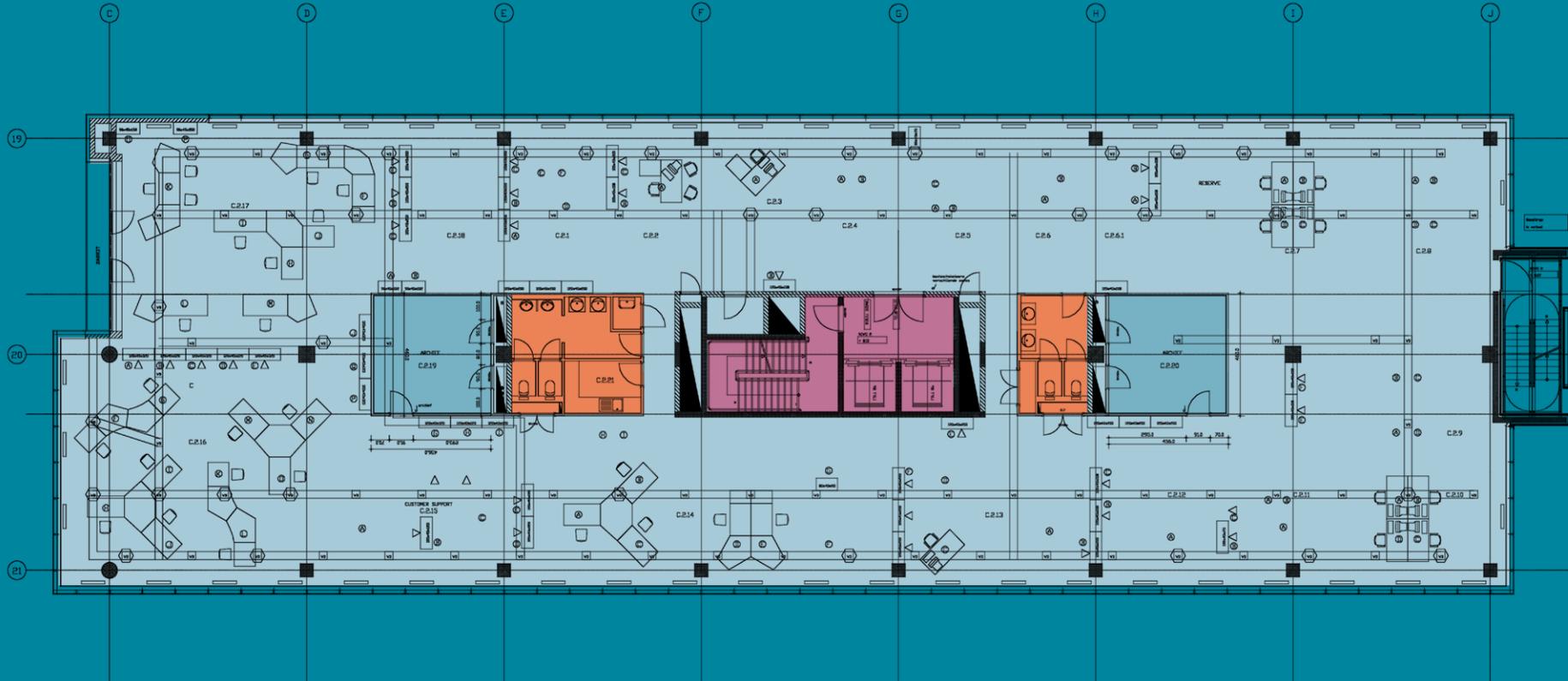
## SCHEDULE OF AVAILABLE SPACE

Floor	Use	Space sq m / approx.	Splitable	Structural Element	Availability	Asking Rent EUR / sq m
2nd	Office	1,086	no	B	immediately	135
1st	Office	1,086	no	C	2023	135
2nd	Office	1,086	no	C	2023	135
4th	Office	432	no	D	immediately	135
2nd	Office	618	no	D	immediately	135
<b>GF</b>	<b>Office</b>	<b>601</b>	<b>no</b>	<b>D</b>	<b>April 2022</b>	<b>135</b>
Archive on demand						
<b>Total (approx.)</b>		<b>4,909</b>				
Parking		123 spaces				

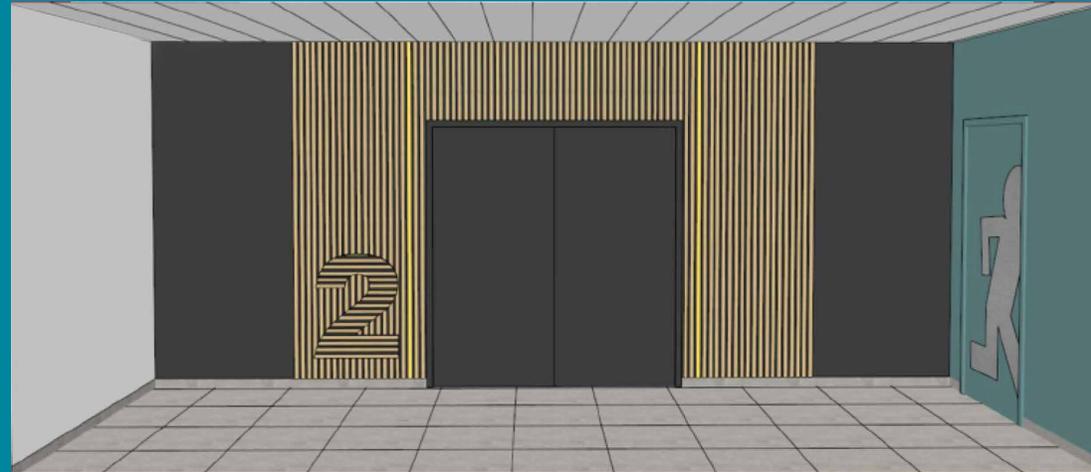
# EXEMPLARY FLOOR PLAN BLOCK C / NIV. 1



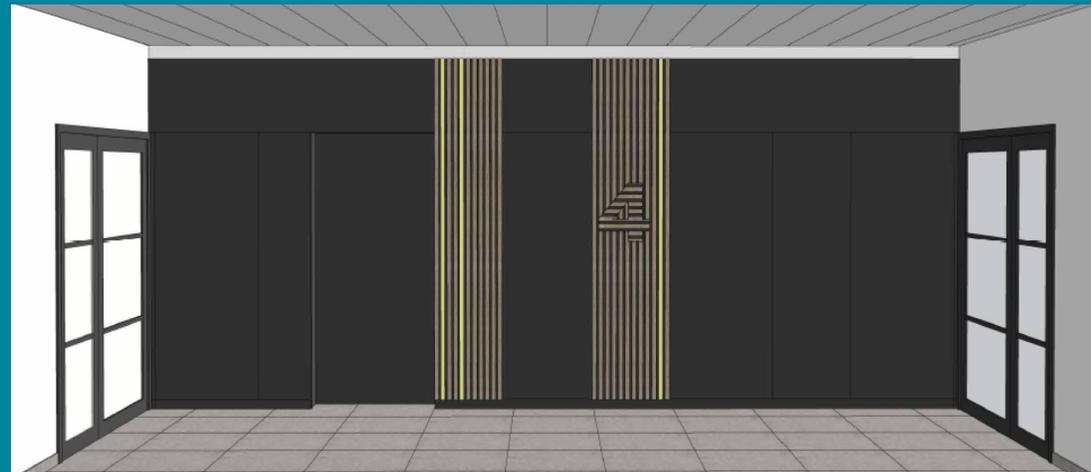
# EXEMPLARY FLOOR PLAN BLOCK C / NIV. 2



# REFURBISHMENT LIFT LANDINGS AND SIGNAGE SYSTEMS PLANNED FOR 2022



84



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# GET IN TOUCH.

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