

Hello! And welcome.

Before we begin, please note that this is an **interactive** experience.

The symbol  at the top reveals when something on that page is interactive using a mouse-over.

View the brochure in **full screen** for the best possible experience.



HÔTEL DES DOUANES

| OFFICES |





NEXT GEN OFFICES



TOUR & TAXIS
YOU, TOMORROW

nextensa.
PLACES
YOU PREFER

CHAPTERS



The Past meets the Future

Location, Location, Location

NextOffices by Nextensa

Tomorrow's Workplace: Floor Plans

Low Energy, High Level: Technical Information

To Let, let's Talk



THE PAST
MEETS
THE FUTURE



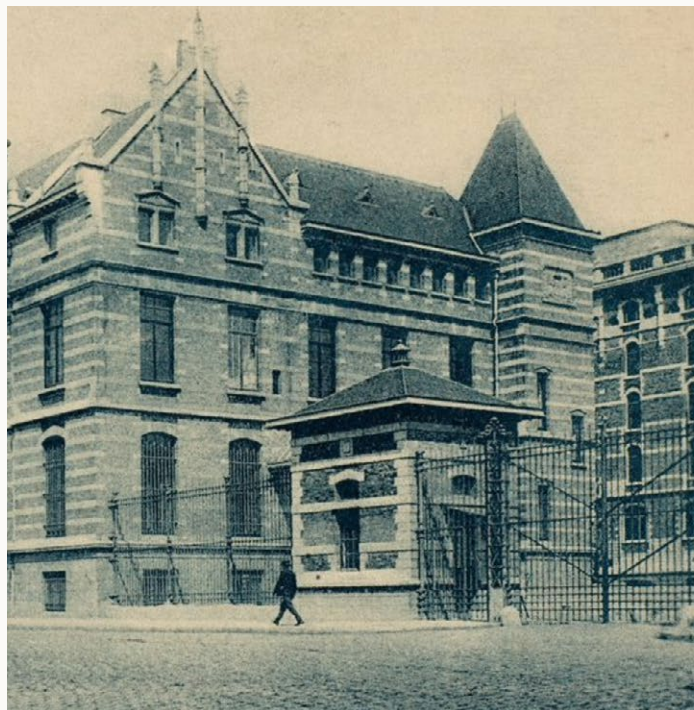
YESTERDAY. NOW READY FOR TOMORROW.

Walking into the Tour & Taxis site, you can almost smell the history. Located along Avenue du Port and Rue Picard, just a stone's throw from Brussels-North Railway Station, the site is truly one-of-a-kind. Today, it's an inspiring location to work, live, shop, meet and relax. But the origins of Tour & Taxis stretch back hundreds of years. Before we explore what the future holds, let's take a stroll through the past. Taking note of how this iconic landmark has evolved.

TOUR & TAXIS
YOU, TOMORROW

THE PAST

The journey of Tour & Taxis starts in the 16th century, when the von Thurn und Taxis family envisioned the site as a gateway to Europe. It quickly became a pioneering imperial postal service connecting the Spanish Netherlands, Burgundy and Spain with the rest of Europe. Fast forward to the turn of the 20th century when Tour & Taxis became a bustling logistics centre, home to one of Europe's largest shipping and customs hubs. A historically significant location that helped revolutionise Europe's train transportation system.



THE PRESENT

Today, Tour & Taxis is blossoming once more. Its renovated spaces and timeless architecture are home to successful commercial activities, sustainable housing and offices, large-scale events and citizen-led initiatives. Nextensa will continue this evolution, creating an inclusive living environment for all. An inspiring destination for the innovators of tomorrow, with great respect for the history and architectural heritage of yesterday.

YESTERDAY'S HERITAGE, TOMORROW'S WORKSPACE

Hôtel des Douanes has a fascinating industrial heritage. Designed by famous Belgian architect Ernest Van Humbeek and finished in 1907, it was originally intended as the administrative hub for all customs affairs at Tour & Taxis. Its elongated shape, resembling the Royal Depot, was constructed around a banking hall two stories tall. The structure remains, along with original elements such as the steel columns, concrete roof construction, metal structures supporting the glass roof, panelling on the walls and solid granite stairs.

Today, this wonderful part of our industrial heritage is ready to become a versatile workspace.



YESTERDAY.
NOW READY FOR
TOMORROW.

YESTERDAY. NOW READY FOR *TOMORROW.*

THE FUTURE OF HÔTEL DES DOUANES AND TOUR & TAXIS

For years, the 'heritage buildings' at Tour & Taxis have been undergoing rehabilitation and redevelopment. The final phase is the repurposing of Hôtel des Douanes. While not officially listed as a 'heritage building', the iconic construction is part of our industrial heritage. The essential elements such as the facades, roof and historical staircases will be treated with the greatest respect while meeting the highest standards of sustainability and circularity.

The future looks bright for Hôtel des Douanes. With its rich past and timeless construction, this marvel of architectural heritage is ready to be repurposed and modernised. A building that was once a beacon of administration and civil service, will become a benchmark for versatility and innovation. A home for businesses and a creative space for entrepreneurs. And who knows - your new workplace.

As Hôtel des Douanes evolves, so does Tour & Taxis. The expansion of Gare Maritime with more retailers and the completion of more residential projects are transforming the site into a wonderful place to work and live. And the location couldn't be more convenient.





LOCATION,
LOCATION,
LOCATION





NESTLED IN THE NORTH

Hôtel des Douanes is part of the historical Tour & Taxis development, located in a lively and up-and-coming neighbourhood along Avenue du Port and Rue Picard. Nestled in the North of Brussels, T&T is just a short drive from important approach roads and motorways.



EASY TO GET TO

Hôtel des Douanes is just a stone's throw from Brussels-North Railway Station, the most important commuter hub in Brussels and Belgium. Whether by bike, on foot or shuttle: no matter how you travel, getting there is a breeze.



ON FOOT OR BY BIKE

T&T is easily accessible on foot and by bike, with the regional cycling route 'CK' running conveniently along the canal. The park connects the banks of the canal with the site and adjoining districts, while Brussels-North Station is just a 7-minute walk across the Suzan Daniel bridge. Officially opened in October 2022, the bridge is reserved for pedestrians, cyclists and public transport and is a huge step forward for the accessibility and mobility of the northern district, greatly reducing the travel time between Tour & Taxis and North station.



BY SHUTTLE

A private, comfortable shuttle bus connects the site with Brussels-North Station and the multi-modal transport hub of Rogier. During weekdays, expect service every 5 minutes during peak hours and every 15 minutes during off-peak hours. The service is available from 5.30 am to 10 pm and is used daily by many employees who work on the Tour & Taxis site.



BY PUBLIC TRANSPORT

When it comes to public transport, T&T benefits from the nearby Brussels-North Station, subways (2 & 6), bus connections (STIB: 14, 20, 57; MIVB: 14, 20, 57, 88, 89; De Lijn: 356) and tramlines (51, 3 and 4), with more options to follow.



BY CAR

T&T is directly accessible by car from the centre of Brussels and surrounding areas thanks to the proximity to the inner ring road, the Brussels ring road and easy connection to Belgium's main motorways (E19/A12/E40/E411). There are more than 1.500 on-site parking spaces.



NEXTOFFICES BY NEXTENSA





*Hôtel des Douanes is a **unique opportunity** to become part of Tour & Taxis history.*

*A chance to enjoy all of its services in an iconic building that combines exceptional **heritage** with **sustainability** and **circularity**.*

***Natural light** through the central atrium allows for optimal communication between creative work teams that are free to enjoy more than 6.400 m².*



Olivier Kempen
Sales & Hospitality Manager - Offices & Parkings



TOMORROW'S
OFFICES IN
YESTERDAY'S
ARCHITECTURE.

A ONE-OF-A-KIND WORKSPACE

Hôtel des Douanes is a beautiful building that breathes history and offers an exceptional combination of heritage, sustainability and circularity. With striking architectural elements and an abundance of natural light shining through the atrium, the separate workspace floors create an extraordinary impression of openness, allowing communication to flow freely in a next generation workspace. The exceptional volume and large expanses of glass create a unique interplay between air and light, for a pleasant working experience all year round.

“Hôtel des Douanes is perfectly suited for multiple tenants. But there’s a unique opportunity for it to become a Tenant’s House: an impressive workspace for a single tenant.”



A STORY OF SUSTAINABILITY

Nextensa, a leading Belgian Real Estate investor and developer and owner of the Tour & Taxis site, is committed to redefining urban living through three key concepts: **sustainability, circularity** and **inclusivity**. The commitment to do measurable good for the planet has been consistently implemented in all renovation projects on the development site and Hôtel des Douanes is no exception. With the latest renewable technologies and eco-friendly materials, Nextensa once more leads by example, setting the standard for future workspaces.

Sustainability is at the very heart of Hôtel Des Douanes. Tenants will benefit from geothermic heating and cooling for a comfortable temperature in every season, while solar panels will help power the building. A smart water recovery system ensures that rainwater is reused for the toilets on the ground floor. Circularity is key here: the aim is to avoid destruction and needless waste, making the most of existing materials and historical architectural elements.

There is no limit to the ambition of Nextensa to make Hôtel Des Douanes one of the most sustainable workspaces imaginable. The goal? An outstanding BREEAM rating, a Well Platinum gold and gold DGNB certification. The highest possible standards of sustainability and circularity, combined with a rich heritage, make this a truly extraordinary place to work.

And the services are second to none.

EVERYTHING YOU NEED. AND SO MUCH MORE.



*Tour & Taxis has become so much more than a historical site. Today, it's a thriving neighbourhood and a key destination in the northern district. The project for sustainable urbanisation offers a plethora of services that make the lives of its inhabitants and visitors easier. Highlights include **Maison de la Poste**, the **Food Market** and **Spaces**.*

MAISON DE LA POSTE

Maison de la Poste is one of the main event venues at Tour & Taxis. Originally constructed in 1904 as an administration centre, Maison de la Poste is a striking homage to the Art Nouveau and Art Deco styles and the industrial era. Renovated in 2019, it has become an inspiring conference centre with 15 heritage event rooms. Ready to welcome you and your guests for corporate meetings and team building experiences in an innovative environment where each room has been imagined and created by a renowned architect.

FOOD MARKET

The Gare Maritime Food Market is a recent addition to the site but already extremely popular with both residents and visitors. It's also a great spot to welcome your partners and guests, have a bite to eat with a colleague or enjoy an afterwork party after a long day at the office. With 10 original street food concepts in a market style setting and the Victoria Bar at the very heart of the Food Market, each visit is a culinary experience you won't soon forget.

SPACES

Spaces is a creative co-working environment where a vibrant community of international entrepreneurs enjoy a seamless and complete working experience. Designer offices, shared lounges and modern meetings rooms are just a few highlights of this inspiring place to create.



ANYTHING
YOU DESIRE.



Regardless of your interests or lifestyle, visitors, employees and residents can benefit from all that Tour & Taxis has to offer. Supporting services include two nurseries (one French speaking and one Dutch speaking), on-site hospitality and facility management, a hairdresser, hammam, shops, a beautiful park with stunning ponds, a Finnish racetrack and security and concierge services.

There is no shortage of mobility solutions either. T&T offers more than 100 electric vehicle charging stations, daily shuttles

to Brussels-North Railway Station, bike parking with shower facilities and lockers, Villo shared bikes and shared vehicles with Cambio.

Sports fanatics can enjoy health & fitness services at Aiyana, a Finnish racetrack, Cyclo Studio, Strongbox and Fitness or a relaxed game of pétanque. And when you've worked up an appetite, there's the Food Market or the Frietkot, The Waffle, Brasserie de la Senne and several wonderful restaurants and eateries to enjoy.

Tour & Taxis also hosts several major events throughout the year, including the World Padel Tour, design fairs such as the Brussels Makers Market and Brussels Design Market and exhibitions such as Tutankhamun Expo Brussels, making it a truly inspiring place to work, live and visit. Whether it's co-working spaces, event locations or a delicious meal during your lunchbreak, it's all just a short walk from the next generation workspace at Hôtel des Douanes.



TOMORROW'S WORKPLACE: FLOOR PLANS





WELCOME TO ENDLESS POSSIBILITIES

Hôtel des Douanes is a workplace with an exciting prospect: much of the interior is a blank canvas that is waiting to be filled in by the tenant's imagination. With a total workspace of 6.625m² on the ground, first and second floors - and the option to add polyvalent surfaces in the semi-recessed garden level of 1.000m² - the mind wanders about the endless possibilities.

If desired, the building can be split into two symmetrical and identical parts of about 3.216 m² or up to 12 units ranging between 400 and 600m² as a multi-tenant office building. But the iconic building can also become a true gem for single tenants. The opportunity to make it a Single Tenant's House makes the building a unique prospect in Brussels. The tenant will have total freedom to split the floors and design the spacious interior as he or she desires.

Let your imagination wander as we explore what Hôtel des Douanes could look like.

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LOW ENERGY,
HIGH LEVEL:
TECHNICAL
INFORMATION



HISTORY MEETS SUSTAINABILITY

It's been over 100 years since the final brick was laid and Hôtel des Douanes was completed. Today, the customs building is on the verge of becoming an exemplary redevelopment project that preserves the original heritage with the greatest respect, combining it with extreme sustainability and optimal circularity. Setting the gears in motion for a truly special workspace.



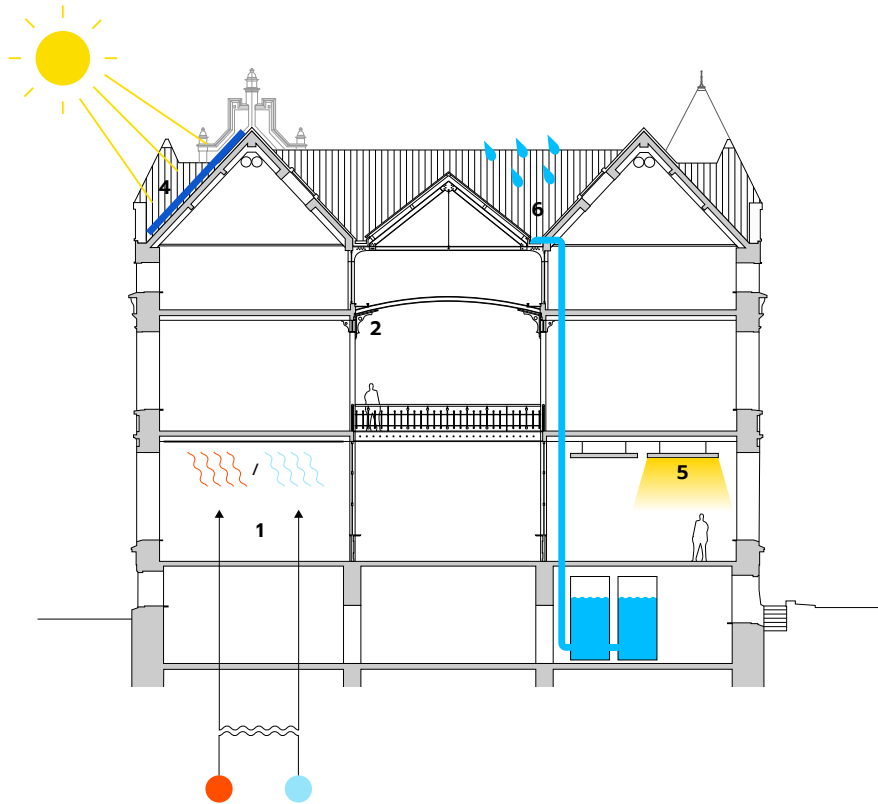
Extensive sustainability measures make Hôtel des Douanes energy neutral and fossil fuel free. Heating, cooling and ventilation of the workspace surfaces happens through geothermal processes and radiant ceiling heating and cooling, barring the need to use any fossil fuels.

Setting a new standard of sustainability, electricity is partly produced by the photovoltaic panels on the roof, while LED light fixtures dim automatically in function of daylight or absence of staff. Rainwater is collected and reused for sanitary purposes on the ground floor, while original construction elements such as the panelling on the walls, solid granite stairs, steel columns and roof construction remain in the interest of circularity and zero waste.

The bar is set extremely high: Hôtel des Douanes aims to reach an outstanding BREEAM rating, a Well Platinum Gold and DGNB Gold certification. One thing is for sure: Hôtel des Douanes is set to stand the test of time as an outstanding workspace for the next 100 years and beyond.



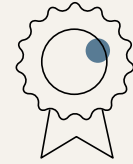
SUSTAINABLE SOLUTIONS



1 Ventilation of the workspace surfaces happens through geothermal processes and radiant ceiling heating and cooling, minimizing the need to use any fossil fuels.



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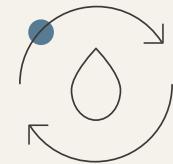
3 Hôtel des Douanes aims to reach an outstanding BREEAM rating, a Well Platinum Gold and DGNB Gold certification.



4 Electricity is produced by a maximum number of photovoltaic panels on the roof.



5 LED light fixtures dim automatically in function of daylight or absence of staff.



6 Rainwater is collected and reused for sanitary purposes.



TO LET,
LET'S TALK



HELLO, WE ARE NEXTENSA

Nextensa is a leading Belgian real estate investor and developer. We uncover opportunities and transform them into successful projects for our stakeholders. As a team of passionate professionals, we take great pride in pioneering neighbourhoods and contributing to the community. By anticipating trends, we create sustainable spaces to live, work, relax and shop.

LET'S TALK

Are you interested in this unique opportunity to thrive inside the historic Hôtel des Douanes offices? Or do you have any questions for us? Don't hesitate to reach out to Nextensa!

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INTERESTED? PLEASE CONTACT US

Name

Company

E-mail

Your request

SOME OF OUR FINEST ACHIEVEMENTS

As a thriving Belgian real estate investor and developer, Nextensa is proud to present some of its greatest accomplishments. Discover the projects that have inspired us and driven our team to push the boundaries of sustainability and circularity. There is no limit to what we can achieve for our cities and communities.

We can't wait to see what the future holds.

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All descriptions, illustrations and 3D renders enclosed in this document are for information purposes only. Hôtel des Douanes is subject to change until final delivery of the building. This document is non-binding and is valid regarding surface space until the day it is rented to a third party.

Layout and text: www.square.be - Plans and 3D: SHAKE



SHAKE
DESIGN & BUILD