



BOTANIC

TOWER

a building on top of your projects

People work together on a common objective on a daily basis; achieving objectives, overcoming obstacles, seizing new opportunities and realizing dreams. We are convinced that the well-being of employees determines companies' growth and longevity, because people are a company's greatest asset.

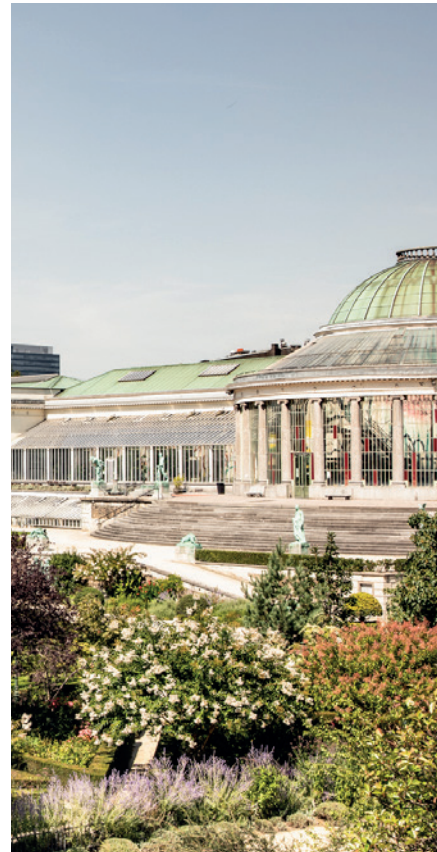
Botanic Tower helps you achieve that well-being by providing you a high-level of services with surrounding amenities, a central location in the North District, and the Botanical Garden of Brussels right on your doorstep. Let us help you create your new and stimulating work environment and realize your dreams.

Welcome to Botanic
Tower!



BOTANIC
TOWER

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the botanic tower

Relocate to a building of high standard with excellent accessibility, offering a variety of facilities to support your business and to improve the well-being of your employees.

Botanic Tower is an iconic building overlooking the Botanical Garden of Brussels situated in the city's North District. The area offers a wide range of amenities and services to its occupants to help improve employee well-being.

Current occupants include the likes of several government ministries of Brussels, AlphaCredit (BNP Paribas Group), and WeWork.

The property benefits from excellent accessibility by public transport, car and bicycle. Brussels North train station and several metro stations and bus stops (Rogier & Botanique) are only a 5 minutes' walk away. Rue Neuve, one of Brussels' most popular shopping districts, is only an 8 minutes' walk away.

surrounded by awesome companies

no coincidence

We aim to replicate the look and feel of Botanic Tower to that of the neighbouring Botanic Garden of Brussels by incorporating its values of tranquillity, diversity and a stimulating environment.

The building is just a few moments away from the main shopping area of the capital, international hotels, restaurants, fitness centres, banks and universities. The works planned will improve the values of the Botanic Tower even further. Catering facilities will be added to the building with an urban jungle vibe and a seamless transition from Botanic Tower to Park



an iconic building

Botanic Tower was built in 1963, and following an extensive renovation in 2004, now comprises 29,772 sqm of office space arranged over 18 floors. The property has remained a prominent feature of Brussels' skyline since the creation of the North District in the 1960s, now a modern high-rise office quarter. The ground floor will undergo a transformative refurbishment comprising an activated reception area with a new café offering food and drink options and concierge services to welcome clients to the building.

Enjoy a stunning
360° panoramic
view over the
historic city of
Brussels



top features

one Excellent accessibility
by public transport (train,
bus, metro) and by car

two Bright, efficient and
flexible office space

three BREEAM in use
“Very Good”

four A 360° panoramic view
over Brussels & exceptional
visibility towards the inner
ring road of Brussels (R20)

five Citylife and Nature: situated
next to the Botanical Garden
and and only a few moments
away from the main
shopping district

**Easy and fast
access thanks to
the exceptional
accessibility by
public transport
and car**

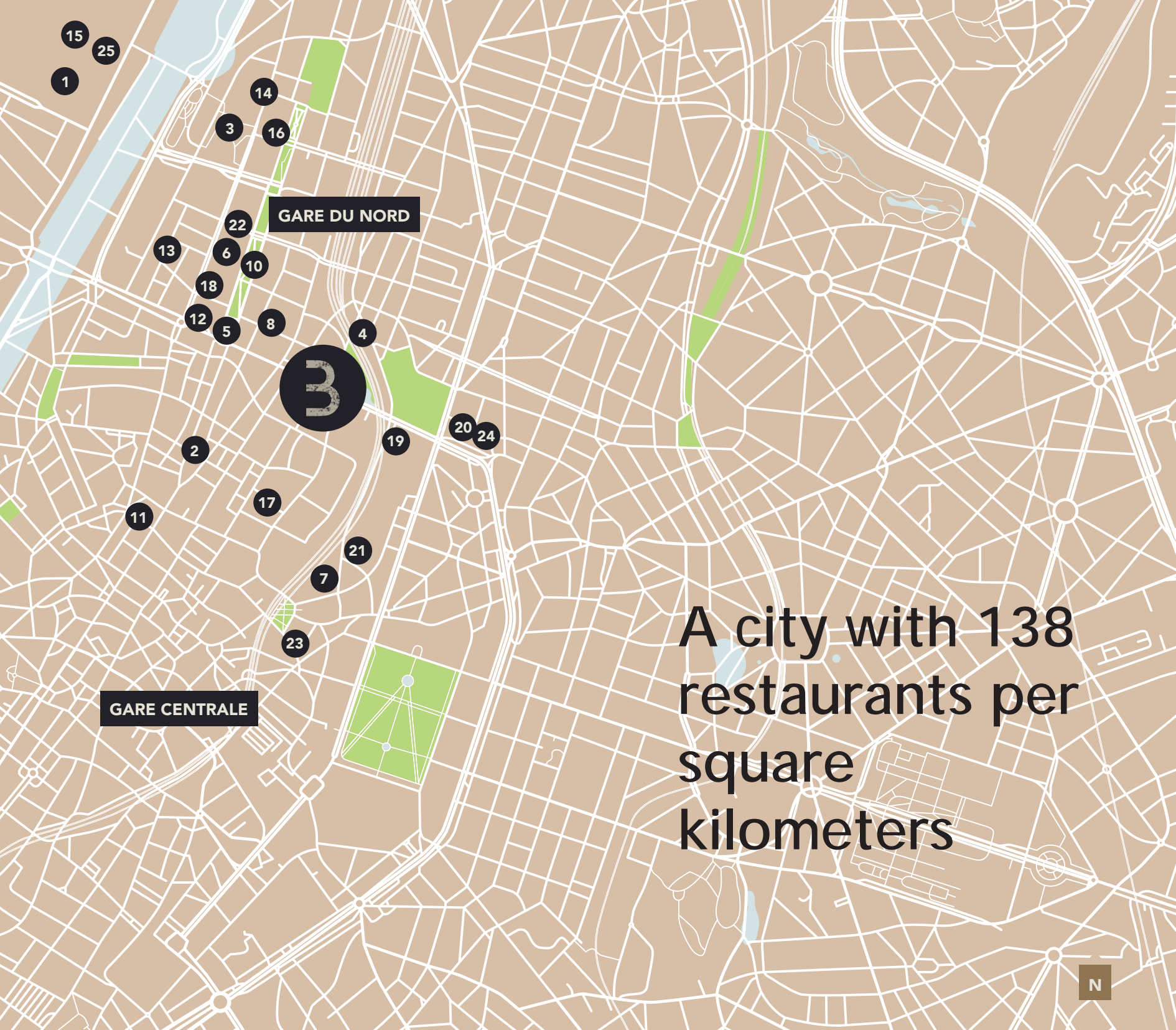




Centrally located in the historic city of Brussels, Botanic Tower sits strategically within the periphery and the railroad network of the capital, benefiting from exceptional accessibility by public transport, car and bicycle. This ideal location offers employees and visitors quick access coming from either the periphery, the airport or other parts of the city.

going
everywhere.
coming from
anywhere





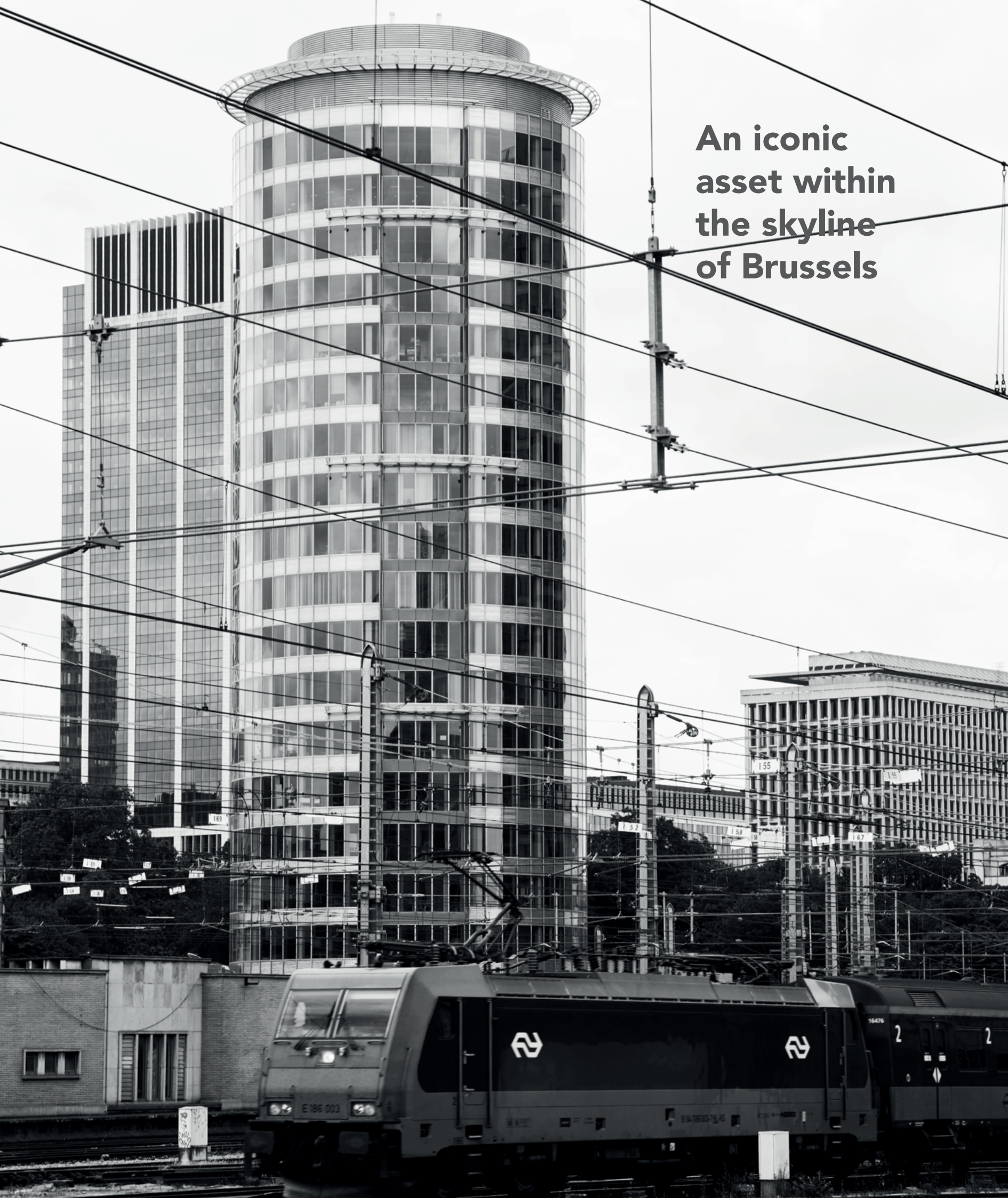
A city with 138
restaurants per
square
kilometers

- | | | |
|--|------------------------------------|--|
| 1 Accenture / Spaces / BSH hausergate / Regus / Oublicis one | 9 Belga news agency | 17 Inditex |
| 2 AG Insurance | 10 BNP paribas fortis | 18 EDF luminus / Fosbury & sons / D.A.S. |
| 3 Allianz | 11 Bpost | 19 ONSSS |
| 4 Alpha Credit | 12 Euroclear | 20 P&V |
| 5 Baker mckenzie /Covington burling / The cost association | 13 Federation wallonie - Bruxelles | 21 Police |
| 6 Baloise insurance / febelfin | 14 Fluvius / MS Amlin | 22 Proximus |
| 7 Banque nationale | 15 IBGE | 23 Stibbe |
| 8 Belfius | 16 IBPT | 24 USG people |
| | | 25 Vlaamse gemeenschap |

train times

Paris	1 hr 35 min
Amsterdam	2 hr 10 min
Frankfurt	2 hr 20 min
London	2 hr 50 min
Brussels airport	20 min

**An iconic
asset within
the skyline
of Brussels**



a neighbourhood of the future

**Boulevard Saint-Lazare
and its surrounding area is
currently being refurbished
from Brussels city center up
to Schaerbeek to restore the
commercial link between the
center and Rue de Brabant.**

This project is characterised by the development of the “Esplanade Saint-Lazare”, which will see catering additions, creation of terraces, reorganisation of access and the introduction of greenery in the streets and squares by the planting of trees.

RESTAURANTS

- 1 La Cantina 17
- 2 Pomodoro
- 3 Café Bota
- 4 Il convivio
- 5 Belga Queen

BAR & SNACKS

- 1 Starbucks
- 2 Quel Pain
- 3 Panos
- 4 Bon
- 5 Wolf
- 6 Paul

LANDMARKS

- 1 Finance Tower
- 2 Victoria Regina Tower
- 3 Silver Tower

SHOPS

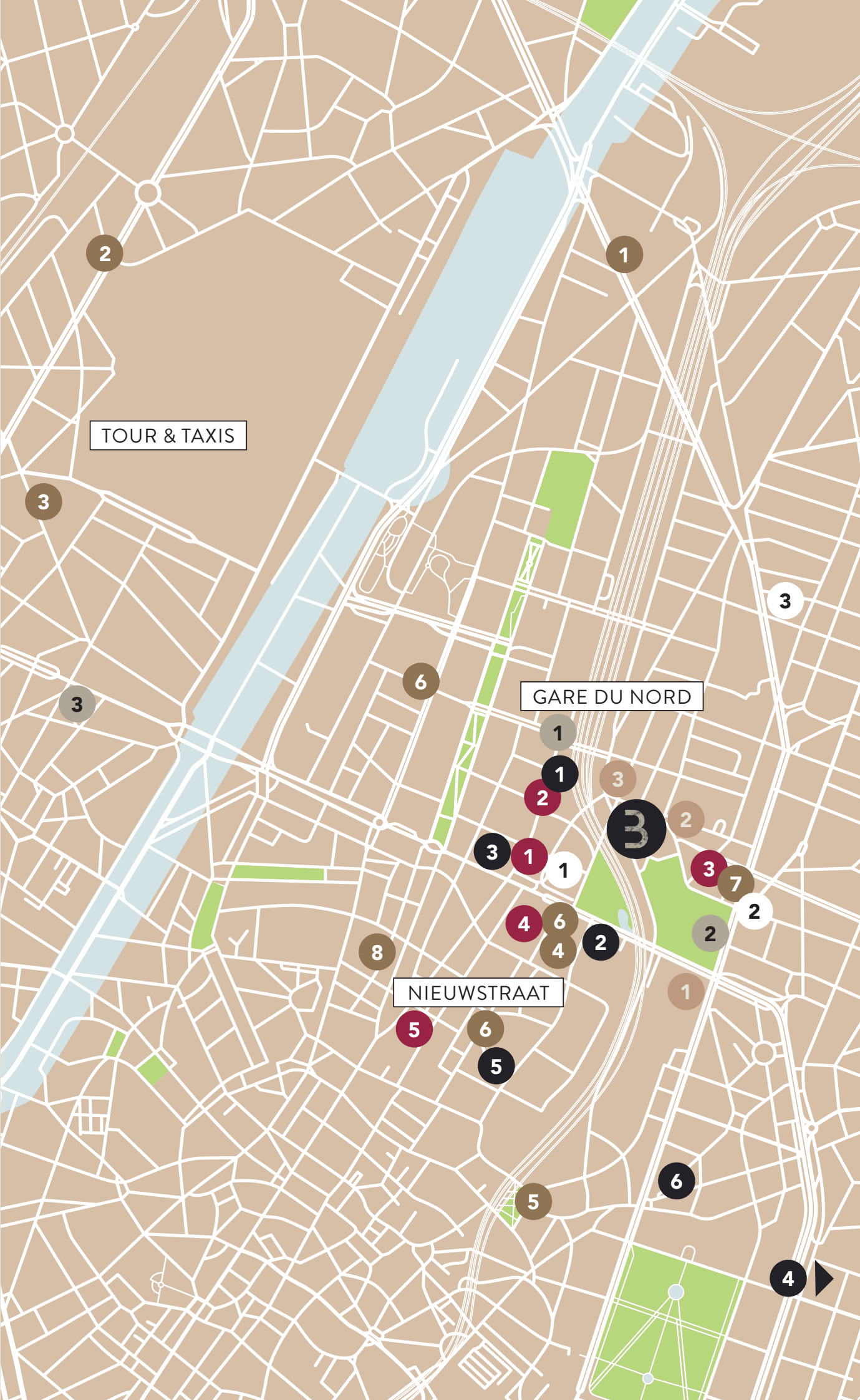
- 1 Carrefour express
- 2 Delhaize shop&go
- 3 Carrefour express

HOTELS

- 1 Crowne Plaza
- 2 Thon Hotels
- 3 Hotel NH Bloom

OTHERS

- 1 Basic fit
- 2 Basic fit
- 3 Basic fit
- 4 Kliniek Sint-Jan
- 5 Cambio
- 6 Blue Corner
- 7 Botanique
- 8 UGC



key-facts

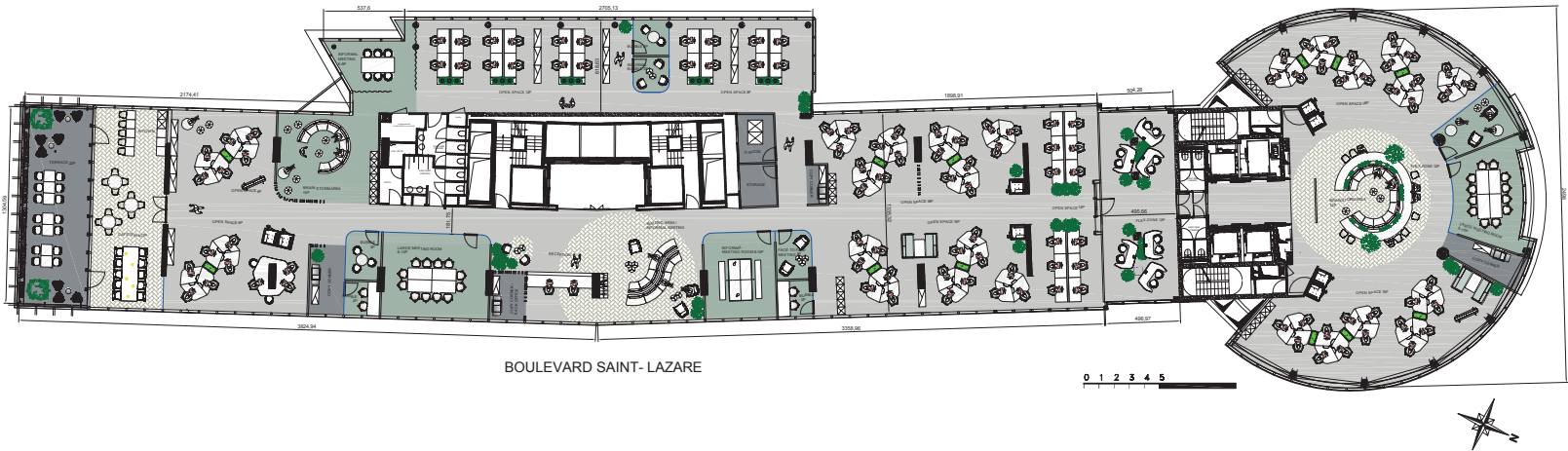


18th floor	986 sq. m. lfa.
17th floor	1,595 sq. m. lfa.
16th floor	1,595 sq. m. lfa.
15th floor	1,595 sq. m. lfa.
14th floor	1,634 sq. m. lfa.
13th floor	1,634 sq. m. lfa.
12th floor	1,634 sq. m. lfa.
10th floor	1,634 sq. m. lfa.
9th floor	1,687 sq. m. lfa.
8th floor	1,687 sq. m. lfa.
7th floor	1,687 sq. m. lfa.
7th floor	1,687 sq. m. lfa.
6st floor	1,687 sq. m. lfa.
5th floor	1,687 sq. m. lfa.
4th floor	1,757 sq. m. lfa.
3rd floor	1,757 sq. m. lfa.
2nd floor	1,757 sq. m. lfa.
1st floor	1,757 sq. m. lfa.
Entrance lobby	368 sq. m. lfa.

Total: circa 29,772 sq. m. lfa.



Typical floorplate



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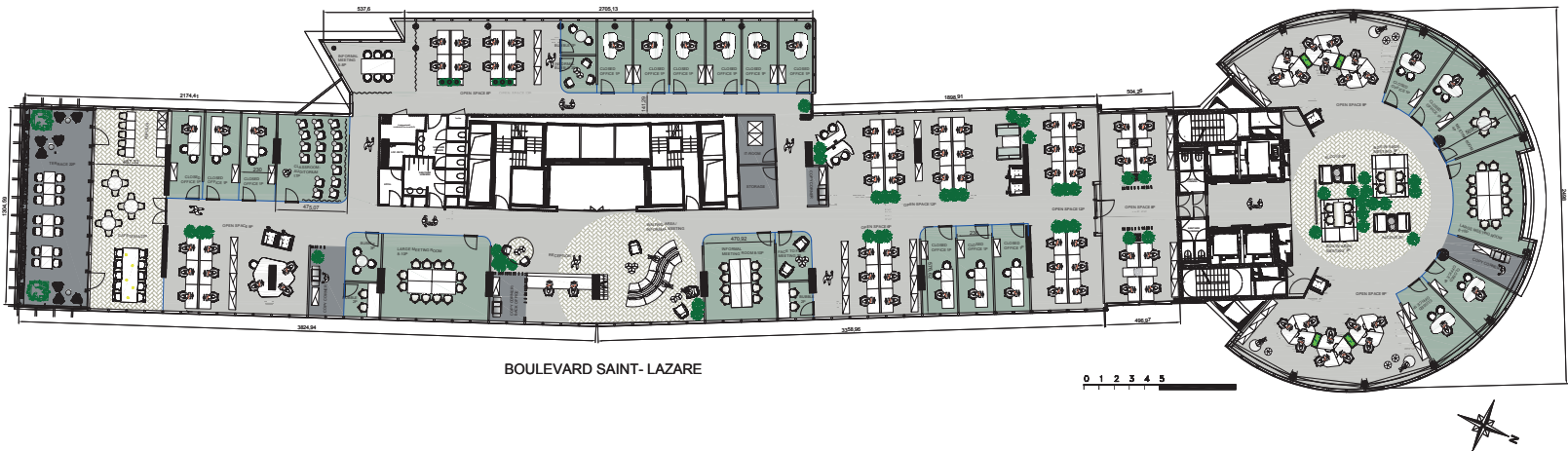




**divisible
floorplates
with
panoramic
views**



potential
fit-out



B
MIX / OPEN-CLOSED

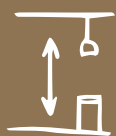
CLOSED OFFICE	16P	INFORMAL MEETING ROOM 6-8p	X1 -> 8P
OPEN SPACE	73P	FORMAL MEETING ROOM 8-10P	X3 -> 30P
RECEPTION	2P	AUDITORIUM / CLASS ROOM	X1 -> 17P
WORKBOOTH 2P	X2 -> 4P	CAFETARIA	X1 -> 27P
ALCOVE 2P	X2 -> 4P	TERRACE	X1 -> 27P
WORKBOOTH/ALCOVE 40	X1 -> 4P	COPY CORNERS	X3
PHONEBOOTS 1P	X6 -> 6P	IT ROOM	X1
BUBBLES 2P	X4 -> 8P	STORAGE ROOM	X1
BUBBLES 3P	X2 -> 6P		
FORMAL MEETING ROOM 4P	X3 -> 12P		



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after floor renovations

technical specifications



2.74 m floor
to ceiling
height



divisible floor-
plates (from 625
sqm up to 1,757
sqm) with pano-
ramic views



9 superfast
lifts



centralised building
management system



acoustic micro-perfo-
rated metallic sus-
pended ceilings



high-quality HVAC



new
restrooms



Max. capacity:
1 person / 9 sqm



intelligent LED
lighting with
daylight sensors



Parking ratio:
1/155 sqm



curtain walls with
double metal frame
and thermal break



BREEAM 'Very
Good' certificate





An extensive renovation of the reception area and a relocation of the main entrance will upgrade the ground floor



renewals
entrance & reception

Technological and social forces are transforming how we use office space and what it means to us. Botanic Tower not only invests in providing office space of the highest quality and latest standards, but ensures it does so in a sustainable way. Botanic Tower is undergoing an extensive renovation comprising the implementation of a new reception area, new outdoor terrace and green areas, as well as the relocation of the main entrance. People should not have to adapt to a new working environment. The environment should.



renewals hospitality / catering

Catering services will be incorporated inside the building. A Sip & Stay/Grab & Go concept on the ground floor will seamlessly integrate with the reception and lobby. It will offer breakfast, a healthy lunch and coffee during or after working hours.





workplace and community provider

Botanic Tower also offers co-working solutions offering a broad range of back-office services, education sessions, community events and activities.



CONTACT

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