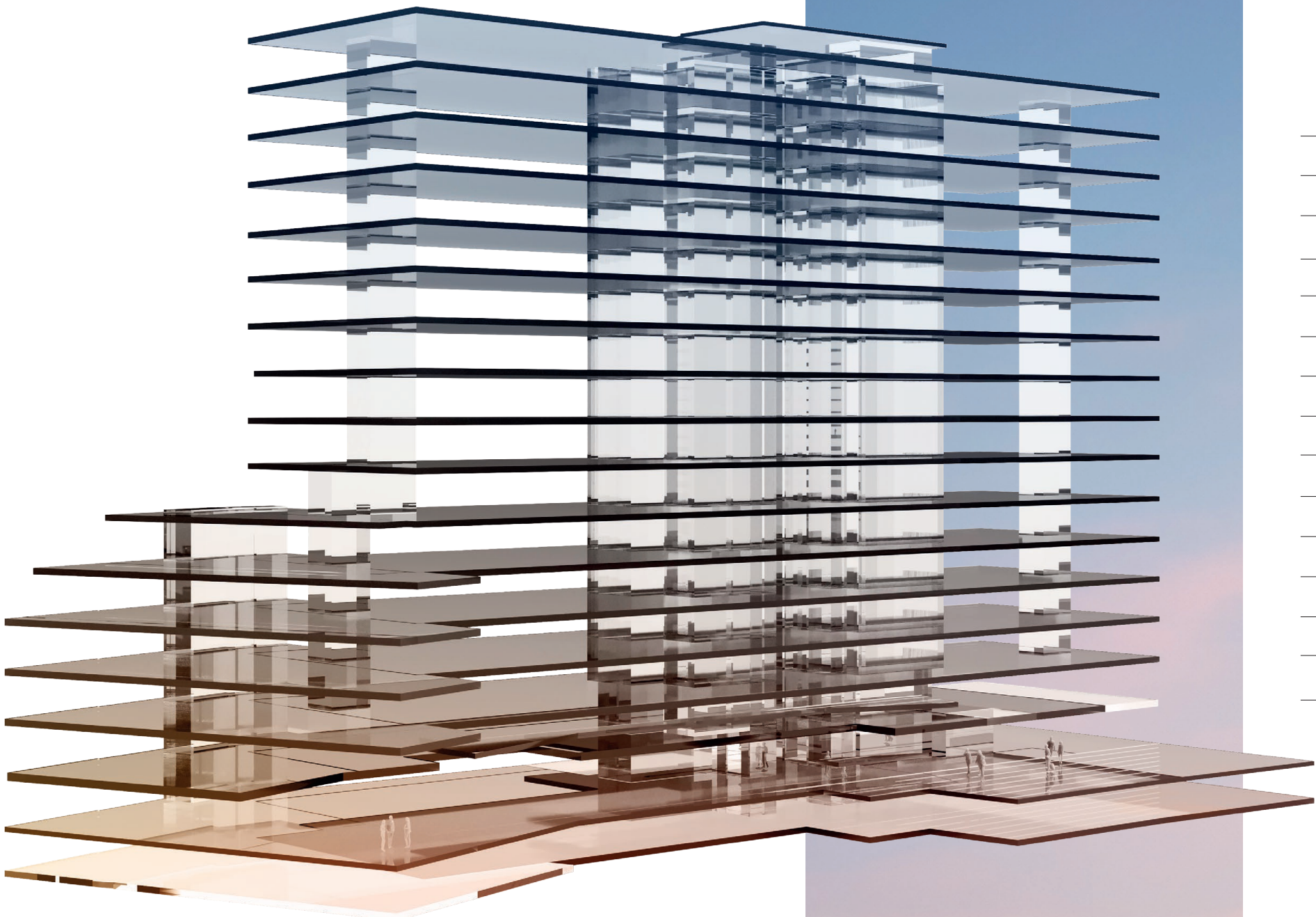


**theVIEW** at  
31CENTRAL 

RUE DE L'HÔPITAL 31 — 1000 BRUSSELS

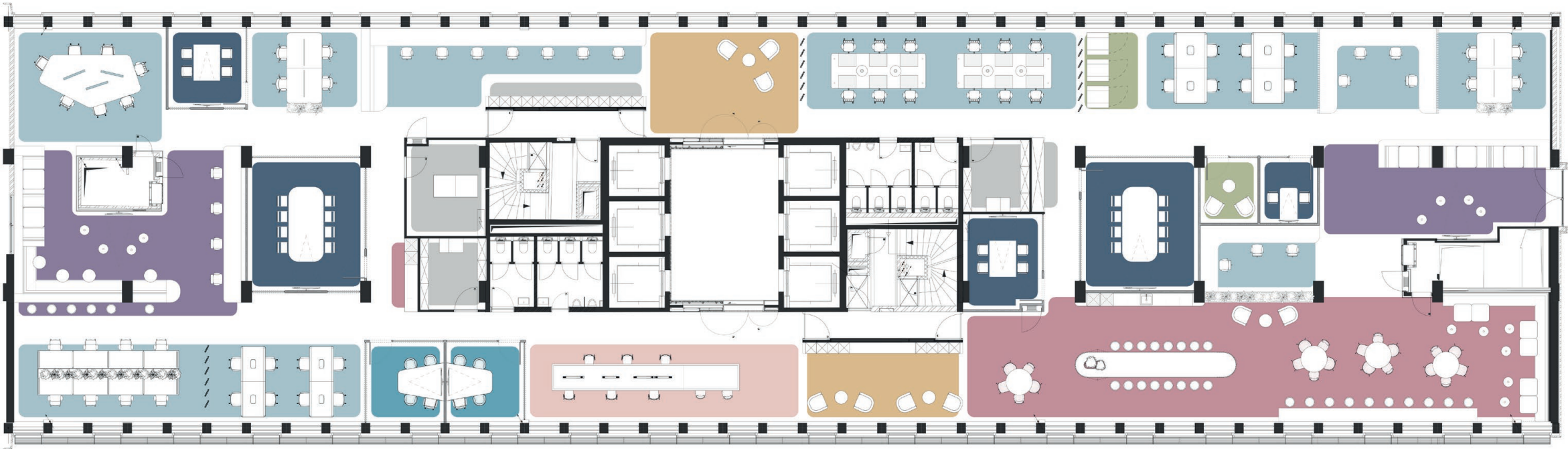
# STACKING PLAN



+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	<b>LOBBY AND AMENITIES</b>
<b>GROUND FLOOR</b>	

# LAYOUT SIMULATION

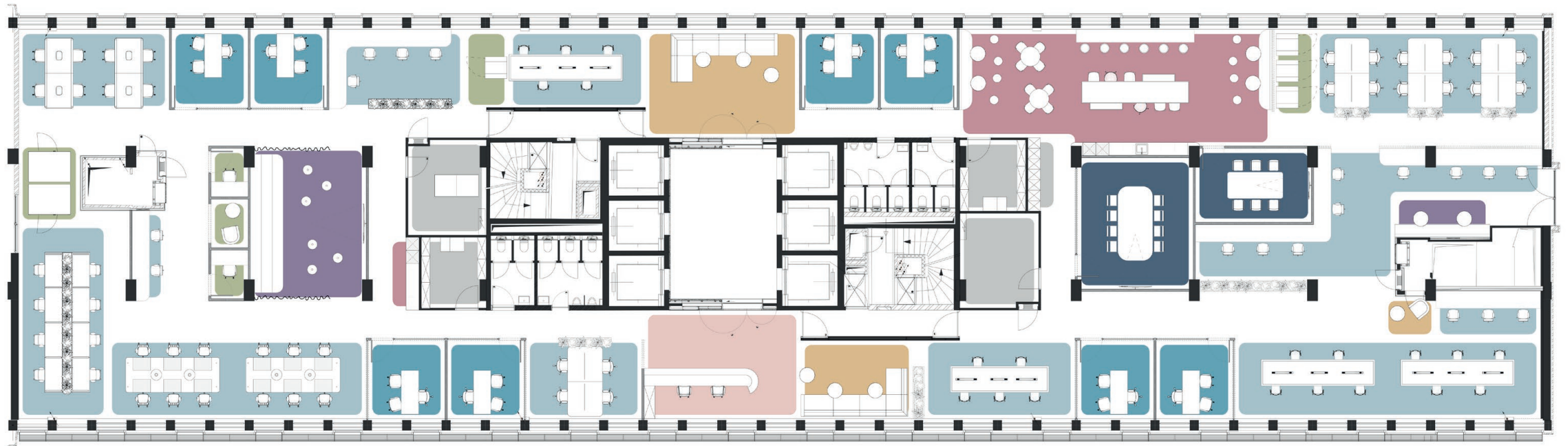
## TYPICAL FLOOR FULL FLEX



- 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
- Workstation x82
- Meeting room x2
- Brainstorming area
- Bubble / Phone booth x9
- Welcoming area
- Lounge
- Copy / IT / Stock
- Lunch area

# TECHNICAL FEATURES



Western facade - Rue de L'Escalier entrance

<b>TOTAL OFFICE AREA</b>	22,112 sqm
<b>NUMBER OF FLOORS</b>	1 underground level, GF and 15 upper floors
<b>PARKING SPACES</b>	106 car spaces & 35 for bicycles
<b>ELEVATOR</b>	1 main bank of 6 elevators and 1 bank of 2 elevators including 1 goods' lift
<b>FREE HEIGHT</b>	2.50m > 2.89m
<b>WINDOWS</b>	Double-glazing with solar protection, opening tilt and turn
<b>AMENITIES &amp; SERVICES INCLUDED</b>	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
<b>SERVER-ROOMS</b>	Two on each floor
<b>SANITARY</b>	Two plots per floor
<b>ENTRANCES</b>	Two per floor
<b>CCTV</b>	Cameras at the entrances of the building
<b>ESG</b>	High ventilation capacity (category 1), High quality of ambient air, up to 73m <sup>3</sup> per hour per person, LED lighting, Centralised BMS to manage energy

## CERTIFICATION



★★★★★  
Excellent

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

Descriptions, surface areas, illustrations, etc. are provided for information only. They may be changed at any time without notice – October 2024. Brochure designed and produced by Saentys | info@saentys.com | saentys.com

# NEW HORIZONS THIS WAY:

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ARAX PROPERTIES

Spine.  
The missing link.