ENJOY YOUR CITY, ENJOY YOUR JOB

CITY DOX

ENJOY YOUR CITY

CITY DOX - YOUR BUSINESS IN MIND!

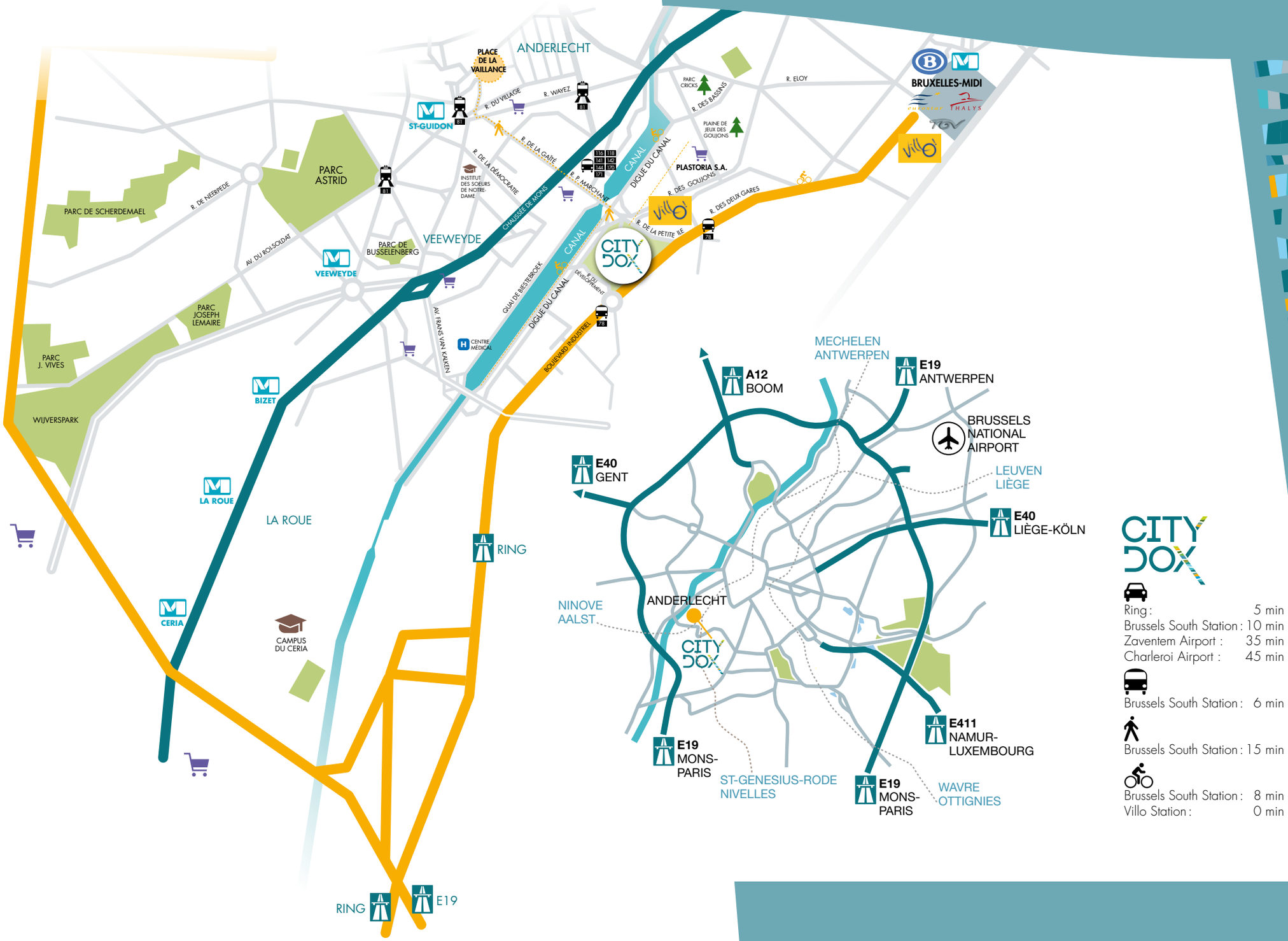
Just a stone's throw away from Brussels South station, the country's most important intermodal transport hub, City Dox building forms a new city gate on a major -access route into the capital.

Designed to support your business, City Dox is an efficient, low-energy, flexible building enjoying exceptional access and visibility.

With its landscaped garden and private terrace, City Dox takes care of its occupants' comfort and ease, in an environment that will see the creation of a large public park and shops, enhanced by the landscaped banks of the Brussels-Charleroi Canal.
City Dox - conceived and built with your staff and your business in mind!

8 REASONS FOR CHOOSING CITY DOX

1. **Accessibility by train, buses, bike and cars**
2. **High visibility**
3. **Uncompromised architectural efficiency**
4. **Adjustable spaces (dividable floors)**
5. **Multipurpose / displaying ground floor**
6. **Premium energy performances**
7. **Unsuspected relaxing neighborhood (canal banks, new urban parc)**
8. **Urban life in vicinity (shops, restaurants, markets)**



CITY DOX

Ring :	5 min
Brussels South Station :	10 min
Zaventem Airport :	35 min
Charleroi Airport :	45 min
Brussels South Station :	6 min
Brussels South Station :	15 min
Brussels South Station :	8 min
Villo Station :	0 min

PURE ARCHITECTURAL LINES

We have sought to emphasise the building's presence in its environment by giving it pure architectural lines - a compact volume whose all-white exteriors are punctuated by regular, elegant, sober openings along each storey.

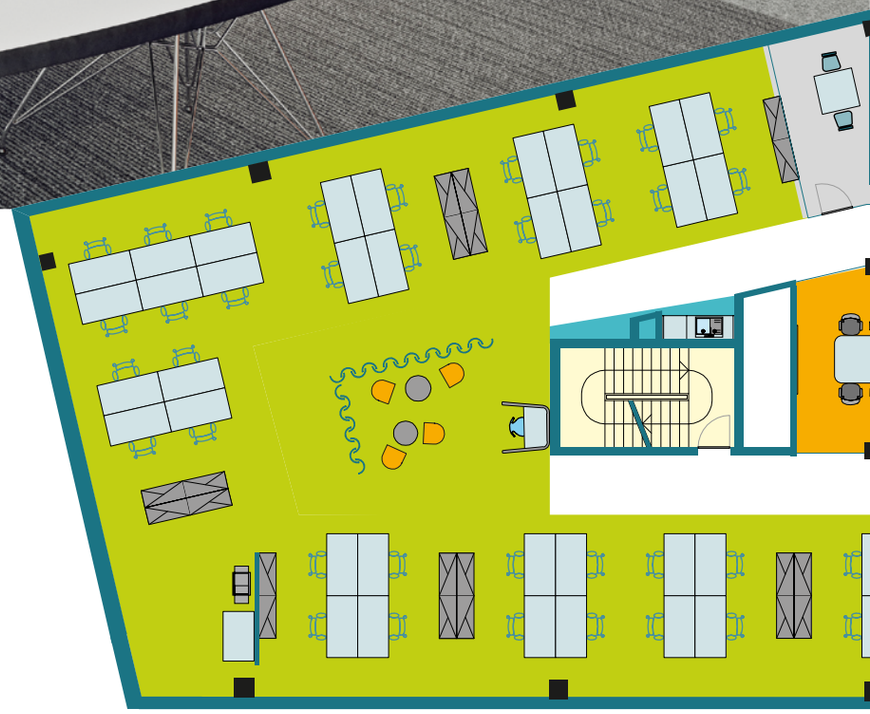
In contrast, its relationship with the ground is marked by wide, glazed reception openings indicating the entrances to the block.

On the different storeys, the floorspace, based on a modulation of 1.35 m, is flexible and can be divided up as wished around the core of the building, which contains the shared facilities.

Together with the engineers, we have been able to free the available space from any constraining structural elements.

On the inside, occupants can look out over a hanging garden with its own accessible terrace.

Marc LACOUR
Architectesassoc.



- Open space
- Closed office
- Meeting room/bubble
- Informal area
- Lounge - coffee corner
- Reception desk/waiting area/cloakroom

PLANS AND AMENITIES

TECHNICAL SPECIFICATIONS

FREE HEIGHT
- Groundfloor : **4,00 m (multipurpose area)**
- Upper floors : **2,70 m**

MODULATION
- **135 cm**

WINDOWS
- Full height double & acoustic glazing, on every module
- Opening window every 2 modules

HVAC
- Climate control ceiling activating the building structural mass
- Clean air input, with heat recycling

CEILING
- Acoustic metallic ceiling blades

LIGHTING
- LED lighting with light dimming technology

RAISED FLOOR
- 12 cm heightened computer subfloor (min. 8 cm free height)

CARPET
- Heavy commercial use antistatic carpet tiles, with sound absorption

TOILETS & SHOWERS
- Separate toilets (m&f) on each ½ floor
- Showers (m&f), changing-room on the groundfloor

ACCESS & SAFETY
- Extended badge control on every primary and secondary access doors

ELEVATORS
- 3 passengers, 1 goods lifts

ASBEST
- Asbest free certificate

ENERGY EFFICIENCY
- K-factor (thermal insulation) : **35**
- E-Coefficient : **45**
- LED Lighting
- Heat-pump on hot & cold water production

SURFACES

FLOOR	GROSS SURFACE
R+6	1.165 m²
R+5	1.245 m²
R+4	1.245 m²
R+3	1.245 m²
R+2	1.245 m²
R+1	1.226 m²
R+0	777 m²
Total	**8.148 m²**
Parking	83 units

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This non-contractual document, subject to future modifications, is for information only.

VISIT US ON WWW.CITYDOX.BE

DEVELOPER

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