

.CORE

AN ICONIC
& SUSTAINABLE
LANDMARK
IN THE HEART
OF BRUSSELS



.CORE

Rue du Lombard 34/42
1000 Brussels

CENTRALITY, LIGHT & GREENERY ARE .**CORE**

Located on Rue du Lombard, this completely renovated office building has an exceptional position in the heart of the Brussels' Pentagon. The original brutalist exterior envelops a dramatic green atrium that draws light into all floor levels. Both these features are implicit in its name: **.CORE**





*"Precast architectural concrete combined structural, functional, aesthetic and economic advantages and could be used in different ways."**

* Source: <http://materiauxdeconstructiondapresguerre.be/>

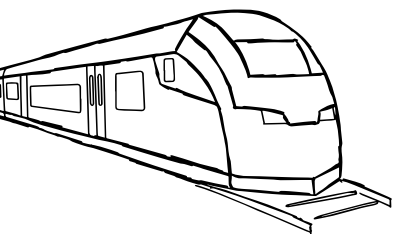
A STRIKING ARCHITECTURAL IDENTITY

The original building was designed in 1970 by the architect Marcel Lambrichts. He was a confirmed modernist and advocate of brutalist architecture.

Today's ambitious renovation conserves the distinctive exterior – a repetition of moulded rectangular precast concrete apertures – to maintain its striking architectural identity. However, the internal spaces have been totally transformed around a central atrium or core, that draws in natural light and allows greenery to flourish.

The result? **.CORE** reimagines the workplace as a hub where community, creativity and productivity thrive.

"A premium office district in Brussels' administrative and historical city centre"



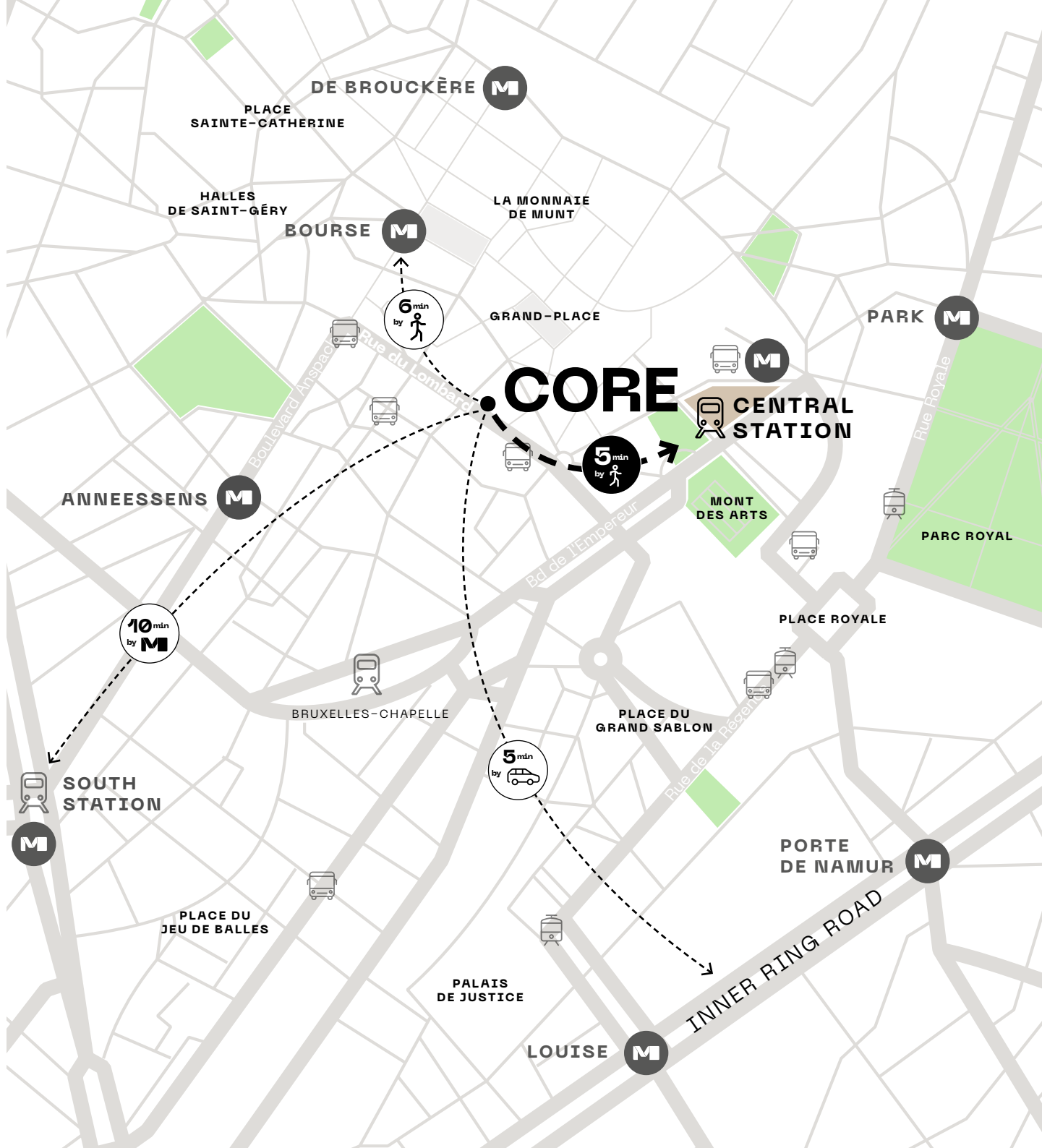
HYPER CONNECTED & HIGHLY ACCESSIBLE

Located in the Pentagon, **.CORE** is situated within one of Brussels' most sought-after office areas.

Surrounded by the inner ring road and in close proximity to the Central Railway Station, it's well-connected to transport links – providing direct access to Brussels International Airport and major Belgian cities.

.CORE has secure parking for 47 cars and 72 bicycles, with numerous electric charge points.

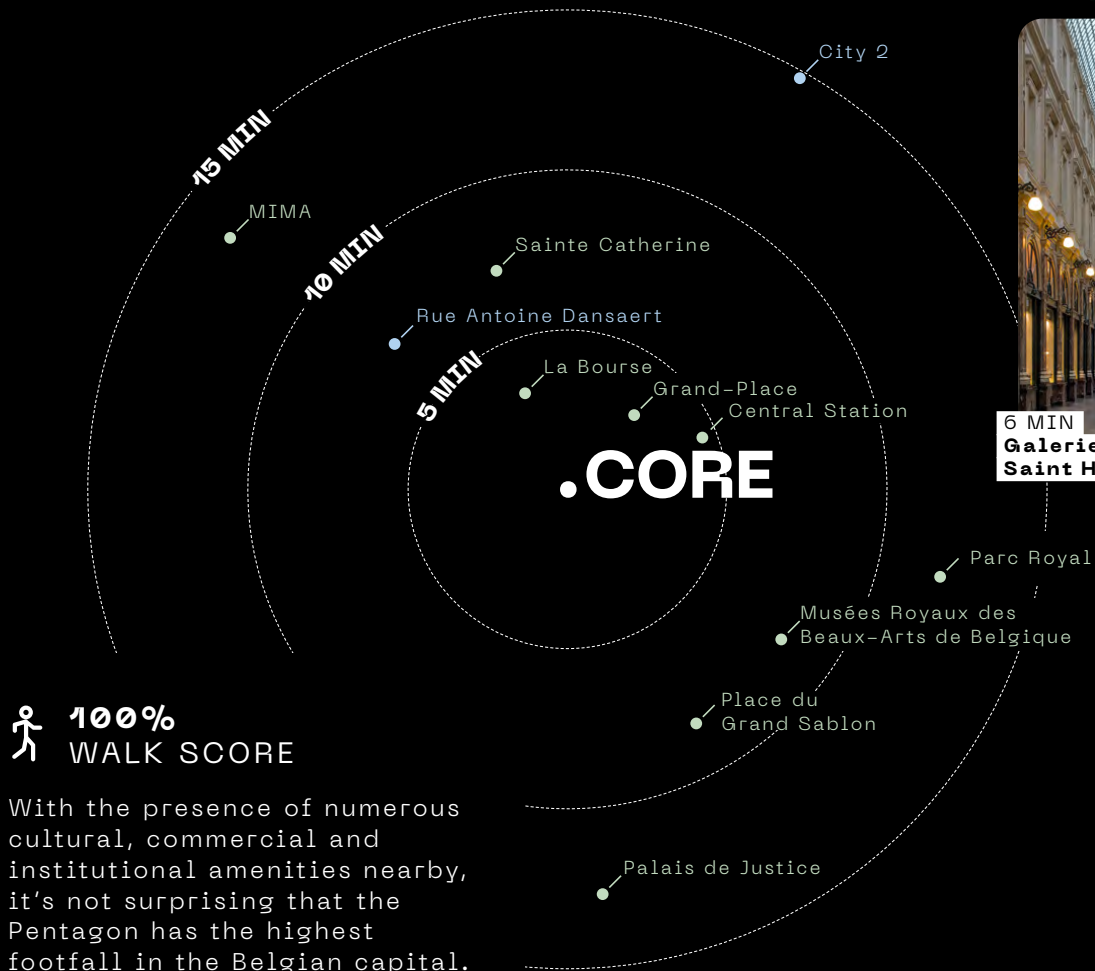
Whether you travel by train, car, metro, tram, bus or bicycle, you'll get there with ease.



EASE OF ACCESS

.CORE

"It's a lively neighbourhood
with a great choice of
amenities on the doorstep!"



100% WALK SCORE

With the presence of numerous cultural, commercial and institutional amenities nearby, it's not surprising that the Pentagon has the highest footfall in the Belgian capital.

.CORE achieves an impressive 100% Walk Score: everything is accessible on foot – shops and restaurants, museums and galleries, transport and green spaces.

4 MIN WALK
Mont des Arts



10 MIN WALK
La fabrika
Rue Antoine Dansaert



6 MIN
Galeries Royales
Saint Hubert

5 MIN WALK
Les Halles
de Saint-Géry



9 MIN
Coco Donuts
Grand Sablon



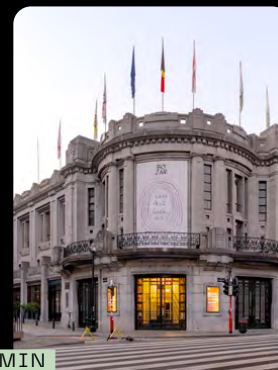
10 MIN
Wolf Sharing Food Market
Rue du Fossé aux Loups



9 MIN
Le marché bio des Tanneurs
Rue des Tanneurs



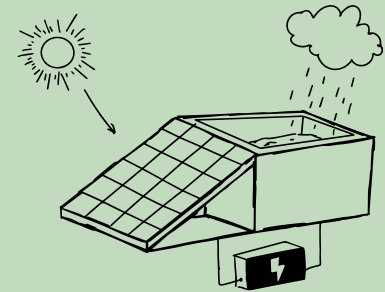
10 MIN
Bozar
Rue Ravenstein





GREEN, GREEN GREEN !

Behind its emblematic façade, **.CORE** is being thoroughly renovated and future proofed. Wood and glass compliment the original precast concrete to create a warm and welcoming interior that's sustainable and elegant. Contemporary shared spaces in the soaring atrium lead to a magnificent rooftop terrace.

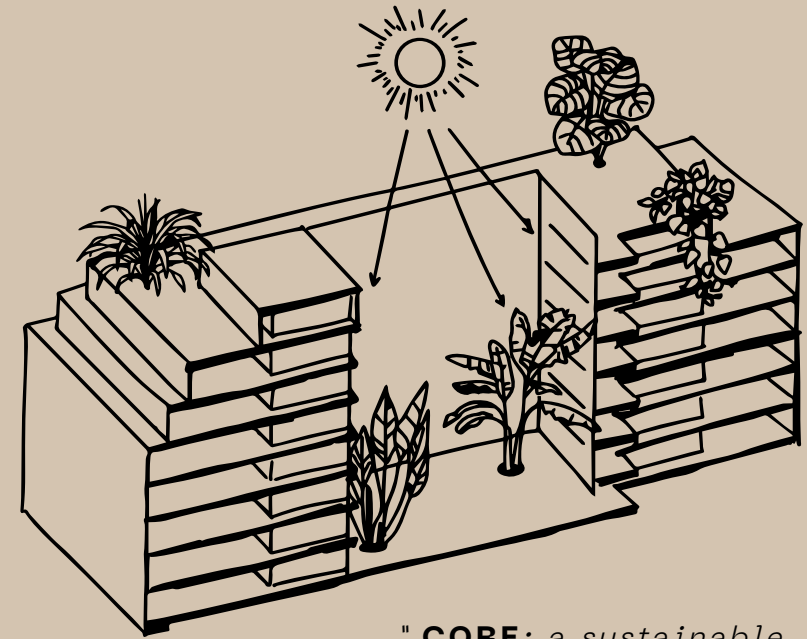
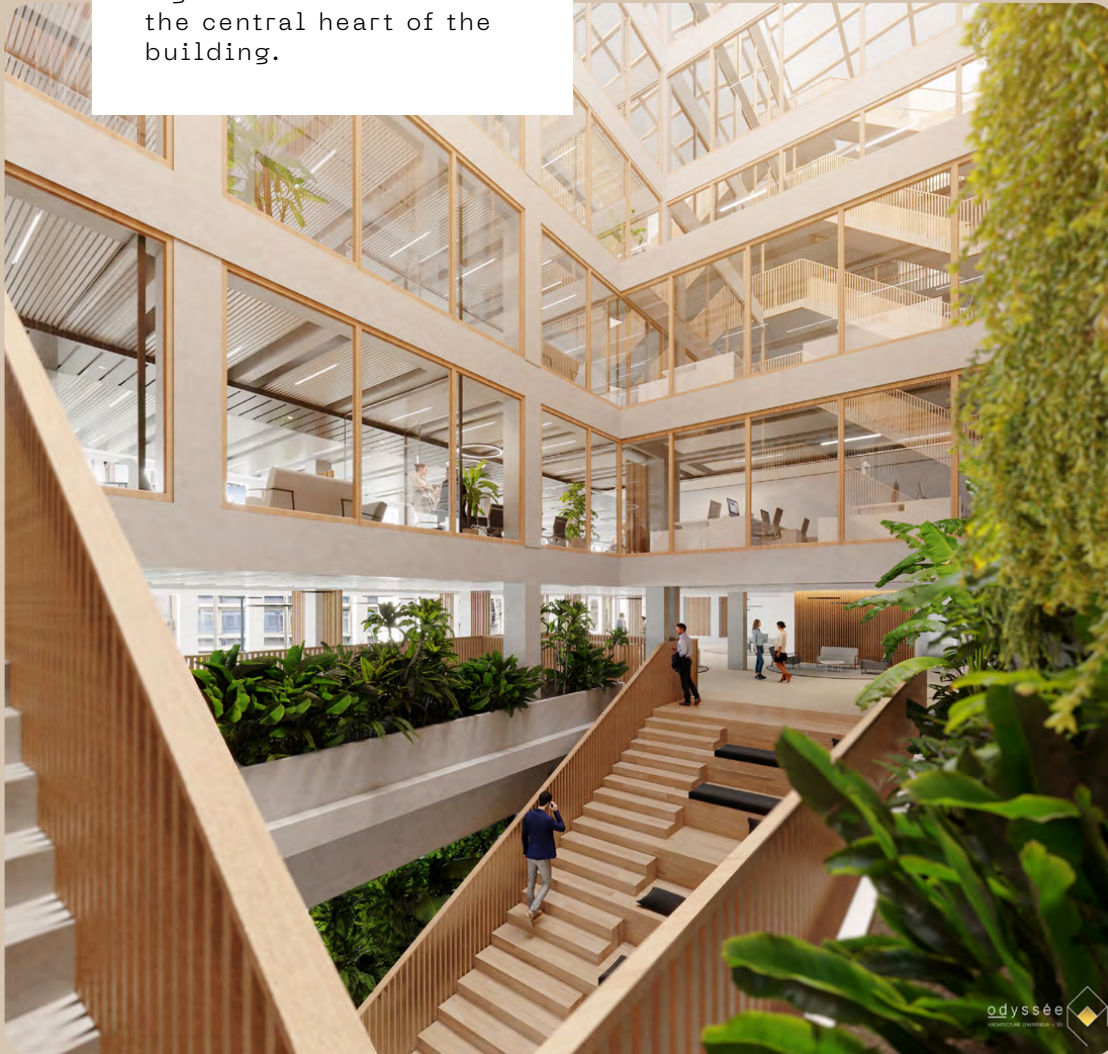


.CORE prioritises the well-being of its occupants and the environment. It's truly a green building: both visually and structurally. With CO2 neutrality, solar panels, rainwater recuperation and the absence of fossil fuels, **.CORE** aims for a BREEAM Outstanding award.



IMMERSIVE, NATURAL ECOSYSTEM

On entering the building you'll be compelled to look skywards. The soaring atrium floods light and warmth into the central heart of the building.



*"**.CORE:** a sustainable office landmark that combines high-quality workspaces with smart technologies and environmental solutions."*

An impressive lobby staircase, with seating areas built into the steps, invites you to get inspired by your surroundings and meet colleagues. Each floor's sculpted architectural features are visible from this inner light well.

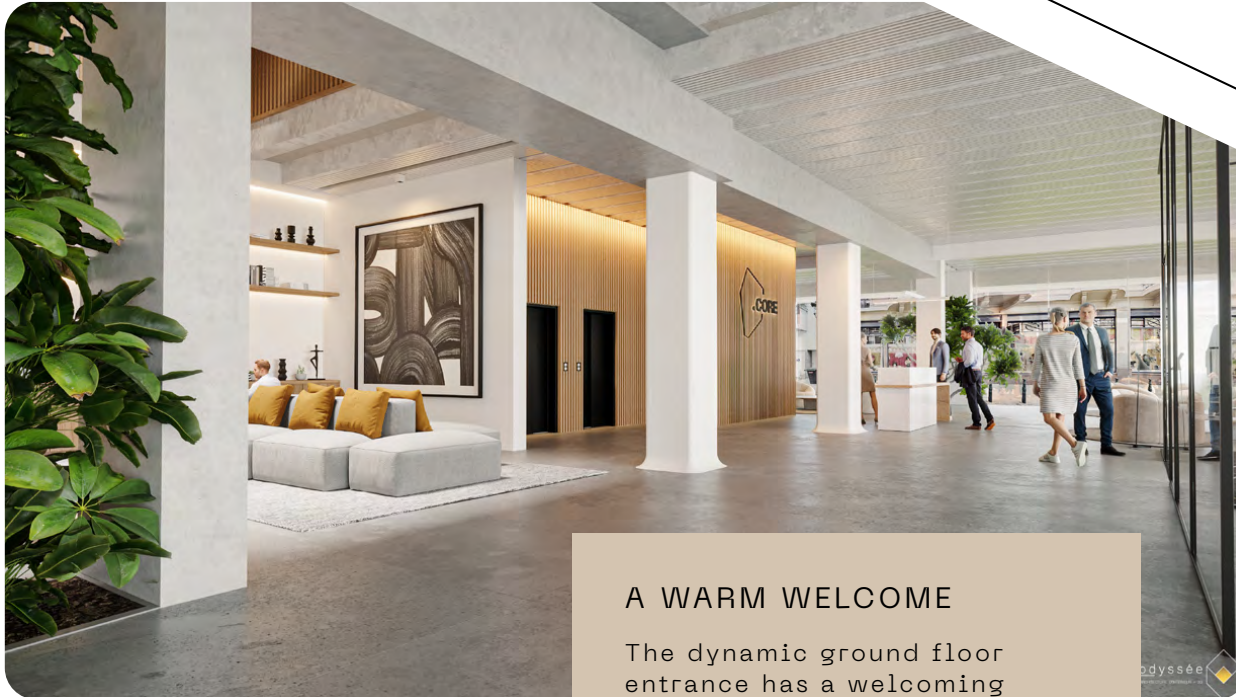
SKY & CITY VIEWS

The spacious rooftop terrace has expansive views over the historical centre of Brussels, with the Hotel de Ville visible on one side, and the Palais de Justice on the other. Abundant vegetation provides an oasis suited to both time alone and time shared with colleagues and friends at work.



The contemporary and comfortable haven is complemented by lush vegetation, almost jungle-like in appearance, that lines the walkways all the way up to the rooftop skylight. Diverse tropical plant species including palms, evergreen shrubs and vines immerse you in a natural landscape.





A WARM WELCOME

The dynamic ground floor entrance has a welcoming and collaborative atmosphere where there is plenty of room for informal meeting spaces and networking events.

A SMART BUILDING INSPIRED BY NATURE



- Breeam Outstanding
- CO2 Neutrality
- Fossil-Free energy building
- Energy performance regulation
- Photovoltaic panels
- Heat pumps



- Well Gold (ready for Platinum)
- Spacious entrance
- Internal atrium with informal auditorium
- Rooftop terrace with exceptional views
- Possibility of natural ventilation through windows



- Raised floor
- Reversible cold ceiling
- 4 elevators, 2 staircases
- 47 car parking spaces (incl. 12 for electric vehicles) + 4 motorbike spaces
- Spacious bike parking: 72 places incl. the possibility to recharge batteries
- Showers: 4 x men, 4 x women



- WiredScore Platinum
- Automation of sanitary tap controls
- Building Maintenance System
- High performance LED lighting installation
- Smart Building ready: possibility to control BMS remotely



COMPLETE REDEVELOPMENT
WITH DEDICATED TEAM

Architect:
A2RC ARCHITECTS

MEP Engineers:
VK Engineering

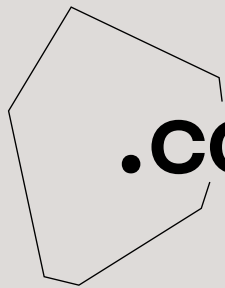
BREEAM / WELL:
VK Engineering

Carbon Neutral:
CO2 LOGIC



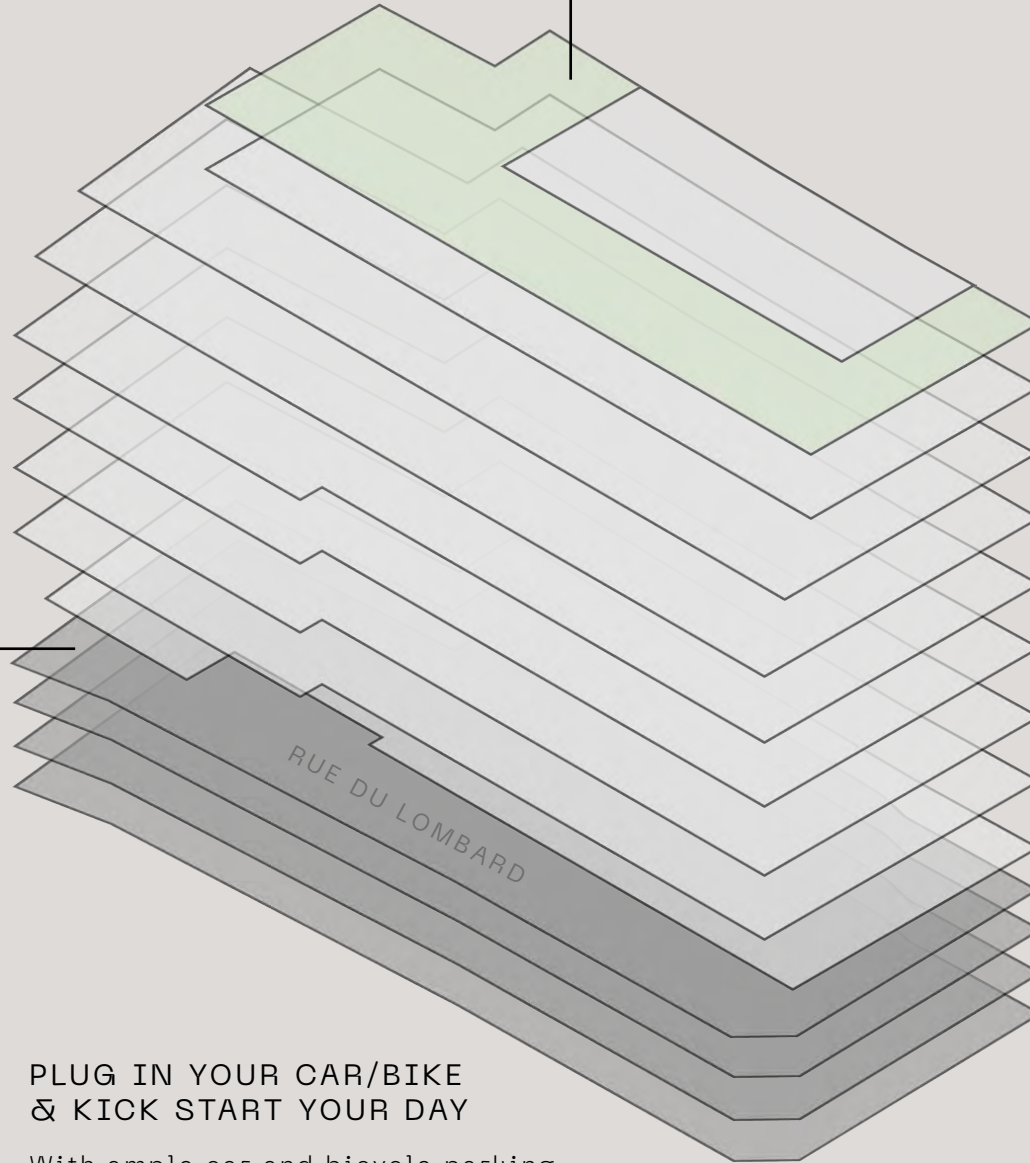
TIMING

- Permit Deposit :
Q1/2022
- Delivery of planning
permit:
Q4 2022
- Beginning of the
works:
Q1 2023
- Availability:
Q4 2024
(for private fit out
works)



.CORE

ROOFTOP = 406 m² including 277 m² of terrace



● R+7 772 m²

● R+6 959 m²

● R+5 1321 m²

● R+4 1384 m²

● R+3 1384 m²

● R+2 1384 m²

● R+1 1267 m²

● R+0 344 m²

**TOTAL OFFICE
= 8.815 m²**

○ R-1 (+) Archives 50 m²

○ R-1 (-) Archives 283 m²

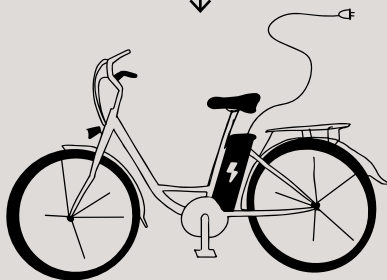
○ R-2 Archives 107 m²

○ R-3 Archives 50 m²

47 parking spaces
(12 electric cars)

+

**72 bike parking
spaces**



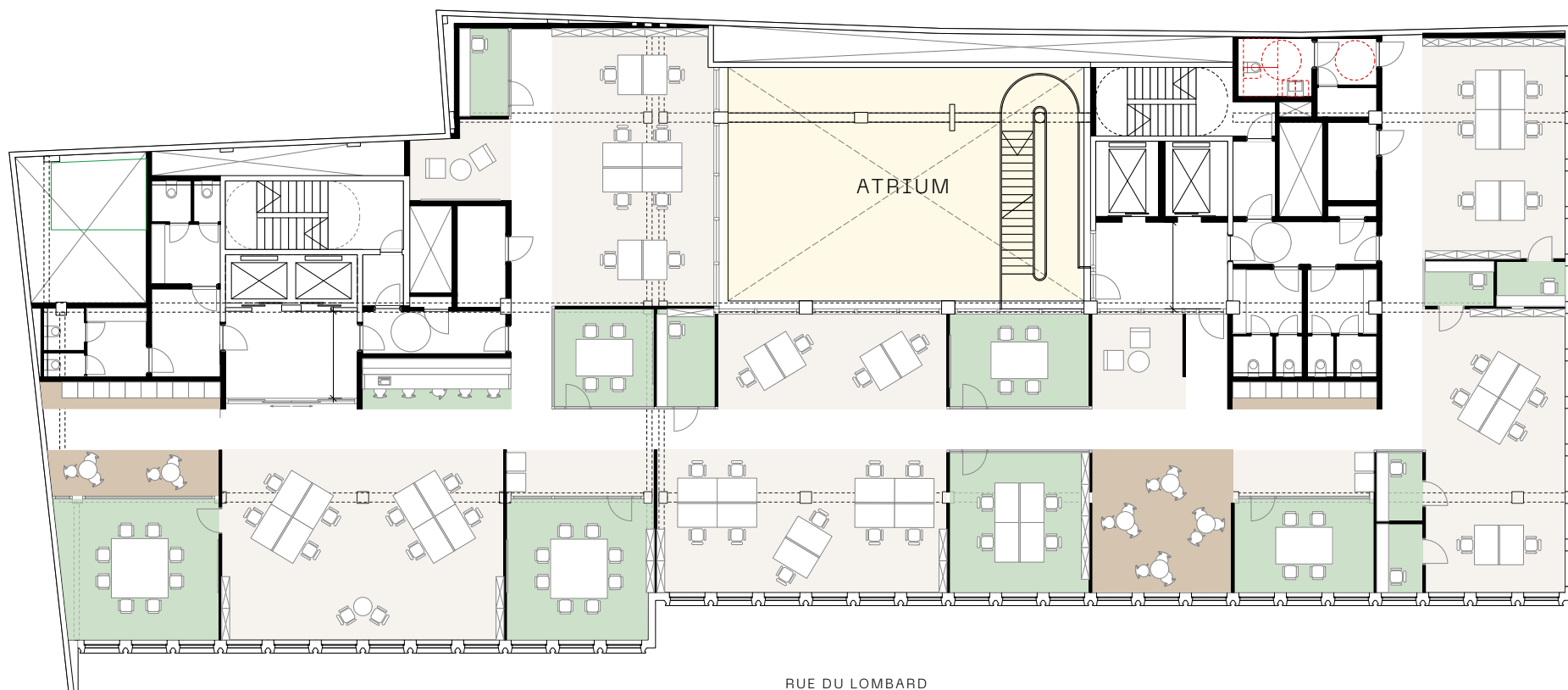
**PLUG IN YOUR CAR/BIKE
& KICK START YOUR DAY**

With ample car and bicycle parking, as well as numerous electric charging stations, it's easy to kick-start your day. And if you want to freshen up after your cycle ride, you can, as changing rooms, secure lockers and showers are part of the **.CORE** package.

ALL FLOORS BENEFIT FROM
THE LIGHT OF FIRST DAY
AND OFFER INNOVATIVE
WORKSPACES, ORGANISED
AROUND THE CENTRAL
ATRIUM.

The large and flexible office
floors are adapted to the dynamic
of NWOW: connectivity and
technology are key, allowing for
hot desking, shared and private
workspaces, meeting facilities and
a host of services. The possibility
to split the building into two
large units provides additional
flexibility.

- Meeting rooms
& bubbles
- Common spaces
- Office spaces



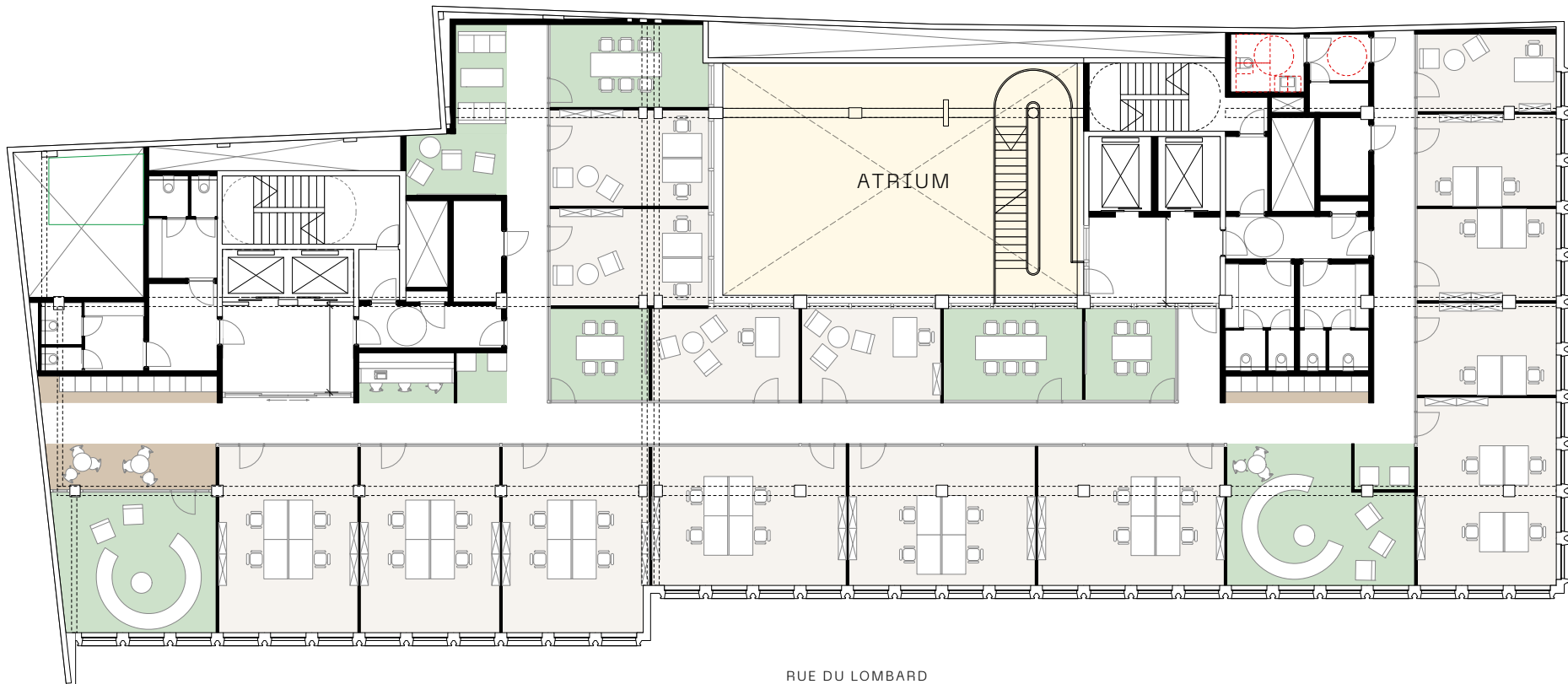
RUE DU LOMBARD



PARTITIONED FLOOR

The office floors are also adaptable to a more classical way of working: possibility to fully partition the office space to create individual offices.

- Meeting rooms & bubbles
- Common spaces
- Office spaces



RUE DU LOMBARD



ION, a rapidly growing property developer and investor based in Waregem, was founded by Davy Demuynck, Kristof Vanfleteren and Paul Thiers in 2011. Its development portfolio of around 1.8 billion euros includes more than 72 building projects across the whole of Belgium. Each of its developments is characterised by contemporary architecture and a high level of sustainability and innovation. ION develops residential, office, retail and multifunctional urban projects that deliver great added value and contribute to shaping the towns and cities of tomorrow. The company's dynamic team of over 100 employees has all the requisite commercial, technical, financial and legal experience to complete a range of residential and commercial property developments. It is able to respond to the latest and most demanding requirements while taking account of the wishes of all stakeholders. ION opened offices in the centre of Brussels in October 2018, in order to secure an active presence on the premium Belgian property market. It has since opened branches in Antwerp, Wallonia and Luxembourg.

To find out more about ION's current projects, consult <http://www.ion.be>



EAGLESTONE

Eaglestone Group is a real-estate development and investment company active in Belgium, Luxembourg and France. The group is renowned for the architectural and technical quality of its projects.

Improving the existing urban environment by creating responsible developments with unique identities is in Eaglestone's DNA. In keeping with its values, all of the company's developments have a strong focus on the environment, in particular carbon neutrality, as well as the well-being and comfort of each project's users, by striving to attain relevant international certification.

Composed of a team of 108 employees, Eaglestone is currently managing a portfolio of over 83 projects in the residential, office and retail sectors, representing more than 550.000 m², either owned or under construction.

For more information on the group:
<http://www.eaglestone.group>

CBRE

FRIEDEL LAPERRE

T +32 (0) 2 643 33 73

M +32 (0) 479 82 00 60

friedel.laperre@cbre.com

QUENTIN SCHÄRER

T +32 (0) 2 643 35 46

M +32 (0) 484 06 92 28

quentin.scharer@cbre.com

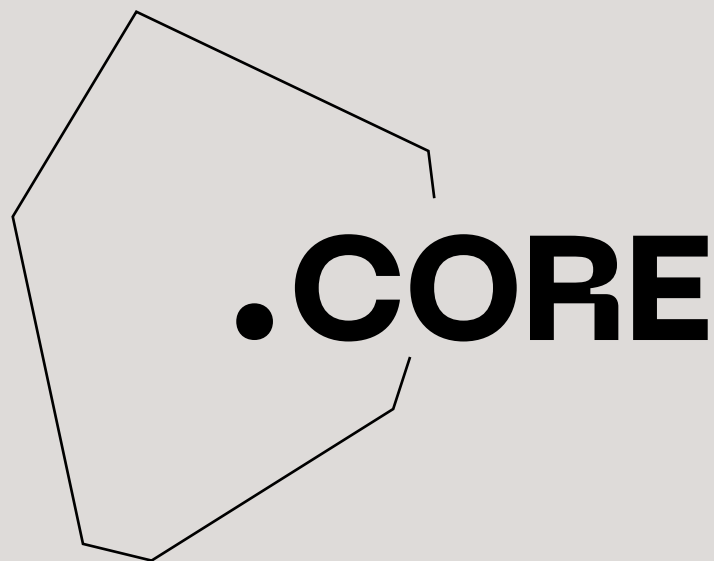


MAXIMILIEN MANDART

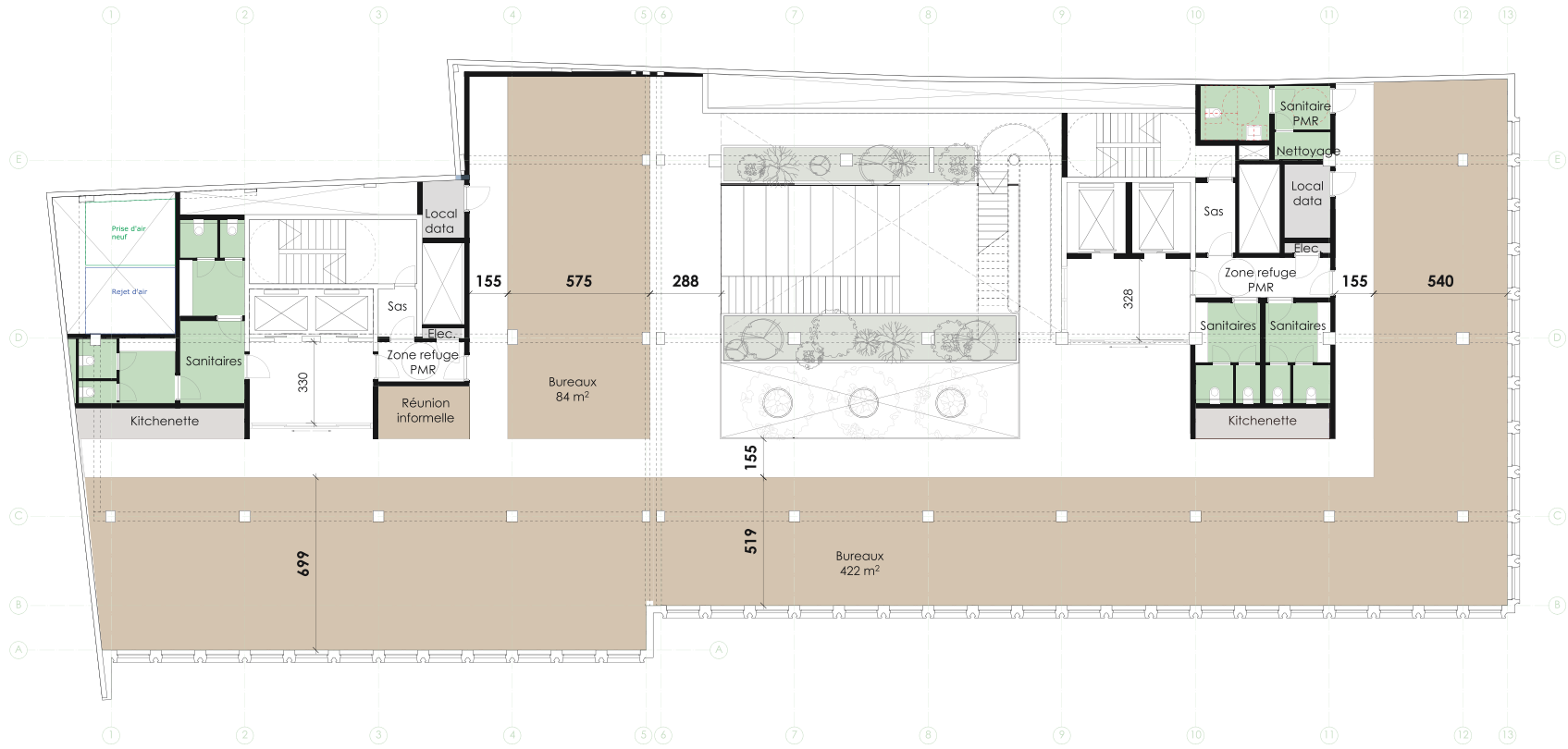
T +32 (0) 2 514 40 00

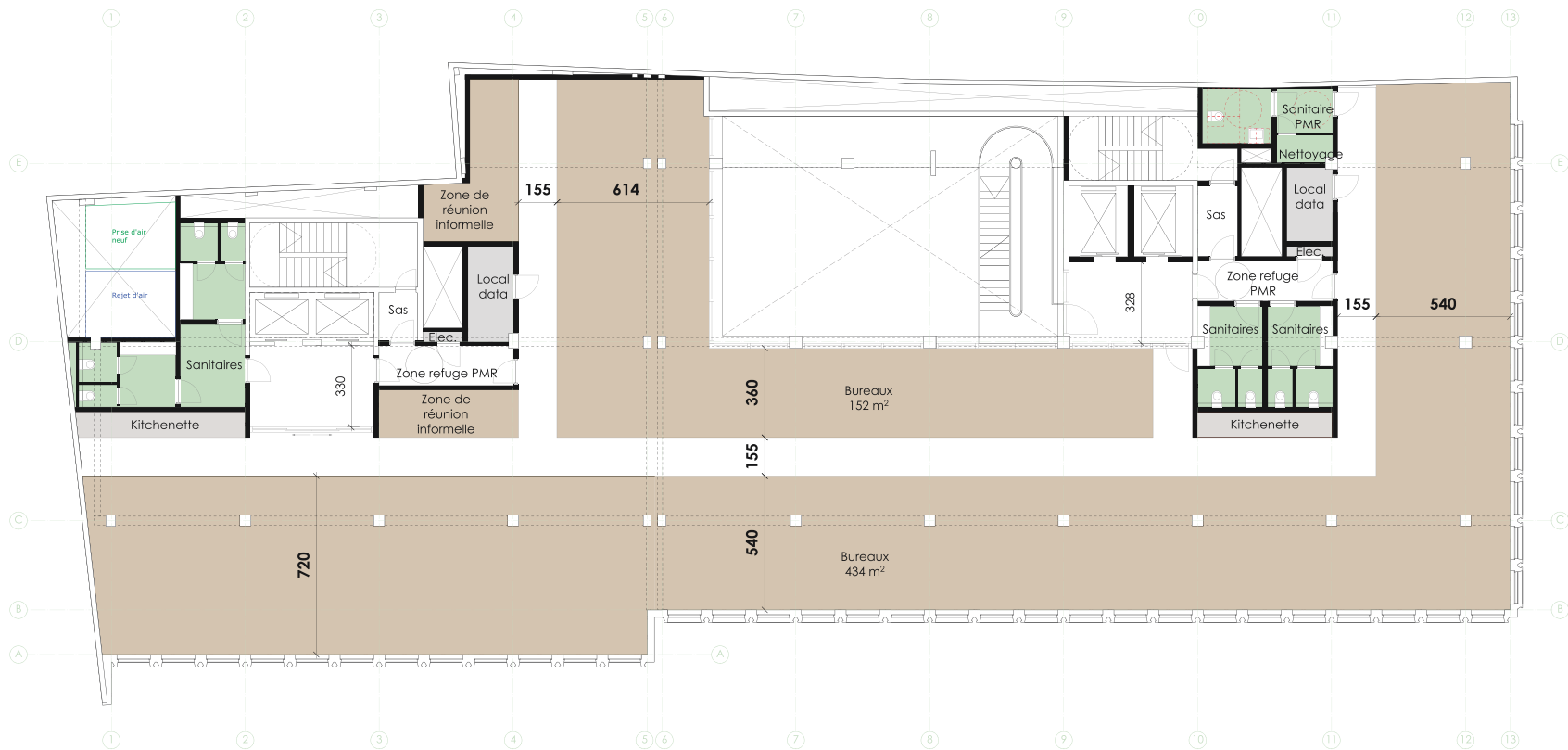
M +32 (0) 478 24 08 02

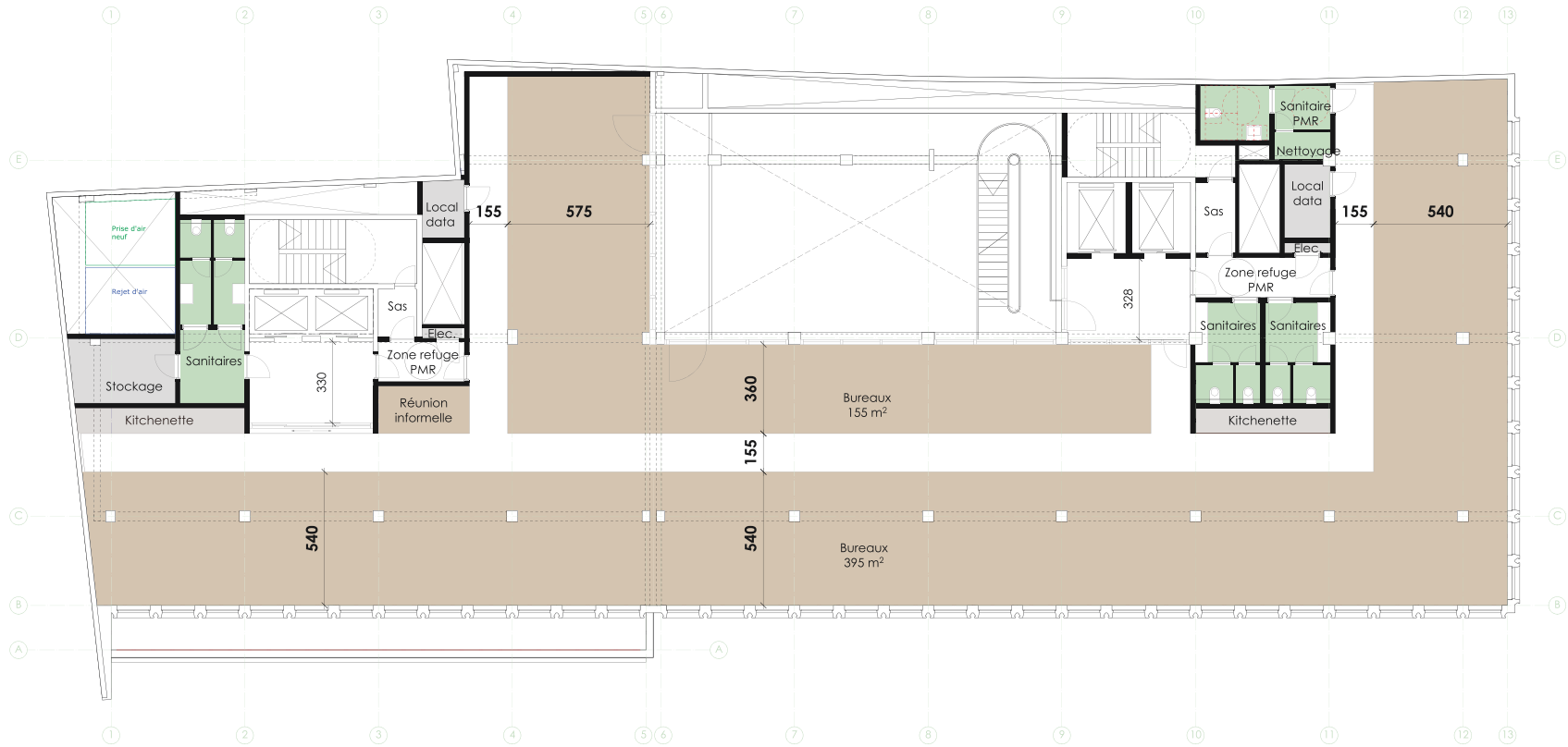
maximilien.mandart@cushwake.com

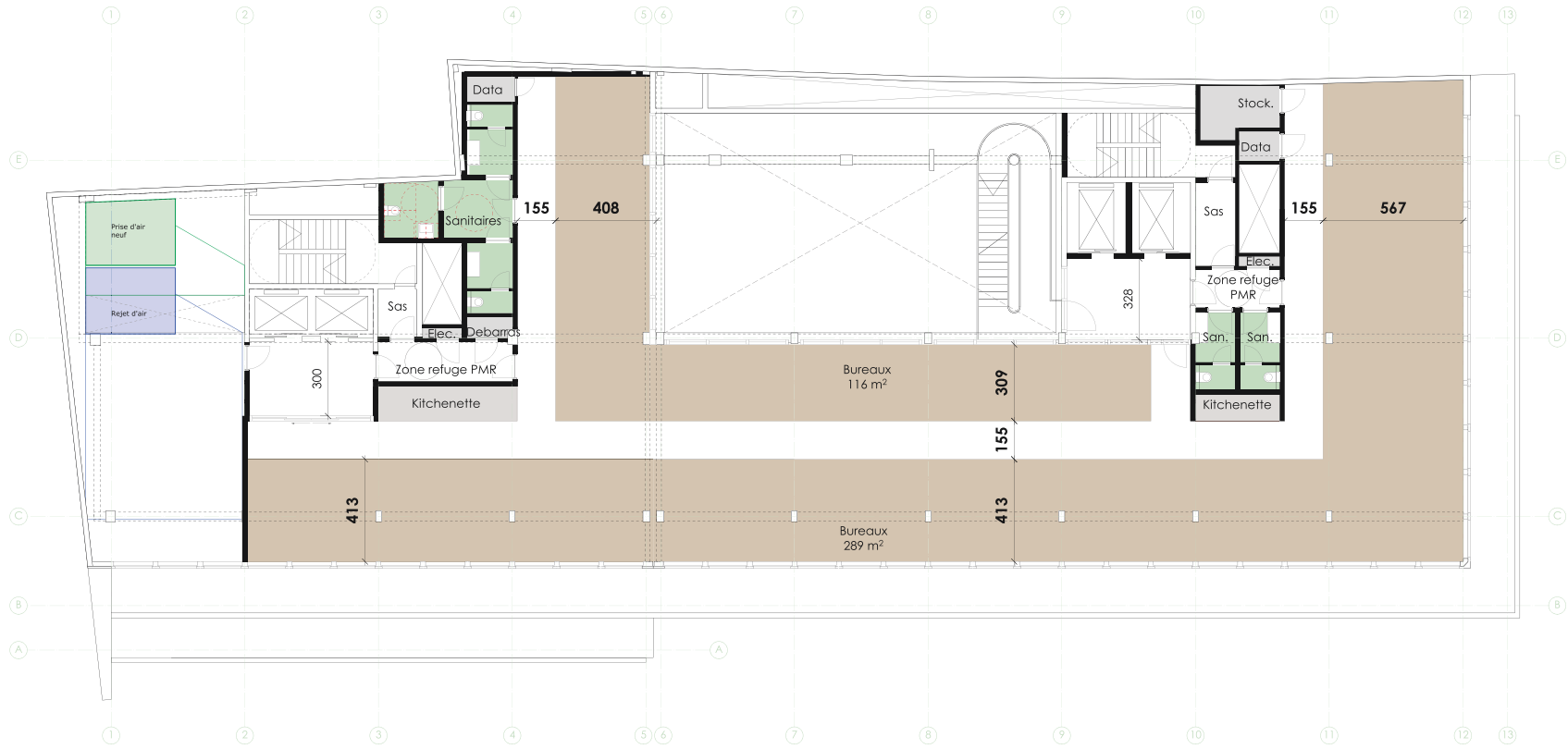


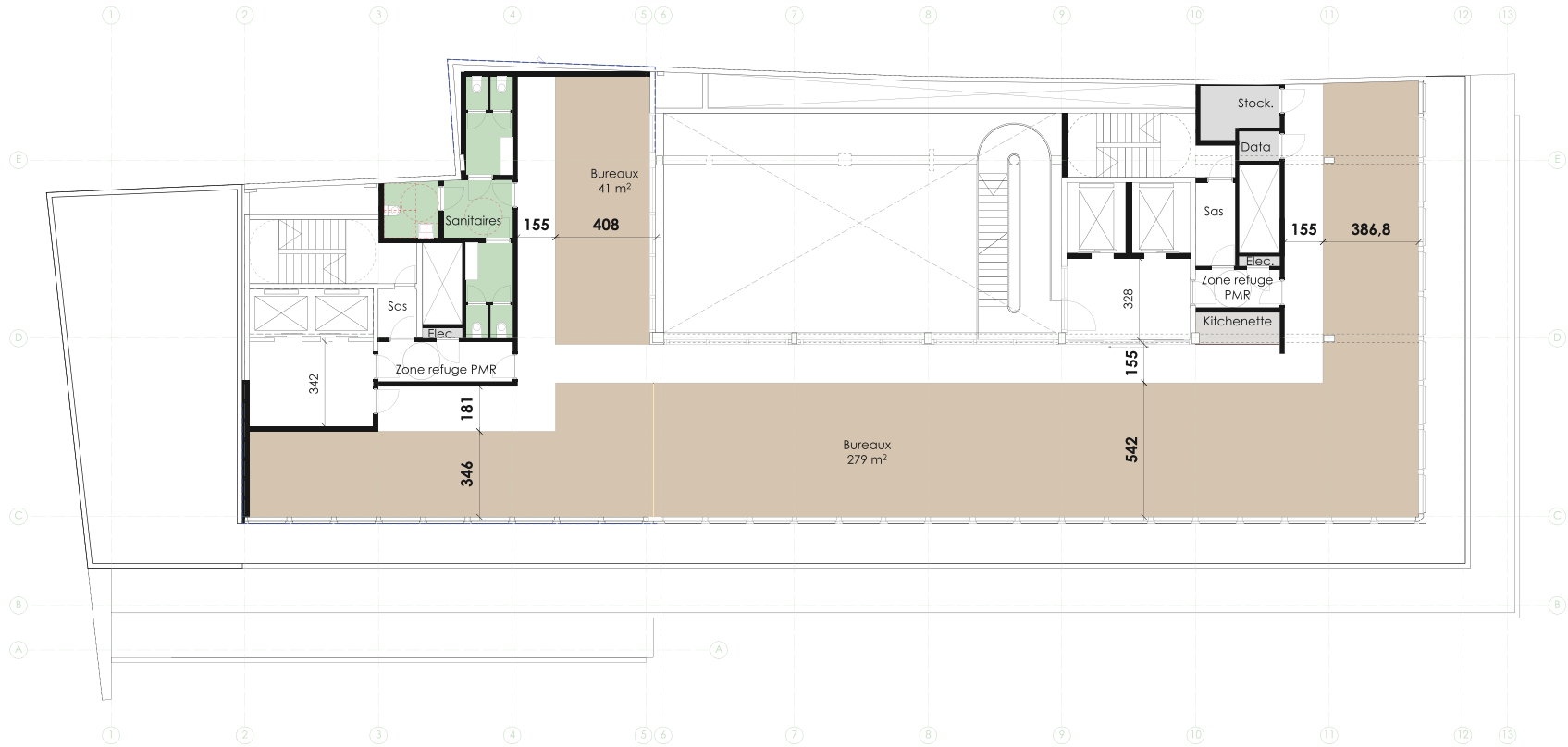


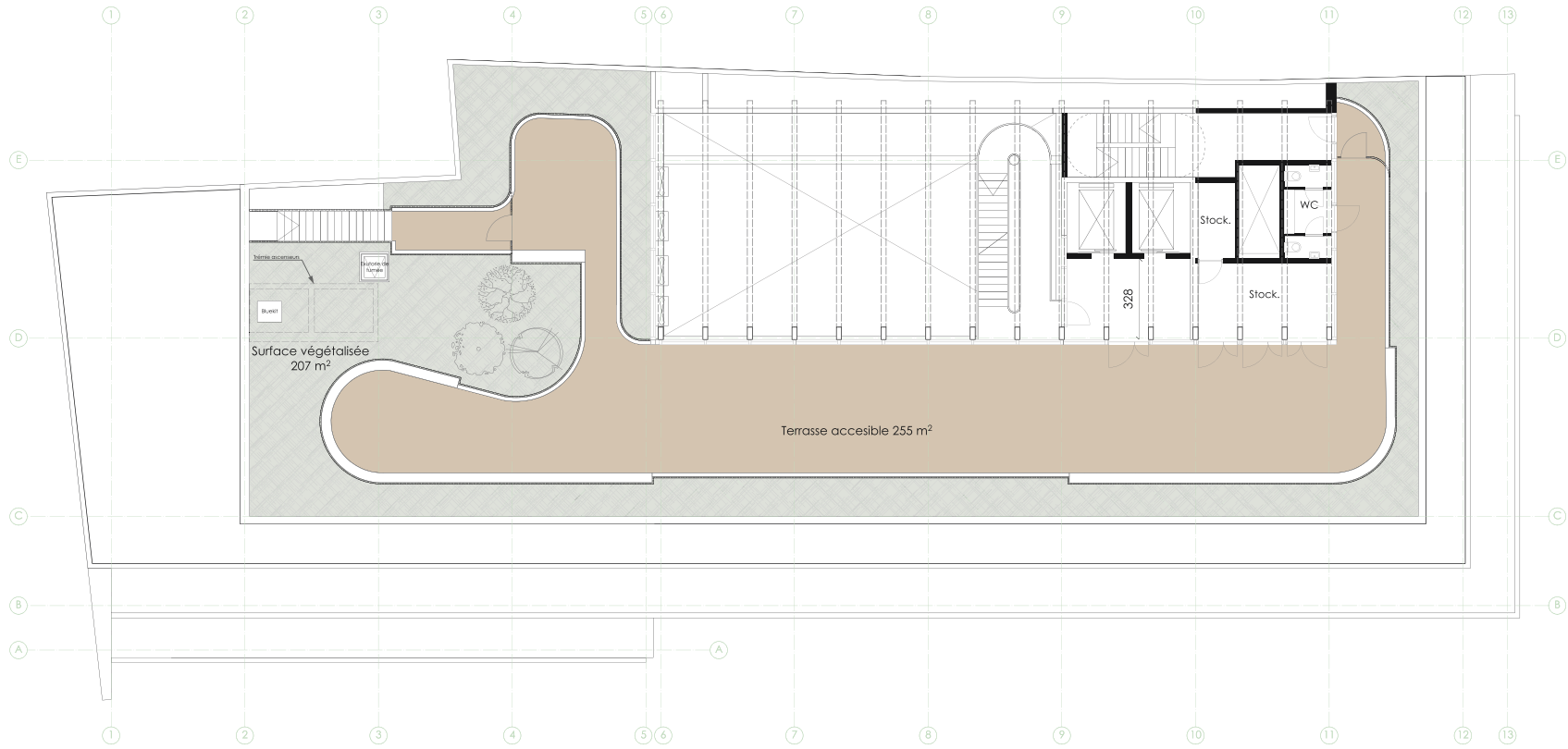


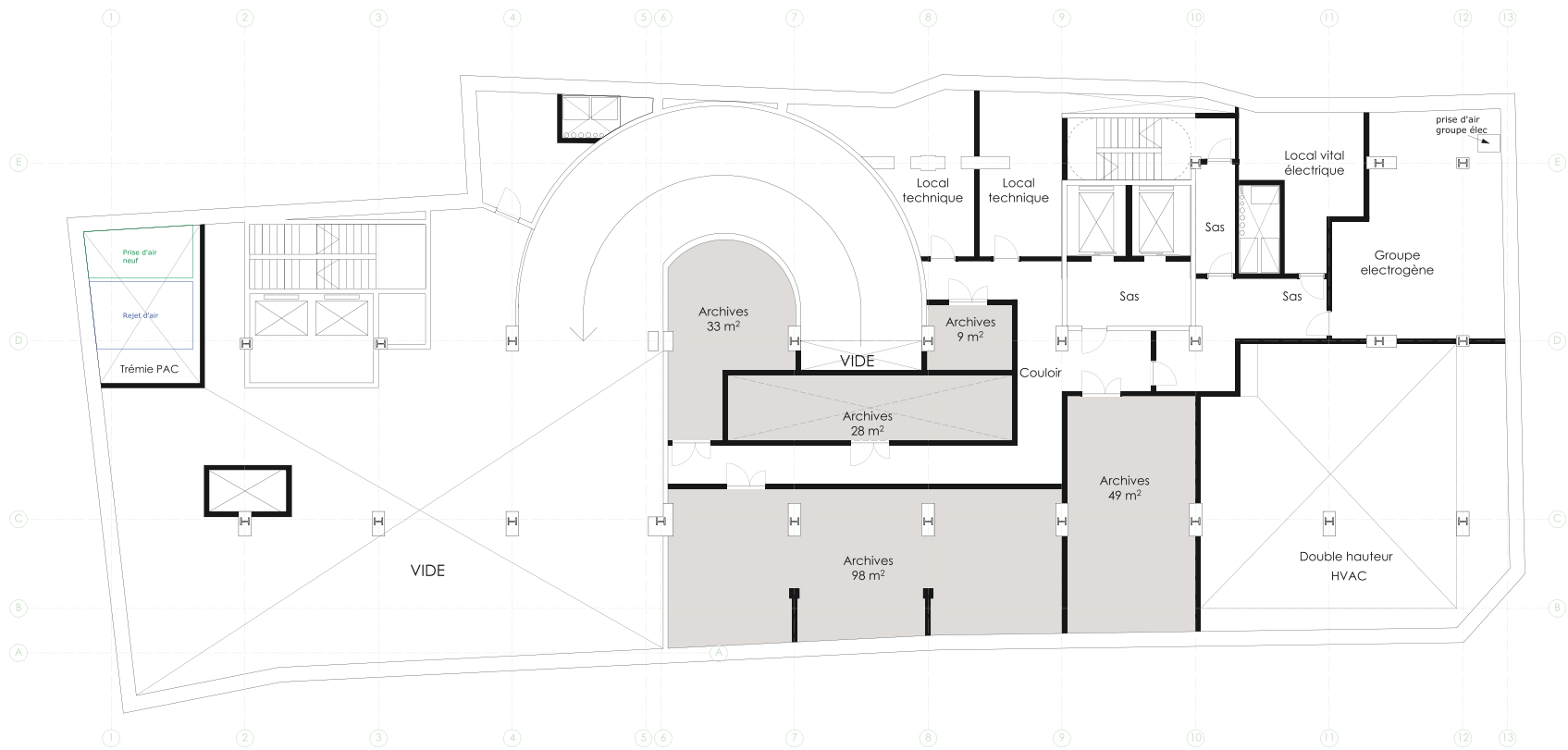












FLOOR PLAN -1 (LOWER FLOOR)

