

MANHATTAN

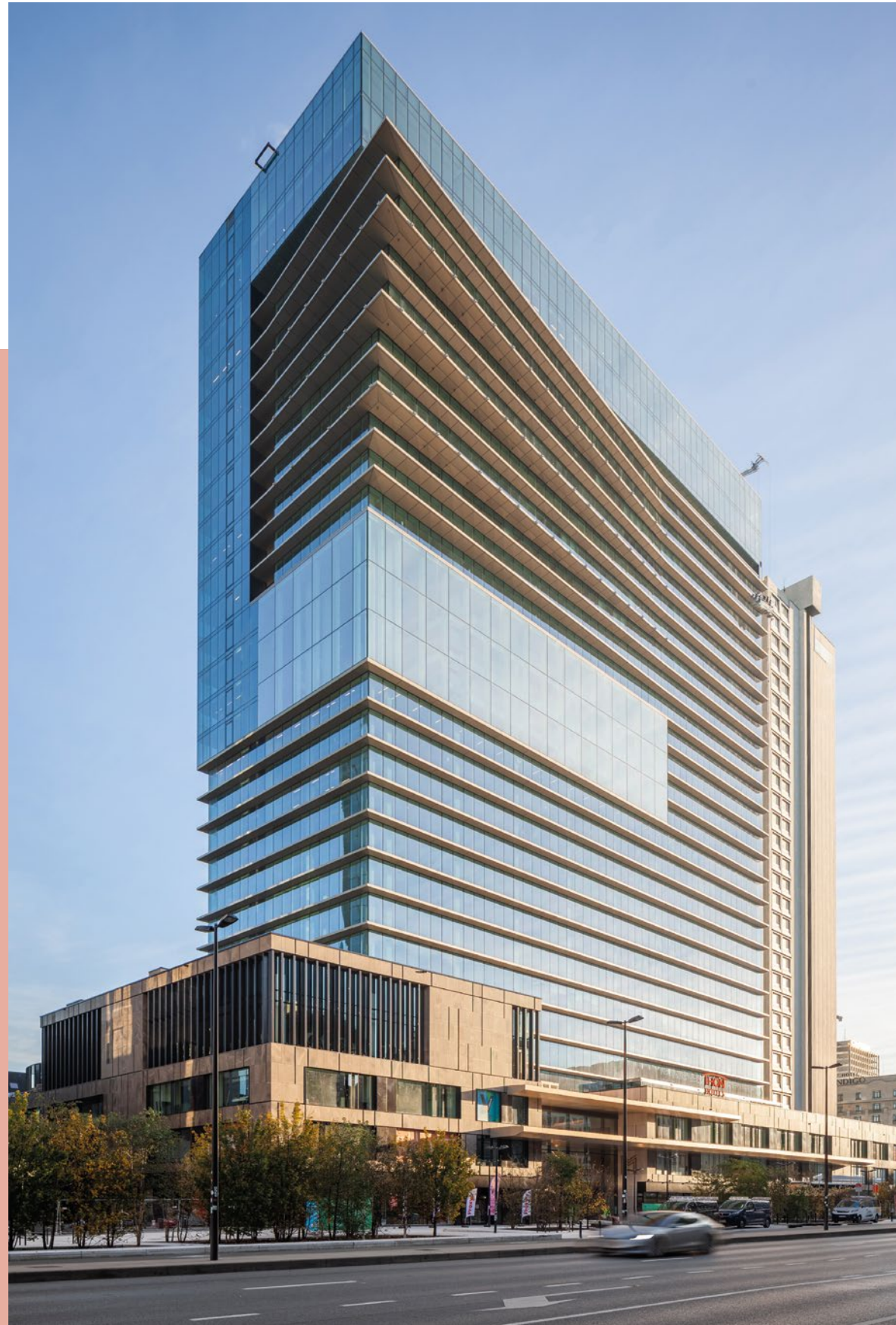
BRUSSELS

MANHATTAN



AN ICON BROUGHT TO LIFE

## MANHATTAN



## MANHATTAN

### A NEW STANDARD

See it for yourself: the undisputed leader in its market. Manhattan, the forward-thinking building that delivers an outstanding work environment in the heart of the new Brussels CBD is now complete. Designed and built with people in mind, Manhattan is a unique ecosystem of services and amenities, shaped and designed around you.

Often imitated, but never matched, Icon continues to set the standard.



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THE NEW STANDARD  
FOR OFFICE ECOSYSTEMS

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Manhattan was conceived to redefine the standards of an iconic Grade A complex. The outstanding level of detail is universal throughout the building. From the high-end reception, with world-class hospitality and security services to serve a multi-tenanted building, to the unparalleled selection of amenities and services, the standard has been set.









### A LASTING IMPRESSION

The use of travertine stone on the walls, in-set fabric panels providing a warmer finish and the dark marble flooring with brass in-lays brings a sophisticated, hospitable feel to Manhattan's reception. This stunning triple height area sets the tone for the exceptionally high specifications throughout the building. Manhattan gives an incredible first impression.



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### THE NEW STANDARD FOR FOOD AND BEVERAGE

Providing a best-in-class ecosystem of curated amenities and services is a hallmark of Icon's developments. Covering everything from takeaway coffees to fine dining and on-floor catering to tenant floors, Manhattan's food and beverage provisions are unparalleled in the market. Belgocatering, the undisputed leader in their field, operates the food and beverage services within the building meaning tenants can be confident in the exceptional quality and breadth available on the third floor of Manhattan.





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## HUDSON'S

With an extensive range of freshly prepared meals, Hudson's is a self service restaurant with a twist. The healthy dishes using seasonal, locally sourced ingredients change on a daily basis and range from traditional Belgian dishes to those inspired by world cuisine.

HUDSON'S



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## NEW YORK MINUTE

New York Minute provides tenants and their employees with a selection of drinks and carefully prepared hot and cold sandwiches, salads and snacks.

Designed to be consumed in the nearby soft seating, on the Highline Terrace or in employees' offices, the convenience of New York Minute adds to Manhattan's unique combination of high quality food and drink options within the building's world-class and unique ecosystem.

NYM  
NEW YORK MINUTE



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## FINE DINING AT NUMBER 94

Guests of Manhattan's executive fine dining restaurant, Number 94, can enjoy a gourmet breakfast, lunch and dinner in a beautifully designed contemporary restaurant setting. It is also available for private events such as working lunches or business meetings.

With Michelin star experience, Belgocatering's chefs and maitre d's will ensure their culinary masterpieces are perfectly matched with exquisite wines selected for a refined business dining experience.

Number 94  
AT  
MANHATTAN



## CONTEMPORARY BAR

Whether a delicious barista coffee in the morning, a healthy smoothie in the afternoon or cocktails and tapas in the evening, The Lex bar is at the heart of business and social interactions within Manhattan.

The atmospheric bar area provides an in-house escape for tenants and their employees during the day or a place where friends and colleagues can informally meet for after-work drinks or team social events in the early evening, all within Manhattan.











### THE HIGHLINE TERRACE

An essential extension to the amenities at Manhattan, the Highline Terrace provides tenants and employees with a carefully curated open air space filled with plants, alcoves and outdoor seating.

Whether enjoying a drink from The Lex bar or a sandwich from New York Minute, the Highline Terrace is a serene escape with views extending over Place Rogier, Avenue du Boulevard and beyond to be enjoyed year-round. Very few buildings offer this type of amenity, which facilitates an incredible daily office experience.





## THE NEW STANDARD FOR MEETING AND AUDITORIUM FACILITIES

Meeting and auditorium facilities and flexible office accommodation are a key part of an Icon building's ecosystem. Manhattan provides high-quality meeting and co-working facilities in-house, setting an exceptionally high standard of business ecosystem for its tenants.



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# THE LINCOLN AUDITORIUM

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## THE LINCOLN AUDITORIUM

The Lincoln Auditorium provides state-of-the-art conferencing facilities within the building where tenants can host seminars and larger business events just a few floors below their own offices. Belgocatering services the food and beverage requirements providing bespoke menus for each individual event's needs.

THE  
LINCOLN  
AUDITORIUM

## MANHATTAN MEETING CENTER

The Manhattan Meeting Center, operated by Spaces, provides more than 1,300 sqm of high-quality meeting facilities. The 17 meeting rooms have capacities ranging from approximately six to 50 people allowing tenants to benefit from an integrated overflow capacity and manage their space requirements more efficiently. With direct links to the restaurant, Manhattan Meeting Center is one of the most highly specified facilities in Brussels.

**Manhattan  
MeetingCenter.**  
by ● SPACES.





### THE NEW STANDARD FOR HEALTH AND WELLBEING FACILITIES

In the current environment, it has never been more important to consider employee wellbeing and for employers to facilitate that healthier lifestyle. This is delivered at Manhattan with world-class fitness and wellness facilities, setting a new standard in size and quality in the Brussels market.

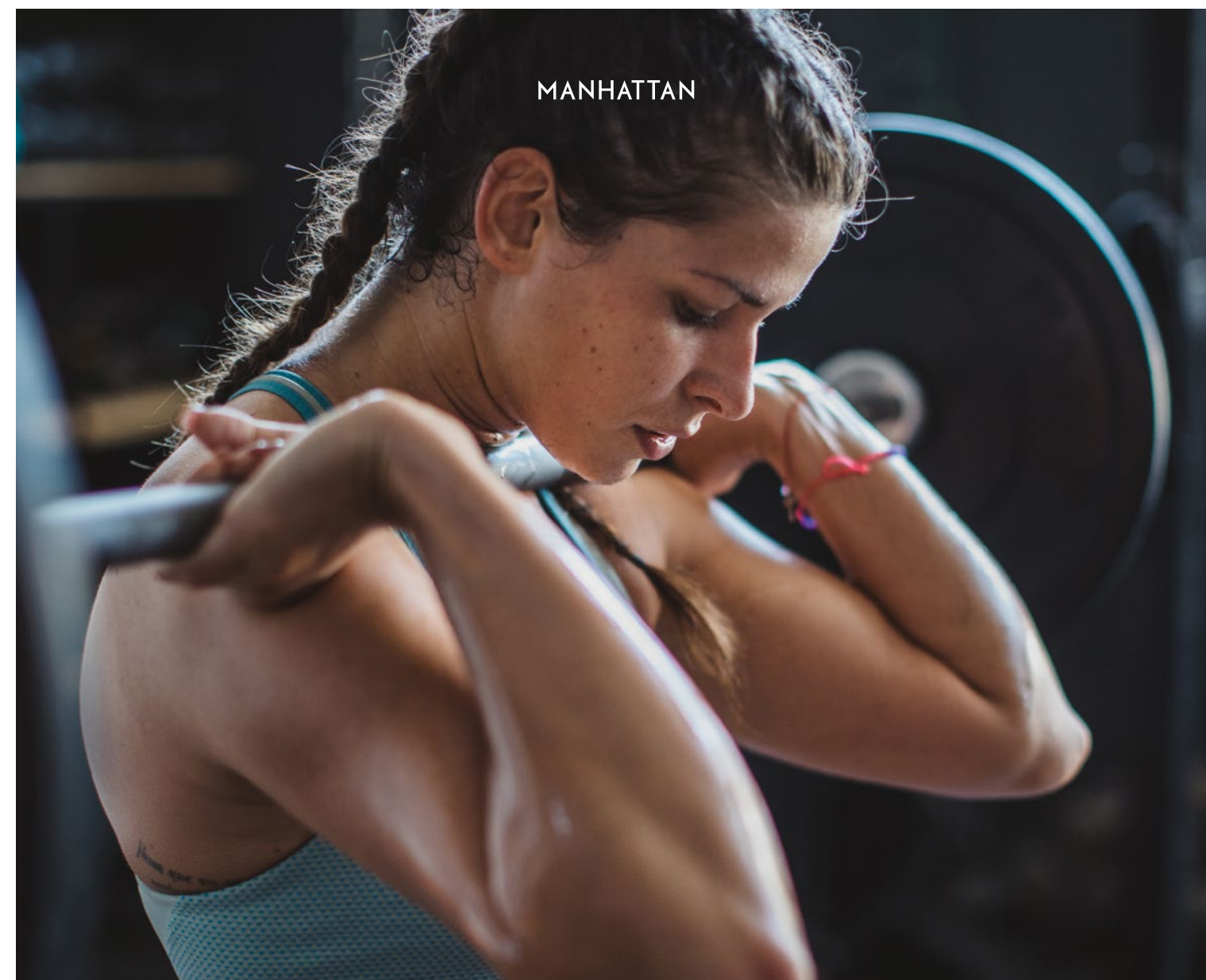




## A NEW WORLD OF WELLNESS

Basic-Fit is a household name in Brussels with more than 700 clubs in Europe. They provide clients with the tools required to make working out at the gym even easier. The brand new gym occupies an area of almost 2,000 sqm and provides a convenient, affordable and high-quality fitness facility for all. Filled with state-of-the-art equipment and changing rooms, Basic-Fit at Manhattan gives clients the option of training on their own, with a personal trainer or by joining the many classes on offer within this location.

**BASIC-FIT**



## EXCLUSIVE FITNESS FACILITIES

The M Studio is an executive gym available to a limited few, on an exclusive basis only. It is complete with brand new state-of-the-art Technogym equipment and private high-quality changing room facilities, providing a unique environment for individuals to work out on their own or with a personal trainer.

**MSTUDIO**  
BRUSSELS





## SERENE HEALTH AND WELLBEING SPACE

The M Studio Rooms provide tenants in Manhattan with yet another dedicated health and wellbeing space. The rooms are available for classes or for tenants to arrange private group fitness sessions for their employees. In combination with Basic-Fit and the exclusive M Studio, Manhattan offers tenants the greatest variety of fitness options in the Brussels market.



STUDIO ROOMS



## BRAND NEW CYCLE STUDIO

Manhattan's fantastic cycle studio offers a 400 sqm state-of-the-art cycling studio on level -2 at Manhattan. With the aim of providing an unrivalled cycling facility in Brussels, Manhattan's cycle studio is open to everyone from the most experienced cyclists to those who are brand new to the sport.





—  
THE NEW STANDARD FOR  
PERFORMANCE-MINDED BUSINESSES  
—

Manhattan has redefined Grade A office space in Brussels. Combining market-leading specifications, including climate ceilings and raised floors, and exceptional occupational efficiency, Manhattan delivers the highest standard for its tenants.



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### THE WINTER GARDEN – MANHATTAN'S CROWNING JEWEL

The winter garden is the crowning jewel of Manhattan, and the space that the entire complex was built around. This space was designed to set the standard for client-facing space in Brussels, and offers a unique home for tenants that will be absolutely unmatched by its competitors. A large and prominent office gives tenants the most visible and high-end space in the city and an amazing window on all of Brussels. The spectacular four-storey, 14m high atrium is connected by a striking spiral staircase, and each of the floors overlooking it benefits from balconies on the southern façade overlooking the whole city and beyond. The winter garden is a perfect demonstration of Manhattan's exceptionally high standards.





WINTER GARDEN  
STACKING PLAN

17<sup>th</sup> floor  
1,608 SQM

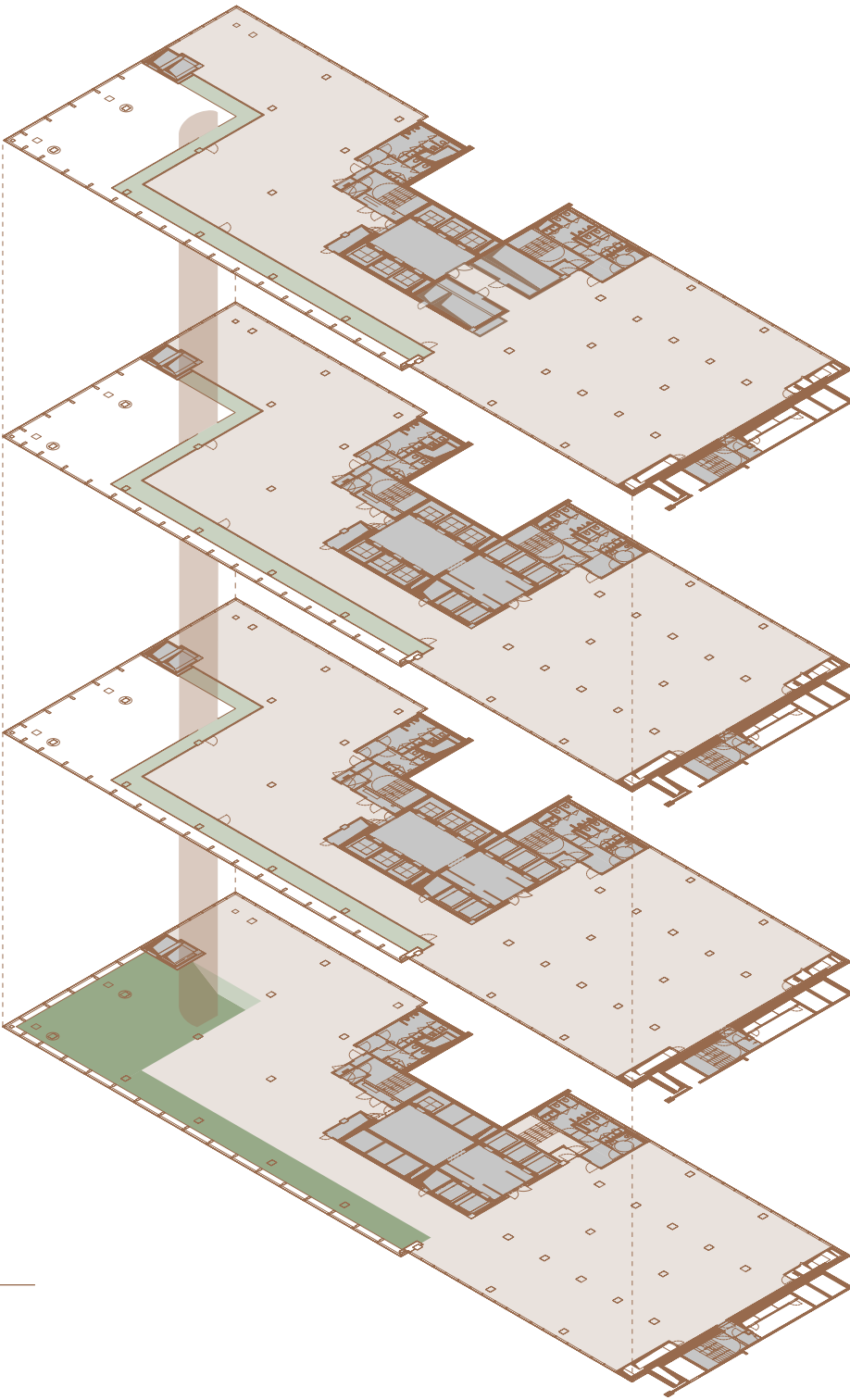
16<sup>th</sup> floor  
1,643 SQM

15<sup>th</sup> floor  
1,643 SQM

14<sup>th</sup> floor  
1,832 SQM

LEGEND

- Winter Garden
- Terrace
- Spiral staircase
- Office
- Common area







## TYPICAL FLOOR PLAN

At 1,550 sqm on average, the regular floorplates and a central core make Manhattan one of the most efficient and flexible buildings available. The ability to rely on shared meeting space and food and beverage facilities provided within the wider complex lessens the need to provide this in tenants' own spaces and guarantees an exceptional level of quality.



## LEGEND

- Offices
- Common area









## A HIGH LEVEL OF FLEXIBILITY

The design of Manhattan's office space is highly flexible and can be comfortably space-planned to numerous different layout requirements. The forward-thinking combination of amenities and services within the building and highly efficient office floors means tenants often require less space in Manhattan than other buildings in the market.







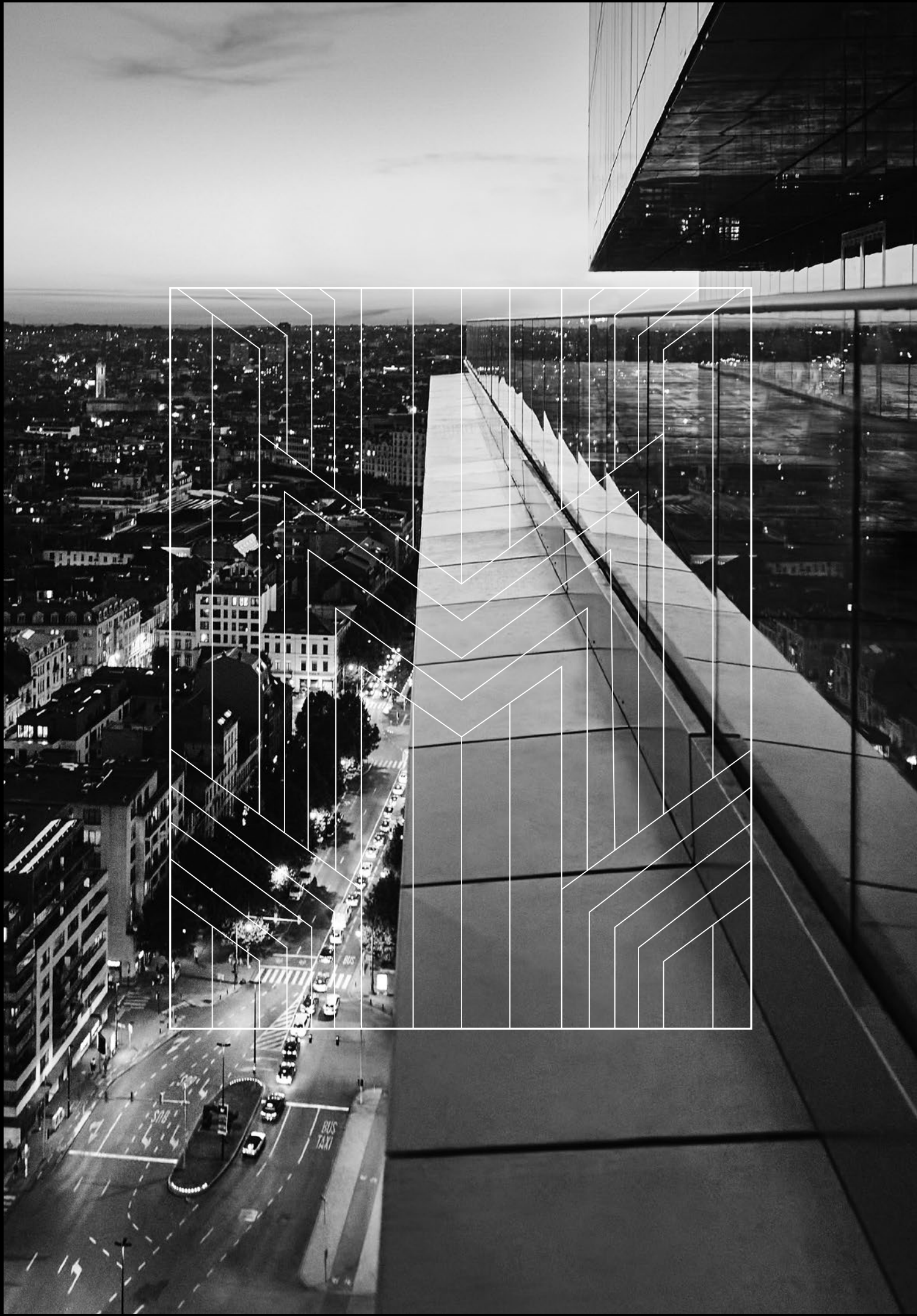


Fit out designed by De Cort & Partners









—  
THE NEW STANDARD  
FOR ACCESSIBILITY  
—

In addition to ample car parking and cycle storage, Manhattan is arguably the best connected office building in the Brussels CBD thanks to direct access to the metro from within the complex. It is also within a 5 minute walk of Brussels North station providing easy access to the Thalys, the international airport and the Eurostar setting a new standard for accessibility.





### GENEROUS CAR AND BIKE PARKING FACILITIES

Situated on the inner ring road, Manhattan's accessibility could not be better. The three levels of intelligent parking underneath the building offer an outstanding 640 parking spaces with allowances for e-parking charging points.

Manhattan was designed with the needs of cyclists as a primary consideration. The Bike Depot offers bespoke cycle parking, changing rooms and lockers for c. 200 bikes via a devoted cycle-in entrance at the rear of the building.

Both the Bike Depot and the parking levels have access to the ground floor and reception area via conveniently located lifts.

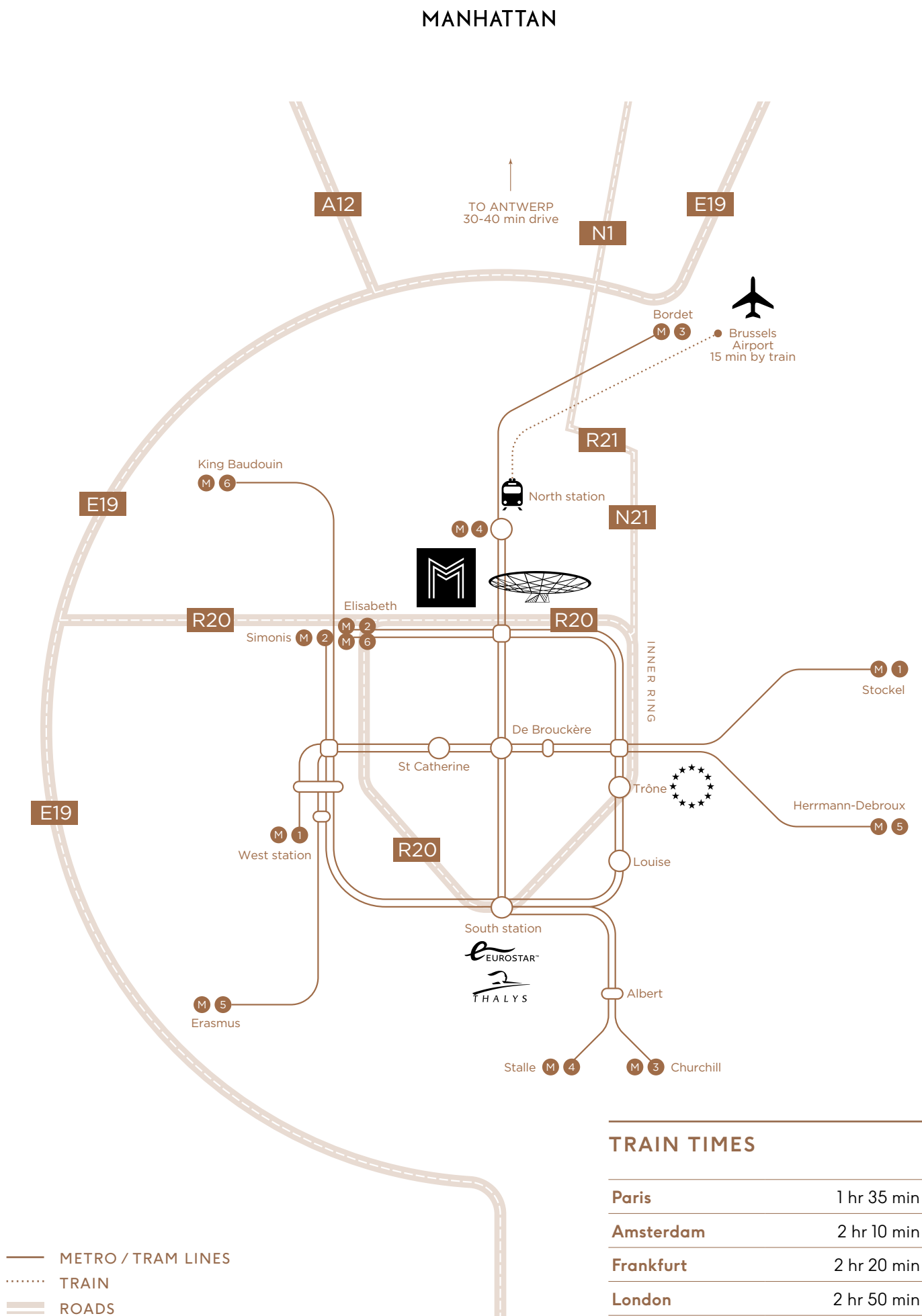




## ROGIER METRO

A unique benefit of being a tenant at Manhattan is the ability to access the metro directly from within the building. This means all of Brussels and even London, Paris and Amsterdam can be reached from the office without going outside.





### TRAIN TIMES

<b>Paris</b>	1 hr 35 min
<b>Amsterdam</b>	2 hr 10 min
<b>Frankfurt</b>	2 hr 20 min
<b>London</b>	2 hr 50 min

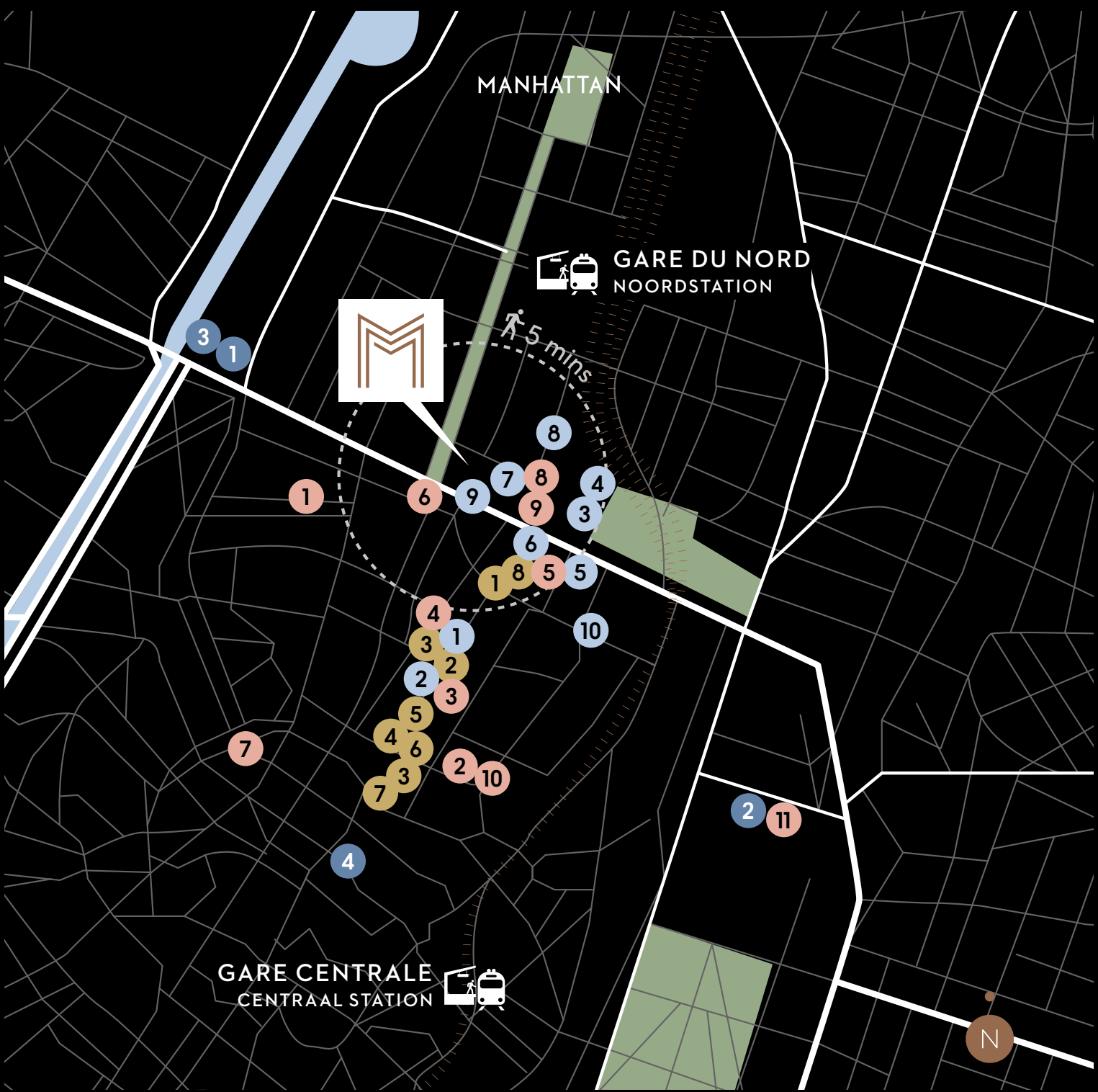


### LOCAL OCCUPIERS

- |  |                                   |                                    |
|--|-----------------------------------|------------------------------------|
| 1. Accenture/BSH Hausgeräte/<br>Spaces/Publicis One                        | 8. Belfius                        | 17. Inditex                        |
| 2. AG Insurance  | 9. Belga News Agency              | 18. EDF Luminus/<br>Fosbury & Sons |
| 3. Allianz   | 10. BNP Paribas Fortis            | 19. ONSSS                          |
| 4. Alpha Credit  | 11. Bpost                         | 20. P&V                            |
| 5. Baker McKenzie/Covington &<br>Burling/Cost Association/<br>Mazars, IMA* | 12. Euroclear                     | 21. Police                         |
| 6. Baloise Insurance/Febelfin  | 13. Federation Wallonie-Bruxelles | 22. Proximus                       |
| 7. Banque Nationale  | 14. Fluvius/MS Amlin              | 23. Stibbe                         |
|  | 15. IBGE                          | 24. USG People                     |
|  | 16. IBPT                          | 25. Vlaamse Gemeenschap            |

\* Manhattan occupiers





## SHOPPING

1. City 2
2. Galeria INNO
3. H&M
4. Intimissimi
5. MAC Cosmetics
6. Mango
7. Primark
8. Switch Apple Reseller

## FOOD

1. Beaucoup Fish
2. Belga Queen
3. Brosella
4. Exki
5. Leonidas
6. Paul
7. Quartier Place Ste. Catherine
8. La Cantina
9. Starbucks
10. The Wolf
11. Pomodoro

## ENTERTAINMENT

1. Centre Pompidou
2. Cirque Royal
3. Kaaitheatre
4. La Monnaie

## HOTELS & SERVICES

1. BNP Paribas Fortis
2. Cosmopharma (Pharmacie)
3. Crowne Plaza
4. Hotel Indigo
5. Hospital Saint-Jean
6. ING City 2
7. Manhattan Parking
8. Parking Rogier
9. Thon Hotel
10. Université Saint-Louis

## MANHATTAN



Occupying the space adjacent to Manhattan's reception, Delhaize supermarket provides tenants and employees with an onsite, high quality supermarket. In addition, the local area offers plentiful food and drink, entertainment and cultural venues to choose from.







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THE NEW STANDARD FOR HEALTH,  
SAFETY AND SUSTAINABILITY

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As well as a firm commitment to sustainability, Manhattan has been designed with people in mind demonstrated through the outstanding business ecosystem and, more profoundly, through a new standard for healthy internal environments. With the collective safety of all tenants and employees in mind, Manhattan has received the highest possible accreditation for indoor air quality, a very important office safety consideration in today's new world. No other building in Brussels has received this certification.





AIR QUALITY

Manhattan has been awarded a Platinum rating for AirScore D&O. This is the highest possible accolade, showing that the building has been created with tenant health and wellbeing at the forefront of its design. The space displays an exceptional commitment to upholding optimal air quality and creating a healthy, safe and productive environment, both now and in the future. In all aspects, the design goes above and beyond minimum guidance and regulation which will help tenants to confidently encourage employees to return to the office in the post-pandemic world.



VOLATILE ORGANIC COMPOUNDS

Volatile organic compounds (VOCs) are potentially harmful gases emitted from various sources. Manhattan was built targeting the BREEAM standard using low-emission products and has ventilation and gas-phase filters to dilute and remove VOCs from the space.



HUMIDITY

Manhattan has an outstanding cooling system as standard, but what sets it apart is the humidification system that keeps the humidity in the optimal range of 40–60°C. Avoiding low humidity helps with symptoms like dry skin and eyes, and also helps to mitigate the airborne transmission of viruses.



TEMPERATURE

Manhattan has been designed to achieve optimal temperature throughout the year, ensuring the utmost level of comfort for tenants, and has been computer-modelled to account for predicted rising temperatures in decades to come. Energy use will be minimized during unoccupied hours and by ramping setpoints during heatwaves.



CARBON DIOXIDE

Keeping CO2 levels within a certain threshold is vital for healthy and productive spaces. High ventilation rates in Manhattan regulate levels of CO2 and also dilute contaminants in the space, reducing odors and the risk of infection from airborne pathogens. To keep things sustainable, Manhattan is fitted with a highly-efficient desiccant rotary heat exchanger.



PARTICULATE MATTER 2.5

Particulates in the air can cause serious health problems. The smaller the particle, the bigger the potential damage, as the smaller particles penetrate deep into the body. Manhattan uses super-efficient, high-grade particle filters to capture the most harmful particles.



INORGANIC GASEOUS COMPOUNDS

NOx gases cannot be removed from the air by conventional filters, so Manhattan has invested in gas-phase filters that will remove gaseous pollution being drawn into the building. This is particularly important in Brussels due to the high NO2 levels outdoors. State-of-the-art activated carbon filters will effectively mitigate high levels of outdoor pollution, ensuring optimal indoor air quality.



SUSTAINABILITY

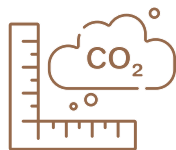
Icon has a strong commitment to sustainability. It subscribes to the simple philosophy that the most sustainable building is the one that is already built.

Reusing the 28,000 ton concrete frame in Manhattan has resulted in significant carbon reduction. The transformed Manhattan uses 30% less energy than the old building, in part due to thoughtful design such as the fully glazed façade which is solar-reflecting, heat-blocking and thermally insulating. Manhattan is targeting a rating of BREEAM Excellent.

REUSING THE 28,000 TON CONCRETE FRAME SAVED:



4,564 tons of embodied carbon



21% of carbon per square meter compared to a new build



3,111 fewer waste truck journeys



2,800 fewer cement journeys

MANHATTAN NOW USES UP TO 30% LESS ENERGY



Up to 33,811 tons of carbon saved over a 20 year period

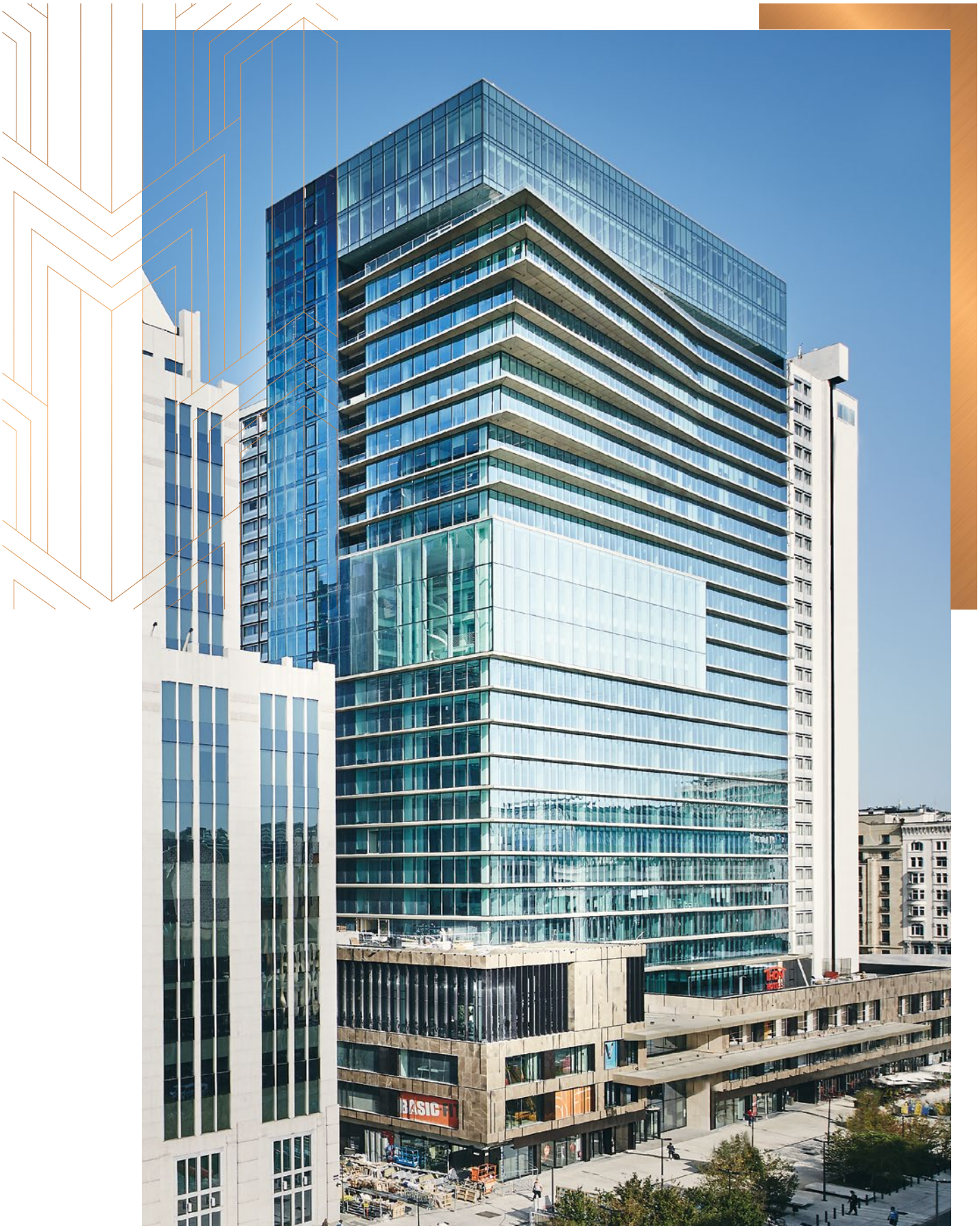


Which is the equivalent of 414 flights around the world per year\*

200 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 58,822 carbon emitting journeys per year





TECHNICAL DESCRIPTION

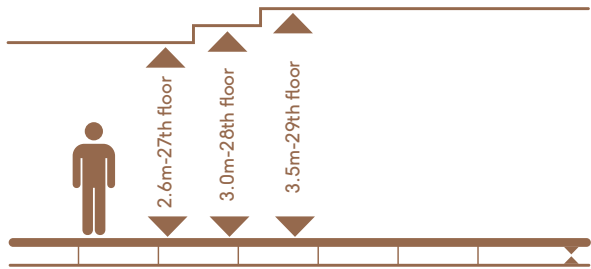
Grid

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 column grids 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 2x 1.33m).

Ceiling heights

The building provides good finished floor-to-ceiling heights, generally of 2.6m, with some floors significantly higher. Building tolerances and existing structure 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 is 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 15th to 29th floor. All lifts will stop at the 3rd floor. The goods lift stops at every floor. The lifts are smart elevators and have been fitted with a destination control system.



Noise criteria

The Base Build is designed to achieve a maximum noise criteria of NR 38 on typical office floors. In the services installation areas the noise criteria is NR 45. These figures are based on installations running at forecast capacity under normal operations.

Means of escape

All installations and means of escape have been approved by the local fire authorities. The means of escape suit an occupancy of 1x person per 10sqm, but is over-dimensioned in terms of staircases and waiting areas.

BREEAM requirements

The Base Build is designed to achieve a BREEAM 'Excellent' rating according to the BREEAM-NL assessment guidelines, version 1.0 November 2014. This is achieved with no tenant constraints on fit out.

SHELL & CORE

Structure & envelope

Design loads

The following principles apply for usable floor loads:

- Office area – 3 kN/sqm
- Terraces – 3 kN/sqm

New façade

All office areas benefit from modern, high specification, floor-to-ceiling glazing, with external horizontal fins from level 27 downwards.

All glazing is 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 hotels 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 have been plastered and painted for delivery.

Raised floor

Minimum raised floor heights on the 28th and 29th floors are 40mm and 70mm respectively. On the 4th to 27th floors the eastern portion of the floor has 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 have been fitted out with calcium sulphate 600mm x 600mm tiles in preparation for a variety of tenants' floor finishes.

Suspended ceilings

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

Ducting & air conditioning

Heating and cooling: the offices have been fitted with climate control ceilings. The active ceiling panels are 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 have been 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 have been fitted with insulation. The return air is extracted via the shafts.

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



Internal heat load

Offices (per sqm/usable floor area):

- Building users: 10sqm/person in offices
- Lighting: 6 W/sqm
- Equipment: 16 W/sqm

Ventilation

The following minimum ventilation volumes have been used for the occupied areas:

43m³/hr per person based on 1x person per 10 sqm of usable floor area

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).

Electrical services

Lighting in the office zones consists of LED fixtures. The outer light line fixtures are switched on and off by daylight control. The lighting can also be controlled as part of tenant fit out every 2.66mm of office space. Switches for high-traffic areas will be installed centrally on each floor The following lighting levels (installed capacity) have been used for the different areas:

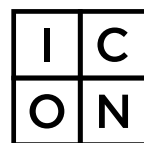
- Offices: 500 lux
- Toilet groups: 200 lux
- Lift lobbies: 200 lux
- Technical areas: 200 lux
- Storage: 100 lux
- Emergency stairs: 100 lux

Energy consumption will be recorded for each floor of the tower so that it can be accurately charged. It will be possible to read the kWh meter readings on the BMS.









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.

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A NEW WAY OF WORKING IN  
A FLEXIBLE INTEGRATED ECOSYSTEM

SERVICES AND AMENITIES

1

HUDSON'S

2

Number 94

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THE  
LE  
BRUSSELS

EST.  
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NYM

NEW YORK MINUTE

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THE  
LINCOLN

AUDITORIUM

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THE  
HIGHLINE

TERRACE

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Manhattan  
MeetingCenter.

by SPACES.

8

DELHAIZE

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STUDIO

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THE BIKE DEPOT

MANHATTAN

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BASIC-FIT

FLOOR TENANT

