Manhattan is the undisputed leader in its market. The forward-thinking building has been designed with people in mind. It delivers an outstanding work environment in the heart of the new Brussels CBD, with a unique ecosystem of services and amenities.
MORE THAN A BUILDING, AN ICON

Manhattan’s outstanding office space offers 44,500 sqm of the highest specification accommodation in the city, combined with elegant design and unique full-service amenities for tenants including:

- A unique food and beverage offering
- An unparalleled business ecosystem
- A new world of wellness
- Unrivalled accessibility
The Manhattan Center is highly visible from across the city and is exceptionally well located on an island site in the new heart of Brussels’ CBD.
THE RECEPTION

Manhattan has been fully upgraded to meet the standards of an iconic Grade A complex, including a dedicated, high-end professional reception with hospitality services and additional security to serve the needs of a multi-tenanted building.

A HOTEL STYLE ENTRANCE
A NEW WAY OF WORKING IN AN INTEGRATED ECOSYSTEM

1. Hudson's
2. Number 94
3. The Lex
4. NYM New York Minute
5. The Highline Terrace
6. The Lincoln Auditorium
7. Manhattan Meeting Center
8. Delhaize
9. M Studio
10. The Bike Depot
11. Basic-Fit
12. Cybelé Café
13. Cybelé Vélo
TOTAL OFFICE SPACE:
44,544 SQM

LET TO

AVAILABLE SPACE
(LFA)

FLOOR

COVINGTON
624 SQM
27

COVINGTON
1,673 SQM
26

COVINGTON
1,641 SQM
25

COST ASSOCIATION
824 SQM
29

COST ASSOCIATION & BELGO CATERING
382 SQM
23

BAKER MCKENZIE
1,778 SQM
12

BAKER MCKENZIE
1,702 SQM
11

BAKER MCKENZIE
1,702 SQM
10

BAKER MCKENZIE
1,702 SQM
9

BAKER MCKENZIE
1,702 SQM
8

BAKER MCKENZIE
1,702 SQM
7

BAKER MCKENZIE
1,702 SQM
6

SERVICED OFFICES BY SPACES
382 SQM
4

SERVICED OFFICES BY SPACES
1,753 SQM
3

VLERICK BUSINESS SCHOOL
1,756 SQM
2

VLERICK BUSINESS SCHOOL
1,678 SQM
1

VLERICK BUSINESS SCHOOL
1,678 SQM
0

VLERICK BUSINESS SCHOOL
1,756 SQM
-1

VLERICK BUSINESS SCHOOL
1,756 SQM
-2

VLERICK BUSINESS SCHOOL
1,756 SQM
-3

VLERICK BUSINESS SCHOOL
1,756 SQM
-4

VLERICK BUSINESS SCHOOL
1,756 SQM
-5

VLERICK BUSINESS SCHOOL
1,756 SQM
-6
A FLEXIBLE SPACE

THE OFFICES

A true icon designed for modern, world class tenants, Manhattan is a unique multi-tenant building offering efficient and flexible floor plates averaging approximately 1,500 sqm per floor.
The combination of tower accommodation and floor-to-ceiling glazing delivers breathtaking views. The building is visible from across Brussels.
TYPICAL SPACE PLAN

122 DESKS
RATIO: 1:12

LEGEND
- Phone booths
- Storage
- WC
- Lift, lobby & staircases
- Lifts
- Terrace
- Server room

Floor plan not to scale. For indicative purposes only.
The multiple premium areas throughout the building provide unique spaces with the opportunity to connect floors via internal staircases.
The four storey winter garden on the 14th floor offers incredible client-facing space with some of the best views in the city.

WINTER GARDEN STACKING PLAN

17TH FLOOR
1,439 SQM

16TH FLOOR
1,461 SQM

15TH FLOOR
1,472 SQM

14TH FLOOR
1,778 SQM

LEGEND
- Winter garden
- Winter garden terrace
- Spiral staircase
- WC's
- Lobby & stairs
- Lifts
- Office

Stacking plan not to scale. For indicative purposes only
Floor plans available on following pages
WINTER GARDEN FLOOR PLANS

15TH FLOOR
1,472 SQM

14TH FLOOR
1,778 SQM

LEGEND
- Winter garden terrace
- WCs
- Lobby & stairs
- Lifts
- Office

Floor plans not to scale. For indicative purposes only.
THE AMENITIES AT MANHATTAN
Bistro style restaurant
With an extensive range of freshly prepared meals, the healthy self service dishes using seasonal ingredients will change on a daily basis and range from traditional Belgian dishes to those inspired by world cuisine.

Fine dining restaurant
Guests of Manhattan’s executive fine dining restaurant enjoy gourmet breakfast, lunch and dinner. The restaurant is also available for private events such as working lunches or business meetings.

Contemporary bar
The Lex will serve drinks ranging from delicious barista coffee in the morning, healthy smoothies in the afternoon and cocktails in the evening accompanied by thoughtfully selected bar snacks throughout the day.

Freshly prepared drinks and snacks
New York Minute provides tenants and their employees with a selection of carefully prepared grab and go dishes in addition to hot and cold drinks and snacks.

The Highline Terrace is an essential extension to the world class amenities at Manhattan providing tenants with a beautifully curated open air space filled with plants, alcoves and outdoor seating.

The Lincoln Auditorium provides onsite conference facilities with high quality equipment as standard. Belgo Catering services the food and beverage requirements providing bespoke menus for each individual event’s needs.
The Bike Depot offers bespoke cycling facilities within Manhattan including a cycle repair and maintenance area and devoted entrance via Rue des Croisades. With cycle parking for 155 bikes, The Bike Depot also provides lockers, drying rooms and changing facilities.

The M Studio is available to selected executive team members from each tenant. The well thought-out design provides flagship Technogym equipment alongside two fitness studio rooms and high quality changing room facilities.

Founded by a Team GB cycling and triathlon competitor, Cybelé Vélo offers a 400 sqm state of the art cycling studio with the aim of providing an unrivalled cycling facility in Brussels.

The Cybelé Café is committed to providing healthy food, high in energy and bursting with flavour. Their menu features smoothies, salads, sandwiches and small plates to share along with delicious coffee and soft drinks.

THE BIKE DEPOT

Bicycle repair
The Bike Depot offers bespoke cycling facilities within Manhattan including a cycle repair and maintenance area and devoted entrance via Rue des Croisades. With cycle parking for 155 bikes, The Bike Depot also provides lockers, drying rooms and changing facilities.

OTHER AMENITIES

A brand new gym
The brand new gym within Manhattan occupies an area of 2,000 sqm filled with state of the art equipment and changing rooms, giving clients the option of training on their own, with a personal trainer or by joining the many classes on offer.

Cycling facilities
Founded by a Team GB cycling and triathlon competitor, Cybelé Vélo offers a 400 sqm state of the art cycling studio with the aim of providing an unrivalled cycling facility in Brussels.

Nourish your body
The Cybelé Café is committed to providing healthy food, high in energy and bursting with flavour. Their menu features smoothies, salads, sandwiches and small plates to share along with delicious coffee and soft drinks.

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UNRIVALLED ACCESSIBILITY
Manhattan boasts exceptional commuter facilities including 155 cycle parking spaces, 644 car parking spaces including electric charging points and direct access to the Metro from within the building.
TRANSPORT

TO ANTWERP
30-40 min drive

TRAINS TIMES

Paris
1 hr 35 min
Amsterdam
2 hr 10 min
Frankfurt
2 hr 20 min
London
2 hr 50 min

LOCAL OCCUPIERS

1. Accenture/BSH Hausgerate/ REGUS/Publicis One
2. AG Insurance
3. Allianz
4. Alpha Credit
5. Baker McKenzie/Covington
6. Bolloise Insurance/Febelfin
7. Banque Nationale
8. Belfius
9. Belga News Agency
10. BNP Paribas Fortis
11. Bpost/Wework
12. Euroclear
13. Federation Wallonie-Bruxelles
14. Fluvius/MS Amlin
15. IBGE
16. IEPT
17. Inditex
18. EDF Luminus/Fosbury & Sons D.A.S.
19. ONSSS
20. P&V
21. Police
22. Proximus
23. Stibbe
24. USG People
25. Vlaamse Gemeenschap

* Manhattan occupiers
BUILDING DESCRIPTION

Grid
The building has a regular grid design. The perimeter column grid in the façade is a regular 8.0m. On the interior of the floors the columns vary depending on which floor and which area of the floor although all floors have a regular grid that can be easily fitted out. The building has a 1.33m planning grid and the floors can be partitioned on a 2.66m grid (based on 2.13m).

Ceiling heights
The building will provide good finished floor-to-ceiling heights. The ceilings are higher, generally 2.6m, with some floors significantly higher. Building tolerances and existing structure will have a limited, incidental impact on these heights.

Floor-to-ceiling heights – typically 2.6m rising to 3.5m on the 29th floor

Lift installations
The central lift core will be equipped with 10x passenger lifts and 1x goods lift. Each lift is approved for a nominal load of 1,250kg or 18x people. The goods lift is approved for a nominal load of 900kg. The lifts are split between a low-rise and high-rise bank, with 5x lifts stopping from 2nd to 16th floors and 5 lifts stopping from 16th to 29th floor. All lifts will stop at the 3rd floor. The goods lift will stop at every floor. The lifts will be smart elevators and will be fitted with water pipes which will be connected to the cooling and heating installation. Lighting tracks for integrated lighting fixtures, grids for mechanical ventilation and others will be incorporated into the ceiling.

SHELL & CORE

Structure & envelope
Design loads
The following principles will apply for usable floor loads:
- Office area – 3 kN/sqm
- Terraces – 3 kN/sqm

New façade
All office areas will benefit from modern, high specification floor-to-ceiling glazing, with external horizontal fins from level 27 downwards.
All glazing will be solar reflecting, heat blocking and insulating glass in a neutral colour (SHGC=27%, Uglass=1.0 W/m2 K).
Areas of solid façade adjacent to cores and adjoining the hotel will have a closed wall with concrete fibre panels with a horizontal module size of 1.33m.

CATEGORY A FIT OUT

Internal finishes
Internal walling and columns will be plastered and painted on delivery.

Raised floor
Minimum raised floor heights on the 28th and 29th floors will be 40mm and 70mm respectively. On the 4th to 27th floors the eastern portion of the floor will have a 70mm raised floor with a typical raised floor on the western portion of 20mm to 30mm (based on a measurement from the top of the slab to the underside of the raised floor). The raised floors will be fitted out with calcium sulphate 600mm x 600mm tiles in preparation for a variety of tenants’ floor finishes.

Calculation of temperature excesses
The thermal comfort level in the office spaces in the summer and winter periods meets the requirements according to Class A with a maximum of 100x weighted excess hours (GTO <100).

Suspended ceilings
The climate-control ceiling will consist of a combination of active and inactive metal perforated ceiling panels 250mm wide (variable lengths) and will be fitted in a white colour. The active ceiling panels in the offices will act as heating and cooling elements. The tops of the active panels will be fitted with water pipes which will be connected to the heating and cooling installation. Lighting tracks for integrated lighting fixtures, grids for mechanical ventilation and others will be incorporated into the ceiling.

Ducting & air conditioning
Heating and cooling: the offices will be fitted with climate control ceilings. The active ceiling panels will be connected to a water system which transports heating and cooling through the building. The temperature can be controlled every 2.66m (-1,5/+0,5°C) relative to the baseline temperature. Ventilation air is supplied via the perforated ceiling. Return air will be extracted via the shafts.

Ventilation installations
An air handling unit has been installed in the basement of the building for ventilation. It is fitted with filter sections, fans, a thermal wheel for heat recovery, a cooling section and humidification. Air ducts will be laid from the air handling unit to the various floors via the vertical shafts. The supply air ducts on the roof, in the shafts and the concealed ducts will be fitted with insulation. The return air will be extracted via the shafts.

Internal heat load

Ventilation Office: 43m3/hr per person, based on 1 person per 10sqm of usable floor area

Office (per sqm/usable floor area):
- Lighting: 6 W/sqm
- Equipment: 16 W/sqm

Ventilation
The following minimum ventilation volumes will be used for the occupied areas:
43m3/hr per person based on 1x person per 10 sqm of usable floor area
Icon has a strong commitment to sustainability. It subscribes to the simple philosophy that the most sustainable building is the one that is already built.

Reusing the 28,000 ton concrete frame in the Manhattan Center has resulted in significant carbon reduction. The transformed Manhattan Center uses ca. 30% less energy than the old building, in part, due to thoughtful design such as the fully glazed, passive southern facade, solar panel installations on the roof and by providing 155 bike parking spaces within the car park.

**REUSING THE 28,000 TON CONCRETE FRAME SAVED:**
- 4,564 tons of embodied carbon
- 28,000 tons less waste
- 3,111 fewer waste truck journeys
- 2,800 fewer cement truck journeys

**MANHATTAN NOW USES 30% LESS ENERGY**
This equates to 2,818 tons of carbon savings per year which is the equivalent of 512 flights around the world per year.

**155 BIKE SPACES**
Will lead to fewer transport journeys which in turn leads to improved air quality.
An average of 75% of bike spaces being used every working day displaces 58,622 carbon emitting journeys per year.

**188 TONS LESS CARBON USED**
From new construction activities, which is equal to 34 flights around the world.
Icon Real Estate is the market leader in delivering prime full-service office-centered complexes. Icon complexes revolutionize the tenant experience with extensive food and beverage outlets, conference and meeting room facilities and fitness options, among others, creating an unparalleled ecosystem. Employers can provide best-in-class services and amenities to their executives and staff resulting in better attraction and retention rates as well as improved workplace quality and satisfaction.

Icon has an outstanding track record in the Benelux region’s principal cities, including Amsterdam, Rotterdam, The Hague and Brussels and has delivered more than 300,000 sqm of prime mixed use real estate, consistently setting a new standard for the markets in which they operate.

FOR MORE INFORMATION
WWW.MANHATTANBRUSSELS.COM

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