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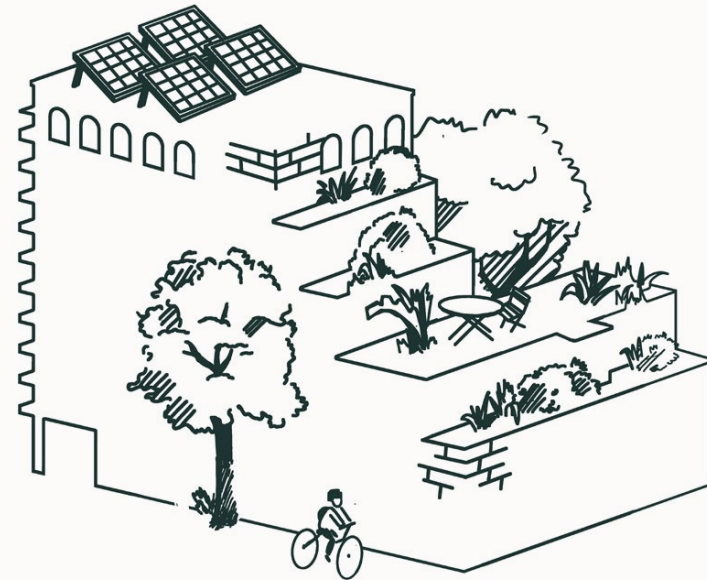
Sustainability
at its finest

the-arch.be



A building transition like no other

The Arch is ideally located between downtown central Brussels and the revitalized north district of the city. It is a development project that has totally rethought how a building can be green and limit its carbon emissions, both during the construction phase, and once it's occupied.



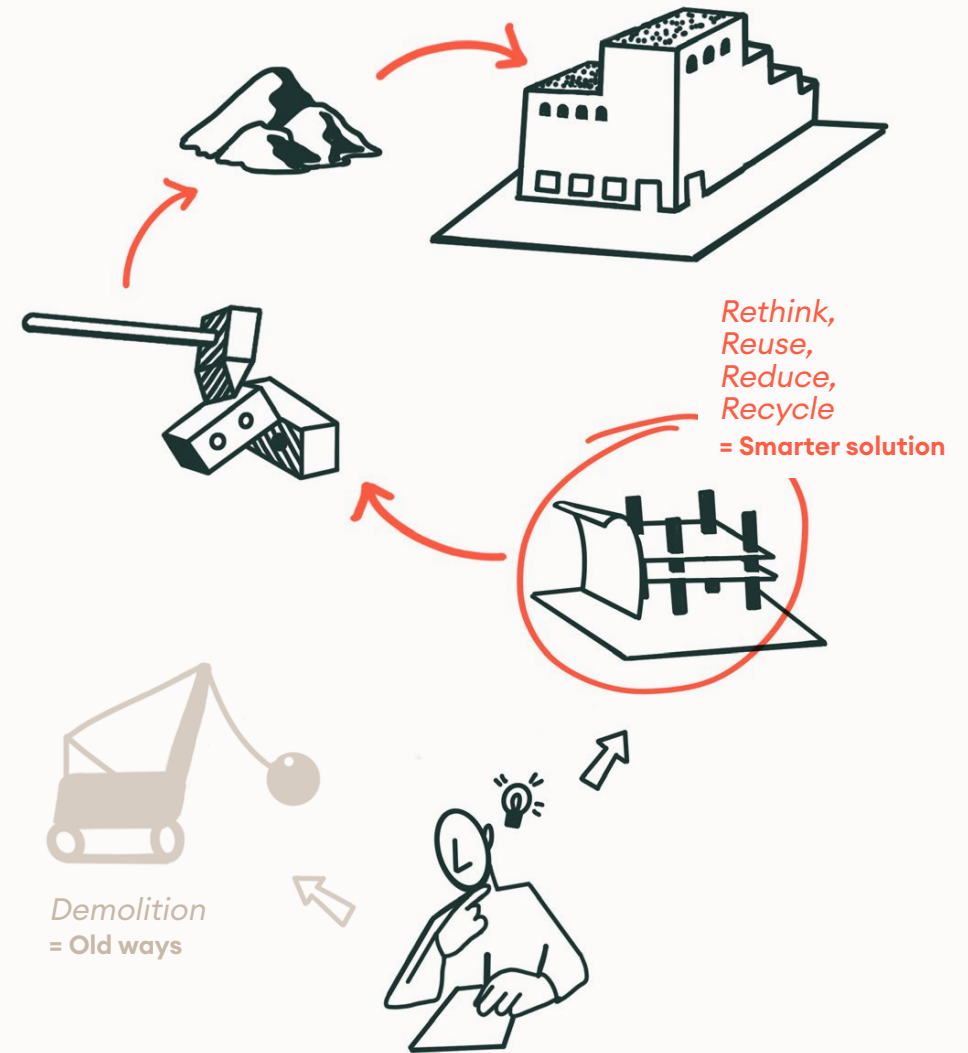
Low-carbon emissions

Fundamentally, The Arch is much more than a “demolish and rebuild”, as it maintains the existing structure and integrates new ways to refurbish and reuse the original fabric of the building, using eco-sourced materials where possible. Every effort has been made to identify techniques that limit carbon emissions and make the building more beautiful and welcoming.

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Think smarter, greener, better

The refurbishment originally planned to demolish a large number of internal walls to open up floors as much as possible, however it became clear that this would require the use of even more materials to reinforce the existing structure, and extra construction time. By flipping the problem, and looking at the project through a sustainable lens, other options were imagined, including keeping demolition to a minimum by working with the structure's inherent qualities and imperfections.



Our light-bulb moment

After a detailed study, a smarter option emerged that included many of the sustainable ideas developed for the initial plan. The result is an even more optimized and genuinely sustainable project.



OUTSTANDING



Exceeding expectations

Besides meeting and even exceeding the highest sustainability standards, The Arch is above all, a building that delivers on every level. With noble materials and a light-infused design that offers optimal comfort to its users, it promises to be a unique, welcoming and stimulating office space.

* Targeted certifications



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The Arch's distinctive red brick facade rises majestically from its site on the corner of Boulevard du Roi Albert II and Rue des Croisades. The building's emblematic arches – the inspiration for the building's name – frame the upper most floor, offering views over Brussels as far as the eye can see. Where sun exposure is greatest, the upper levels are gradually set back to provide spacious outdoor terraces and hidden courtyard gardens. Easily accessible, these green spaces are a private oasis in the city.



Internally, warm wood finishes and materials that are both natural in color and composition, create a sense of well-being and serenity. High ceilings and abundant glass infuse the spaces with daylight. The Arch is truly a place where sustainability ambitions and aesthetics combine to promote productivity, comfort and pleasure.

Design appeal
outside & in

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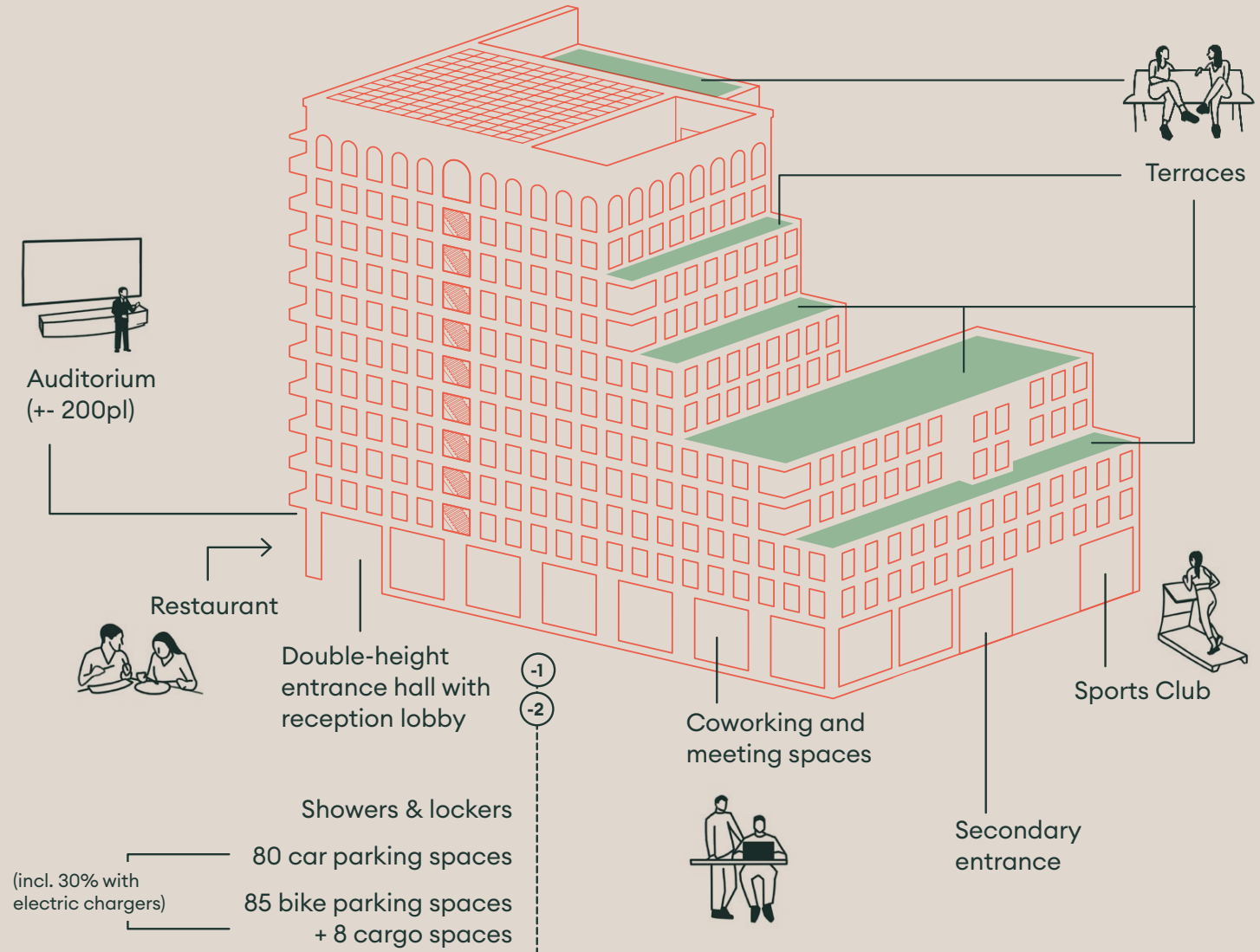
Health & well-being

The Arch has been designed with the comfort and inclusivity of its users at heart. A sports club and a restaurant are located on the ground floor, as well as multi-use rooms that can be adapted to everyone's needs, from breastfeeding to prayer and meditation.



A wide range of facilities, from bicycle storage to showers and EV charging, cater to diverse forms of living. In addition, accessibility for all is enhanced by the entrance at street level and inclusive lifts for disabled people.

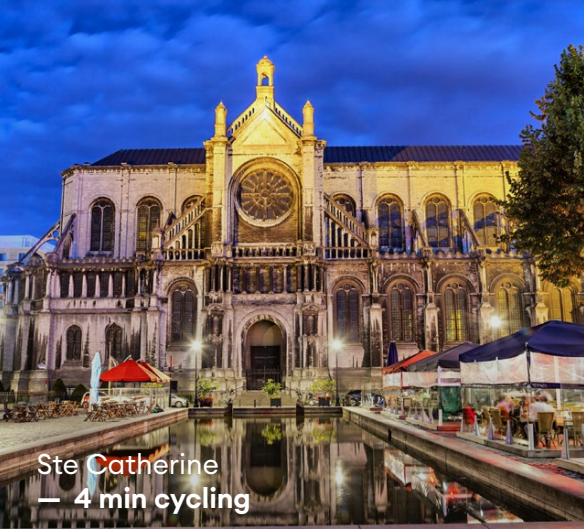
With an emphasis on openness, luminosity, views and vegetation, the inhabitants will feel welcomed and supported. The Arch offers the possibility of working on terraces and provides meeting facilities such as meeting spaces and co-working areas.



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Sports Club
— inside The Arch



Ste Catherine
— 4 min cycling



Hotel Hoxton — 8 min walk



Gare Maritime - Food Market
— 7 min cycling



Botanical gardens — 5 min walk



Place Rogier — 2 min walk

There's a new downtown in town.
Click to discover →



A rejuvenating quarter

The Arch is strategically located between downtown central Brussels and the rejuvenating north quarter. Being positioned at the junction of both districts offers many advantages, as tenants can easily access and enjoy the best of both worlds.

Upcoming Projects

Office & residential

1. **2025 — ZIN**
75,000m² OFFICES & HOTEL
2. **2025 — The Banks (Port 12)**
RESIDENTIAL & HOTEL
3. **2026 — Livin (WTC IV)**
45,000m² OFFICES
4. **2027 — CCN**
90,000m² OFFICES & 46,000m² RESIDENTIAL
5. **2027 — Tour&Taxis**
38,000m² OFFICES + RESIDENTIAL
6. **2027 — Proximus towers**
120,000m² OFFICES & RESIDENTIAL
7. **Date to be confirmed — Ferraris**
40,000m² OFFICES
8. **Date to be confirmed — Ellypse**
50,000m² OFFICES
9. **Date to be confirmed — Boreal**
36,500m² OFFICES

Public

1. **Suzan Daniel bridge**
2. **North station & subway lines 3-4**
3. **Kanal Pompidou Museum**
4. **Maximilien park & farm**
5. **Beco park**

Hotels

1. **2023 — The Hoxton**
2. **2025 — The Standard**
3. **2025 — DoubleTree by Hilton**



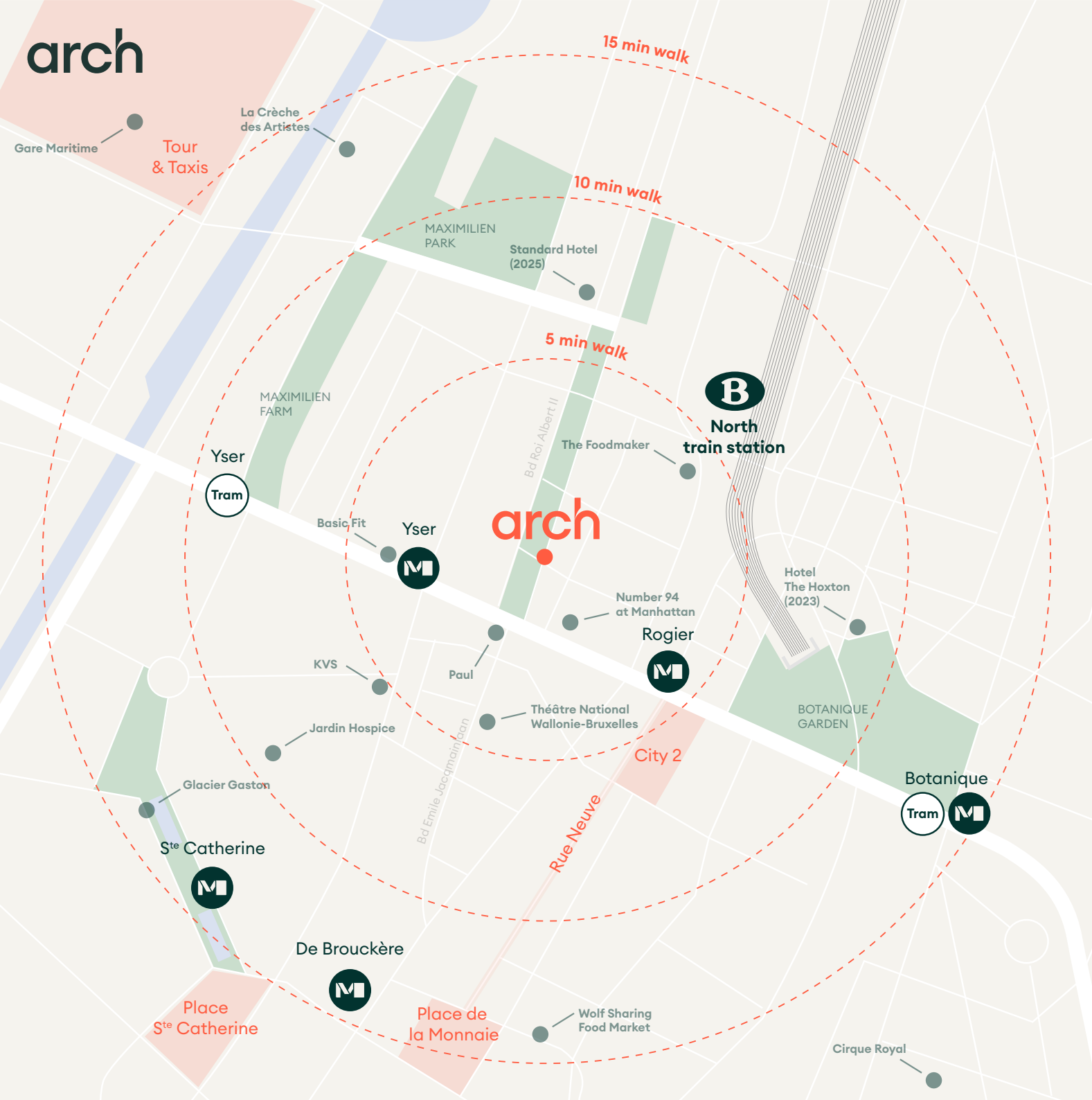
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The perfect mix

Already a magnet for new projects which foster an ecosystem of diversity, this part of town is buzzing. Numerous public and private projects are planned, and new dwellings being built, maintaining its high level of popularity.

A growing number of shops, restaurants and cultural venues are rapidly transforming the neighborhood into a hub of activity for residents and businesses of all kinds. While new parks and green spaces are further improving recreational facilities and community engagement.

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Connecting people & places

Strategically located with numerous and varied transport options nearby, The Arch is one of the best connected hubs for public transport. The Arch also offers direct access to a large network of roads and pathways in what is an increasingly bike- and pedestrian-friendly city.

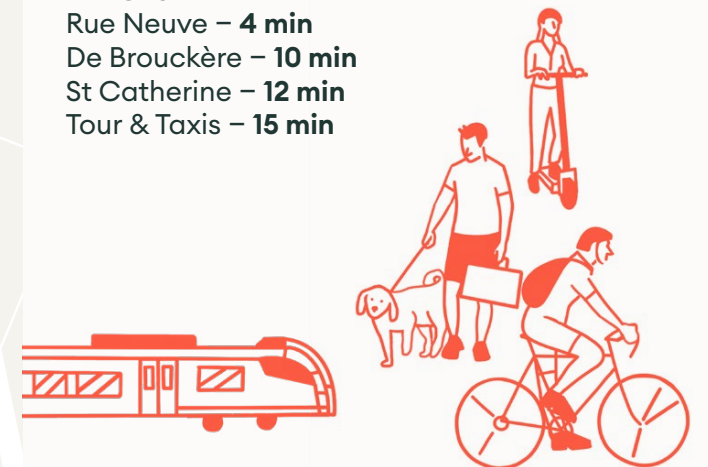
METRO
Rogier – 4 min
Yser – 4 min

TRAIN
North station – 6 min

TRAM
Yser – 7 min
Botanique – 12 min

AIRPORT
Zaventem – 10 min
(via North station)

PLACES
Rue Neuve – 4 min
De Brouckère – 10 min
St Catherine – 12 min
Tour & Taxis – 15 min



Holistic sustainability

The Arch has been conceived to reach the highest level of sustainability, not only in terms of energy efficiency and environmentally-friendliness, but also in maximizing the welfare of its occupants.

This holistic sustainability approach encompasses ALL of the following themes: materials, energy, water, green areas, biodiversity, health and well-being, mobility and accessibility.



Material usage

To minimize the environmental impact of materials on the project, The Arch is conceived according to circular economy principles. This means first preserving, reducing, and reusing where possible, and only as a last resort, replacing. When that is the case, bio-based or recycled materials are preferred to minimize any possible impact.

By preserving the main structure of the building, keeping floors open and flexible to reduce internal walls, and incorporating in-situ materials in the building's design, The Arch will significantly decrease embodied carbon.

*Lime plaster,
hempcrete bloc,
recycle cardboard,
reused stones*

Maximizing resource sustainability

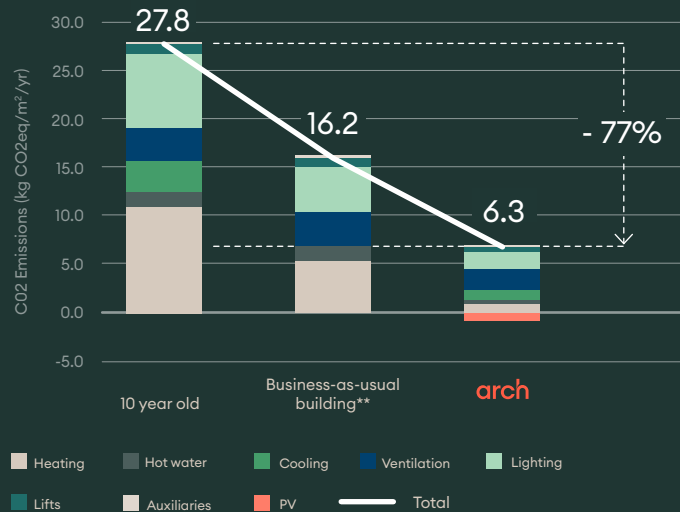
Energy optimization

Based on passive design principles The Arch aims for an optimal building envelope in terms of energy, solar gains, daylight, views and aesthetics. The building will have state-of-the-art technologies and equipment, including air/water heat pumps, PVs, façade optimization for sun exposure, triple glazing and highly performant HVAC and insulation. This will minimize The Arch's operational use of energy while maximizing the comfort and well-being of its occupants.

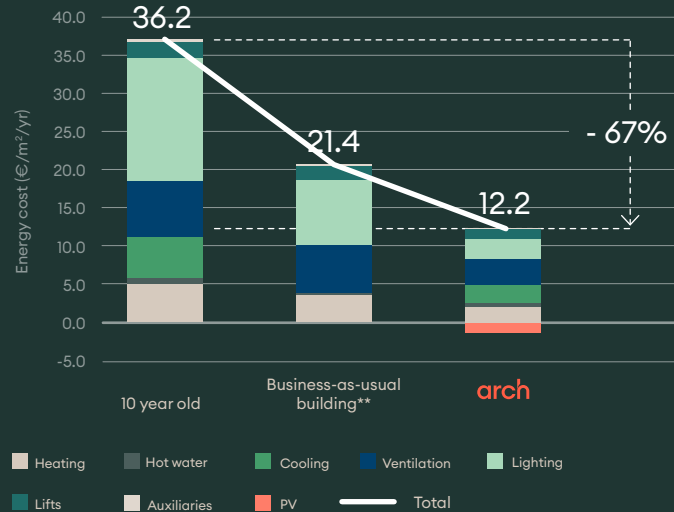
Water management

With the aim of making The Arch a 'water-neutral' building, water efficient equipment will be installed, such as a smart retention green roof to collect and store rainwater for reuse in irrigation and sanitary systems, as well as low water use toilets, showers and taps.

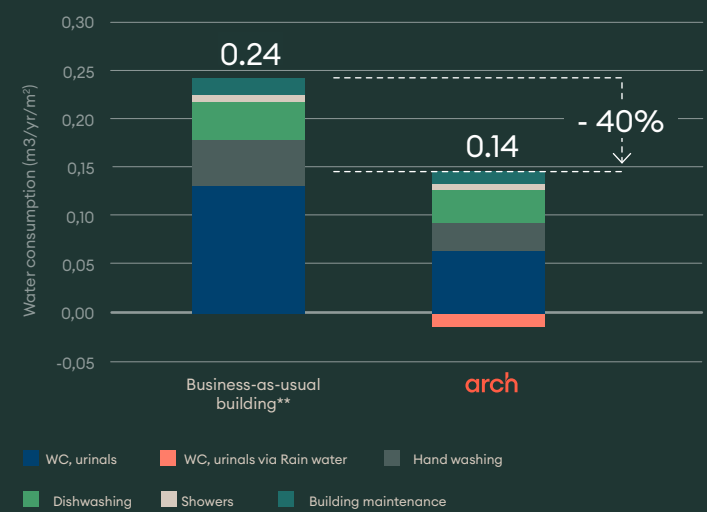
CO2 emissions* (in use)



Energy costs* (in use)



Water consumption* (in use)



* Estimated / **The business-as-usual building considers a new concrete structure, brick cladding, 6cm compression slab with new chipboard raised floor, non-recycled carpet and 100% ceiling coverage.



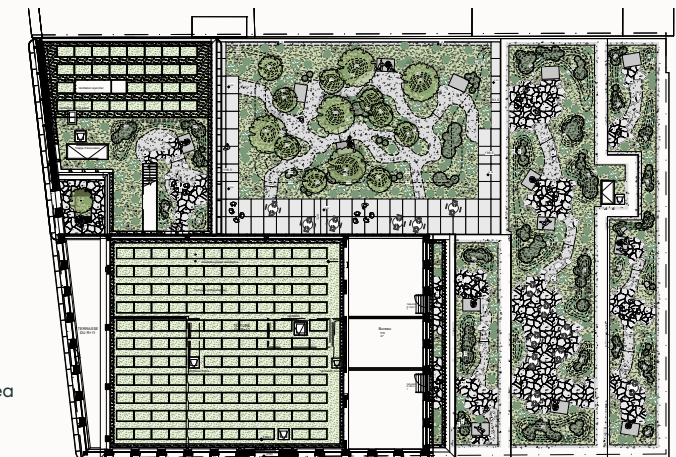
One of the main features of The Arch is generous outdoor spaces, including accessible terraces, green roofs and abundant vegetation. They provide plenty of opportunity for urban heat combat, solar energy gain and water control, as well as indigenous planting.

Green areas and biodiversity offer not only shelter for birds and insects, but are also welcoming spaces for The Arch's human occupants!

A haven of biodiversity



Total surface area
of terraces
and green roofs:
+/- 1600 sqm.



TECHNICAL SPECIFICATIONS



- Triple glazing
- Reversible (hot/cold) ceiling
- Raised floors
- LED lighting
- Ceiling height of +/- 2.7m (office areas)



- Photovoltaic panels
- Geothermal systems*
- Air-to-water heat pumps
- High performance ventilation
- Green roofs and rainwater collection system
- Water-neutral building
- * test in progress



- Access control
- Building Management System
- Smart Building Ready
- Electric car chargers

CERTIFICATIONS** AND AWARD :



** Targeted certifications



SURFACES*

- 11 Office – 322 sqm + Terrace – 54 sqm
- 10 Office – 704 sqm + Terrace – 157 sqm
- 9 Office – 838 sqm + Terrace – 22 sqm
- 8 Office – 1.053 sqm + Terrace – 91 sqm
- 7 Office – 1.177 sqm
- 6 Office – 1.177 sqm + Terrace – 330 sqm
- 5 Office – 1.567 sqm
- 4 Office – 1.567 sqm + Terrace – 179 sqm
- 3 Office – 1.790 sqm
- 2 Office – 1.808 sqm + Terrace – 457 sqm
- 1 Office – 1.159 sqm
- 0 Office – 576 sqm

Rue des croisades

Rue du marché

Bvd Albert II

0 + 1

- Reception lobby
- Auditorium (+- 200pl)
- Restaurant
- Sports Club
- Coworking

-1

-2

- Archives – 211 sqm
- 80 car parking spaces*
- 85 bike parking spaces*
- + 8 cargo spaces
- * incl. 30% with electric chargers

EXAMPLE OF OFFICE SPACE FLOOR LAYOUT

Floor +2



EXAMPLE OF OFFICE SPACE FLOOR LAYOUT

Floor +2



EXAMPLE OF OFFICE SPACE FLOOR LAYOUT

Floor +10



EXAMPLE OF OFFICE SPACE FLOOR LAYOUT

Floor +10





A team of experts

ARCHITECT	B2AI	DEVELOPER	Cores Development
GENERAL CONTRACTOR	BPC	ENVIRONMENTAL STUDY	Aries Consultants
EPB & SUSTAINABILITY STUDY	SuReal	SPECIAL TECHNICAL ENGINEER	RVR
SUSTAINABLE MATERIALS CONSULTANT	Natura Mater	ACOUSTIC ENGINEER	Sweco
STABILITY ENGINEER	TPF	CONTROL OFFICE	Seco

CORES
DEVELOPMENT

CORES Development develops inner-city real estate concepts with social added value. CORES Development focuses on core reinforcement in cities and municipalities. Urban Landscaping with added value for society can only be attained through cooperation by and between all stakeholders: local residents, government institutions, architects, construction companies, engineering firms, etc. Against this backdrop, CORES Development assumes its role as facilitator where compromise-oriented action takes centre stage.



Contacts & Information

Non contractual document.

EXCLUSIVE AGENTS

CBRE

Friedel Laperre
+32 2 643 33 73
+32 479 82 00 60

Friedel.Laperre@cbre.com

Colliers

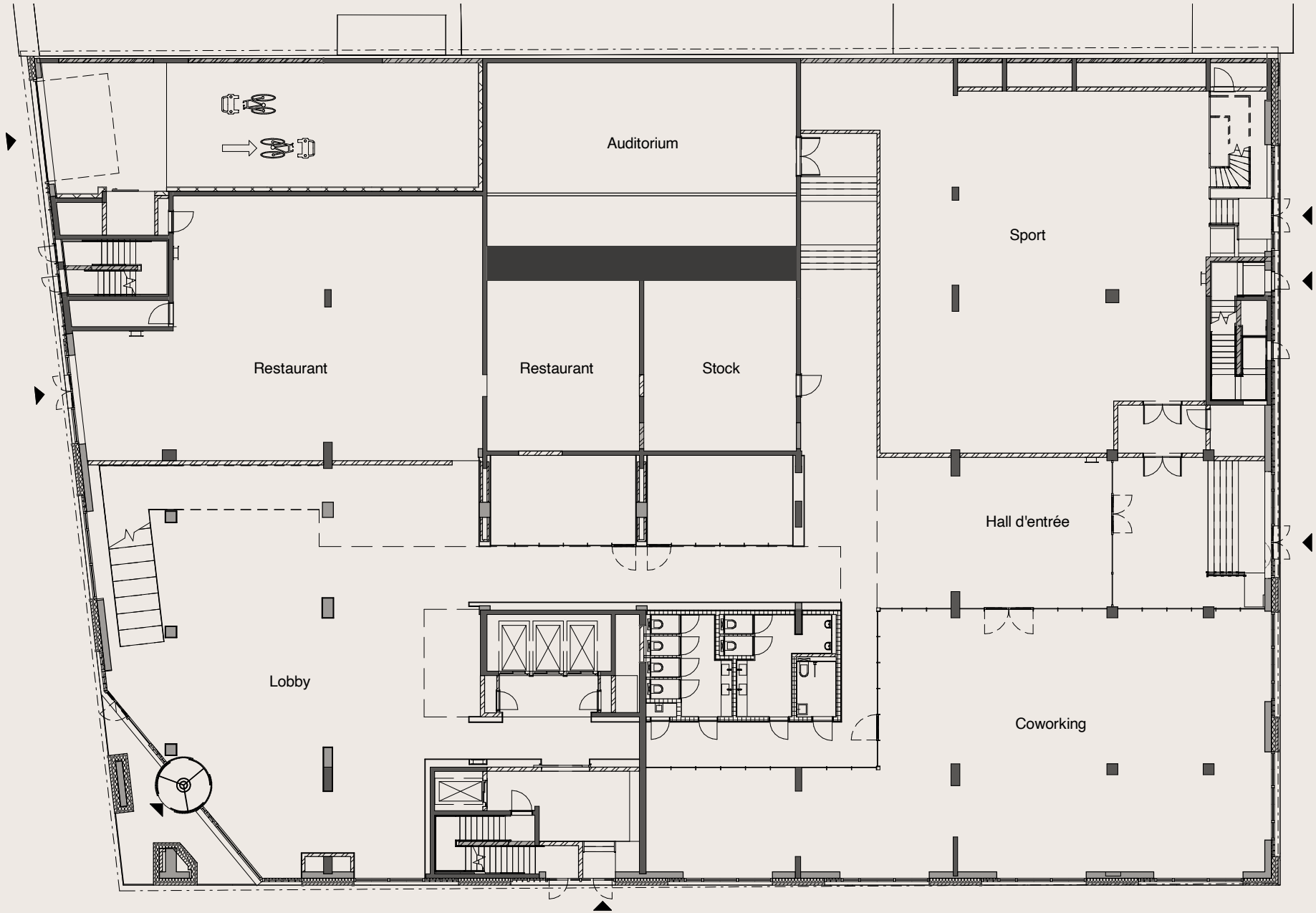
Maxime le Hardy
+32 2 648 20 20
+32 491 97 97 13

maxime.lehardy@colliers.com

DEVELOPED BY

CORES
DEVELOPMENT

Mechelsesteenweg 176
2018 Antwerpen



Groundfloor

