

TWEED

Sturdy offices with a soft touch



INSPIRATION

Nothing worth having comes easy



- INSPIRATION
- LOCATION & ACCESSIBILITY
- A DISTINCTIVE ADDRESS
- FUNCTIONALITY & FLEXIBILITY
- SUSTAINABILITY



INSPIRATION

Nothing worth having comes easy

A CITY PROJECT WITH INDIVIDUAL COMFORT AT ITS CORE.

Situated at the heart of Brussels, Tweed is 16,000 m² and 12 floors of state-of-the-art workspace.

Tweed comprises; a spacious welcome atrium at ground floor level, with green areas, lounge and restaurant; a first-floor mezzanine leading to 10 floors of bespoke office-space; four external terraces and a further 160 m² of roof-top space offering unrivalled views of the Brussels skyline, its impressive Palais de Justice and the surrounding city centre.

Tweed brings something new – a contemporary working environment and vast office space, with individual tenant comfort and well-being at its heart.

WORKSPACE DESIGNED FOR TODAY.

Tweed and its tenants will help to shape the 'New World of Work', a construction principle that is committed to providing new ways of working, with all 21st Century office and business requirements considered and catered for. From the moment of entering through its doors, there is harmony. It's a welcome of relaxed calm – the result of an architectural vision that carefully channels daylight to nourish an avenue of natural plants and greenery – a perfect and peaceful entry-point that leads via an open mezzanine to 10 floors of large volume office space. At rooftop level,

Tweed offers serenity again, with 260 m² of roof terraces and cityscape views. It's another fresh-touch, with more opportunity to relax, and an alternative place to think, work and meet.



INSPIRATION

Nothing worth having comes easy

A MAJOR INNERCITY PROJECT WITH INDIVIDUAL COMFORT AT ITS CORE



- SUSTAINABILITY
- FUNCTIONALITY & FLEXIBILITY
- A DISTINCTIVE ADDRESS
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SUSTAINABILITY

FUNCTIONALITY & FLEXIBILITY

A DISTINCTIVE ADDRESS

LOCATION & ACCESSIBILITY

It's all about
LOCATION #
& ACCESSIBILITY

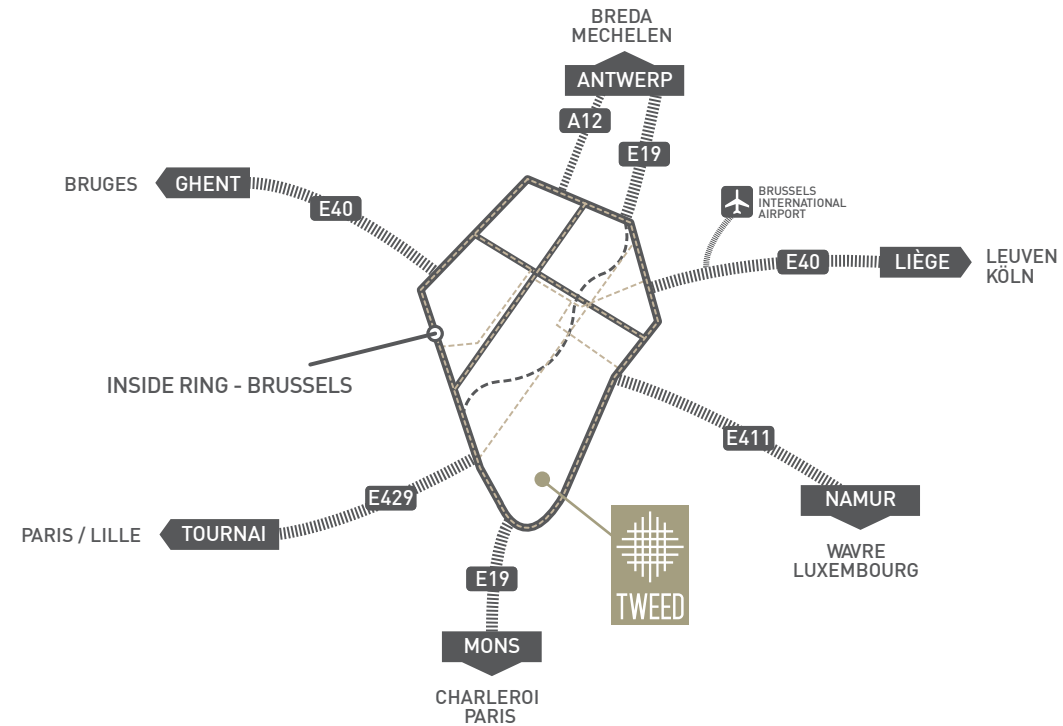
It's all about LOCATION

A PERFECT LOCATION FOR BUSINESS.

Situated centrally in the Law quarter of Brussels, on the Rue aux Laines, between Place Poelaert and Place Jean Jacobs and facing the famous Palais de Justice, Tweed offers a prime Brussels location, with many major business institutions and a varied choice of amenities on its doorstep.

Tweed is a short walk from Brussels' premium shopping location, Avenue Louise - the home to luxury brand boutiques and the majority of Brussels finest hotels. Crossing the bustling Place Toison D'or, with its popular restaurants, shops and cinema, the peaceful Sablon quarter can be found, celebrated for its antique shops, art galleries, small and fashionable restaurants.

The neighbouring Parc d'Egmont, is a small haven of quiet green space, while the Marolles quarter, and its famed Place du Jeu de Balle, is a vibrant and colorful artists sector, guaranteed to please visitors in search of something out of the ordinary.



- 15 MIN** to the Central Station, 2 tube lines and National Rail station.
- 9 MINS** to the Brussels-Midi Station (International railway station)
- 15 MINS** to the Grand Place
- 15 MINS** to European neighborhood
- 25 MINS** to the Brussels International Airport



SUSTAINABILITY

FUNCTIONALITY & FLEXIBILITY

A DISTINCTIVE ADDRESS

LOCATION & ACCESSIBILITY

It's all about ACCESSIBILITY

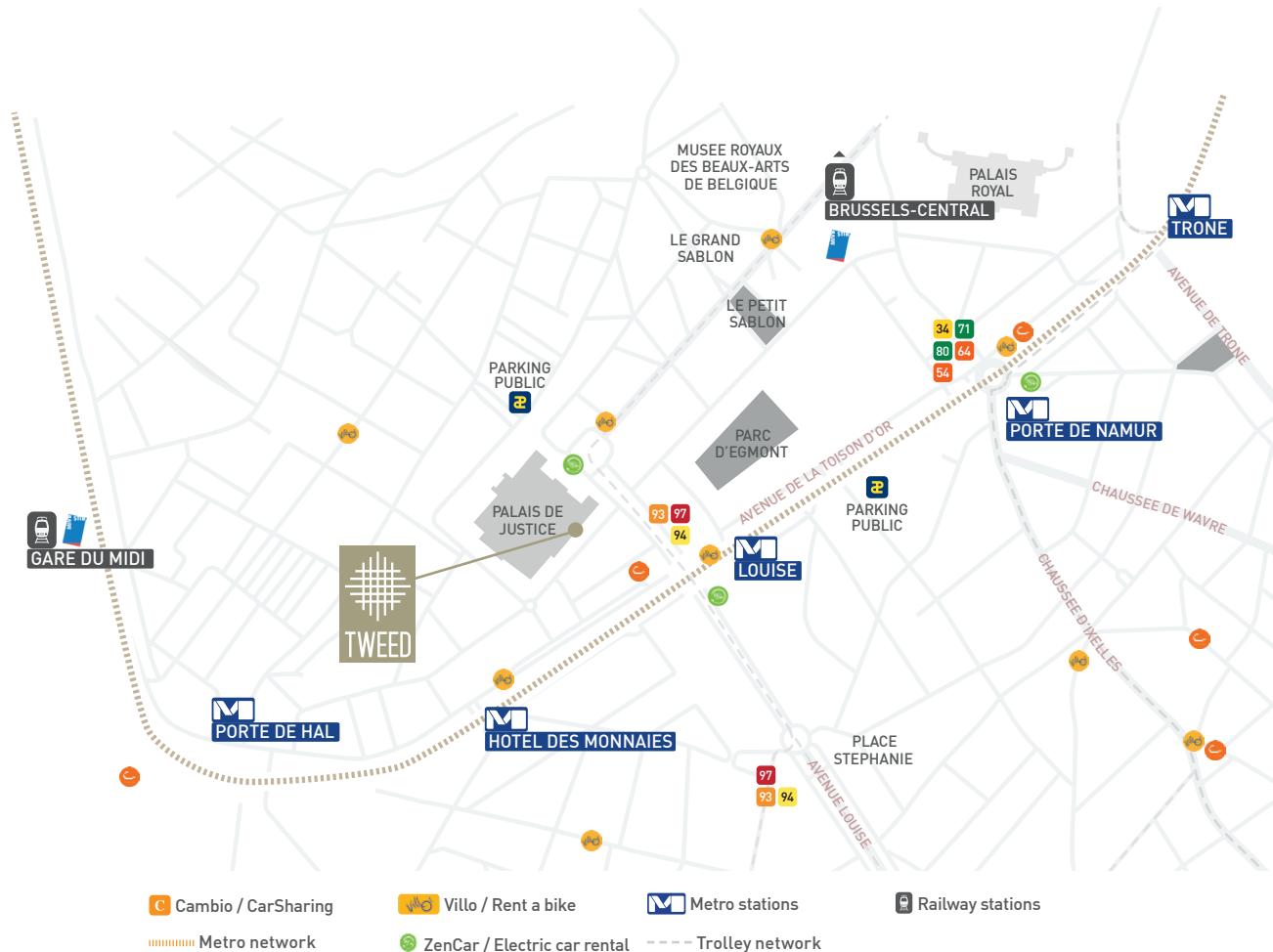
ACCESSIBILITY FOR ALL.

By foot, by public transport, by two wheels or four, accessing Tweed is easy.

A dedicated parking space for 79 cars, featuring wide access points and enlarged spaces for those with reduced mobility, provides simple, safe and practical parking. Electric mobility is of course catered for, with a dedicated EV station that includes ten quick-charge points. As well as Tweed's own car park, the neighboring Sablon-Poelaert public car park provides additional space for up to 500 vehicles.

Secure cycle parking can be accessed from the street and includes shower facilities reserved specially for Tweed tenants who cycle to work, while for those using the popular Brussels 'Villo!' (Electric cycle) network, the Poelaert 'Villo!' point is situated a few metres from Tweed. For those travelling by public transport, all main underground trains, tram and bus lines can be accessed at the Place Poelaert and Place Louise stations. For National and International train connections, Brussels-Midi station is also within easy reach by foot or public transport.

Situated on Brussels 'petit ceinture' (city centre ring), Tweed can be accessed by all main road routes from within Brussels or beyond.



Design is not what it looks like, design is how it works

FUNCTIONALITY & FLEXIBILITY





FUNCTIONALITY & FLEXIBILITY

Design is not what it looks like, design is how it works

Floor 11	: 85 m ² + external terrace total area of 260 m ²
Floor 10	: 298 m ²
Floor 9	: 1450 m ²
Floor 8	: 1450 m ² + external terrace area of 68 m ²
Floor 7	: 1549 m ²
Floor 6	: 1549 m ²
Floor 5	: 1549 m ² + external terrace area of 197 m ²
Floor 4	: 1762 m ²
Floor 3	: 1762 m ²
Floor 2	: 1762 m ²
Floor 1	: 1647 m ²
Ground Floor	: 1125 m ²
Underground 1	: 80 m ² archives + 34 parking spaces
Underground 2	: 405 m ² archives + 45 parking spaces

Offices : 15988 m²
Archives : 485 m²
Parking spaces : 79 parking spaces





SUSTAINABILITY

It takes forever, and that's the point



SUSTAINABILITY

It takes forever, and that's the point

ABSOLUTE PERFORMANCE.

At Tweed, tenant comfort and well-being is ingrained. Each office floor is high volume workspace, designed to optimise all the benefits of natural light. Modular and flexible, each office floor can be divided, to host one or more tenants. Each office has dedicated reception areas, private sanitary facilities, and two emergency stairways. Throughout, Tweed is served by three state-of-the-art lifts, powered by twin batteries for optimum performance and safety.

Ceiling height is optimized throughout the building to 2m70, ensuring again relaxed space and comfort. Integrated within each ceiling is a HVAC (Heating, Ventilation and Air Conditioning system), with perforated aluminium ceilings and floors at every level. External walls, with a façade depth of 1m35, combine high-performance metal materials and glazing, with natural stone walls. One window in two is of opening bay design, with large format sliding 'French door' systems for access to the external terraces.

Tweed is finished to the highest quality; floors of natural stone and granite and sound-proofed internal walls in the welcome atrium; perforated aluminum ceilings and on all office floors; porcelain ceramic tiling for lift and access halls; large format sanitary tiling and comfort lighting in comfort and washroom areas.

A LONG-TERM APPROACH TO SUSTAINABILITY.

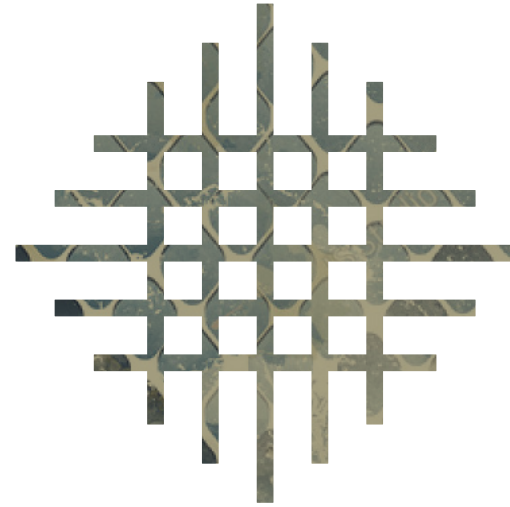
Tweed has been constructed using the most efficient building techniques and materials, without compromising the ultimate goal of providing contemporary tenant comfort.

Meeting all 'Passive 2015' criteria, Tweed features 'green roofs', with photovoltaic panels, rain-water recuperation and storm basin systems. Throughout the building, an automated GTC System (General Temperature Control), allows ultra-efficient management of heating and electrical installations. Constant automated monitoring and adjustment provides thermal efficiency, optimizes energy costs, ensures security, and again, enhances tenant comfort.

Throughout the Office space, LED lighting is managed by absence detectors, in addition, light sensors are installed within ceilings to measure natural daylight levels within the room and compensate office lighting accordingly.

Total primary energy consumption of the total building will not exceed 15kWh/m²/per annum.

Tweed meets all the requirements of the BREEAM (Building Research Establishment Environmental Assessment Method) certification, achieving an overall rating of 'Excellent'.



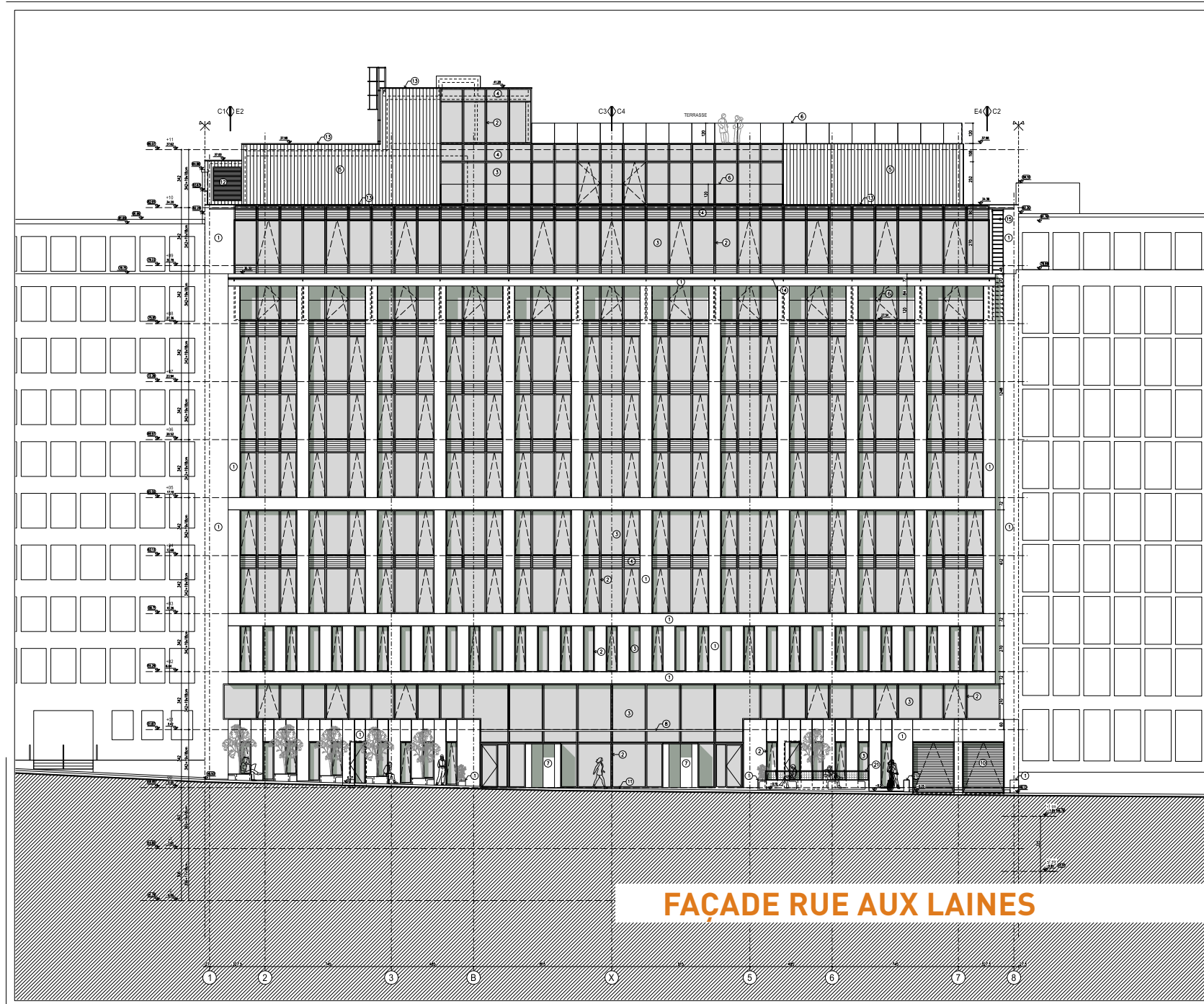
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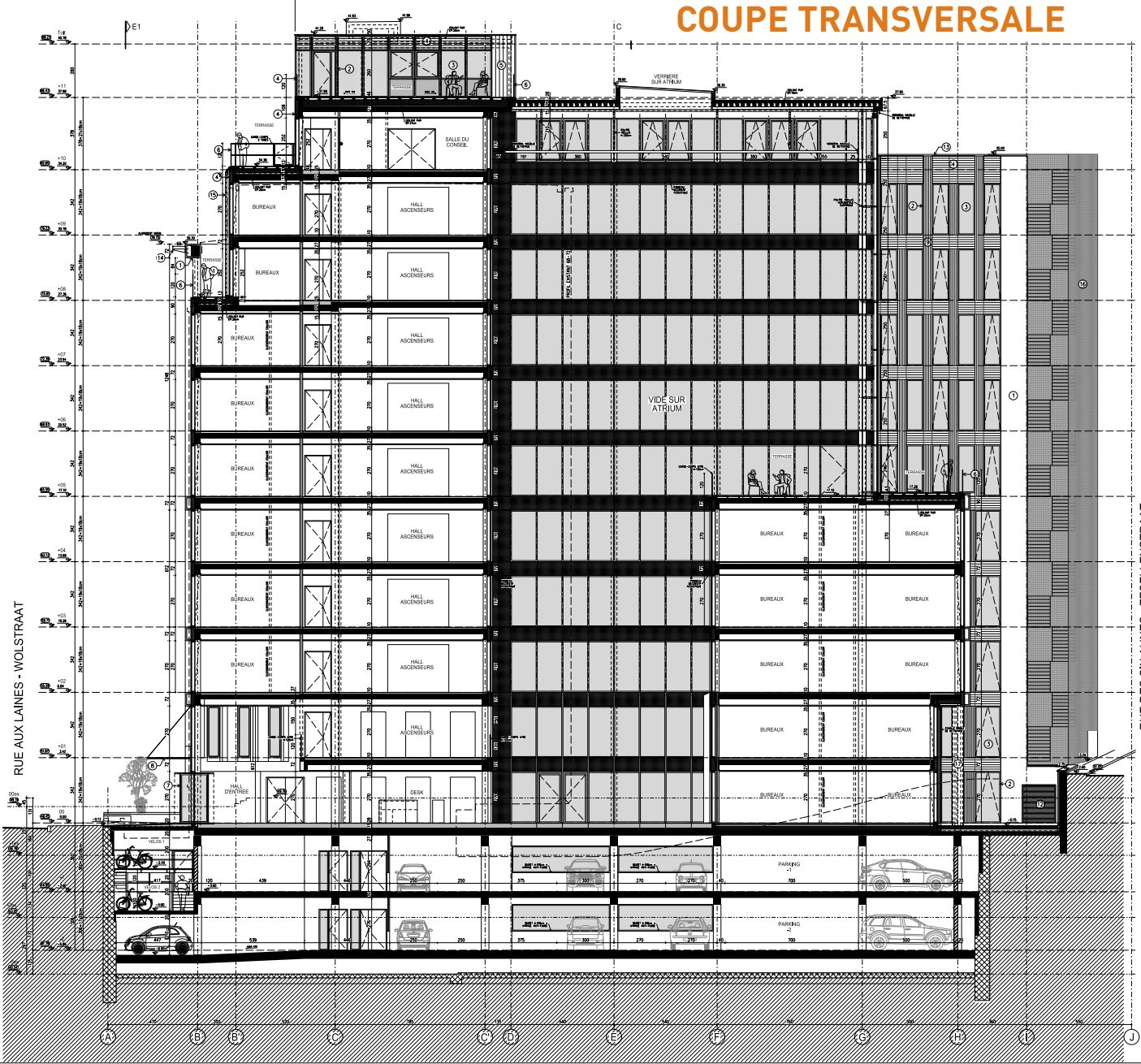
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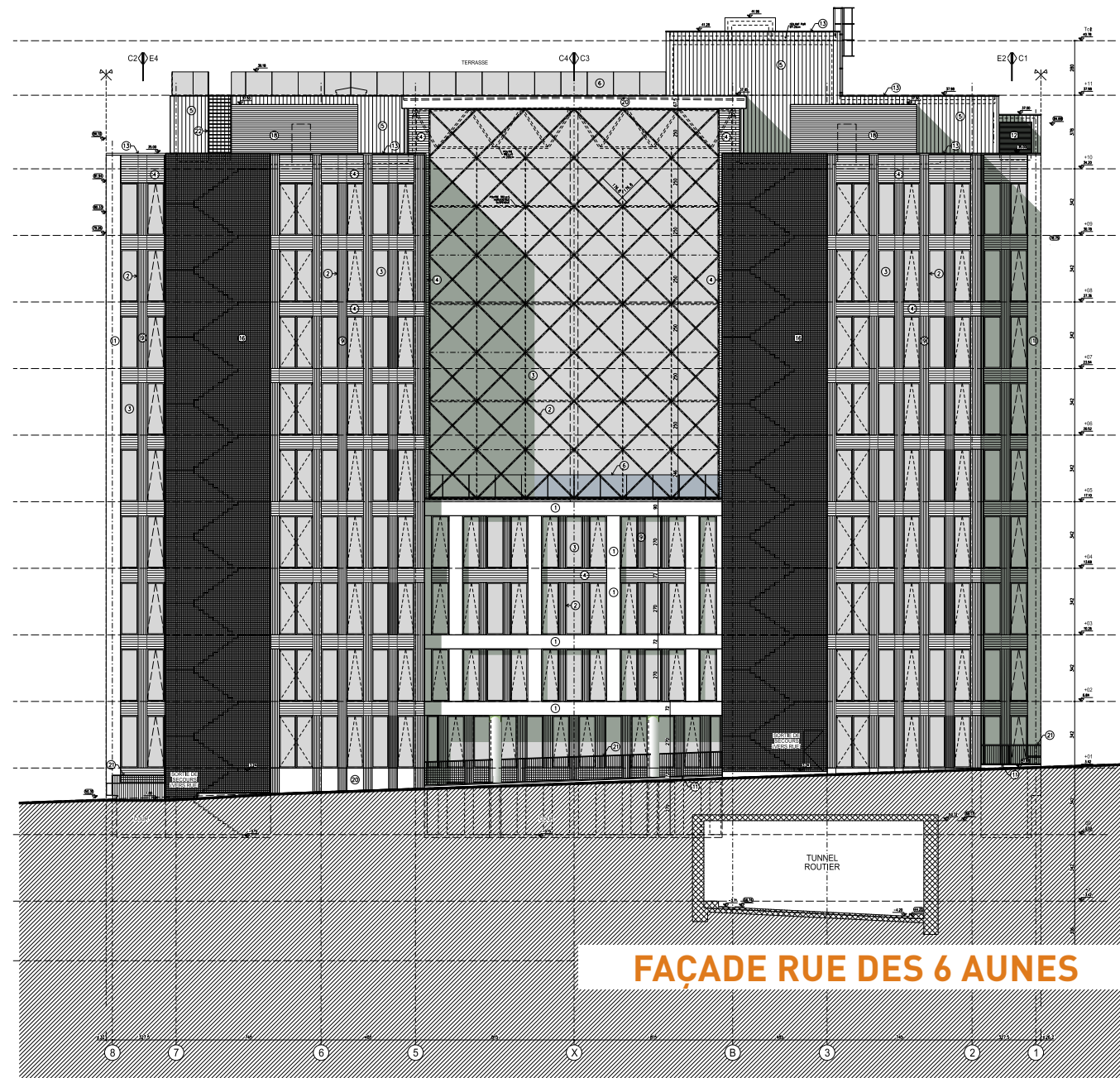


MACAN DEVELOPMENT

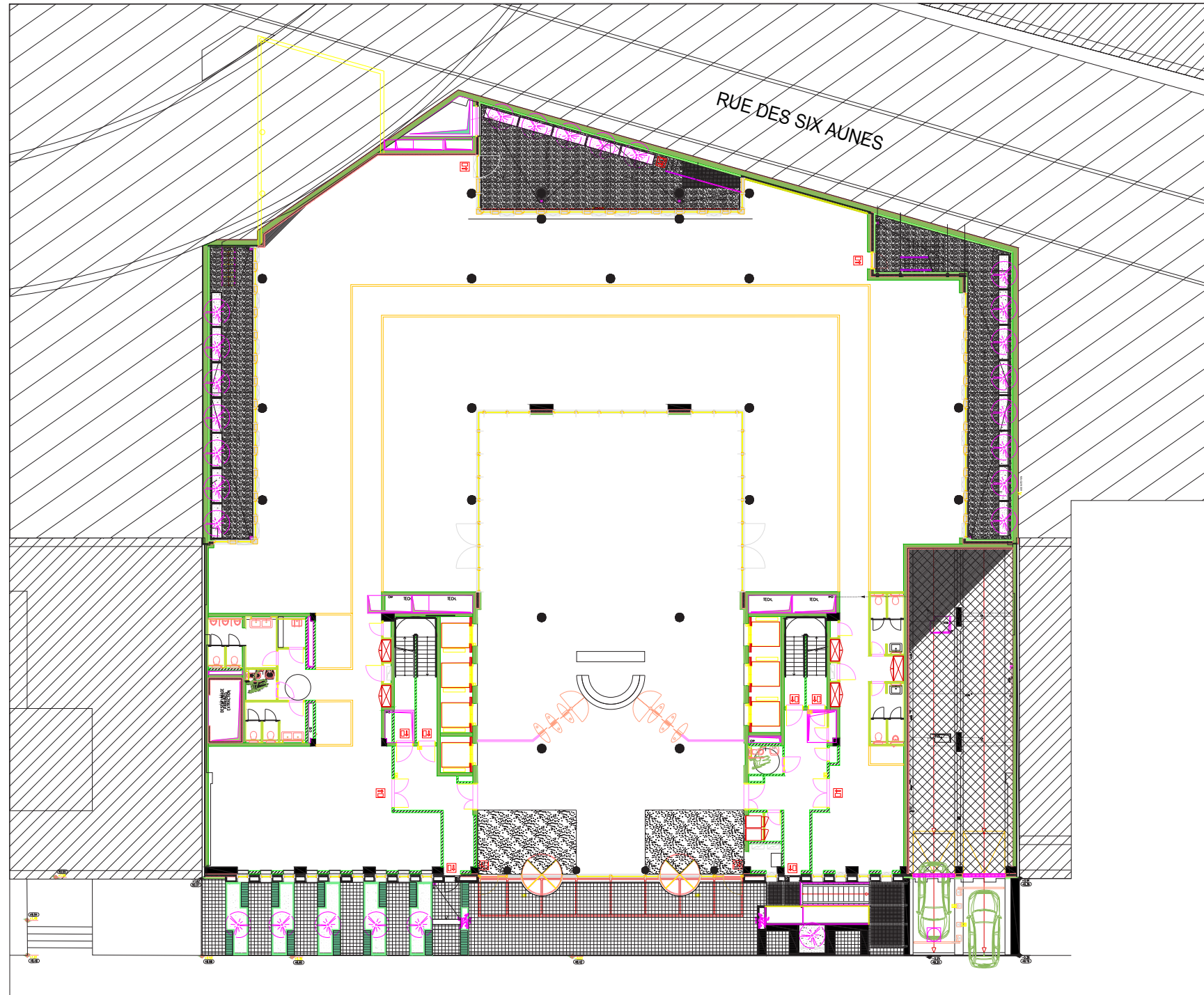


COUPE TRANSVERSALE

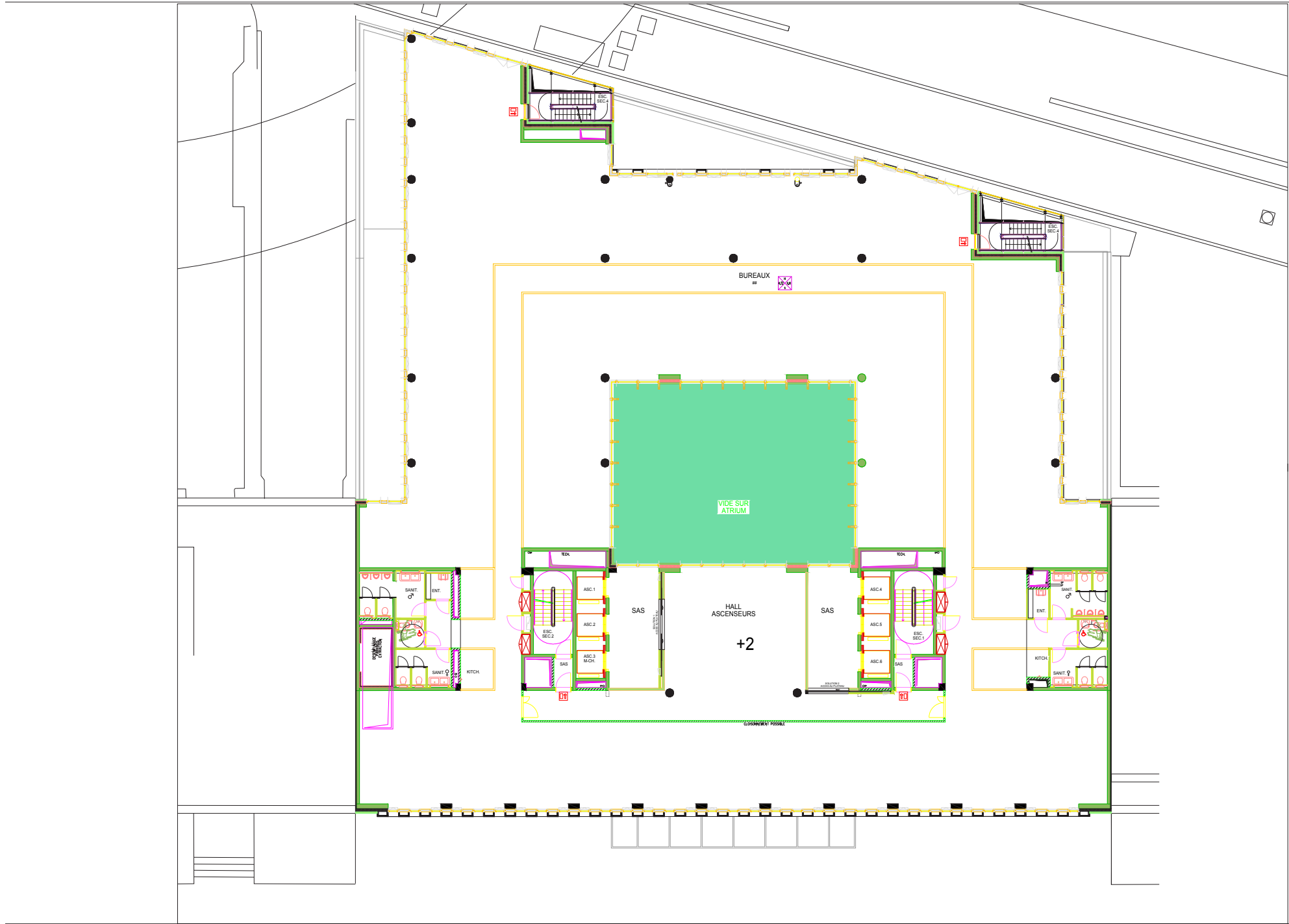




FAÇADE RUE DES 6 AUNES



Ground floor



Floor +2