

## FACTS AND FIGURES

A TOTAL OF 38.554 SQ M  
OF OFFICES

FULLY AIR-CONDITIONED

ACCESS CONTROLLED BY BOTH  
STANDARD AND FINGER-SCANNING

FIRE DETECTION SYSTEM

SUSPENDED METAL CEILING  
WITH INTEGRATED LIGHTING

OUTSTANDING CEILING HEIGHTS:  
RANGING FROM 3,00 M ON  
UPPER FLOORS TO 3,60 M ON  
THE GROUND FLOORS

SYSTEMATIC USE OF HIGH-  
QUALITY BUILDING MATERIALS

ON-SITE TECHNICAL ENGINEER  
AND FULL TECHNICAL  
MAINTENANCE

POSSIBILITY TO RENT ARCHIVE  
SPACE

HAS RUBENS OFFICES LOCATED IN  
8 UNDERGROUND LEVELS

IS 50 M LIFT ROOF SCREEN FOR  
HIGHLY VISIBLE SIGNAGE

RUBENS  
ANTWERP

# RUBENS

## ANTWERP

RUBENS  
FEEL THE  
BALANCE



WELCOME TO  
**RUBENS**  
ANTWERP

**RUBENS' UNIQUE LOCATION  
IN BERCHEM IS EASILY  
REACHED BY BOTH ROAD  
AND PUBLIC TRANSPORT.**

Easily accessible by car to the motorway, which takes you directly to Brussels, the airport or, the Berchem train station and its InterCity connections. This outstanding accessibility makes

Rubens an ideal European hub for both national and international companies. Antwerp itself is an exciting city to live in, with a dynamic economy supported by its central European location,

and Europe's second largest port. All of which adds to Rubens' unrivalled appeal as a truly timeless urban complex.



A GREAT VISIBILITY FROM  
THE MOTORWAY



RUBENS  
ANTWERP

EASILY ACCESSIBLE  
BY BIKE, CAR AND  
PUBLIC TRANSPORT

AN ABUNDANCE  
OF PARKING



PROVIDED BY AN  
INTERNATIONAL PREMIUM  
LANDLORD



# VIBRANT TOP LOCATION



### SPORTS FACILITIES

- 1 OLYMPIC SWIMMING CENTER
- 2 ANANDA YOGACENTRUM
- 3 YOUR HEALTH COACH
- 4 BIKE RENTAL STATION

### HOTELS

- 5 CROWNE PLAZA
- 6 RAMADA PLAZA
- 7 LINDNER HOTEL

### OTHERS

- 8 ANTWERP EXPO

### RESTAURANTS & BARS



Tram station	2 min
Parc	10 min
Supermarket	10 min
Berchem train station	20 min



Brussels	35 min
Amsterdam	1h30
Cologne	2h45
London	3h00

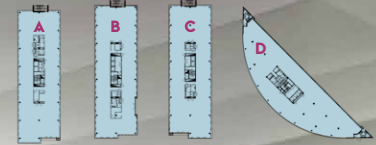


Berchem train station	5 min
Antwerp airport	10 min
City center	15 min
Brussels	45 min



London	1h00
Paris	1h00
Frankfurt	1h00
Zurich	1h15

# AVAILABLE SPACE



## SCHEDULE OF AVAILABLE SPACE

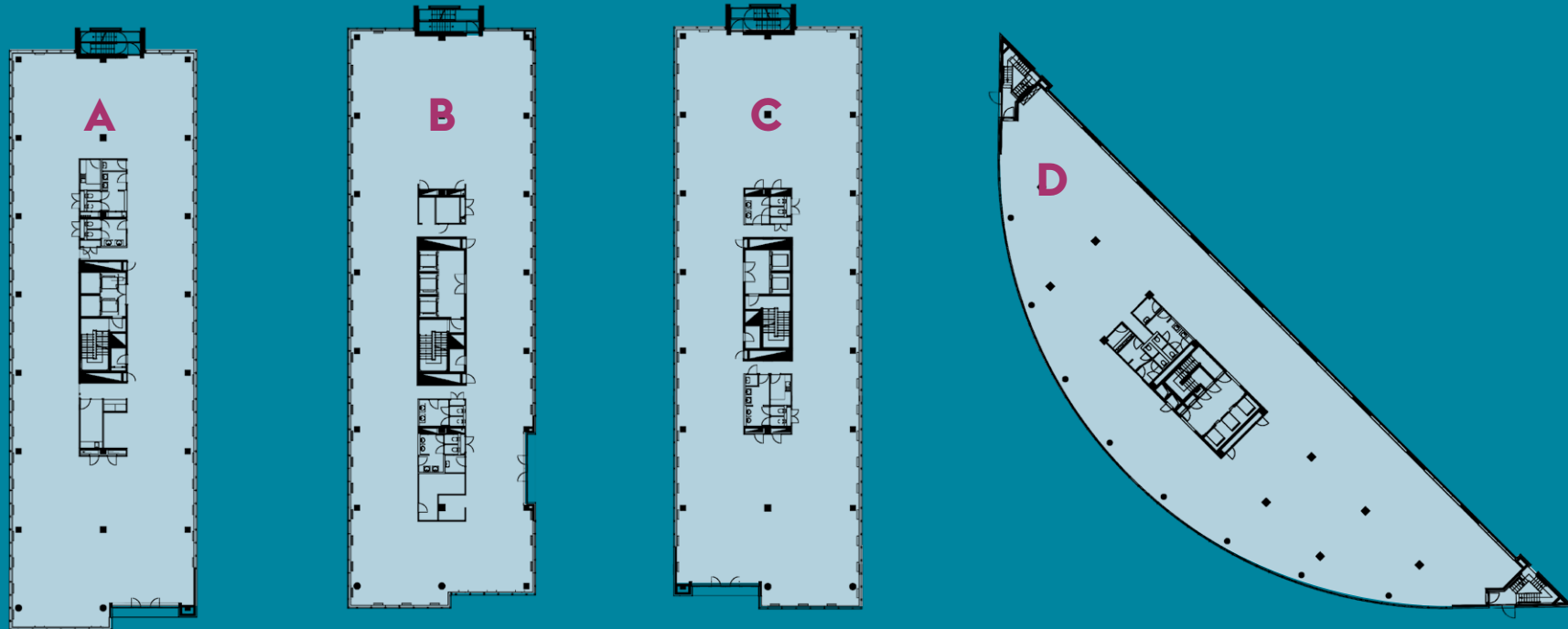
Floor	Use	Space sq.m/ approx.	Splitable	Structural Element	Availability	Asking Rent EUR/sq.m
GF	Office	369	no	A	immediately	135
4th	Office	1,073	yes	A	immediately	135
2nd	Office	1,086	yes	B	immediately	135
2nd	Office	1,086	yes	C	immediately	135
2nd	Office	618	no	D	immediately	135
3rd	Office	1,240	yes	D	immediately	135
Archive on demand						
<b>Total (approx.)</b>		<b>5,472</b>				
Parking		123 spaces				







# OVERVIEW



## BUILDING / GEBOUW A

FLOOR VERDIEPING	0	1	2	3	4	5	TOTAL TOTAAL
OFFICE SPACE (SQ M) KANTOORRUIMTE (M <sup>2</sup> )	817	1.073	1.073	1.073	1.073	1.073	6.182

## BUILDING / GEBOUW B

FLOOR VERDIEPING	0	1	2	3	4	TOTAL TOTAAL
OFFICE SPACE (SQ M) KANTOORRUIMTE (M <sup>2</sup> )	893	1.086	1.086	1.086	1.086	5.237

## BUILDING / GEBOUW C

FLOOR VERDIEPING	0	1	2	3	4	TOTAL TOTAAL
OFFICE SPACE (SQ M) KANTOORRUIMTE (M <sup>2</sup> )	893	1.086	1.086	1.086	1.086	5.237

## BUILDING / GEBOUW D

FLOOR VERDIEPING	0	1	2	3	4	TOTAL TOTAAL
OFFICE SPACE (SQ M) KANTOORRUIMTE (M <sup>2</sup> )	999	1.240	1.240	1.240	1.159	5.878

TOTAL  
OFFICE SPACE  
**22.534 SQ M**

TOTAAL  
KANTOORRUIMTE  
**22.534 M<sup>2</sup>**

# GET IN TOUCH.

CEDRIC DE NEEF

T + 32 3 232.18.18

M +32 478.61.25.08

dn@anker18.be



Napelsstraat 73  
2000 Antwerp



**Julia Wagner**  
Asset Management Belgium  
Deka Immobilien  
Investment GmbH  
Phone: +49 697147-2729  
E-Mail: julia.wagner@deka.de

**Deka Immobilien  
Investment GmbH**  
Immobilienmarketing  
Lyoner Straße 13  
60528 Frankfurt am Main  
[www.deka-immobilien.de](http://www.deka-immobilien.de)