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COPERNICUS

In the heart of the **European district**, where Brussels and Europe merge, Copernicus will rise; a brand new iconic landmark where a rich history and a bright future meet.

An architectural work of art that offers your organisation a tremendous and vibrant visibility and a **unique opportunity** to put your business in the spotlights. The perfect balance between **convenience, quality and sustainability** makes Copernicus a state of the art workplace that will boost your activities.

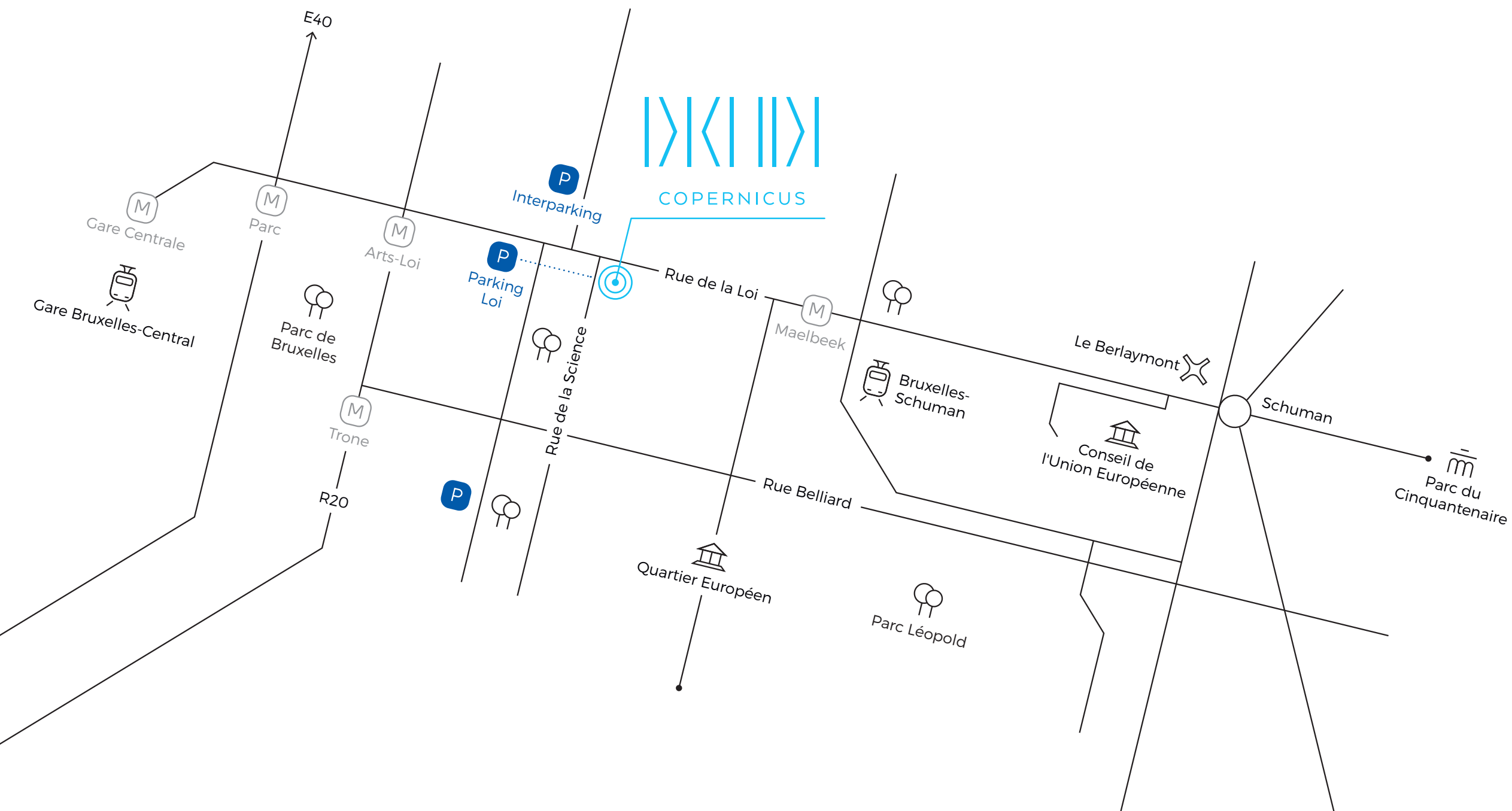
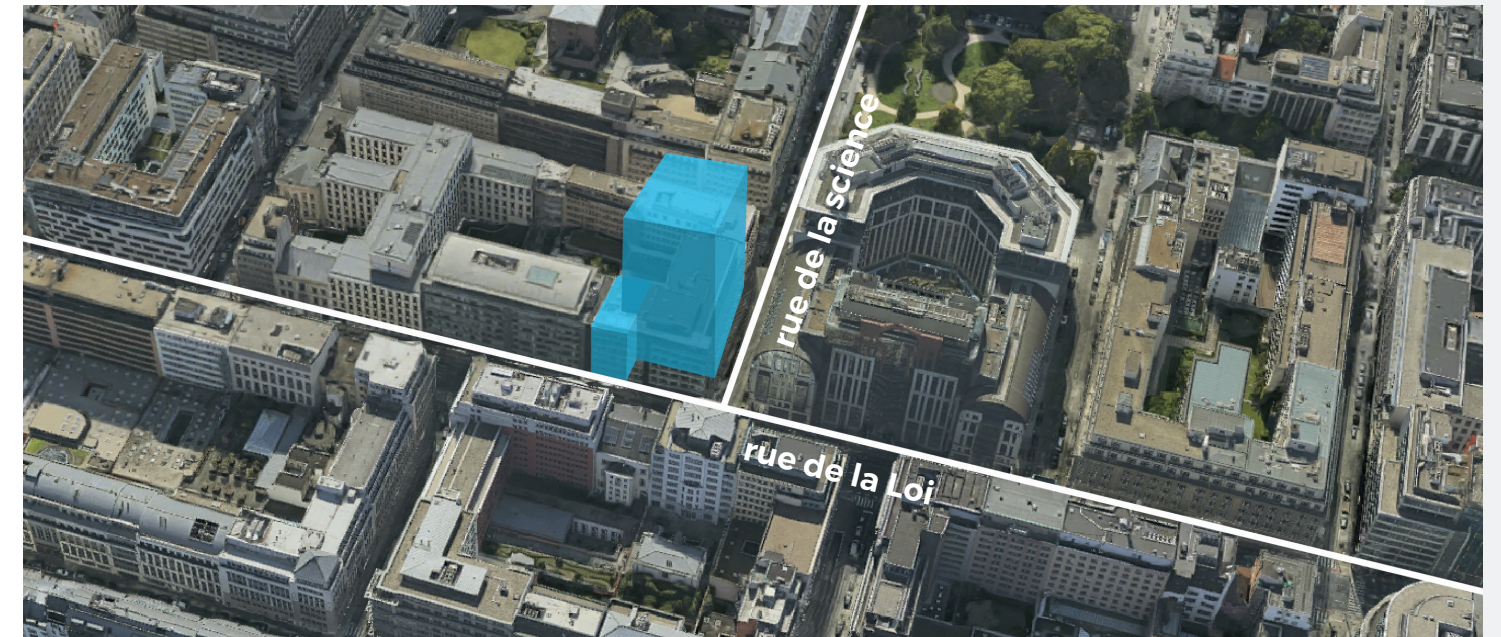
The bright and open reception, the spacious and flexible floors, the inner courtyard, the greenery and the terraces provide an atmosphere of serenity and class, right in the middle of the most important business place and decision centre of Brussels and Europe.

Find out what the future of working is and join Copernicus!



location

Copernicus is situated in a **prime location in the city centre** of Brussels. Everything in the rue de la Loi revolves around a great work environment for prominent companies and institutions in the heart of Europe.



EASY ACCESS

Copernicus is easily accessible by both private and public transportation. **Metro, bus and train connections** are available within a 1 km radius for commuters and a Villo! bicycle sharing point is closeby. By car you have direct access to the major traffic arteries to the Ring. Our private and direct connection to the public Loi car park provides extra parking possibilities.



parking
loi
0 m



bus 65-72
tec-mivb
75 m



bicycle villo
station
100 m



metro
arts-loi
250 m



schuman
railway station
500 m



brussels
airport
15 min.
(diabolo)



brand new concept

Copernicus stands as a perfect example for the urban revitalisation of the Brussels European District and not only offers **sustainable working places**, but also contemporary housing accommodations. The project is integrated in the vision of the future European neighbourhood, with a prime location at the corner of both rue de la Loi and rue de la Science. Next to an

iconic volume and high energetic performances with plenty of **natural light** thanks to the open façade, its design offers you the working environment of the future with high quality **interior greenspaces**, a **flexible core** and **excellent acoustic performances**, considering it's the busiest part of the city.

› HIGH RISE CONSTRUCTION

› FINE TEXTURED SHELL

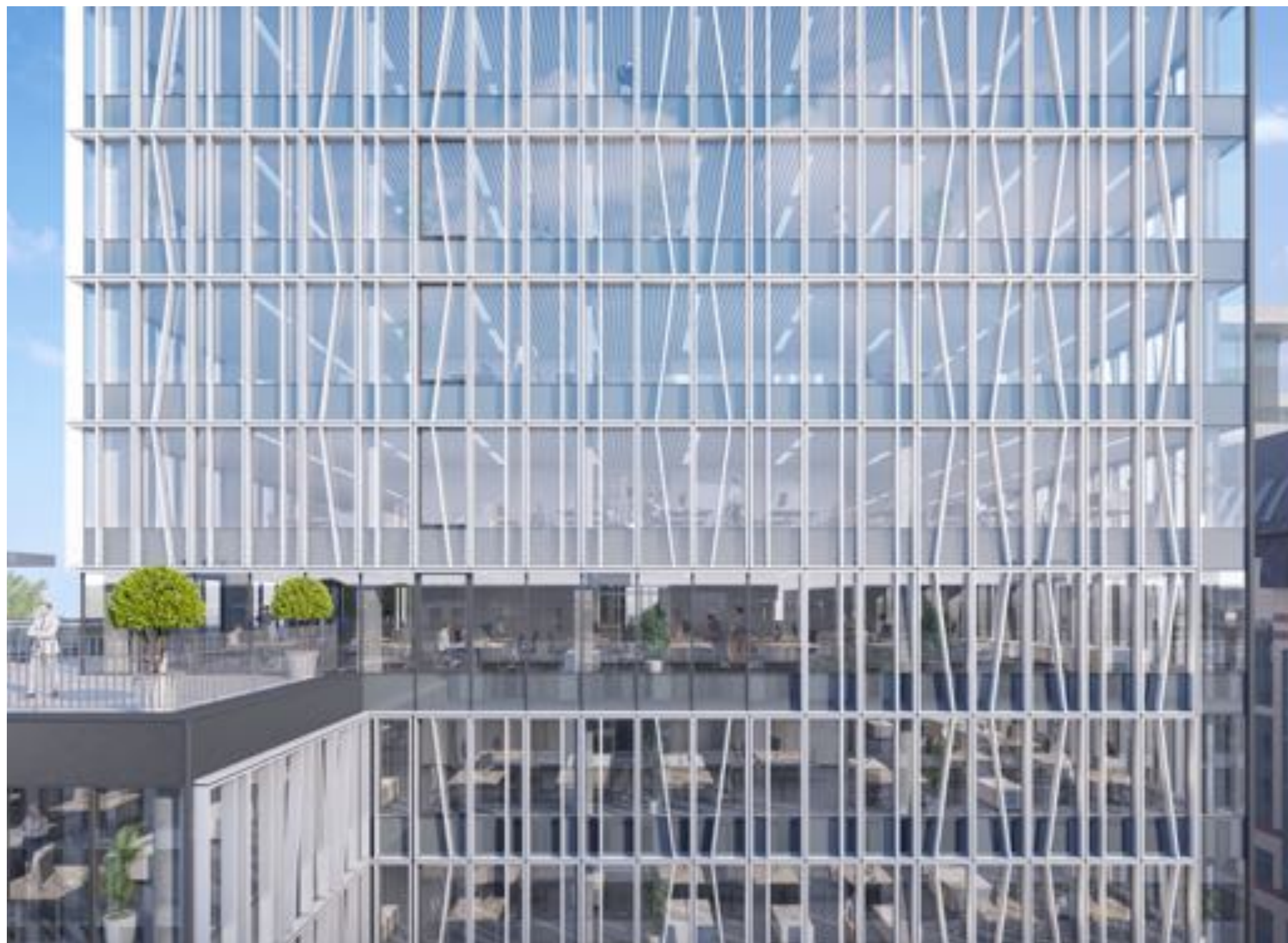
Second skin added to the window facade, which is used as architectural sunscreens

› HIGH-QUALITY OUTDOOR AREAS

- 2 terraces on +6 and +7
- Garden and terrace on the ground floor
- Green roofs

› FAÇADE INTERACTS WITH PUBLIC AREA

- new esplanade
- greenery



sustainability

A perfect balance between convenience and environment is guaranteed; likewise, the interior and the exterior work perfectly together.

The building is situated just next to Square Orban, one of the most beautiful and green squares in the European Quarter. Copernicus has also provided room for abundant greenery. The flat roofs are planted as a **green roof**. The back of the building block is well-planted, and the offices benefit from high-quality outdoor areas such as terraces with a panoramic view on the 6th and 7th floors.

The inner courtyard is ideal for having a coffee and gathering with colleagues or clients. One side of the building looks out on the **green courtyard**, and the other side has access to the building through the rue de la Loi. Trees are provided in the forecourt.



- › SUN PROTECTION ON THE FAÇADES
- › HEAT RECOVERY
- › TECHNICAL FACILITIES CHOSEN ACCORDING TO ECOLOGICAL CRITERIA
- › DOUBLE SUN PROTECTION GLASS (Ug 1.00)
- › MULTIPLE GREEN ROOFS



ADVANCED TECHNOLOGY

Various measures have been taken in terms of rational use of energy.

For the office portion:

- › Net heating energy requirement:
15 kWh/m²/year
- › Consumption of primary energy:
80 (2.5°C) kWh/m²/year



COURTYARD

› **SMART MANAGEMENT OF THE BUILDING**

- Thanks to a Building Management System (BMS system)
- State-of-the-art energy meters with integrated management

› **HIGHLY EFFICIENT TECHNICAL INSTALLATION**

Gas condensing boilers, Chillers and cooling towers, Air Handling Units with efficient energy recovery wheels

› **DECREASE OF ELECTRIC CONSUMPTION THANKS TO CHILLERS AND COOLING TOWERS**

Possibility of Free-cooling (when allowed by the outside climate) to produce "Free" ice-cold water during mid-season

› **LOCAL MANAGEMENT OF HEATING, COOLING, VENTILATION AND LIGHTING IN THE OFFICE UNIT**

Thanks to several sensors to optimize the energy consumption



The project will be built in order to achieve the BREEAM Excellent certificate regarding core & shell.





areas

The Copernicus building offers offices with a total above-ground gross floor area of 13,148 m² spread over 14 floors.

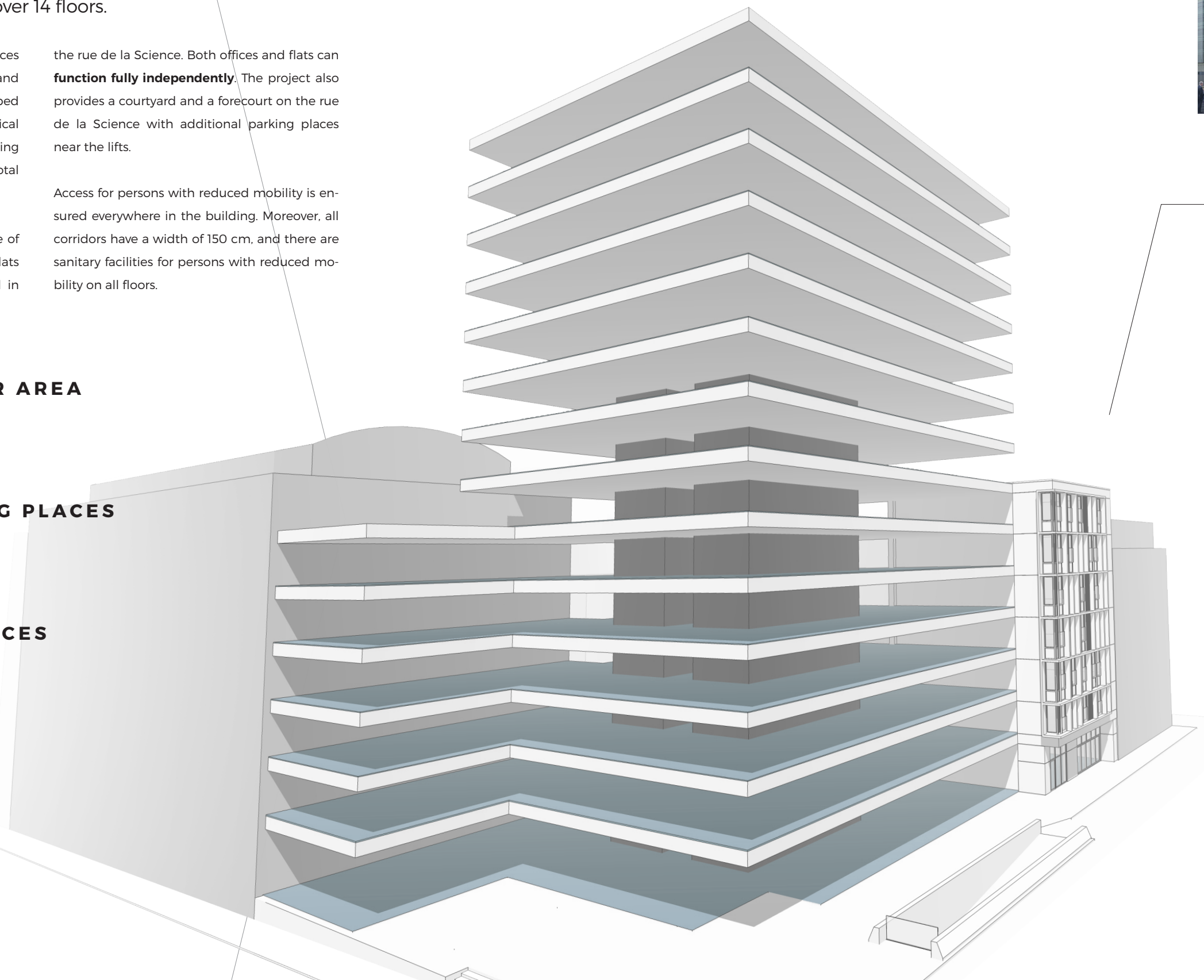
The 2 underground floors (used for the offices and apartments) offer parking spaces (69) and bicycle spaces (78), archives, showers equipped with changing rooms as well as technical facilities. Together and adjacent to the building 12 high-end apartments are built with a total surface of 1,386 m².




The offices are located in the higher volume of the building along the rue de la Loi. The flats are in the medium-height portion located in

the rue de la Science. Both offices and flats can **function fully independently**. The project also provides a courtyard and a forecourt on the rue de la Science with additional parking places near the lifts.

Access for persons with reduced mobility is ensured everywhere in the building. Moreover, all corridors have a width of 150 cm, and there are sanitary facilities for persons with reduced mobility on all floors.

- › 13,148 M² FLOOR AREA
- › 14 FLOORS
- › 55 CAR PARKING PLACES
- › COURTYARD
- › PRIVATE TERRACES (0, +6, +7)



 FLOOR	 OFFICES	 TERRACES
13	± 880 m ²	
12	± 880 m ²	
11	± 880 m ²	
10	± 880 m ²	
9	± 880 m ²	
8	± 880 m ²	
7	± 864 m ²	± 189 m ²
6	± 871 m ²	± 152 m ²
5	± 1,056 m ²	
4	± 1,056 m ²	
3	± 1,056 m ²	
2	± 1,056 m ²	
1	± 1,056 m ²	
GF	± 853 m ² (office + lobby)	± 65 m ² (garden)
UG	55 cars 2 motorcycles 66 bicycles 84 m ² archives	

offices

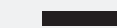
The project extends over a ground floor and 13 upper floors. The ground floor is suitable for receptions and can offer meeting rooms and more. The various floors from 853 m² to 1056 m² are organised around a core with **vertical circulations that offers several facilities**. All offices have a view on green courtyard.

There is a high level of flexibility for the design of the offices. You can opt for either **open space, a layout in separate offices or a mixture of both**. Furthermore it is possible to connect different floors.



13,148 m²

Modular and divisible
office spaces



modulation
1.35 m



15 kWh
/m² / year



› CORE WITH VERTICAL CIRCULATIONS

- 5 passenger lifts (1 goods lift)
- 2 emergency stairwells
- Toilet facilities for men / women / disabled persons
- Technical facilities

› HIGH-QUALITY OUTDOOR AREAS

- 2 terraces on +6 and +7
- Garden on the ground floor

› FREE HEIGHT OF FLOORS

- Height from floor to floor: 352 cm
- Raised floor: 14 cm
- Lowered ceiling: 33 cm

› 2 LEVELS OF UNDERGROUND PARKING

› USE OF SAPP CEILINGS



STATE-OF-THE-ART ARCHITECTURE

space planning

FLOOR TYPE 1.

MIXED

- Reception
- Coffee corner
- Copy corner
- 1 double office
- 16 single offices
- 40 open desks
- 4 meeting rooms

This floor type can also be used in open and closed realization.



FLOOR TYPE 2.

MIXED

- Reception
- Coffee corner
- Copy corner
- 2 meeting corners
- 4 meeting rooms
- 15 single offices
- 36 open desks

This floor type can also be used in open and closed realization.





**COPERNICUS LIES
AT THE POINT
WHERE A RICH
PAST AND BRIGHT
FUTURE MEET.**



COPERNICUS



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