

THE
GENERAL

ANTWERP



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Ide-tjenerall • antwerp

Smart and efficient offices
in the city centre of Antwerp.





FOR INDICATIVE PURPOSES

the general

- ▶ Central location on “Generaal Lemanstraat”, one of the main access roads of Antwerp
- ▶ Extensive parking ratio (1/45m²)
- ▶ Completely renewed office building (2020)
- ▶ Total surface area of 7,935m² spread over 6 floors
- ▶ Numerous surface possibilities as from ± 121m² up to ± 1.493m² per floor
- ▶ Unique outdoor spaces
 - ▶ Private terraces of 46m² on each floor (building B)
 - ▶ Communal terrace on the ground floor
- ▶ Timing of availability: as from Q4 2020
- ▶ Shared meeting- and conference services
- ▶ High quality technical equipment
- ▶ Visibility when leaving the city centre

architects view

KAY-ceilings

The intelligent KAY ceiling combines various innovative techniques in one compact ceiling. The result: more space, lower installation costs and a comfortable working and living environment. KAY also scores well in terms of energy efficiency, ease of use and ease of maintenance. In short, the KAY Climate Ceiling is the ideal all-in-one solution for offices, hospitals, care centres, restaurants and hotels. Environments with the toughest requirements not only as regards well-being, but also performance, flexibility and sustainability. ■

technical

ventilation

40m³/h of fresh air per person

lighting

integrated LED lighting

- o Offices: 500 lux
- o Common areas: 150 lux
- o Sanitary equipment/lifts/archives: 200 lux

fire safety

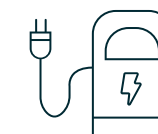
1 smoke detector per 40m²

showers

4 showers m/v

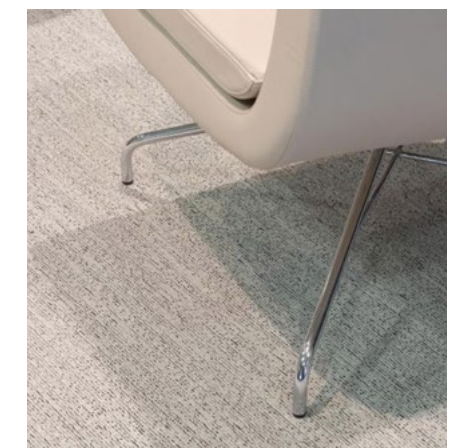
window modulation

94cm – 125cm



**10 charging points
for electric cars**

local management of heating, cooling and lighting thanks to numerous sensors that optimise energy consumption ■



flooring

o **Offices:** carpet tiles provide excellent acoustics and walking comfort, are easy to install and replace and therefore both durable and easy to maintain.

o **Common rooms/sanitary:** microtopping is a durable polymer-cement application with a unique concrete look, has a very high wear resistance and is easy to maintain.

location

- 4 MIN WALKING TO TRAM STOP
- E19
_ 1 MIN
- STATION ANTWERPEN-BERCHEM (+/- 2KM)
_ 20 MIN WALKING
_ 7 MIN BY BIKE
- AIRPORT DEURNE (+/- 4,5KM)
_ 15 MIN BY BIKE
_ 10 MIN BY CAR

- TRAM LINE
- RAILWAY ANTWERPEN - BRUSSEL
- VELO ANTWERPEN BIKE STATION

offices

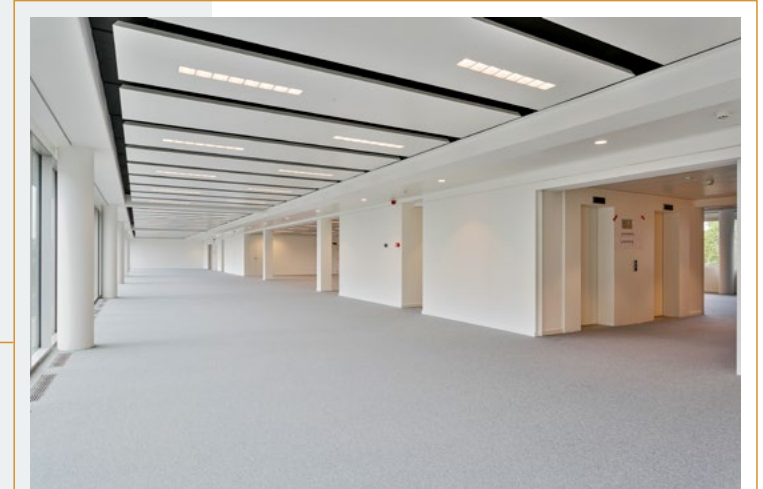
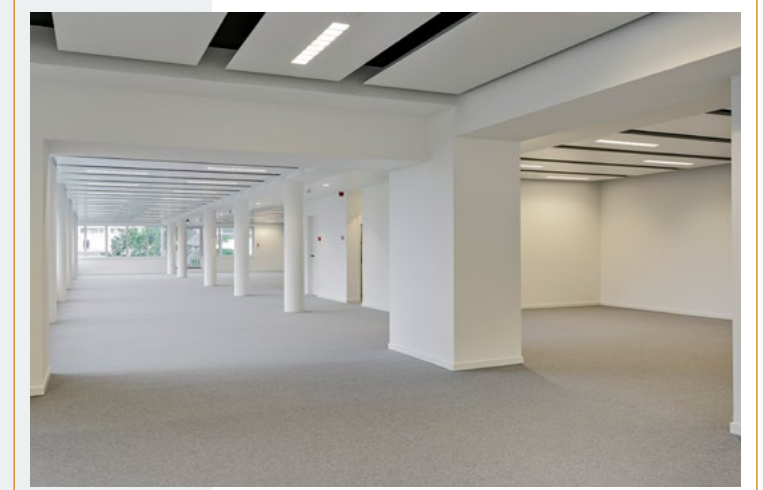
- ▶ Qualitative outdoor spaces
- ▶ Private terraces of +/-46m² per floor
- ▶ Communal terrace on the ground floor

- ▶ Clear height offices from 2.54m to 2.70m
- ▶ KAY ceilings
- ▶ Integrated LED lighting
- ▶ Average distance to core: +/-6.45m



- ▶ 2 central cores for vertical circulation
- ▶ 5 passenger lifts
- ▶ 5 emergency stairs

- ▶ 3 private sanitary facilities for men/women/disabled people
- ▶ 4 showers





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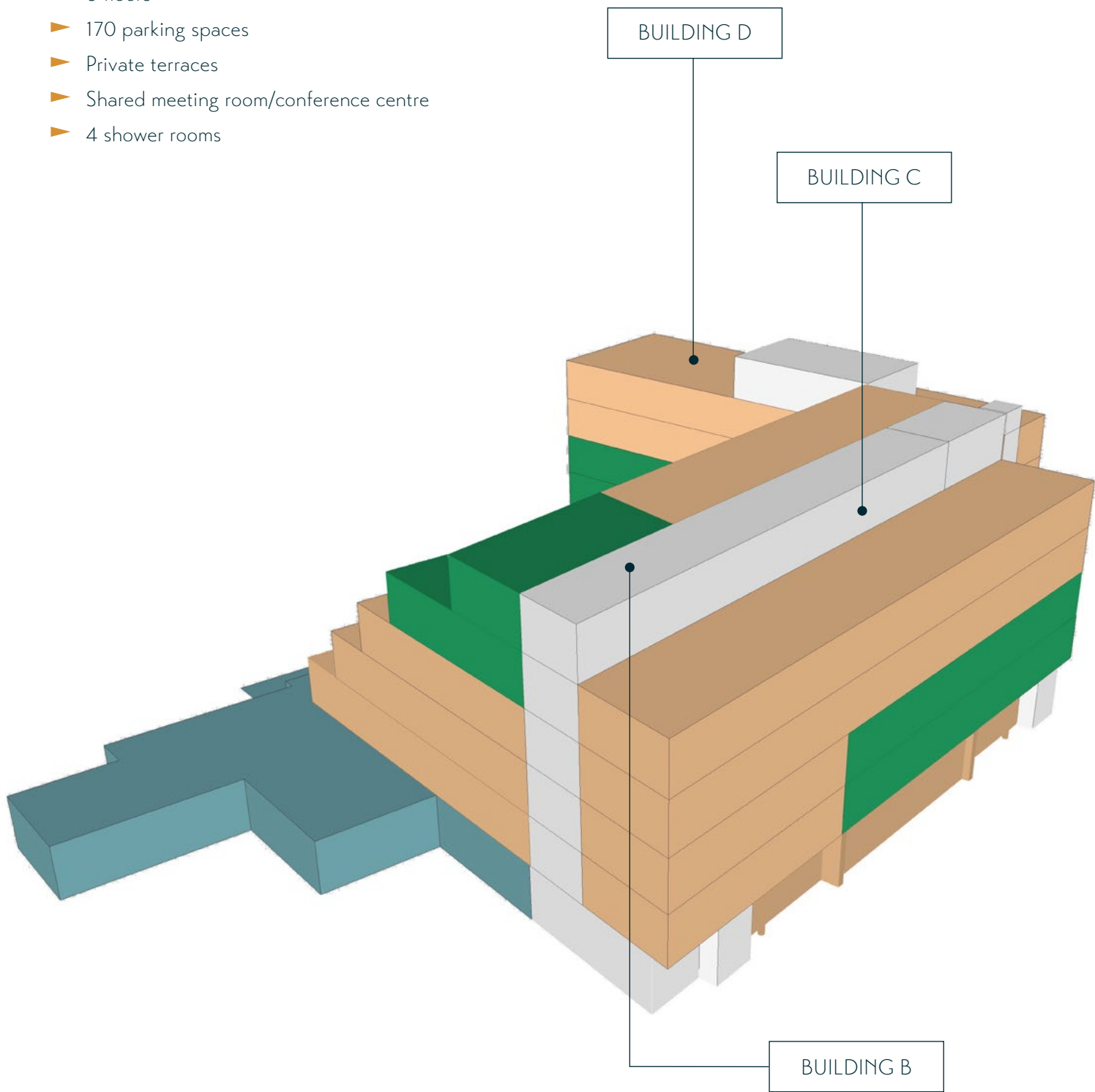
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areas

- ▶ Independent office building
- ▶ 7.935m² office space
- ▶ 6 floors
- ▶ 170 parking spaces
- ▶ Private terraces
- ▶ Shared meeting room/conference centre
- ▶ 4 shower rooms



	BUILDING A	BUILDING B	BUILDING C	BUILDING D	TOTAL AVAILABLE PER FLOOR (combinable)	
+5	LET	± 99*	LET		± 99	
+4		± 344*	LET		± 344	
+3		LET			IN OPTION	0
+2		LET	± 1.089		± 1.089	
+1		LET	± 1.065		± 1.065	
0	business center	LET		LET	0	
-1	parking ratio 1/45m² – shower rooms – archives					
-2						
TOTAL AVAILABLE SURFACE ± 2.597m²						

* ± 46m² TERRACE



FOR INDICATIVE PURPOSES



rental conditions

- ▶ Offices: €145-€155/m²/year*
- ▶ Parking spaces: €1,350/place/year
(ratio: 1/45m²)
- ▶ Archives: €80/m²/year

*dependent on the term of the lease



Q R S

RESOR **PROFESSIONAL**