

BASTION TOWER

BRUSSELS

CONTENTS

4
BUILDING

10
VIEWS FROM THE TOP

12
LOCATION

14
TRANSPORT ACCESSIBILITY

16
LOCAL LIFESTYLE

18
SERVICES

22
ACCOMMODATION

26
TECHNICAL SPECIFICATIONS

27
TYPICAL FLOORS

28
CURRENTLY UNDERWAY



Non contractual document

WELCOME TO THE BASTION TOWER, BRUSSELS!

Bastion Tower is a Brussels landmark, one of the tallest buildings in the heart of our prosperous European capital. It benefits from a prime location in the very centre of Brussels' key business district.

Bastion Tower is a remarkable highlight of the Brussels skyline. Soaring to a height of 100 metres, it dominates the Brussels skyline and offers breathtaking panoramic views over the city.

The Perfect Address for Enhancing Your Business in Brussels

A Distinctive and Distinguished Brussels Landmark

Bastion Tower is one of only four skyscrapers in Brussels. Originally built by architect Robert Goffaux in 1965, this standalone L-shaped construction instantly became a local landmark. This prestigious address suits the needs of both established international and smaller-scale companies alike.



BUILDING

This highly prominent building is a well-known Brussels landmark.

CONSTRUCTION

Robert Goffaux designed Bastion Tower in 1965 in the Postmodern style. It was the city's first skyscraper, standing 25 floors high. He used natural Pierre de Chauvigny stone, beautifully finished with Assione granite between its windows.

Bastion Tower was extensively modernized by Aldo Sanguinetti in 1995, with particular emphasis on IT integration, security, air-conditioning and lighting, transforming the property into a grade A modern office space. The Brussels authorities renewed Bastion Tower's environmental permit in 2015.

UPCOMING INVESTMENTS AND INFRASTRUCTURE IMPROVEMENTS

In more recent times, measures such as the complete overhaul of the building's eight elevators, the upgrading of its HVAC system including new cooling and regulation devices, the introduction of CCTV in the lobby as well as under ground level have all contributed to the improvement of the building's efficiency and security. In addition, Bastion Tower is now equipped to accommodate electric vehicles. A forthcoming façade renovation is currently under consideration.

CURRENT TENANTS

Bastion Tower is proud to be home to a wide range of firms, a fact that attests to its commitment to diversity. The longest-standing tenant is a multinational law firm. The other tenants include major global financial and petrochemical corporations, worldwide recruitment agencies, several dynamic start-ups and an embassy.











VIEWS FROM THE TOP

Bastion Tower's upper storeys
provide breathtaking panoramic
views of Brussels and its
outlying surroundings.





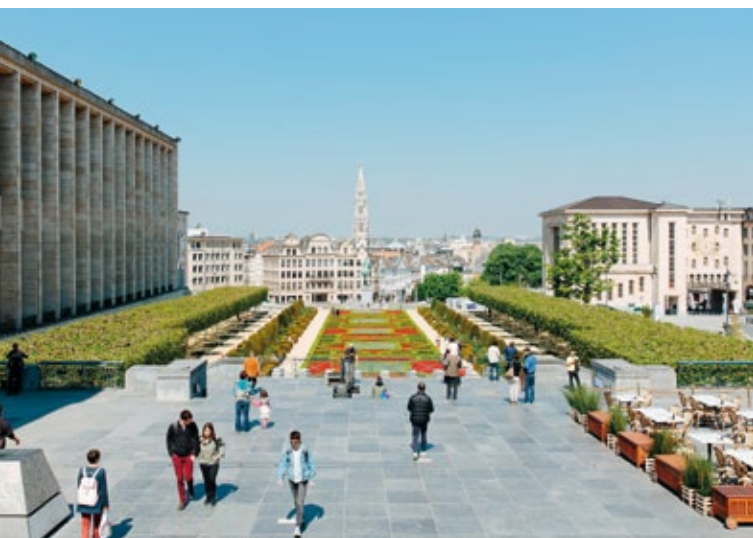
Namur Street

View from 22nd floor



A Prime Location in the Centre of Brussels' Key Business District

Non contractual document



Mont des Arts





Egmont Park

LOCATION

The Bastion Tower is ideally located in the southwest of Brussels at the crossroads of three of the city's thriving districts; the European district, the Leopold district and Avenue Louise.

Non contractual document

Royal Palace



Royal Square

Non contractual document

Non contractual document

ACCESSIBILITY



Brussels International Airport is only a short 30 minutes' drive away.



A taxi rank is located at the bottom of Bastion Tower entrance.



Five national city bus lines stop beside the main entrance.



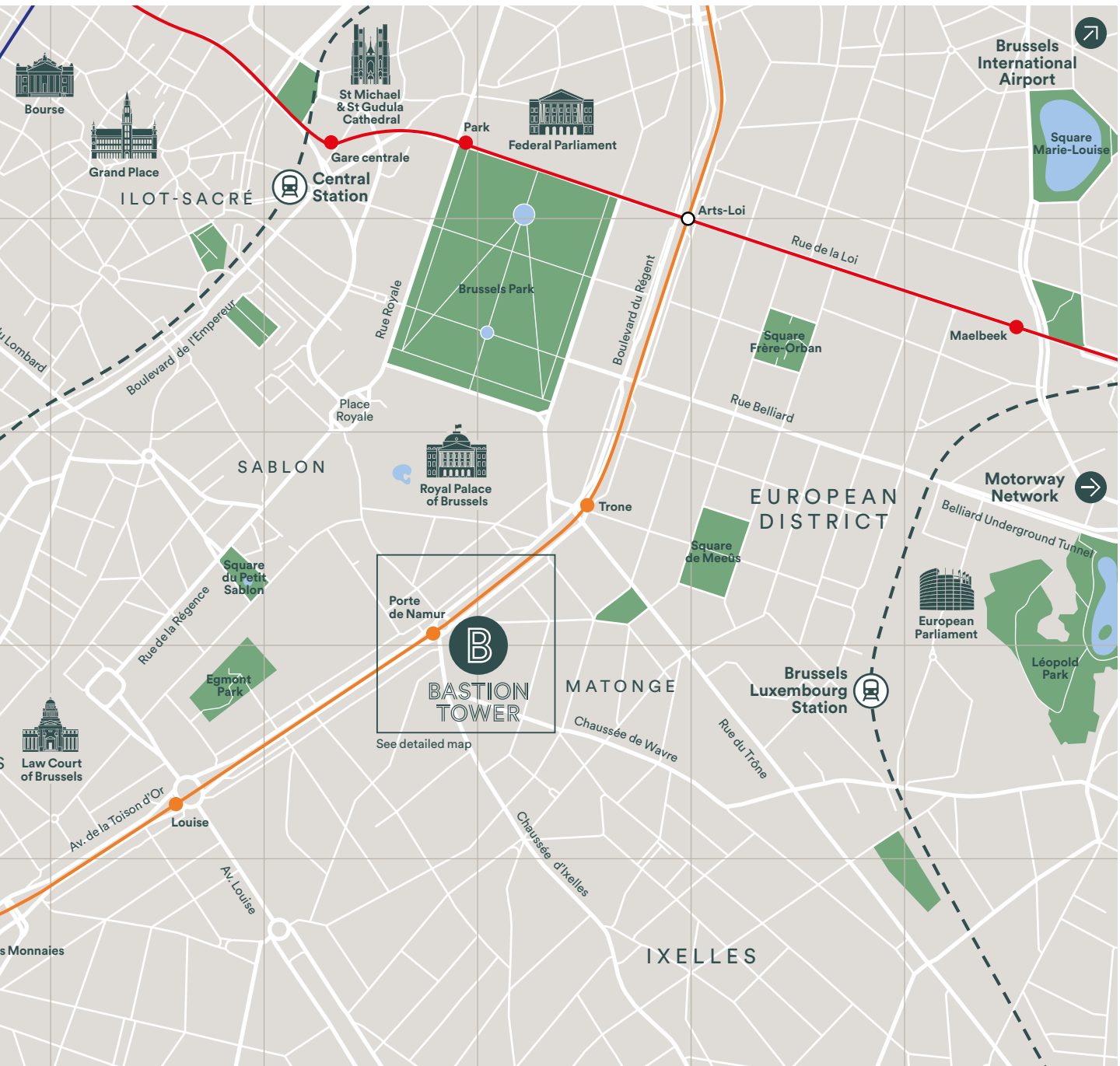
The motorway network is easily accessible through the Belliard underground tunnel.



A metro station beneath the building links directly to Brussels Midi train station, with Eurostar and Thalys services.



A Villo! bike station (Belgium's automatic bike rental system) can be found right outside the front door.



Chanel Store



Café du Sablon

LOCAL LIFESTYLE

The neighbourhood surrounding Bastion Tower is home to a wide variety of cafes, bars and restaurants that provide ideal early morning, lunchtime and after-work venues. Brussels' stylish The Hotel is just 6 minutes' walk away. The shopping districts of the Toison d'Or, Avenue Louise and boulevard de Waterloo are also within walking distance and offer international and Belgian luxury fashion brands.

Non contractual document



Jean Stas Street



Hermès Store



Apple Store



The Best Services and Facilities for Employee Comfort

We pride ourselves in offering an excellent personalized service, providing the best possible comfort to our tenants and visitors.

Bastion Tower's facilities are well conceived and expertly managed by our team to help you achieve a good work-life balance.



We propose services ranging from a fitness centre to dry cleaning pick-up to enhance your employees' daily lives.

FITNESS CENTER

The fitness center JIMS is located on the first floor. The club offers classic cardio and strength training with over 120 machines, certified personal trainers and an extensive range of group classes ranging from zumba to pole fitness, UBound and boxing. The JIMS staff are EREPS level 3 trained and can assist you throughout your training.

WELLNESS AND GROUP LESSONS

EasyDay proposes group sessions of stress-relieving yoga, meditation and pilates in our wellness centre. Massages and individual pilates sessions are also available.

COFFEE CORNER

We propose a self-service coffee corner on the ground floor, an alternative space accessible to all the tenants of Bastion Tower. It's a fun place to rest, refuel and, above all, connect over coffee.

BANK

A BNP Paribas-Fortis bank branch with ATM and change facilities is conveniently located on the ground floor.

FRUIT AND VEG DELIVERY

EasyDay delivers baskets of carefully selected locally-grown organic fruit, salad and vegetables to your office reception every week.

SPECIAL EVENTS

All year long, Bastion Tower organizes special community events open to all our tenants. The events are entertaining and, above all, an opportunity to get to know your professional neighbours. In summer, we will set up an ice cream and waffle pop-up stand.

LAUNDRY DELIVERY

EasyDay proposes a pick-up and delivery service for dry cleaning, ironing and laundry.

REPAIRS AND ALTERATIONS

EasyDay proposes a pick-up and delivery service for repairs and small alterations (such as buttons, hems and simple mends). Shoe repairs and new soles are also included in this service.

RECEPTION

Bastion Tower's reception is an attractive introduction for visitors to your company. The central reception desk is manned 24/7 by a receptionist. Generous seating provides a comfortable waiting area for visitors, with our blooming vertical garden as an attractive design feature. Visitors are free to use our Wi-Fi service.

ACCESS

Employees' access to all floors is controlled by a permanent electronic badge. Permanent badge holders have full-time access to all floors. Visitor access is monitored and controlled by temporary electronic badges issued by reception following identity checks.

24/7 SECURITY

We ensure around the clock security 365 days a year with permanent CCTV surveillance as well as patrol guards. The underground car park is equipped with a separate CCTV surveillance system and security guards. All floors are accessed through 6 electronic gateways with constant CCTV monitoring.

PARKING

Our underground parking facility comprises 438 spaces on three levels, offering an exceptionally high ratio for Brussels city center: 1:63 sqm. Our parking facility is monitored by a security guard from 7am to 7pm, and by CCTV cameras around the clock.

BICYCLE AND MOTORBIKE PARKING

Bastion Tower also offers secure motorbike parking. A bicycle rack is available in our underground parking facility, with spaces for up to 115 bicycles. Lockers are available for helmets and rainwear.

ELECTRIC CAR CHARGING POINT

Recharging points have been installed in the car park to recharge electric vehicles.

ON-SITE CAR WASH

In partnership with EasyDay, we propose a luxury car wash service on-site in our underground car park. Vehicles are hand-washed with an environmentally friendly cleaning agent that doesn't require water, and waxing, interior upholstery cleaning and carpet shampooing options are also available.

MAINTENANCE

The Bastion Tower's facilities are expertly maintained by our team. The on-site presence of the Property Manager creates an excellent proactive relationship between landlord and tenants. The high-quality maintenance of all the technical installations is handled by a private external contractor.

EXTENSION OPPORTUNITIES

Servcorp, whose 150 five-star addresses across the globe, includes Bastion Tower, Brussels. For tenants, Servcorp provides boardrooms, offices, phone answering services and access to our 35,000-strong corporate community.







The Perfect, Flexible Space, Whatever Your Needs

Bastion Tower comprises a total surface area of 31,160 sqm, spread over 26 storeys, and approximately 1,250 sqm of office space per floor. The ceiling height of 2.75 m and well-designed floor plans ensure that office spaces are flooded with natural daylight, producing a pleasant and productive working environment. Our office spaces are highly flexible and easily adapted into open, mixed or divided office spaces depending on your specific needs.



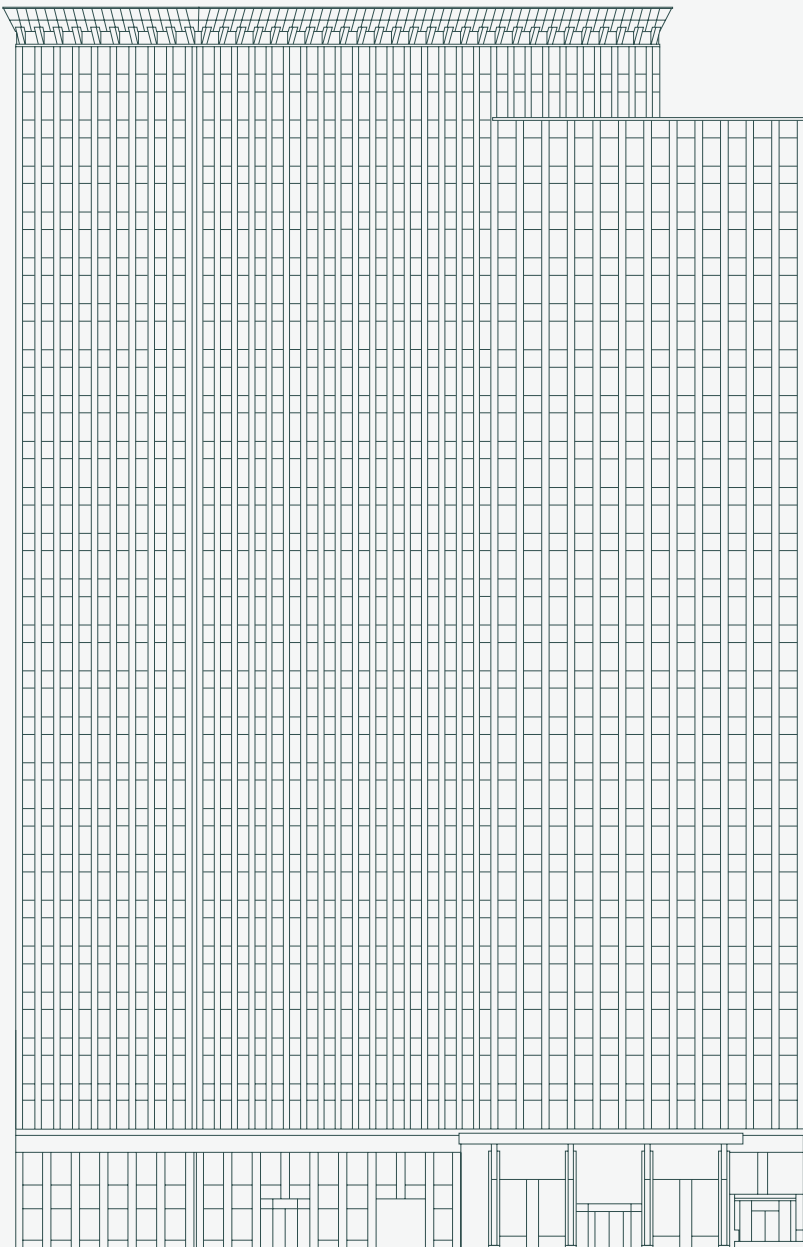
FLEXIBILITY

The large floor plate of 1,250 sqm is divisible into a main wing and a smaller wing.

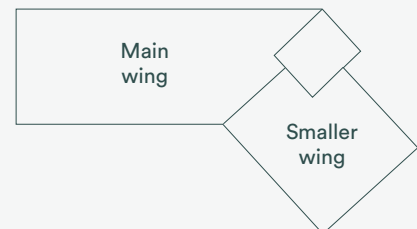


Bastion Tower comprises 26 above-ground floors with a total surface area of 31,160 sqm of office space, 505 sqm of retail space and 1,813 sqm of archive space. Our flexible L-shaped floor plates are divisible into two parts.

Non contractual document

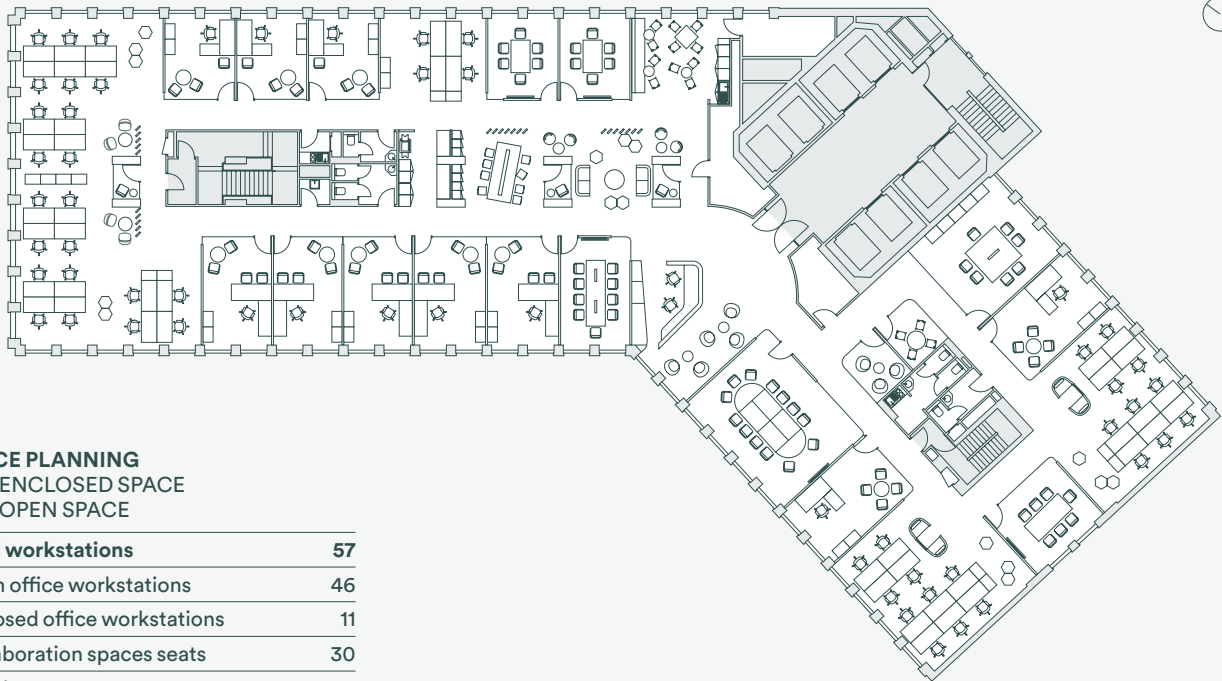


- Window modulation of 1.80 m
- Floor-to-ceiling height of 2.75 m with suspended metal ceiling
- New spotlights in the entrance hall, lift and lobbies with energy efficient spotlights
- Floor ducts
- Full HVAC
- 8 Lifts
- 3 fire escapes per floor
- High voltage cabin
- Speed gates at the entrance
- 4 lavatories per floor
- 24/7 security



Surfaces	Sqm
Full floor	1,266
Main wing	805
Smaller wing	461

TYPICAL FLOORS

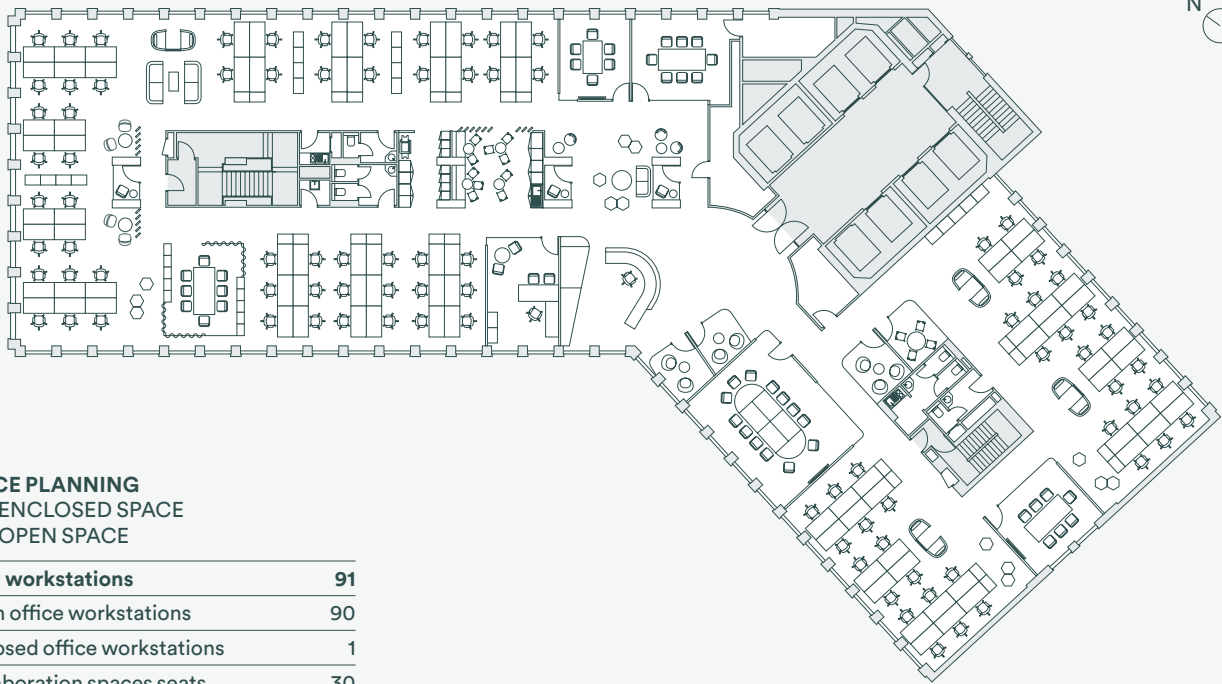


SPACE PLANNING

60% ENCLOSED SPACE

40% OPEN SPACE

Total workstations	57
Open office workstations	46
Enclosed office workstations	11
Collaboration spaces seats	30
Meeting rooms	5
Focus rooms	5



SPACE PLANNING

20% ENCLOSED SPACE

80% OPEN SPACE

Total workstations	91
Open office workstations	90
Enclosed office workstations	1
Collaboration spaces seats	30
Meeting rooms	4
Focus rooms	7

CURRENTLY UNDERWAY

A New Base for Bastion Tower

Bastion Tower commissioned the firm MDW Architecture with the task of completely rethinking the building's base. The proposals submitted by the architects to form a coherent transition between the public space of Bastion Tower's square and the reception area enabled the building to renew its positioning within the surrounding urban context and to reinforce its presence within Brussels.



“Our firm proposes to upgrade the ground level floor, the two squares situated on either side of the tower and the metro station exit. The building will then form part of an urban pedestrian zone whose attractiveness will have been enhanced.

The lower section of the tower will open out onto the city thanks to the fully transparent space and the continuity in the materials used. The fully refurbished lobby will be home to a prestigious, two storey-high reception area.”

Xavier De Wil, Partner – Architect
MDW Architecture

For further information visit: www.bastiontower.com

CONTACTS

BASTION TOWER

5 place du Champ de Mars
B-1050 Bruxelles
+32 2 550 25 25
contact@bastiontower.com

Schroders

FANNY GUENZI

Investment Manager
+33 1 53 85 85 41
fanny.guenzi@schroders.com

AURÉLIE DESVEAUX

Team Assistant
+33 1 53 85 85 45
aurelie.desveaux@schroders.com

SIX REASONS TO CHOOSE BASTION TOWER

PRESTIGE

This highly prominent building is a famous Brussels landmark.

FLEXIBILITY

The large floor plate of 1,250 sqm per floor is divisible into two parts; a main wing or a smaller wing.

SITUATION

Located in the centre of Brussels, the key business districts, the European institutions and the luxury Louise shopping area are just a short walk away.

ACCESSIBILITY

Bastion Tower is outstandingly easy to access by car, metro, bus and train, connecting to European capitals by Thalys and Eurostar.

PARKING

Our very attractive parking ratio of 1:63, has become unsurpassed in Brussels' city centre!

IN-HOUSE FACILITIES

We propose services ranging from a fitness centre to dry cleaning to enhance your employees' daily lives.