

# Designed by light



## MOBILIS

**Sustainable high-quality spaces for offices  
and commercial activities**

Boulevard Industriel 51  
1070 Brussels

Urban planning permit: February 2021  
Construction works: 05/2021 to 12/2024  
Plot area: 10,440 m<sup>2</sup>  
Building footprint: 7,120 m<sup>2</sup>  
Number of floors: 6  
Total built area: 32,000 m<sup>2</sup>  
Urban context: Urban industry zone  
Parking: 360 spaces  
Certification: BREEAM Outstanding







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# Illuminate your business



## Built to adapt

Mobilis is a CO<sub>2</sub>-neutral, **BREEAM Outstanding-certified** building that integrates renewable energy and advanced technologies to minimize its ecological footprint.

Its innovative, long-lasting structure with modular, removable floors allows spaces to seamlessly adapt to changing functions, from offices and workshops to

production areas, cultural venues, and dining spaces. Smart technical solutions and optimized logistics, including two loading docks, ensure efficient operations.

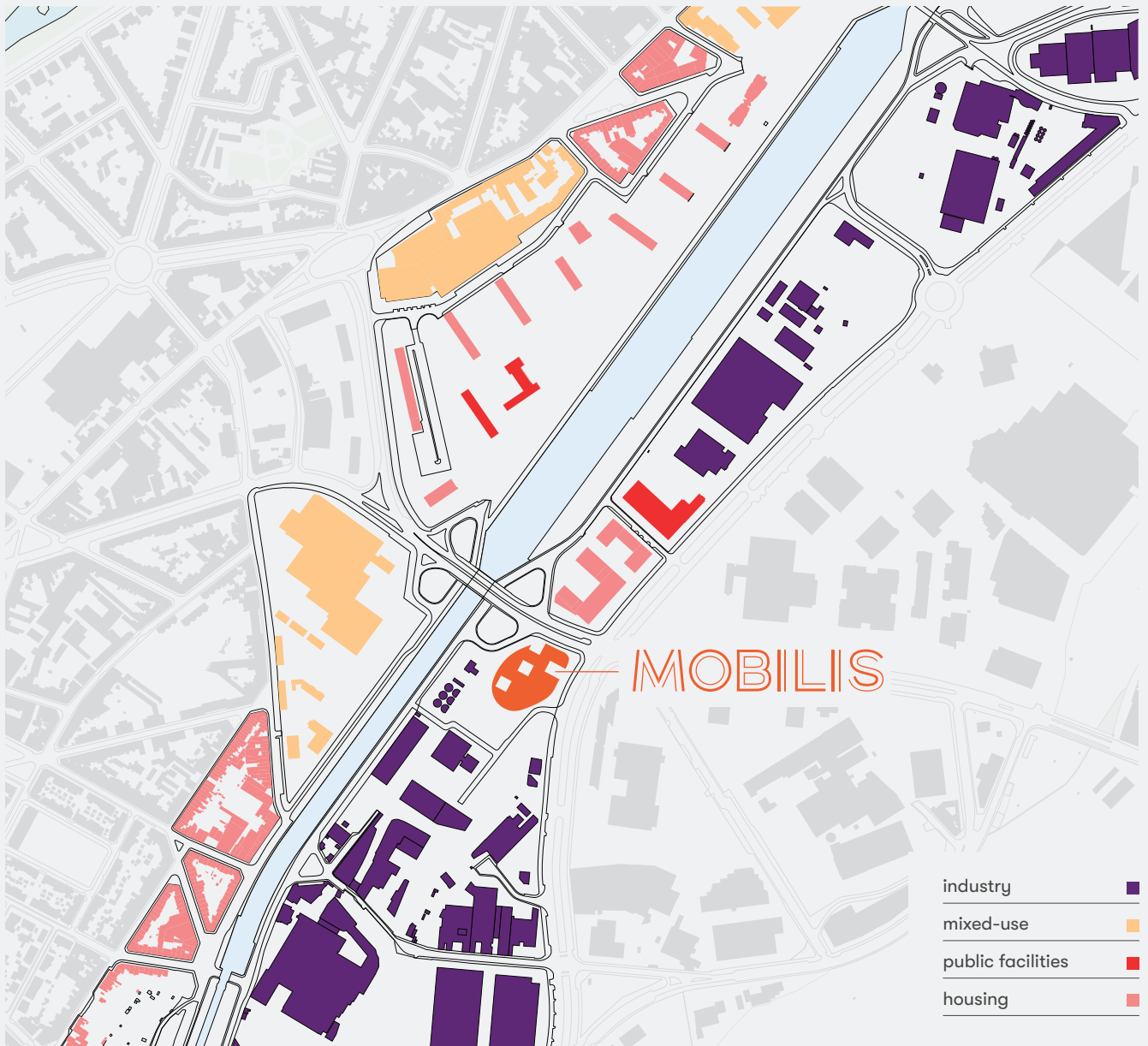
The rooftop is designed to accommodate a panoramic restaurant with terrace gardens, further enhancing the building's versatility and user experience.

## Limited spaces left

Level 1	→	787 m <sup>2</sup>
Level 2	→	787 m <sup>2</sup> + 1467 m <sup>2</sup>
Level 3	→	697 m <sup>2</sup> + 1467 m <sup>2</sup>
Level 4	→	Rooftop 680 m <sup>2</sup> + 725 m <sup>2</sup> (terrasses)
Parkings	→	360



# In a fast-evolving district



Located in Anderlecht, the property enjoys a strategic position within one of the capital's most dynamic and evolving districts.

Just minutes away from **Brussels South Station**, the site offers direct access to international rail connections, including Thalys and Eurostar. Its proximity to the **Brussels Ring** and major road arteries such as the E19 and A7 ensures optimal connectivity for both local and international traffic.

The area is currently undergoing significant urban renewal, attracting forward-looking businesses and mixed-use developments. This location is ideally suited for companies and investors seeking visibility, accessibility, and long-term value in a transforming urban landscape.





# Responsibly engineered

## A new benchmark in sustainable development

Awarded the **Be Circular label in 2020**, this innovative building is a flagship of circular construction and environmental responsibility. **Certified BREEAM Outstanding** (Shell and Core), it meets the highest **ESG** and **CSR** standards, offering occupants a work environment that aligns with the principles of sustainable growth and responsible governance.



## A future-proof, energy-efficient building designed with flexibility and innovation in mind



### Optimised use of natural resources

rainwater recovery and efficient management of natural light



### Optimised transport

construction materials transported via waterway



### Energy neutrality

on-site energy production through solar panels



### Building information modeling

Use of BIM for optimized construction management and building operation



### Layered S-M-XL design

structure built for a minimum lifespan of 100 years



### Building resilience

anticipating climate change



### Enduring architecture

long-lasting construction and flexible design



### Energy neutrality

energy production through geothermal systems



### Biodiversity

green areas designed in line with biodiversity principles



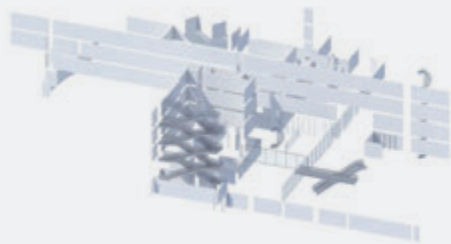
### Circular economy

recovery, reuse and recycling of materials

# A vision built to evolve

## Layered S-M-XL design

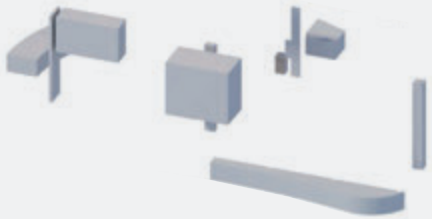
Mobilis is designed as a long-term, future-proof structure based on a layered approach: XL, L, M and S. Each level reflects a specific lifespan from structural elements to technical systems, allowing the building to adapt over time with maximum flexibility and minimal environmental impact. This strategy ensures architectural resilience, operational efficiency, and full alignment with circular construction principles.



### **S - SYSTEMS**

5 - 20 years  
recuperation of existing materials  
demountable systems  
reversible interior fittings

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### **M - TECHNIQUES**

5 - 20 years  
flexibility of layouts  
reversibility and adaptability of special techniques  
flexible and accessible cores

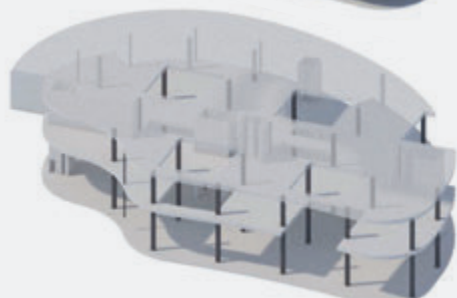
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### **L - SECONDARY STRUCTURE AND ENVELOPE**

50 years  
demountable secondary structure  
demountable ramps  
curtain wall facade for different program types  
demountable facade consoles

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### **XL - PRIMARY STRUCTURE**

100 years  
primary concrete structure  
generous grid of 16.20 x 16.20m  
patios





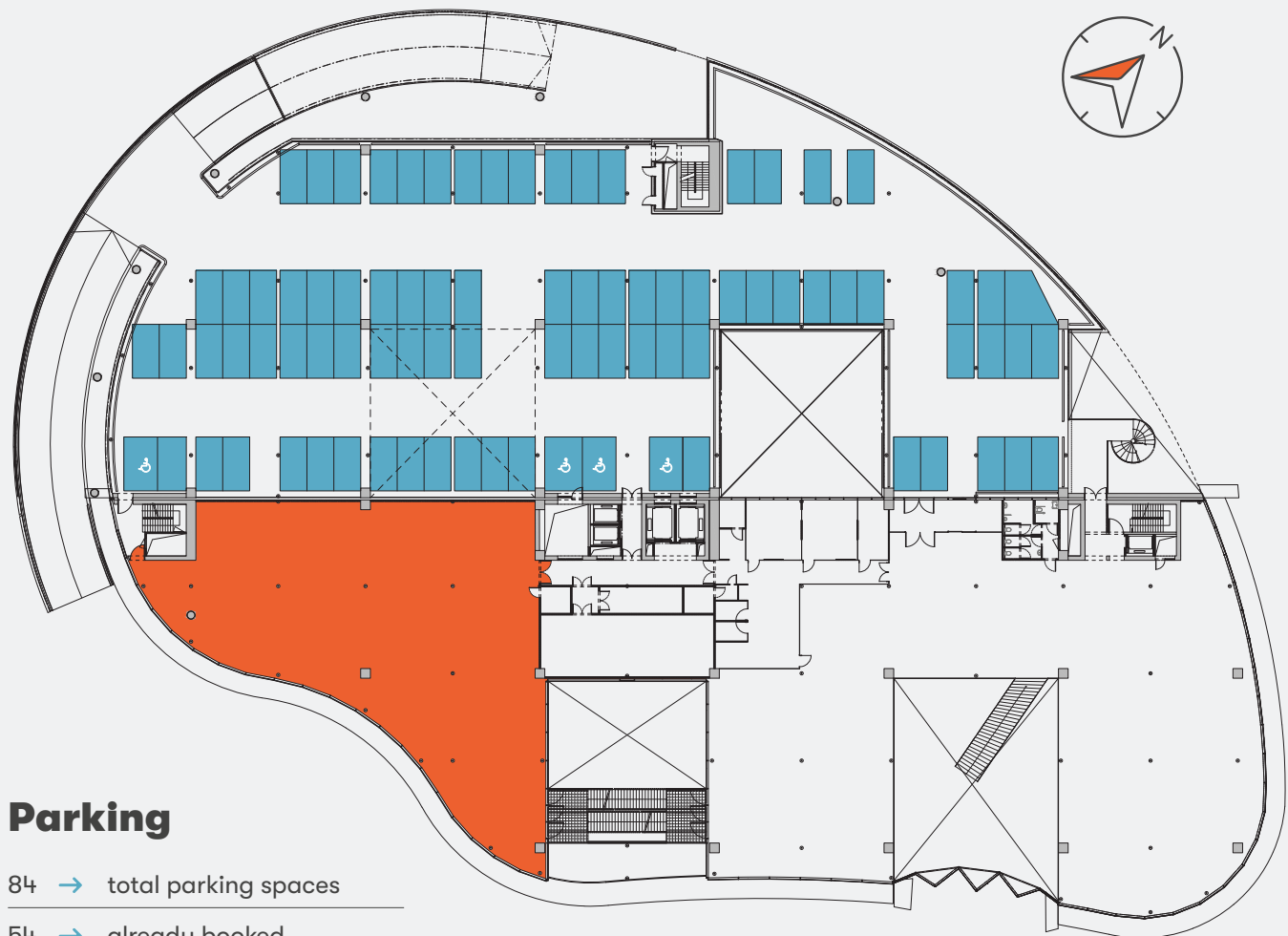
# Level 1

Left side - 787 m<sup>2</sup>

## A bright space, ready to unlock its full potential

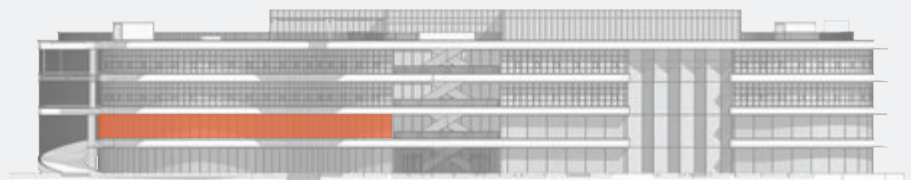
Set your projects in motion within this 787 m<sup>2</sup> net floorplate, bathed in natural light and facing south-east. With generous ceiling heights of 4.20 m (3.50 m below concrete beams once flooring is installed), this raw canvas is ideal for open, dynamic layouts that inspire creativity. Thanks to its 8m x 8m steel structural grid, the space allows total freedom of layout.

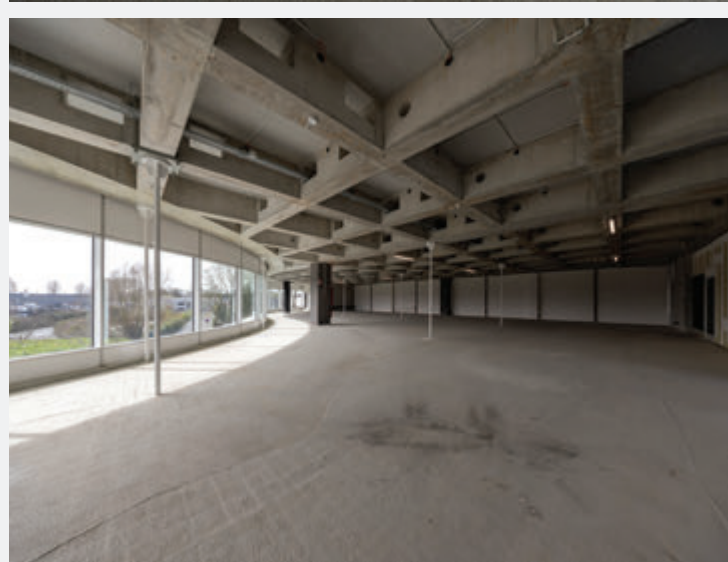
Direct access via central elevators ensures easy circulation, while the connection to the patio provides a pleasant break area. A rooftop terrace with panoramic views over Brussels will soon be available. Pre-installed outlets for water, electricity, fiber optics, and drainage. Two dedicated technical rooms are also available to host your servers and IT infrastructure.



## Parking

- 84 → total parking spaces
- 54 → already booked
- 30 → available for lease
- 30 → EV charging connections
- 4 → PRM parking spaces











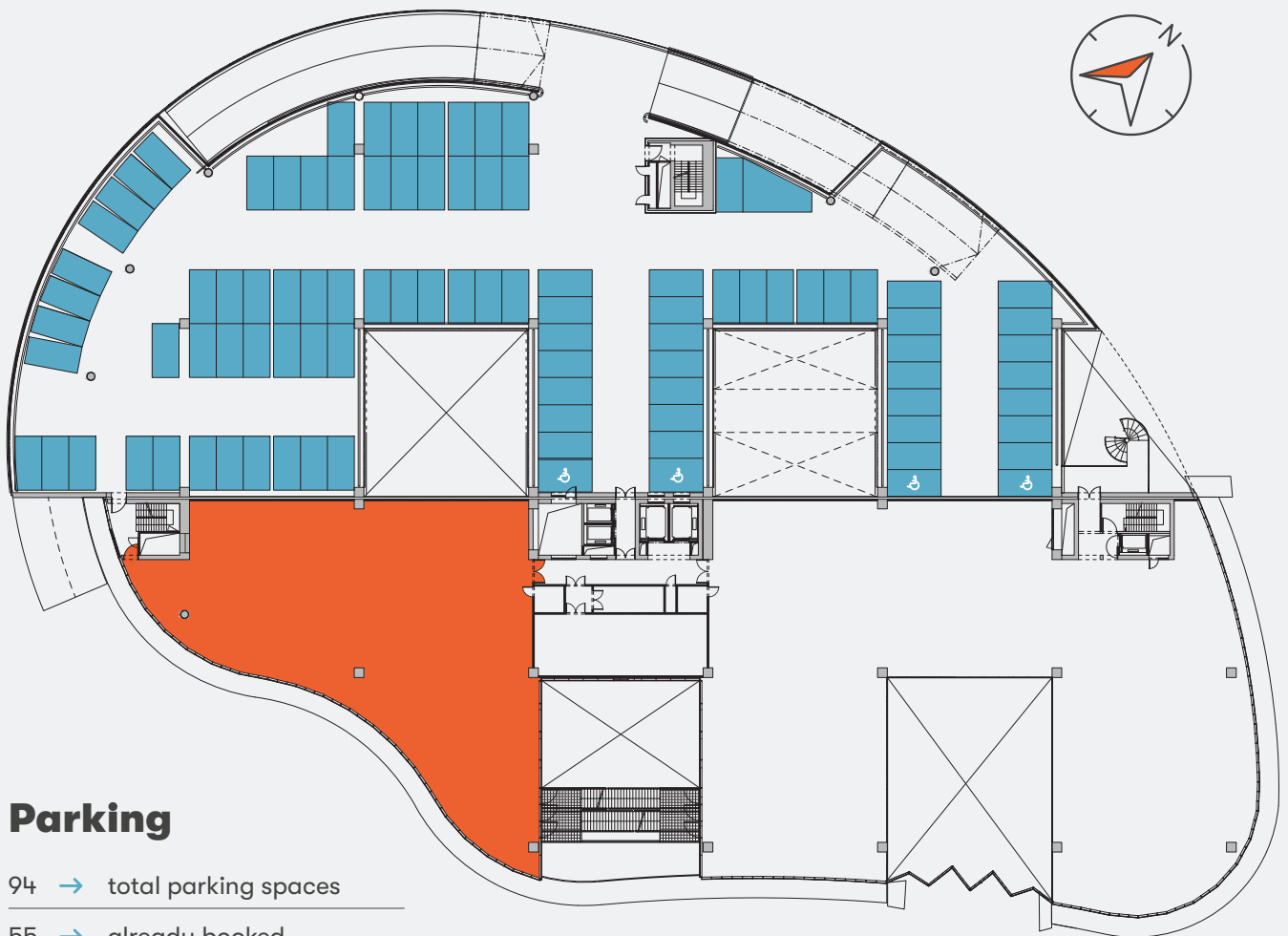
# Level 2

Left side - 787 m<sup>2</sup>

## A perfect balance of light, space, and functionality

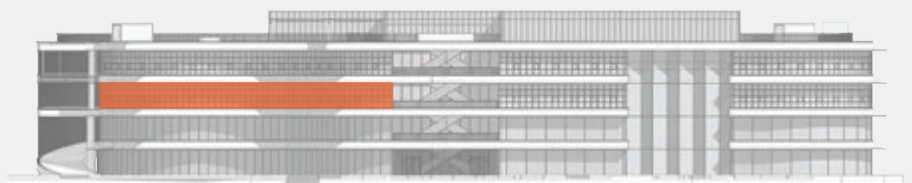
This 787 m<sup>2</sup> net floorplate, facing southeast, offers an environment designed for both well-being and productivity. With ceiling heights of 4.20 m (3.80 m below steel beams once flooring is complete), it suits a wide range of layouts – from open-plan offices to more intimate collaborative spaces. Its 16 m x 16 m concrete grid ensures maximum layout flexibility, while direct access via the central elevators makes daily circulation

smooth and efficient. The adjacent patio with terrace provides a refreshing break area for your teams, and the soon-to-be-completed rooftop terrace will offer a truly unique space with panoramic city views. Pre-installed outlets for water, electricity, fiber optics, and drainage. Two dedicated technical rooms are also available to host your servers and IT infrastructure.



### Parking

- 94 → total parking spaces
- 55 → already booked
- 39 → available for lease
- 9 → EV charging connections
- 2 → PRM parking spaces



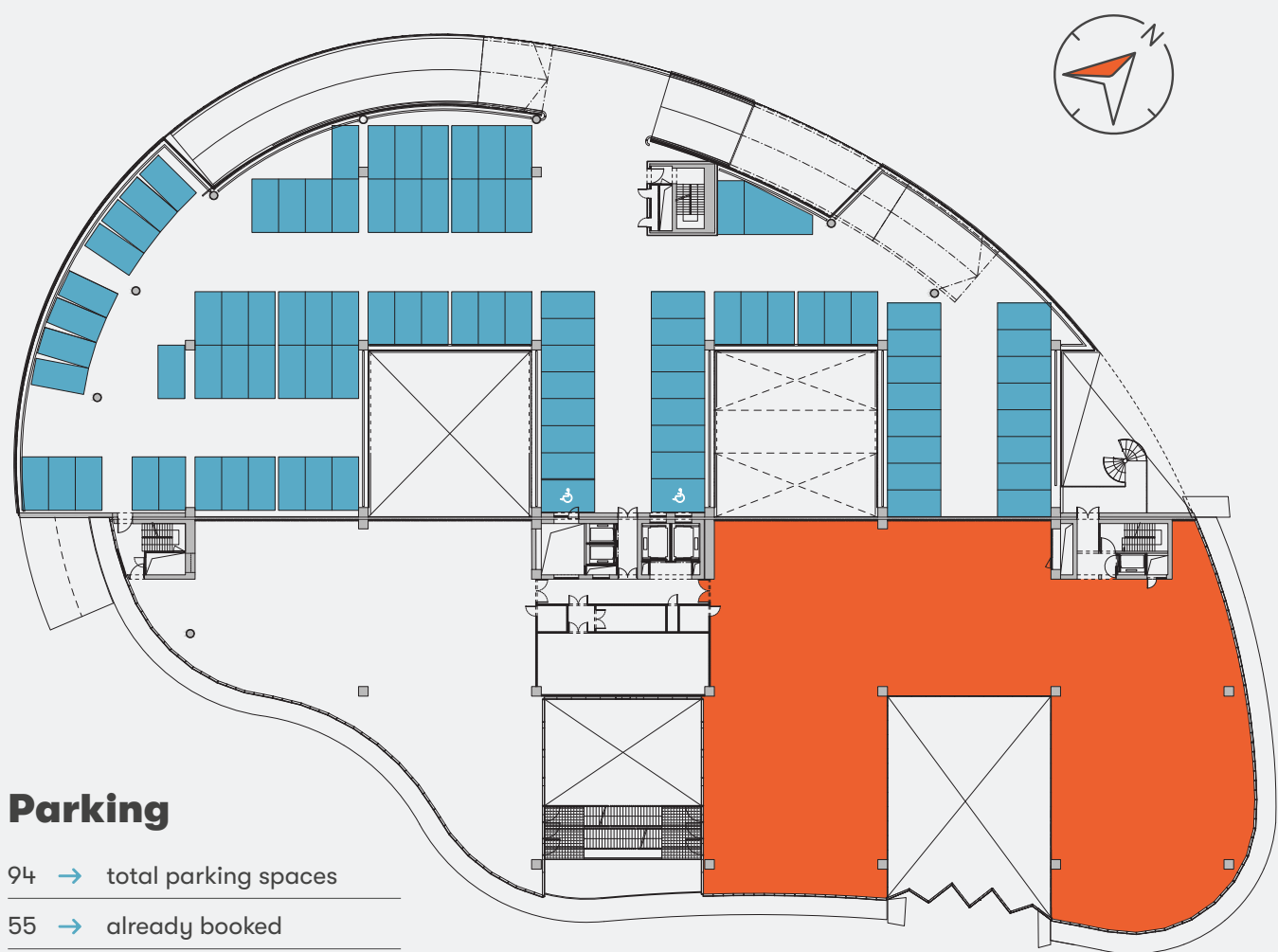
# Level 2

Right side - 1467 m<sup>2</sup>

## A light-filled floorplate in a spectacular setting

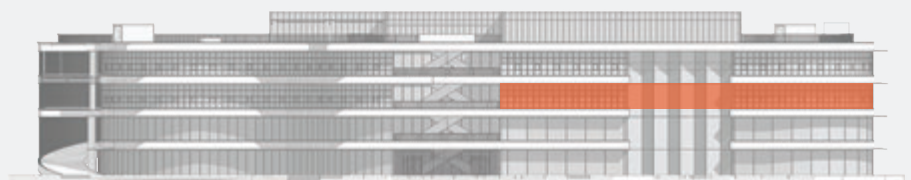
Bring your vision to life in this expansive 1467 m<sup>2</sup> net floorplate, facing east and flooded with natural light. With ceiling heights of 4.20 m (3.80 m below steel beams after finished flooring), this impressive space opens onto a stunning 20-meter-high covered patio – a rare architectural feature. The 16m x 16m concrete grid offers exceptional flexibility for designing open workspaces or more structured zones. Access is seamless via central elevators, and for added autonomy,

a private entrance is also available via staircase and badge-controlled lift. At your doorstep, a patio with terrace invites informal meetings, relaxed breaks, or private events. And soon, a rooftop terrace will offer breathtaking views over Brussels. Pre-installed outlets for water, electricity, fiber optics, and drainage. Two dedicated technical rooms are also available to host your servers and IT infrastructure.



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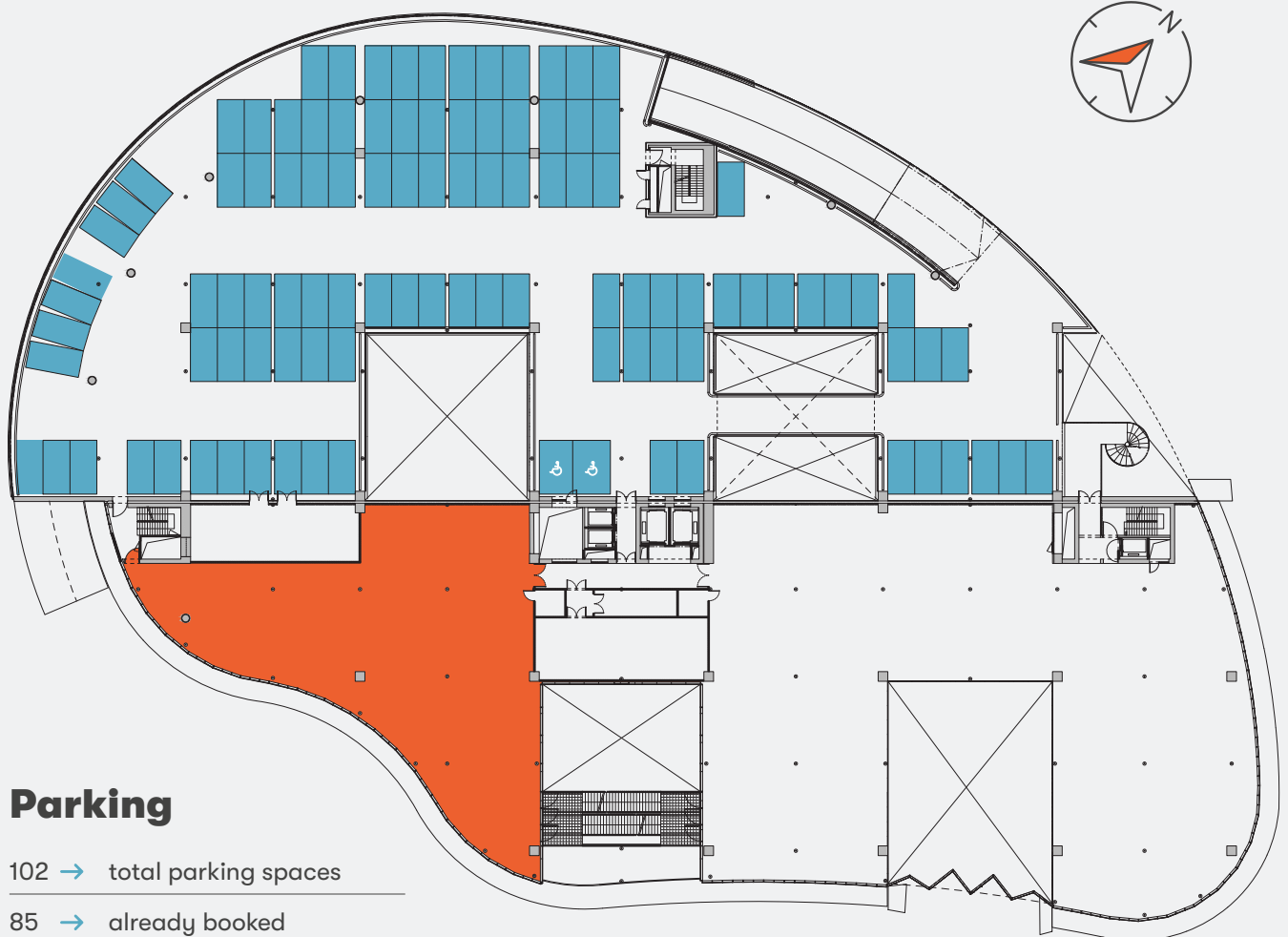
# Level 3

Left side - 697 m<sup>2</sup>

## Compact, efficient, and full of natural light

This southeast-facing floorplate offers 697 m<sup>2</sup> of net surface, ideal for teams looking for a smart, open workspace that encourages collaboration and focus. With 4.20 m ceiling height (3.50 m below concrete beams once finished), the space feels open and generous despite its compact footprint. Its 8m x 8m steel structure gives you flexibility to tailor the layout to your needs – from creative zones to quiet corners.

Direct access via central elevators ensures smooth flow and convenience for your team. Enjoy a shared patio with terrace for relaxed breaks or informal meetings, and gain privileged access to the rooftop, where a panoramic terrace over Brussels is in the works. Pre-installed outlets for water, electricity, fiber optics, and drainage. Two dedicated technical rooms are also available to host your servers and IT infrastructure.



## Parking

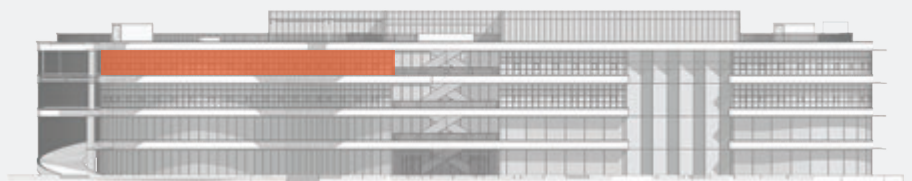
102 → total parking spaces

85 → already booked

17 → available for lease

3 → EV charging connections

2 → PRM parking spaces



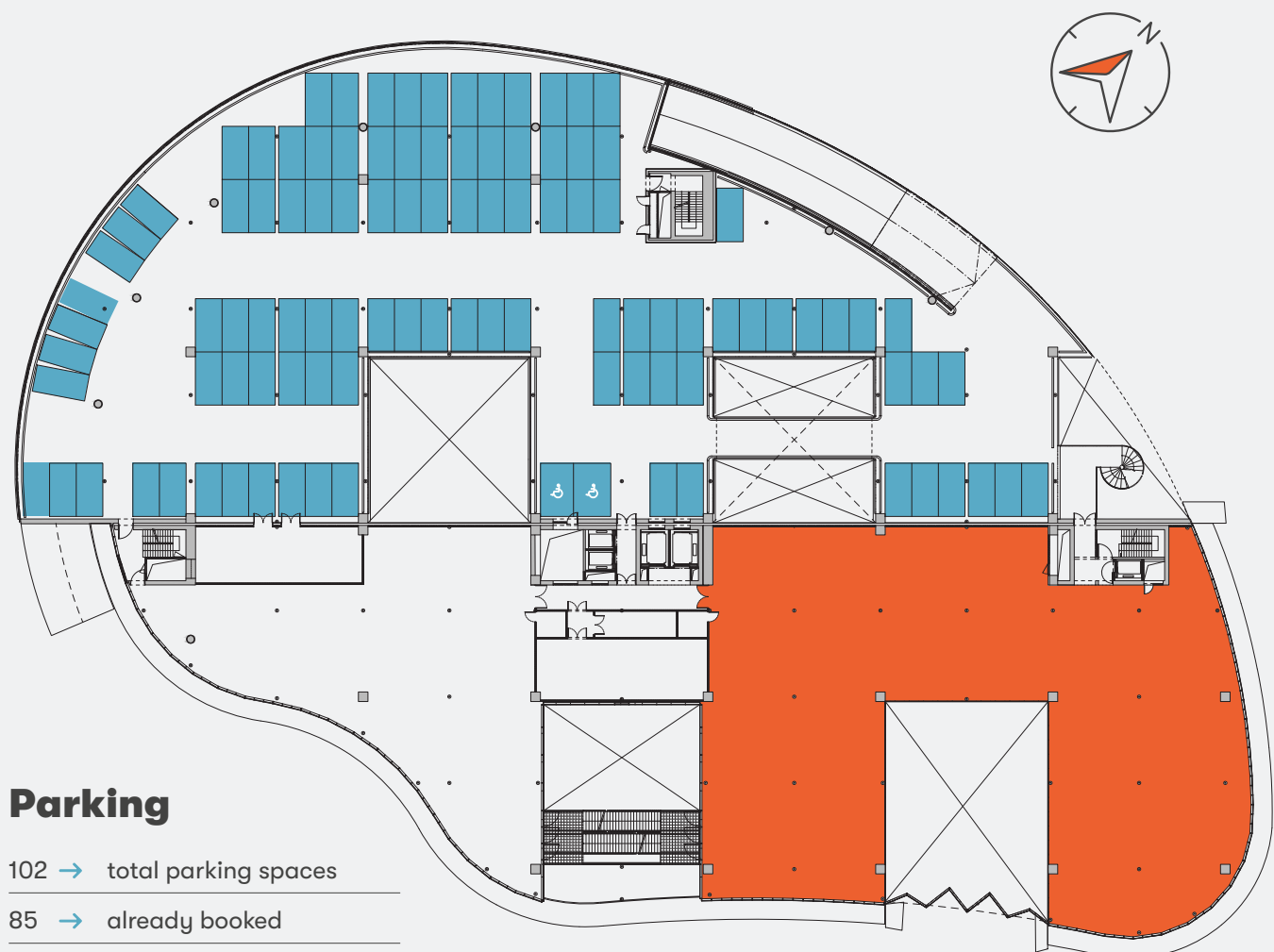
# Level 3

Right side - 1467 m<sup>2</sup>

## Expansive, flexible, and filled with light

This east-facing floorplate offers 1467 m<sup>2</sup> of net space, enhanced by ceiling heights of 4.20 m (3.50 m below concrete beams after flooring). It's a bright, open environment designed for ambitious layouts and collaborative energy. A robust 8m x 8m steel structural grid allows full freedom in how you organize your space. Access is seamless via central elevators, and a secondary entry via stairwell and badge-controlled lift offers added privacy if needed.

The large internal patio (rising 20 meters high) brings light and visual drama into the heart of the building. A rooftop terrace, soon to be completed, will provide panoramic views of Brussels for a unique break or event space. Pre-installed outlets for water, electricity, fiber optics, and drainage. Two dedicated technical rooms are also available to host your servers and IT infrastructure.

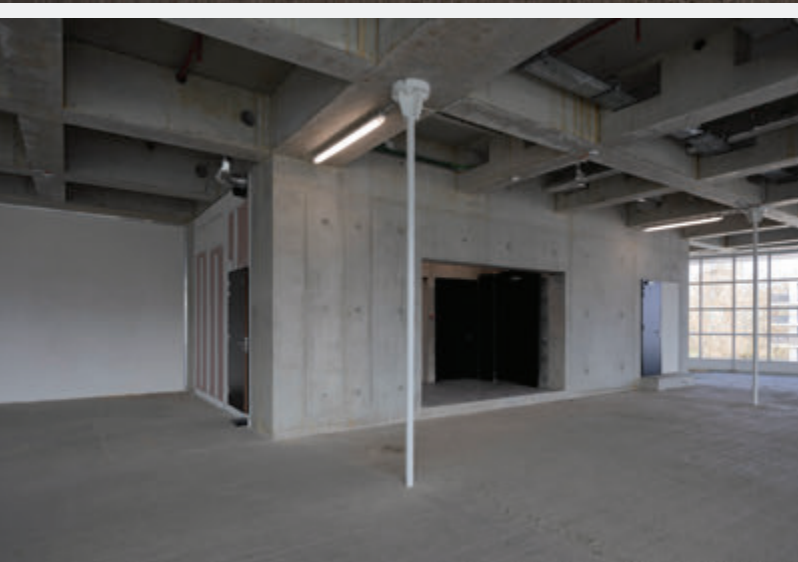
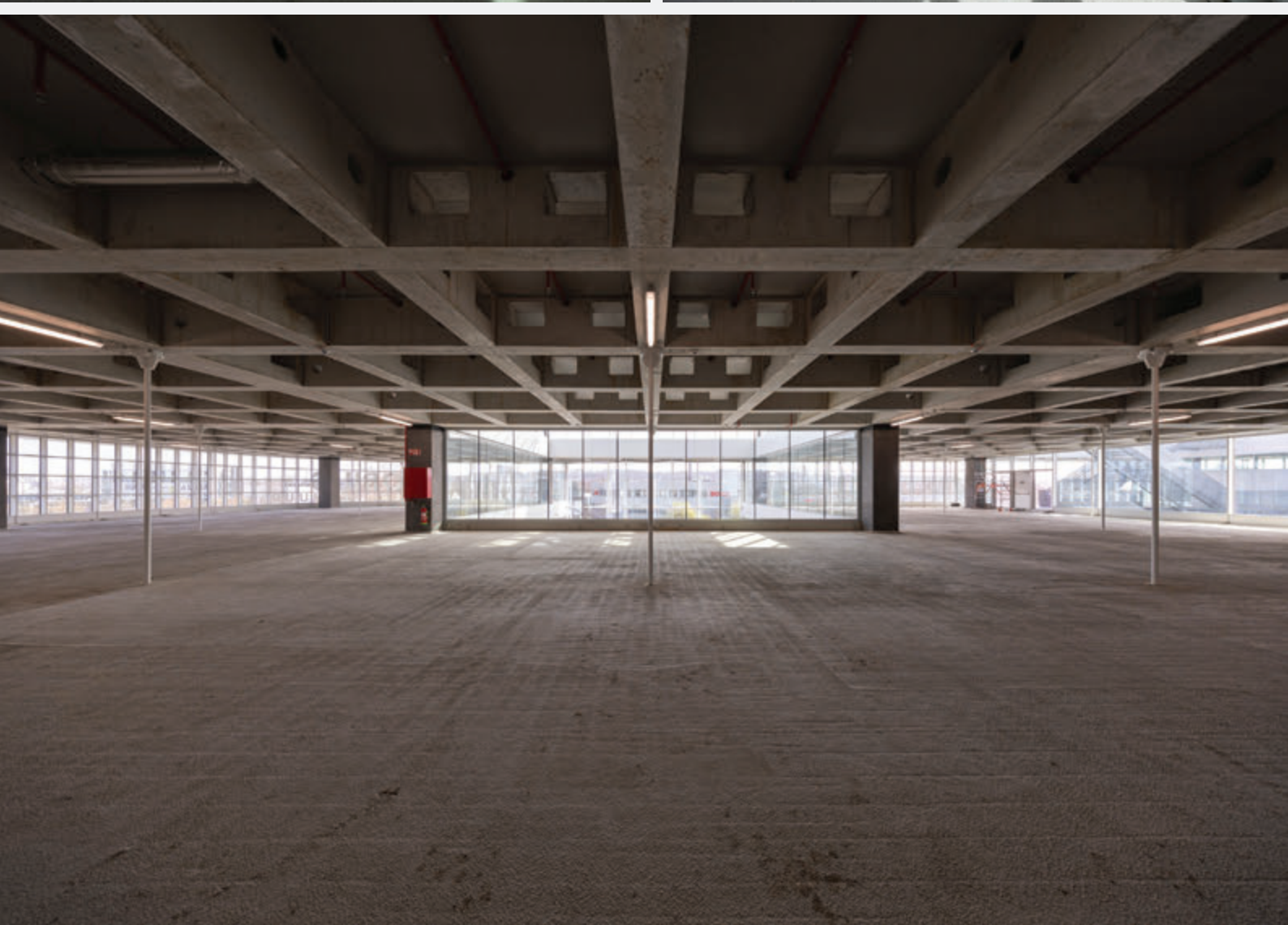


## Parking

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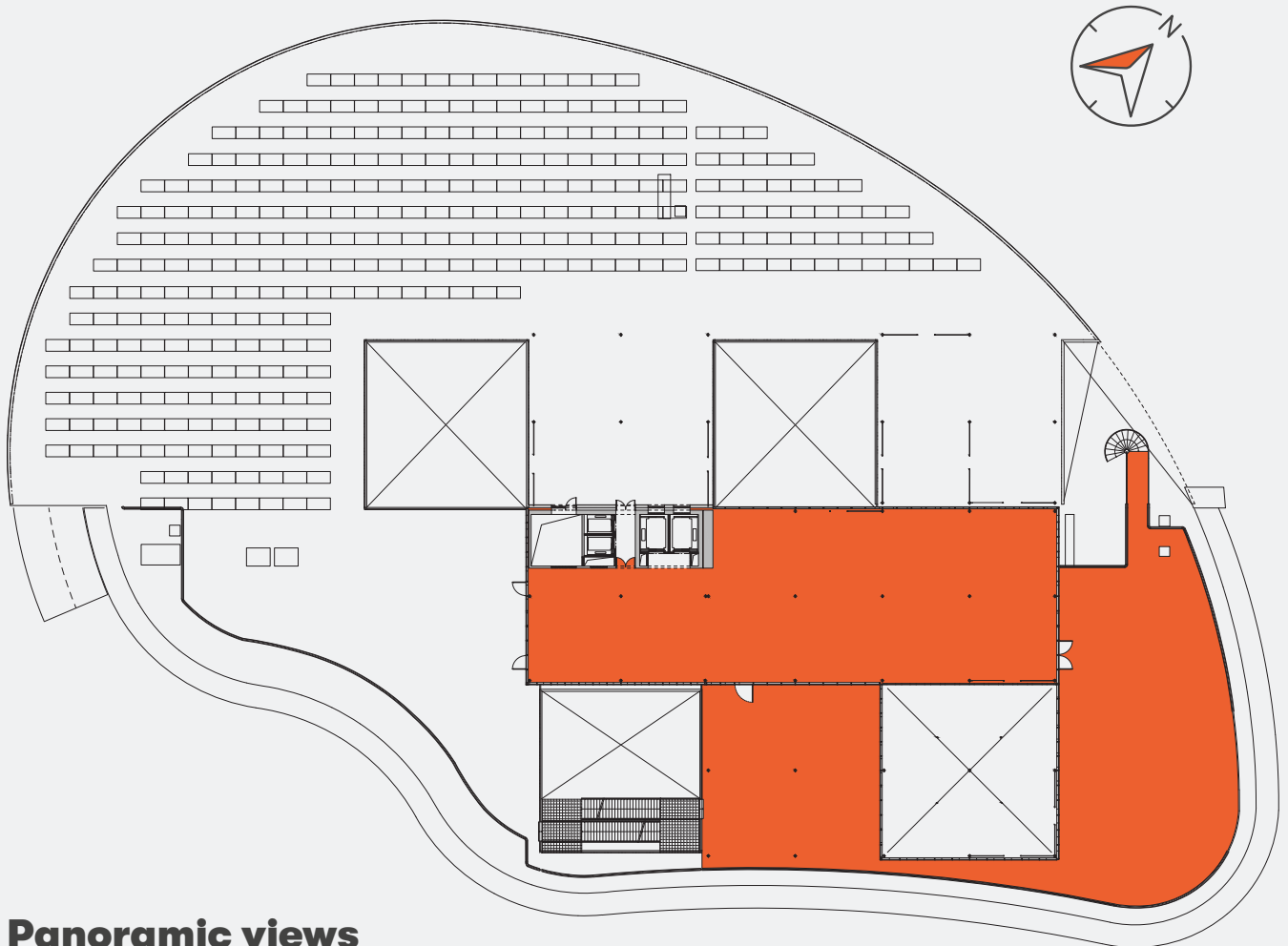


# Level 4

Rooftop - 680 m<sup>2</sup> terrasse 725 m<sup>2</sup>

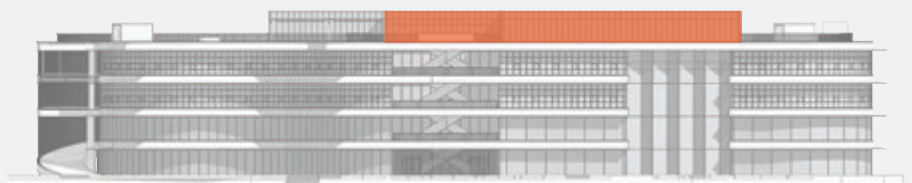
## A rooftop made to impress

Claim a truly exceptional space at the very top. This 680 m<sup>2</sup> net rooftop, bathed in morning and midday light thanks to its east and southeast orientation, is perfect for a trendy restaurant (up to 130 seats) or high-end offices with a private canteen. With a 3 m ceiling height (2.80 m below steel beams), an 8 m x 8 m steel grid, and direct access via central elevators, the space offers outstanding layout flexibility. An exterior stairway also links directly to the street, ensuring maximum accessibility and visibility.



## Panoramic views and endless possibilities

The rooftop connects to two private terraces (725 m<sup>2</sup> total), plus a shared rooftop terrace offering panoramic views over Brussels. Technical installations are already in place (water, electricity, fiber, drainage, and even a grease separator) ready for you to bring your project to life.





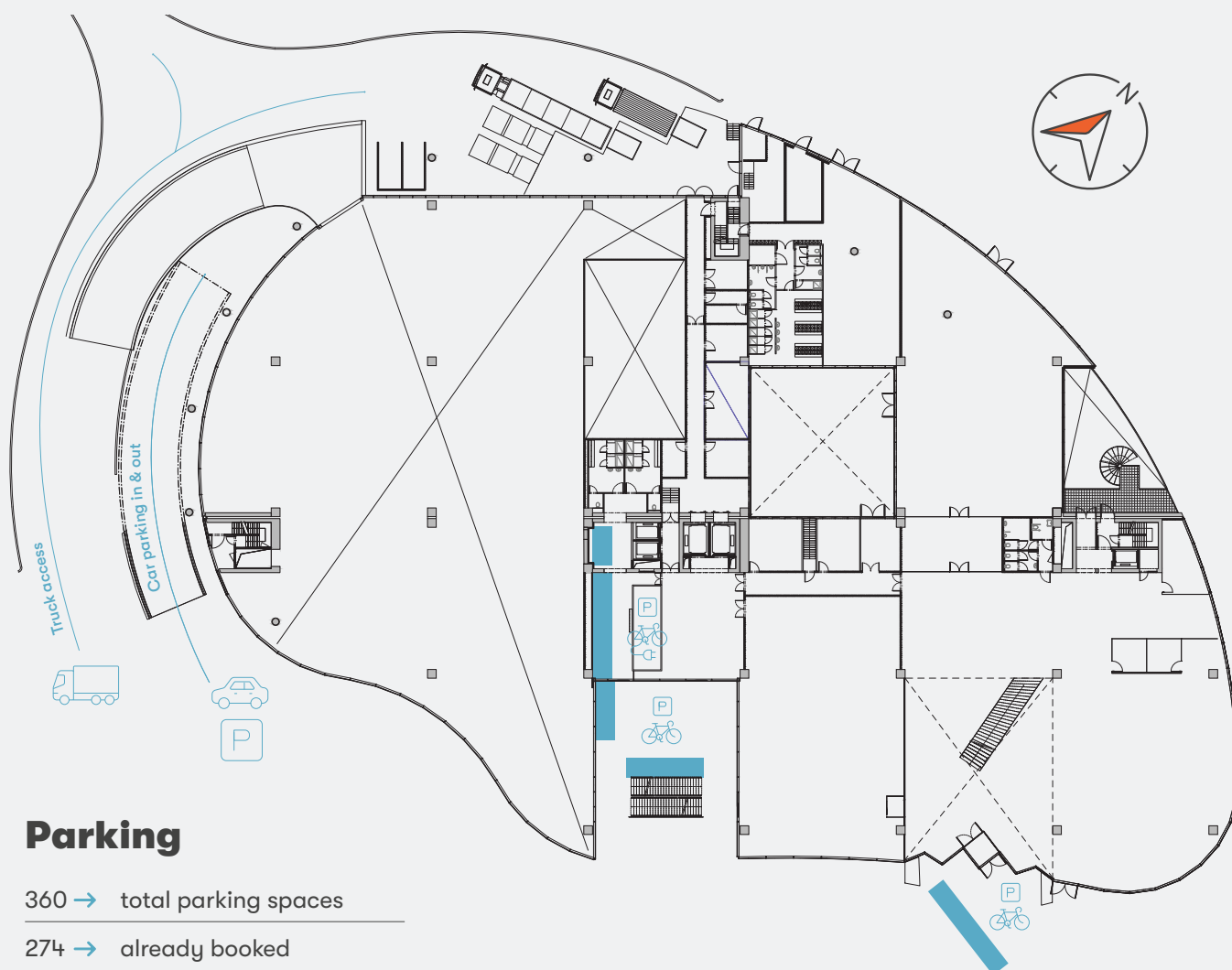
# Parkings

360 parking spaces

## Flexible and secure

Mobilis offers a comprehensive and secure parking solution tailored to meet the needs of today's urban professionals and businesses. With a total of 360 parking spaces (80 located in the basement and 10 open-air spots) our facility is designed for flexibility and ease of access. Among these, 42 EV charging stations support the growing demand for electric mobility, while 8 dedicated PRM (Persons with Reduced Mobility) spaces ensure full accessibility.

Please note that only 86 parking spaces remain available for lease, underscoring the high demand and limited availability. Access to the parking areas is secured by a badge-controlled system, ensuring peace of mind for all tenants. Additional features include a bicycle parking area, a rear loading dock for truck deliveries, and a dedicated ramp for cars and motorcycles accessing upper-level parking zones.



## Parking

360 →	total parking spaces
274 →	already booked
86 →	available for lease
42 →	EV charging connections
8 →	PRM parking spaces











# Shared facilities

## For comfort and flow

Beyond its extensive parking offer, Mobilis provides a range of high-quality shared facilities that enhance both functionality and user experience throughout the building.

At the heart of the site, a spacious patio offers generous volumes and abundant natural light, creating a central hub for circulation and informal exchanges. Tenants also benefit from a secondary entrance dedicated to the upper floors, ensuring efficient access and smooth vertical mobility.

The building features shared sanitary facilities, elevators, and a monumental staircase that leads to the rooftop – offering the potential to create a landscaped garden, envisioned as a unique and accessible green space for relaxation and informal meetings.

Mobilis has been designed with a focus on flow, openness, and wellbeing, offering a workplace environment that adapts to modern needs.











# Partners



Owner

**D'leteren Immo**

Rue du Mail 50

1050 Brussels

[dieterenimmo.be](http://dieterenimmo.be)

**XDGA**

Architects

**XDGA Brussels**

Quai du Commerce 48

1000 Brussels

[xdga.be](http://xdga.be)



General contractor

**Alheembouw**

Roeselarestraat 205

8840 Oostnieuwkerke

[alheembouw.be](http://alheembouw.be)



Special technics

**Boydens**

Noordkustlaan 10

1702 Groot-Bijgaarden

[boydensvn.com](http://boydensvn.com)



Stability

**UTIL**

Koningstraat 269

1030 Brussels

[util.be](http://util.be)

# Contact



D'leteren Immo

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1050 Brussels

M 0478 251 603

[Immo@dieterenimmo.be](mailto:Immo@dieterenimmo.be)



# Back in time same place

Before the transformation, this site was home to a modest SEAT dealership – a small, circular showroom nestled into the green surroundings of Anderlecht.

For years, it welcomed customers looking for their next ride, a symbol of a more utilitarian past. Today, the same address hosts Mobilis: a forward-looking, multifunctional hub that redefines urban mobility and architecture. A new chapter, written on familiar ground.



**SEAT Dealer** - September 2014  
Boulevard Industriel 51  
1070 Brussels

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Boulevard Industriel 51  
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[mobilis.brussels](https://mobilis.brussels)

