

TRILOGY

REVEALING A WORKPLACE
IN BLOOM



AV. DES ARTS 39-40-41

BRUSSELS

BEHIND A STRIKING FAÇADE
ON BRUSSELS' AVENUE DES ARTS,



TRIOLOGY UNITES
ARCHITECTURE AND NATURE

CHAPTER 1

THE FLOURISHING LOCATION

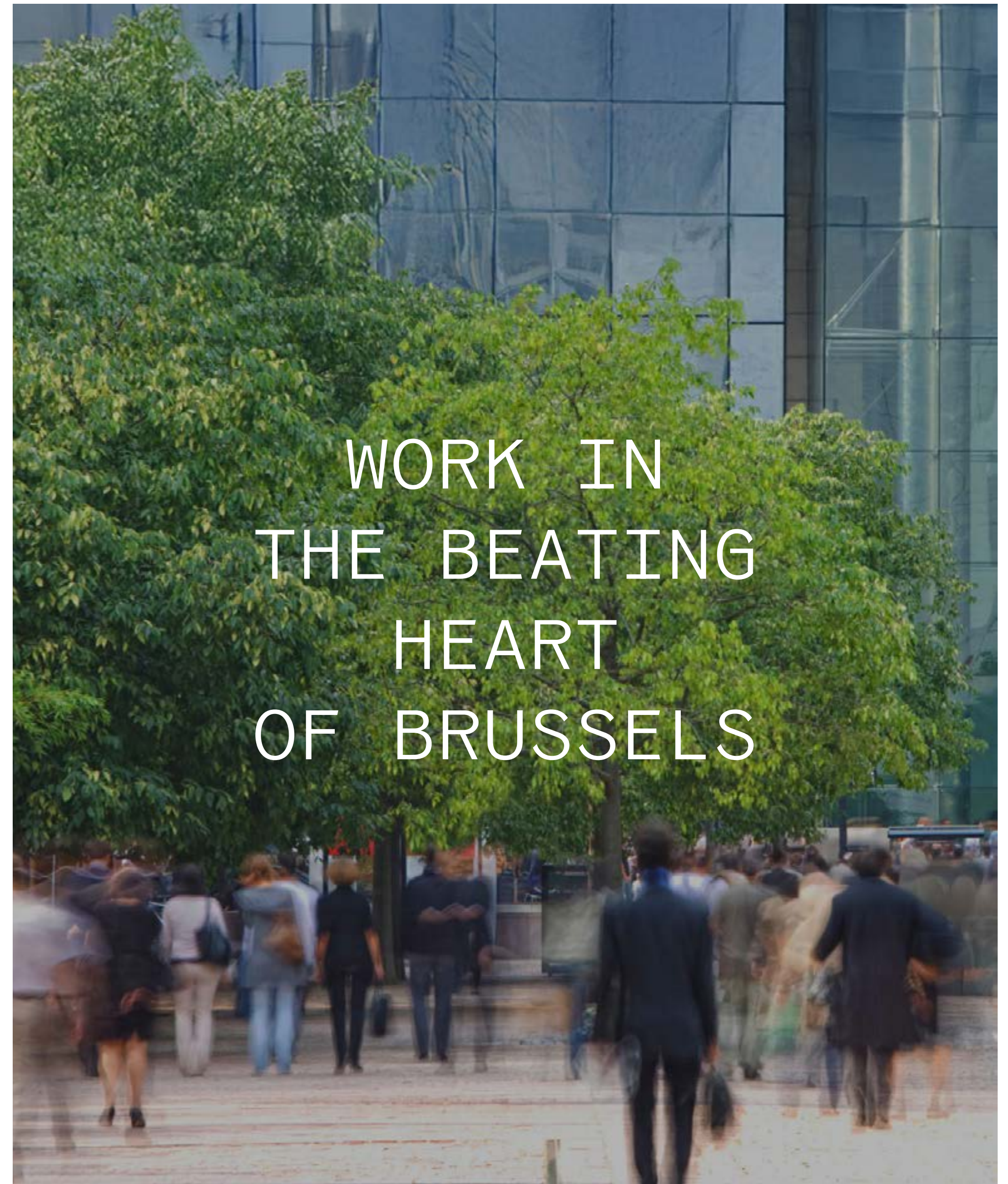


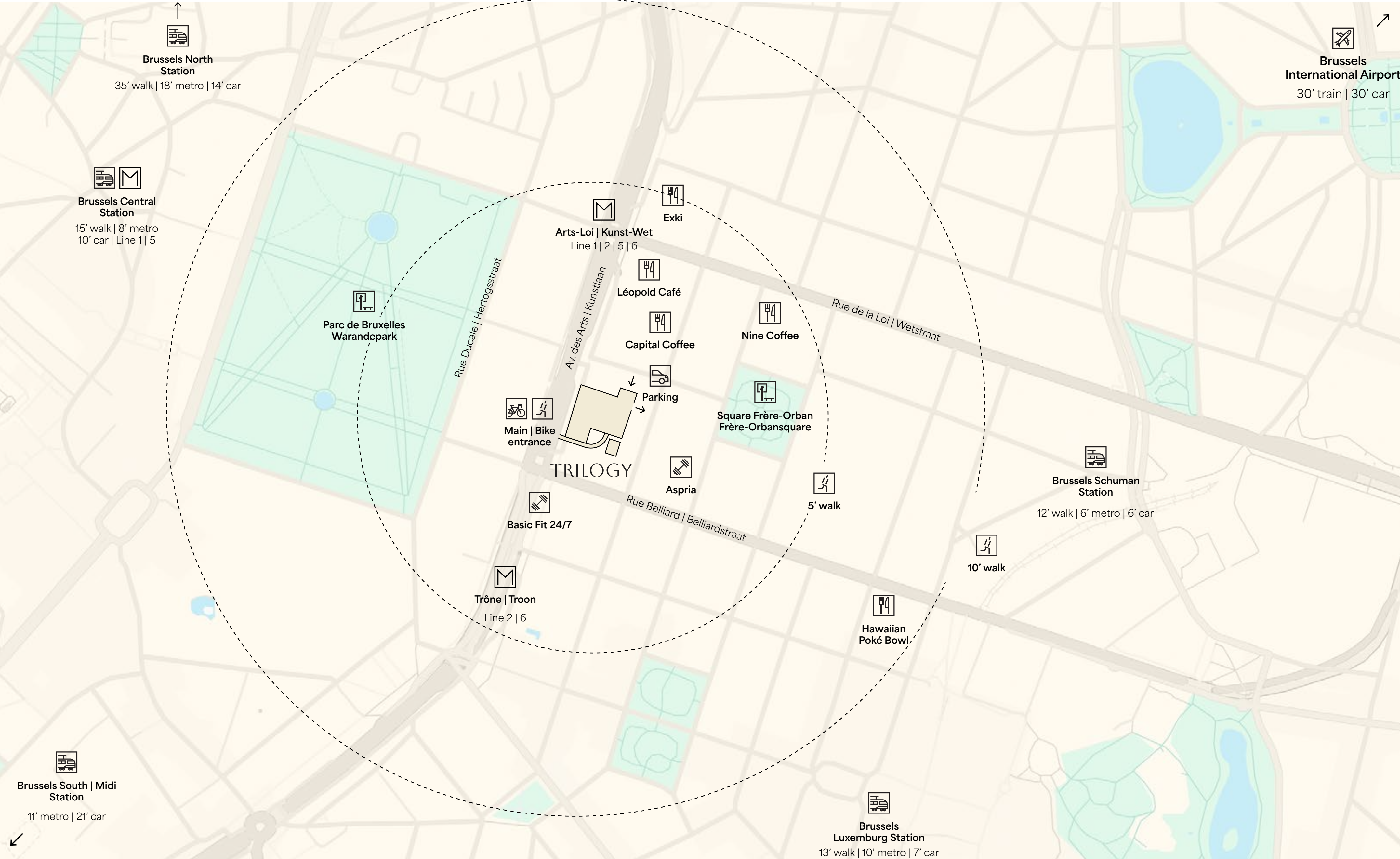
SURROUNDED BY AMBITIONS

Work in the flourishing **heart of Brussels**, on the prestigious Avenue des Arts, a prime address surrounded by **international companies, leading law firms, and European institutions**. Perfectly positioned between the inner ring road and the **European Quarter**, it offers a dynamic mix of business, culture, and connectivity, with Brussels Central Station and Schuman just minutes away.



Everything your business and team desires flows within effortless reach, from inviting **cafés** and refined **restaurants** to luxury **hotels, fitness centers**, and serene **green spaces** like the Royal Park. With its international spirit, Avenue des Arts is a place of ambition, where **business thrives** at the crossroads of commerce, politics, and innovation.





REACH WITH EASE

METRO

Arts-Loi Kunst-Wet	2' 	1' 	3' 
Trône Troon	3' 	1' 	11' 
Parc Park	10' 	3' 	7' 

AIRPORTS

Brussels International Airport	30' 	30' 
Brussels South Charleroi Airport	1h20' 	1h 
Antwerp International Airport	1h 	1h 

STATIONS

Brussels Luxembourg	13' 	10' 	7' 
Brussels Central	15' 	8' 	10' 
Brussels South Midi		11' 	21' 
Brussels North	35' 	18' 	14' 

Nestled on **Brussels'** Avenue des Arts, Trilogy puts the city within easy reach. Step outside, and **key metro stations** are just a short walk away, while main **train** hubs connect you quickly to every corner of Brussels and beyond. International travel is effortless too, with **Brussels Airport** and **regional airports** easily accessible by car or train. At Trilogy, mobility is designed around comfort, sustainability, and accessibility.



EFFORTLESS ARRIVAL

Trilogy offers a **generously designed parking area** for cars and bicycles. With **100 car spaces**, including **electric charging stations**, tenants and visitors can enjoy ease and convenience from the moment they arrive. Cyclists benefit from secure, **spacious bike parking** and a **dedicated cycle path along Avenue des Arts**, leading directly into the inner courtyard through the ramp, as well as showers, changing rooms, and lockers – a real advantage for those commuting by bike. Every detail has been considered to make arriving at Trilogy effortless, whether by car, bike, or on foot.



100

CAR PARKING SPACES
including 25 electric charging stations



100

BICYCLE PARKING SPACES
with dedicated cycle path



PUBLIC PARKING GUIMARD

CHAPTER 2

THE BUILDING'S
NEW DAWN



VISION REVEAL

Trilogy brings three buildings together into one stunning complex that meets today's high standards of the Brussels urban landscape. The project reveals the vision of “**lush living**”, creating a **workplace** that feels alive and is filled with natural beauty.



GARDEN

At the heart of the building, **an open courtyard** and **garden** awaken the senses. The architecture respects the city's rich heritage, adding its own touch of modern grace. The ground floors have been reimagined to **open wide to the street**, inviting the vibrant city life inside. Trilogy offers a prestigious, welcoming address in the **European Quarter**.



BLOOMING SPACES OF MODERN WORK



OFFICE SPACE

Beyond offices, **10,000 m²** of thoughtfully curated facilities support modern ways of working: a 100-seat **auditorium**, a **foyer** as a **multi-purpose space**, **meeting rooms**, a **fitness area** and secure, **sustainable mobility options**, from bike ramps

to lockers and showers. Tenants will also benefit from **25 electric vehicle charging** stations, supporting the transition to greener mobility. Trilogy is an environment where ideas, people, and well-being bloom.

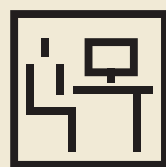


FOYER

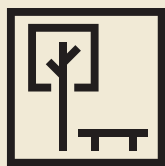
OUR FINEST ELEMENTS



PRIME LOCATION
in the heart of Brussels



10,000 M² +
of modern workspaces



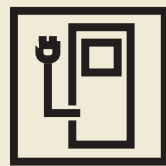
1,055 M² +
of luscious green spaces



ON SITE
parking facilities for cars and bicycles +
public parking Guimard

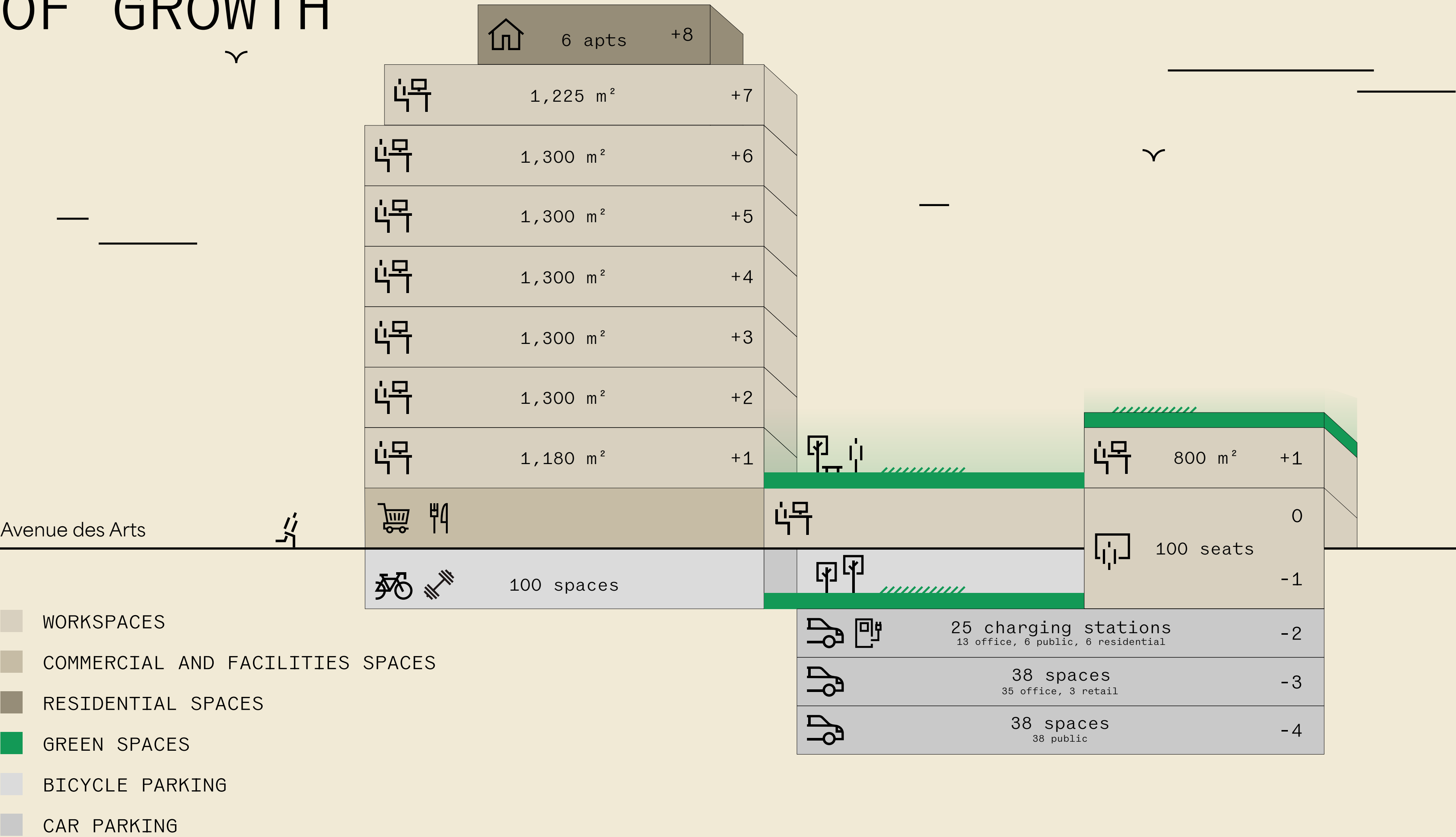


RETAIL
with spaces of +/- 1,045 m² and +/- 315 m²



GREEN
mobility infrastructure

THE BLUEPRINT OF GROWTH



CHAPTER 3

GARDENS OF INNOVATION





NATURE AT WORK

Trilogy's offices are crafted around a deep **connection to landscape and ecology**. Tenants experience an environment with diverse green spaces that include: **Rainfall Retreat, Flower Sky and Green Horizon**.



RAINFALL RETREAT

Beneath the building, a sunken rain garden transforms the underground into **a hidden oasis**. Daylight filters softly into the auditorium and fitness area, while native trees, ferns, climbing plants, and mosses create a shaded microclimate. The courtyard collects and stores up to **55,000 liters of rainwater**, gradually releasing it into the soil or **cooling the environment** through gentle evapotranspiration.



FLOWER SKY

FLOWER SKY

On level +1, a vibrant flower garden bursts with **color and life**. Perennials, shrubs, and multi-stemmed trees form **layers of greenery**, inviting people and wildlife to linger.

Meandering paths of reclaimed stone and gravel lead to resting spots carved from salvaged natural stone, where the hum of insects and birds enriches the building's character and spirit.



GREEN HORIZON

GREEN HORIZON

Beyond the courtyards, a green horizon stretches across the surface, catching the eye and **calming the mind**. Together with the Rainfall Retreat and the Flower Sky, these spaces transform the building into a

living organism. Creativity takes root, and people reconnect with the simple joy of being **surrounded by life**.

CHAPTER 4

SUSTAINABLE EXCELLENCE





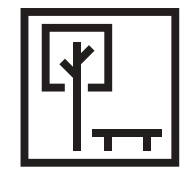
LOCAL PLANTS



PANORAMIC VIEWS

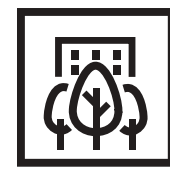


INTERNATIONAL CERTIFICATIONS



ECOLOGICAL DESIGN

- More than **1,055 m² of new planting** with 18 new trees and over 6,600 perennials, grasses, and ferns.
- Use of **local plant species** that flower year-round, supporting bees, butterflies, and birds.
- **Upcycled materials** from the demolished building reused in gardens, pathways, and seating areas.



A UNIQUE WORK ATMOSPHERE

- **Natural seating areas** for informal meetings or relaxation outdoors.
- **Soft, functional lighting** for pathways and gardens, ensuring safety and comfort after dark.
- **Panoramic views** of greenery and gardens from the offices, bringing nature into the workplace.



CARBON REDUCTION & ENERGY PERFORMANCE

- **Fossil-free energy building** designed for a lower carbon footprint.
- Use of **lightweight structures** and sustainable building methods.
- **Preservation of existing structures** to minimize environmental impact.
- International certifications: **BREEAM Outstanding, WELL Gold, ActiveScore Platinum 100, EU Taxonomy aligned.**

FOR A FUTURE ROOTED IN SUSTAINABILITY



WELL-BEING & QUALITY OF LIFE

- Offices designed around user **comfort, well-being**, and **productivity**.
- **Respect for environment and architecture**, blending efficiency with character.
- A building that is **open to the city**.



NATURE & BIODIVERSITY

- **Extensive green roofs** and **landscaped gardens**, converting sealed surfaces into ecosystems.
- **Habitats for birds and pollinators**, including dedicated nesting spaces.
- **An indoor garden with open ground**, creating a natural cooling effect.



SMART WATER MANAGEMENT

- **Rainwater retention systems** integrated into green roofs.
- **Preservation of existing structures** to minimize environmental impact, complemented by permeable landscaping designed to promote natural water infiltration.
- Efficient construction practices that **reduce water consumption**.

CHAPTER 5

WORKSPACES
OF SYNERGY



SUCCESS IS MORE THAN OCCUPYING A MEETING ROOM



REFINED CLOSED OFFICE ENVIRONMENT



This building offers a **closed office environment** designed for comfort, focus, and privacy. Spanning a total of **+/- 1,300 m²**, the layout features individual or semi-private offices that promote productivity while maintaining a professional atmosphere.

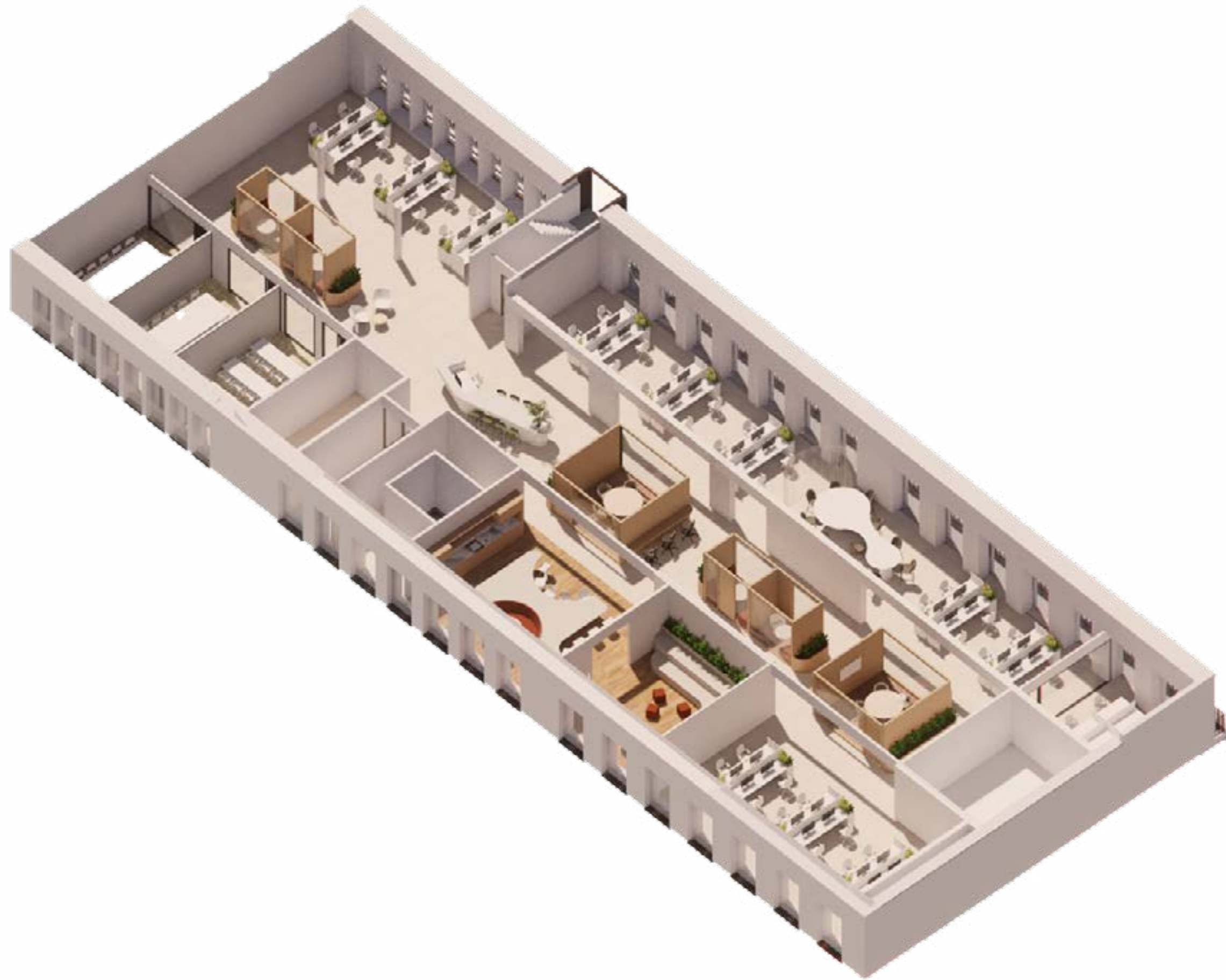
With a **ceiling height of up to 270 cm**, the spaces feel open and airy, combining acoustic comfort with modern design. Ideal for companies seeking a calm and efficient workspace tailored to concentrated work and client confidentiality.



REFINED OPEN OFFICE ENVIRONMENT

This spacious **open office environment** covers **+/- 1,300 m²** and offers a bright, collaborative workspace ideal for modern teams. The open layout encourages communication, flexibility, and creativity, making it easy to adapt the space to your company's evolving needs.

With **ceiling heights reaching nearly 270 cm**, the area feels exceptionally light and expansive, combining a sense of openness with contemporary architectural design. Perfect for dynamic organizations that value connection and innovation.



GROUND FLOOR

The **ground floor** welcomes visitors with a refined and spacious **foyer**. This area sets the tone for the building with its elegant atmosphere and natural flow between spaces.

A fully equipped **auditorium of 100 seats**, creating a versatile setting for conferences, presentations, or events.

The **main entrance hall and the garden** are both located on this level, providing a seamless connection between indoor and outdoor areas: ideal for receptions, informal gatherings, or moments of relaxation throughout the day.



↑
ENTRANCE

FIRST FLOOR

The **first floor** combines **spacious, flexible work areas** with seamless connectivity. Generous office spaces are spread across the main building and an additional wing, linked by a covered walkway that ensures smooth circulation at any moment. Individual access from the ground floor provides added convenience and discretion.

At its heart, a calm and inspiring green oasis. The landscaped **inner garden** and sunlit terrace create an **exceptional outdoor environment**, ideal for informal meetings, creative breaks, or moments of relaxation away from the bustle of the European district. Designed to maximize natural light, biodiversity, and fresh air, this tranquil courtyard enhances both wellbeing and workplace connection.





MULTIFUNCTIONAL FOYER

0 FLOOR

FACILITIES THAT NURTURE

An ecosystem of support nurtures daily life within the building. At its core is a vibrant **restaurant**, accessible from both street and interior, connecting effortlessly to the lobby and office floors. The **luminous foyer**, bathed in **natural light** and opening onto a serene outdoor terrace, serves as a dynamic gathering space, ideal for casual moments, receptions, or reflections. With a **100-seat auditorium** overlooking the garden and filled with daylight, and versatile meeting rooms, these spaces turn everyday moments into experiences of distinction.



RESTAURANT

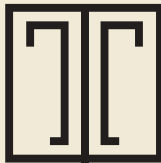
+0 FLOOR



AUDITORIUM

0 AND -1 FLOOR

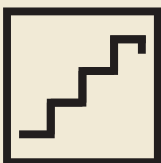
VIEW ON TRILOGY



TOTAL AREA
11,850 m²+



SUSPENDED CEILING
SAPP reversible cold-warm false ceiling



FLOORS
8 floors + 5 floors of parking



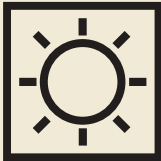
ELEVATORS
3 units



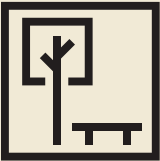
CEILING HEIGHT
Average 2.7 m



PARKING
100 car spaces + 100 bicycle spaces +
public parking Guimard



LIGHTING
DALI-led



GREEN AREA
1,055 m²+

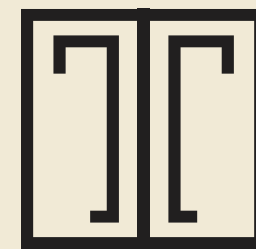


CERTIFICATION
BREEAM Outstanding, WELL Gold, ActiveScore Platinum 100,
EU Taxonomy aligned



TECHNICAL SPECIFICATIONS
Heat pump, solar panels, green and water-retaining roof, infiltration zone,
rainwater tank with rainwater recovery

TRILOGY IS A PLACE WHERE SUSTAINABILITY, COMFORT, AND CONNECTIVITY BLOOM TOGETHER TO GROW THE WORK ENVIRONMENT OF TOMORROW



TRILOGY-BRUSSELS.COM

Project by Unibra Real Estate



In collaboration with ARCHi2000 &
SHAKE Design & Build

ARCHi2000

SHAKE
Design & Build

DISCLAIMER

The surroundings of this brochure are merely illustrative to demonstrate the wide array of mobility connections and leisure opportunities, and are not to be referenced as factual.

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