

BELLIARD<sup>®</sup>  
40

INNOVATION ON THE RISE





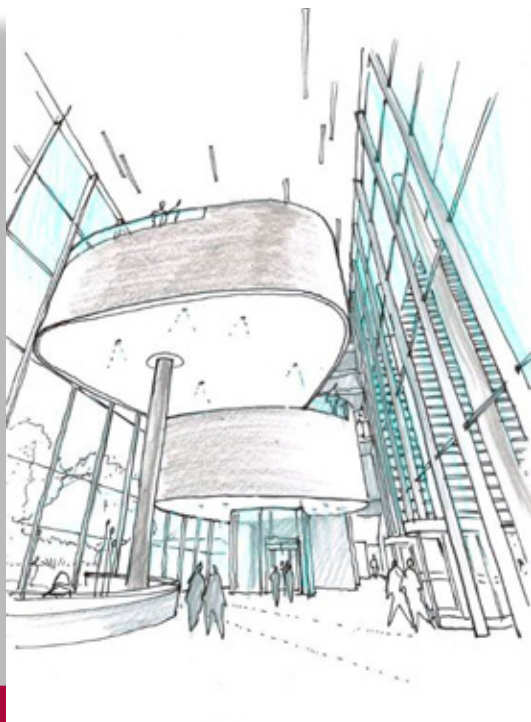
BELLIARD®  
40

INNOVATION ON THE RISE



A **UNIQUE PERSPECTIVE** ON THE **EUROPEAN DISTRICT**...  
AN **INSPIRING** AND **INVITING WORKPLACE**...  
A POSITIVELY **ENERGISING** ARCHITECTURE...

# INNOVATION ON THE RISE<sup>®</sup>



“Belliard 40 is unlike any other building in the European Quarter: conceived to spearhead the transformation of Rue Belliard and designed to maximise human comfort and productivity.

This innovative building will surpass the local skyline by 8 storeys, providing unique, expansive views of Brussels, yet adding 10 additional metres of public space at the street level and unheard-of visual relief with its luminous atrium and enlivening green spaces.”

**MARC THILL**, architect and founding partner, CEO - **ART&BUILD**  
**PIERRE LALLEMAND**, architect







**BELLIARD 40 :  
VIEW FROM YOUR OFFICES**



**LIMITLESS VIEWS**  
**OPTIMAL USE OF NATURAL LIGHT**  
**INVIGORATING ATMOSPHERE**

# A UNIQUE VISION<sup>®</sup>

An aerial photograph of a city skyline, featuring several prominent modern buildings with glass facades. The sky is filled with white, fluffy clouds, and a flock of birds is visible in the upper left quadrant. The text 'A UNIQUE VISION' is overlaid on the top half of the image, with a registered trademark symbol (®) at the end of the word 'VISION'.

## **ARCHITECTURE AT ITS BEST**

At the forefront of a new generation of multi-use commercial space that gives more than it takes, Belliard 40 provides maximum comfort at work and a vibrant public space, all suffused with natural light and extraordinary views at every level.

Belliard 40 is dedicated to quality, comfort and efficiency, with no room for compromise in a short-sighted quest to maximise rentable space. It is destined to be a landmark in building design and in the EU district.



## VIBRANT & GREEN PLAZA

Belliard 40's daring architecture pulls the building's footprint back to create a plaza and green space adjacent to the pavement. This setback allows light to penetrate into the 5-storey atrium, which gives onto an interior garden, also visible from the street. People at work on the office floors above will see as far as the weather allows.

BRINGING LIFE TO THE NEIGHBOURHOOD  
A FRIENDLY CROSSROADS



# A NEW



VIBRANT  
& GREEN  
PLAZA





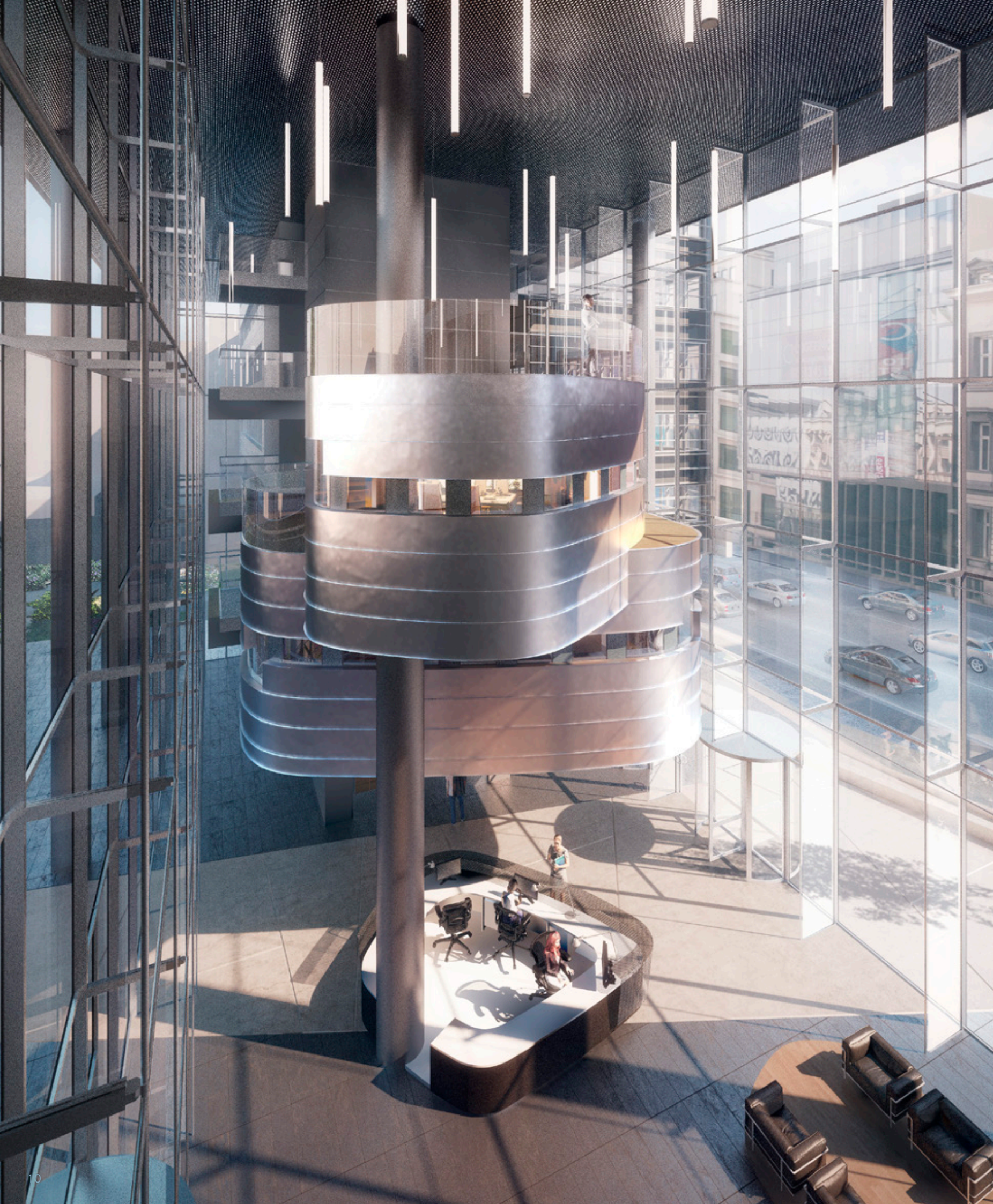
# PERSPECTIVE



## EXCEPTIONAL VISIBILITY

Visibility is a keynote of the building. Its significant location at the intersection of Rue Belliard, one of the city's most important arteries, and Rue de La Science makes it a landmark for thousands of motorists and pedestrians every day. Its height marks the center of the European District from every vantage point in Brussels.







# A LIGHT MOTIF

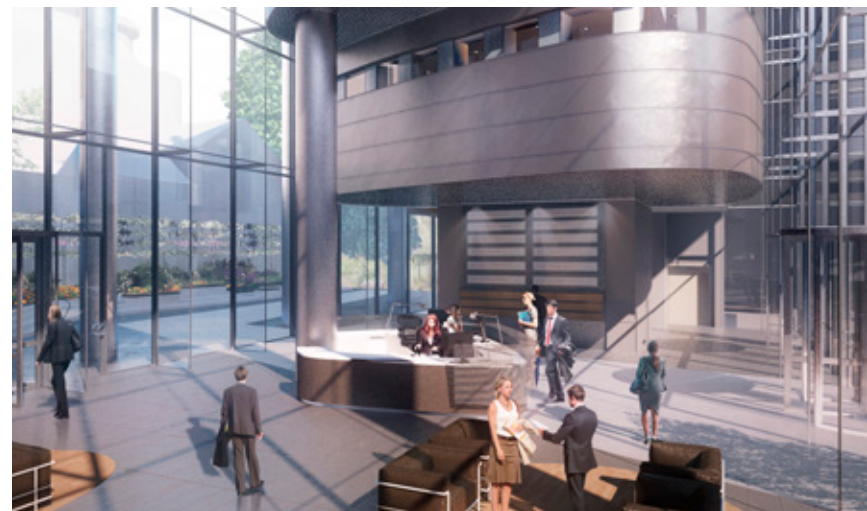


## LUMINOSITY IS THE LEITMOTIF

The exterior surface is 50% glass and carefully designed to maximise light admission while controlling excessive heat absorption and glare.

## A SOURCE OF INSPIRATION

Luminosity is precious in Brussels, and Belliard 40 uses it as a natural motivator for everyone in the building. At ground level the plaza and interior garden create light, space and relieve city gray with foliage. Judicious use of windows and advanced thermal technology will maintain naturally appropriate temperatures.



## THE ATRIUM: LIGHT IN BALANCE

Unlike any other building on the street, Belliard 40 is designed around illumination and transparency. Unparalleled natural light beams onto the working floors and adds a shimmering glow to the 5-storey atrium.



# OFFICE

14 — TECHNICAL

1,359 m<sup>2</sup> — 13

1,359 m<sup>2</sup> — 12

1,359 m<sup>2</sup> — 11

1,368 m<sup>2</sup> — 10

1,368 m<sup>2</sup> — 9

1,373 m<sup>2</sup> — 8

1,373 m<sup>2</sup> — 7

RESIDENTIAL  
17 units

RETAIL  
202 m<sup>2</sup>

ATRIUM  
384 m<sup>2</sup>  
included in office area

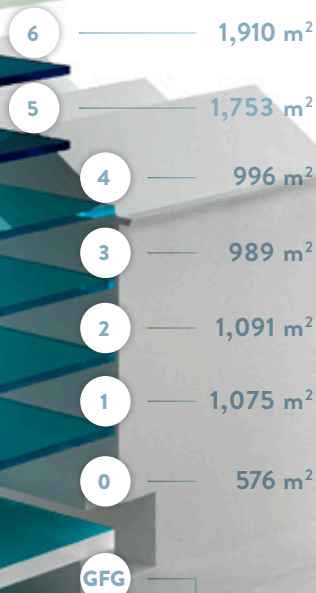


A UNIQUE CONFIGURATION  
OF 3 DISTINCT AREAS

# AN INSPIRING WORKING SPACE

  
ROOFTOP  
TERRACE

## OFFICE



GROUND FLOOR  
GARDEN  
855 m<sup>2</sup>

OFFICE

18,804 m<sup>2</sup>

RETAIL

202 m<sup>2</sup>

RESIDENTIAL

17 apartments

### INDEPENDANT, SECURE & MODULAR

Belliard 40 consists of 3 discreet sections. All are completely independent of one another and can be secured separately.

The upper and lower office blocks can be leased together as one unit, or as distinct areas for two different tenants. The upper block benefits from the rooftop terrace on top of the lower block, both as a garden and another green view for the offices above.

The residential block, on the corner of Rue Belliard and Rue de la Science, sits atop the retail section, situated at street level.

The underground parking area provides space for 90 cars, 100 bikes and 16 motorcycles.





PRIVATE  
INTERIOR GARDEN

400m<sup>2</sup>







## GREEN INSIDE AND OUT

# A PLACE TO BREATHE

### ENERGISING GARDENS

Refreshing green views abound at Belliard 40. The landscaped plaza at the entrance sets the tone; from office floors green rooftops punctuate the immediate city view. A unique private garden offers an opportunity to breathe, to recharge and refocus on priorities, just steps away from office distractions.

### GREEN AT WORK

Belliard 40 integrates the latest technology to harvest the maximum use from the least possible amount of consumed energy. Interior climate control will align with outdoor temperatures; the building is not an artificial cocoon but is in tune with the natural environment.



**breeam**

The project has earned the prestigious environmental label Brussels Region Exemplary Building and aims a Breeam Excellent label.



# INNOVATIVE FLEXIBILITY<sup>®</sup>

TYPICAL FLOOR

1,373m<sup>2</sup>

HEIGHT

2.70m



## EFFICIENT MODULARITY

Office space at Belliard 40 will be completely adapted to tenants' needs. The flexible design allows for tailor-made private offices, open office areas, traditional meeting rooms and free-flowing creative lounges.

All amenities needed to switch between both types of floor plans are built in (raised floor panels and cable paths, modulation possible every 1.35 m).



MODULATION  
1.35m

100%  
TAILOR-MADE









## A STIMULATING ENVIRONMENT

# PERFECTLY LOCATED<sup>®</sup>



### **AT THE HEART OF THE EUROPEAN DISTRICT**

Belliard 40 is located in the city's most concentrated assemblage of EU Institutions, government and business entities. Restaurants, cafes and hotels abound in the area.

### **A VIBRANT NEIGHBOURHOOD**

Rue Belliard is the main road of the EU Quarter and places the building within walking distance of Place Jourdan, the Schuman area, Place du Luxembourg, and the Inner Ring Road. Green spaces at Parc Leopold, the Cinquantenaire, Square de Meeûs and the Royal Park beautifully punctuate the neighbourhood. People working at Belliard 40 will love it for its location as much as for its light.





## EASY IN, EASY OUT

# EXCELLENT ACCESS

Belliard 40 is easily reached by all public transport (bus, train, tram, metro), is near excellent airport connections and is situated on a direct access to major motorways.



Rue Belliard is a central road for car traffic, connected to both the inner and outer rings.



Brussels International Airport can be easily reached by taxi or by direct bus and train lines.



Numerous bus stops serving various areas in Brussels are in close proximity to Belliard 40.



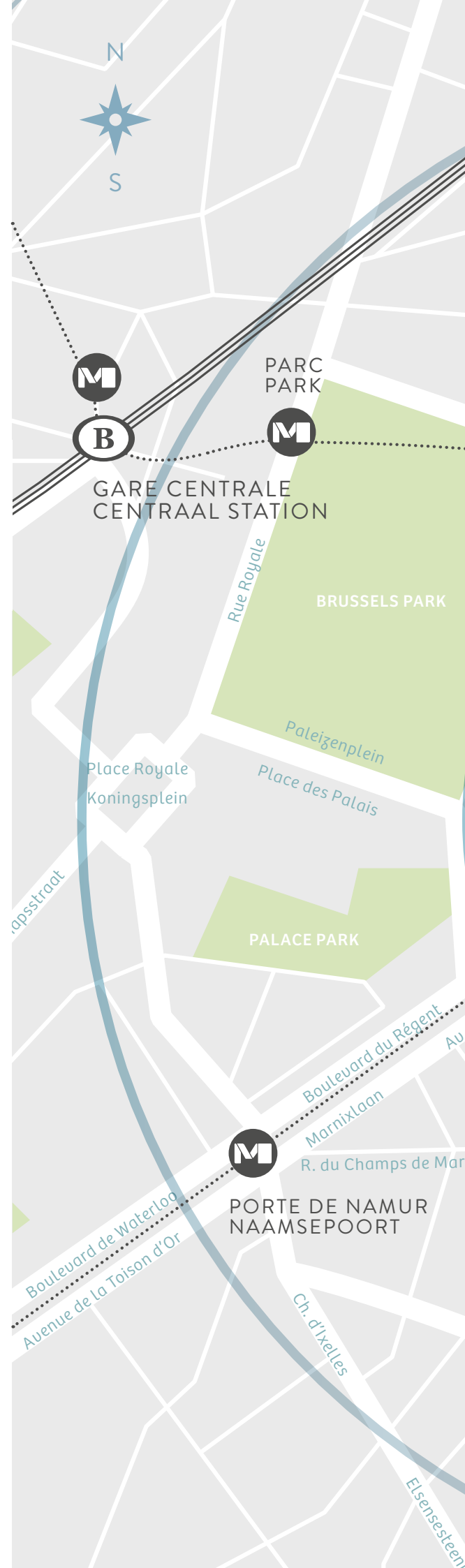
National trains provide fast, easy links within Brussels, around Belgium, and to neighbouring countries.



Three metro stations are easily accessible, a short walk away.



**Villo!**, the city-wide bike rental network has a bicycle stand right in front of the building.





# BELLIARD 40

© BUREAU D'ETUDES W.J. & M.C. VAN CAMPENHOUT S.A. - AREP



SCHUMAN RAILWAY STATION MULTIMODAL HUB



500m







20%  
LESS ENERGY  
CONSUMPTION

13 OFFICE  
FLOORS



# FACTS & FIGURES<sup>®</sup>



## OVERALL SPACE

- 13 office floors
- 1.35 m modularity
- 400 m<sup>2</sup> archives

## FLOORS & CEILINGS

- Ceiling height: 2.70 m
- Raised floor with Wieland panels and cable paths allowing for greater flexibility in terms of space planning

## PARKING

- 90 parking spaces for cars in the basement
- 100 parking spaces for bicycles
- 16 parking spaces for motorcycles
- Loading dock for trucks in front of the building
- Loading dock for vans in the basement in front of the lift hall (height 2.60 m)

## HEATING AND VENTILATION

- Use of geothermics or alternative with similar result:
  - 33% of cooling production
  - 80% of heat production
  - 20% less energy consumption
- Condensing boilers and highly efficient chillers
- Distribution of heat and air conditioning through reversible (hot/cold) ceiling with flexible regulation
- Highly efficient ventilation units equipped with speed regulators
- Energy recuperation through recovery wheels
- Thermal flexibility depending on use of office partitions

## FACADE

- Triple glazed windows
- Solar protection

## LIGHTING

- Absence detectors for improved energy efficiency
- Lighting adjusted depending on the brightness of the outside light

## ROOFS

- Green roofs on all flat roofs above ground level

## SANITARY

- Leak detection on the water supply for each sanitary block
- Water-saving toilet model and possibility for dry urinals
- Showers in basement

## RAINWATER COLLECTION SYSTEM

- Rainwater recuperation for use in garden and garage; possibility for extension to sanitation and sinks
- Storm basin in basement for delayed evacuation to the sewer

## BUILDING MANAGEMENT SYSTEM

- Fully flexible building management system allowing for either open space or closed offices
- Every floor can be divided into two units, each with its own sanitation block, kitchen, etc.





# 30 YEARS OF EXPERIENCE IN REAL ESTATE

## ABOUT COFINIMMO:

Founded in 1983, Cofinimmo is today the foremost listed Belgian real estate company specialising in rental property and an important player in the European market. The company owns a diversified property portfolio spread over Belgium, France and the Netherlands, worth over €3.1 billion, representing a total area of 1,755,000 m<sup>2</sup>. Riding on demographic trends, its main investment segments are offices (42%), healthcare properties (40%), and distribution networks (17%). In addition Cofinimmo continues its policy of participating in Public-Private Partnerships to meet the specific demands of public authorities. As an independent company that consistently applies the highest corporate governance and sustainability standards, Cofinimmo services its tenants and manages its properties through its 110 people operating from Brussels.

Cofinimmo is listed on Euronext Brussels (BEL20) and benefits from the fiscal REIT regime in Belgium (SIR/GVV), in France (SIIC) and in the Netherlands (FBI). Its activities are controlled by the Financial Services and Markets Authority, the Belgian regulator.

At 30.06.2014, its total market capitalisation stood at €1.5 billion. The company applies prudent investment policies and presents a moderate risk profile for institutional and retail investors alike. It seeks to offer a high dividend yield and capital protection over the long term.

## OUR MISSION:

For 30 years, Cofinimmo's mission has been to answer accommodation needs in specific buildings:

- flexible offices for corporate and public authorities;
- healthcare real estate for operators of nursing homes and for operators of rehabilitation, psychiatric or acute care clinics;
- sale and leasebacks of distribution networks for corporate clients;
- purpose-built facilities for public authorities.

The Group implements this strategy while also rolling out a corporate responsibility policy in terms of the energy efficiency of buildings under management and under construction. It also seeks to be a leader in terms of its social responsibilities vis-à-vis the community.



RUE BELLIARD 40 - 1040 BRUSSELS

# WHEN VISION BECOMES REALITY

INNOVATION ON THE RISE





BELLIARD<sup>e</sup>  
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BELLIARD<sup>e</sup>  
40



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