

INSPIRING
WORKPLACES

BEL 9

Rue Belliard 9 - Brussels



↑ This table
of content
is interactive



01 HEART AND REASON



02 FEEL GOOD



03 INNER WEALTH



04 IN GOOD COMPANY

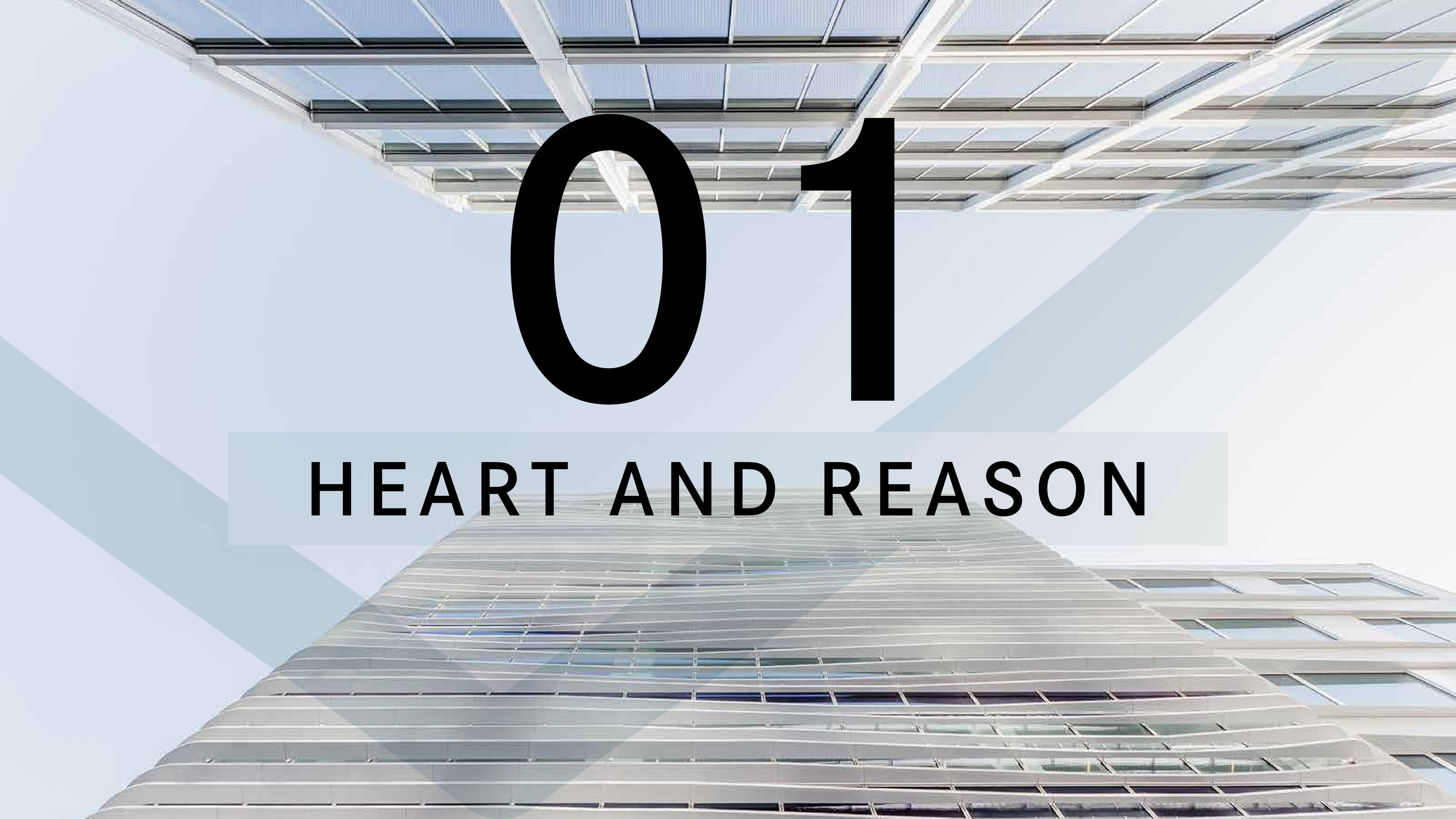


05 CHOOSE A FLOOR



06 CONTACT





01

HEART AND REASON

BELNINE

is the perfect
combination
between heart
and reason.

The heart is first and foremost that of the European district, a heart that beats to the rhythm of business. It is on rue Belliard that BELNINE has anchored its metal and glass vessel. The heart is also what has driven the ArtBuild teams to create an architecture suited to humans, ensuring balance and well-being.

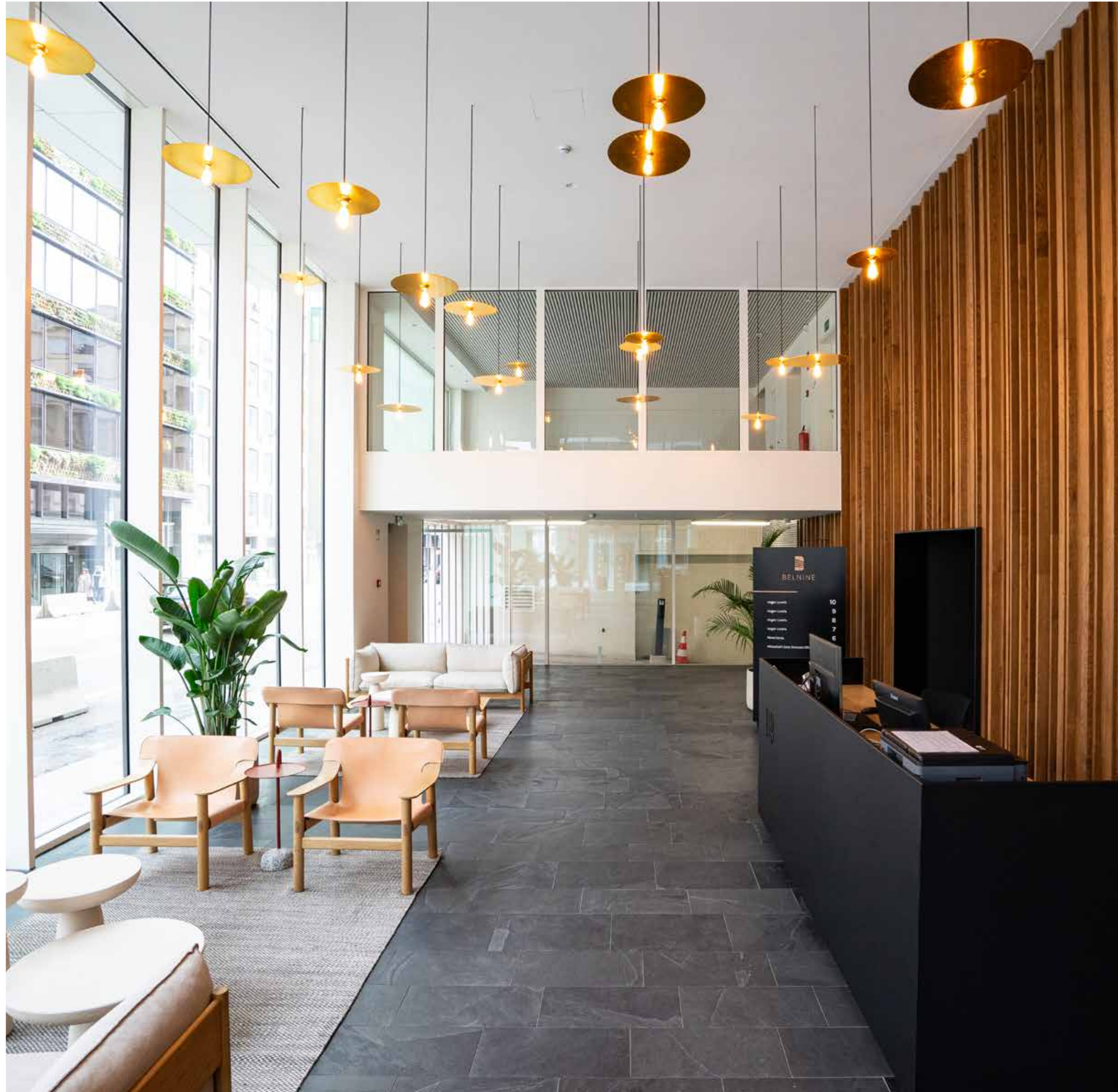
As for the reason, the building meets all expectations in terms of comfort, equipment, durability, and energy performance. From occupant well-being to sustainability requirements, all issues have been addressed to meet the tenants' strategic, financial and social objectives.

So many qualities which have already attracted leading international companies that have chosen BELNINE to establish their Belgian operations.



02

FEEL GOOD



With its hallmark aesthetic that is both refined and discreet,

BL9

stands out as a building with a personality and soul.

Its generously glazed façade and its location on the corner of Rue Belliard and Rue du Commerce provide exceptional light. Elegant metal slats naturally regulate solar radiation and natural light. You'll therefore enjoy the benefits of natural light while being protected from excessively intense radiation.

The interior spaces offer a warm, calm, inspiring atmosphere, conducive to work, exchanges and development. With delightful, timeless elegance, organic materials, woody and botanical accents take pride of place. The lobby is set up as a professional and inviting reception area for visitors and as a real space for meetings, sharing and work for the building's occupants.

HAVE A LOOK TO THE VIRTUAL VISIT

 <http://visitesvirtuelles360.be/bnp>









A photograph of a modern building with a grid of windows, set against a blue sky with light clouds. The building's facade is light-colored with a textured, possibly wood-grain or stone-like pattern. The windows are arranged in a regular grid. The sky is a clear, bright blue with some light, wispy clouds. The overall composition is clean and architectural.

03

INNER WEALTH

The building offers an inspiring workspace, with bright and flexible offices and amenities.

BELNINE encourages cycling to work by providing extensive bike racks, changing rooms with lockers and showers.

Charging stations for electric vehicles have been set up in the spacious underground car park.

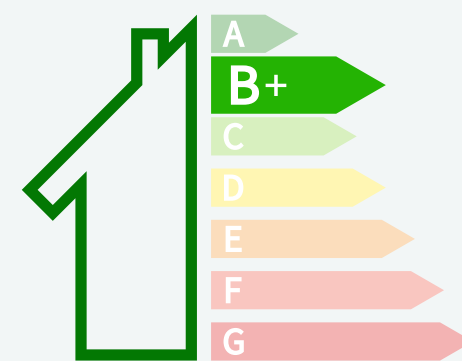
With the BREEAM® “Excellent” certification, BELNINE meets the strictest specifications for energy performance and sustainability.

VISIT OUR WEBSITE

<https://belnine.brussels>



ENERGY PERFORMANCE CERTIFICATE



**BREEAM®
EXCELLENT**

certification label

This assessment uses recognized performance measures, referencing established benchmarks, to evaluate the specifications, design, construction, and use of a building. It covers aspects related to energy and water consumption, health and well-being, emissions, transport, materials, waste, ecology, and management processes.



Breem Excellent



Demand for heating < 15kWh/sq m/year



Building management system



LED Lighting



HVAC 45m³/h/person



Green roof and garden



Primary Electricity Consumption < 85 kWh/sq m



Modular build-up 1.35 m



Rainwater recovery



2 showers with changing rooms



EV charging points



Bicycle racks



33 car spaces



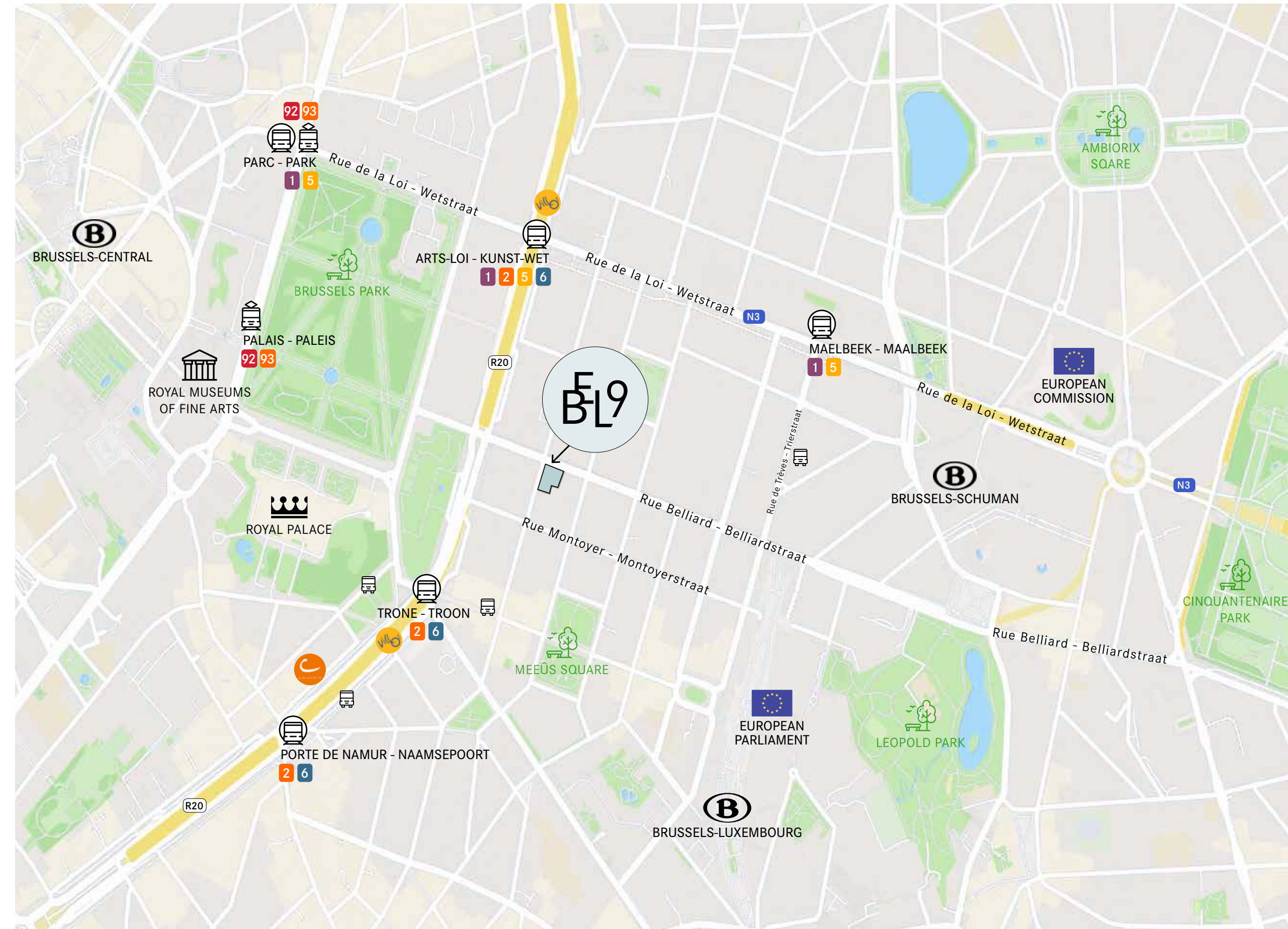
04

IN GOOD COMPANY

EBL9

is located in the heart
of the European
district, opposite
the European
Commission and a
few steps from the
European Parliament.

The proximity to international institutions and companies is inspiring and provides an excellent opportunity to place your office at the heart of this ecosystem. There is everything you need in the neighborhood to promote and encourage productive exchanges: cafés, bars, restaurants, surrounding parks and small shops in the side streets of the central business district.



METRO and TRAM
Three metro stations are within a short walking distance, providing access to lines **1 2 5 6** and trams from Parc/Park or Palais/Paleis stops **92 93**.

CAR and TAXI
BELNINE is situated on a central road, connected to both the inner and outer ring (R0). Taxi ranks are available within a few meters from the building.

BRUSSELS INTERNATIONAL AIRPORT can be reached by taxi, bus, or train in around 15 minutes.

Several **BUS** stops covering different areas of Brussels are close by: lines **21 27 64**

TRAIN
From the Brussels-Schuman and Brussels Midi station, the rail network serves all of Belgium and connects Brussels to neighbouring countries by means of the TGV, Thalys and Eurostar. The nearby Luxembourg train station provides quick access to local destinations.

VILLO! and Cambio
VILLO! offers a bike rental stand located 100 m away on foot, while Cambio offers car sharing. Charging stations for electric bikes are also available.



05

CHOOSE A FLOOR

FBL9

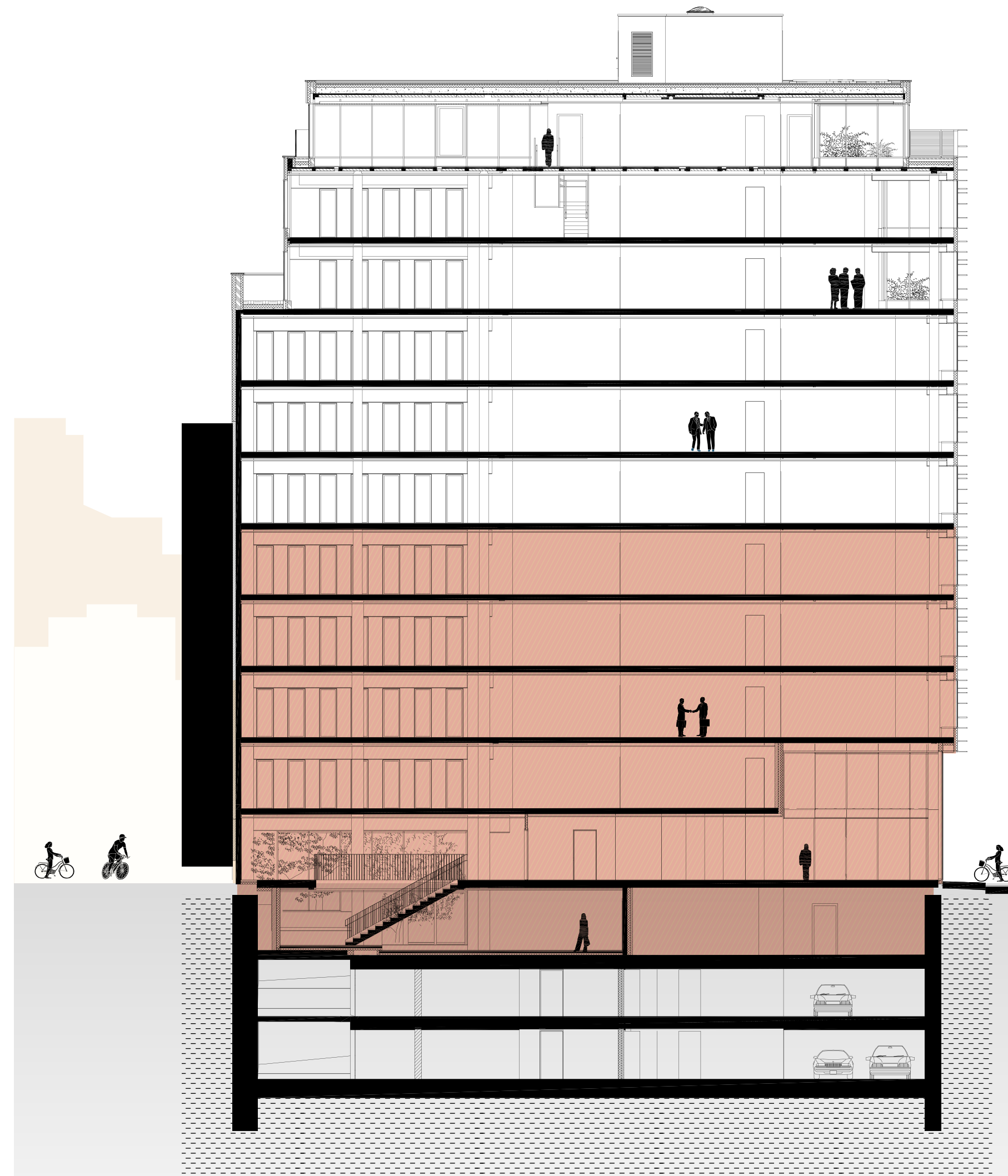
offers ten spacious floors providing offices that are fully adapted to tenants' needs.

Each floor can be furnished with private offices, open office spaces, traditional meeting rooms and creative lounges.

The ground floor features a large entrance hall, a bicycle storage room, the entrance to the car park, and a spacious office area.

The floors from level +1 to +8 offer office spaces of approximately 600 sq m, organised around a core comprising staircases, three elevators (including a goods lift) and a sanitary area.

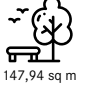
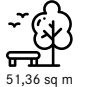






The ground floor is organised as a duplex that boasts a private patio.



TOTAL CARS:
33

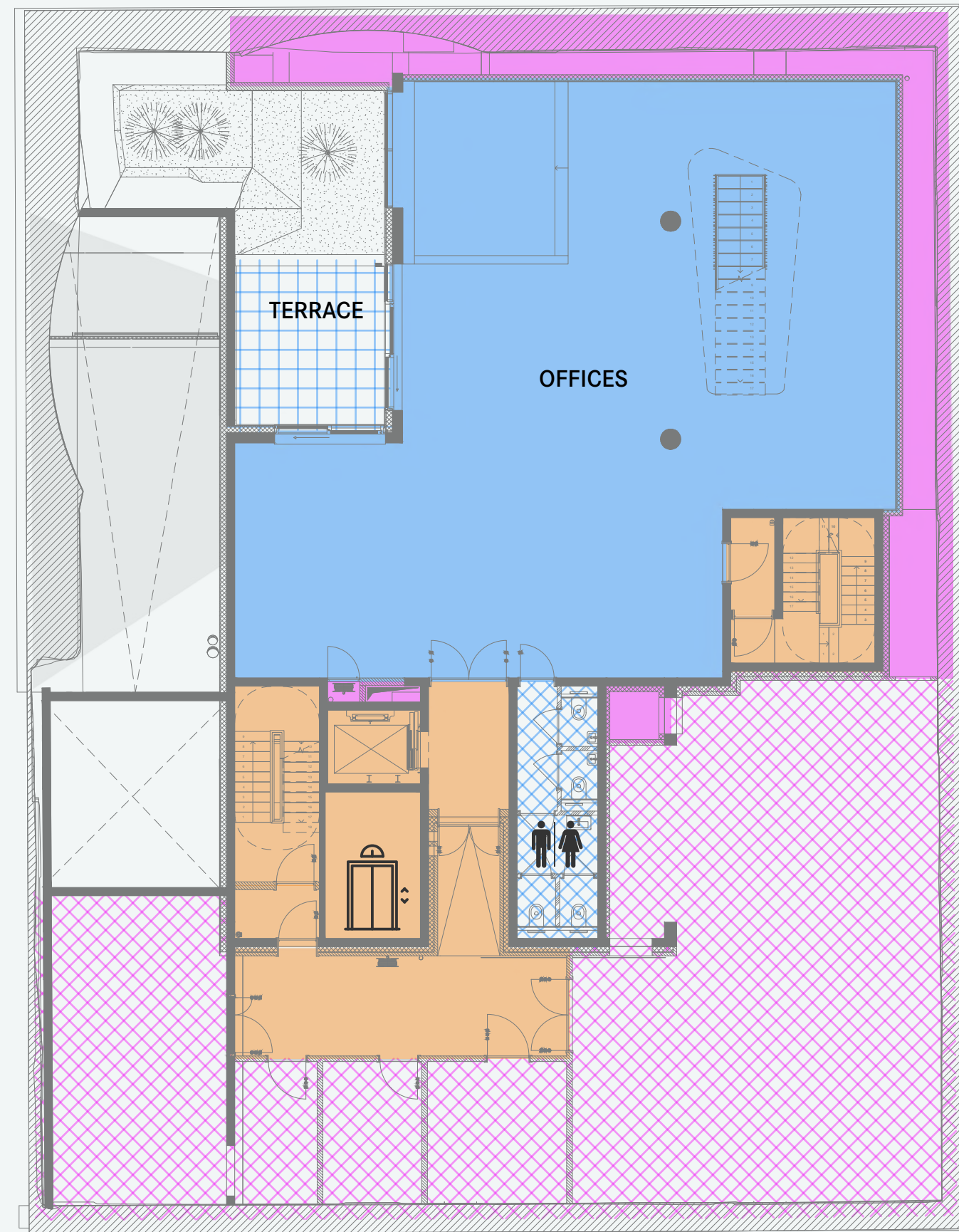
TOTAL BICYCLES:
50

TOTAL TERRACE AREA:
215.08 SQ.M

+10	316.60 sq m	 147.94 sq m
+9	585.19 sq m	
+8	585.19 sq m	 51.26 sq m
+7	684.17 sq m	
+6	684.17 sq m	
+5	684.17 sq m	
+4	684.17 sq m	
+3	684.17 sq m	
+2	684.17 sq m	
+1	521.46 sq m	
GROUND FLOOR	279.72 sq m	
GARDEN LEVEL	261.88 sq m	 15.78 sq m
-1	archives / parking	 32  16 
-2	archives / parking	 17

✓ AVAILABLE SPACES FROM GARDEN LEVEL TO +4

GARDEN LEVEL

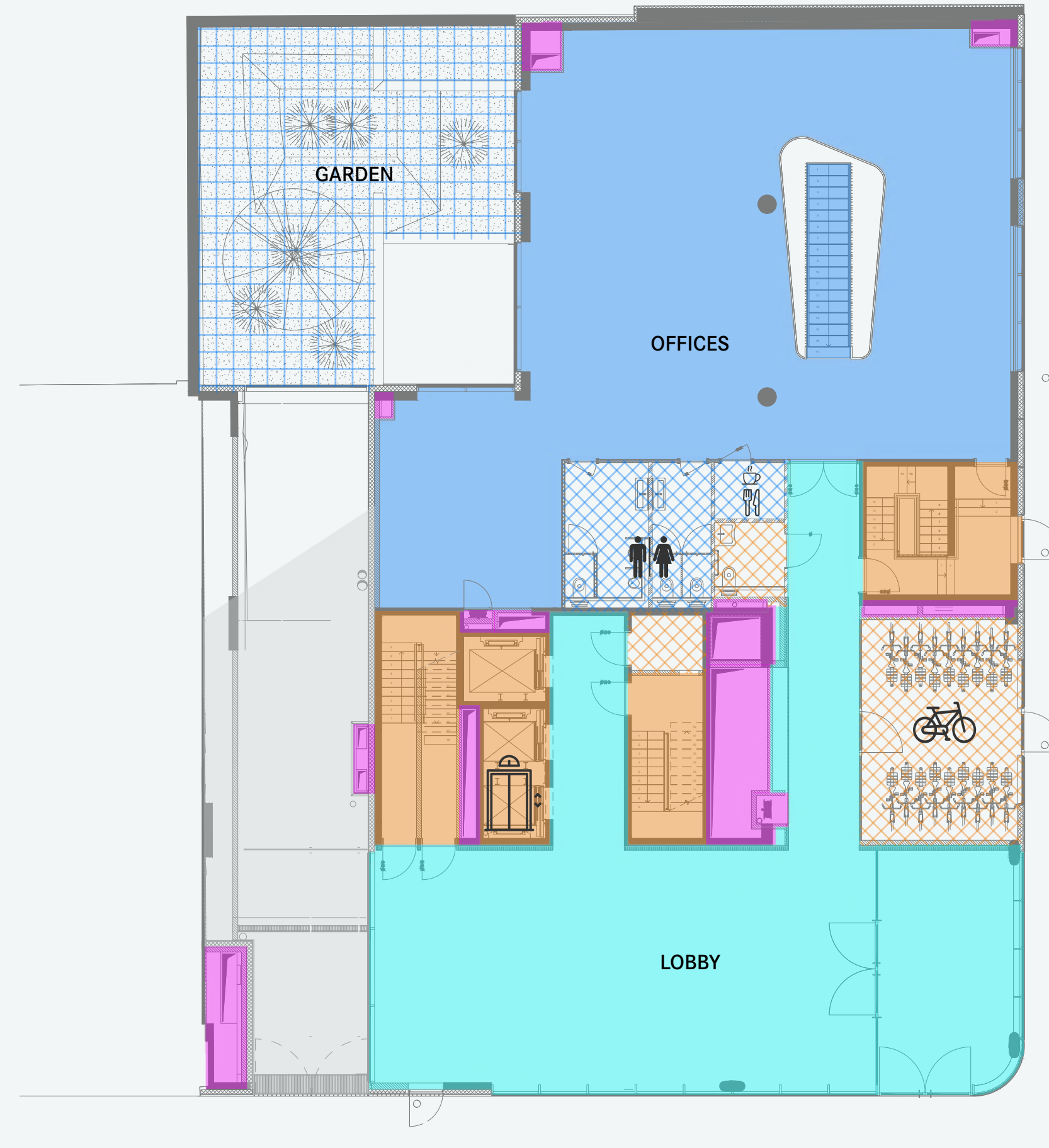


RUE BELLIARD
BELLIARDSTRAAT

- OFFICES
- OFFICE SERVICES
- COMMONS
- TECHNICAL DUCTS
- TECHNICAL ROOMS
- OUTDOOR SPACES

RUE DU COMMERCE
HANDELSSTRAAT

GROUND FLOOR

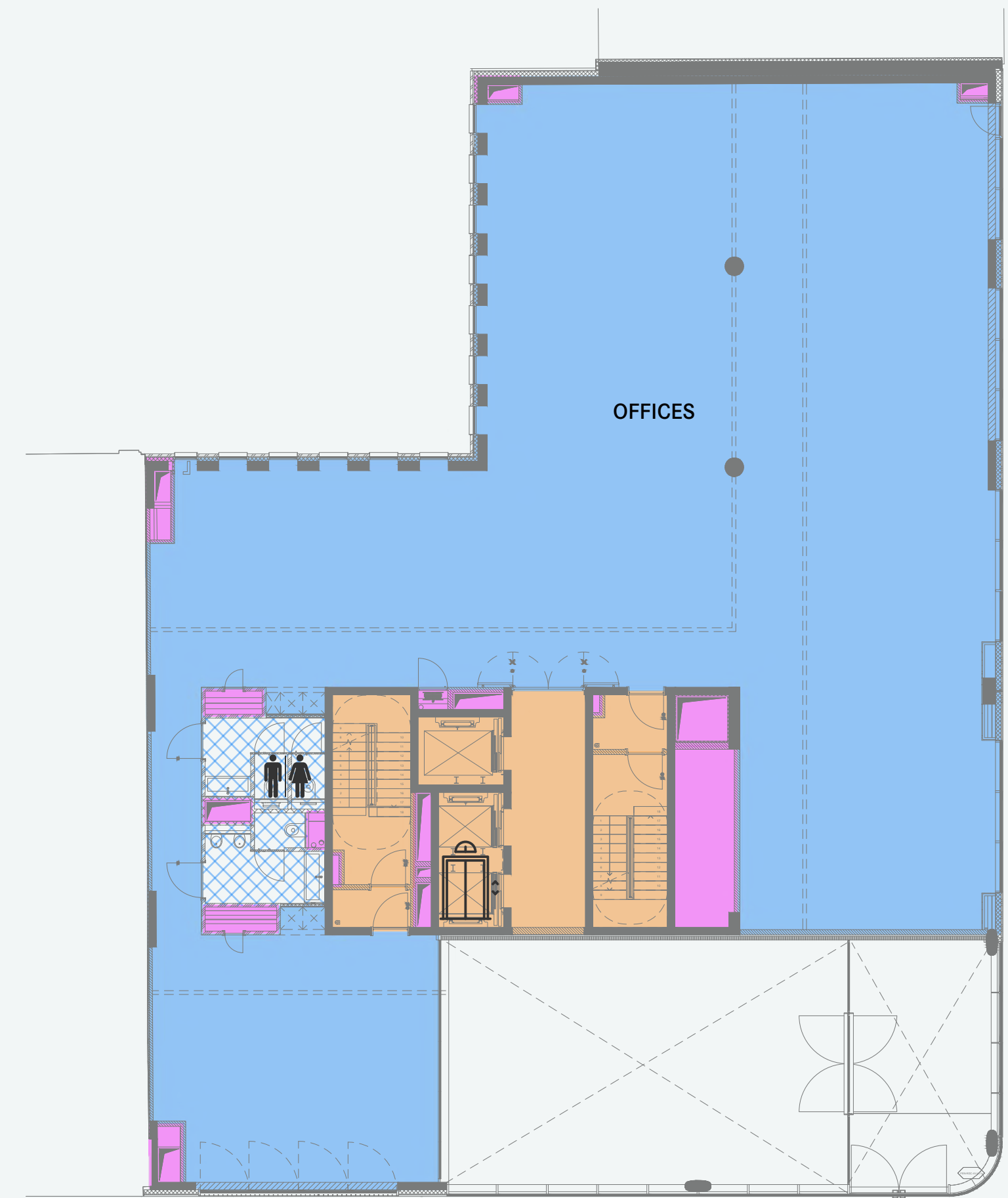
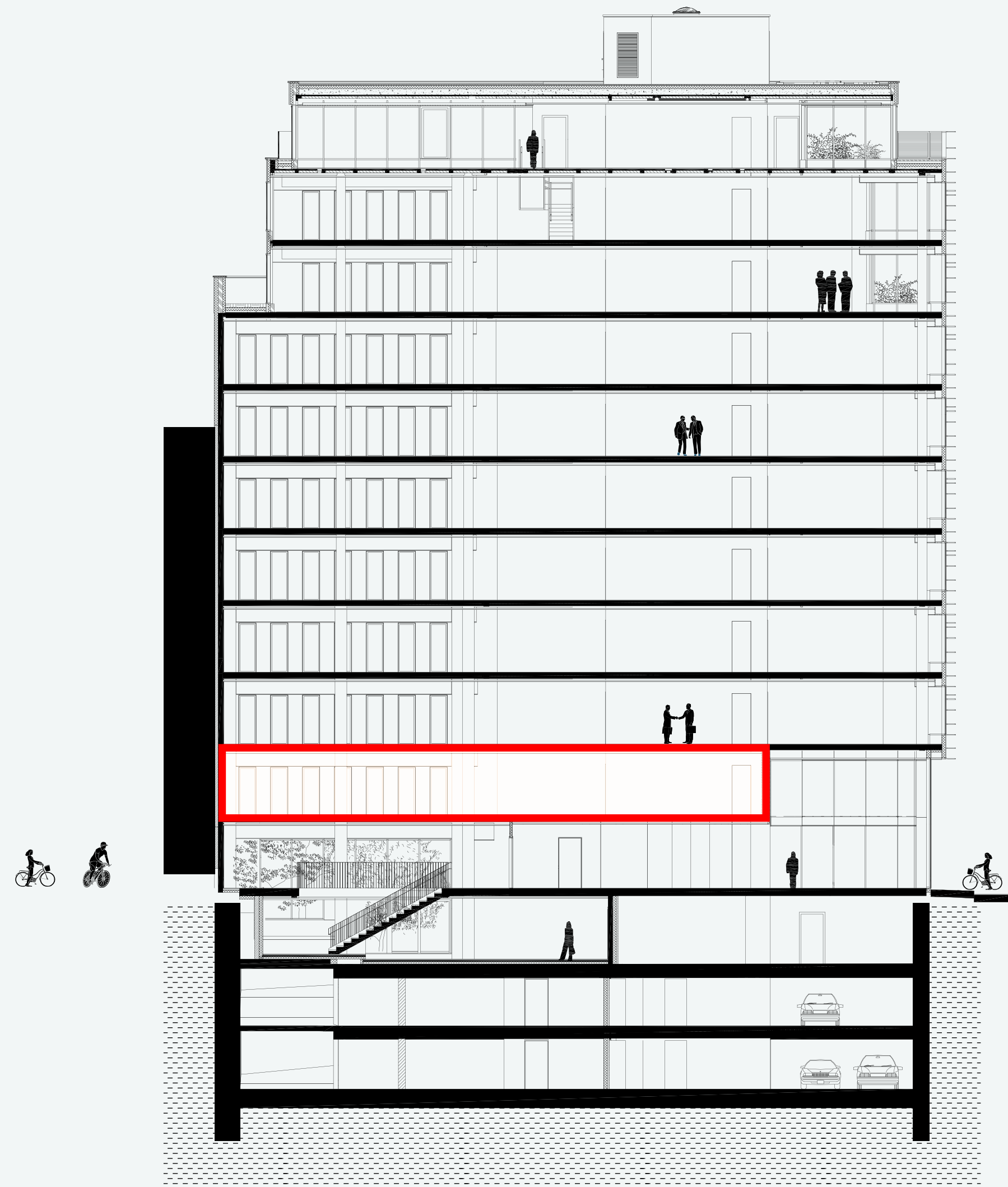


RUE BELLIARD
BELLIARDSTRAAT

- OFFICES
- OFFICE SERVICES
- COMMONS
- TECHNICAL DUCTS
- COMMON SERVICES
- OUTDOOR SPACES
- RECEPTION

RUE DU COMMERCE
HANDELSSTRAAT

LEVEL +1

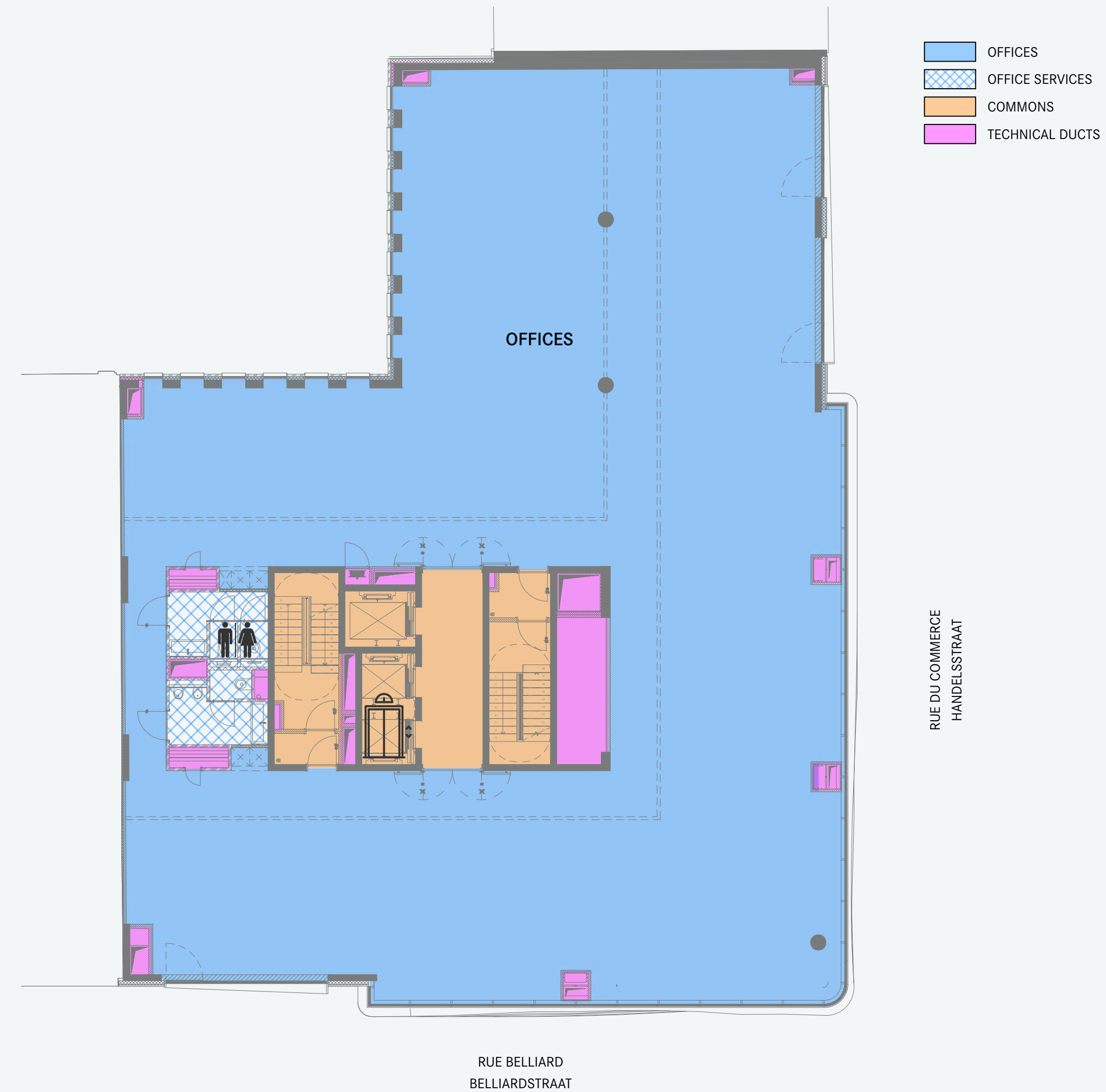
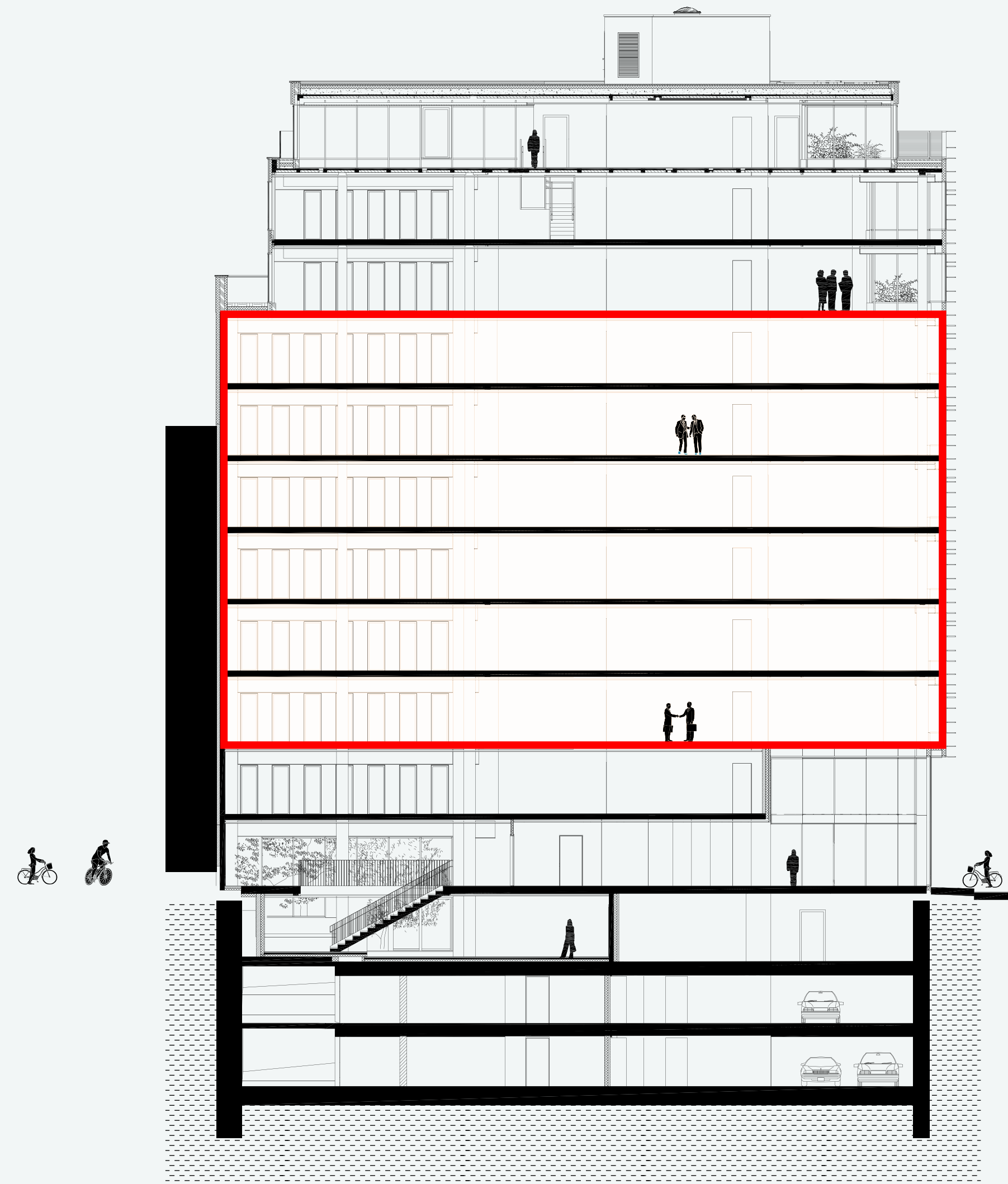


- OFFICES
- OFFICE SERVICES
- COMMONS
- TECHNICAL DUCTS

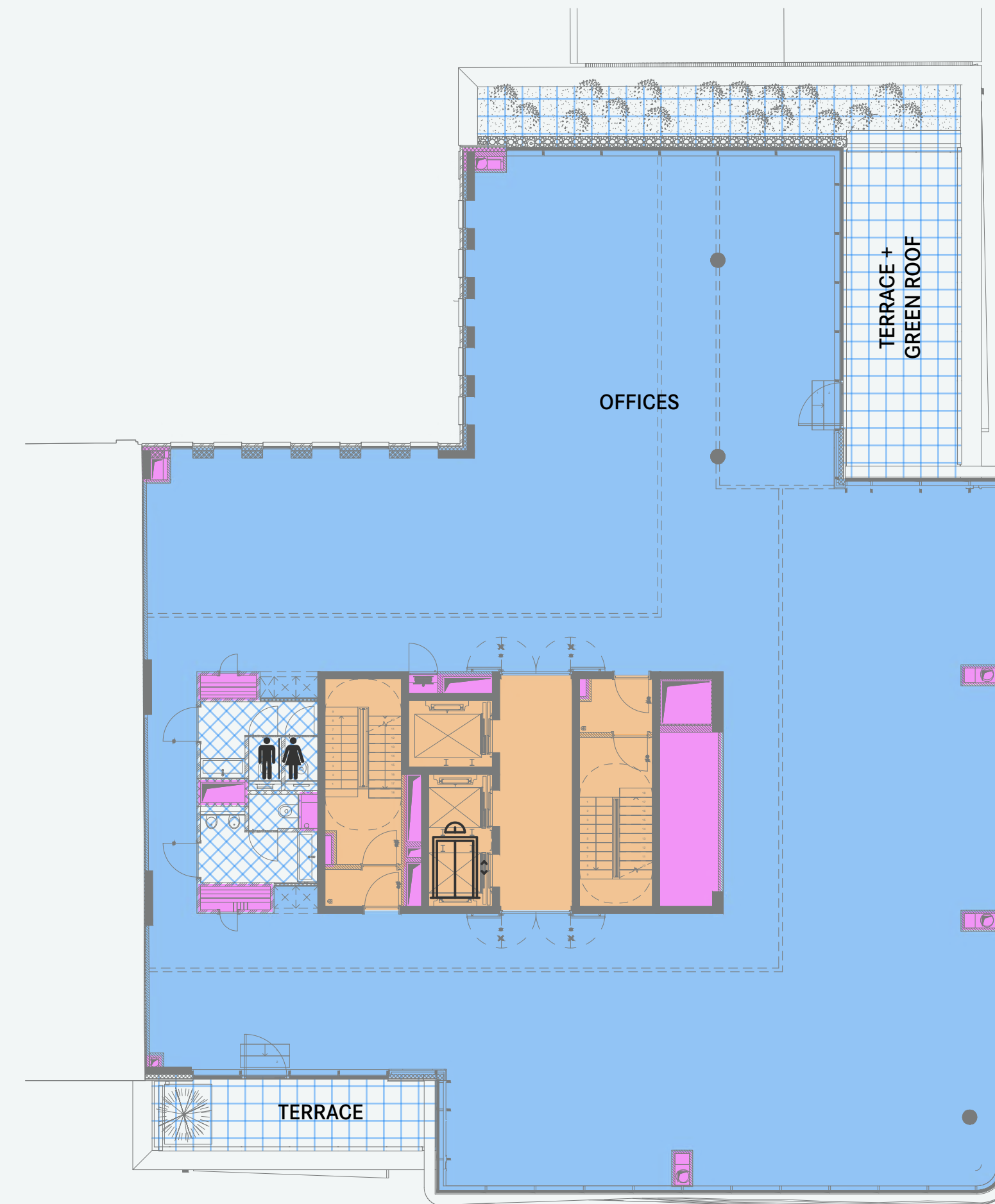
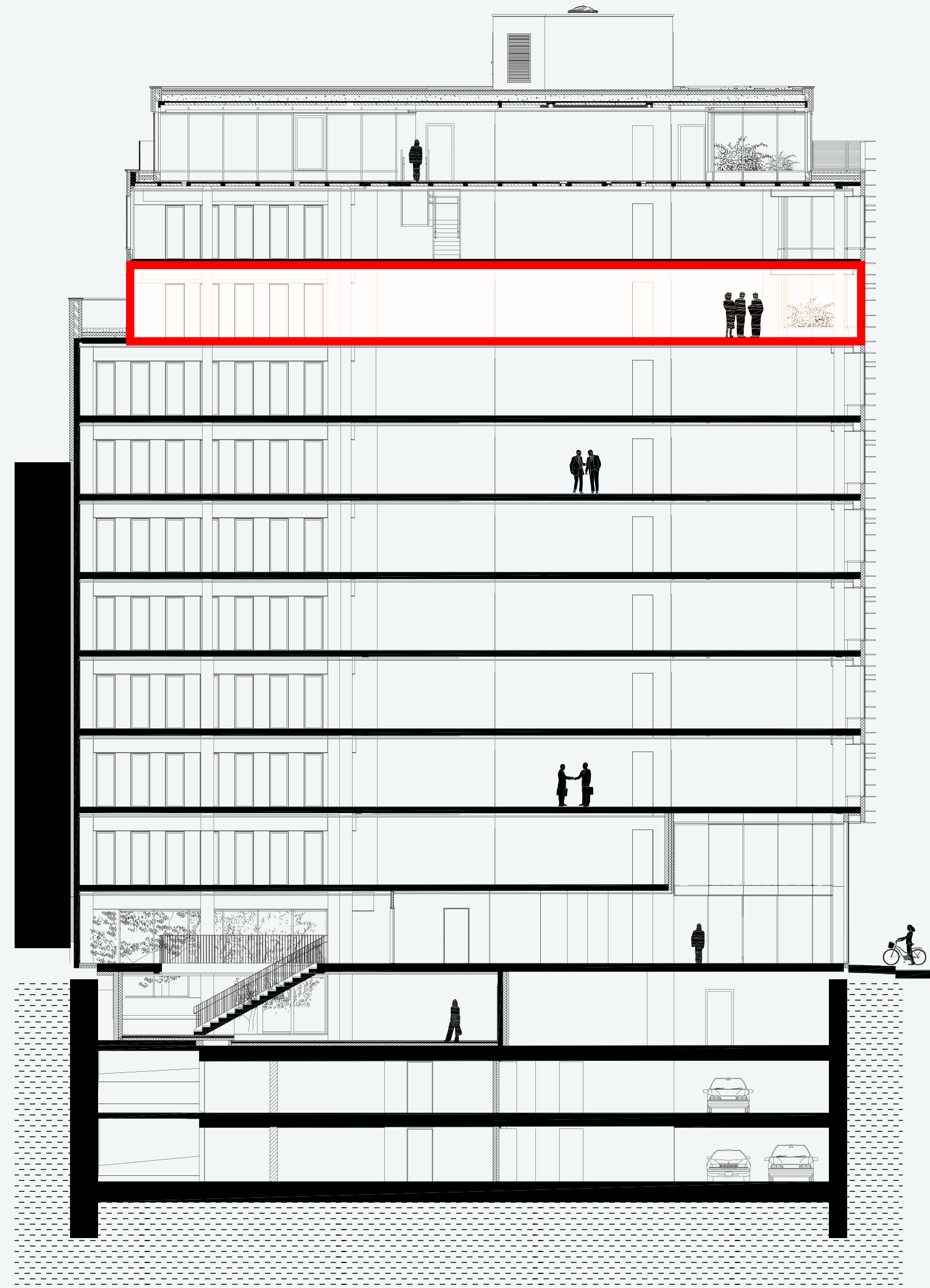
RUE DU COMMERCE
HANDELSSTRAAT

RUE BELLIARD
BELLIARDSTRAAT

TYPICAL FLOOR PLAN



LEVEL +8

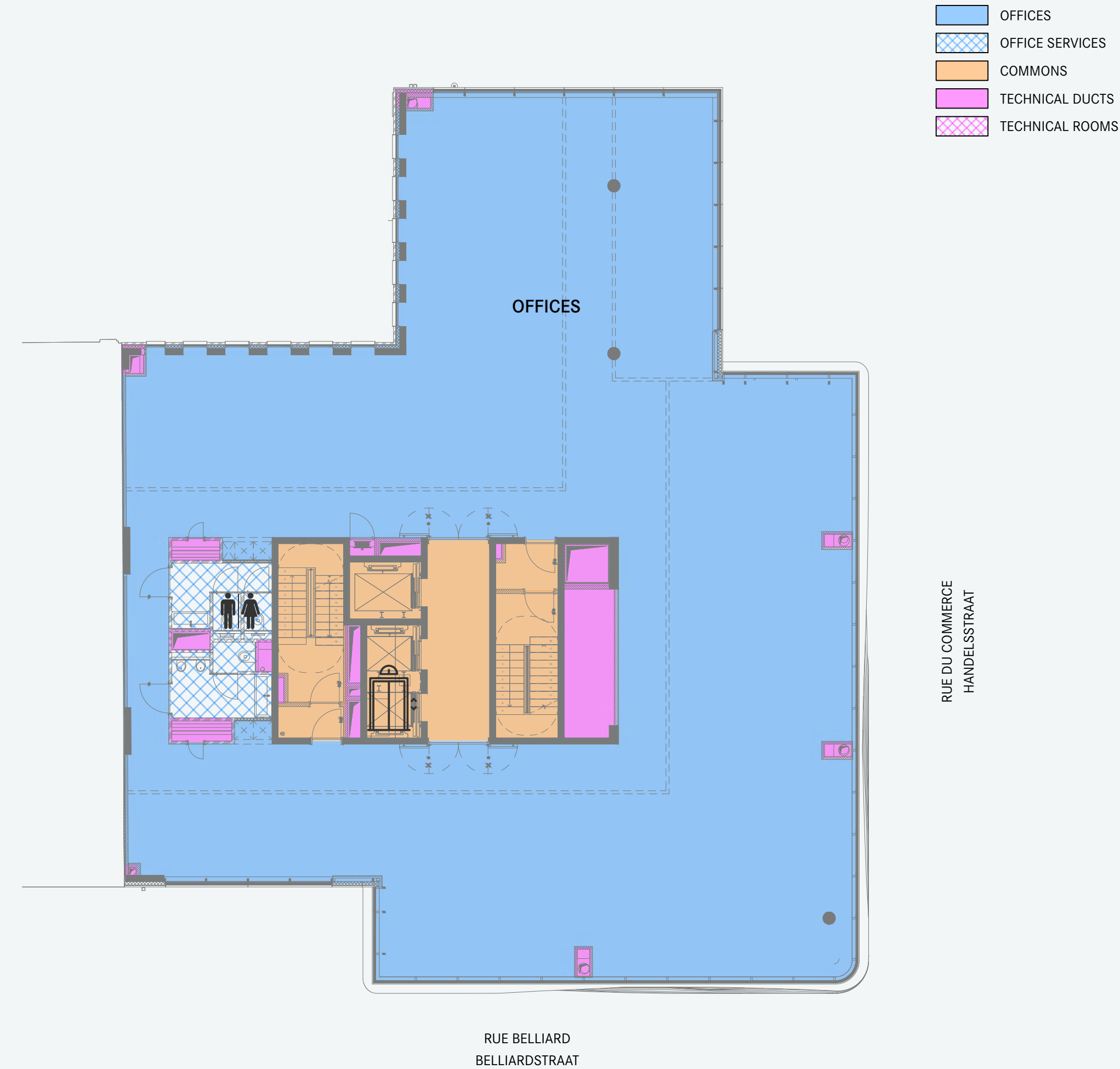
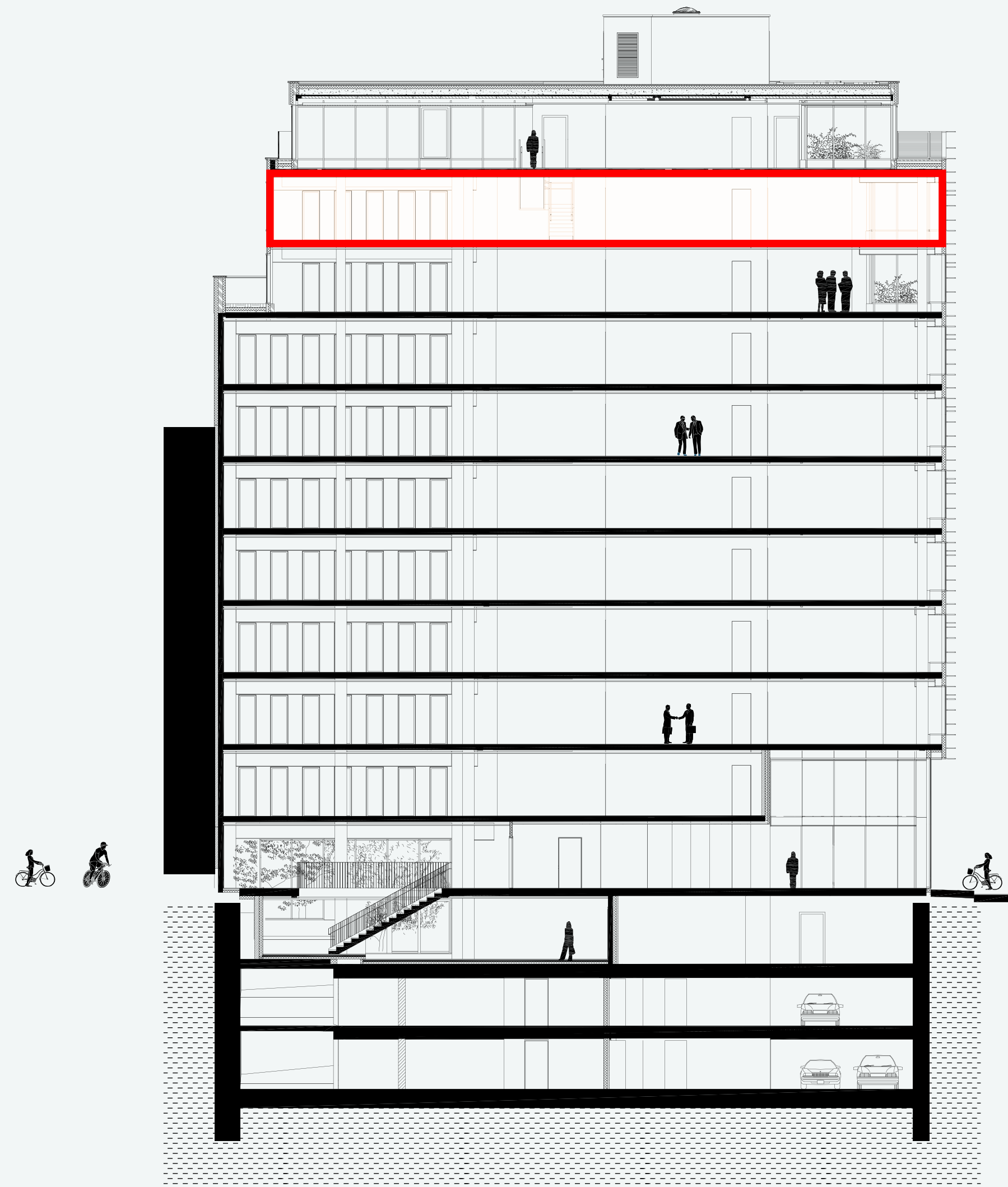


- OFFICES
- OFFICE SERVICES
- COMMONS
- TECHNICAL DUCTS
- TECHNICAL ROOMS
- OUTDOOR SPACES

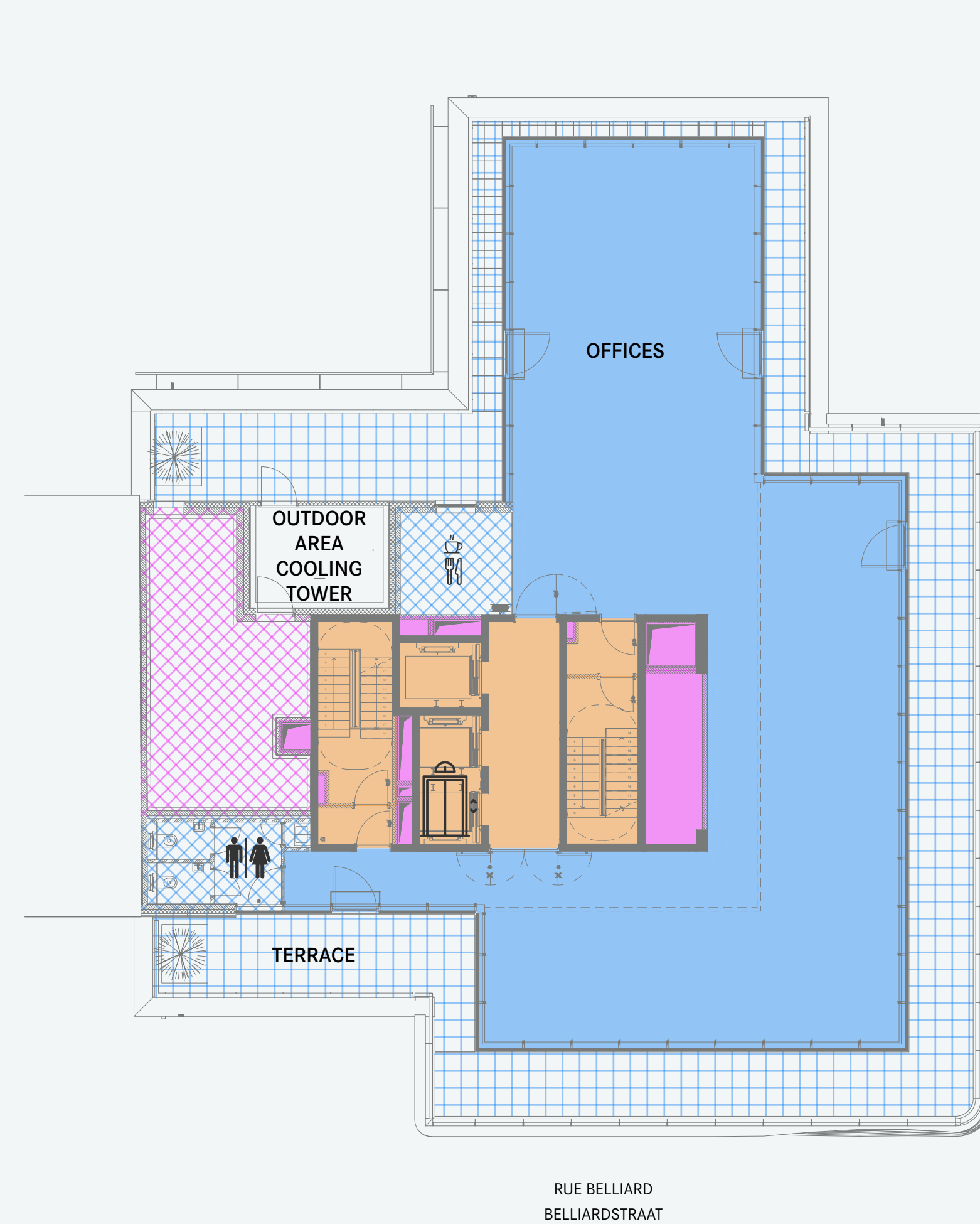
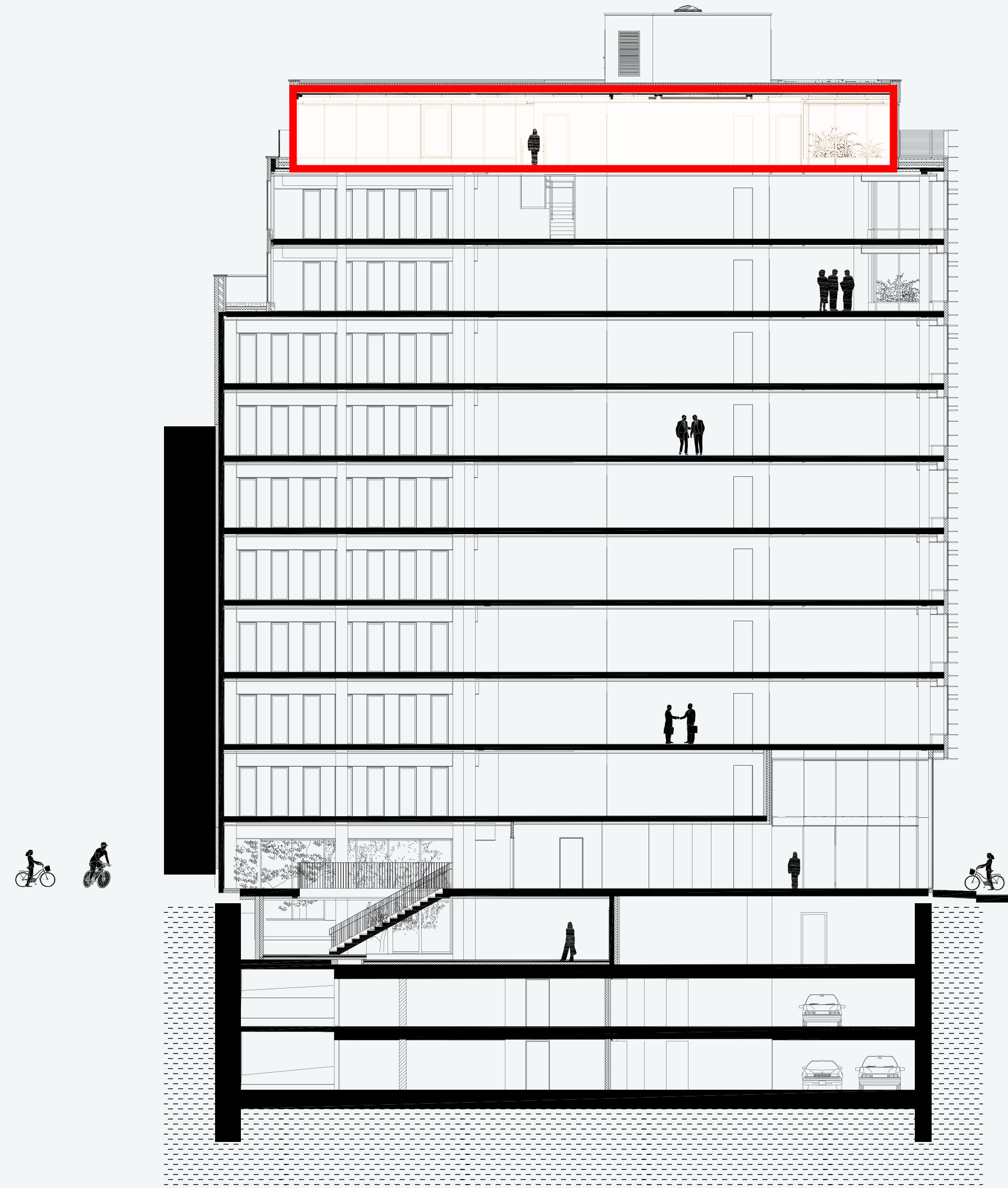
RUE DU COMMERCE
HANDELSSTRAAT

RUE BELLIARD
BELLIARDSTRAAT

LEVEL +9



LEVEL +10



- OFFICES
- OFFICE SERVICES
- COMMONS
- TECHNICAL DUCTS
- TECHNICAL ROOMS
- OUTDOOR SPACES







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