

SOLARIS



**OFFICE BUILDING LOCATED
CHAUSSEE DE LA HULPE 120, BRUSSELS**



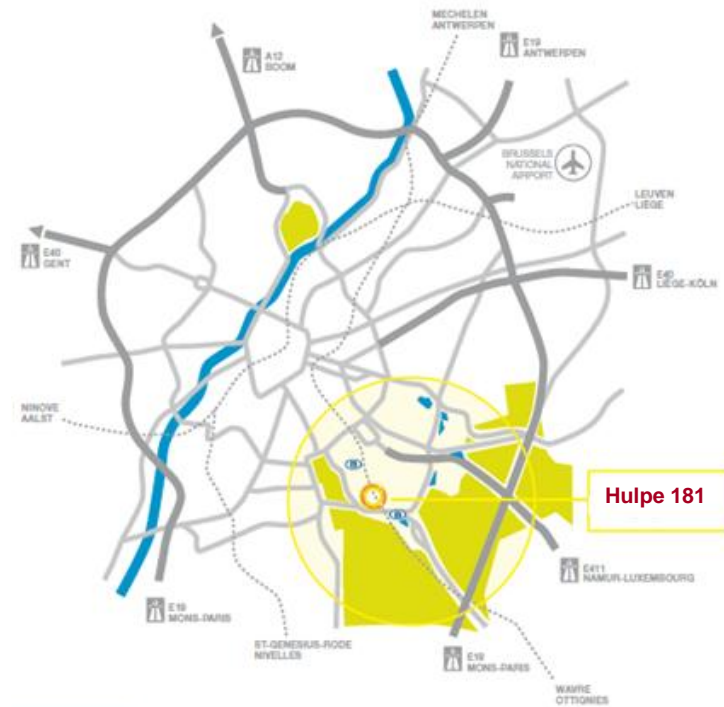
LOCATION

The asset is located within the green belt of Brussels opposite the exceptional natural site of the Forêt de Soignes.

The Building is ideally situated at the green borders of Brussels, near the main entrances of the city and with plenty of public transport nearby: train, tram, bus,...

The immediate surroundings offer a broad variety of services and amusements: a kindergarten and primary school, nursery schools, banks (ING, Fortis), restaurants, boutiques, sports, relaxation...

The building is located at immediate vicinity of the train stations Boondael and Boitsfort and is deserved by several tram and bus lines (94, 366, ...).



THE PROPERTY

OFFICES PREMISES (immediately available)

1st FLOOR :

- 1.295sqm of offices space (possibility to split in 2 or 3 parts)

1st FLOOR :

- 2 small offices space (48sqm and 56sqm)

GROUND FLOOR :

- 2 offices space (120sqm and 142sqm)
- Possible to extend (from 01/01/2018) : 2 offices spaces (256sqm and 172,5 sqm)

GARDEN FLOOR :

- 2 small offices space + 1 open space (49sqm + 42sqm + 160sqm)

PARKING AND ARCHIVES

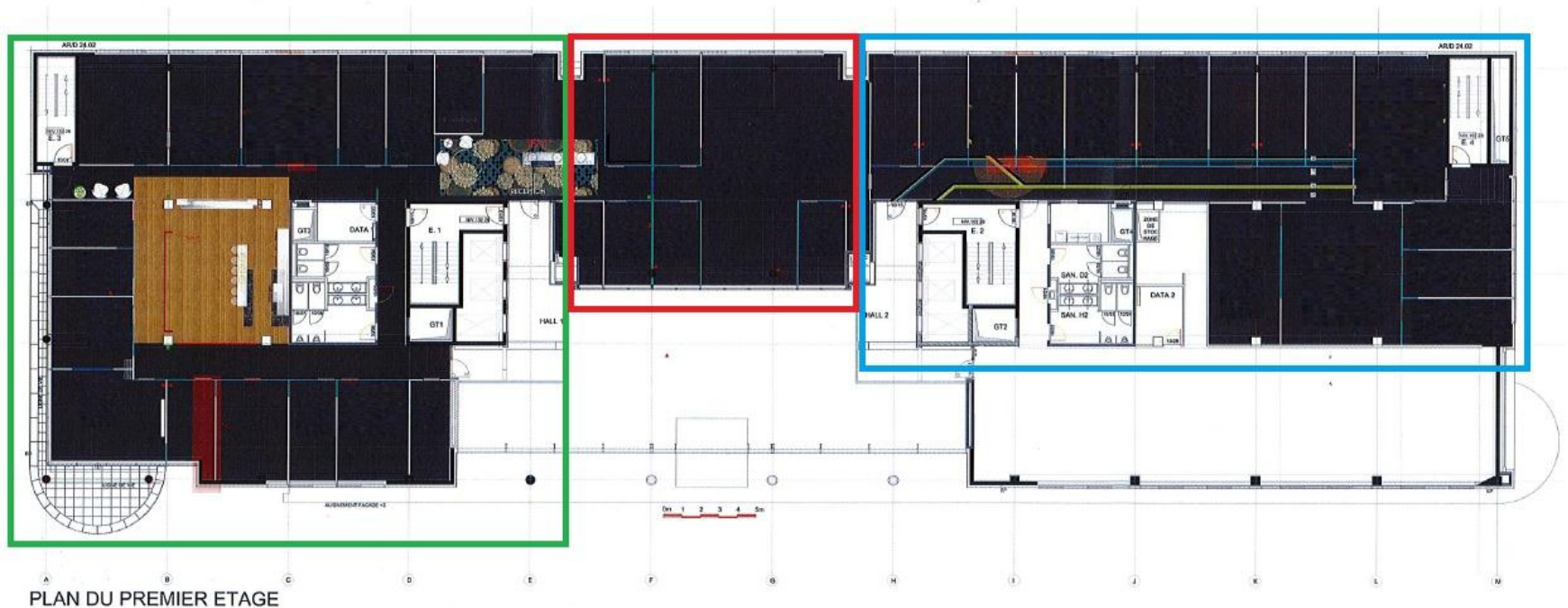
- 1 inside parking spaces/70sqm
- 400sqm of archives (possibility to split from 30sqm)

THE PROPERTY

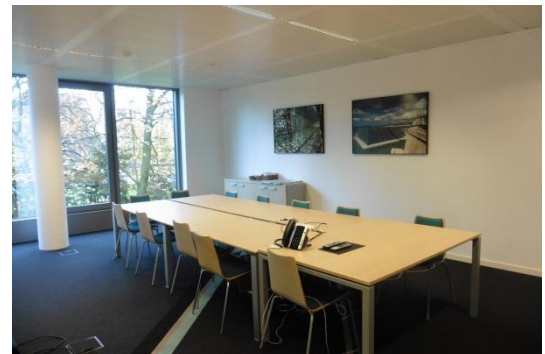
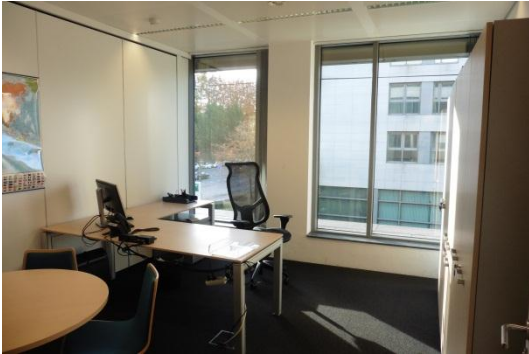
PLAN OF PREMISES

1st FLOOR : 1.295sqm : 600sqm (green) – 250sqm (red) – 450sqm (blue) - (completely partitioned)

RENT : 188€/sqm/year



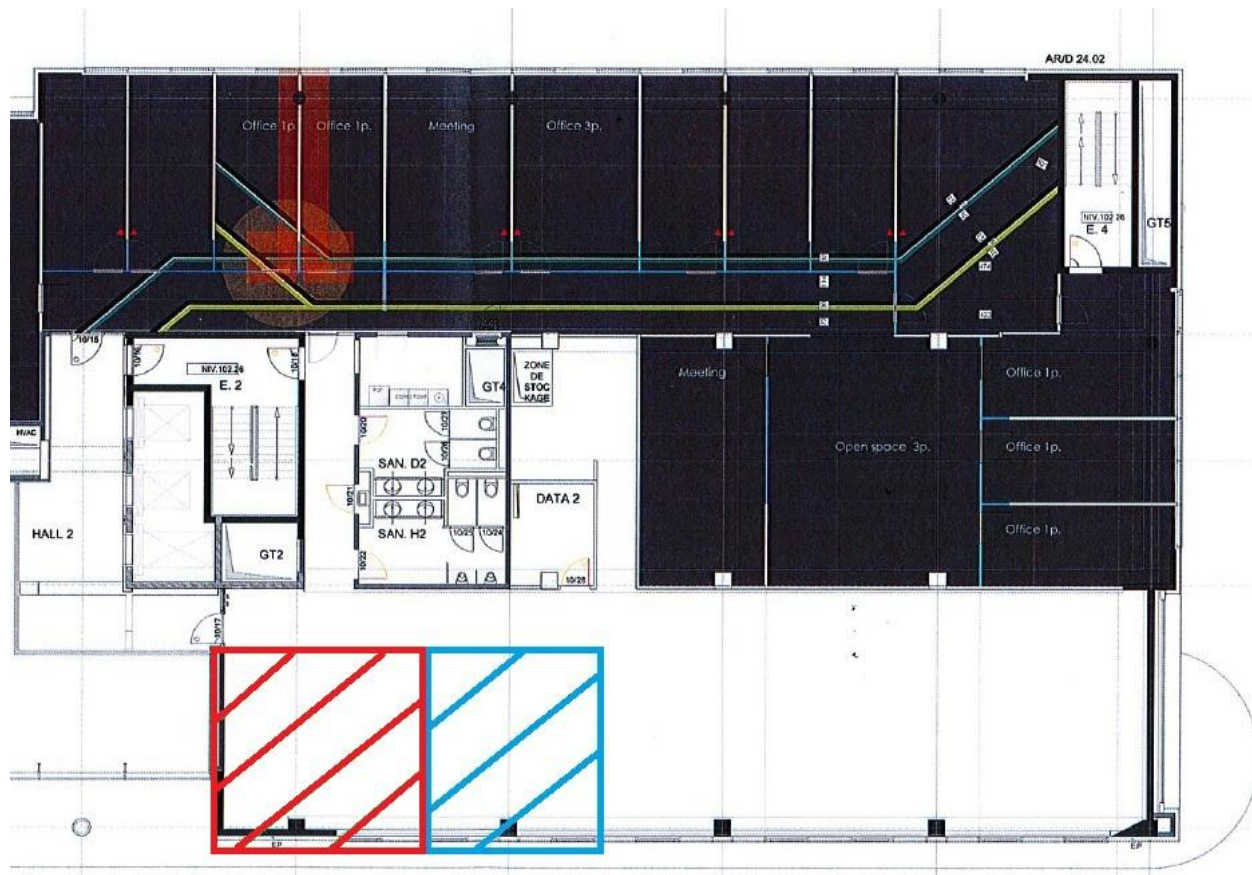
THE PROPERTY



THE PROPERTY

1st FLOOR (right side) : 2 small offices : 56sqm (red) and 48sqm (blue)

RENT : 195€/sqm/year



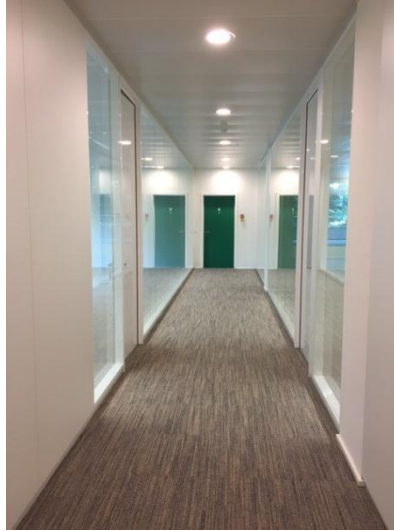
THE PROPERTY

GROUND FLOOR (right side) : 2 offices space :120sqm (blue) and 142sqm (red)

RENT : 195€/sqm/year

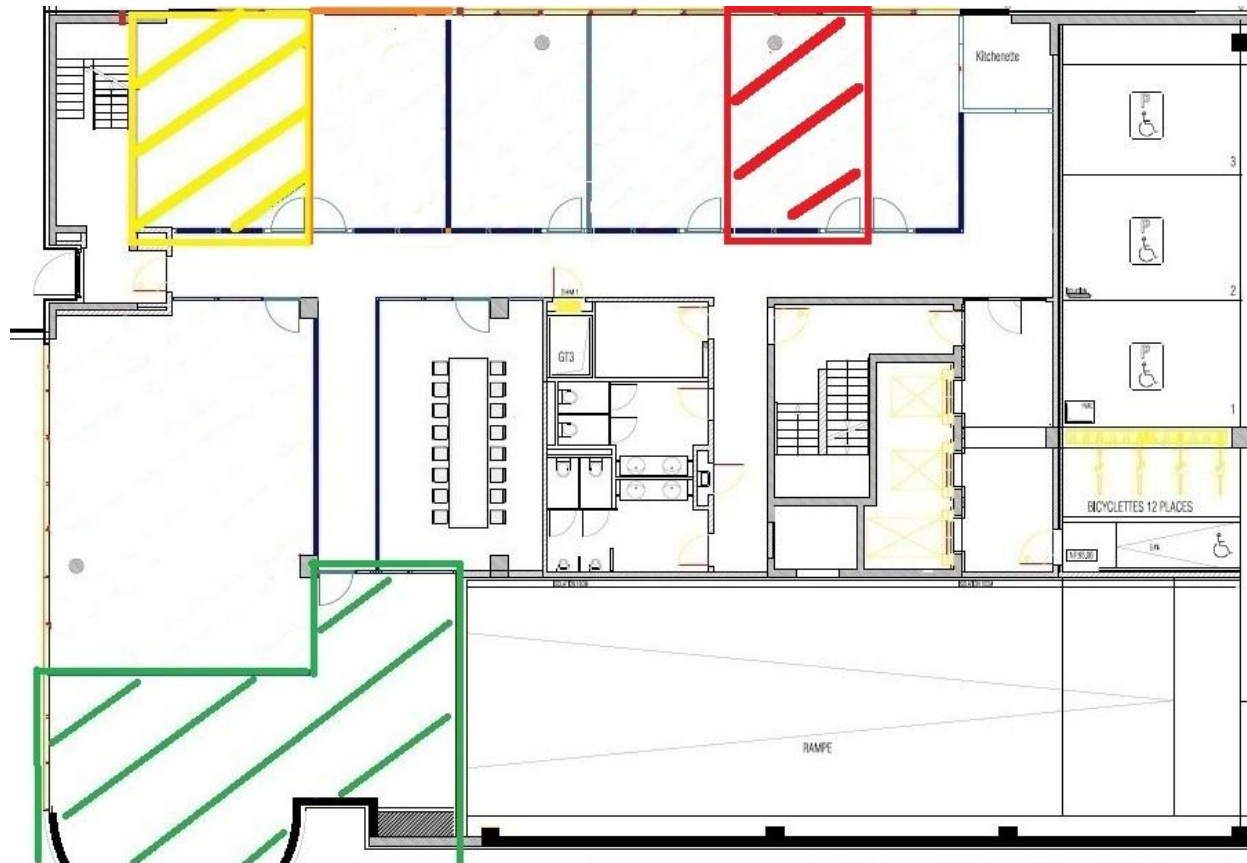


THE PROPERTY



THE PROPERTY

GARDEN FLOOR : 2 small offices space : 49sqm (yellow) and 42sqm (red)



RENT : small offices : 215sqm/sqm/year and open space : 150€/sqm/year

THE PROPERTY



FINANCIAL CONDITIONS

RENT

1st FLOOR :

- Offices : 1.295sqm at 188€/sqm/year = 243.460€/year
- Offices : 56sqm at 195€/sqm/year = 10.920€/year
- Offices: 48sqm at 195€/sqm/year = 9.360€/year

Archives: 80€/sqm/year

Parking inside (ratio : 1/70sqm) : 1.800€/unit/year

GROUND FLOOR :

- Offices : 120sqm at 195€/sqm/year = 23.400€/year
- Offices : 142sqm at 195€/sqm/year = 27.690€/year

GARDEN FLOOR :

- Offices : 49sqm at 215€/sqm/year = 10.535€/year
- Offices : 42sqm at 215€/sqm/year = 9.030€/year
- Offices : 160sqm at 150€/sqm/year = 24.000€/year

CHARGES and TAXES

- Common charges: 31,96€/sqm/year
- Real estate taxes: 35,67€/sqm/year
- Local taxes: 10,34€/sqm/year
- Regional taxes: 9,82€/sqm/year

TECHNICAL SPECIFICATIONS

The building was built in 2010 :

- Ceiling with reversible heating/cooling
- Hygienic dual flow ventilation
- 1,35m modules
- Raised floors with 1,35m framework units
- Security access control
- Capture of rainwater
- Double glazing
- Partitioning with glaze and wood wall
- 2 banks of 3 lifts (including freight lift)
- Full Concierge services
- Meeting room
- Photovoltaic energy end geothermal energy
- 1st Valideo Certification in Belgium

CONTACT

For further information, please contact:

FIDENTIA Real Estate Investments
Chaussée de la Hulpe 120
1000 Bruxelles

Tel: +32 (0) 2 790 25 80
Fax: +32 (0) 2 790 25 89

Louis de Halleux

l.dehalleux@fidentia.be

Sébastien Goethals

s.goethals@fidentia.be

Sandrine Bareel

s.bareel@fidentia.lu

For professional use only. Assumptions, figures and calculations contained in this publication are intended to be indicative only. This publication is not a formal offering and will not form part of any contract with Fidentia Real Estate Investments SA or any third party. No responsibility is accepted by Fidentia Real Estate Investments SA for any errors that may be contained in or for any loss occasioned through reliance on this publication.

This investment's proposal has not been recommended by any federal or state securities commission or regulatory authority in Belgium or elsewhere. Nothing on this presentation shall be regarded or taken as financial advice.