



BASTION TOWER

BRUSSELS



MAKE YOUR BUSINESS ADDRESS A LANDMARK

Make it Bastion Tower, Brussels

Bastion Tower, nearly 100 metres tall and with 30,000 sq.m of floor space, is one of Brussels' most conspicuous landmarks and, because it is located in the heart of Brussels' Central Business District, it should be the best site for your business.

Prestige

The common areas of Bastion Tower have been recently refurbished to the highest standard, to the satisfaction of demanding occupiers such as Freshfields Bruckhaus Deringer, Michael Page International and Schneider Electric.

Excellent connectivity

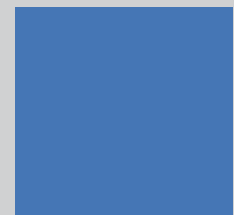
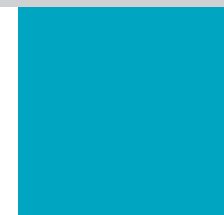
Bastion Tower is on the inner ring road and located immediately near Porte de Namur subway station. In addition, the underground parking on three levels has an unusually large number of parking spaces.

Employee friendly

Bastion Tower tenants enjoy stunning views of central Brussels, in-house fitness centre, a wide range of services and leading retail shops within walking distance. An environment that your employees will enjoy and value.

Open for business

In-house maintenance and 24/7 security enable to respond rapidly and efficiently to tenants' needs and allow your teams to be fully dedicated to business.



MAKE IT BASTION TOWER, BRUSSELS

BUILDING DESCRIPTION

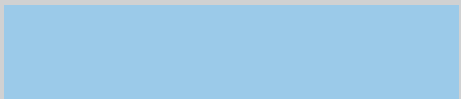
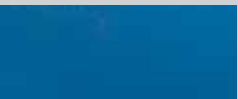
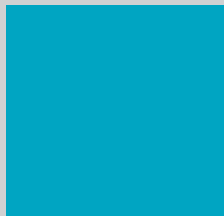
- Multi-tenant tower with prestigious and international occupiers
- Landmark building designed by architect Robert Goffaux in 1965 and completely refurbished and modernized in 1995 by architect Aldo Sanguinetti
- A 100 meters high tower developing 30,000 sq.m over 26 stories of approximately 1,200 sq.m each
- 438 parking spaces over 3 underground levels which implies an over industry standard ratio of 1 unit per 61 sq.m office space
- “Good” BREEAM- in use certificate (May 2013) and 2015 renewed environmental permit

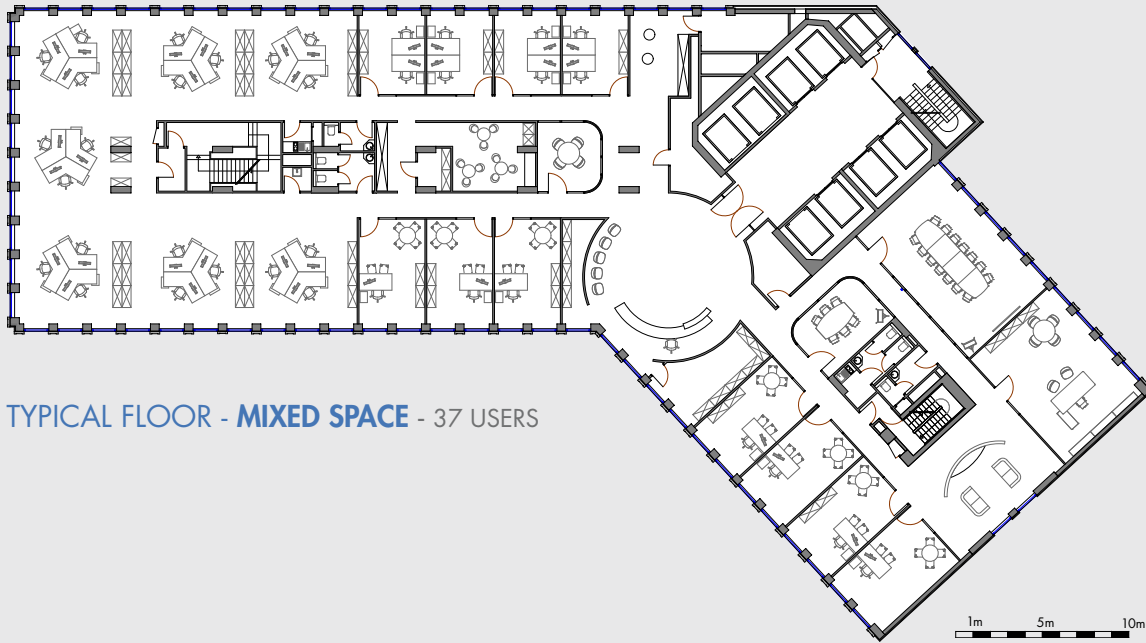


A WIDE RANGE OF SERVICES IN A WORKER- FRIENDLY ENVIRONMENT

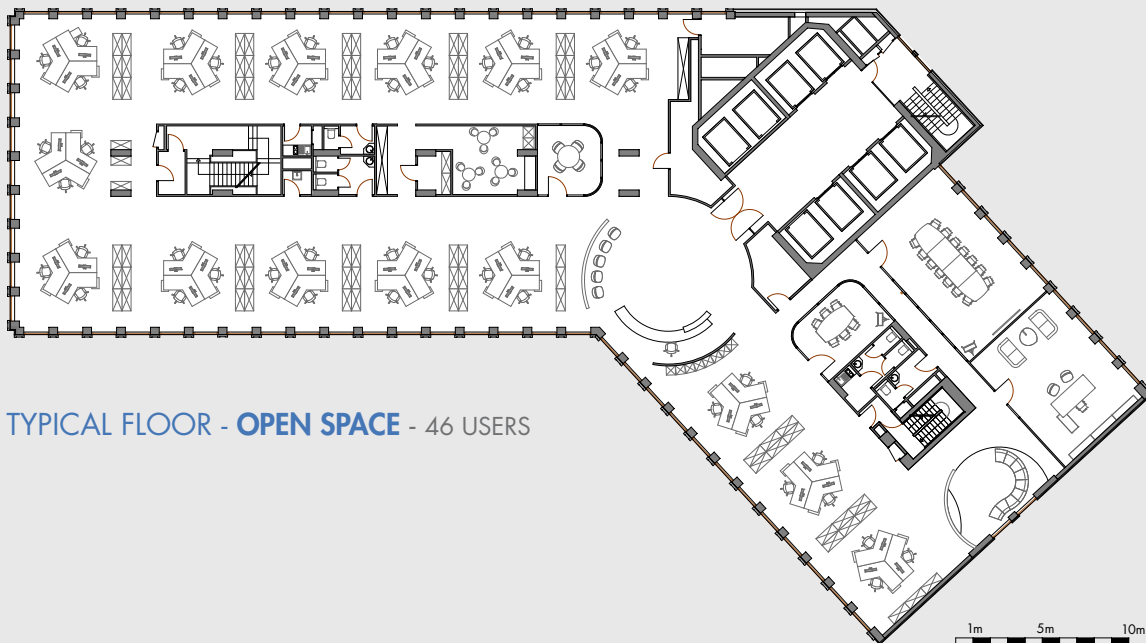


- 24/7 receptionist and security to welcome visitors
- 8 high speed lifts to offer a high level of availability at peak hours
- Direct access to parking by lifts
- High parking ratio (1 unit per 61 sq.m office space) and bike parking
- Parking guard, access control and CCTV system to guarantee safety to your employees and visitors
- In-house maintenance team to maintain a good working environment
- Bank, fitness centre and sushi bar inside the building
- Opportunity to rent meeting rooms and virtual offices within the building if needed (at Servcorp offices)
- Laundry, car-washing and wellness services within the building

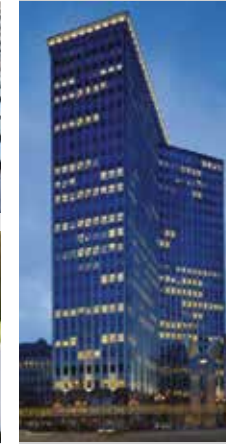
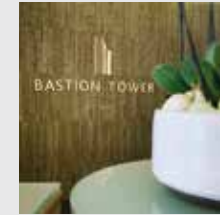




TYPICAL FLOOR - MIXED SPACE - 37 USERS



TYPICAL FLOOR - OPEN SPACE - 46 USERS



± 800sq.m

± 450sq.m

- Typical office floor of approximately 1.200 sq.m gross lettable area
- Flexibility of space planning: mixed space and open space are both possible
- L-Shaped floor plates, divisible into two parts: ca. 800 sq.m and 400 sq.m
- Window module of 1,80 m and floor-to-ceiling height of 2,75 m
- Metal suspended ceilings, cold beam air conditioning technology and recessed fluorescent lighting

MAIN TENANTS:

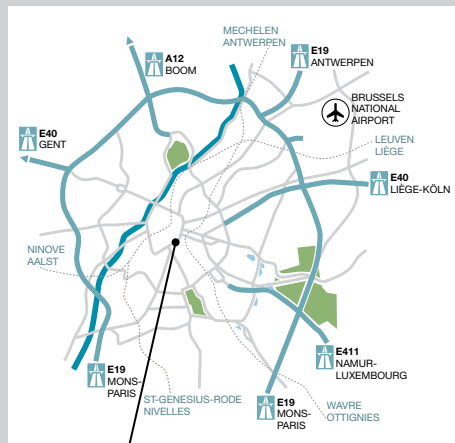




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A UNIQUE LOCATION IN THE HEART OF BRUSSELS

- At the intersection of the 3 main office districts of Brussels: European District, Louise District and Pentagon
- An iconic, highly visible property with breath-taking panoramic views
- Easy and convenient access to Eurostar and Thalys (only 3 metro stations away) as well as to the European commission
- A dynamic and attractive neighbourhood with several shops and restaurants at immediate vicinity



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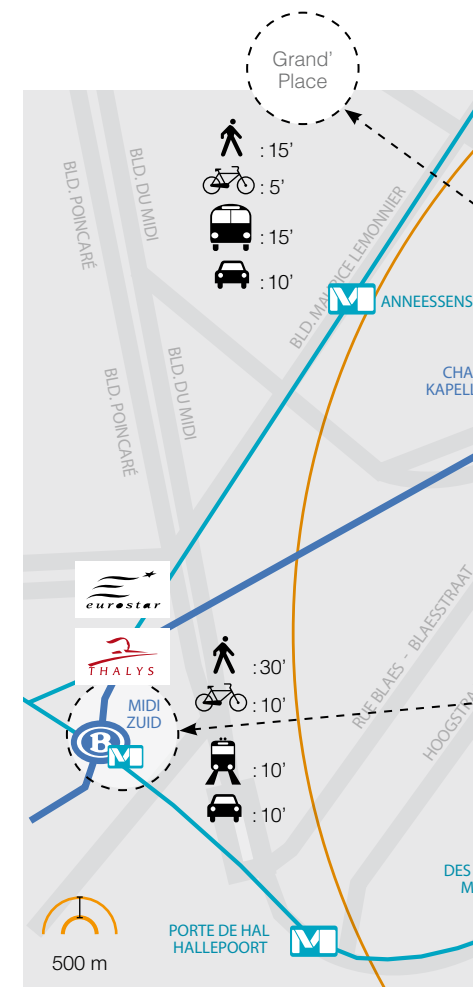
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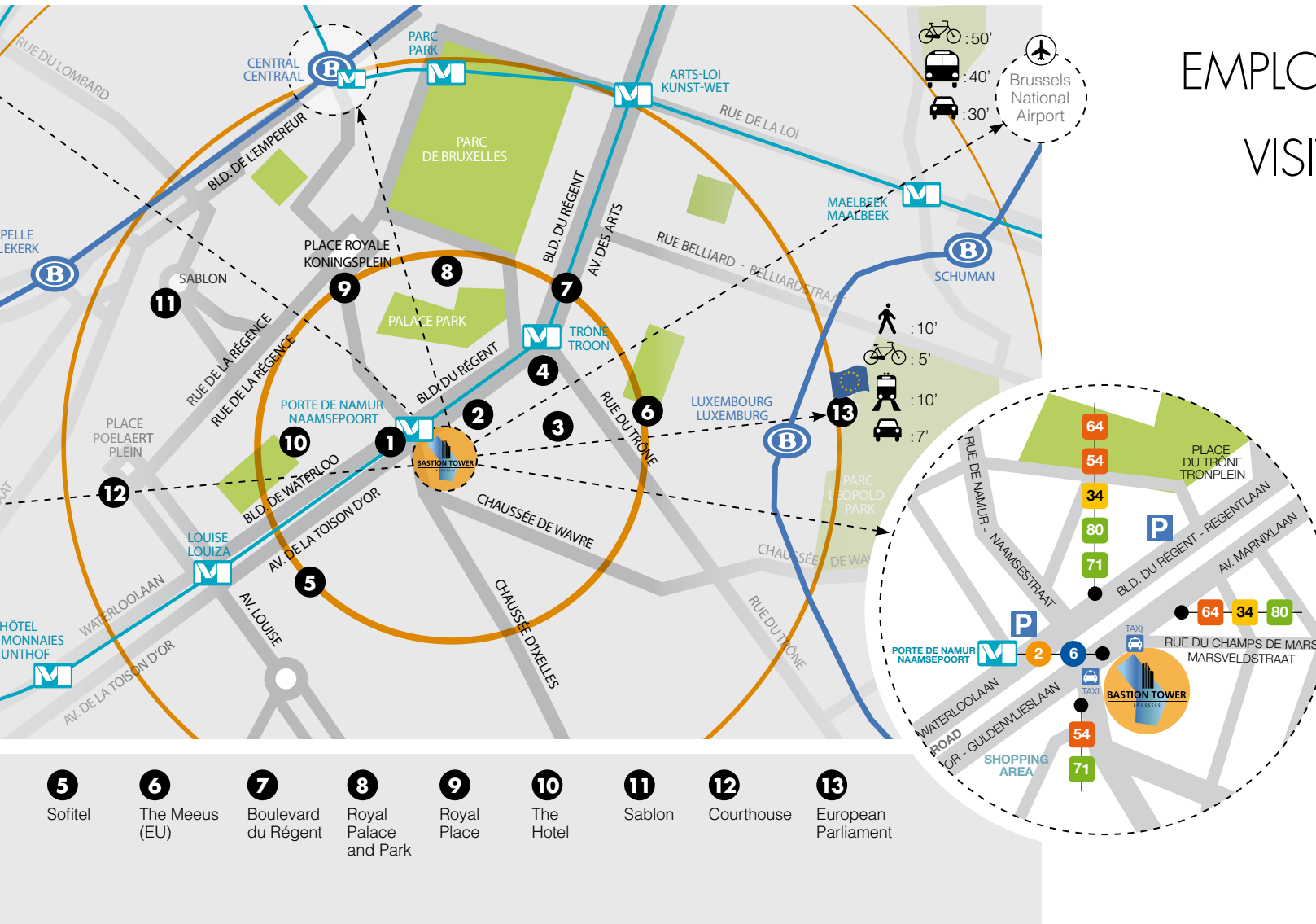
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|----------------------------|------------------------------|-------------------------------|--------------------|
| 1
Porte de Namur | 2
Deutsche Bank HQ | 3
The Mondrian (EU) | 4
ING HQ |
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OUTSTANDING ACCESSIBILITY

FOR EMPLOYEES AND VISITORS



- Adjacent to the inner ring road - highway network easily accessible through the Belliard tunnel
- Porte de Namur metro station located at the entrance of Bastion Tower (lines 2 and 6)
- Direct connection via metro to Brussels Midi Railway station (Thalys and Eurostar)
- Brussels Central Railway Station only 15 minutes walk
- 5 different bus lines close to the property
- Taxi station 50 meters from the front of the tower

10 REASONS TO CHOOSE BASTION TOWER AS YOUR NEW ADDRESS

- Prime and prestigious location
- A Brussels landmark
- Best-in-class private & public transport connectivity
- Specifications of international standard
- Impressive views overlooking Brussels
- Top security for tenants
- Convenience with shops and restaurants
- Highest level of services
- Excellent parking ratio for central district
- Opportunity for extension



BASTION TOWER
BRUSSELS

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