



treesquare

A LUXURIOUS AND INSPIRATIONAL WORKSPACE

PREMIUM ARCHITECTURE

TRANSPARENCY & LIGHT

MODULAR DESIGN



AAA LOCATION

ELEGANT FINISHES

A CONCEPT

A SERENE CORNER OF CENTRAL BRUSSELS

Luxurious and contemporary, this premium office project on the Square de Meeûs delivers the perfect combination of light, space and symmetry.

An exceptional design offering modular spaces, Treesquare has been conceived and crafted to reflect the truly remarkable location it occupies. The quality throughout is relentless while the finishes, inspired by nature, are testimony to the thought, detail and attention you'll experience wherever you are in the building.

TREESQUARE: THE BEAUTY OF ART AND NATURE COMBINED

MELISSA DAVIS – INTERIOR DESIGNER

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Treesquare is a contemporary construction located at one of the corners of the square. Architecturally, it both respects and embraces the frontage and feel of the neighbouring buildings.

The shape of the windows has been inspired to mirror the vertical proportions of the adjoining neoclassical buildings. The architects have chosen a nuanced glass finish that is patterned with a print inspired by the leaves of a tree. This natural pattern is repeated throughout the interior of the building. The “double skin” of glass – which includes a sunscreen - makes it possible to reap the benefits of a southern exposure to the sun while amplifying the spectacle offered by the large windows.

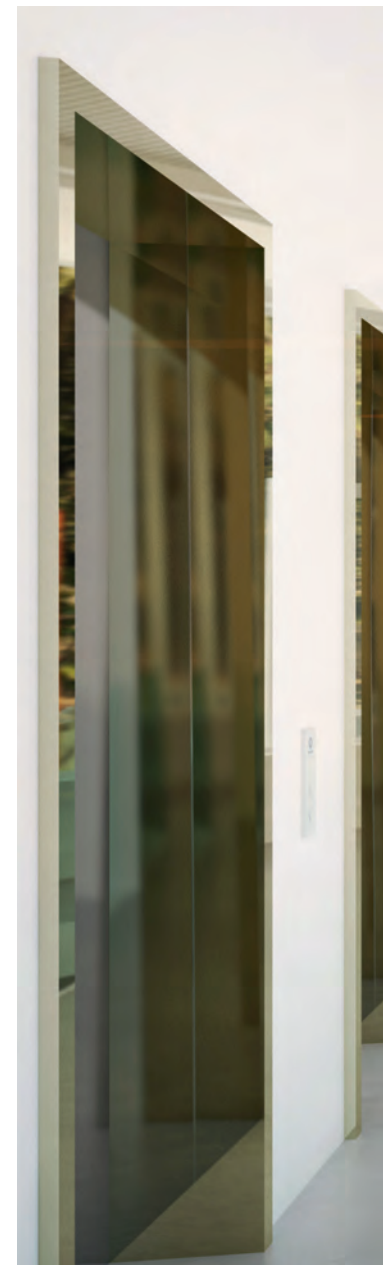
The volumes have been increased by a ‘bow window’ effect on one side of the building; the result is impressive views from every angle.

With materials hand picked to surprise and delight, the colours and designs, based on the natural tones of a tree and the golden light in the leaves, are a reminder that this is a building bringing the outside in.

A LANDMARK BUILDING

INSPIRED BY NATURAL LIGHT, DESIGNED FOR SERENITY

Treesquare has been designed to capture and maximise the available natural light while offering a stylish and modern façade that complements the adjacent architecture and environment.



MOOOI



LAMPADE ILLUMINAZIONE
LIGHTING DESIGN
FOSCARINI



INTERIORS STORE &
NEW COLLECTION
NORR11 REYKJAVIK



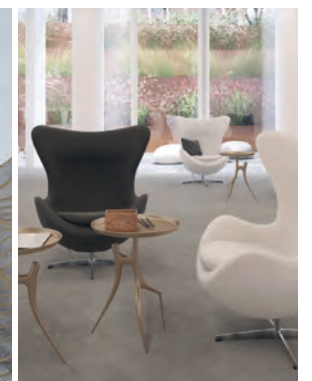
CLOUD-COFFEE-TABLE
LA FEMME DU BUCHERON



CONCRETE AND GOLD
MARTIN BOYCE



TRACIE CHENG ART



ARNE JACOBSEN EGG CHAIR





LOBBY AND GARDEN

OPEN AND AIRY, YET INTIMATE AND SECURE



Awash with light, the high-ceilinged lobby connects the landscaped internal garden with the park. A feast for the fingertips, the exclusive finishes are fine and noble and include materials such as copper, natural stone and wood.

With its clever configuration, the lobby is designed for any security arrangements that might be necessary.

The layout enables a complete separation of access to both the upper floors and parking, ensuring that the building's security is respected and not compromised in any way. Offering incredible versatility, the ground floor is an impressively modular space and is ideal for either a set of meeting rooms, a corporate restaurant or even a conference room, large enough for one hundred people. A stairwell seamlessly links the basement to the ground floor. The parking is accessed in a totally secure manner via two independent vehicle lifts and access to the lobby is achieved via an exclusive glass elevator.

LOBBY AND GARDEN

FLEXIBLE AND MODERN SPACE

Treesquare is a beautiful and inspiring space to work. Offering luxury amenities and luminosity, it offers the perfect work/life balance.



Within the eight upper floors, seven are totally dedicated to offices. Each space offers maximum exposure to light yet the required privacy that you would expect from such a refined building.

All floors have the facilities required of a modern luxurious office: well-appointed kitchenettes,

bathrooms (his/hers), lifts and stairwell, giving staff access to the amenities they want and need. These, combined with the varied offering in the area, mean they have the flexibility to balance work and life in and near the office. With the addition of an internal staircase, it is also possible to create a self-contained duplex.

Based on standard of 135 cm, all the offices are totally modular and versatile. This offers maximum flexibility in order to meet the most varied requirements.



THE ROOFTOP

MAXIMIZING THE “INDOOR-OUTDOOR” SENSATION



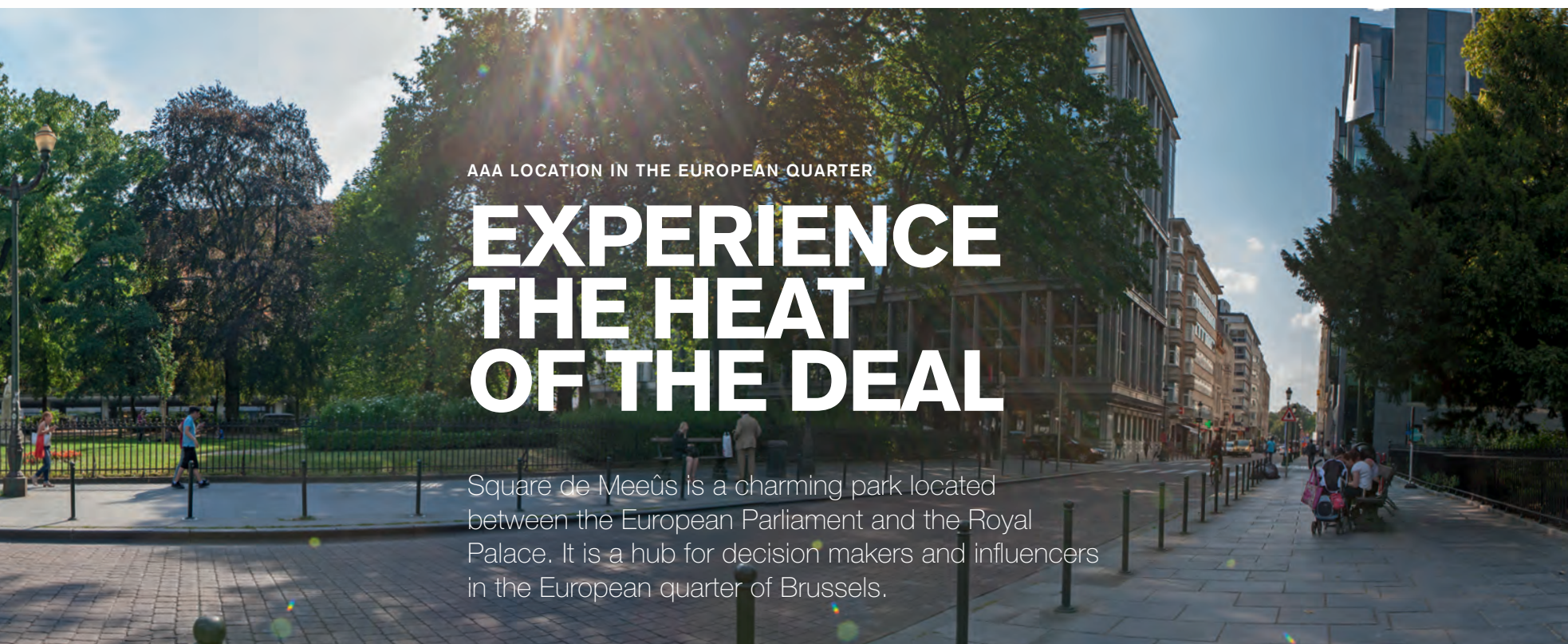

The 8th floor is one of superlatives. It has two large terraces. One, at the rear, has views on the interior garden while the other, on the street, overlooks central Brussels and the Square de Meeûs.

The generous and beautiful expanse allows several possible configurations. It could, for example, be a directors' floor with a boardroom or an exclusive venue for your events and receptions.

Truly exceptional, the spaces of the 8th floor will certainly meet the high expectations of a discerning clientele.







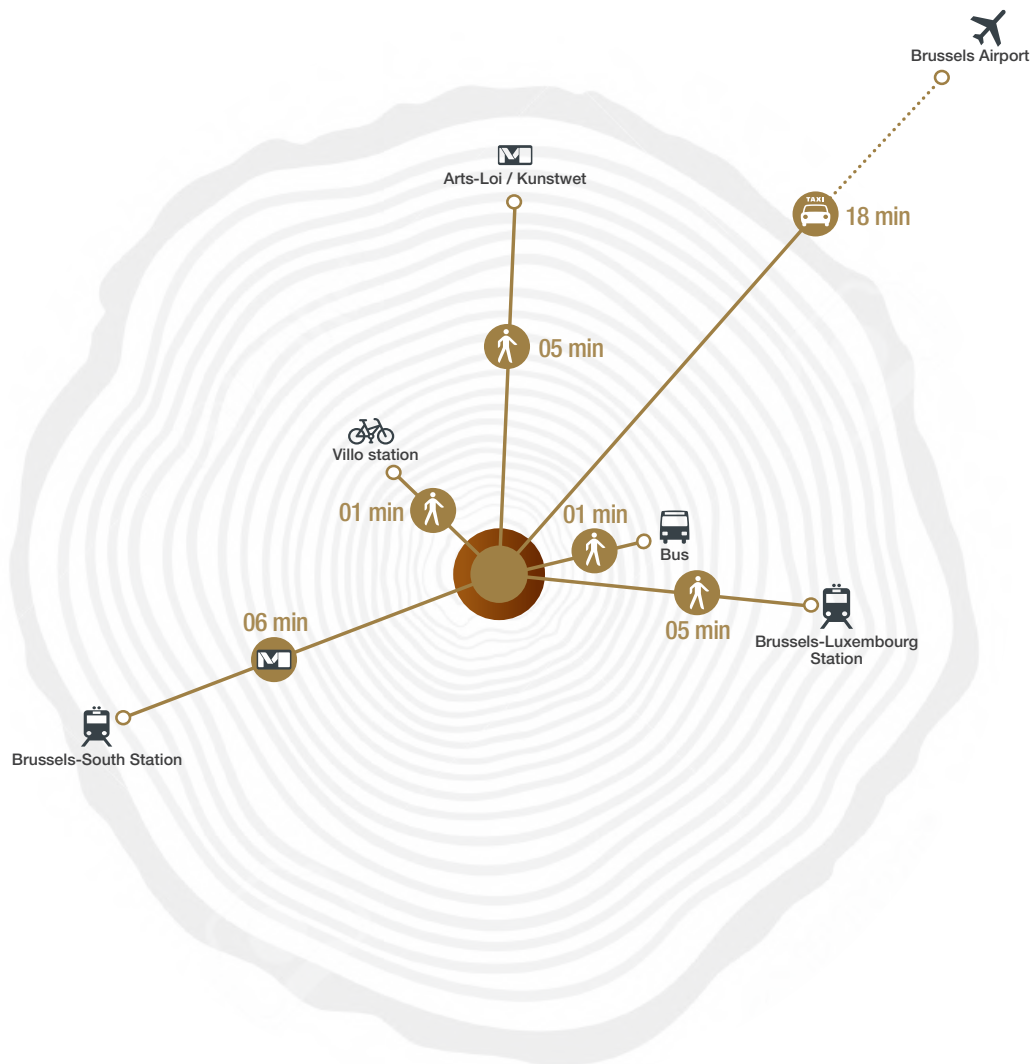
AAA LOCATION IN THE EUROPEAN QUARTER

EXPERIENCE THE HEAT OF THE DEAL

Square de Meeûs is a charming park located between the European Parliament and the Royal Palace. It is a hub for decision makers and influencers in the European quarter of Brussels.

The Square de Meeûs is named in honour of Ferdinand de Meeûs, one of the governors at the “Société Générale” and a member of the Belgian aristocracy. Perhaps it was for its charm and discretion, or perhaps it was its central location near both the Belgian Parliament and Royal Palace, suffice to say the area quickly became home to politicians and the nobility, as well as the international diplomatic corps.

Visibly not much has changed for it is still highly influential and close to where power is wielded today, indeed it has become a hub for both decision makers and influencers in the European quarter of Brussels. The European Parliament as well as the European Commission and Councils are but a stone’s throw away, and many embassies and economic bodies are in the area.



STRATEGICALLY LOCATED

BEST ACCESS TO THE CITY AND SURROUNDINGS

Superbly located for business purposes, the Square de Meeûs is easily accessible from both inside and outside the city using either public or private transport. It is also well served when it comes to dining and shopping.





The main road (Rue Belliard) out to the Ring and the airport is less than 400 metres away, while access from out of town via the Rue de la Loi is only a few hundred metres further. The inner ring road is easily accessed via the Rue du Luxembourg.

The airport is less than 10 km away and both the South and Central stations are easily accessed either by public transport or car. In addition to the in-house parking, several public parking areas are within easy walking distance, whilst both taxi ranks and bike stations are close by.

There are dozens of restaurants in the area with something for everyone, from gourmet food to snack bars, from Chinese to Italian and more.

The Porte de Namur and Toison d'Or shopping areas are within walking distance, and only a little further is the Place Louise and Avenue Louise, and the famous antiques and art area at the Sablon.

Culturally too, you will be well served with many attractions close by: museums, nightlife, more green parks, etc.



BREEAM CERTIFICATE:
'Excellent'

Green credentials
K25 E40

± 6 565 m²
■ Office space area (10 floors)

10 FLOORS

Over and above the generously proportioned ground floor, there are eight upper floors. Each floor is accessed via lifts and staircases (for emergency use).

The open and impressive ground floor has room for a reception area, as well as 32 bicycles. Upper and lower floor access is secured via independent access points.

The two parking levels offer room for a total of 34 vehicles. These are securely accessible by two independent vehicle lifts and access to the lobby is achieved via an exclusive glass elevator.

3	440 m ²	
7	800 m ²	
6	800 m ²	
5	800 m ²	
4	800 m ²	
3	800 m ²	
2	800 m ²	
1	750 m ²	
0	210 m ²	 32 PLACES
-1	365 m ²	
-2	PARKING	 17 PLACES
-3	PARKING	 17 PLACES

Final Surfaces will be confirmed at delivery of the building.

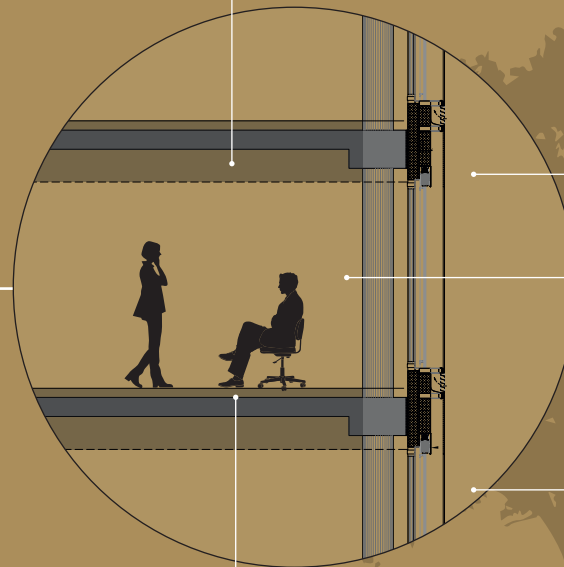
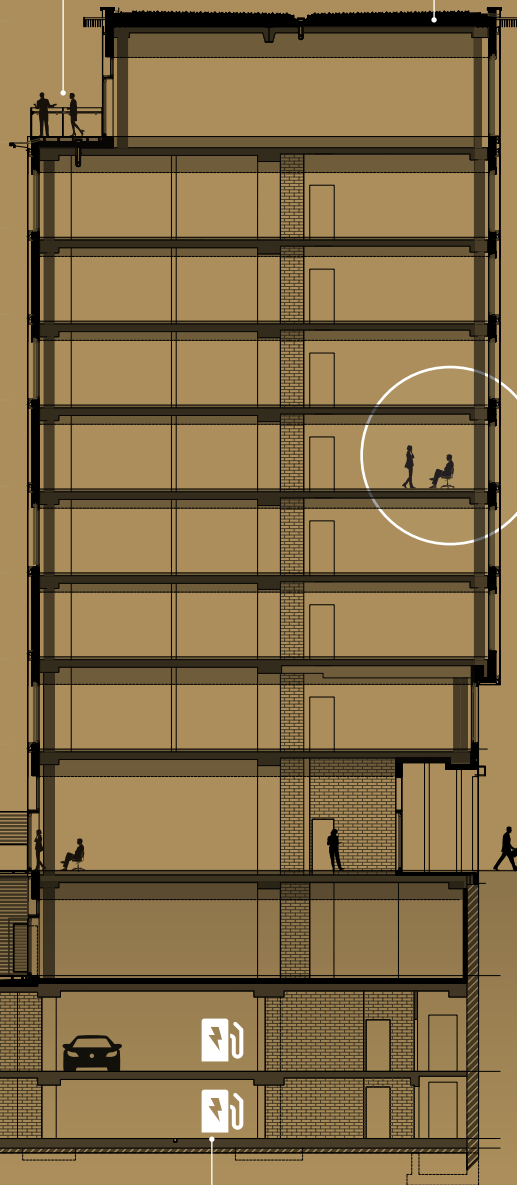
2 Prestigious terraces

Photovoltaic panels

- Green roof with photovoltaic panels

Ceilings

- Climate control ceilings (SAPP ceiling)
- False ceilings



Modularity

- 1,35 metre units

Heights

- 2,7 m in office area
- 3,9 m in reception area on ground floor
- 3,3 m in reception area on 8th floor

Façade

- All glass Double skin façade with integrated solar shades

Garden

EV charging points

Floor

- raised demountable floors



Parking

- 34 car spaces in the basement accessed via secured car lifts (-1, -2)
- 32 bicycles on ground floor level + shower on -1

Car lifts

- 2 car lifts serving 2 parking levels

Lifts

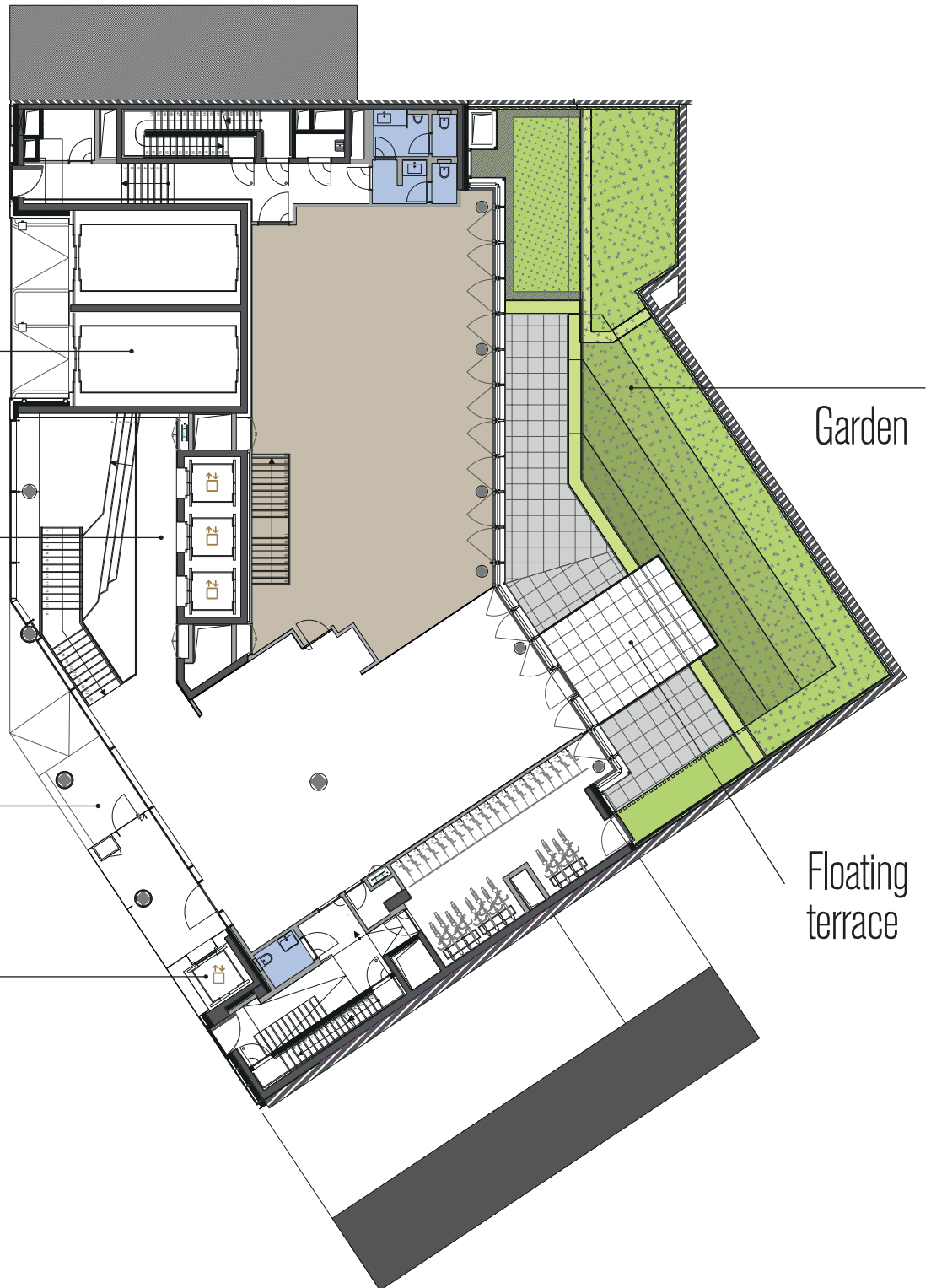
- 3 lifts for 8 pers. [0 > +8]

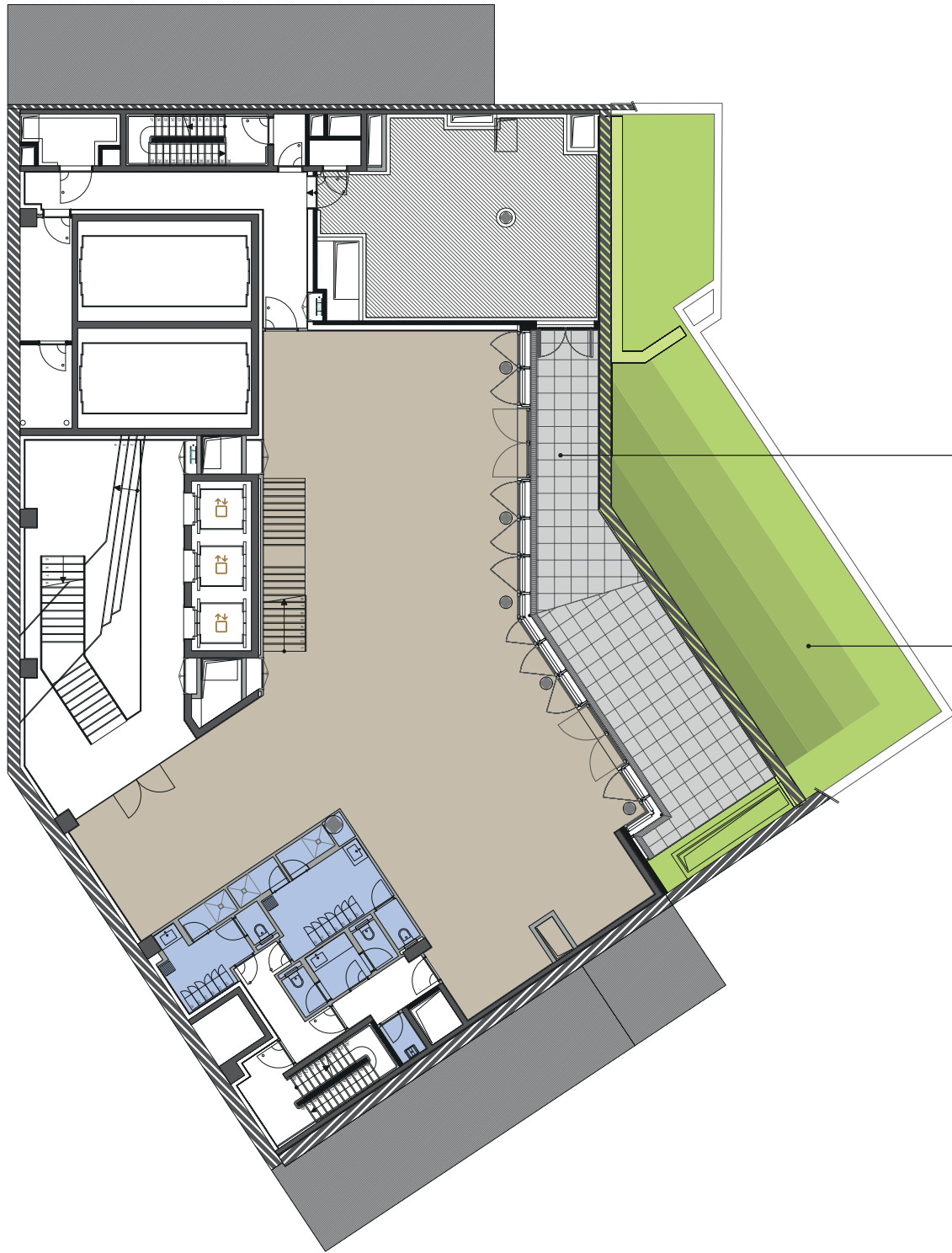
Accessibility

for disabled persons

Lift

- 1 separate lift [-2 > 0]





Private
terrace

Garden





Lighting

- Fully LED equipped
- Office lighting levels 500 lux
- Automatic dimming control

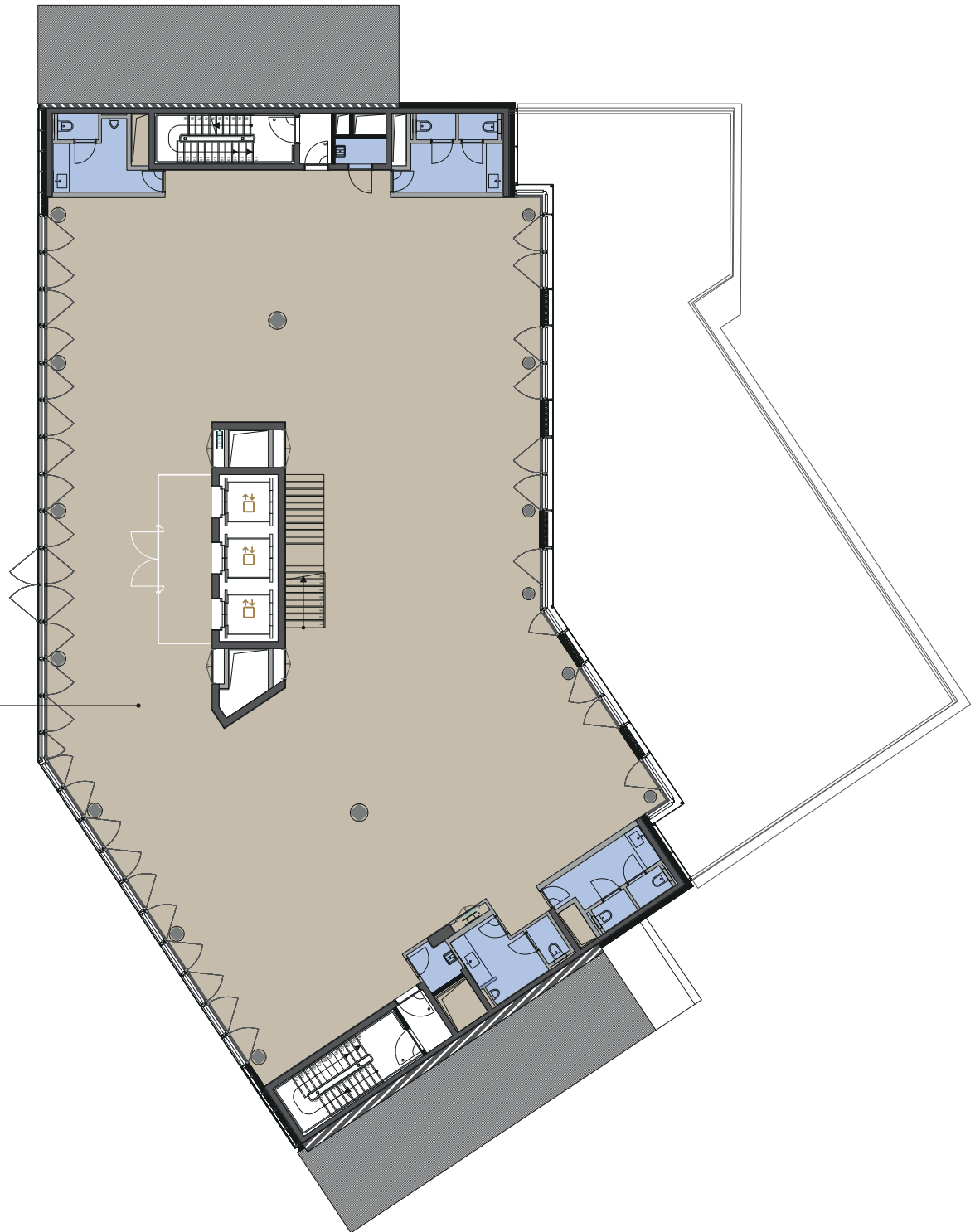
Electricity

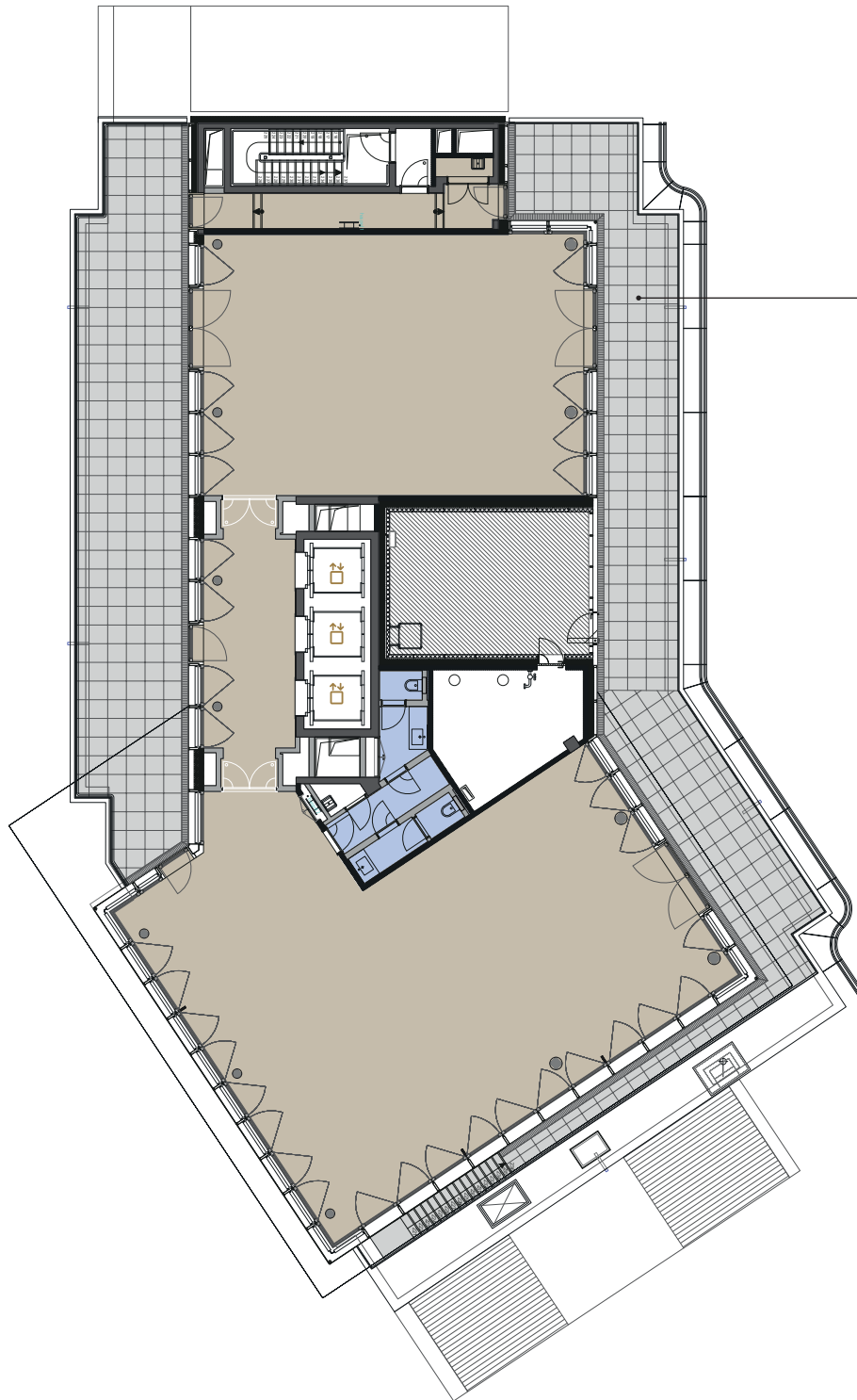
- 2 electrical distribution boards per floor

Space distribution

- Open floor plan

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2 Prestigious terrasses

Air treatment

- Air conditioning via a single air group in the technical room (level -1) : filtration, cooling, heating, humidification and dehumidification.
- Recovery of energy on the take-back air from the offices.
- Offices equipped with climate control ceilings (type SAPP)
- Automatic adjustment of temperature, solar protection and lighting by Building Management System with possible personal intervention
- Inflow of fresh air in the offices assured via the central air treatment group.

ABOUT

LEASINVEST

Regulated real estate company (B-REIT) Leasinvest Real Estate SCA invests in high quality and well-located retail spaces, offices and logistics buildings. At present the total fair value of the directly held real estate portfolio of Leasinvest amounts to € 872 million spread across the Grand Duchy of Luxembourg (54%), Belgium (41%) and Switzerland (5%).

The tenant is key to Leasinvest Real Estate. A proactive commercial approach aimed at fulfilling their needs regarding appropriate professional housing is the guiding principle of Leasinvest Real Estate's strategy.

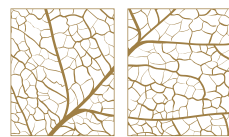
The real estate investment trust is listed on Euronext Brussels and is part of the Bel Mid. The major shareholders of Leasinvest Real Estate are Ackermans & van Haaren Group with 30% and AXA Belgium with 29%.

www.leasinvest.be



Illustrations and descriptions are provided for information purposes only. This is a non-binding document and is valid as far as surfaces are not rented to a third party. Final Surfaces will be confirmed at delivery of the building.

Layout: www.concerto.be · 3D: www.miysis.be



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www.treesquare.be

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