

multiply possibilities

1 A new, continuous way of working

2 Area buzzing with life

3 A city within a city

4 Sustainability is the standard

5 Overview

A fresh burst
of oxygen



in the heart
of Brussels

Embracing a new way of working



The centre
of everything

OXY, the epicentre of activity, is situated in a recently revitalised pedestrian area in the heart of Brussels. Its convenient location places it within close proximity to all of the exciting events happening in the city.

Easy
commutes

Transportation to OXY is effortless with subway and tram stops, bus lines, public parking lots, and Villo bike racks located within easy reach. Furthermore, the Central Station is only a brief 10-minute walk. OXY has an exceptional walking score of 99%, ensuring fast and effortless accessibility.

Endless
perks

OXY provides an abundance of amenities to satisfy everyone's preferences. Whether it is indulging in a long lunch or a fresh, nutritious dinner, sipping after-work cocktails, or a quick caffeine fix, there is something to suit every taste.

A frictionless
experience

With OXY, seamless connectivity is guaranteed. Integrated data systems with a wide range of applications make it easy to switch from work to leisure.

A sustainable
philosophy

These days, sustainability can't be an afterthought. OXY takes an eco-friendly stance on all aspects, ranging from urban mining to CO2 neutrality "in daily use". OXY will hold a platinum WELL-certification and will have an outstanding BREEAM score to further validate our commitment to the environment.

Connectivity



Possibility



An area buzzing with life

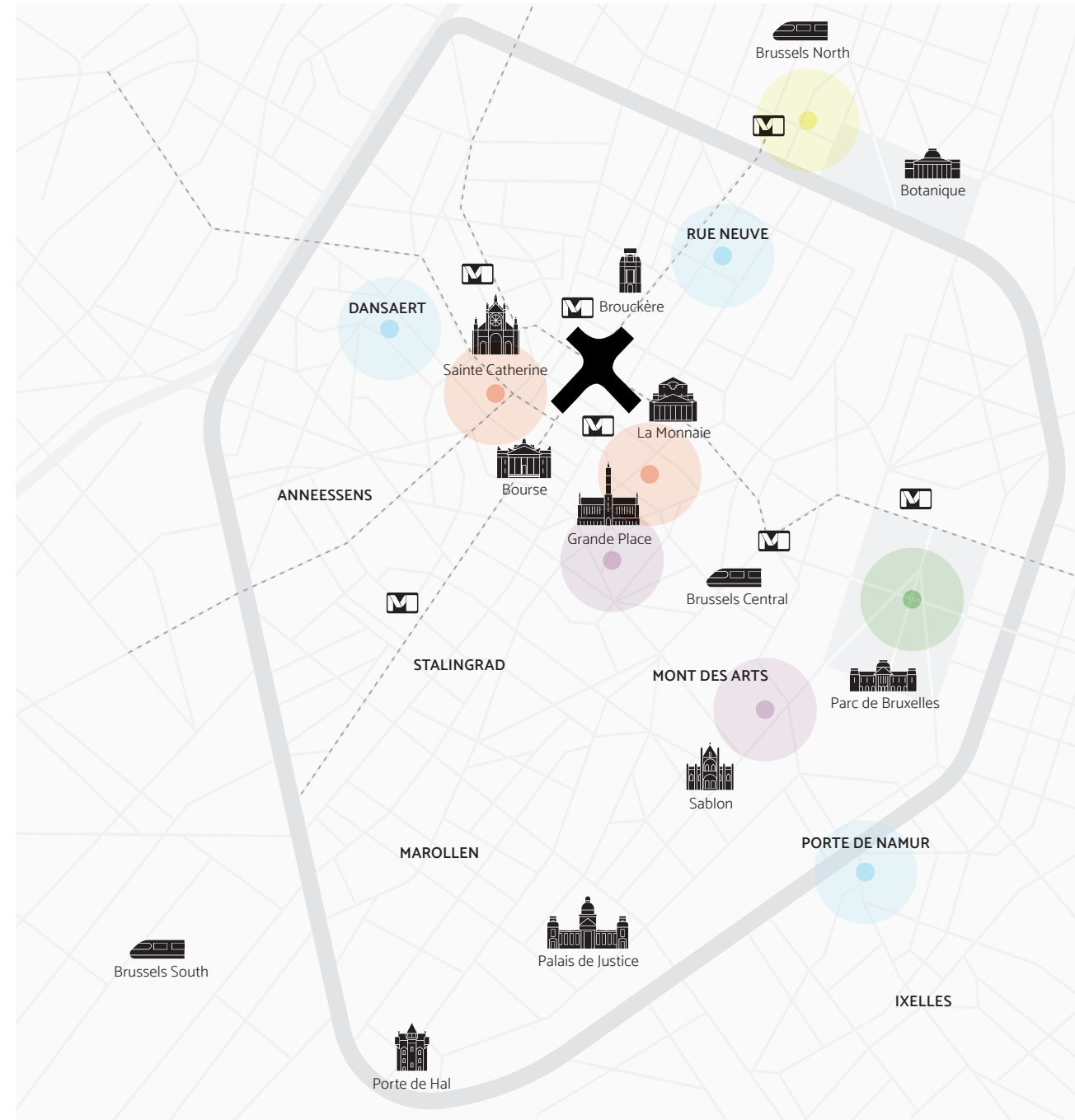


Pedestrian paradise

OXY's location serves as the perfect base for experiencing the pulsating life of Brussels. With a 99% walk score, it offers direct access to the vibrant centre of arts, culture, and commerce. The surrounding area is filled with shopping hotspots, outstanding dining options, and multiple transportation links. OXY's position in the city is second to none, making it the ideal location to enjoy all that Brussels has to offer.

Footfall

Place de la Monnaie: up to 36.000/day
Boulevard Anspach: up to 17.000/day



Shopping

433 shops

Rue Neuve | City2 | La Monnaie |
Agora Gallery | Royal Gallery of Saint Hubert
Carrefour | AD Anspach | Rue Dansaert

Food & drinks

462 restaurants and bars

ComoComo | Wolf Food Court | Harvest
Le Selecto | Frites Atelier | Halles Saint Géry
Arthur Orleans | L'Archiduc | Monk

Hotels

50 hotels

OXY Hotel | The Radisson Collection Hotel
The Dominican | Crowne Plaza
NH Hotel Brussels Centre | Novotel Brussels Centre

Well-being

**10 gyms | 16 medical facilities
5 day cares | 16 schools**

Culture

11 museums | 14 concert halls | 6 cinemas

Transport

Metro lines 1 | 5
Bus lines 29 | 33 | 46 | 48 | 71 | 88 | 89 | 95
Tram lines 3 | 4
7 Villo! bike stations
Train station 10 minutes away (Brussels Central Station)
Oxy parking 161 private spots
606 public spots | 435 bicycle racks



Amidst the hustle and bustle of the capital, OXY's open gardens welcome visitors and locals alike in a haven of calm and community. This is where the big-city buzz meets a blissful kind of balance.

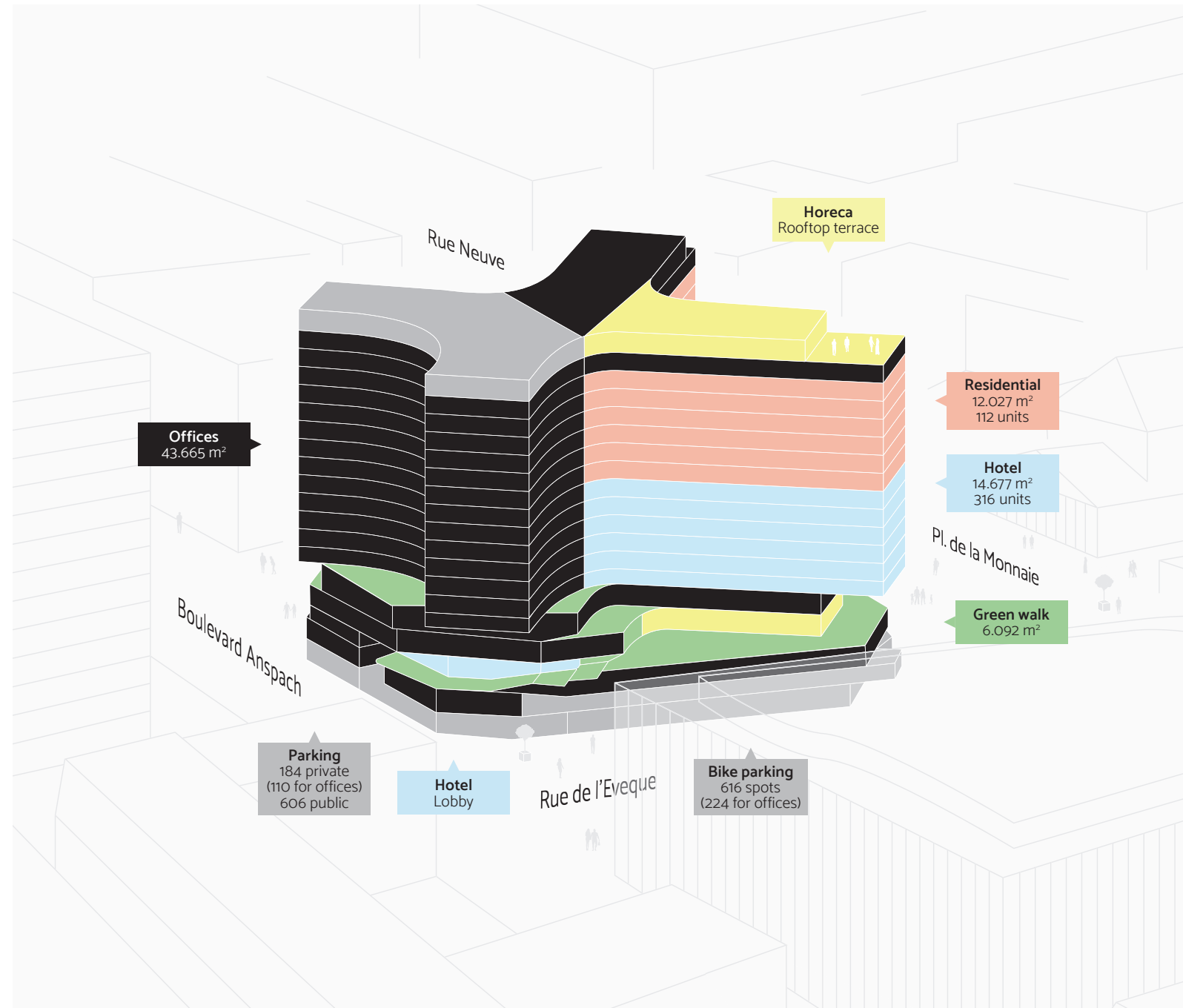


Workspace



Playground

A city within a city



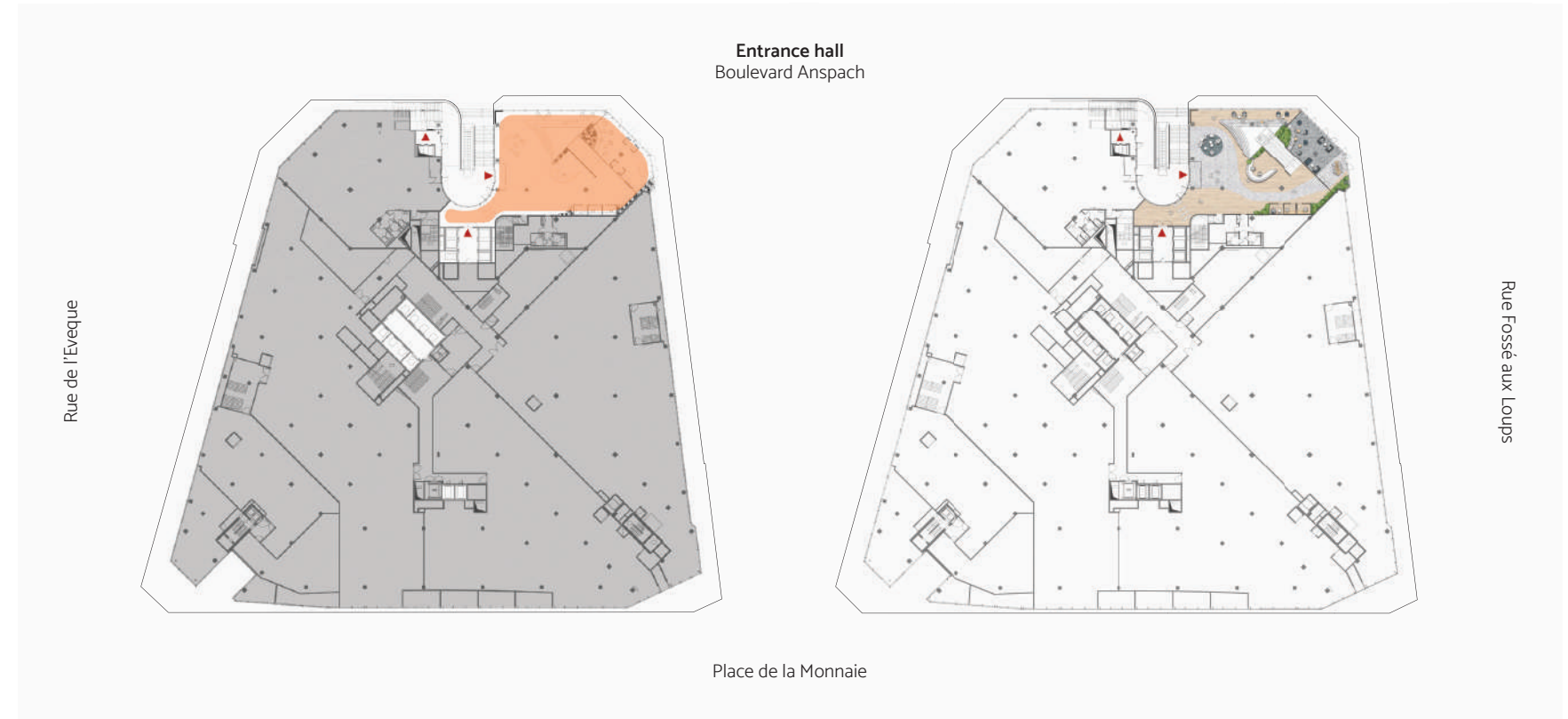
The building, originally constructed in 1971, is undergoing a complete transformation into a vibrant mixed-use oasis. In total, more than 6.000 m² of green gardens will be created.

It will feature an array of new functions such as a ****-hotel, residential units, a couple of restaurants, and a rooftop bar. In addition, agile workspaces and publicly accessible amenities will be established by 2026.



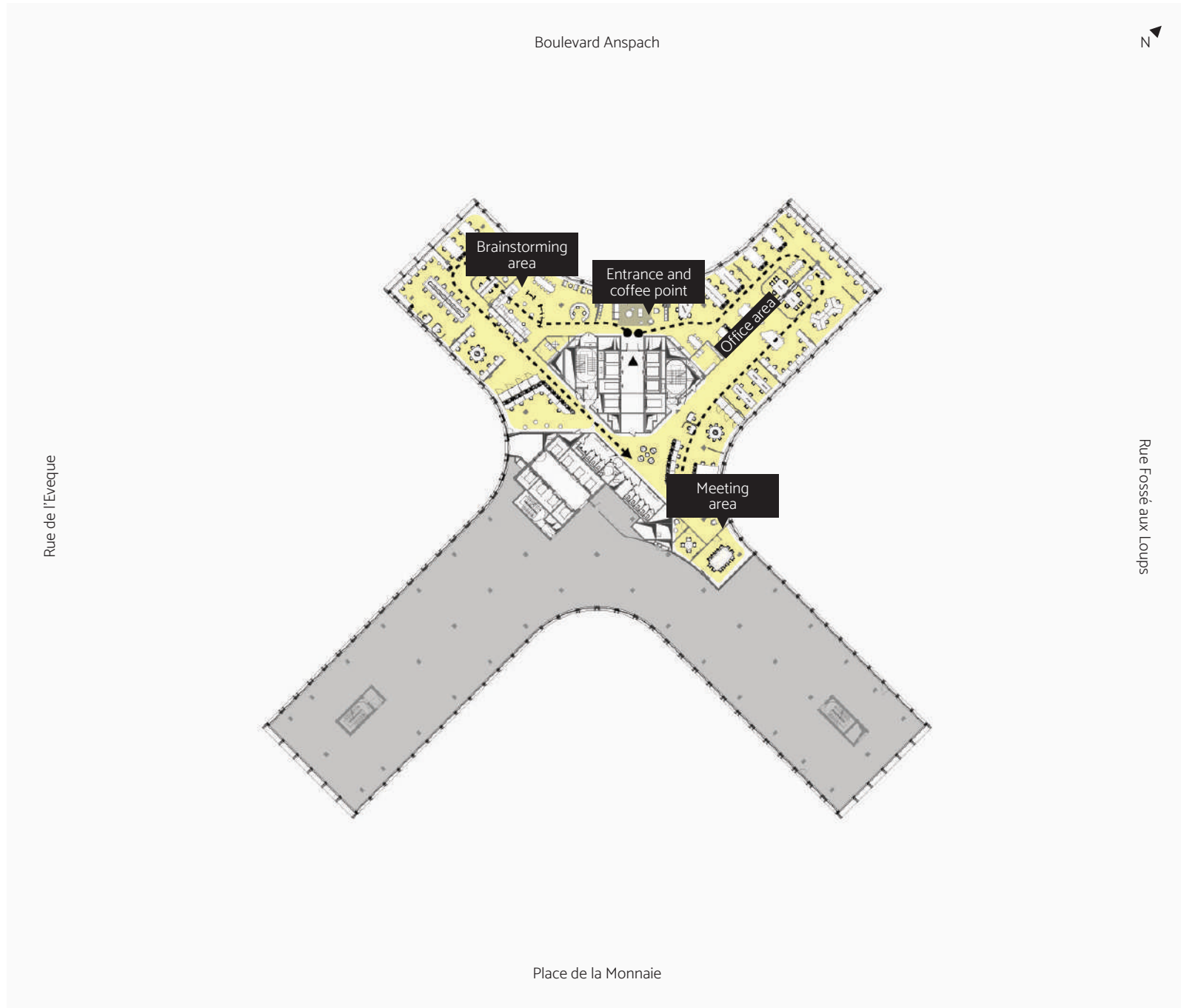
Walk The Walk

The Walk invites visitors to wander into the building and explore its many facilities. An open-air green walkway is set to be established, extending from the pedestrian zone at Boulevard Anspach, leading you to a public terrace, which offers a panoramic view of Place de la Monnaie. The upper levels of OXY will feature extensive green roofs that will promote and sustain biodiversity.



Entrance hall

The triple high entrance hall of OXY serves as a front desk for all offices, seamlessly connecting three floors with open space and high ceilings. The design drives visitors' attention upwards, leading to the reception desk on the first floor and continuing skyward with cloud-like ceilings that provide a natural transition to other levels. The use of space, air, light and natural materials creates a sense of calm and breeziness.



Flexible office floors

Natural daylight floods the tower through its glass walls, enhancing focus and productivity. Desks are situated by the windows and adorned with light materials, creating an inviting atmosphere for meeting rooms and lounges.

Sustainable
philosophy



Responsible mindset



Sustainability is the standard

At OXY, we let our actions speak for themselves when it comes to our sustainability efforts. Rather than boasting, we have set transparent goals for CO2 neutrality “in use” and carbon footprint reduction, and are actively pursuing the highest attainable certifications to demonstrate our commitment to the cause.



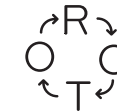
Breeam

OXY will have a shell and core outstanding score on the Building Research Establishment Environmental Assessment Method, which was designed to assess the negative impacts of the construction industry on our environment.



Well

OXY will hold a **platinum** WELL-certification proving that it is designed with the health and well-being of its occupants in mind.



Rotor

The percentage of newly introduced circular materials will be aimed at 4-6 %.



CO₂ Neutral Label

The CO2 Neutral Label recognises that OXY will be fully neutral in its everyday use.

Urban mining

A circular mindset

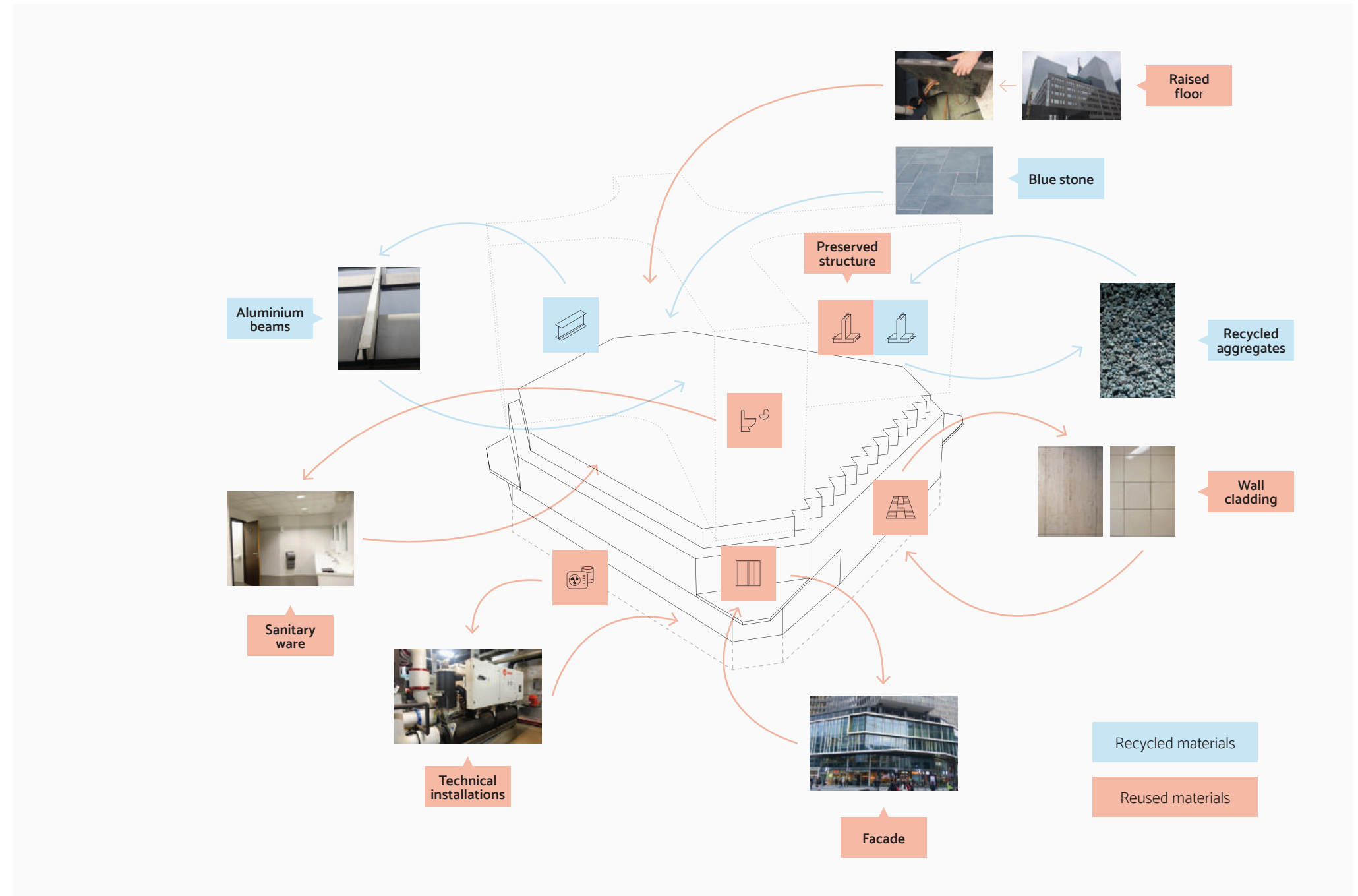
Our planet's natural resources are dwindling. That's why we genuinely believe today's cities will be tomorrow's mines. We want to take responsibility and lead the way by reintroducing high-quality used materials into our buildings. In the neighbouring 'Multi' project, we managed to urban mine 2% of all materials while sticking to an elegant, business-friendly aesthetic. For OXY, we've now set our sights on a bolder goal, using at least 4 to 6% reused materials.

Recycled materials

Aggregates | Blue stone
Aluminium beams

Reused materials

Facade | Wall cladding | Raised floor
Technical installations | Sanitary ware



Platinum WELL-certificate

People come to the office craving social interaction. But they also need a healthy, stimulating work environment with good air quality, natural daylight, amenities and acoustical performance to enable focus. A positive sense of well-being will contribute to our successes both personal and professional.

The office therefore should be a space where our senses are stimulated. This promotes productivity and creativity. At best, we design workplaces that stimulate our curiosity, encourage us to discover new experiences and enhance collaboration, while at the same time allowing us to focus. To that end, we strive to obtain the Well-platinum certificate.



Natural daylight

OXY's office floors have an abundance of natural light, which lifts employees' moods, wards off headaches, and even improves sleep patterns outside work hours.

Filtered air

Our offices are equipped with high-quality filtration systems that remove pollutants, allergens, and other harmful particles from the air indoors.

Healthy food

Employees have a wide selection of healthy and nutritious meals available, catering to their personal dietary restrictions.

Daily movement

The building is designed to encourage more physical activity throughout the workday, with accessible staircases. Amenities and services are conveniently located within walking distance.

Social contact

Our dynamic and stimulating workspaces encourage opportunities for collaboration and networking.

Services

Choose from a diverse array of available services that cater to the daily needs of employees, including grocery stores, pharmacies and laundry facilities.



Overview

Building description (offices)

Broadening building

The current construction will be completely transformed into a state-of-the-art building. The entire building will be broadened with 1,2 m on all sides, and will provide a reception area on every floor. Coming out of the elevator, a superb view over Brussels is visible as well.

Lift installation

The central lift core will be equipped with 7 passenger lifts (max. 15 people) and 1 goods lift (max. 19 people).

Evacuation

All installations and means of escape have been approved by the local fire authorities. In the tower itself there are 2 fire escapes, in the base 2 more will be added.

Ceiling height

Climated ceiling islands will be placed to all 16 office floors, resulting in a ceiling height of an average 2,7 m.

Grid

Full fitout flexibility every 3 m.

Ducting & AC

Heating and cooling: the offices will be fitted with climate control ceilings. Ventilation installations: On each floor, the ventilation air will be distributed and blown in with the aid of the air feed grids. We will provide a mechanic, double flux ventilation system with a variable flow rate controlled by CO2-meters.

BREEAM requirements

The OXY tower is designed to achieve a BREEAM 'shell and core' "Outstanding" rating according to the BREEAM-NL assessment guidelines. This is in conjunction with the tenant fit-out works and adoption of appropriate management operating procedures.

Lighting

The minimal provided light level in the office areas will be 500 lux, 250 lux in the corridors and 100 lux at the emergency exits. All lighting is LED. Motion detectors may be installed about every 25 m².

Structure

The following principles will apply for usable floor loads: office area – 2,5 kN/m², terraces – 2,5 kN/m².

Glazing

The facade will be floor to ceiling glazing, for a maximum natural light. All windows will be low-E clear glass.

Services & facilities

Parking

OXY provides a private underground car park for 110 office vehicles, with an entrance via the Fossé aux loups. Furthermore, the OXY-project includes ample space for two-wheelers, with a parking area for 400+ bicycles and loading stations. A private step parking is possible on every floor.

Public interparking

Underneath OXY, a public car park for 606 vehicles is available.

Meeting centre

OXY will have a unique outdoor meeting facility, reducing need for large meeting rooms in private office space.

Restaurant

Restaurant with terrace for both business lunch or more casual options with friends and colleagues.

Timing

Our process

Research & Applications: 2023
Construction: Q3 2023
Delivery of the office floor (fit-out excl.): Q1 2026
Occupation first tenants: Q2 2026

This brochure was printed on sustainable paper. Depicted renders may differ from reality.

Discover OXY online

As long as OXY is still in the works,
you can visit us online at oxybrussels.eu.
See you there!

A project by

