



WE UPGRADE YOUR WORKPLACE QUALITY

RUE DE LA SCIENCE 12
BRUSSELS



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STEP RIGHT INTO THE FUTURE

Imagine a building that is so revolutionary that it doesn't just promise responsible use of resources and flexible space, but actually delivers it. Imagine a design that combines dynamic technologies and smart environmental solutions within a unique envelope ready for the 22nd century. Imagine a workspace that offers both well-being and quality of life to ensure engaged and productive people.

THIS IS SCIENCE¹²

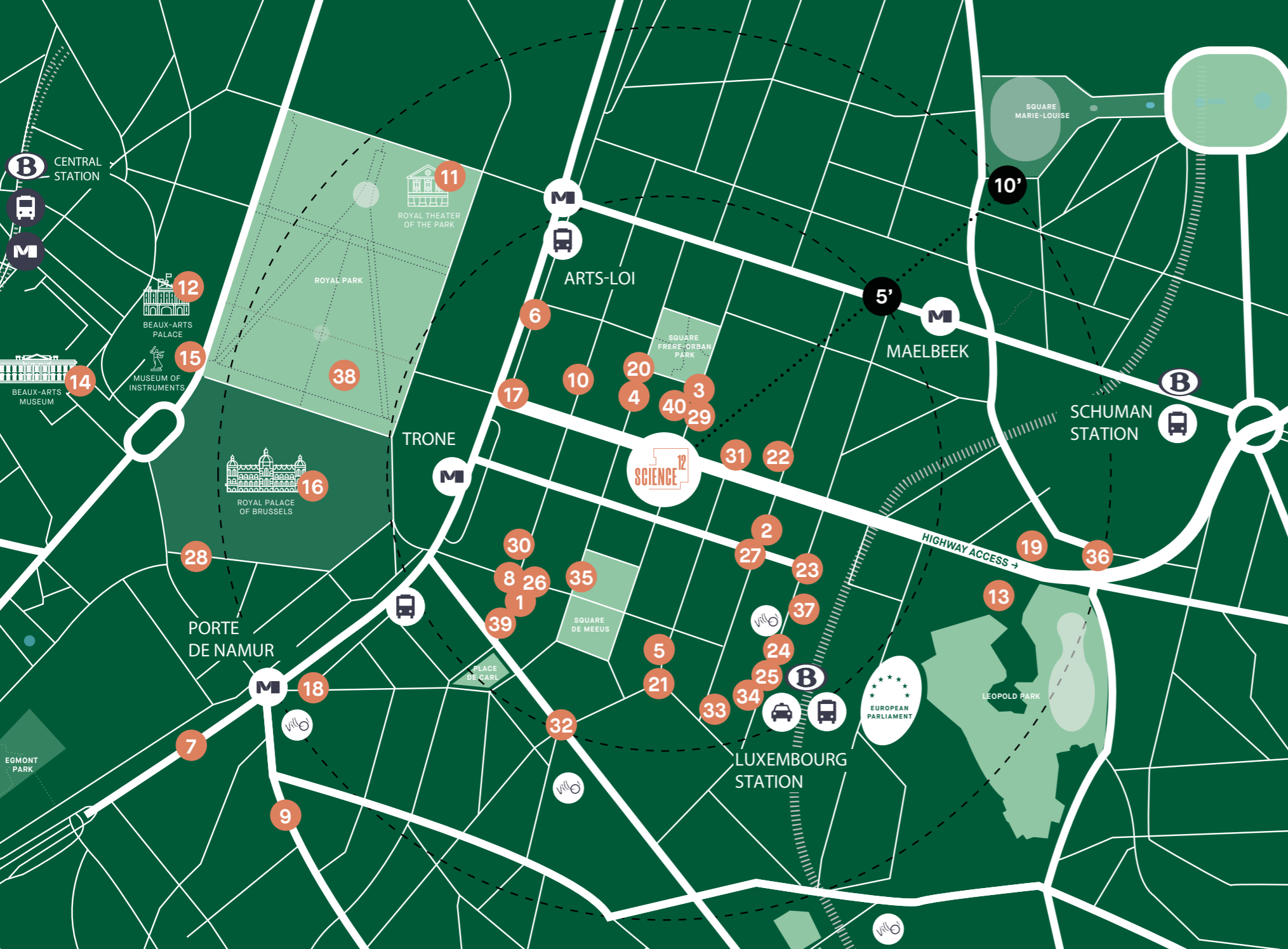




FEEL THE EXCITEMENT, BREATHE THE CALM

Occupying a prime location in the heart of Europe and in the centre of the Brussels European district, Science 12 is a unique location and game-changing environment to work.

A place to 'lean in' when required and 'lean back' due to the ideal proximity to EU institutions and key business entities, that co-exist in a thriving restaurant, café and hotel neighbourhood.



A VIBRANT PLACE

SERVICES

- 1 HOTEL STANHOPE
- 2 PHARMACIE
- 3 CASH DISPENSER
- 4 PUBLIC PARKING
- 5 LEOPOLD HOTEL

SHOPPING

- 6 FILIGRANES
- 7 AV. DE LA TOISON D'OR
- 8 ICI PARIS XL
- 9 CH. D'IXELLES
- 10 DELHAIZE

ENTERTAINMENT

- 11 ROYAL THEATER
- 12 BEAUX ARTS PALACE
- 13 MUSEUM OF EUROPE
- 14 BEAUX-ARTS MUSEUM
- 15 MIM MUSEUM
- 16 ROYAL PALACE

WORKOUT

- 17 BASICFIT
- 18 JIMS
- 19 BODYTRAINING
- 20 ASPRIA

COFFEE & FOOD

- 21 CORICA
- 22 THE OFFICE
- 23 CAFÉ LUXEMBOURG
- 24 KARSMARKERS COFFEE
- 25 LÉOPOLD CAFÉ PRESSE
- 26 CAFÉLATTE
- 27 TOUT BON
- 28 JAT' CAFÉ

LUNCH

- 29 ELVIS FOODSTORE
- 30 SUPERBOWL
- 31 GREENKITCHEN
- 32 UN
- 33 KAZAKOZI
- 34 ESKAPE
- 35 FOODMAKER

AFTERWORK

- 36 GRAND CENTRAL
- 37 PL. DU LUXEMBOURG
- 38 WOODPECKER
- 39 BRIGHTON
- 40 GIOIA



PARKS & GREEN SPACES NEARBY TO RELAX AND RECHARGE



RETAIL & SHOPPING OPPORTUNITIES



BIKE-FRIENDLY ACCESS



BRUSSELS INTERNATIONAL AIRPORT EASILY ACCESSIBLE BY TAXI, BUS OR TRAIN



WELL-CONNECTED TO TRAIN & METRO STATIONS.



EUROPEAN INSTITUTIONS WITHIN WALKING DISTANCE

WE ENCOURAGE SOFT MOBILITY:

41 bicycle spaces

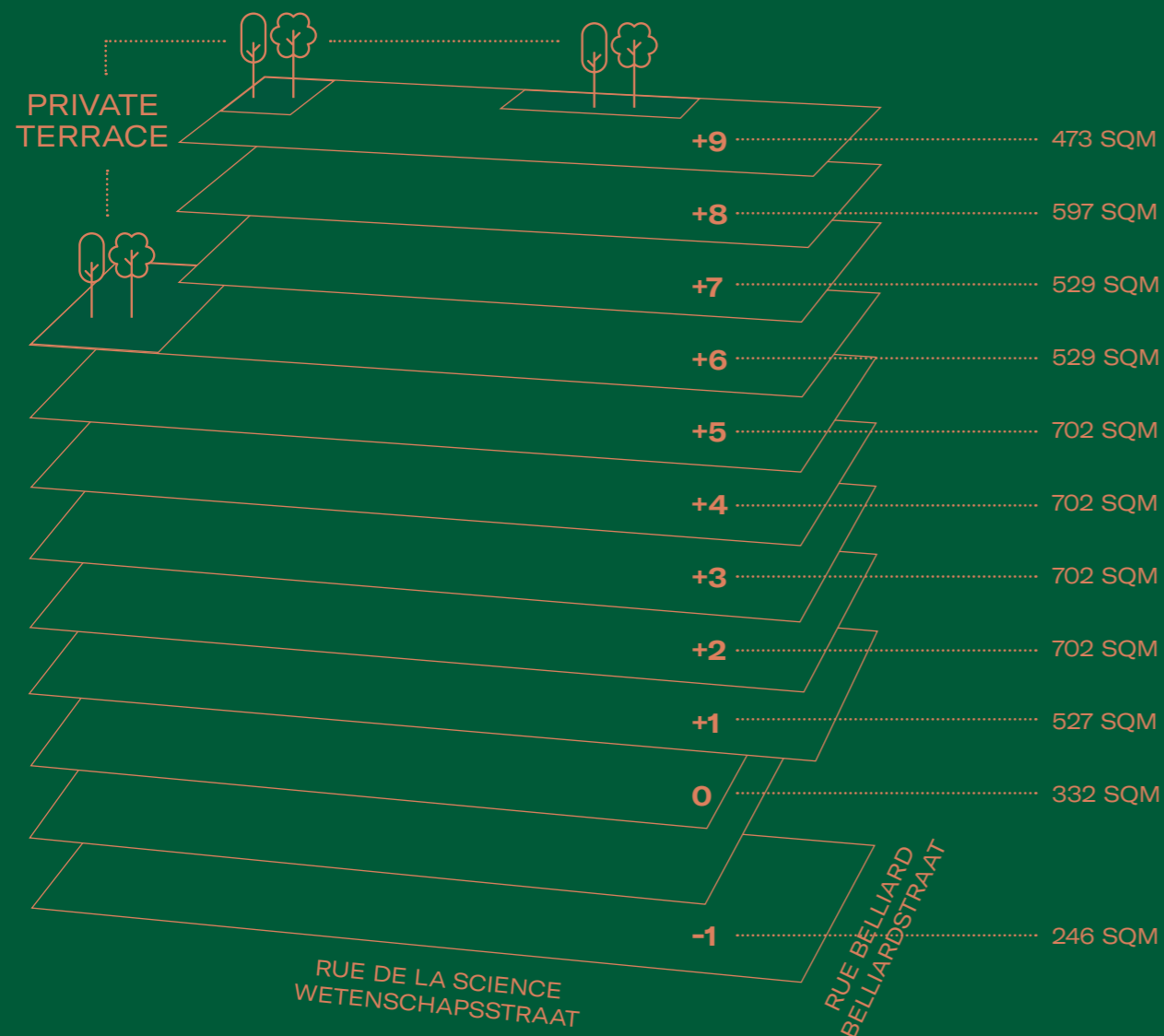
**DESIGN BASED ON
LONGEVITY AND
EFFICIENCY ALSO
MEANS THE BUILDING
CAN EVOLVE OVER
TIME**

Science 12 offers 5,658m2 of future-proofed office space where design and technology are prioritised, and where people cherish their creative and productive working environment. Conceived with the highest quality materials and building infrastructure, Science 12 is a triumph in efficiency and aesthetics. A unique and dynamic building designed to optimise solar energy ensures high standards of comfort and productivity.

The striking copper-coloured grid structure on the façade creates a deep relief effect and also serves as a climate shield. It protects against the glare of direct sunlight and overheating, while ensuring maximum natural light penetration. Design based on longevity and efficiency also means the building can evolve over time. Structural densification reserves offer the potential to increase the number of floors, while ensuring flexible workspaces to easily configure and adapt to NWOW requirements. With true well-being in mind, planted terraces and a green roof provide a calming and regenerative work-life environment. Science 12 encourages soft mobility by prioritising bicycle access and storage. A 41-space secure bicycle garage, including 12 electric chargers, also provides shower & locker room facilities.

DREAM PLAN DO





5,658 SQM

OFFICE SPACE

387 SQM

RETAIL SPACE

6,041 SQM

TOTAL RENTABLE
AREA

2.7 M

FLOOR TO
CEILING HEIGHT

3 ELEVATORS

WITH CAPACITY
1,150KG (15 PERS.)

1 RECEPTION

CENTRAL DESK IN
THE LOBBY

THE MIND THAT OPENS TO A NEW IDEA NEVER RETURNS TO ITS ORIGINAL SIZE

OFFICE

Single office floor
plates available from
470 SQM to 700 SQM

Green community spaces
terraces on the
6th and 9th floor

High flexibility in space
use and opportunity to
connect multiple floors

Modular floor structure
allows the creation of multiple
space concepts

AMENITIES

RFID based access
control system

CCTV
in the common
areas

In-house retail
space for food &
beverage outlets

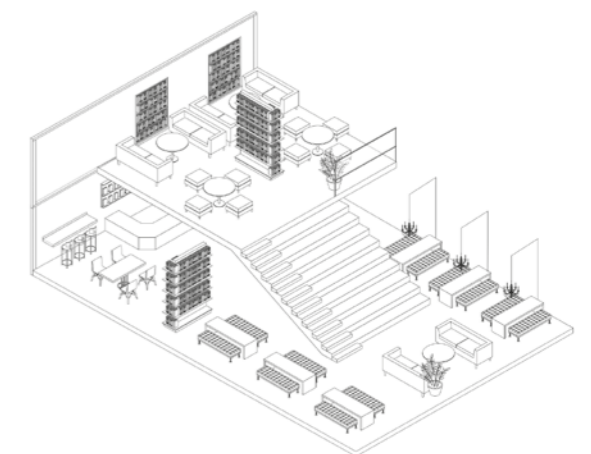
Facilities
Showers, lockers and
changing rooms (with
access for disabled people)

41 indoor bicycle parking
spaces, including 12 electric
charge points

Underground car parking
8 parking lots



Science12 aspires to create a welcoming building for people.



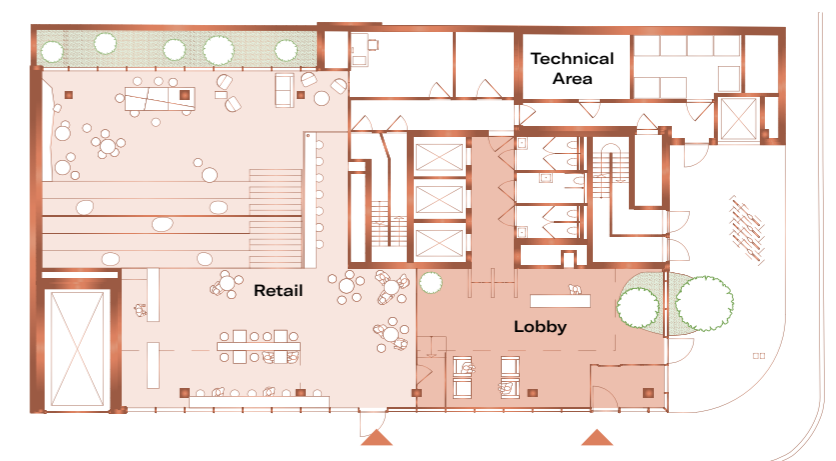
A WELCOMING GROUND FLOOR

The main entrance on Rue de la Science opens up to a double height reception area with direct access to the vibrant 387m2 of food and beverage retail space.

The innovative design provides a unique hospitality space that can accommodate all types of public and private events.

A visible sign of Science 12's commitment to a more sustainable lifestyle is the conveniently located bicycle lift with safe street access.

- Lobby
- Retail
- Technical area



RUE DE LA SCIENCE — WETENSCHAPSSTRAAT

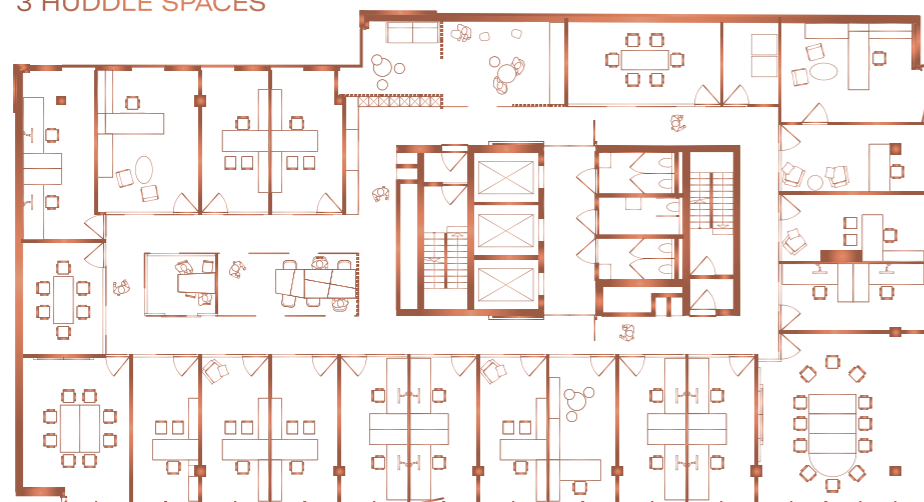
RUE BELLIARD — BELLIARDSTRAAT



PARTITIONED

A partitioned design for maximum comfort

17 CLOSED OFFICES
4 MEETING SPACES
3 HUDDLE SPACES



1-5 LEVELS
LAYOUT EXAMPLE

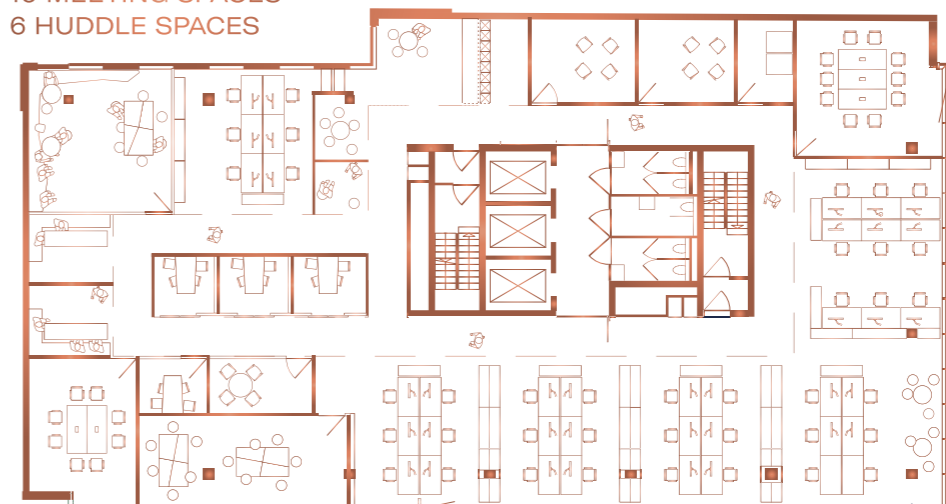
RUE BELLIARD

RUE DE LA SCIENCE

OPEN SPACE

A modular design allowing flexible and evolutive solutions

65 WORKPLACES
10 MEETING SPACES
6 HUDDLE SPACES



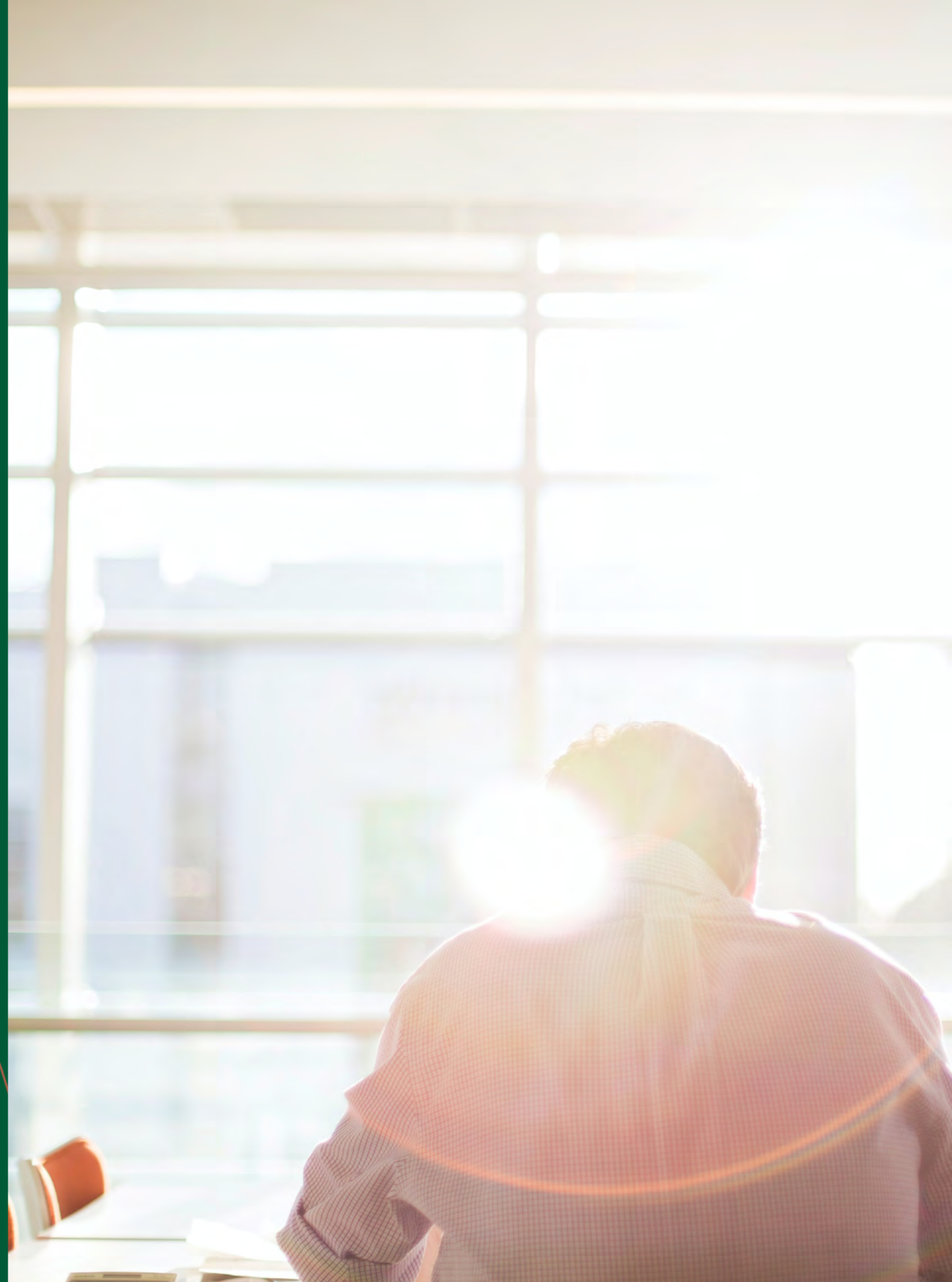
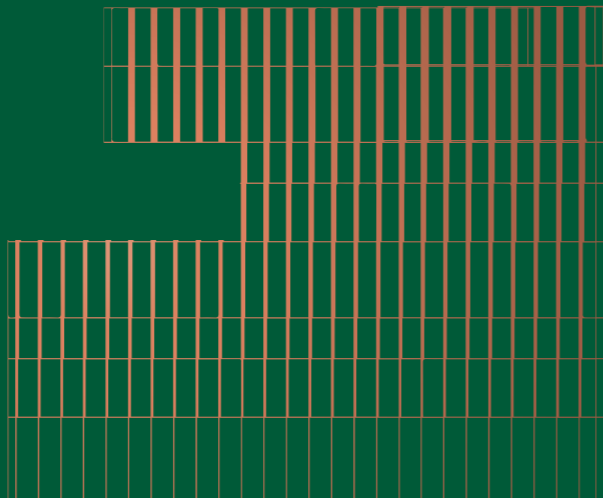
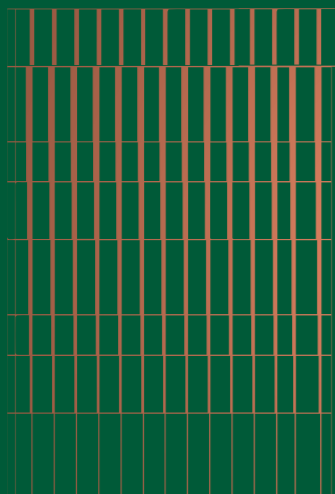
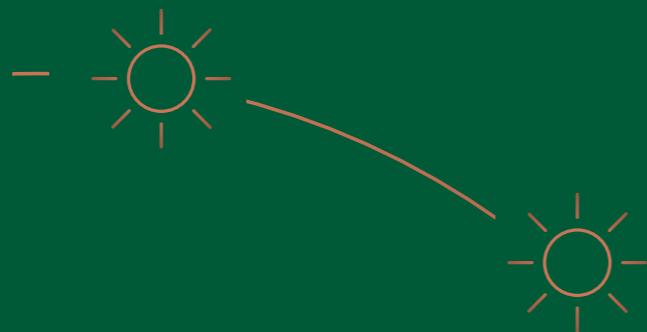
1-5 LEVELS
LAYOUT EXAMPLE

RUE BELLIARD

RUE DE LA SCIENCE

WE SCULPT THE LIGHT

The façade is divided into a grid structure of floor-high copper-covered shades. The shades serve as a climate shield to protect from direct sunlight and over-heating. The shades also give the façade a deep relief effect and reduce the building's large-scale appearance.





TECHNICAL SPECIFICATION

VENTILATION SYSTEM

- Air handling units (AHU) work with 100% hygienic air with high efficiency heat recovery exchanger
- AHUs operate at variable rates in function of occupancy

CENTRAL HEATING & COOLING

- Climate Control Ceiling (SAPP)
- Horeca area: VFR "Variable Refrigerant Flow" system for heating and cooling
- Refrigeration machine or chiller
- Cooling system for local server
- Low energy consumption
- Extra low noise level
- Low global warming potential (GWP 7) and ozone depletion potential (ODP 0)

OFFICE HEATING & COOLING

- Air conditioning with reversible heating and cooling metal ceilings
- Winter modus circulating water temperature 35°C
- Summer modus circulating water temperature 15°C

TELECOMMUNICATION & DATA NETWORK

- Cable ladders are provided to place tenant's own fibre optic and data cables from the local server

TECHNOLOGY

- Raised floor
- Triple-pane glazing
- Turnstile entrance system

LIGHTING

- LED lighting in all building areas and the provision of 450 to 500 lux in all offices, meeting rooms and multipurpose rooms

SUSTAINABILITY

- Photovoltaic panels
- Heat recovery
- Water recovery

WE ARE SCIENCE¹²



WE ARE EXCELLENT



A certification for a building that promises a responsible future, Science 12 meets the criteria for the BREEAM Excellent certification through its high standards of sustainability, including a low impact design and carbon emissions reduction, as well as its design longevity and ecological value.

KEY ELEMENTS OF BREEAM EXCELLENT:



- High quality air
- Health and comfort
- Natural lighting
- Year-round thermal comfort
- Intelligent structural system offers the possibility to connect two floors and increase building height in the future
- Passive house performance

A building concepts & design for high-energy performance. Science 12 uses smart technologies to monitor and control key systems and optimise the building's environment and operations.



SMART BUILDING ELEMENTS:

- Energy monitoring and control systems: electricity, heating, air conditioning, rainwater recovery.
- Building comfort management systems: air quality, access control, luminosity, thermal comfort, physical security, sanitation.
- Building management systems: monitoring, measurement, remote control, power management and centralisation of technical alarms.
- Active management of building maintenance through a high level of communication and data sharing.

WE ARE SMART

WE ARE THE CITY

SCIENCE¹²

Grand Central

Science 12 is more than just a workplace. The building is located in the heart of the EU district and is ideally situated amidst numerous amenities such as restaurants, shops, gyms and several parks for leisure activities.

CITY LIFE IN THE DISTRICT:

- Quality lunch places
- Several sports clubs nearby
- Rooftop and terraces to celebrate the end of work
- Conveniences that make everyday life easier
- Entertainment to discover the culture
- Multiple parks to get some fresh air
- Hotels for your host
- Stores for last minute shopping



Rue de la Science 12
1000 Brussels, Belgium
www.science12brussels.com



BEL SQUARE

www.belsquare.eu
info@belsquare.eu
+32 2 (0) 648 20 20

Els Verwimp
+32 (0)479 81 65 34
els.verwimp@belsquare.eu

David Vermeesch
+32 (0) 473 71 29 95
david.vermeesch@belsquare.eu



www.cushmanwakefield.com
info.brussels@cushwake.com
+32 (0) 2 514 40 00

Rodolphe Du Bois D'Aische
+32 (0) 478 27 08 04
rodolphe.dubois@cushwake.com

Maximilien Mandart
+32 (0) 2 510 08 02
maximilien.mandart@cushwake.com



A Munich Re company

Am Münchner Tor 1
80805 Munich
www.meag.com



Rue Van Eyck 44/12
1000 Brussels
www.spine.brussels



WWW.SCIENCE12BRUSSELS.COM