

ARIA

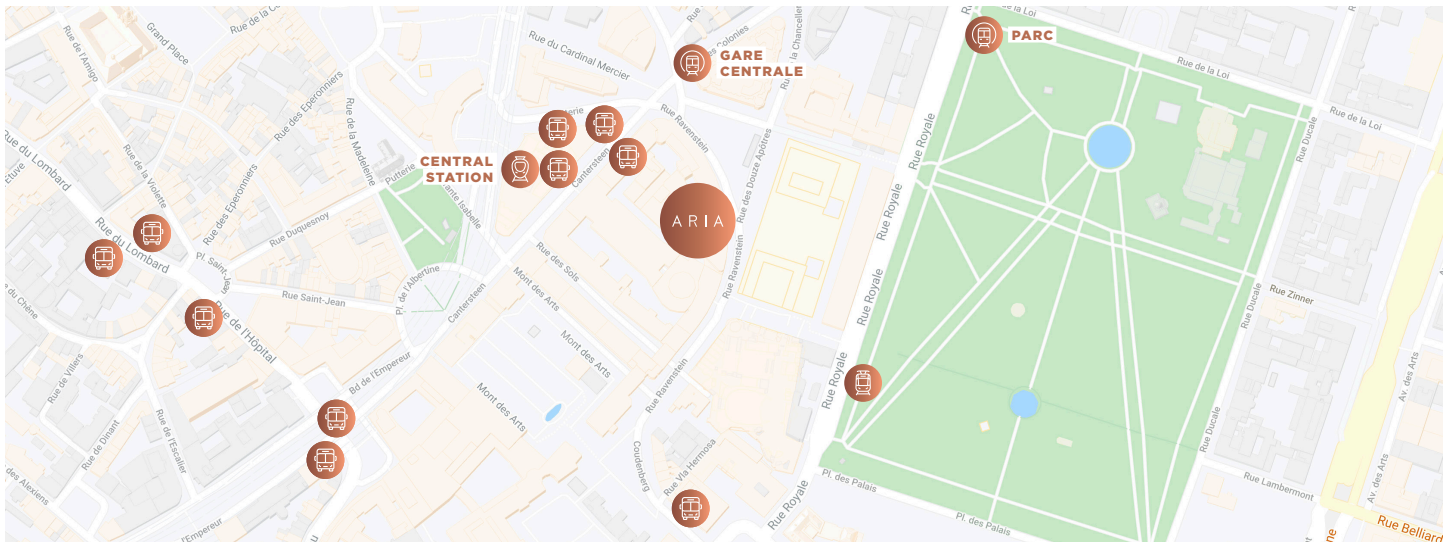
RADIANT PLACE FOR BRIGHT IDEAS

Radiant place for bright ideas

Are you looking for a headquarters that breathes **historical refinement**, but that is also ready for the decades to come? Aria has rich roots in the past, transcended by an elegant modernisation and an open vision towards the future.

Prime location

The building covers Rue Ravenstein 26 to 46 in the very heart of Brussels, with the stately main entrance at number 36. No better way to impress visitors and colleagues alike.



Parking

0 m
41 PLACES



Airport

13,3 km
ZAVENTEM



Train station

250 m
CENTRAL STATION



Metro station

250 m
LINE 1 - 5



Tram

170 m
LINE 92 - 93



Bus

96 m — < 350 m — < 600 m
LINE 38 - 71 29 - 63 - 65 - 66 33 - 86 - 95



ARIA

RUE RAVENSTEIN 26-46
1000 BRUSSELS

GENERALI REAL ESTATE, Asset management
ACMG, Assistant project owner
MONTAIS PARTNERS, Architect firm



Working spaces tailored to your needs*

FLOOR	SURFACE
+6	1.169 sqm
+5	1.171 sqm
+4	1.281 sqm
+3	1.268 sqm
+2	1.502 sqm
+1	1.470 sqm
0	716 sqm

TERRACE GROUND FLOOR	102 sqm
TERRACE +1	82 sqm
TERRACE +3	143 sqm
BALCONY +6	30 sqm

FREE HEIGHT OF THE CEILINGS

+1	310 cm
+2 TO +5	285 cm
+6 TOP FLOOR	250 cm

With more than 12.000 sqm of lettable area, of which 9.300 sqm above the ground, Aria offers virtually limitless possibilities.

Retail surfaces: 700 sqm on the ground floor with separate entrances.

Offices surfaces: 8.600 sqm spread over 7 floors offer a wide variety of set-ups, depending on your needs. They can be divided according to the needs for open office plans, individual offices, meeting rooms or archives. From 500 sqm, the floors are divisible with independent entrance and private sanitary facilities.

Modern and sustainable, ready for the future

Aria undergoes a major renovation to fit this **exceptional venue** with all modern commodities and make it a truly sustainable and contemporary office space, ready to take on the future.

With **certification BREEAM 'Excellent'** targeted, Aria is an environmentally, socially and economically sustainable choice.



Choice of durable materials with low environmental impact considering management and maintenance constraints following Life Cycle Analysis (LCA) et Life Cycle Cost (LCC)



Smart water management: recovery of rainwater and smart, low water consumption devices, leak detection



Biodiversity: green roofs and terraces



Comfort & well-being: efficient insulation and air tightness, double flow ventilation with heat recovery delivering 30m³/h per person and compliant with REHVA COVID-19 guidance directory



Tilt-and-turn windows including solar protection to avoid overheating



Automated light management including adaptative light sensor and presence detector



LED lighting providing min. 500 lux in open spaces and closed offices



Security: guarding, alarms, cameras and communication systems, CCTV, access control, fire detection



BMS (building management system) to automate control of installations



Soft mobility empowered via facilities (secured bicycle parking, showers, lockers) and accessibility in public transportation



Lifts:
- 2 lifts with a capacity of 630 kg (8 people)
- 1 lifts with a capacity of 1.000 kg (13 people)



Access for disabled people