







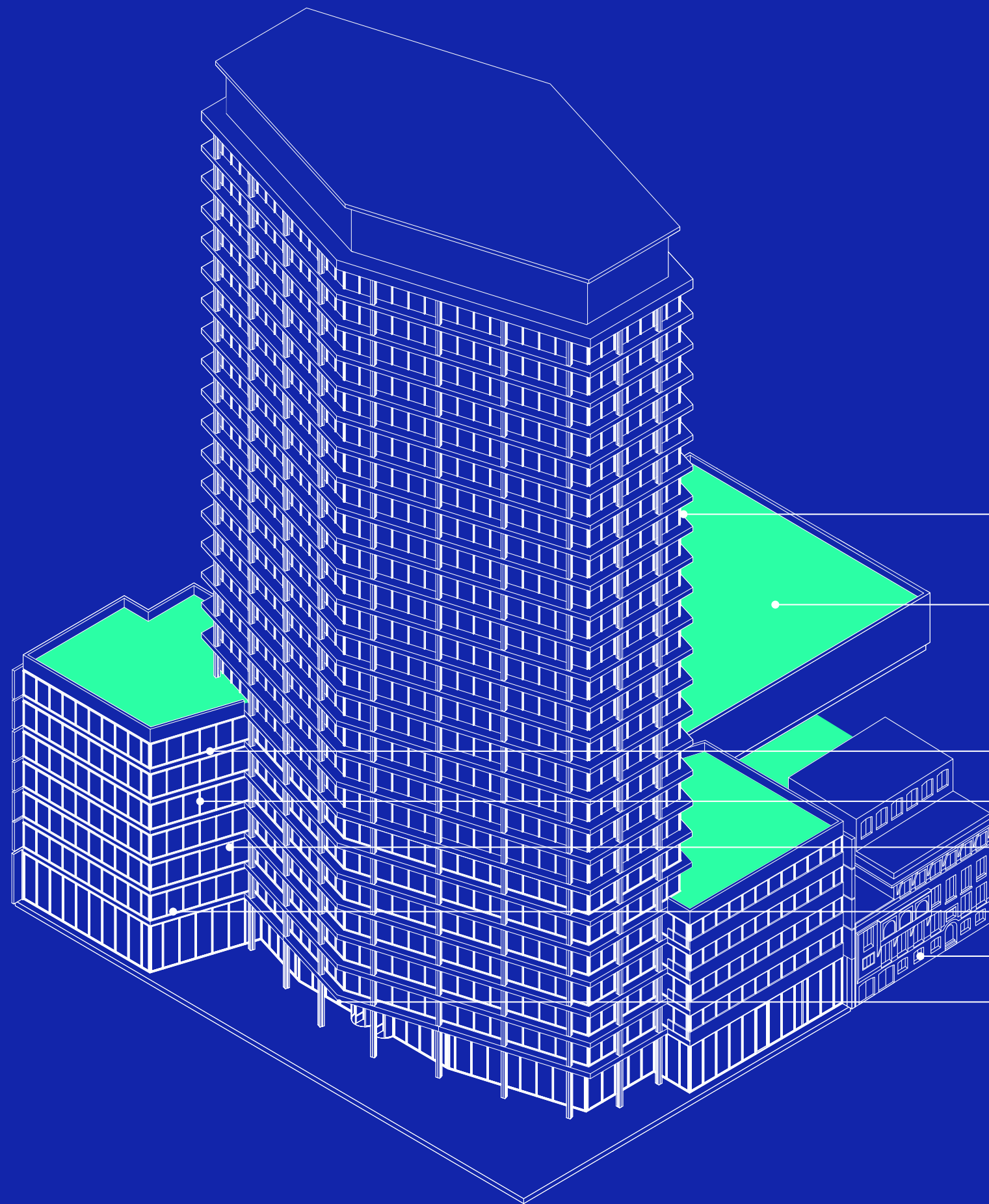
Serving as an exemplar for business, the occupants of The Louise will enjoy outstanding floorplate flexibility as well as exceptional facilities and amenities. The nine metre, triple-height reception is impressively welcoming, around which food service and other on-site retail offerings will be spaced, together with a 150-seat auditorium. The office components on the ground and first floor will

provide managed office amenities, with a Reception and Concierge service ever present. Below, alongside the parking for 190 cycles are 170 vehicle spaces, including e-vehicle charging points. The inviting clubhouse atmosphere of the interconnected Hotel Wielemans extends the ground floor offer. Extensive gardens and terraces add 1,500 square metres of external facility to enjoy.

## A platform for success

The Louise is a re-imagined, iconic Brussels office landmark developed by PATRIZIA. This 37,349 square metre space has been shaped for the future. Completing Q4 2023, it stands proud, an ensemble of gardens, courtyards and terraces and magnificent work spaces. The Louise is crowned with 17 upper floors of 934 square metres each, resting on five podium floors of up to 1,535 square metres each. With so much room for its integral community, The Louise presents exceptional spaces from which to admire epic views and capitalise upon its winning possibilities.





PATRIZIA have worked with leading architects A2RC and internationally recognised interior designers Hassell, to revitalise this well known city icon.

Building upon this, using modern but classically warm materials, timeless elegance has been restored. The 24 storeys have been refaced to fit comfortably within the surrounding neighbourhood.

Above ground, there are 27,285 square metres of highly desirable, imaginatively laid-out space. A further 10,064 square metres below ground add to the attractive possibilities. Occupiers will be rewarded with ample room for additional health and wellness facilities, e-mobility provision, active commuter amenity, conference space, breakout rooms or simply overspill for short term use. There is so much potential.

**Upper Levels +7 to +24** Offices 934 sq m GLA

**Terraces, Gardens and courtyards, Ground, +1, +5 and +7** Amenity 1,504 sq m

**Podium Level +6** Office 1,221 sq m GLA (on podium levels)

**Podium Level +5** Office 1,229 sq m

**Podium Levels +2 to +4** Office 1,535 sq m

**Podium Level +1** Office 1,448 sq m

**Hotel Wielemans** Clubhouse 685 sq m

**Ground Level +0** Ground Level includes reception, amenity and ancillary retail 3,286 sq m

**Lower Ground Levels -1 to -3**

Vehicle spaces 170

Bike spaces 190 including Ground floor provision





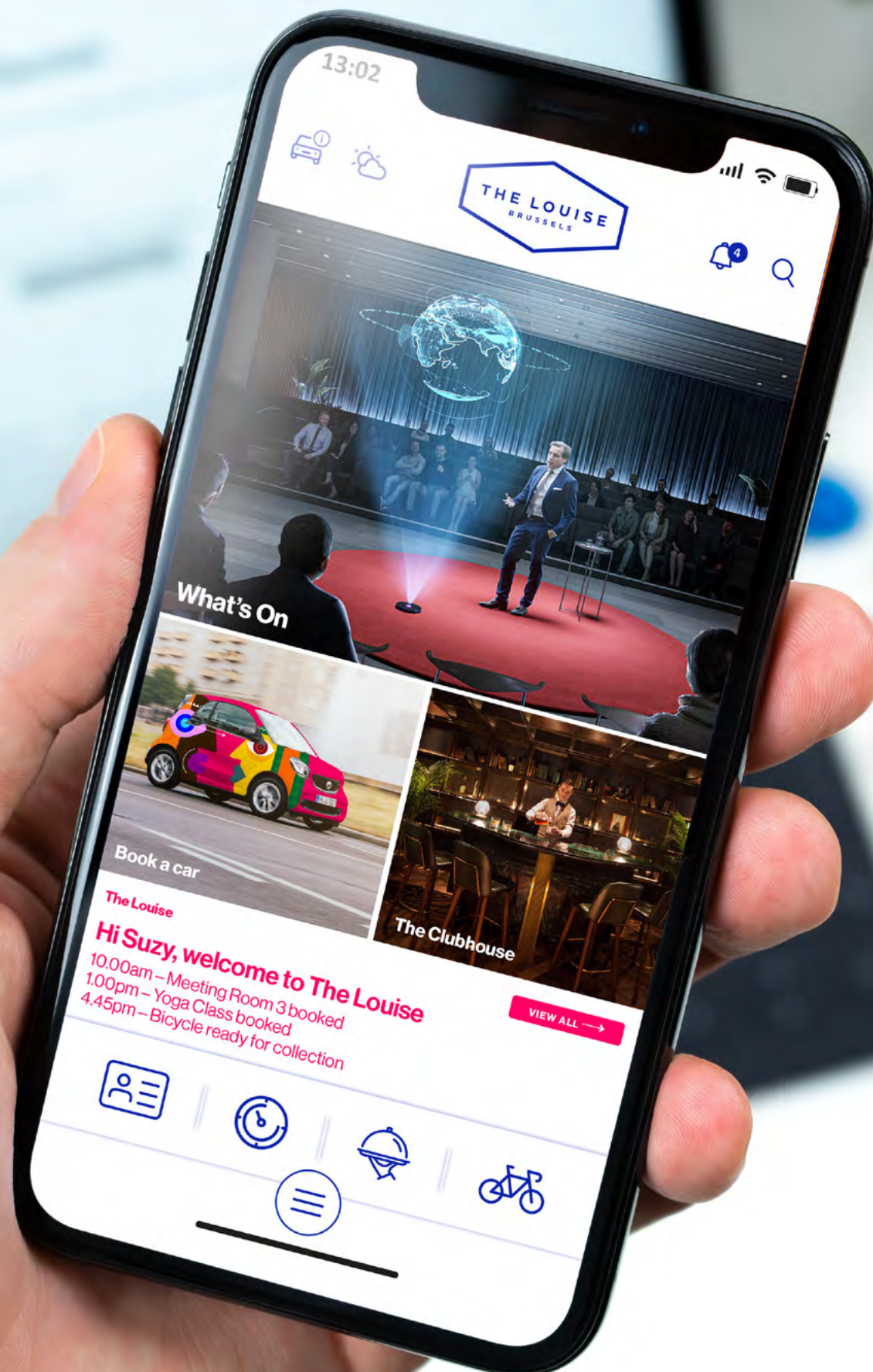
The upper floors each present 934 square metres of GLA. The central core houses the access point to the floor, elevator and facilities. Column free and bordered with

floor-to-ceiling windows, natural light provision is maximised. The views are unimpeded. In this location, floorplates this extensive are exceptionally rare.









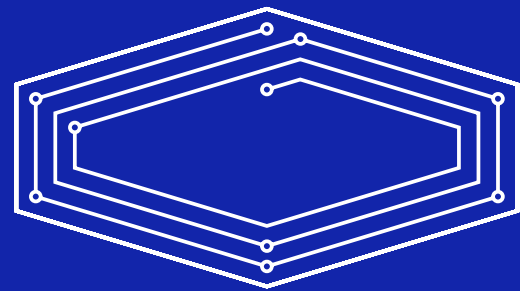
The priorities of physical health and mental wellbeing in the workplace are paramount in the 21st Century. In every facet, the occupiers of The Louise will be enabled, empowered and in control of their environment in order to realise the best advantages for their people. From air quality, light provision and clean energy supply

to minimising any carbon impact down to zero, all elements that can positively influence human health have been woven into a balanced ecosystem. Simply put, there is no more enjoyable, enriching or stimulating setting in which to conduct business.

## The brightest building in Brussels

The Louise has been developed around four founding pillars - tech enabled, wellness, sustainability and quality. These have enabled the building to provide enviably high levels of compliance and standards. The certifications that will be achieved match – and often exceed – those of any office development within the city. Every factor that can improve both living and working conditions has been planned and implemented. Whether manifest as full-service provision or fingertip control, the occupiers will enjoy every possible benefit.

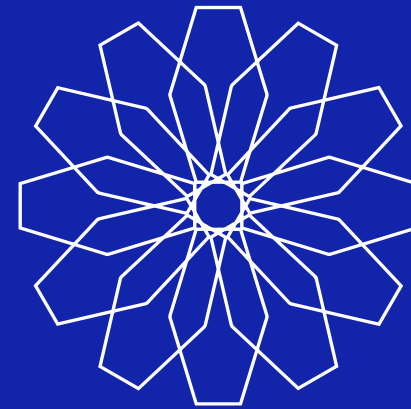
## #1 Tech Enabled



SMART

Championing cutting edge technology in real estate that delivers user experiences, drives cost efficiencies, meets high standards of sustainability and are future-proofed.

## #2 Wellness



International WELL Building Institute  
Targeting Platinum

The WELL Standard is a vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being.

## #3 Sustainability



BREEAM  
Targeting Excellent

The world's leading sustainability assessment method in relation to master planning projects, infrastructure and building construction.

## #4 Quality Grade A



WIREDSCORE  
Targeting Platinum

WiredScore's mission is to make the world's buildings smarter and better connected, to enable a more collaborative, innovative and dynamic future.



## Tech Enabled

All the mechanical, electrical and plumbing services of The Louise are controlled by SMART technology. The combined effect reduces energy consumption to 90kw per square metre against its original form – a saving of more than 50%. This is equivalent to the typical energy consumption of 200 Belgian households in an entire year. All functionality is designed to be futureproof with the ability to incorporate further technologies as they evolve, so The Louise will stay at the forefront of future innovations.

High specification airflow and air quality systems will be fully integrated throughout. Circulation sensors will deliver exemplary ergonomic conditions on a constant basis, using advanced filtering together with CO<sub>2</sub> zonal monitoring. App technology will be used to control all tenant interface areas including, but not limited to, security access, parking, room bookings, mail collection, elevator operation, bike and e-mobility facilities.

## Wellness

The physical wellbeing and mental health of any occupant of The Louise is of paramount importance. The Louise is registered to pursue WELL Core Certification through the International WELL Building Institute™ at Platinum score level. To achieve this, a score of above 80% needs to be awarded across all criteria including air quality, thermal comfort, mental wellbeing and sound considerations. Evaluated through disciplined analysis and stringent verification, the Platinum score will stand as emphatic confirmation of PATRIZIA's commitment to enhancing human health and wellbeing.

The communal services and amenities on the ground and lower floors are an inventory of life enhancing positivity. Extensive retail services and mixed-use facilities will greet arrivals at ground level. Dedicated cycle facilities with 190 spaces (and car parking) will be below ground. High-end changing, shower and locker room facilities will support commuters. These interior spaces are matched with external gardens and terraces, adding a welcome connection to nature.

## Sustainability

Sustainability is now fundamental for all concerned in Real Estate. Regarding The Louise, it is an imperative to create a positive legacy that minimises carbon impact, aligned to Paris Agreement 2030 protocols. An anticipated 'Excellent' BREEAM rating underlines the building's superb sustainability credentials. Environmental, Social and Corporate Governance (ESG) has been comprehensively met and Net Carbon Neutral is targeted. The EPC rating represents exceptional energy efficiency.

Retaining the superstructure of the original building enables an inherent carbon saving of 8,500 metric tonnes. The result is a 50% lower carbon footprint than for an average new build office of the same size. All stripped out material has been recycled where possible, saving a further 1,500 tonnes of carbon emissions. On the exterior, a new façade facilitates a resilient thermal system that significantly reduces the 'U' value, generating beneficial energy savings.

The roofs and terraces will harvest rainwater which is connected to the integral on-site water recycling system. Biodiversity is encouraged with an abundance of plant species and insect 'hotels'. Inside the building, the design emphasis is on sustainable and non-porous materials. Environmentally responsible practice and extended use will contribute to greater cost efficiencies, both in real and planetary impact terms.

## Quality Grade A

The materials used, construction practices undertaken and the application of technologies in redeveloping The Louise have been of the highest quality. The structural, mechanical and electrical specifications are all world-class.

All of the outstanding ratings emphasize focus on people, the planet and the future in its approach. Above and beyond certifications, The Louise Grade 'A' status will be achieved by delivering the highest possible standards for commercial offices. For the occupiers within the building, the supreme quality will be immediately apparent with expansive ground floor experiences, nine metre triple height reception, views in to open landscaped gardens and flexible, column-free floorplates with floor to ceiling perimeter glazing. Air conditioning, destination control lifts, accommodating floor and ceiling voids, environmentally considerate finishes and exquisite fittings all add up to ensure The Louise is delivered to the standards and expectations of progressive, future thinking business.

The inclusion of Hotel Wielemans as a 'clubhouse' amenity for all occupiers provides a very welcome extra benefit. This adaptable home for businesses and individuals, facilitated by exceptional, on-site service levels will serve as a perfect springboard for success.



The Louise is a building that puts people first. This redevelopment has re-imagined an iconic landmark building to suit how we all want to work now and in the future. Perfectly located in a renowned European hub of legal, financial, technical and government businesses, the building redefines the idea of space for commercial activity. In Tracy Brower's words, it is a place that will 'bring work to life by bringing life to work'. The boundaries between

work, home and social environments has been blurred indefinitely. By focusing on details that improve human experience – local, crafted materials, energy efficiency, radical design that attracts and delights – this building emphatically answers the very human demands for a more enlightened and open-minded approach to work. This is a building where business can excel and people can thrive.

## Creating a better tomorrow

PATRIZIA is constantly thinking about future potentials of the workspace. Critically, human habits, mindsets and the tools used are as important as the building fabric. Work Free signifies autonomy and ambition; Work Flexible draws in mobility and balance; Work Smart embraces choice and collaboration; Work Well focuses on health and sustainability. However, we do not see success in simply making lists or wishes, but in actually making each of these a reality.







Whether it is as a gardener, barista, yoga teacher or Hotel Wielemans waiter, the concierge management team is on hand to make The Louise come alive for all those that spend time there. Skilled practitioners, facilitators, guides and knowledgeable experts, their role is to amplify the positive possibilities of life across the estate,

through every interaction. While the building fabric represents a leading example of architectural design and ingenuity, it is the team's active contribution and personal sense of responsibility that lift life and work at The Louise to another level. The care and consideration shown are ambassadorial and will continually set new standards.

## People and place

The Louise is pioneering a building management ethos new to Brussels. The difference is defined by the level of service provision, quality of hospitality and the skilled individuals who work to deliver five-star experiences to occupiers and visitors alike. Whether front-of-house or behind-the-scenes, the dedicated concierge management team will put flesh and blood into the bricks, mortar, glass and gardens in which they serve.



The dispersed and diversified spaces of The Louise create havens in which to pause. Throughout the development, full BREAAAM and ESG designed compliance contribute to a life enhancing atmosphere.

The focus on health and well-being extends to service too, from the welcoming barista, to the roaming concierge, visiting yoga teacher and attentive staff of The Wielemans.

The abundance of plants and green spaces are both soothing and inspirational. Unique among Brussels buildings, life and work co-exist as equals, orchestrated in appealing harmony. Complete dedication to superb form has served to oxygenate the function of everyone in the building.







From bike care to electric car recharging and cappuccino, this is a living, breathing building, geared to your every need.



The occupants of The Louise will be a step away from Avenue Louise, where established sophistication meets Bohemian chic on an elegant boulevard. The building itself is well located, an easy commute from within the metropolitan area and the desirable, residential

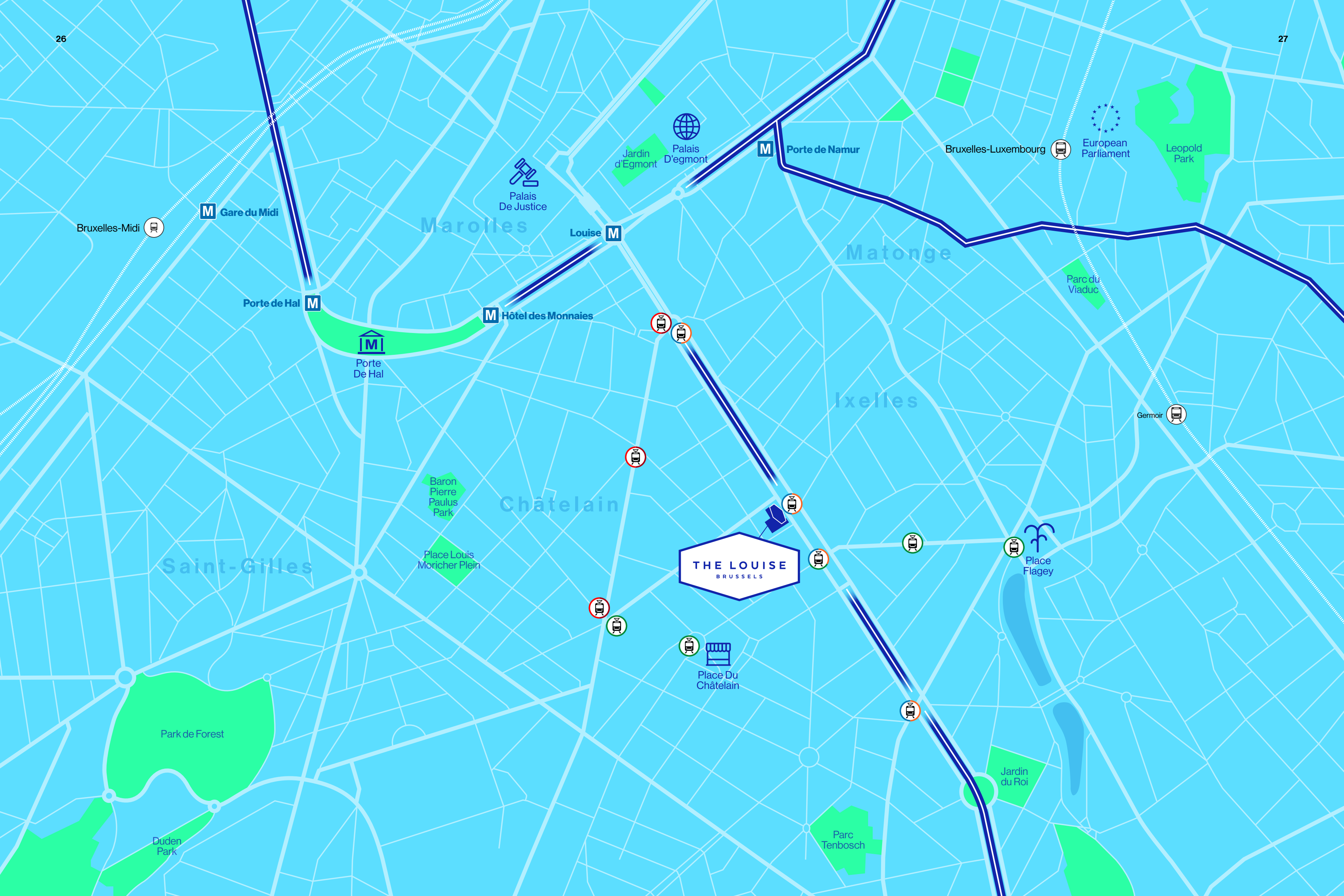
hinterland beyond. From the floor to ceiling glazing on upper floors, one can appreciate not just the epic views but also the presence of over 50,000 registered businesses, of which 2,200 are overseas companies. In every sense, Brussels is a city that works extremely well.

## At Europe's heart

An exceptional building, The Louise is situated in an exceptional area. Close to the Palace of Justice, European Parliament and the hub offices of leading global companies, it commands a central position in a city celebrated as the 'crossroads of Europe', the apex of the world's largest trading block. The immediate region is one of the top three wealthiest in the European Union. A magnet for government, business and culture, both connection and communication links are outstanding.







Marolles

Matonge

Ixelles

Châtelain

Saint-Gilles

THE LOUISE  
BRUSSELS



Jardin  
d'Egmont

Palais  
D'egmont



Palais  
De Justice



European  
Parliament

Leopold  
Park

Parc du  
Viaduc

Germoir



Place  
Flagey



Place Du  
Châtelain

Jardin  
du Roi

Parc  
Tenbosch

Duden  
Park

Park de Forest

Baron  
Pierre  
Paulus  
Park

Place Louis  
Moricher Plein



Porte  
De Hal



Hôtel des Monnaies



Louise



Porte de Namur



Porte de Hal



Gare du Midi



Bruxelles-Midi

While business, government and culture have put Brussels firmly on the map, The Louise occupies central stage in the city itself, fronting the Avenue Louise. This main artery is a conduit of culture, high-end shopping and progress for the frequent trams and buses that make travel here so easy. Smartly anticipating cycle traffic to come, the building has dedicated access lanes direct to the 190 designated bicycle spaces below ground.

Between the Bois de la Cambre and the Palace of Justice, the address is well situated for all local amenities. Close by, rail connections leave for London, Paris, Frankfurt and Amsterdam nearly every hour. The development constitutes an elegant bullseye, right at the heart of a network of local, national and international links.

### Restaurants

- 1 La Boltega della pizza
- 2 Toshio
- 3 Dolce Amaro
- 4 Tero
- 5 La Quincaillerie
- 6 Seino
- 7 La Châteline du Liban
- 8 Gazzetta
- 9 Old Boy
- 10 Le Fruit de Fendu
- 11 Odette
- 12 Cocina
- 13 Otap
- 14 Manhattn's Burger
- 15 Chez Oki
- 16 Humus x Hortense

### Bars and Cafés

- 1 La Belladone
- 2 Jane's
- 3 The Bank
- 4 Le Stoefer
- 5 La Famile
- 6 Pepete & Ronron
- 7 Tarzan
- 8 Alice cocktail bar
- 9 Rouge Tomate
- 10 Flagey Bars

### Museums & Galleries

- 1 Musée Horta
- 2 La Patinoire Royale
- 3 Galerie Rodolphe Janssen
- 4 Hotel Solvay
- 5 Musée D'Ixelles

### Hotels

- 1 Jam Hotel
- 2 Hotels Manos Premier
- 3 Steigen berger Wiltchers
- 4 Zoom Hotels
- 5 Odette en Ville

### Gyms

- 1 Yoga Room
- 2 Aspria Ave Louise

### Other Amenities

- 1 Escape Hunt Brussels  
Escape Game







Galeries Royales



Etang d'Ixelles



Cocina Châtelain shop and trattoria



Manhattan's Burgers



Pierre Marcolini



Avenue Louise is the most prestigious shopping street in Brussels. The cosmopolitan community thrives on a diverse selection of shops and dining options from casual to formal, appealing to the creative, discerning and distinguished inhabitants. Browsers are greeted with markets, stalls and long-established boutiques that appeal across a spectrum from Bohemian chic to opulent design.

There are distinct territorial nuances too, such as the artisanal Châtelain district or the youthful and vibrant Ixelles. A mélange of legal, technical and corporate organisations fuel a lively, local economy. Street life is a balance of aspirational allure and genuinely welcoming charm.





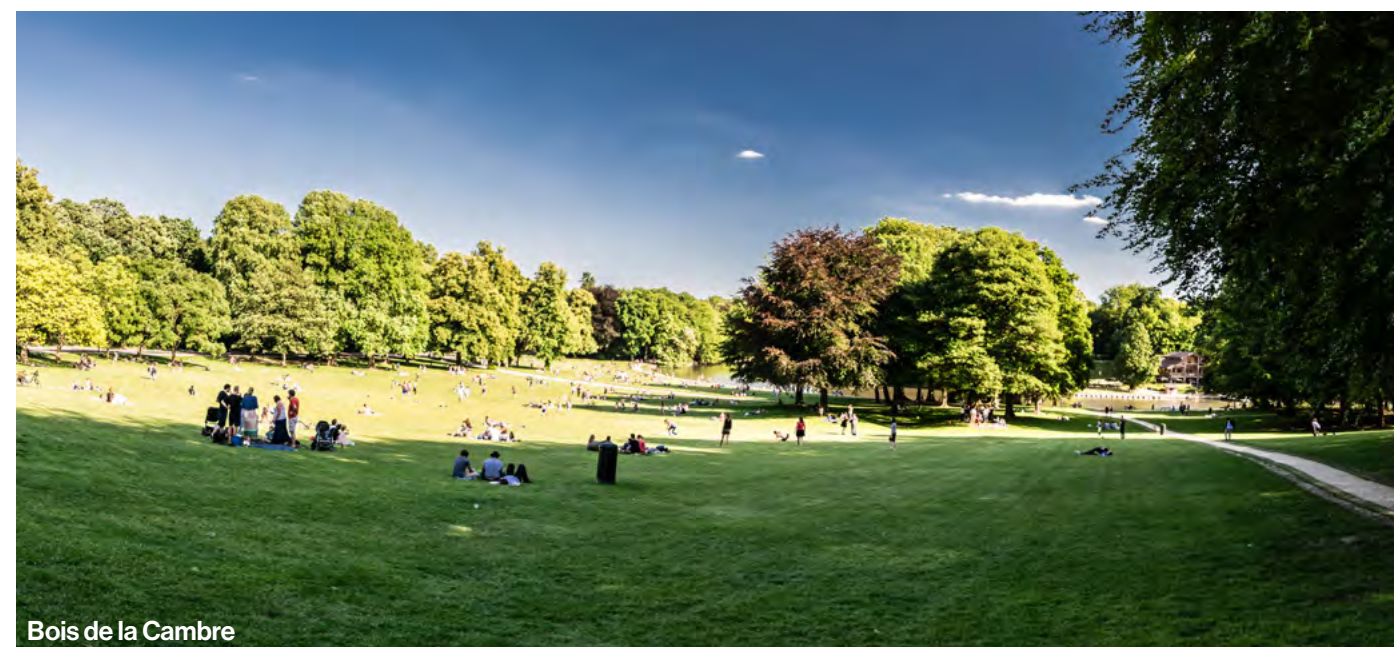
Balthasar



Place Fernand Cocq



Place Flagey



Bois de la Cambre

The environs of The Louise are fringed with parks, squares and boulevards that add another complexion to the busy city life. Etang d'Ixelles, Tenbosch, Abbaye de la Cambre and the welcomingly wooded Bois de la Cambre are all just a short walk away. There is space for families to let off steam, energising outdoor entertainment and the obvious attractions of oxygenating havens. The playground of Marx, Rodin, Puccini and birthplace of Audrey Hepburn, perhaps it is no surprise that inspiration seems never more than a step away in this mesmerising milieu.





Around the calm, ground floor expanse are town square amenities including food and beverage provisions. Internal office security is omnipresent. However, it is both concealed and discreet. The floor space and furnishings are organised to encourage energised interaction as much as calm reflection. The materials and fittings are non-

porous and sustainably sourced. As with every aspect of The Louise, the ground floor is there for people to express themselves, a 'third space' between home and a workstation, to inspire personal reflection as readily as communion with others. In the airy, spacious, triple-height reception of The Louise, the air is full of promise.

## Making an entrance

Stepping down from the tram immediately outside The Louise, the sense of arrival is amplified by the esplanade out front and the building's triple-height entrance. This communal space, 9 metres in height, is a calmly impressive portal between the exterior and interior worlds. It is a place of anticipation and of meetings, beginnings and departures. Importantly, it acts as a destination as well. Connections will be made, perhaps facilitated by the roaming concierge.





With the sensitively reworked esplanade around its base, The Louise incorporates its immediate surroundings at street level with integral effect. The relationship between the architecture and the urban realm has been carefully balanced and is unique on the Avenue. For the occupants, the building entrances are the obvious transition points

between Brussels life and the calm within. The entrance they encounter has been designed to link the two universes, with a welcome, restful ambience. Well lit, with deliberately long eyeline horizons, it enables people to see their next steps clearly, whether arriving or leaving. Used for a rendezvous or simply access, it is a space from which to make great progress.





The internal galleried walkway of the first floor incorporates separate and discrete zones into the communal whole of the entrance hall. Suitable for meetings or shared workspaces, they afford vantage points for a stimulating view of the world going about its business on the floor below.

Without forcing proximity upon people, an awareness of collective endeavour and the sense of belonging to a hive of activity can lend great motivation to the moment.





Within the expanse of the ground floor, quiet meetings can be held without intrusion in to private spaces. On a floor plan primarily designated for purpose and progress, among the pathways, beautifully appointed

furniture and eye-catching fittings, there are plenty of 'stop-off' points to browse a magazine, to check those mails or to meet friends and family at any time of day.

## A welcoming experience

The lobby design serves both sociability and solitude equally well. Everyone arriving is met by its airy calm and vaulted space. Those seeking quieter surroundings can head for 'the library'. There will, of course, be those who are looking forward to events in the auditorium, events brought to life with state-of-the-art facilities and staging.

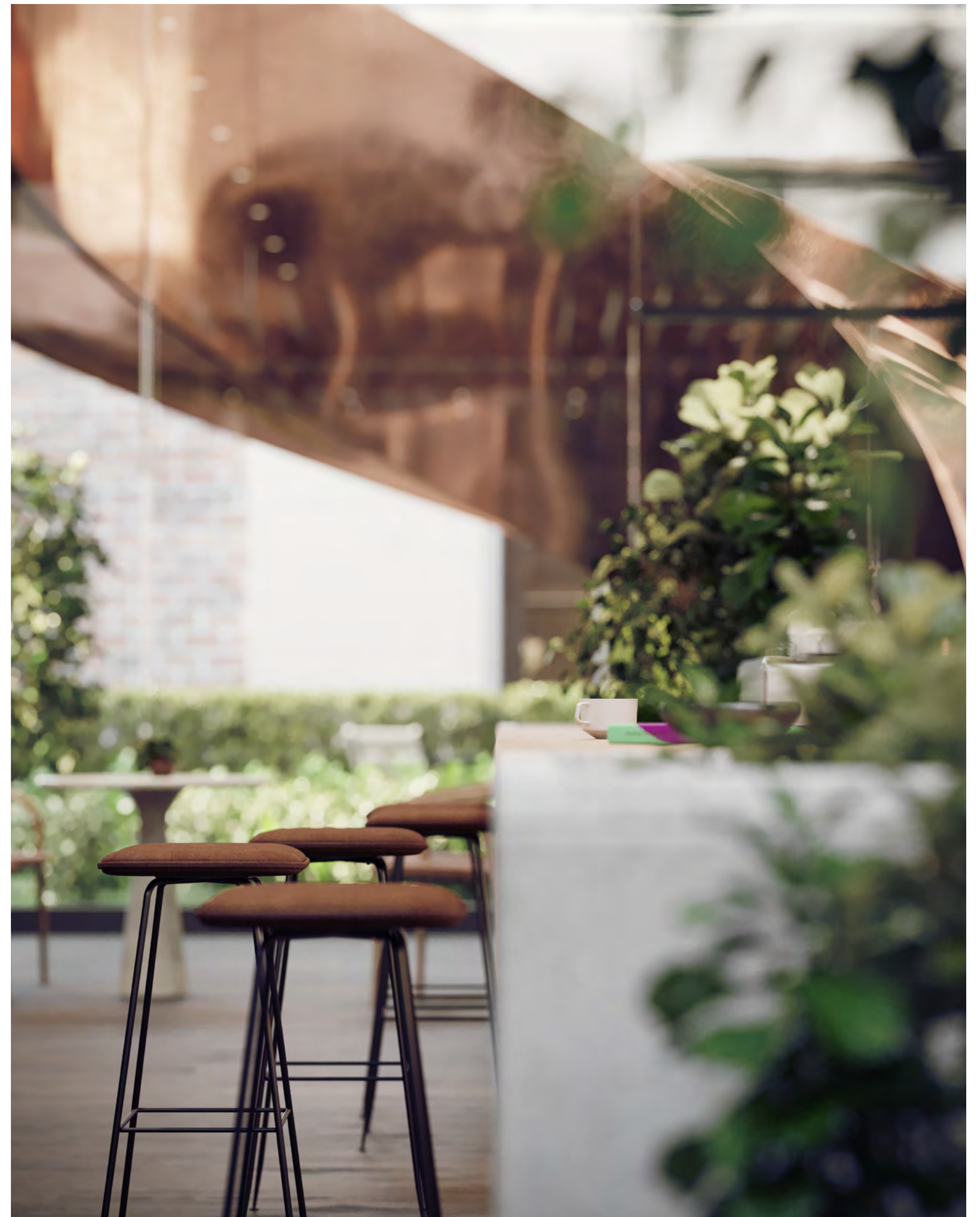




Collaborative spaces are readily available. Whether walking through, working or simply wondering at the spectacle, the ground floor is a stage from which visitors will progress to the further delights of The Louise.



Although an area accessible to all within the building, individual requirements have not been overlooked. Either occupants or visitors might seek out a coffee for one or perhaps an intimate table for two. The seating arrangements allow reflective privacy, in comfort, with cleverly set furniture and beautifully designed fittings. Warm woods, abundant light and natural colours create an uncluttered ambience.











The 'library' is a quiet space for reflection, reading or catching up on emails.





The 150-seat auditorium on the ground floor is extraordinarily versatile. Theatre-style presentation can be changed for high-involvement performance in the round. The facilities would suit a TED talk or a full team day, with sound and projection facilities the envy of many.





The auditorium's versatility extends from large audience theatre to smaller, more compact set-ups for social events. The space is modular, with multi-point audio-visual flexibility, in state of the art, soundproofed surroundings, and can be rapidly re-purposed according to audience size and need. A dynamic lighting rig can provide as much of an intimate ambience as it can illuminate a full capacity event.



For after hours social events, E-Sports evenings or quiz nights, the auditorium can be flexed to accommodate the necessary staging, desk configuration and

lighting accordingly, in rapid turnaround times. As a multiple-use, flexible projection and theatre space, it is equipped to provide for every possible eventuality.







An exterior staircase, from the Ground floor courtyard, leads to the gardens on Level One. They are a revelation. A large, open, planted haven, visitors will discover delightfully intimate pods that pepper the paths amongst the diverse shrubs and mesmerising flowers. Insect 'hotels' and beehives encourage pollination and biodiversity in equal measure.

In the signature courtyard garden of the Hotel Wielemans, the mature plants and diverse flora have been recognised as exceptional.

The abundance of species makes for a glorious, diverting distraction, a step away from the demands of work. The private terraces of floors five and seven offer similar natural oases, counterpoints to the built realm at the heart of Brussels.

## A breath of fresh air

Throughout the complex, the air quality is excellent. Advanced filtering systems and CO<sub>2</sub> monitors regulate an atmosphere that is unfailingly bright and oxygenating. The ionising effects are boosted psychologically by the exterior gardens and living walls of greenery, entrancing to those viewing from within as much as those who choose to go out. The Louise offers the very definition of a clean air act.









With 1,500 square metres of garden space in a location at the epicentre of a world city, clearly The Louise presents an exceptional estate. The Louise gardens and the Hotel Wielemans courtyard garden can all be reached directly from the main building, without having to descend to street level. The sense of privacy and privilege afforded to the occupiers is enhanced accordingly - even more so on the private terraces of the fifth and seventh floors. This is a somewhat hidden haven of greenery and plants that adds oxygen, biodiversity and wonderful visual stimulation to The Louise experience.



Soft spots within the upper floors enable duplex options for those occupiers who wish to connect two floors. Interior staircases within the floorplate could be accommodated, allowing for greater people flow and the spark-generating exchanges that result from chance interactions. The Louise benefits from its elevated

structure but is also configured to enhance connection and human encounter throughout. As the nature of work evolves in the 21st Century, the very human wish to create – and live within – a community has been a key driver in PATRIZIA's approach to re-imagining the project.

## Above and beyond

At 24 storeys high in a relatively low-build city, The Louise is a standout landmark, proudly visible on the Brussels skyline. From within, the 360° views from the ascending floors reach far to distant horizons. There are also uninterrupted perspectives in a column-free interior that will ensure efficiency and flexibility. Lines are clean and geometric, allowing light, shadows and, especially, people to populate the space without clutter or distraction.











The 685 square metres of floor space of Hotel Wielemans are dedicated to five-star service, in an elegant setting. Recast as an exclusive business club, the décor has been sympathetically restored to the Alhambra style of the original building. While the hotel contrasts with the main development, it is

complementary to the integrity of the wider vision. The lounge can be used for formal or informal meetings and dining. Private meeting rooms, can be booked. There is also a dedicated bar and private garden for the exclusive use of patrons. There could be no better definition of the new Hotel Wielemans.

## Hotel Wielemans

Adjacent to the development and part of the estate, Hotel Wielemans is an Art Deco townhouse fronting Rue Defacqz. Classified as a listed building since 1994, it was designed and built by architect Adrien Blomme in the 1920s as a commission from Léon Wielemans, a famous Belgian brewer. It has now been sensitively transformed into a sophisticated business club, specifically tailored for the audience that will occupy The Louise.

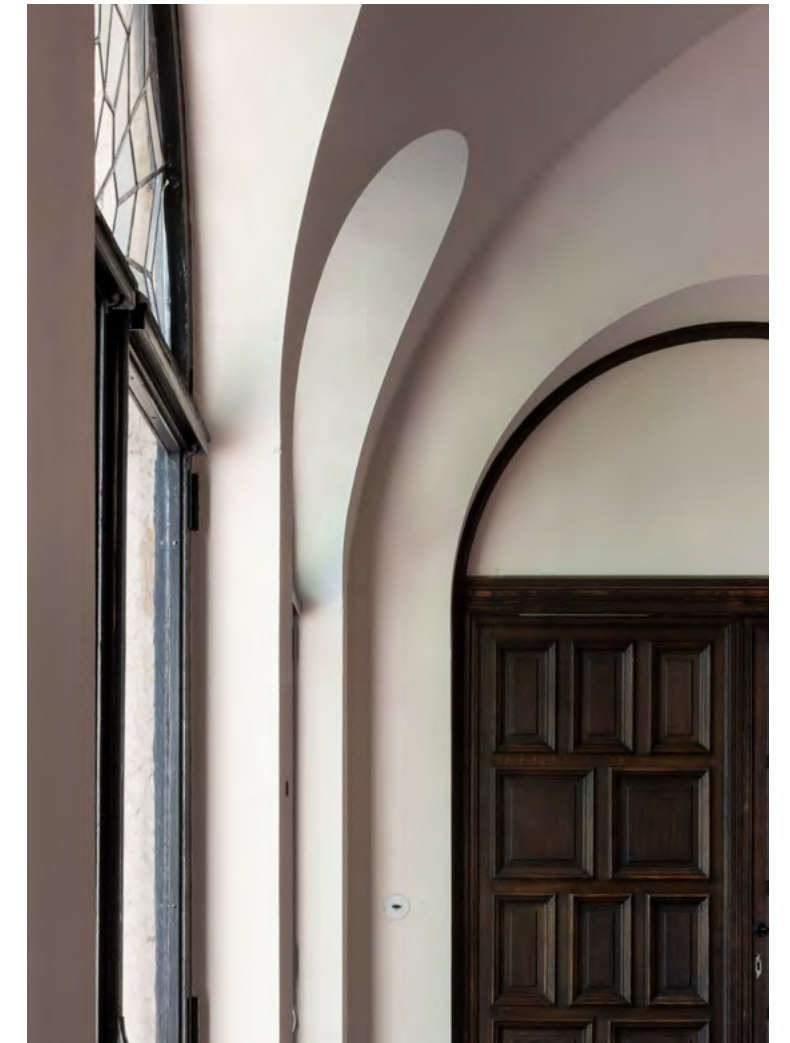
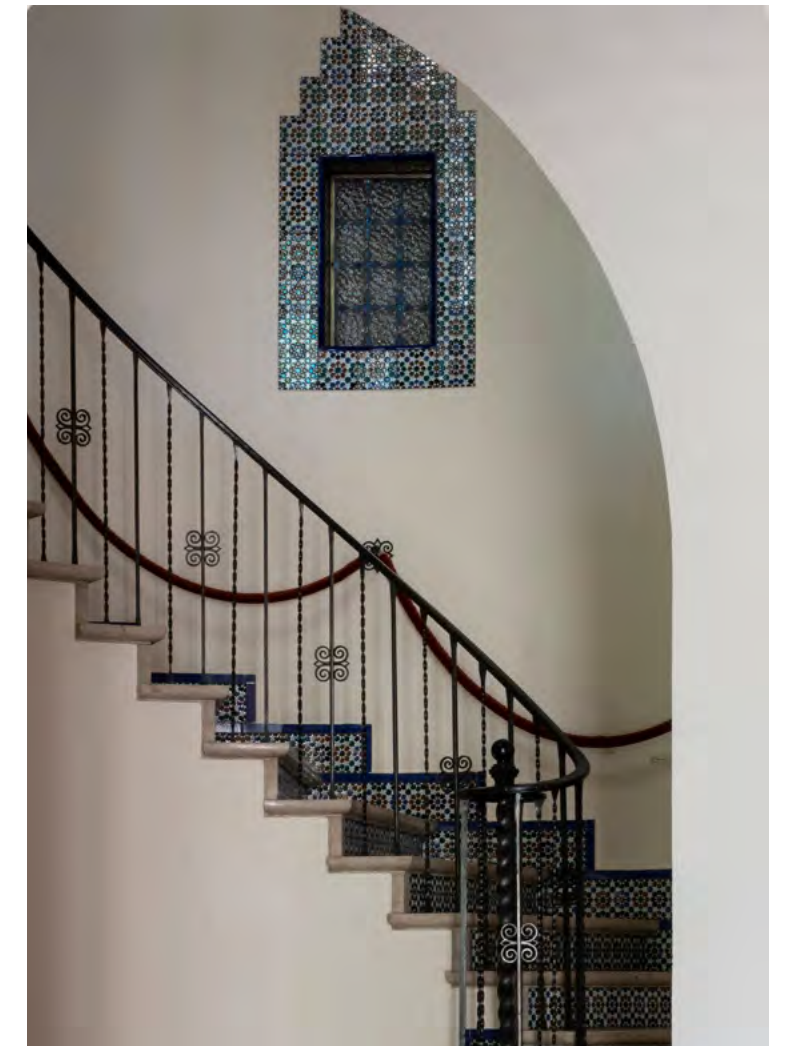




The Art Deco glamour of Hotel Wielemans has been re-purposed during the development of The Louise. An architectural homage to the past, the ambience will inspire its members and visitors to go forward with each and every visit.









With minute attention to detail, the ingenuity of the overall design has been to realise the full, optimistic potential of a building in which human beings can perform at

their best. Efficient, effective and expressive, The Louise is an inspiring environment for any business with an ambition to put itself on the map.

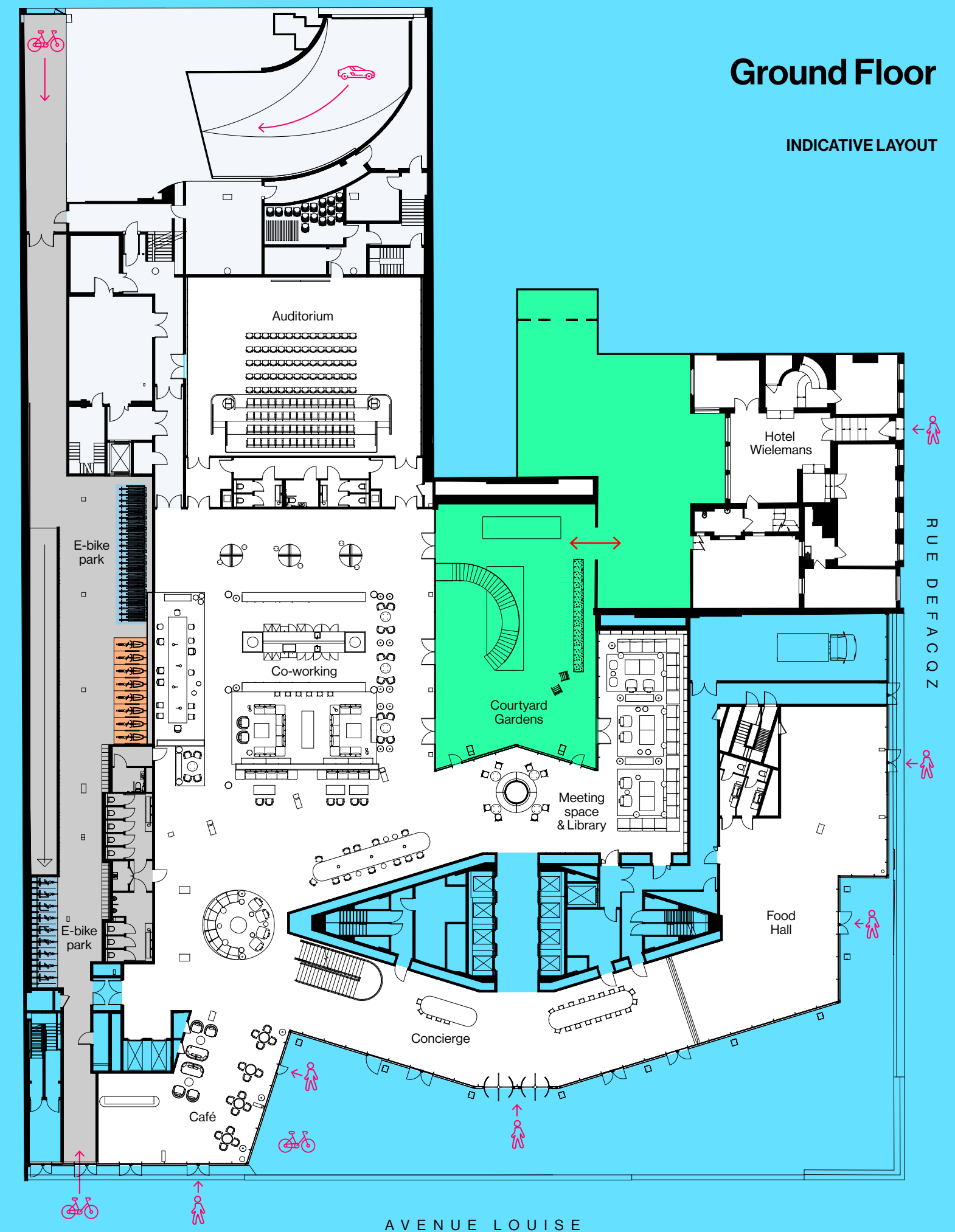
## Everything in its place

Closely examined, any one feature of The Louise is impressive. When seen and appreciated from the perspective of interconnection, the podium floors, seventeen storeys of upper floors, Hotel Wielemans, the gardens and terraces and the esplanade at street level work exceptionally as a whole.

RUE DE LIVOURNE

## Ground Floor

INDICATIVE LAYOUT

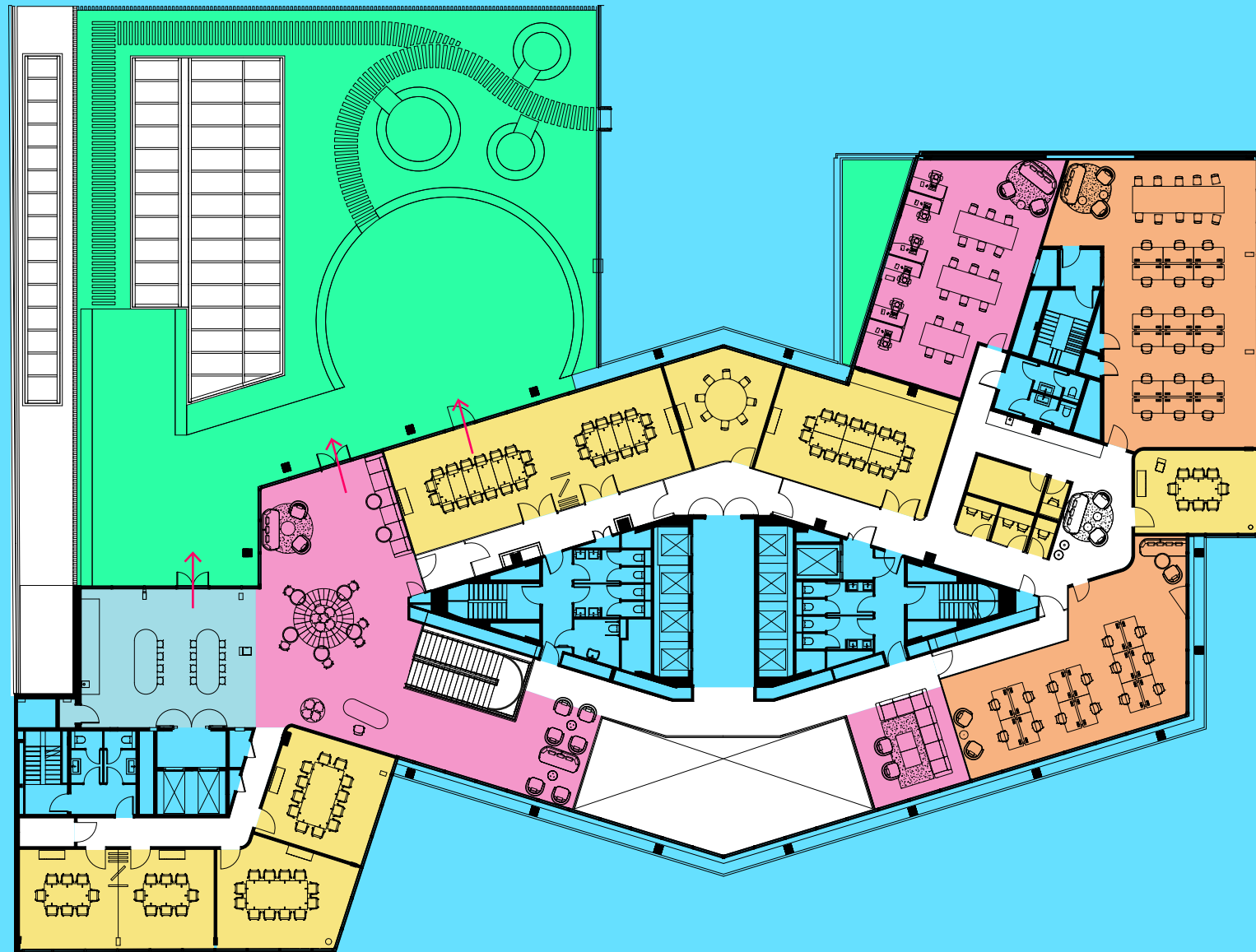


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## First Floor +1

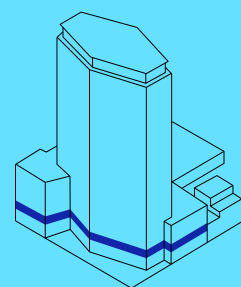
OFFICE 1,448 sq m  
TERRACE 801 sq m



### INDICATIVE COWORKING

#### Work settings

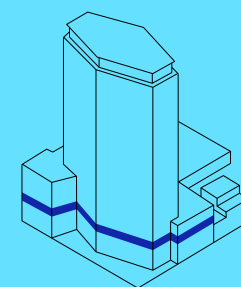
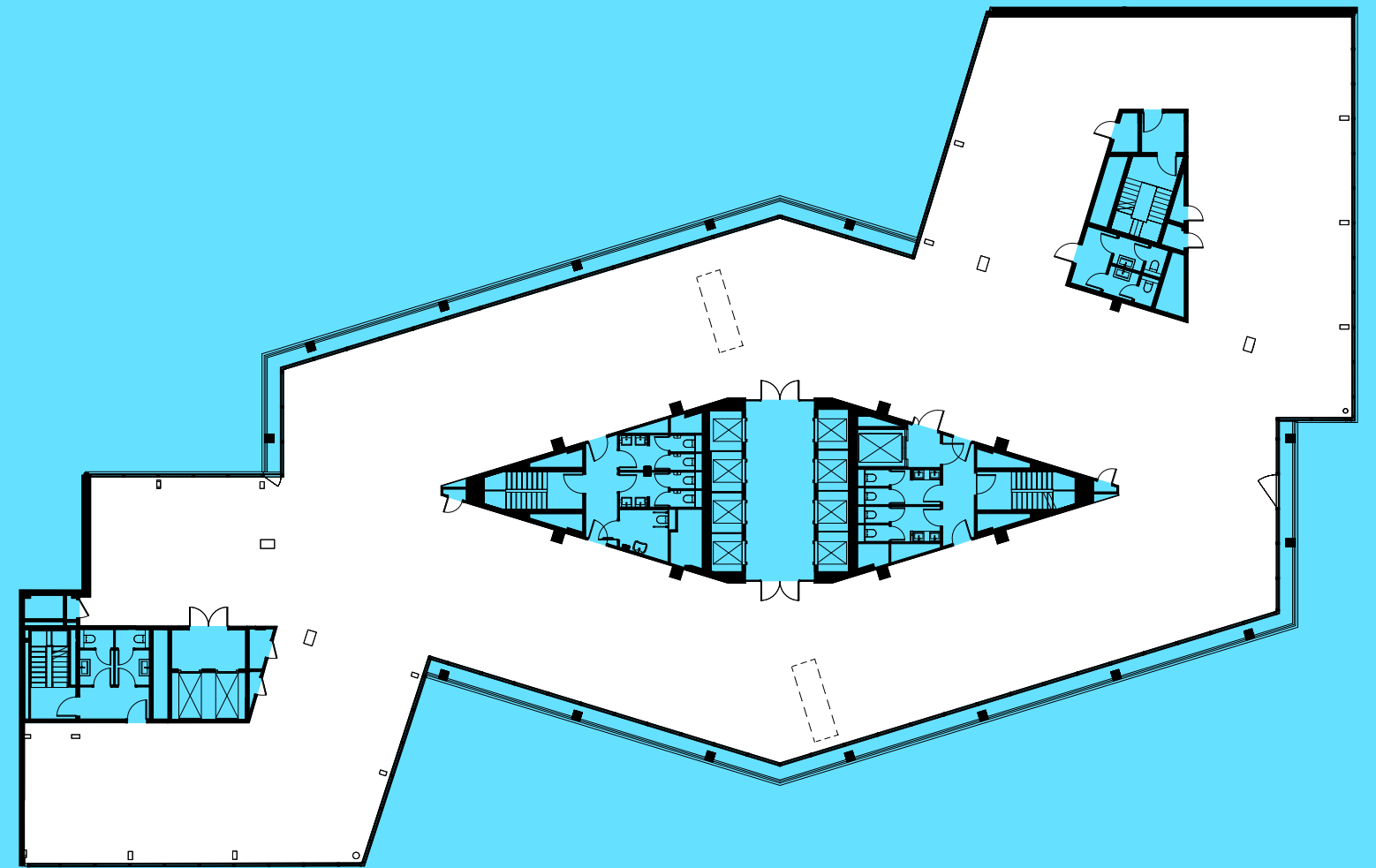
- Open space
- Collaboration / Flex working
- Meeting room / Bubble
- Breakout area
- Village area / Coffee corner



## Typical Podium

(based on Level +2)

OFFICE 1,535 sq m



Note: not to scale. For identification purposes only. 



## Typical Podium

(based on Level +2)

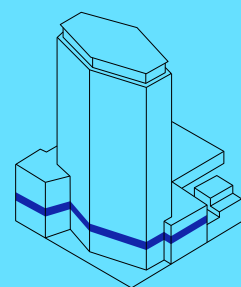
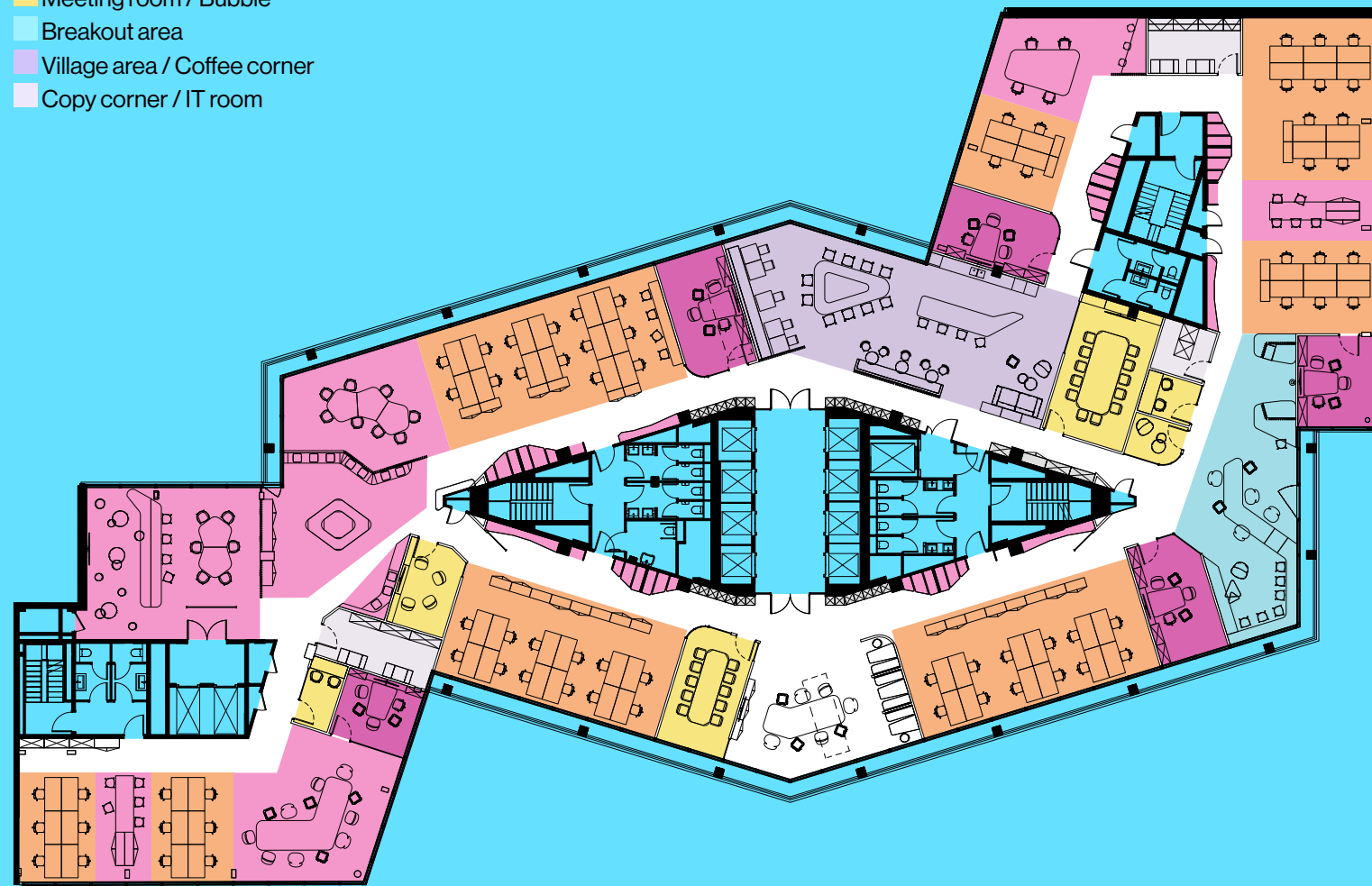
### INDICATIVE OPEN PLAN

Standard seat capacity 146  
(Fixed desks and collaboration)

#### Work settings

- Flex closed office
- Open space
- Collaboration / Flex working

- Meeting room / Bubble
- Breakout area
- Village area / Coffee corner
- Copy corner / IT room



## Typical Podium

(based on Level +2)

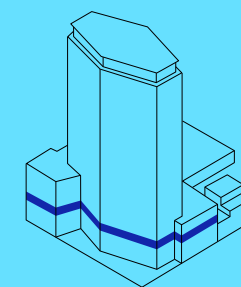
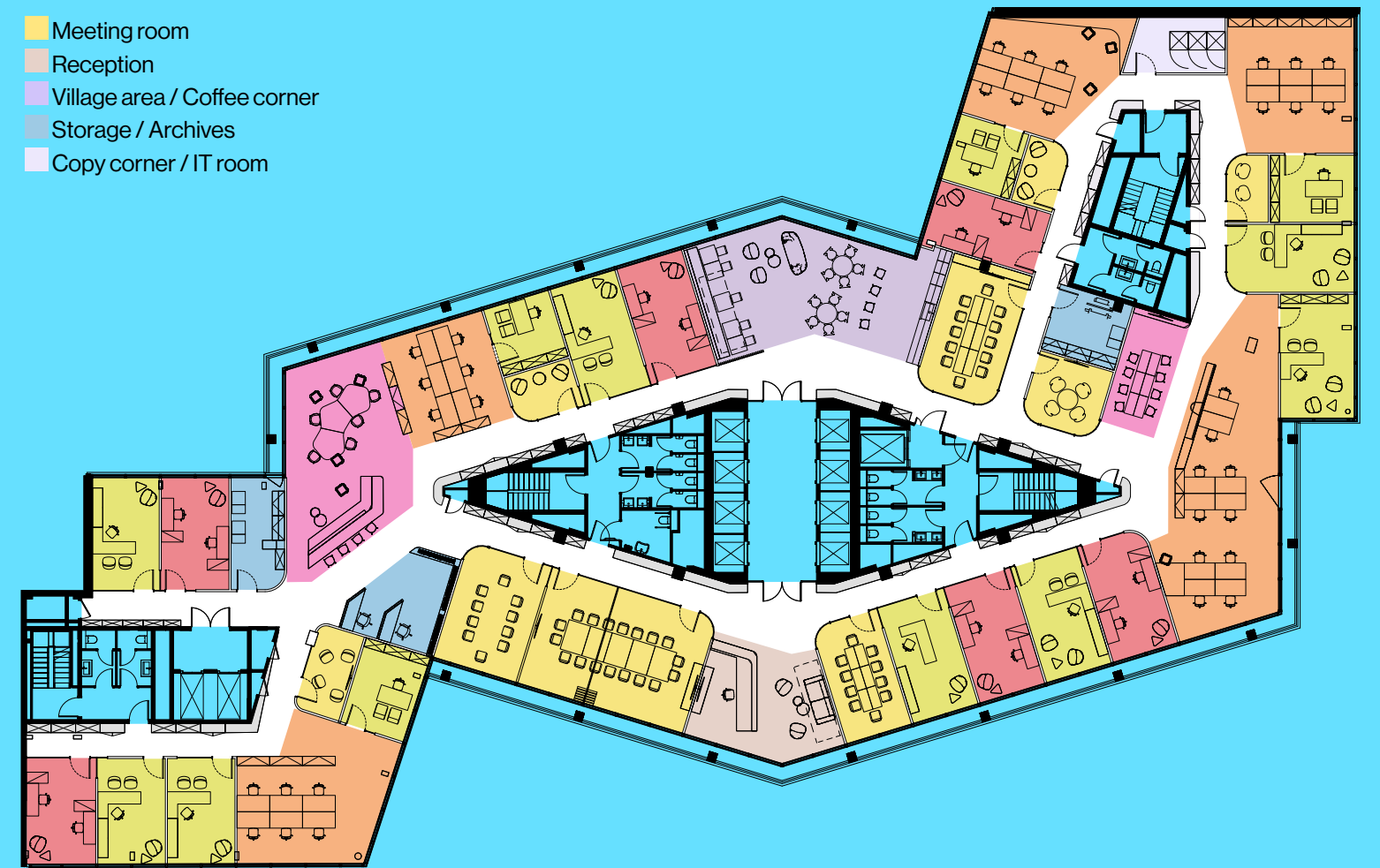
### INDICATIVE CELLULAR

Standard seat capacity 82  
(fixed desks and collaboration)

#### Work settings

- 1 person closed office
- 2 person closed office
- Open space
- Collaboration / Flex working

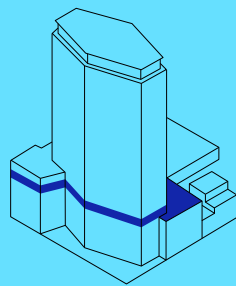
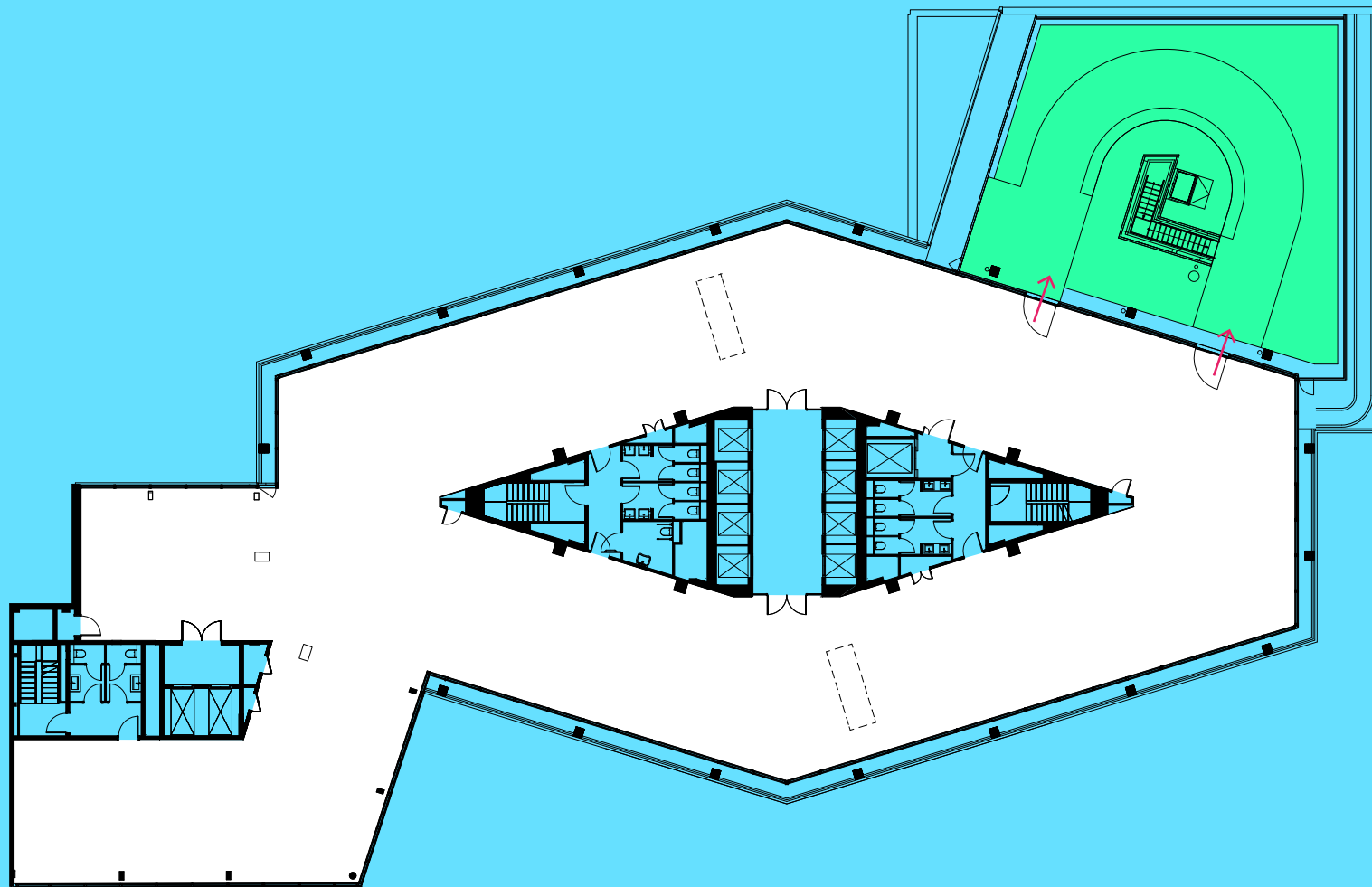
- Meeting room
- Reception
- Village area / Coffee corner
- Storage / Archives
- Copy corner / IT room





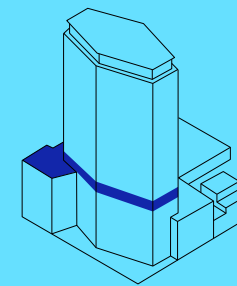
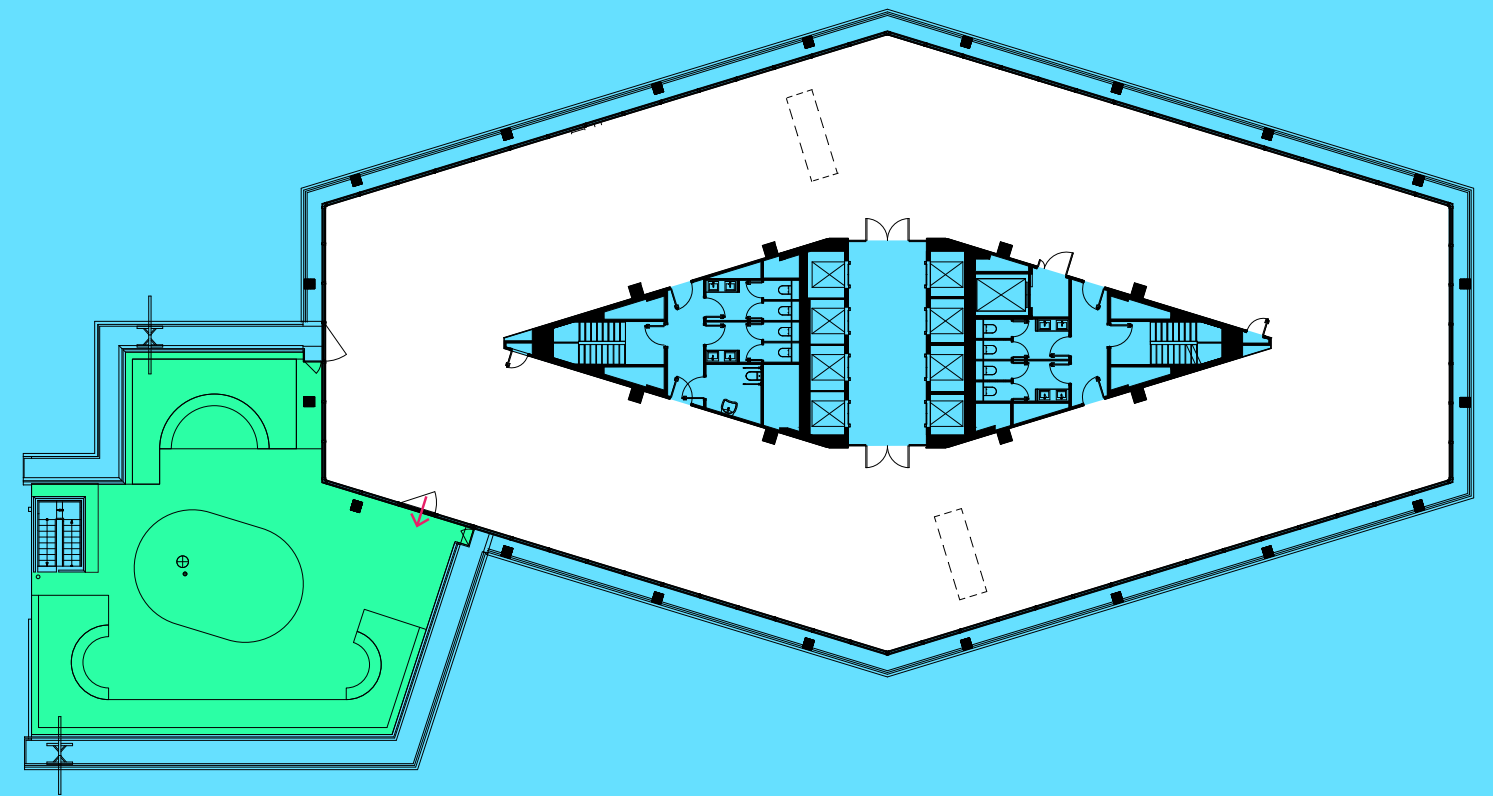
## Fifth Floor

**OFFICE** 1,229 sq m  
**TERRACE** 247 sq m



## Seventh Floor

**OFFICE** 943 sq m  
**TERRACE** 214 sq m



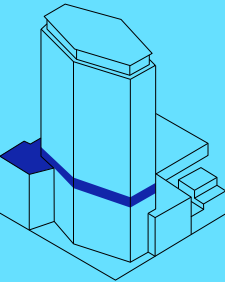
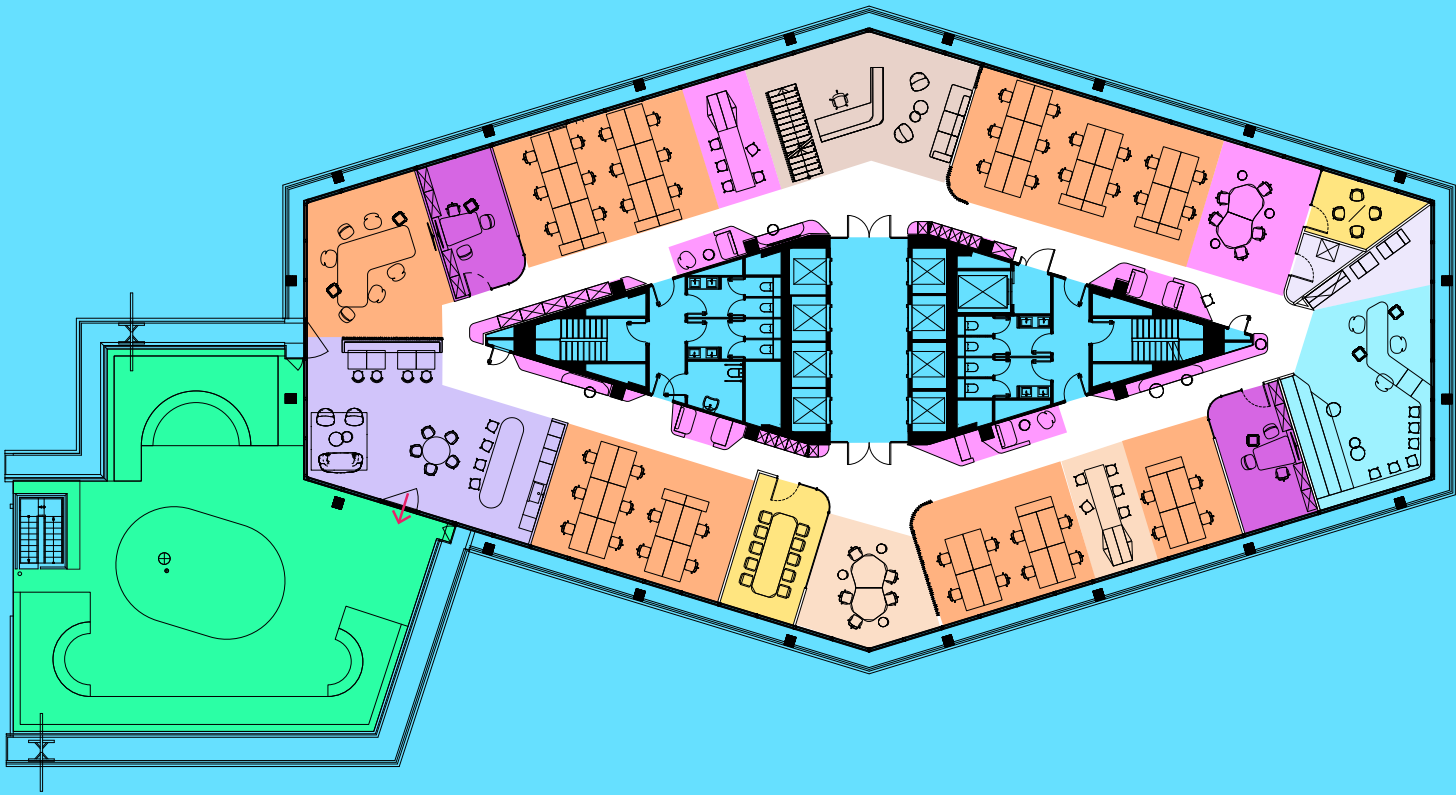


# Seventh Floor

INDICATIVE OPEN PLAN

Standard seat capacity 96  
(Fixed desks and collaboration)

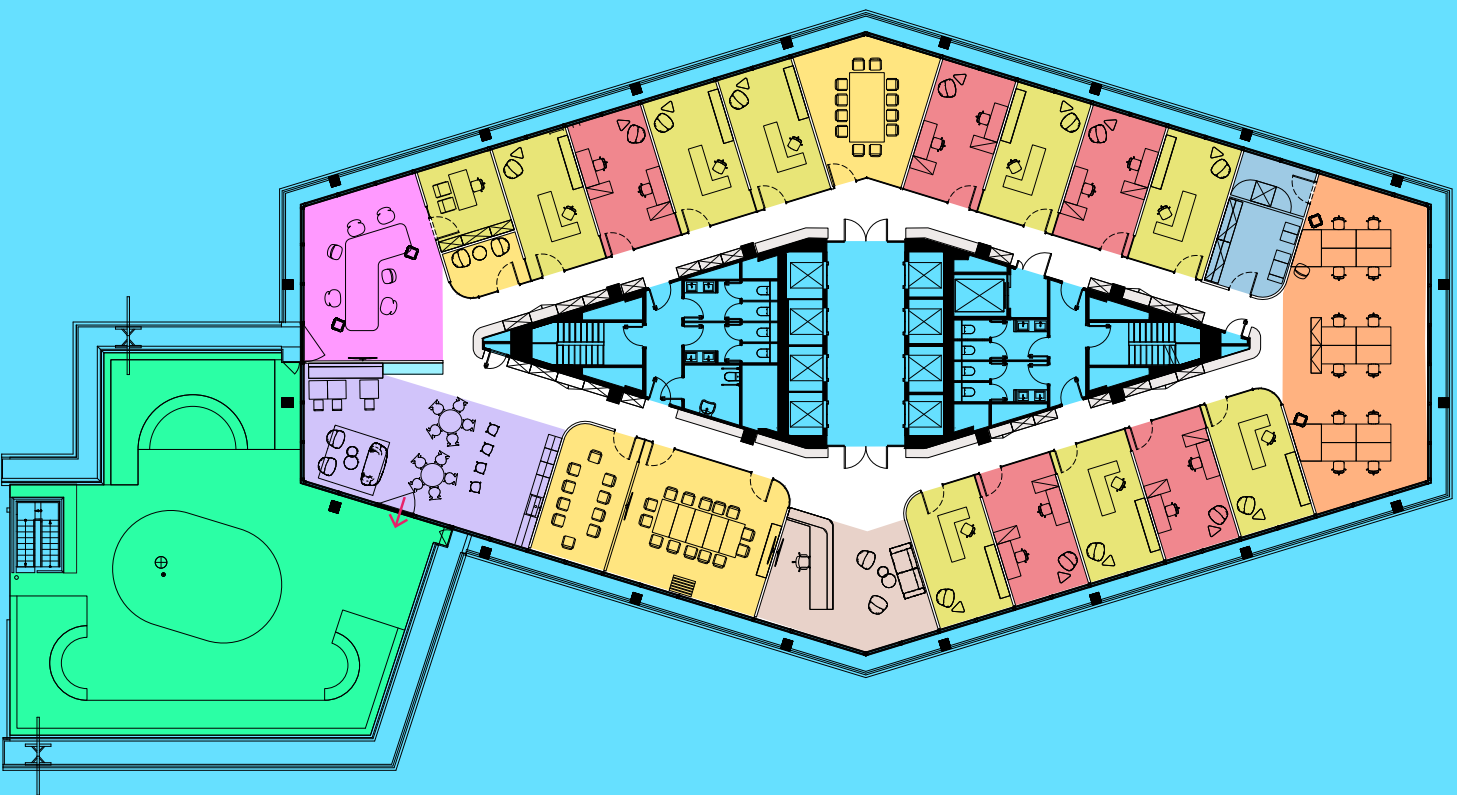
- Work settings
- Flex closed office
  - Lounge / Reception
  - Open space
  - Collaboration / Flex working
- Meeting room / Bubble
- Breakout area
- Village area / Coffee corner
- Copy corner / IT room



INDICATIVE CELLULAR

Standard seat capacity 43  
(Fixed desks and collaboration)

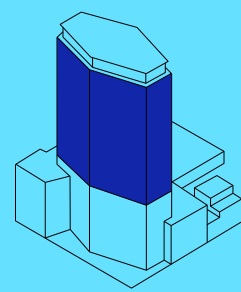
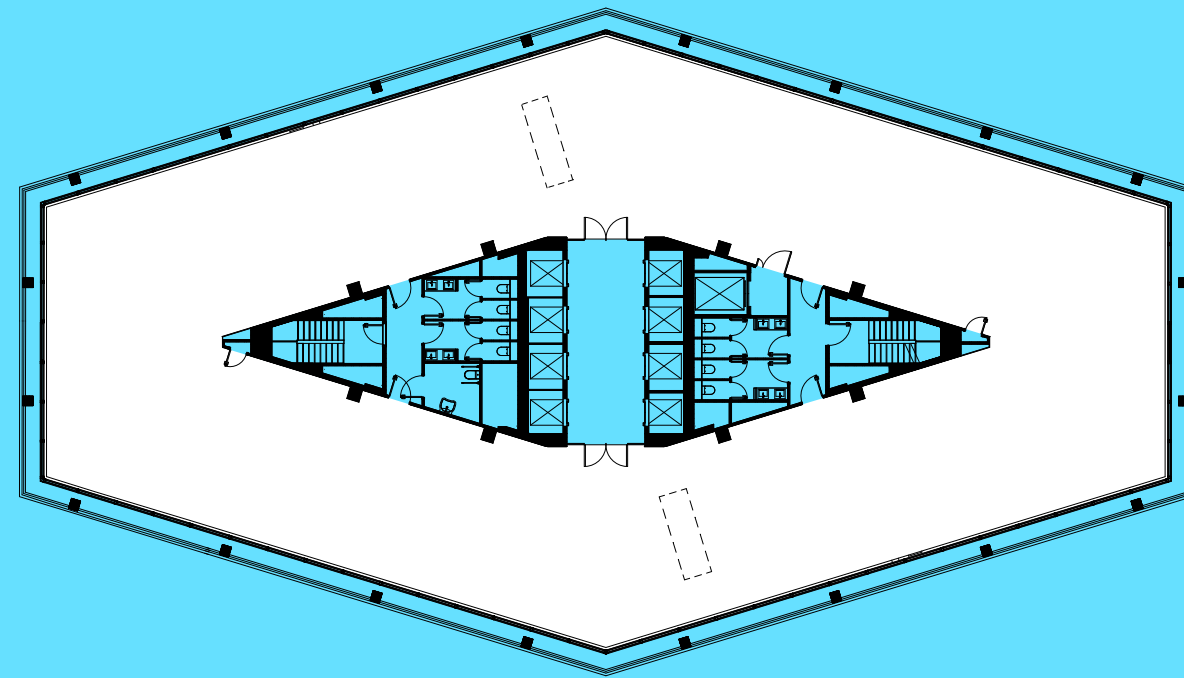
- Work settings
- 1 person closed office
  - 2 person closed office
  - Open space
  - Collaboration / Flex working
- Meeting room
- Reception
- Village
- Storage / Archives
- Copy corner / IT room





## Eighth Floor and above

OFFICE 934 sq m







Shared E\_mobility for short length trips and hire facilities for all means of E\_transport will be app-activated and simple to manage. Public transport to the building is frequent, constant and reliable. Pedestrian arrivals and departures have been factored into flow plans to avoid delays at peak times and encourage consideration for alternatives to private transport.

Carbon reduction is as much a PATRIZIA priority as the focus on people. Enabling occupants to minimize their carbon impact has shaped the entire redesign. Nowhere is this more evident than the facilities for commuters. Every individual who works in the building will find the infrastructure to reflect a complete respect for the natural environment.

## E\_Mobility

Carbon-neutral transport is a central ambition at The Louise. The provision for E\_Mobility is comprehensive. Along with the spaces for 190 cycles, there are charging points and garaging for e-scooters, bikes and four-wheel vehicles. These are evenly distributed on the garaging floors (with space for 121 cars). The Louise app will share news, information and enthusiasm for clean energy amongst all users.



Cycling represents a carbon-neutral commute as well as contributing to positive health and wellbeing. Extensive shower, changing and locker facilities are provided for all commuters. Dedicated support will celebrate the cycling and E\_Mobility community.

Cyclists can depend upon full maintenance and repair services, on hand when required.



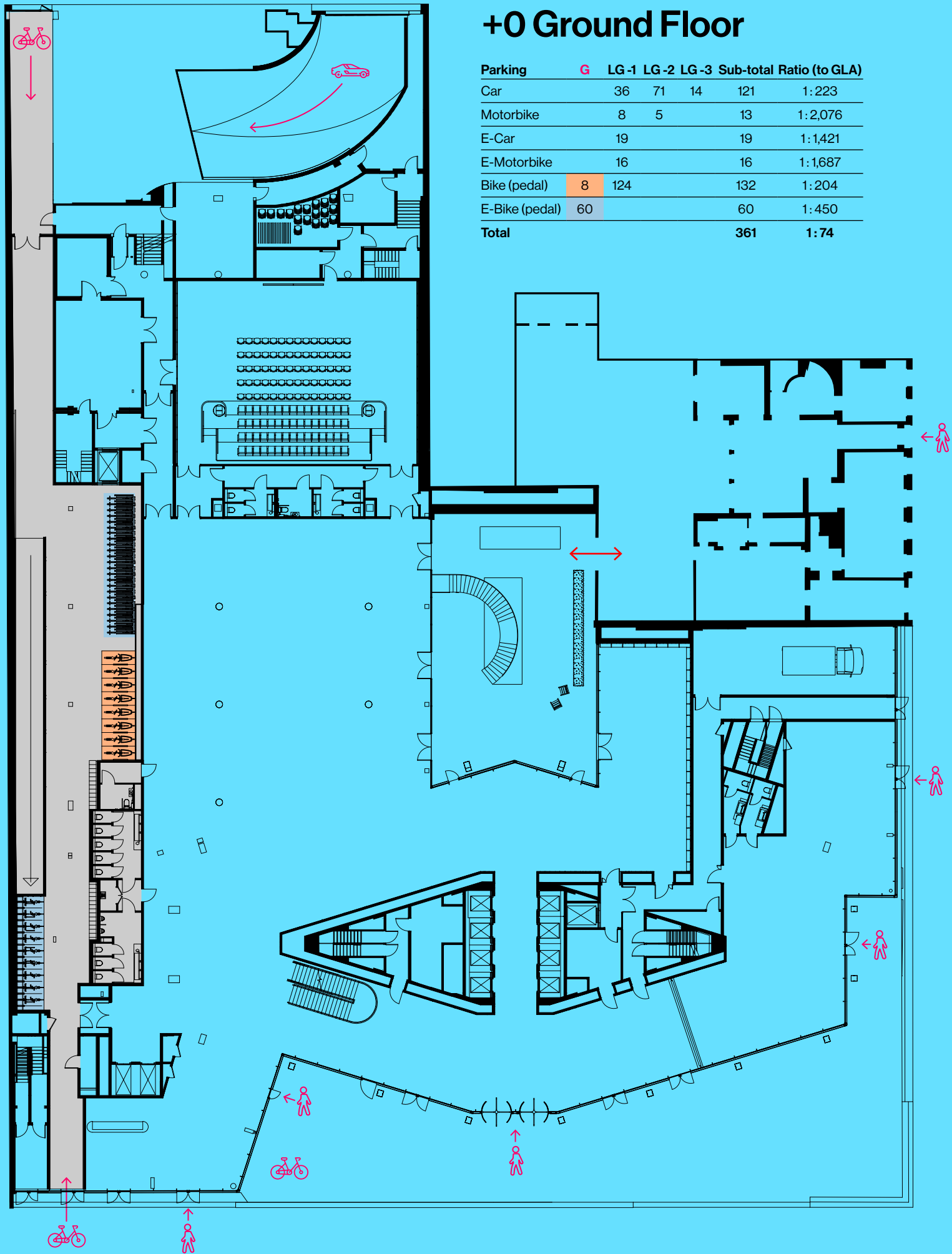




A cleaner planet and cleaner living all feed into the reality of The Louise. It is a place where people bring their lives to work – and do not leave them at the door. The 'sport-club' changing facilities on the lower ground floor are

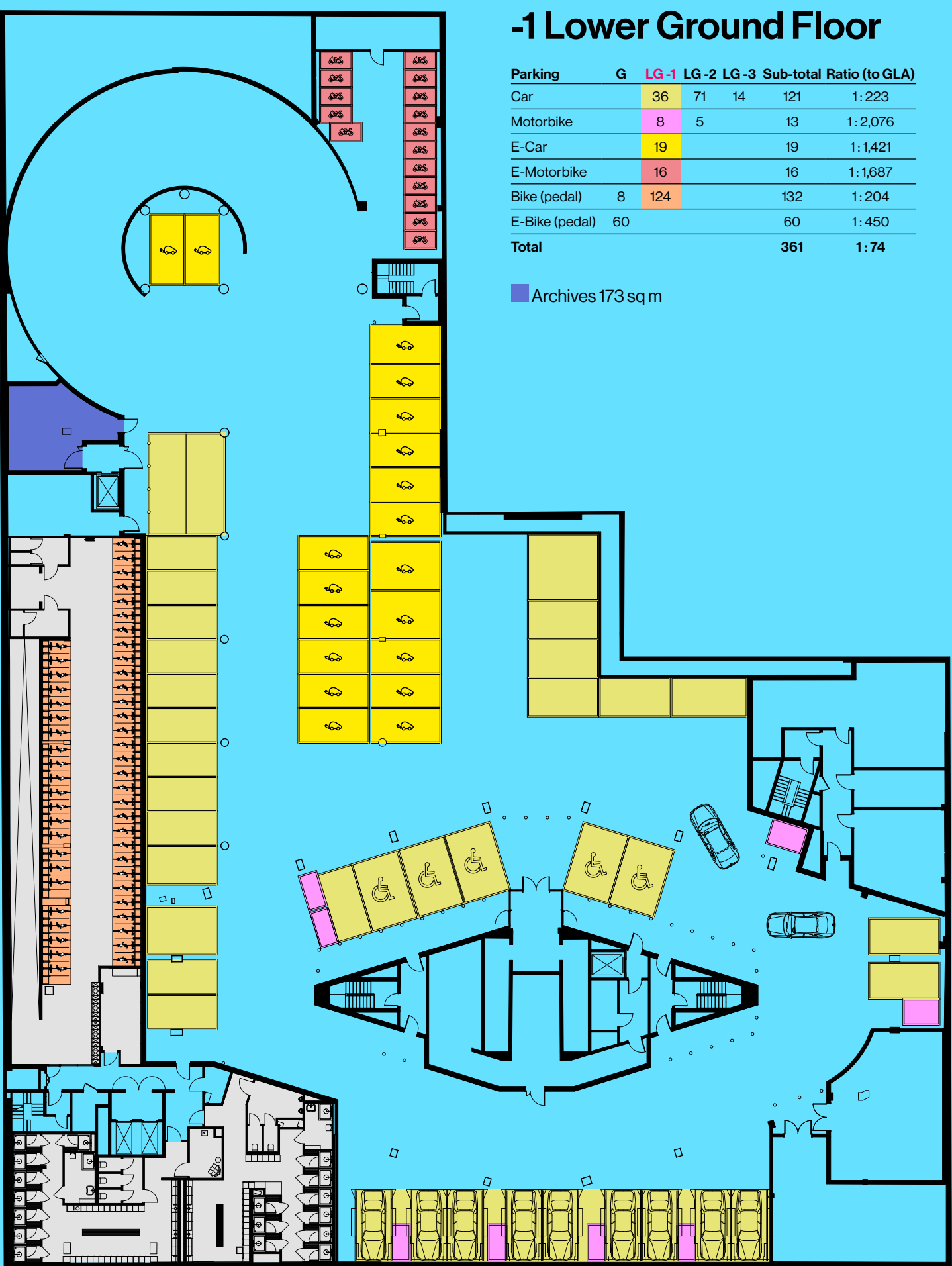
extensive and beautifully designed. They are fully equipped to accommodate an increasing number of cyclists and lunchtime runners who will all appreciate such home comforts close at hand.





+0 Ground Floor

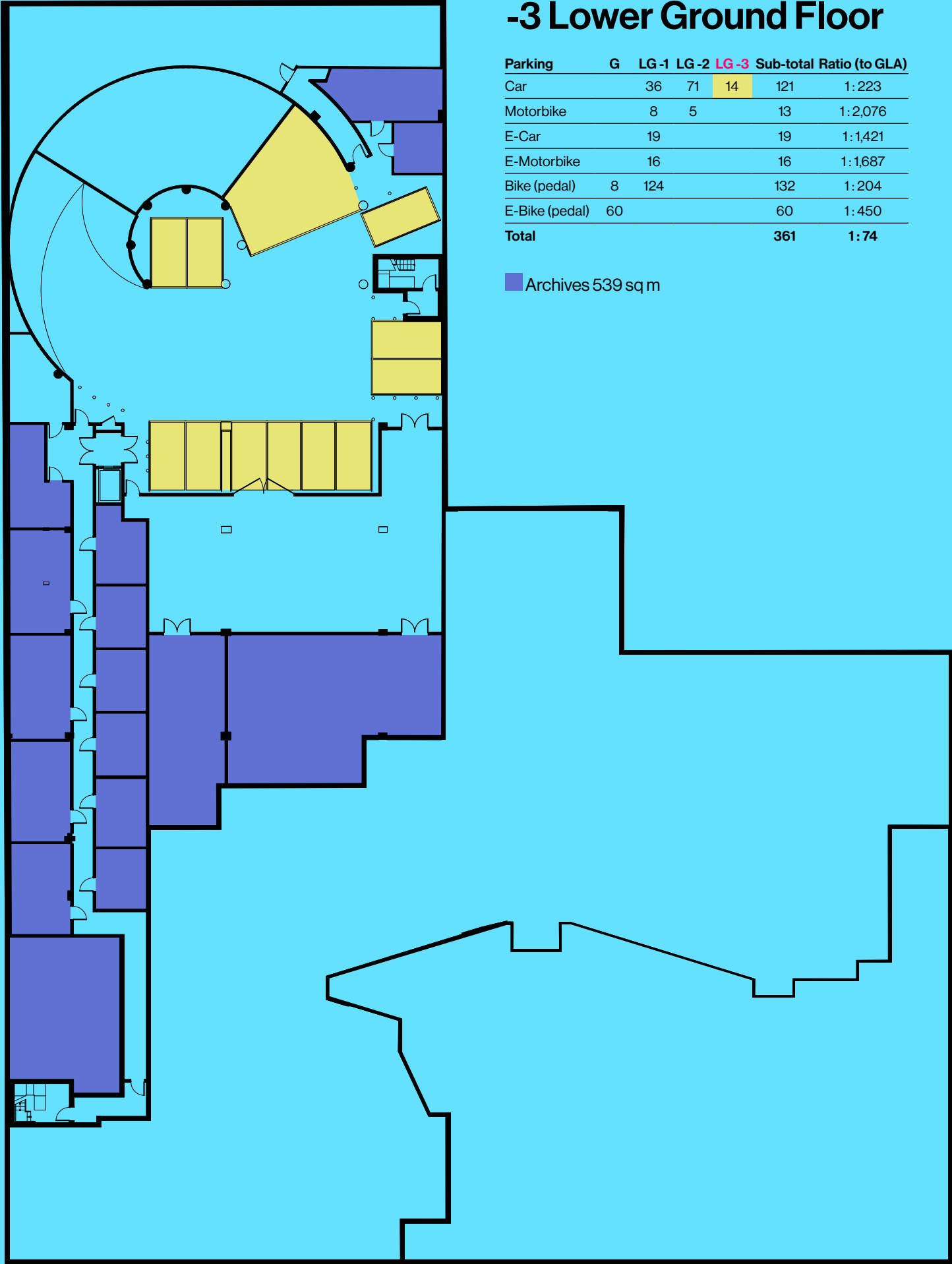
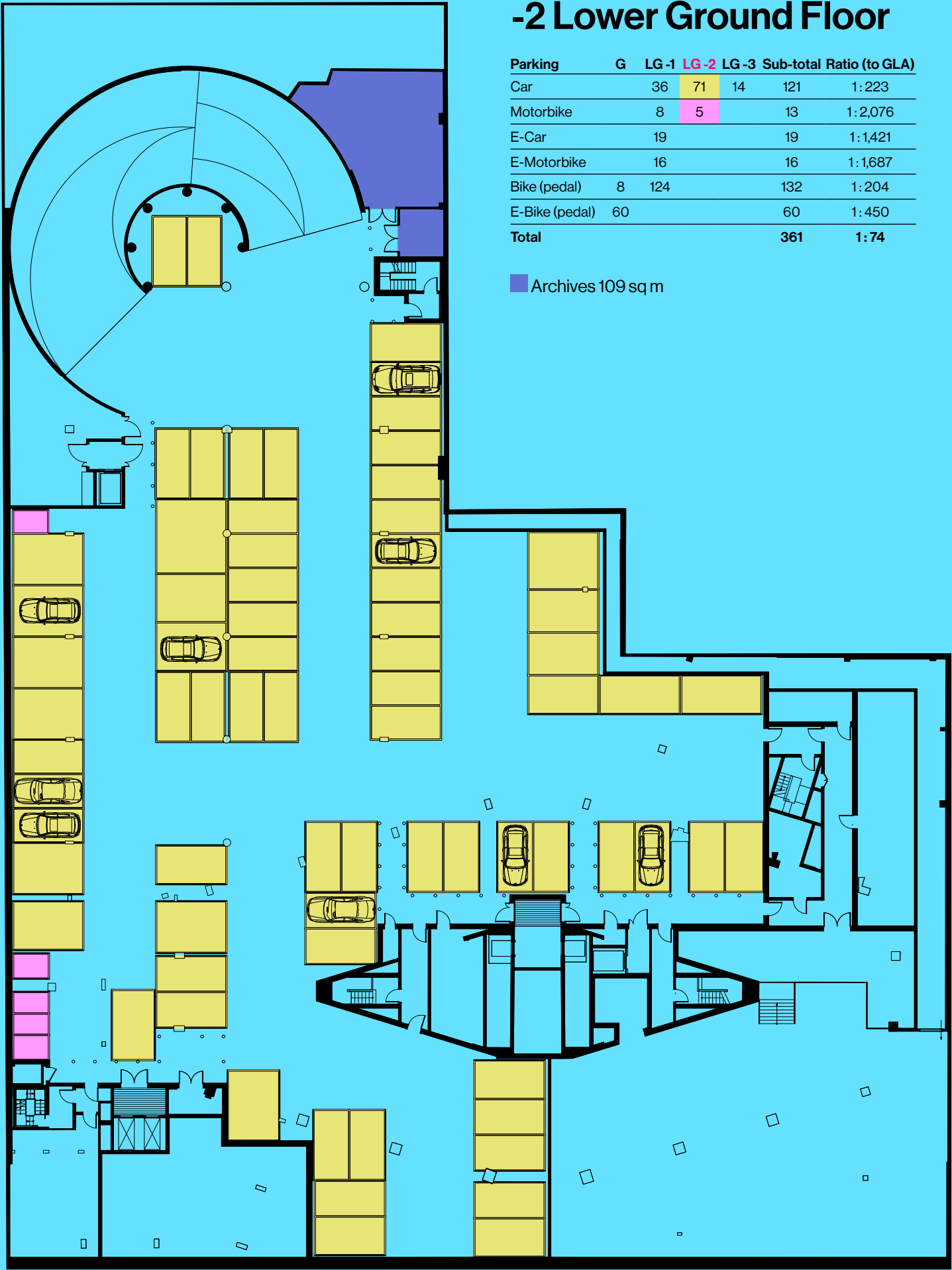
| Parking        | G  | LG-1 | LG-2 | LG-3 | Sub-total | Ratio (to GLA) |
|----------------|----|------|------|------|-----------|----------------|
| Car            |    | 36   | 71   | 14   | 121       | 1:223          |
| Motorbike      |    | 8    | 5    |      | 13        | 1:2,076        |
| E-Car          |    | 19   |      |      | 19        | 1:1,421        |
| E-Motorbike    |    | 16   |      |      | 16        | 1:1,687        |
| Bike (pedal)   | 8  | 124  |      |      | 132       | 1:204          |
| E-Bike (pedal) | 60 |      |      |      | 60        | 1:450          |
| Total          |    |      |      |      | 361       | 1:74           |



-1 Lower Ground Floor

| Parking        | G  | LG-1 | LG-2 | LG-3 | Sub-total | Ratio (to GLA) |
|----------------|----|------|------|------|-----------|----------------|
| Car            |    | 36   | 71   | 14   | 121       | 1:223          |
| Motorbike      |    | 8    | 5    |      | 13        | 1:2,076        |
| E-Car          |    | 19   |      |      | 19        | 1:1,421        |
| E-Motorbike    |    | 16   |      |      | 16        | 1:1,687        |
| Bike (pedal)   | 8  | 124  |      |      | 132       | 1:204          |
| E-Bike (pedal) | 60 |      |      |      | 60        | 1:450          |
| Total          |    |      |      |      | 361       | 1:74           |







## ESG qualities



Net carbon neutral



85,000 tonnes of CO<sub>2</sub> saving  
through re-use of structural slab



Rain-water collection and  
grey water recycling on site



High quality indoor air and  
flow - filtering and CO<sub>2</sub> zonal  
monitoring etc



High quality  
shower facilities



Integrated electric  
mobility programme



Multiple biodiversity zones on  
ground floor, podium and  
terrace levels



Sustainable and  
non-porous materials used  
throughout interior design



Touchless technology  
of MEP systems



Resilient thermal comfort  
system and low U values



Community engagement in  
design and City scape artwork



High degree of functional  
adaption capability



Multiple wellness facilities  
including flexible auditorium /  
yoga and parenting rooms



SMART systems controlling  
all building MEP services and  
security functions

Expressly conceived to re-purpose the building as the best working environment for today, The Louise has pioneered to embrace sustainable practice throughout the redevelopment. Carbon impact will be minimised throughout construction and will continue with the launch of the building's operation. Clean air, full recycling capability, stringent

waste-water management and the promotion of commuting that avoids pollution are all encompassed. ESG compliance has been accommodated. It will be policed continuously. Symbiotically, The Louise has a positively sustainable future precisely because it has approached its future sustainably.

## Sustainability

The exacting components that add up to a planet-friendly building are diverse and complex. During the redevelopment, each will be implemented with forensic adherence to the requirements of the Paris 2030 Agreement. Sustainability is no longer an important buzz word in property and construction, but an essential consideration. The Louise is an ambassadorial example of how every building should approach this critical subject.



# Summary specification



## Overall Configuration

|                                       |  |
|---------------------------------------|--|
| Typical slab to slab height (office): | 3.25m                                    |
| Slab to slab height Ground Floor:     | 5.65m                                    |
| Structural grid predominantly:        | 1.7m                                     |
| Planning module:                      | 1.7m                                     |
| Occupancy level:                      | 10 sq m / person<br>of net lettable area |
| Floor loading (offices):              | 3 kN/sq m + 4kN/<br>sq m for terraces    |



## Office

|  |      |
|--|------|
| Upper floor clear floor to ceiling height: | 2.7m |
| Ground Floor +0:                           | 4.5m |
| Raised floor on all upper floors:          | 70mm |
| Core to window depth:                      | 7.7m |
| Mullion to mullion:                        | 1.7m |



## Mechanical & Electrical

|  |
|--|
| <b>Landlord's standby power</b>  |
| To all safety systems.   |
| <b>Air conditioning</b>  |
| 6 pipe HVAC system utilising structure frame.                                    |
| Airflows of 40m³ per hour per pax when<br>using 1:10 sq m occupancy ratio.       |
| Multiple zones per floor to allow for sub<br>division every 2 mullion distances. |
| Considered external temperature range<br>-7 to +35 Degrees Celsius.              |

## Internal acoustic criteria

NR 38 in offices.

## Lifts

|  |
|--|
| 8 x 13 person passenger lifts travelling at<br>4m / second.                          |
| 2 x person lifts of 1,000 kg capacity serving<br>all lower ground and podium levels. |
| 1 x goods lifts of 1,000 kg capacity serving<br>all lower ground and ground levels.  |



## Facilities

|   |    |
|---|----|
| <b>Toilets</b>  |    |
| 2 sets of male and female facilities on all floors & disabled WC. |    |
| <b>Showers (Lower Ground -1)</b>                                  |    |
| Female showers  | 9  |
| Male showers  | 10 |



## Summary SMART™

- SMART user app allows for touchless security control, amenity bookings, central registration for guests etc.
- SMART air quality monitors control air quality and CO<sub>2</sub> components.
- SMART space optimisation in shared workspace areas allow for increased efficiencies and enhanced cleaning.
- SMART Building Management System allows for optimal and efficient facility management.



## Parking

|                                 |     |
|---------------------------------|-----|
| Bike (pedal) spaces:            | 132 |
| E-Bike (pedal) charging spaces: | 60  |
| Motorbike spaces:               | 13  |
| Motorbike charging spaces:      | 16  |
| Car spaces:                     | 121 |
| E-Car charging spaces:          | 19  |



## Anticipated Certifications

SMART certified.

Registered to pursue WELL Core Certification through the International WELL Building Institute™ - Platinum.

Targetting BREEAM Excellent.

Targetting WIREDScore Platinum.





A leading partner for global real assets offering investment opportunities underpinned by 37 years of experience.

PATRIZIA has deep local European expertise and is connected globally. Development projects span the length and breadth of Europe, include refurbishments and new builds, and encompass a broad variety of building types and usages. All are built on the same foundation: the unsurpassed local knowledge of real estate experts on the ground.

PATRIZIA is listed on the German Stock Exchange and is a member of the SDAX and MSCI World Small Cap Index, among others.

At PATRIZIA, sustainability is part of our culture. Building communities and sustainable futures is the purpose driving our development since 1984.

As a responsible investor, PATRIZIA always looks to create a positive impact. And PATRIZIA always takes environmental, social and governance factors (ESG) into consideration in the way it takes investment decisions, and the way it manages its assets.

PATRIZIA is committed to building successful communities and sustainable futures.

PATRIZIA believe in improving the quality of life for generations to come.

Through its PATRIZIA Children Foundation, PATRIZIA is committed to social responsibility. The Foundation has helped over 230,000 children in need worldwide for more than 20 years with access to education.

You can find further information at <http://www.patrizia.ag/>

The global partner for pan-European real estate investment.

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Years of experience in Real Estate Investment.

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Euro transaction volume between 2015 and 2020.

Investment manager for European Real Estate.

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Development projects completed to date.

Sq m of new and refurbished development.

European Real Estate Development experts.



A development by



Development Team

|                                     |  |  |
|-------------------------------------|--|--|
| <b>Developer</b><br>PATRIZIA UK Ltd | <b>Planning Consultants</b><br>2 Build | <b>Project Manager</b><br>ACMG                                   |
| <b>Interiors</b><br>Hassell         | <b>Structural Engineers</b><br>VK      | <b>Quantity Surveyor</b><br>ACMG                                 |
| <b>Landscaping</b><br>Hassell       | <b>Architects</b><br>A2RC              | <b>Well Consultants</b><br>Studinnov                             |
| <b>Lighting</b><br>ACTLD            | <b>M&amp;E Consultants</b><br>VK       | <b>Development &amp; Leasing Advisors</b><br>Cushman & Wakefield |

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Comprehensive ESG compliance and targeted Net Carbon Neutral

Unprecedented sustainability and wellbeing provision

SMART tech enabled

Concierge hospitality service

Uninterrupted, 360° views from the upper floors

Multiple meeting and collaboration space options

Column-free floor plates allowing optimum flexibility

Vibrant shared spaces with landscaped gardens, courtyards and terraces

Exclusive access to interconnected Hotel Wielemans 'club'

Comprehensive, on site E\_Mobility services

Generous on site shower and locker provision

Landmark location in a sophisticated, cosmopolitan neighbourhood

thelouise.be