

MULTI

it's all about U

MULTI
it's all about U



Walking through the city
centre of Brussels makes
you feel alive. The vivacity
makes you feel inspired.
Discover Multi and explore
your place in the city

Dans le coeur de la ville, où se promène l'âme de Brel;
où on danse pour Stromae où on chante pour Angèle,
des quartiers bien soudés, se rejoignent à merveille:
je t'y emmènerai, dans le coeur de Bruxelles.

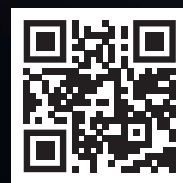
Edifice du future, le "multi" vous reçoit.
Dans ses murs de lumière, dans ses grands espaces.
Pour construire des rêves, pour faire des affaires.
Le meilleur est à venir, sans détours le "multi"
t'emmènera où tu voudras.

Et mes yeux, de multiple fois,
ne croient pas,
les couleurs vives de cet endroit.
Oui, messieurs, et mesdames,
effervescence urbaine,
sur une nouvelle voie.

Les matins on circule, chacun à sa façon,
en voiture, à vélo, parfois je prend mon café à
la gare, il fait beau, c'est pas loin.
Je déambule les boulevards accueillants.
Je veux tout voir, je compte sur toi pour rassurer
tout le monde que j'arrive dans peu longtemps.

J'ai toujours été bon à trouver l'équilibre.
Quand il faut ca bosse dur, quand il faut du loisir,
je sais toujours quoi faire, dans le bleu et le vert,
les basses de l'AB, et la place de brouckère.

Et mes yeux, de multiple fois,
ne croient pas,
les couleurs vives de cet endroit.
Oui, messieurs, et mesdames,
effervescence urbaine,
sur une nouvelle voie.



Watch our Multi video



CHAPTER 01

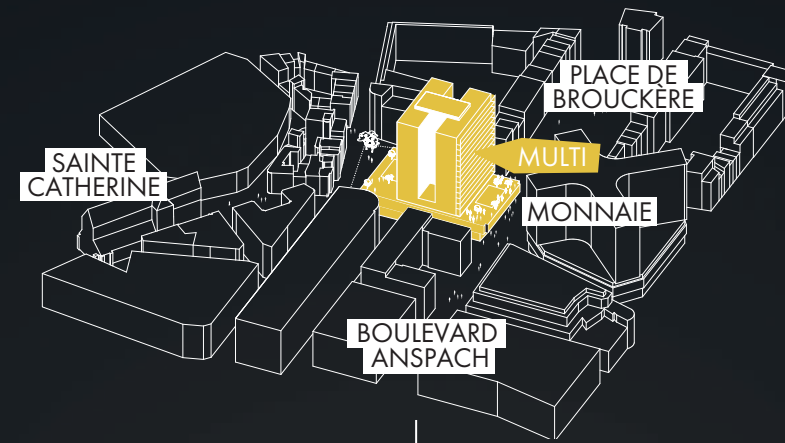
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10 STRENGTHS OF MULTI



CHAPTER 01

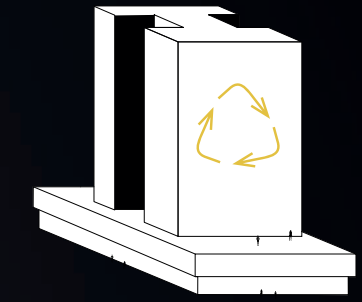
10
STRENGTHS
OF MULTI



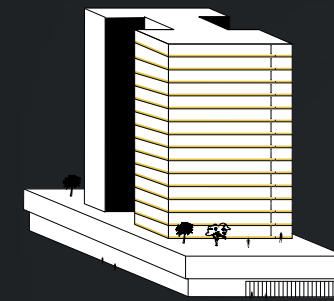
in the middle of the city



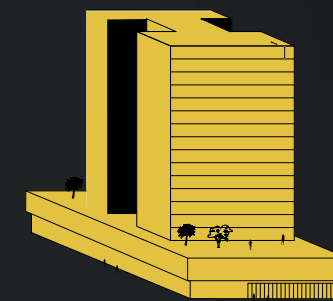
great accessibility
on top of subway
station



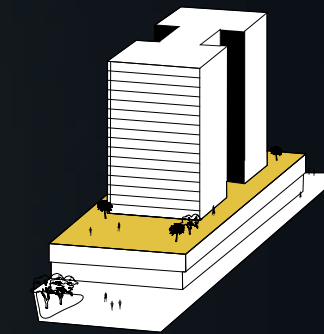
high circularity ratio of
construction materials



raised floors and
2m69 minimum free height



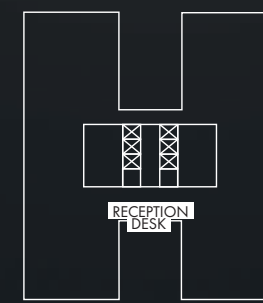
daylight all
day round



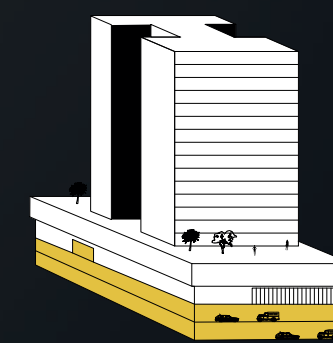
spectacular roof terrace on 3rd floor
with garden and work café



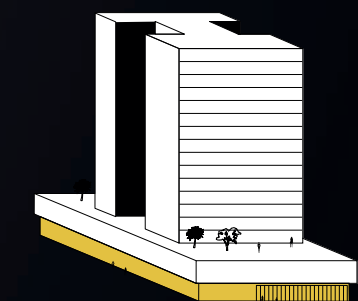
breeam excellent label: Top 10% of
belgium's new commercial buildings



flexible floors with
reception desk and
superb view



multiple
parking
spaces



large animated lobby, 24/7 reception and
lots of services both inside the building and
in its immediate vicinity

MULTI



CHAPTER 02

MULTI IN THE BEATING HEART OF BRUSSELS

The Multi tower is situated on a unique location in the pentagon of Brussels.



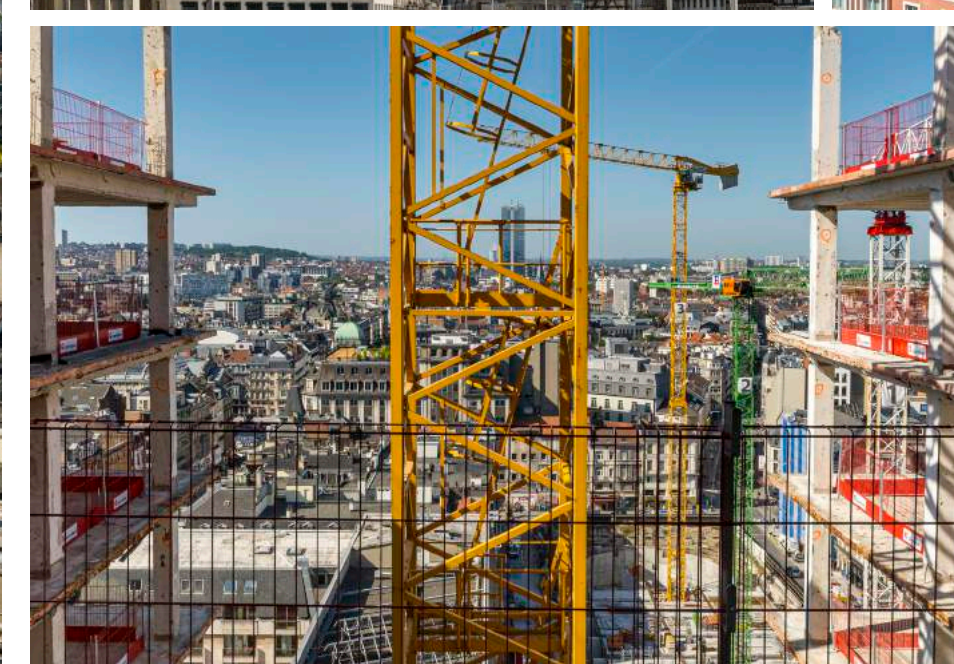
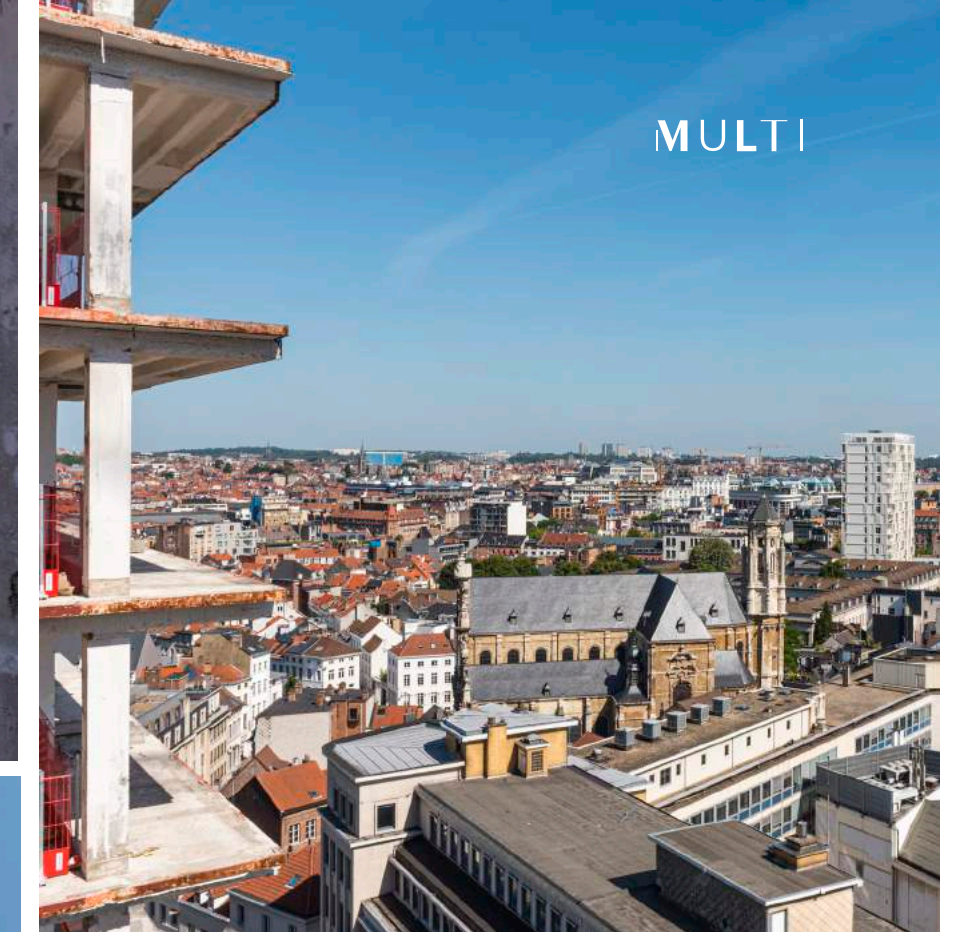


CHAPTER 03

GREAT
VIEWS OVER
BRUSSELS
AND
ABUNDANCE
OF DAYLIGHT







CHAPTER 04

URBAN
HOTSPOT



CHAPTER 04

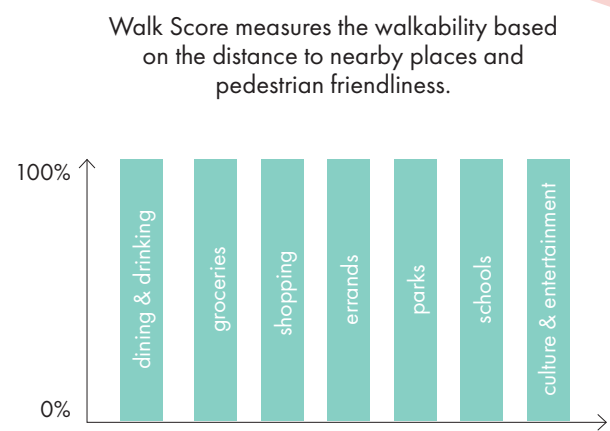
URBAN HOTSPOT



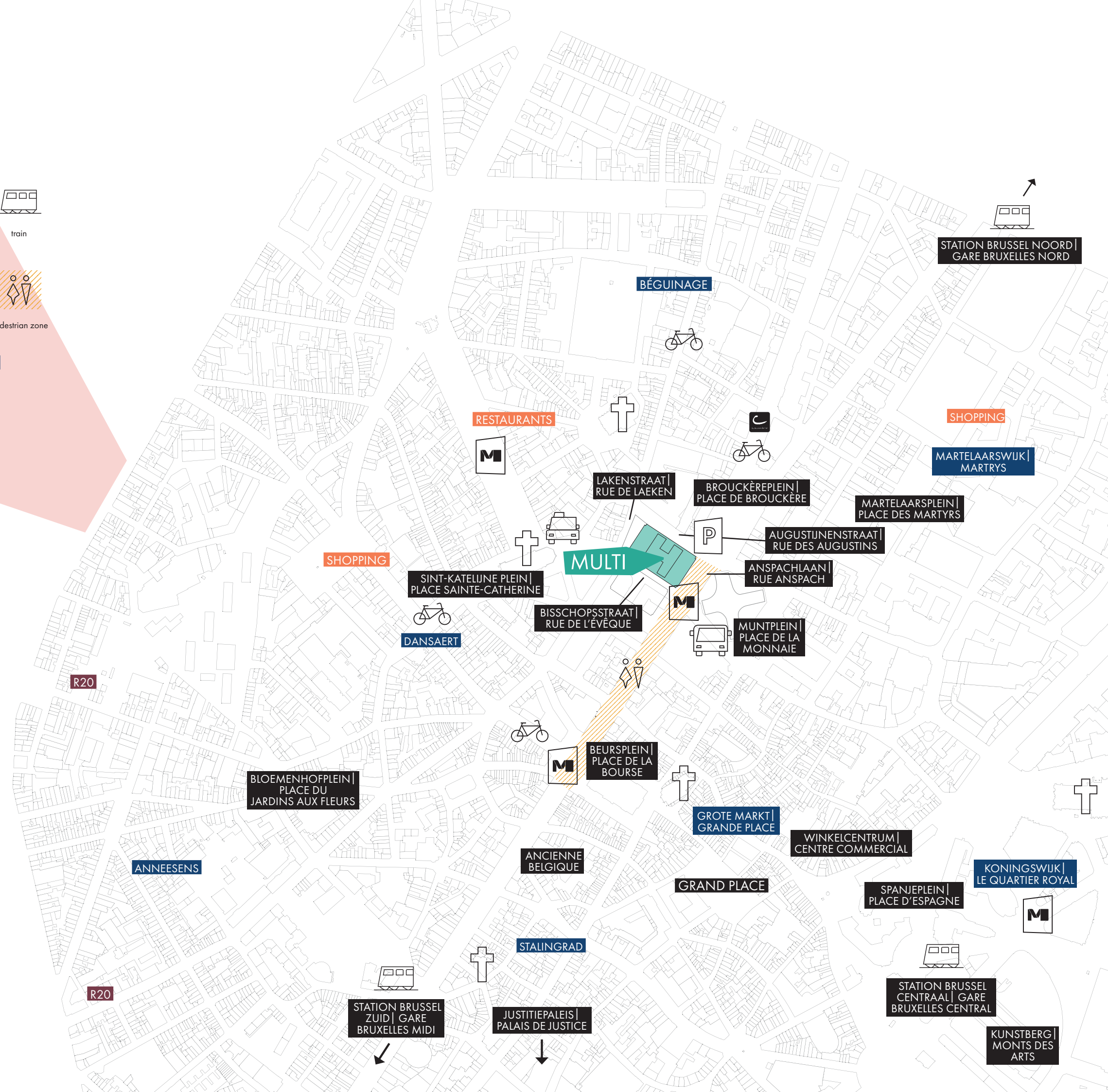
ICON LEGEND

underground parking	taxi	important road	train
church	metro	cambio	pedestrian zone
villo	bus	district	

WALK SCORE OF 100%



- ### HOTSPOTS
- | | |
|--|--|
| CULTURE | HOTEL |
| <ul style="list-style-type: none"> Federal opera house La Monnaie Ancienne Belgique | <ul style="list-style-type: none"> Amigo hotel |
| SHOPPING | RESTAURANTS |
| <ul style="list-style-type: none"> Nieuwstraat Rue Neuve Antoine Dansaertstraat Rue Dansaert | <ul style="list-style-type: none"> Sint-Katelijneplein Place Sainte-Catherine |



CHAPTER 05

WELCOMING LOBBY
AND SERVICES



SUMMARY



527 vehicle parking places



Ground floor parking area for 260 bicycles



Spacious, high-end locker rooms and showers



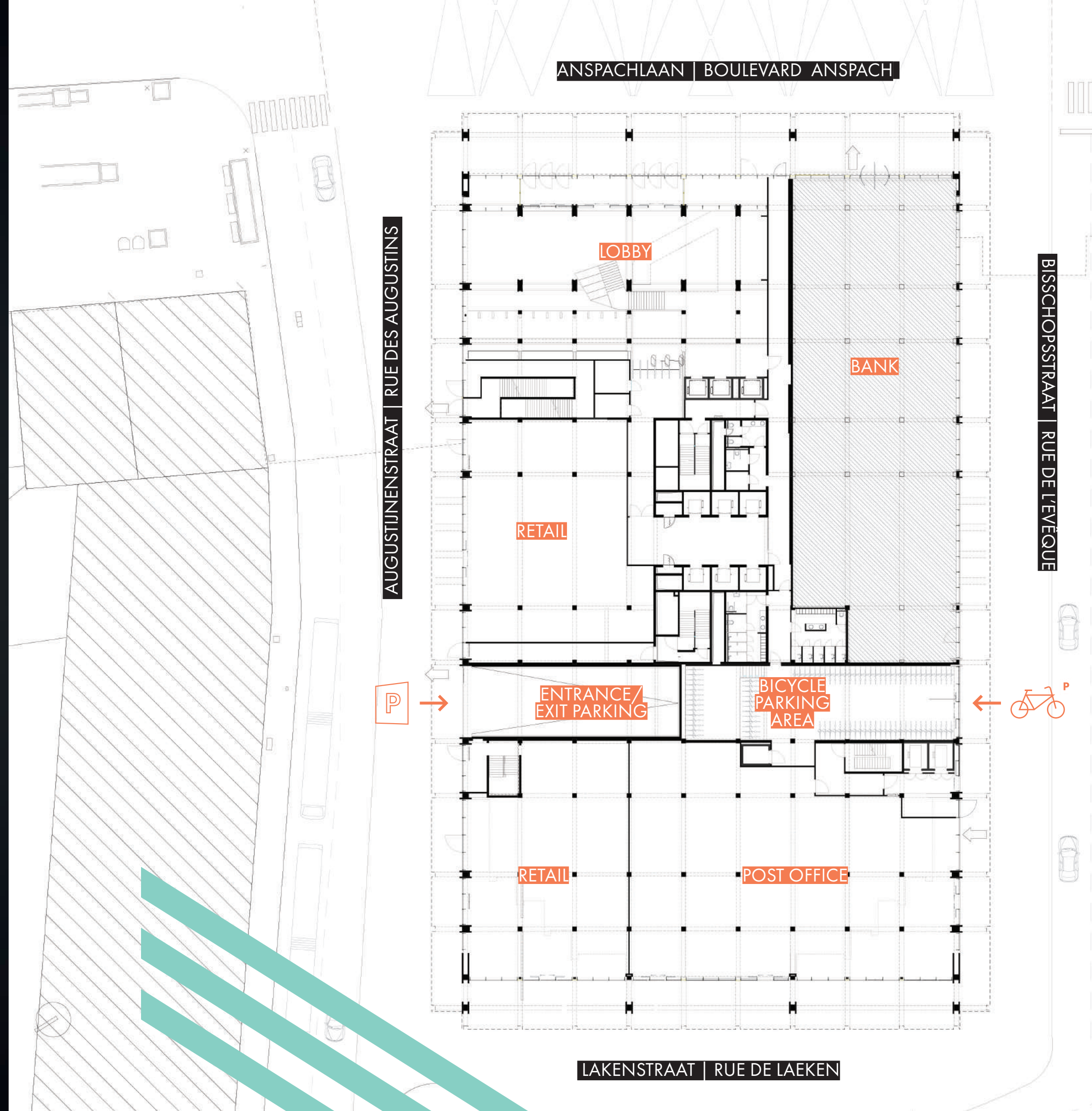
Range of special bike amenities



Abundance of electric charging stations



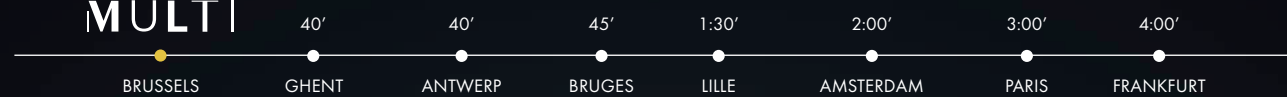
Possible extension of bicycle parking



CHAPTER 06

GREAT ACCESSIBILITY

MULTI



Metro lines:
1, 3, 4 & 5



Train station
Bruxelles-Central:
10' walk



Brussels airport:
13' by train

CHAPTER 07

IT'S ALL ABOUT U



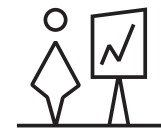
CHAPTER 07

IT'S ALL ABOUT U

SUMMARY

± 44.000 SQM

spread over 18 floors



Multiple meeting centres



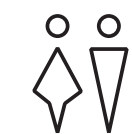
Workplace for over 2000 people



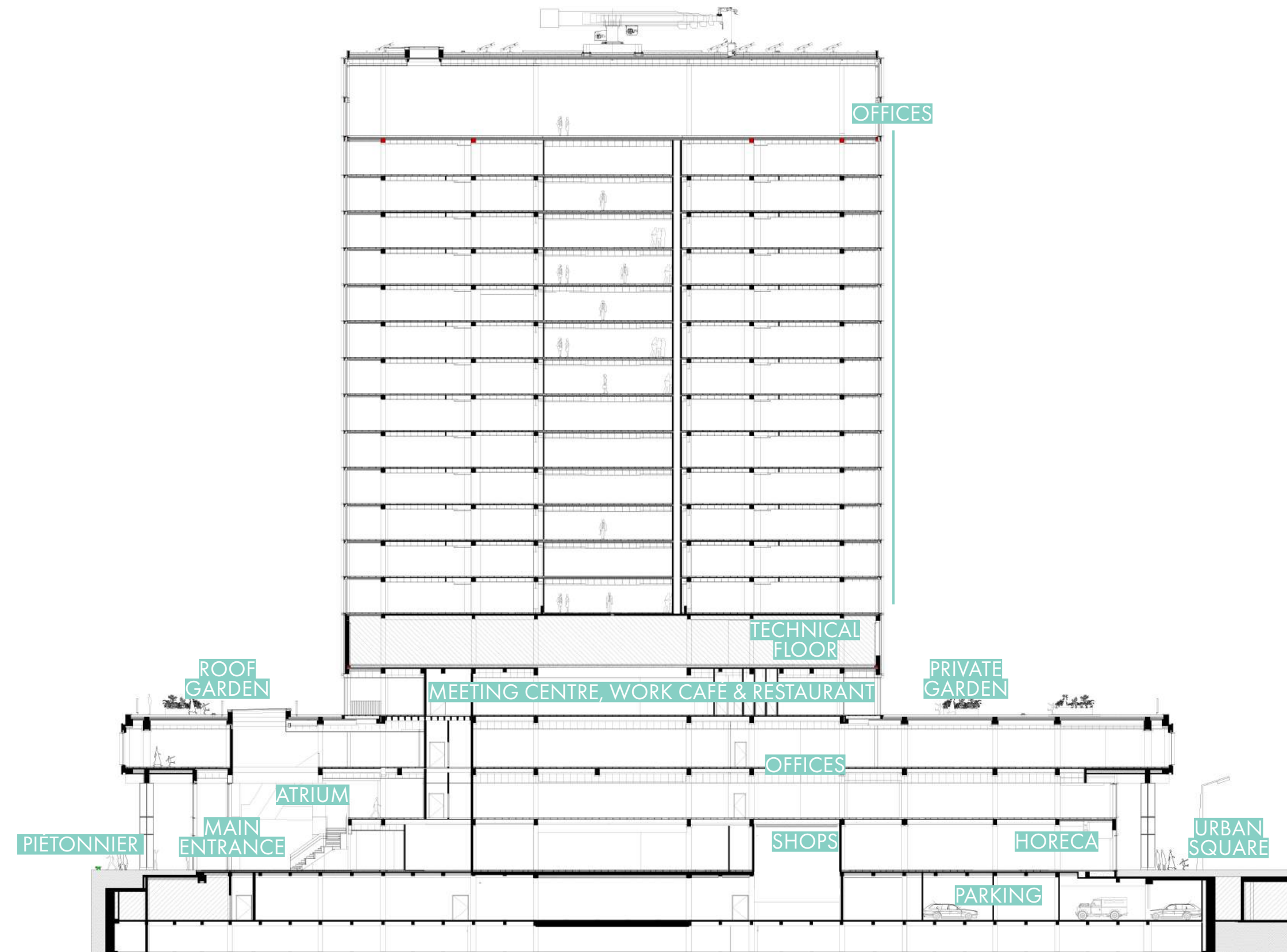
Public parking for 527 vehicles



Spectacular views



On top of the piétonnier



CHAPTER 08

SUSTAINABILITY



INCREASED QUALITY

The quality of the building is better than most similar construction projects.



REUSING THE CONCRETE SAVED:

89% of the existing concrete is reused
 saving 20,000 tons of CO2:
 3,259 tons of embodied carbon
 20,000 tons less waste
 2,222 fewer cement trucks
 2,000 fewer cement truck journeys



TRANSPORTATION ALTERNATIVES

With parking spaces for 260 bicycles accessible on the ground floor, combined with a designated step-parking, Multi provides transportation alternatives to reduce carbon emitting journeys.



MULTI NOW USES LESS ENERGY

By using highly energy efficient installations, Multi increases its energy savings enormously.

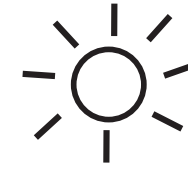


HIGH CIRCULARITY OF MATERIALS

Highest percentage of reused materials of any large scale office building in Brussels of which 3% by urban mining of iconic Belgian locations, in cooperation with circularity partner Rotor DC.

CHAPTER 09

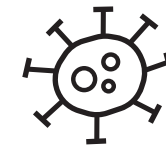
HEALTHY BUILDING



LOTS OF LIGHT

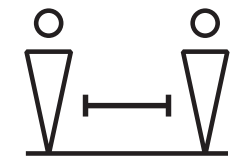


EXCELLENT AIR QUALITY



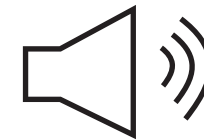
EXCEPTIONALLY LOW RISK OF VIRUS SPREAD

by excellent air circulation, highest quality on the market.



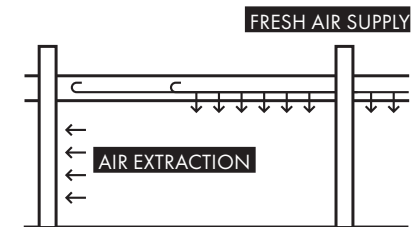
SOCIAL DISTANCING

Large room surfaces allowing sufficient distance to be maintained.



ACOUSTIC COMFORT

Climatisation based on climate ceilings, with superb acoustic quality.



EXCELLENT AIR CIRCULATION

with fresh air supply.

CHAPTER 10

YOUR WORKPLACE



MULTI

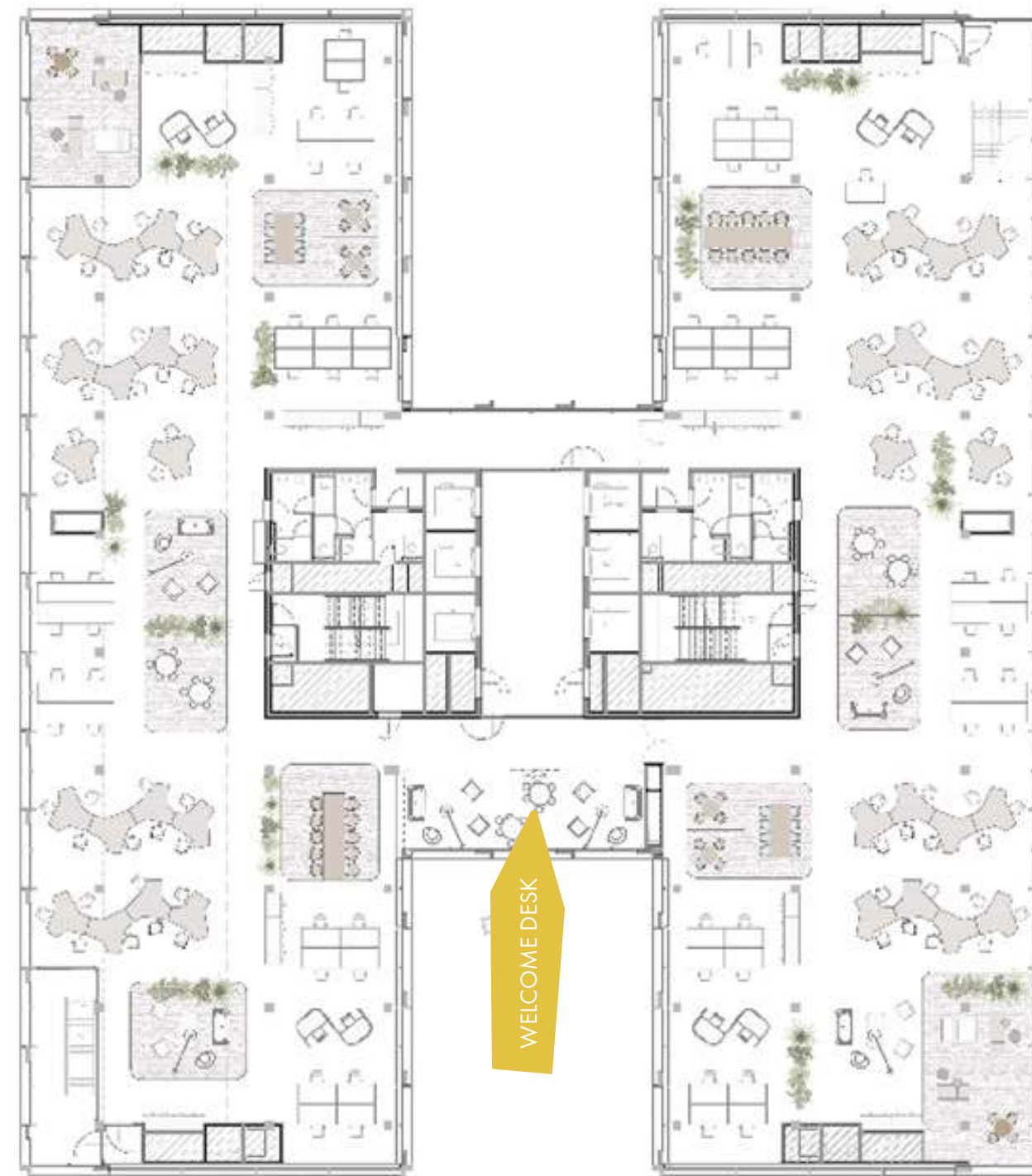


CHAPTER 10

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YOUR WORKPLACE

BISSCHOPSSTRAAT | RUE DE L'EVÊQUE



ANSPACHLAAN | BOULEVARD ANSPACH

LAKENSTRAAT | RUE DE LAEKEN

AUGUSTIJNENSTRAAT | RUE DES AUGUSTINS

128 workstations

- 2 meeting rooms (8 persons)
- 2 meeting rooms (10 persons)
- 4 meeting rooms (5 persons)
- 4 meeting rooms/lounge (5 persons)
- 2 co-working/standing tables (8 persons)
- 8 concentration rooms
- 3 lounges (10-15 persons)

SUMMARY



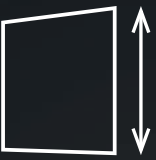
Raised floor



Unique view over Brussels



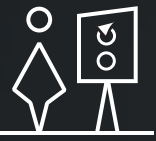
State-of-the-art facilities



Floor to ceiling windows



Ceiling height of 2,69m



Own choices of design



Diverse options from open spaces to private offices



Private step parking possible on every floor

CHAPTER 11

TECHNICAL INFORMATION



TECHNICAL INFORMATION

CHAPTER 11

SERVICES & FACILITIES

WORK CAFÉ

Stay connected whilst enjoying a coffee from our barista or enjoy your after work drinks on site.

RESTAURANT

Restaurant with terrace for both business lunch or more casual options with friends and colleagues.

MEETING CENTRE

Meeting centre with unique outdoor meeting room facility, reducing need for large meeting rooms in private office space.

CAR AND BICYCLE PARKING

The Multi provides an underground car park for 527 vehicles, with an entrance via the Rue de l'Évêque. Furthermore, the Multi-project includes ample space for two-wheelers, with a parking area for 260 bicycles and loading stations.

STEP PARKING

Private step parking possible on every floor.

BUILDING DESCRIPTION

GRID

3,6m with a possibility to split to 1,80.

BROADENING BUILDING

The current construction will be completely transformed into a state-of-the-art building. The entire building will be broadened with 2.50m on both sides, and will provide a reception area on every floor. The middle section of the 'H' will be broadened as well. Coming out of the elevator, an outstanding view over Brussels is visible as well.

CEILING HEIGHT

A suspended ceiling will be placed to all 18 floors, resulting in a ceiling height of minimum 2,69m.

ENERGY USE

- nev: 8,54 kwh/m² (the norm is 18 kwh/m²)
- pev: 78,11 kwh/m² (the norm is 102 kwh/m²)
- 0,73 w/m²K = average U-value

LIFT INSTALLATIONS

The central lift core will be equipped with 5 passenger lifts (max. 15 people) and 1 goods lift (max. 19 people). In addition 5 new elevators will be installed in the underground parking area, of which 3 are going directly to the entrance hall.

DUCTING & AIR CONDITIONING

Heating and cooling: the offices will be fitted with climate control ceilings. This system will be integrated in the existing laminated structure.

Ventilation installations: On each floor, the ventilation air will be distributed and blown in with the aid of the air feed grids. We will provide a mechanic, double flux ventilation system with a variable flow rate controlled by CO₂-meters.

EVACUATION

All installations and means of escape have been approved by the local fire authorities. In the tower itself there are 4 fire escapes, in the base 2 more will be added.

BREEAM REQUIREMENTS



EXCELLENT

The Multi tower is designed to achieve a BREEAM "Excellent" rating according to the BREEAM-NL assessment guidelines. This is in conjunction with the tenant fit-out works and adoption of appropriate management operating procedures.

LIGHTING

The minimal provided light level in the office areas will be 500 lux, 250 lux in the corridors and 100 lux at the emergency exits. All lighting is LED. Motion detectors may be installed about every 25m².

STRUCTURE

The following principles will apply for usable floor loads:

- Office area – 2,5 kN/sqm
- Terraces – 2,5 kN/sqm.

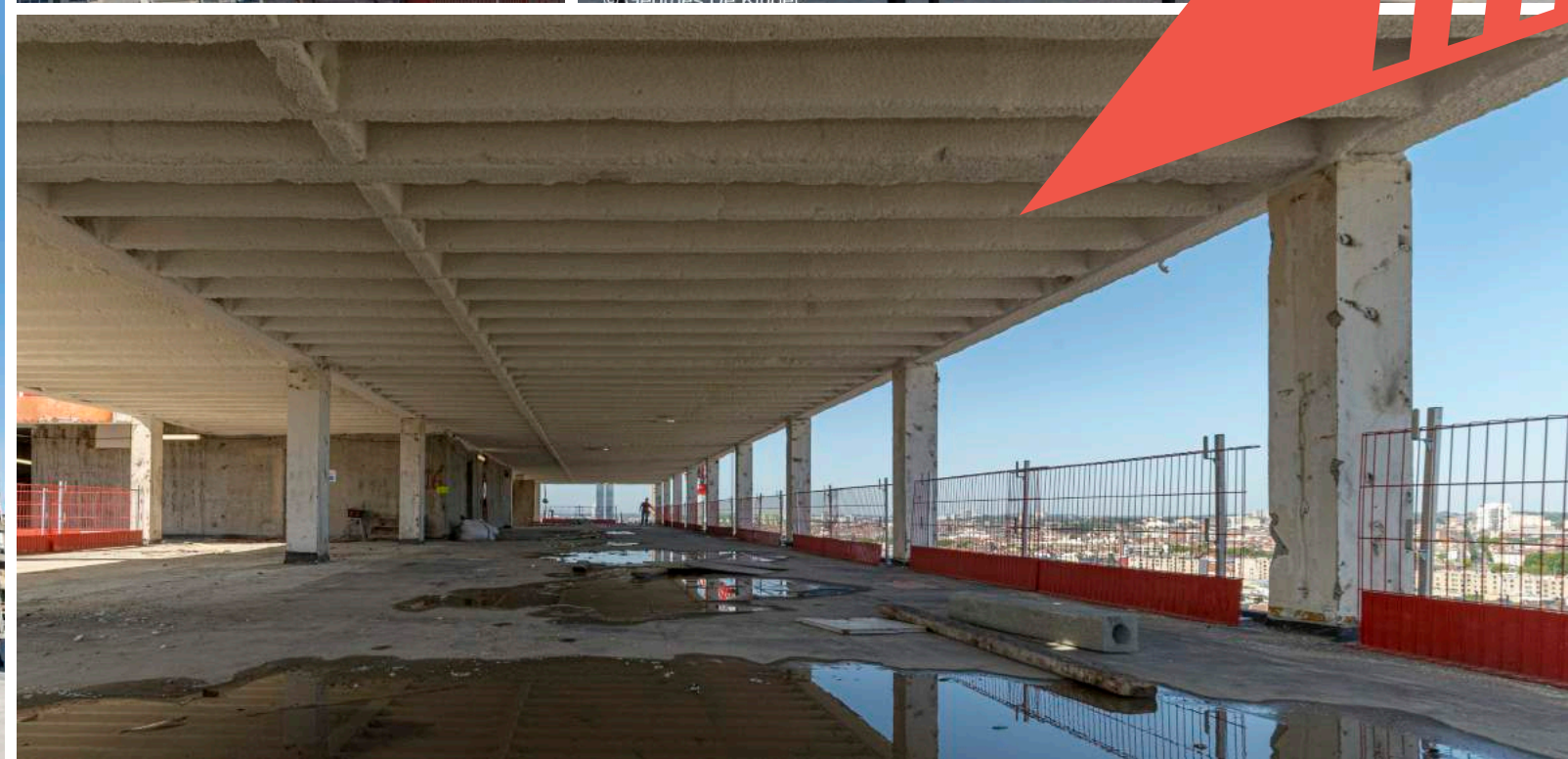
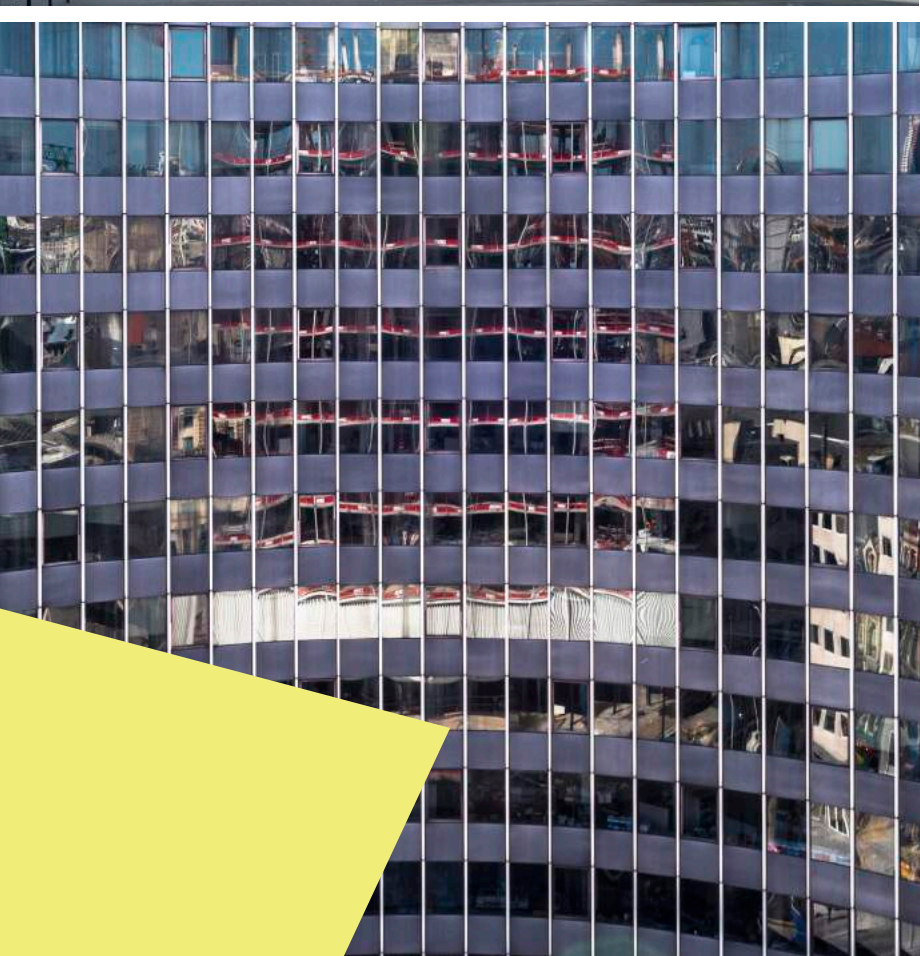
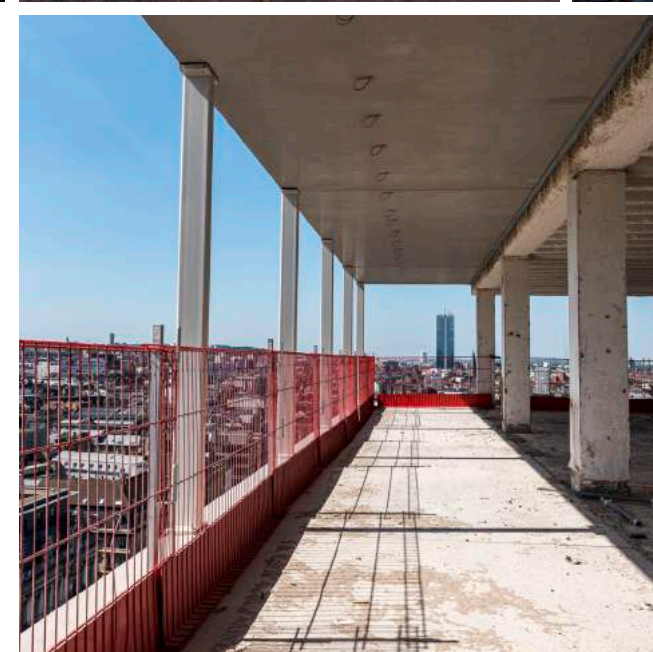
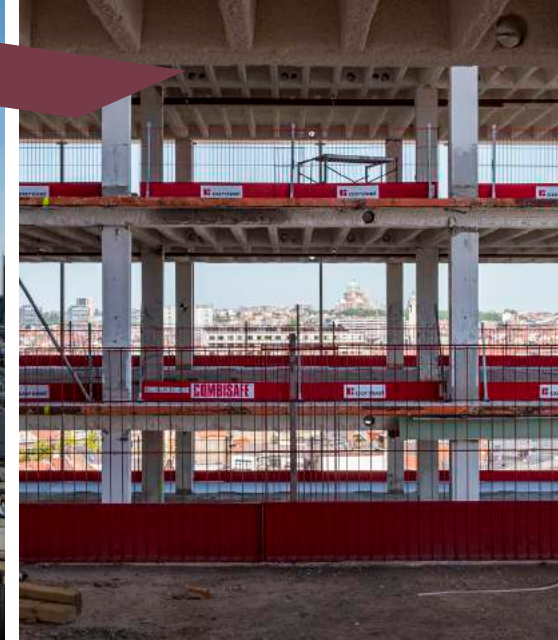
GLAZING

The façade will be floor to ceiling glazing, for a maximum use of natural light. All windows will be low-E clear glass.

CONFIRMED TIMING

FOLLOW OUR PROCESS:

- Research & Applications: 2017
- Construction phase: Q4 2019
- Occupation first tenants: Q4 2021



A PROJECT BY



WHITEWOOD



IMMOBEL

SINCE 1863



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WWW.MULTIBRUSSELS.EU

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