

# ARTS

## 3.4.5

WORKING AT THE  
PLEASANT PLACE

AVENUE DES ARTS 3-4-5  
1210 BRUSSELS

 **Deka**  
Immobilien

ARTS  
3.4.5



# FACILITY AND LOCATION



Arts 3-4-5 is situated in the well-known European quarter, a stone's throw from the Madou EC tower and Madou shopping area. The attractive building benefits from excellent transport connections.



Numerous amenities such as restaurants, banks and shops make this an appealing location for your employees and business partners. Immerse yourself in the cultural diversity of a charming neighbourhood.



ARTS  
3.4.5



YOUR  
SPACE FOR  
COUNTLESS  
OPPORTUNITIES







The building offers efficient and flexible usage options for all requirements.

The average floor size of 444 sqm can be split individually.





4.682  
sqm  
Total

55  
Parking  
Spaces

61  
sqm  
Archives

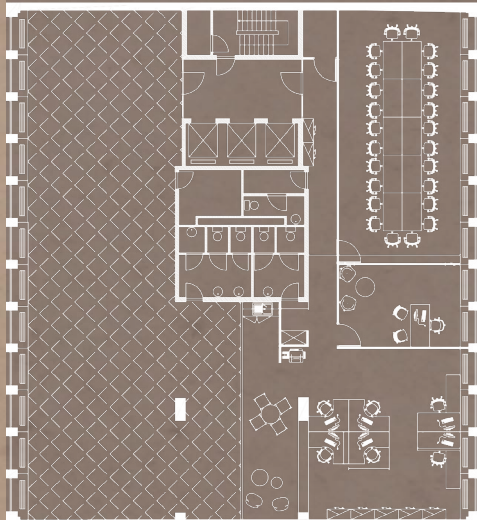
## Rental space

Floor	Total
11th	242 sqm
10th	444 sqm
9th	444 sqm
8th	444 sqm
7th	444 sqm
6th	444 sqm
5th	444 sqm
4th	444 sqm
3rd	444 sqm
2nd	444 sqm
1st	444 sqm
<b>Total office space</b>	<b>4.682 sqm</b>
Retail (Ground floor)	824 sqm
Parking	55 spaces
Archives	61 sqm

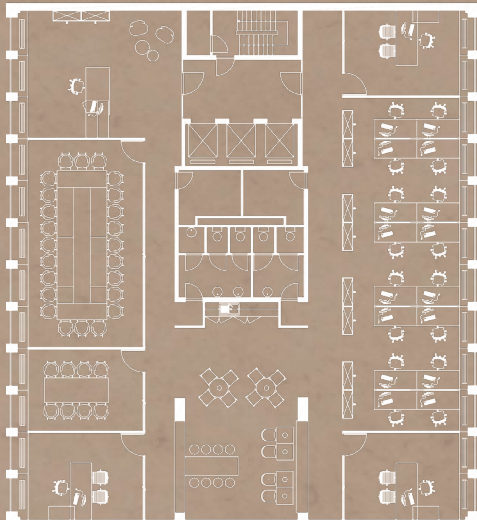
## EXAMPLE STANDARD FLOOR



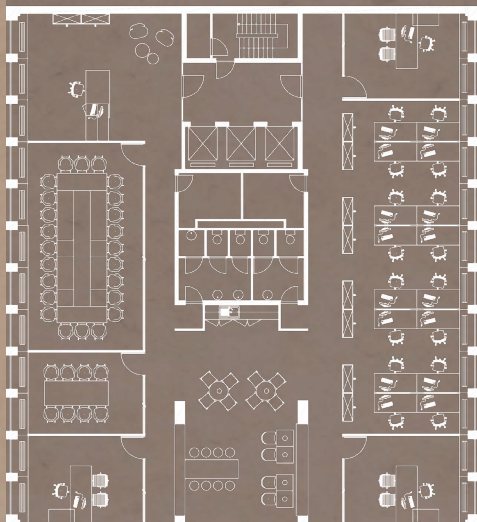




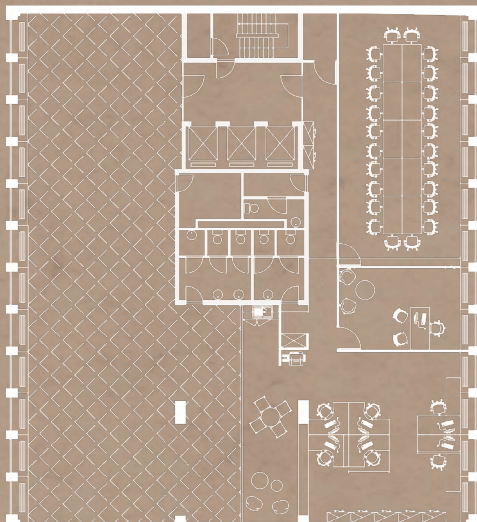
Floor example



Floor example



Floor example



Floor example

ARTS  
3.4.5



# FACTS AND HIGHLIGHTS

Discover an extraordinary  
building with countless  
attractive characteristics.







- Very good transport infrastructure and sufficient parking available
- Individual electronic control of air conditioning
- Perimeter cable trunking and of course mineral fibre suspended ceilings



- Entrance hall with security guard
- Efficient and flexible use of space
- Manually opening windows
- Ventilation system with BMS



ARTS  
3.4.5

Global Quality.  
Welcome to the  
International  
Premium  
Landlord.





# Deka Immobilien Profile.

## Facts & Figures.

- Real estate asset manager with around 600 professionals.
- 496 properties in 25 countries across 5 continents.
- 9.0 million m2 of office, retail, hotel and logistics space.
- EUR 34.9 billion in real estate assets under management.
- Transaction volume of around EUR 5.9 billion in 2017.
- Real estate lending: EUR 3.4 billion in new business arranged in 2017.

## Our Quality Criteria.

- Our Quality Criteria.
- Experience and expertise.
- Stability and continuity.
- Investment power and willingness.
- Quality and service.
- Global and local.



**Deka**  
Immobilien

GET  
IN  
TOUCH  
WITH  
US:

+32 2 627 1352



**Deka Immobilien Belgium**

Jack Schulte  
Avenue Louise 523  
1050 Brussels, Belgium

Phone: (+32) 2 627 1352  
Email: [jack.schulte@deka.de](mailto:jack.schulte@deka.de)

[deka-stars-belux.com](http://deka-stars-belux.com)  
[arts345.be](http://arts345.be)

**Deka Immobilien GmbH**

Taunusanlage 1  
60329 Frankfurt  
Germany

Phone: (+49) 69 71 47 - 0  
Fax: (+49) 69 71 47 - 35 29  
[www.deka-immobilien.de](http://www.deka-immobilien.de)