

theVIEW at
31CENTRAL 

RUE DE L'HÔPITAL 31 — 1000 BRUSSELS



A NEW OUTLOOK ON BUSINESS

THE FUTURE LOOKS

BRIGHTER FROM HERE



31Central is an exceptional office building in the heart of Brussels. The upper floors, called 'The View', will undergo extensive renovations to create a premier working environment. With stunning design, inspiring city views, and unparalleled connectivity, this is the ideal space for any business looking towards the future.

31CENTRAL AT A GLANCE

**SUSTAINABLE
BUILDING**

**SHORT WALK
TO CENTRAL STATION**

**HEART OF
DOWNTOWN
BRUSSELS**

**HIGH LEVEL OF
SERVICES
WITH 24/7 ACCESS**

**GRADE A
REFURBISHMENT**

**FLEXIBLE
FLOOR PLATES**

**PANORAMIC
CITY VIEWS**

**NUMEROUS
LOCAL AMENITIES**





View from the upper floors

The View at 31Central gives you the most dramatic views of Brussels' eclectic downtown district. The Sablon. The Grand-Place. St Michael and St Gudula Cathedral. Every landmark within your grasp.

Restaurants, bars, shops, markets, galleries, museums, the gardens on the Mont des Arts... all a stroll away. And you couldn't be better connected. Central Station is at a 4-minute walk, Villo rental and bus stops are on your doorstep, and in 5 minutes you're on the inner ring road.

DOWNTOWN BRUSSELS IS ALL YOURS



UNBEATABLE
CONNECTIVITY

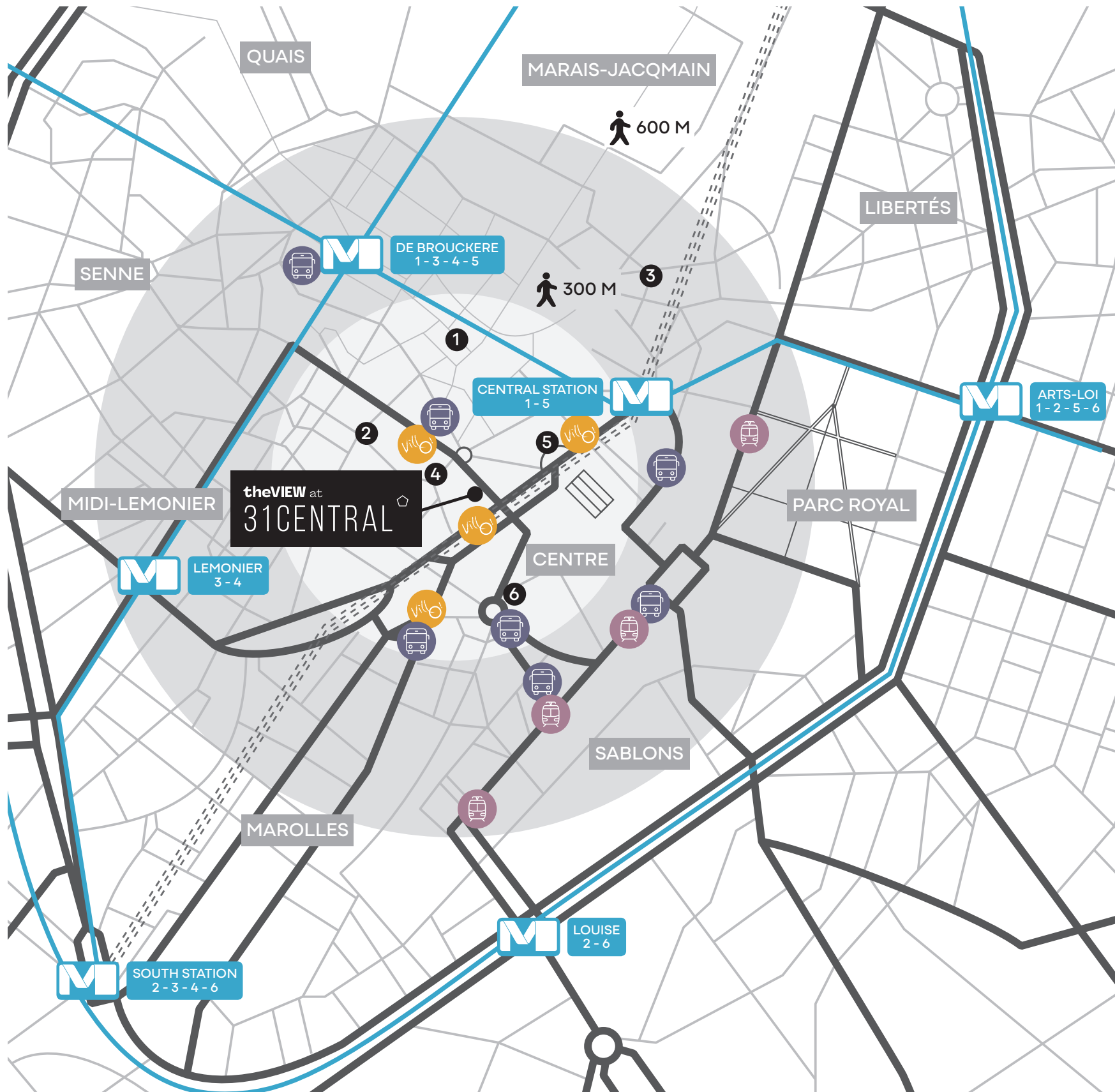
VIBRANT
COSMOPOLITAN
DISTRICT

LEISURE,
CULTURE
AND HISTORY

INSPIRATION
AROUND EVERY
CORNER








Place de la Vieille Halle aux Blés



Place de la Vieille Halle aux Blés

EXCEPTIONAL ACCESSIBILITY

-  Central Station: 4 min walk
-   Bus and Villo: 1 min walk
-  Tram: 9 min walk
-  Inner ring road: 3 min drive

- ① Grand-Place
- ② Manneken Pis
- ③ Cathédrale Saints-Michel-et-Gudule
- ④ Place de la Vieille Halle aux Blés
- ⑤ Mont des Arts
- ⑥ Place du Grand Sablon

TAKE A STROLL

Within less than 10 min walk

FOOD & BEVERAGES



- 1 / Rue du Marché aux Fromages
- 2 / Maison Dandoy
- 3 / Café Capitale
- 4 / Café des Minimés
- 5 / Le Perroquet

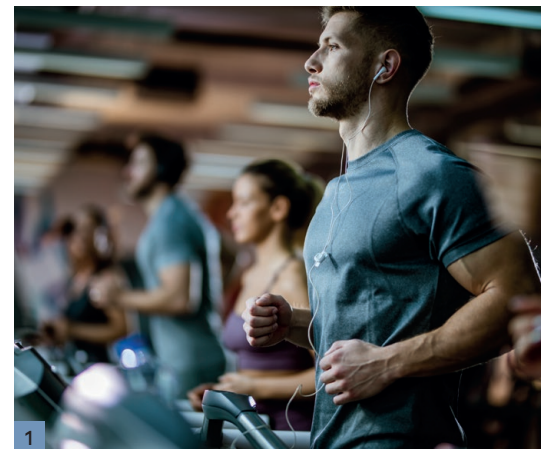
CULTURE



- 1 / Place de la Vieille Halle aux Blés
- 2 / Mont des Arts
- 3 / Concert hall La Madeleine
- 4 / Théâtre Royal des Galeries
- 5 / Musée des Beaux-Arts de Belgique



SERVICES



- 1 / Gym: FitGymLifePro, F45 Training Brussels
- 2 / Hotel: Warwick Brussels, Hilton Brussels Grand-Place





DESIGNED TO BE A CUT ABOVE

Originally built in 1966, 31Central has been completely transformed into a 21st Century workspace featuring natural daylight, majestic vistas, BREEAM 'Excellent' certification, organic materials, and understated elegance in every refined detail.

31Central is seemingly tucked away from the outside world, yet in reality, as the only tower in the neighbourhood, it stands head and shoulders above its neighbours. This is downtown's best-kept secret; a secret we think you'll want to be a part of.

“The emphasis was on recycling, not building from scratch. Our key role was to bring this stunning space back to life.”

THIERRY MARTIN,
Founder – FCM Architects, Brussels

UNLIMITED POSSIBILITIES

Sleek, modern and agile, The View at 31Central is designed for today's hybrid style of working.

Several floors in the upper section of the tower are available, each offering stunning views and built-in flexibility.

This allows you to create a fully bespoke work environment. A space that works for your people today; a space that can evolve to fit your business of tomorrow.



View from the East part of the upper floors



View from the West part of the upper floors

BRINGING EVERYBODY TOGETHER



Café lounge on the upper ground floor

Workspaces. Meeting rooms. Breakout spaces. Common areas. Everything designed to encourage collaboration and the exchange of ideas.

This is a community of cutting-edge businesses. Open minded, shaping the future – and doing it together. A warm welcome, 'plug & play' hot desking, co-working and an overall ergonomic flow, come together to create one building, one people and one incredible vibe.



Rue de l'Escalier entrance



WORK BETTER

One of the first things you notice at 31Central is the atmosphere. This isn't simply a workplace; it's a destination. More relaxed. More productive. More the way work should be.

BOARDROOM
WITH 50 SEATS

CO-WORKING
WITH 5 MEETING ROOMS
AND LOUNGE AREAS

WELCOME ZONE
AND EVENTS FORUM

HI-SPEED WI-FI
IN ALL COMMON AREAS

**CONCIERGE
AND COMMUNITY
MANAGEMENT**



Meeting area on the ground floor



Auditorium on the ground floor

THE MORE WE PLAY,

We believe the best work happens when the whole team's happy and relaxed. That's why 31Central has multiple chill-out zones: a space to watch the clouds go by and lots of places to let your mind roam free.



Lounge area in the lobby



Lobby - Rue de l'Hôpital entrance

COMMON CAFÉ/BAR
AND INFORMAL DINING

PRIVATE GARDEN

CATERING SERVICES
FOR SPECIAL EVENTS

CONCIERGERIE SERVICES

BICYCLE PARKING
AND SHOWERS

THE BETTER WE WORK

31Central is designed to the highest environmental standards. The first step was to renovate the existing building rather than launch a new construction project. The result is a place that benefits both the people who work there and the world around us.

**CERTIFIED
BREEAM
'EXCELLENT'**

**TENANT
STRATEGIES
TO REDUCE WASTE
AND ENERGY
CONSUMPTION**

**HIGH-
PERFORMING
FACADE
WITH SOLAR
PROTECTION
PANELS**

**END-OF-JOURNEY
FACILITIES
TO ENCOURAGE
CYCLING
AND WALKING**

**SUPERIOR AIR
QUALITY
FOR STAFF
WELLBEING**

**ACCESSIBLE
GARDEN**

**EASY ACCESS TO
PUBLIC TRANSPORT**

**OPTIMISED
AIRFLOW
PER PERSON
PER HOUR**

**ENERGY-
EFFICIENT
AIR-CONDITIONING**

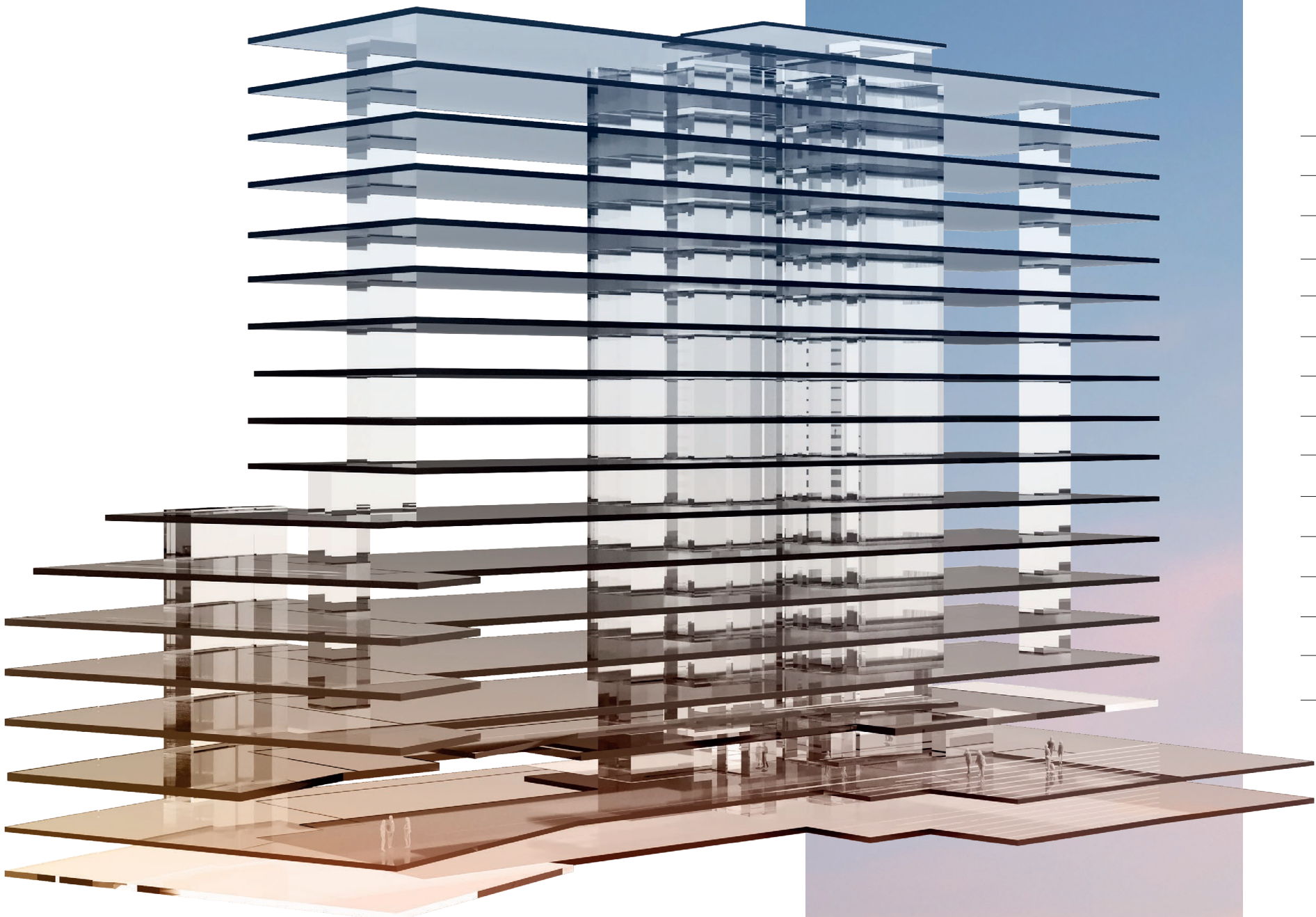
31CENTRAL

A WHOLE NEW POINT OF VIEW

From the newly created link between Rue de l'Hôpital and Rue de l'Escalier, to the panoramic views across the city – The View at 31Central provides a unique perspective on downtown Brussels.



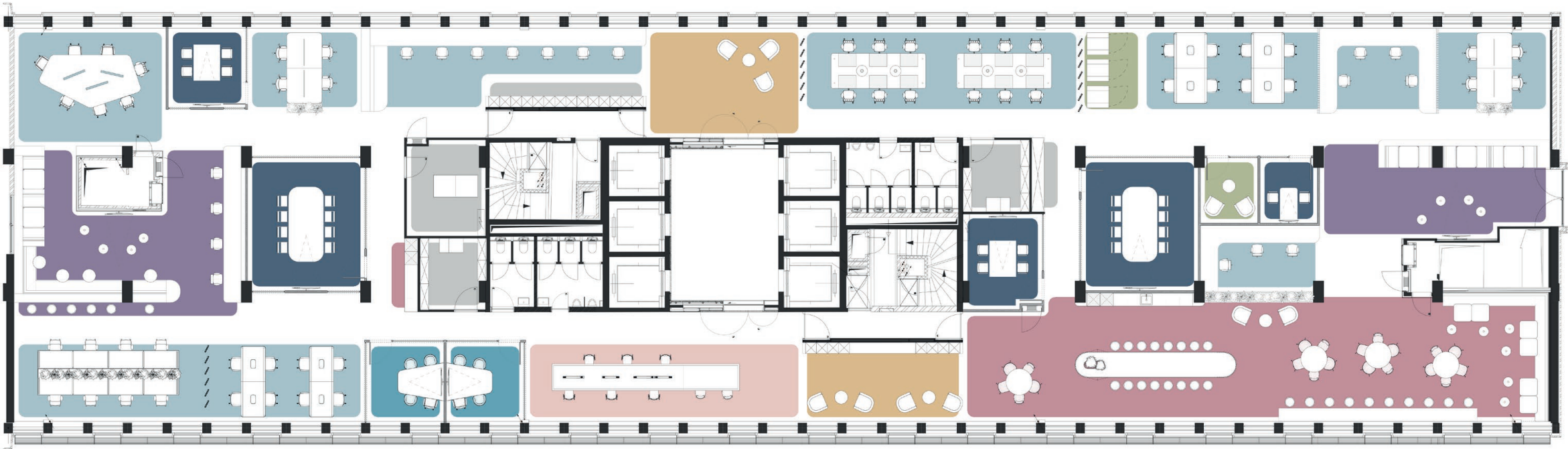
STACKING PLAN



+15	1,479 sqm
+14	1,479 sqm
+13	1,479 sqm
+12	1,479 sqm
+11	1,479 sqm
+10	1,479 sqm
+9	1,479 sqm
+8	1,479 sqm
+7	1,479 sqm
+6	1,479 sqm
+5	1,661 sqm
+4	1,861 sqm
+3	1,900 sqm
+2	1,900 sqm
+1	LOBBY AND AMENITIES
GROUND FLOOR	

LAYOUT SIMULATION

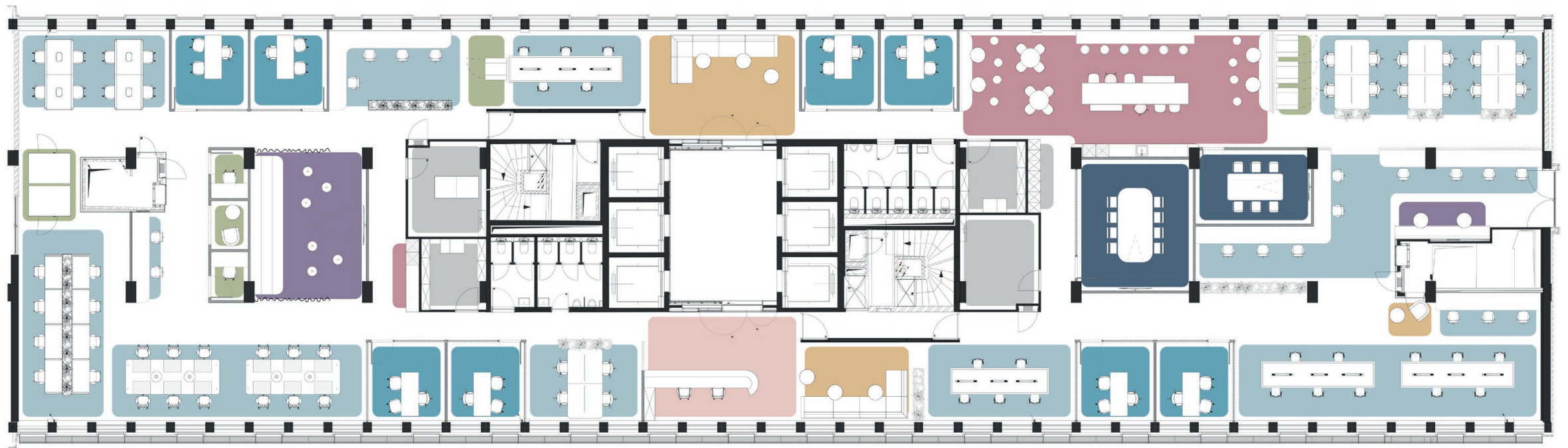
TYPICAL FLOOR FULL FLEX



- Shared closed office 1p x2
- Workstation x65
- Meeting room x5
- Brainstorming area
- Bubble / Phone booth x4
- Welcoming area
- Lounge
- Copy / IT / Stock
- Lunch area

LAYOUT SIMULATION

TYPICAL FLOOR SEMI FLEX



- | | |
|--|--|
| ■ Closed office 1p x8 | ■ Welcoming area |
| ■ Workstation x82 | ■ Lounge |
| ■ Meeting room x2 | ■ Copy / IT / Stock |
| ■ Brainstorming area | ■ Lunch area |
| ■ Bubble / Phone booth x9 | |

TECHNICAL FEATURES



38 | Western facade - Rue de L'Escalier entrance

TOTAL OFFICE AREA	22,112 sqm
NUMBER OF FLOORS	1 underground level, GF and 15 upper floors
PARKING SPACES	106 car spaces & 35 for bicycles
ELEVATOR	1 main bank of 6 elevators and 1 bank of 2 elevators including 1 goods' lift
FREE HEIGHT	2.50m > 2.89m
WINDOWS	Double-glazing with solar protection, opening tilt and turn
AMENITIES & SERVICES INCLUDED	24/7 access, safety power generator, access control, conciergerie, community management, welcome area, coworking area, 5 meeting rooms, garden, showers, cafeteria + chill zone, boardroom with 50 seats, full air conditioning throughout, building management system integrating all technical installations in one management system, two server rooms per floor
SERVER-ROOMS	Two on each floor
SANITARY	Two plots per floor
ENTRANCES	Two per floor
CCTV	Cameras at the entrances of the building
ESG	High ventilation capacity (category 1), High quality of ambient air, up to 73m ³ per hour per person, LED lighting, Centralised BMS to manage energy

CERTIFICATION



Space planning: Shake – Photo credits: Utku Pekli, Getty Images, AI-generated images – This brochure is not a contractual document.

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