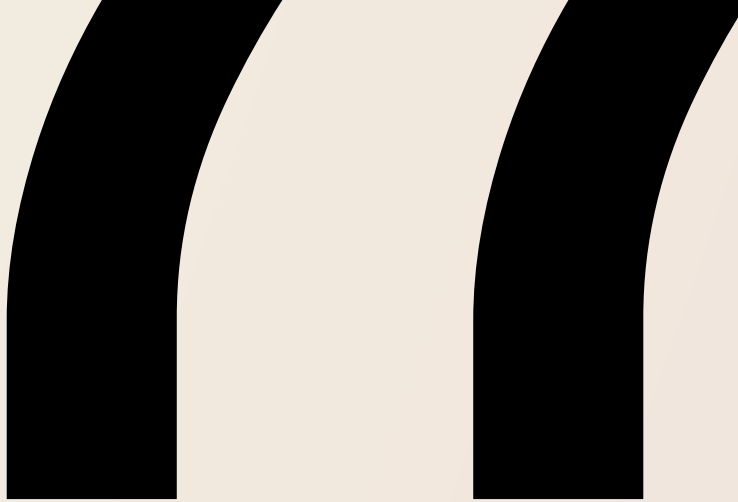




# MIO

YOUR  
EVERYDAY  
INSPIRATION

**Cofinimmo Offices**  
*A subsidiary of the Cofinimmo Group*



Sustainability and well-being are the essence of the iconic building M10. Located in the heart of the Leopold district, this state-of-the-art building will offer ± 6,000 sq m of top-notch office spaces. Suitable for single or multi-tenant occupancy, M10 is a game-changer in the Brussels office landscape.





<b>1</b>	<b>LOCATION &amp; ACCESSIBILITY</b>	The Leopold district   Rue Montoyer   Accessibility	<b>4</b>
<b>2</b>	<b>M10</b>	The vision   The design   The workspaces	<b>10</b>
<b>3</b>	<b>SUSTAINABILITY</b>	M10, where ESG finally meet   A model of sustainability	<b>15</b>
<b>5</b>	<b>TECHNICAL SPECIFICATIONS</b>	Stacking plan   Technical specifications	<b>19</b>
<b>6</b>	<b>CONTACTS</b>	About Cofinimmo   About LD2 Architecture	<b>22</b>



# LOCATION & ACCESSIBILITY

- | Brussels and the Leopold district
- | Rue Montoyer
- | Accessibility





“HOME OF THE EUROPEAN INSTITUTIONS, THE EUROPEAN DISTRICT IS THE BIGGEST OFFICE DISTRICT IN BRUSSELS, ATTRACTING NUMEROUS LOBBY GROUPS, EMBASSIES, DIPLOMATIC REPRESENTATIONS AND CORPORATES.”

# BRUSSELS AND THE LEOPOLD DISTRICT

## THE BRUSSELS BRAND:

- More than **110,000 companies**
- The international presence represents more than **15% of Brussels' GDP**
- Home to **186 embassies**
- **14,000 lobbyists**
- Home to **300 regional and local representations**
- **49 intergovernmental organisations**
- **N°1** conference city in Europe
- **N°1** city worldwide with the highest number of diplomats

## EUROPEAN DISTRICT:

Brussels is the “Capital of Europe” because of the existence of the European district, also called the Leopold district, in homage to King Leopold I. In 1838, the first extension of Brussels became fact with the creation of the Leopold district. This new district, designed to host the bourgeoisie and “nouveaux riches”, was developed around two major hubs: Square Frère Orban and Square de Meeûs.

The Leopold district gradually became the capital's first business district from 1950 onwards and with the creation of the European Union. Nowadays, the mansions and bourgeois houses have been replaced by administrative buildings and the settlement of most of the European institutions.

The European district is not just about institutions and offices. It also offers museums, trendy places to eat or have a drink, a remarkable architectural heritage with its Art Nouveau jewels, and parks and gardens, where you can relax and picnic, are among the hidden treasures behind the institutions. The European district is indeed one of the greenest of the Brussels-Capital Region.



A variety of grocery sources

LIFESTYLE



383

Restaurants

ENJOYMENT

Nearby choices for on-premise and take-out dining



180

Government



89

Entertainment

Local transport and connectivity

ACCESS

Performance and amusement destinations



52

Education

Proximity to indoor and outdoor sports



51

Food & beverage

Access to green spaces

COMMUNITY

Gateways to life enrichment and growth



24

Sports

Civic engagement and neighbourhood hubs

Place to play alone or in community groups



21

Public transport

Local hospitals and facilities

Lifelong learning opportunities



21

Healthcare



7

Spiritual centres



4

Parks & gardens

LEARNING

RECREATION

Schools and places for education and skills transfer



4

Libraries

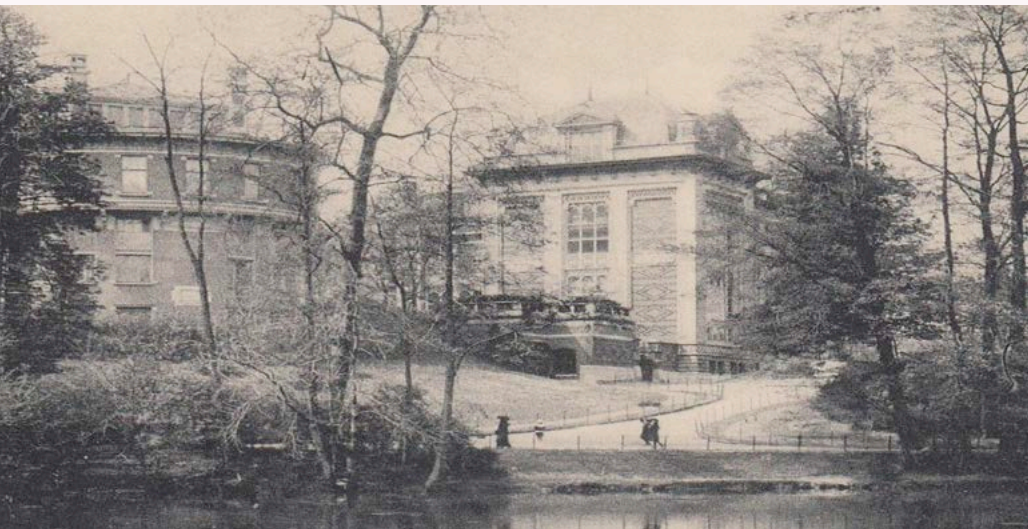
# THE MONTOYER STREET WHERE THE 10 MINUTES CITY COMES TO LIFE



## RUE MONTROYER

Rue Montroyer is one of the first extensions out of the former city centre, decided in 1835 by Ferdinand de Meeûs. The street was opened in 1838 and creates a junction between the city centre (from the Palais des Académies) and Parc Léopold (which was historically home to a zoological garden and a library, among others).

Did you know that Rue Montroyer refers to the architect Louis-Joseph Montroyer who lived from 1749 to 1811. He designed among others the Théâtre Royal du Parc, 16 Rue de la Loi (the Prime Minister's office) and the Manoir de Schoonenberg (Château de Laeken).





## ACCESSIBILITY

M10 IS A WALKER'S PARADISE WITH A WALK SCORE OF 98 / 100.

The building is easily accessible by public transport (bus, metro and train). Its secured badge-controlled parking holds 32 vehicles and 32 bicycles and offers plug-in charge points. Bikers will be able to enjoy some showers and a cloakroom.

“EXCEPTIONAL CONNECTIONS IN THE HEART OF EUROPE.”



**TRAIN**  
Luxembourg Station  
**8 minutes' walk**



**METRO**  
Trône **3 minutes' walk**  
Arts-Loi **7 minutes' walk**  
Porte de Namur **8 minutes' walk**



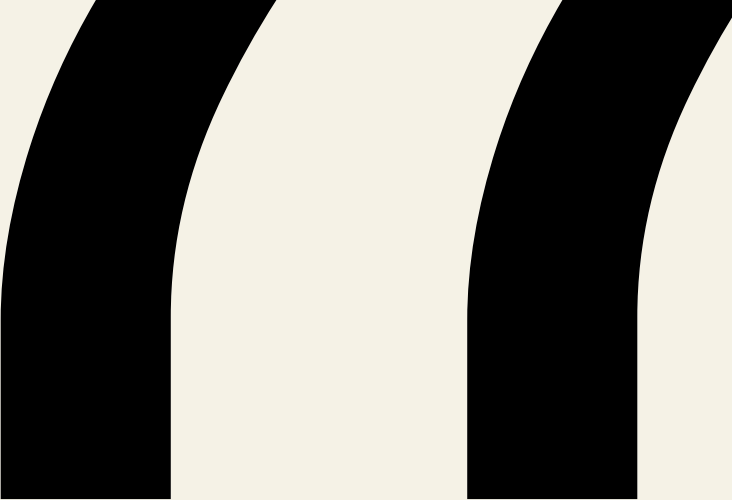
**BUS**  
Trône **3 minutes' walk**  
Porte de Namur **8 minutes' walk**  
Luxembourg Station **8 minutes' walk**

# MIO


- | The vision
- | The design
- | The workspaces







With its meant-to-last aesthetic, the M10 aims to focus on transparency and elegance. The double-height entrance hall and the tree-like structural supports makes this building an eye-catcher with a strong identity. When you enter, you immediately realise that you've open the door to a special place – one where quality, sustainability, flexibility and well-being are celebrated.



## THE VISION

Following the modernist era which classified spaces to the extreme and positioned them mechanically to achieve almost inhuman efficiency, these practices were increasingly called into question, starting with the appearance of strange equipment for working “differently.”

The emerging idea that each individual working within a company has different needs, led to the “New Way of Working”. The search was for open spaces, both horizontally and vertically, hybridisation of spaces, a search for spatial variety, and overall design focused on the user experience.

The Covid crisis marked a turning point in this evolution, as people’s expectations radically changed. Now more than ever, workplaces need to be friendly, comfortable and enjoyable to be in. They need to be centred around employees, with new connections with nature and provide a biophilic experience.

The M10 design has been thought in response to an unprecedented period with the willingness to reconcile employees’ aspirations and a new approach to construction in the city that was more sustainable and respectful.



## THE DESIGN

The design of M10 radically breaks away from the old-world vision thanks to bright and varied façades. The interior spaces offer broad, framed views to the local area and allow natural light to flood in.





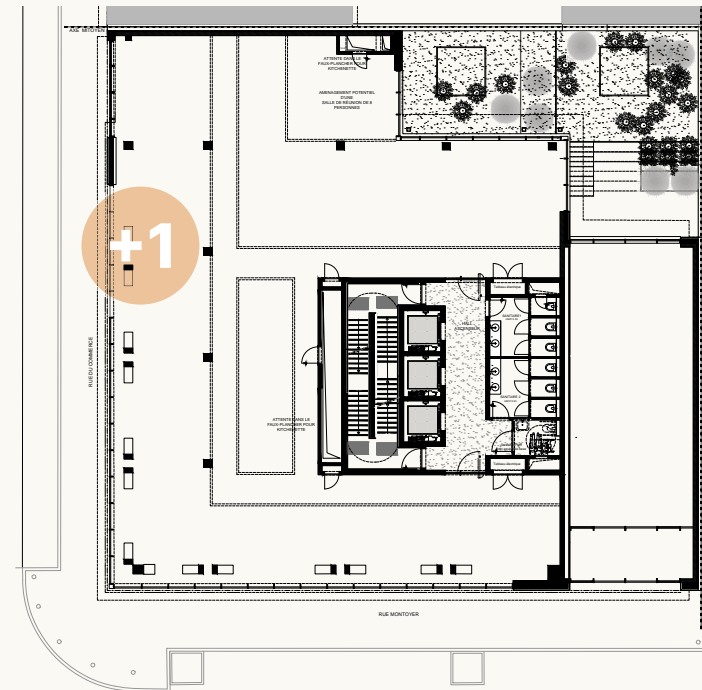
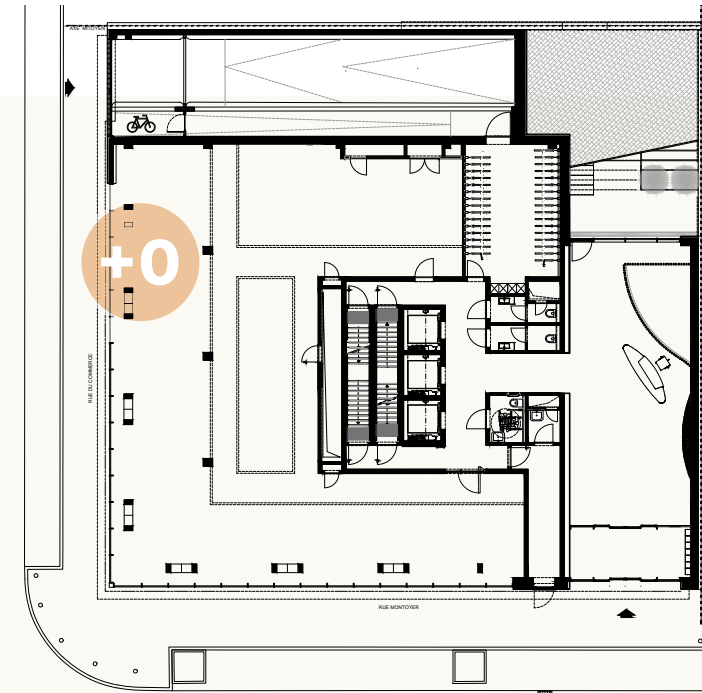
## THE WORKSPACES



Intentionally subtle, the plan's modularity allows for a large number of arrangements and significant flexibility of use over time, including hybridisation, new office usages or a complete work environment conversion.

The optimal modularity of the façade and the technical design of the building give great flexibility to the floor space. All floors have technical connections to a kitchenette and can accommodate meeting rooms. The floors can accommodate open spaces or a closed-office configuration, according to your needs. The upper floors can be divided into two zones. On the ground floor, additional accesses can be created. Two terraces are designed as workspace extensions and allow for a break or informal discussions.

All levels are spacious and airy, and benefit from full-height triple glazing, bringing in abundant natural light. A highly functional and fully flexible building management system allows for shared open spaces or closed-office configurations - all benefiting from maximum comfort.



FLEXIBLE, SPACIOUS & FUNCTIONAL  
WORKSPACES







The image features a large, light beige 'ESG' logo in the background. The 'E' and 'S' are partially obscured by two thick, black diagonal lines that cross each other. The word 'SUSTAINABILITY' is written in a bold, black, sans-serif font across the middle of the 'S'.

# SUSTAINABILITY

| M10, where ESG finally meet

| A model of sustainability

## M10, WHERE ESG FINALLY MEET



### ENVIRONMENTAL

“M10,  
your sustainable  
inspiration”

WELL Platinum and Fossil Fuel Free

–

CO2-neutral and PEB Label A+ targeted

–

Biophilic design

–

Innovative & efficient energy (re-)uses



### SOCIAL

“M10,  
your social  
connector”

Focus on non-motorised mobility

–

Connecting people

–

Health, comfort and well-being of occupants

–

Positive impact on the economy



### GOVERNANCE

“M10,  
your long-term  
relationship manager”

Innovative building management solutions

–

Adaptive through floor plan flexibility

–

Business ethics from the basement to the top floor

–

Strong relationship with stakeholders



## A MODEL OF SUSTAINABILITY

The building will have the BREEAM outstanding and CO2-neutral labels.



**BREEAM®**  
OUTSTANDING



Biophilia is at the centre of the design of M10. The goal is to maintain contact between humans and nature, even in urban spaces. In a biophilic approach, natural wood is strongly present in all interior spaces, as are outdoor plantations.

The vision of a garden, plantations, natural materials, the perception of seasons through large windows, and contact with natural materials were all objectives to pursue in this “quest”.

The traditional construction sector generates 1/4 of greenhouse gases. It also depletes sand deposits for the production of concrete, which was once thought to be eternal, but which is now showing relative fragility over time. The choice of wood for the majority of new structures greatly reduces the building's carbon footprint, designs based on optimised prefabrication avoiding waste, creating healthy spaces, etc.

- Sustainable building materials and building process
- Green technology energy efficiency
- 150 solar panels producing 20% of energy needs
- Easy access to public transport
- Excellent indoor air quality, a result of high-performance heating and ventilation systems
- Water efficiency in and around the building
- Rainwater tank of 32,000 litres and rainwater reuse
- Plenty of natural light promoting health and well-being
- Improved biodiversity with local flora gardens
- Charging infrastructure for electric cars (6 chargers)

**M10 Energy consumption:  
estimated at 32 kWh/sq m/y.**  
(121 kWh on avg for the 15% most performant buildings in Brussels)







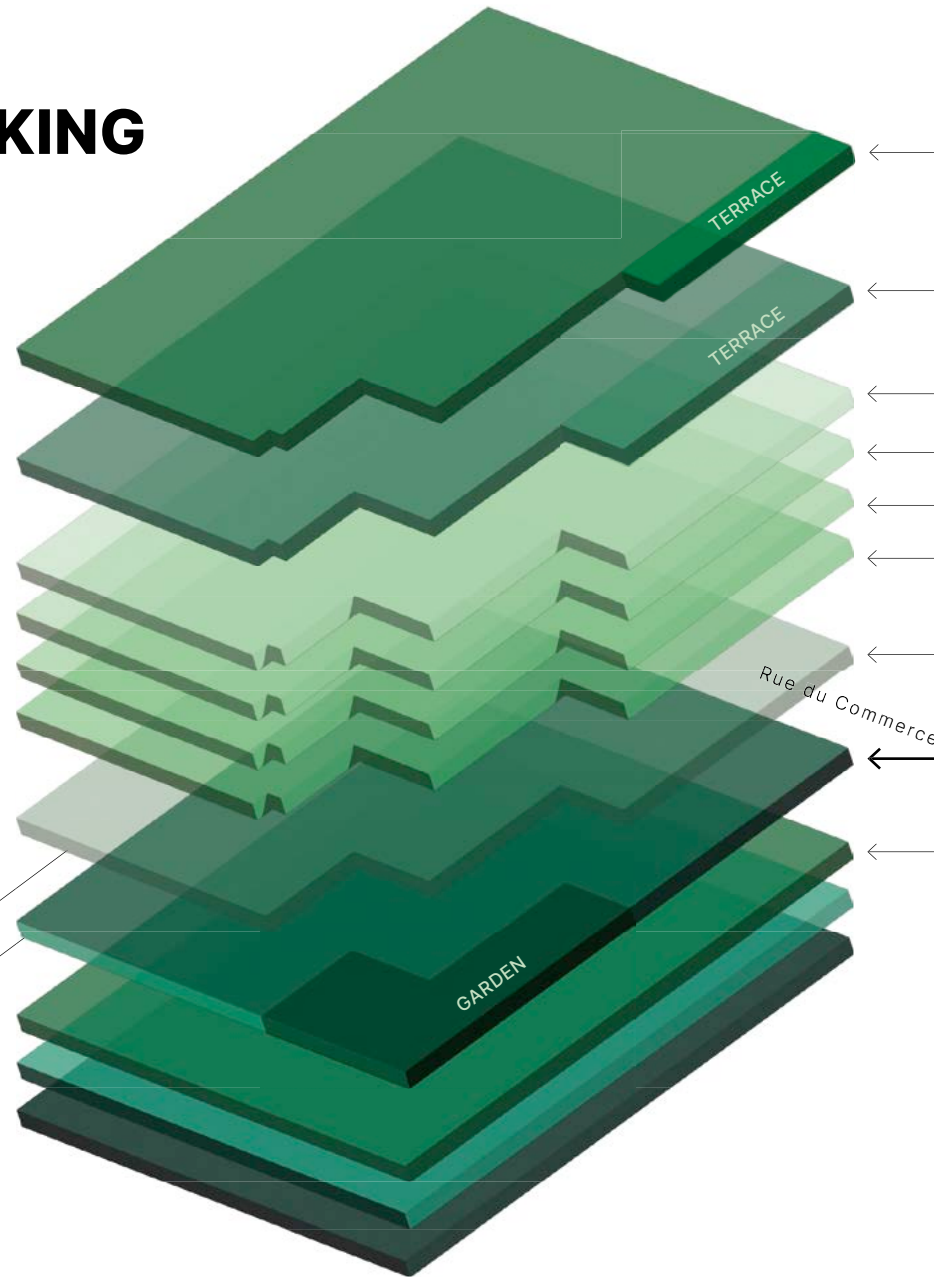


# TECHNICAL SPECIFICATIONS

- | Stacking plan
- | Technical specifications



# STACKING PLAN



+7	755 sq m + terrace
+6	774 sq m + terrace
+5	849 sq m
+4	849 sq m
+3	849 sq m
+2	849 sq m
+1	660 sq m
<b>0</b>	<b>450 sq m</b>
S.S	Archives 74 sq m Parking cars 32 units Parking bikes 32 units
-1	
-2	
-3	

**TOTAL OFFICE SPACE**  
**6 035 sq m**



# TECHNICAL SPECIFICATIONS



## HEALTH AND WELL-BEING

- Each office floor benefits from natural daylight
- Indoor air quality by high-quality heating and ventilation system with reversible active ceiling
- Encourages alternative modes of transport
- Easy access to public transport
- Garden with local flora



## COMFORT

- Ceiling height of 2.70m and 3.50m on the 7<sup>th</sup> floor
- Full-height triple glazing - natural light on every workplace
- 1.35m modularity
- Ultra-efficient lighting design with luminosity detection
- 5.80m double-height lobby
- Possibility to create 2 additional entrances on ground floor
- Two passenger and one freight elevator for all levels
- Two internal staircases
- High-performance heating and ventilation system with reversible active ceiling
- Fully flexible building management system allowing open space or closed-office configuration
- Badge-controlled parking spaces for 32 cars and 32 bicycles
- Showers and cloakroom
- Building adapted for disabled persons
- Terrace on the 6<sup>th</sup> and 7<sup>th</sup> floors
- Garden



## ENERGY

- PEB Label A+ targeted
- Complies with PEB legislation 2021 and evolution 2022
- High-performance insulation
- Energy-efficient lighting
- Charging infrastructure for electric cars
- Photovoltaic solar panels
- Water-efficient green roof and garden
- Water-saving taps and toilets
- Rainwater buffer
- LED lighting





## Cofinimmo Offices

A subsidiary of the Cofinimmo Group

**About COFINIMMO:** Cofinimmo was founded in 1983 and is a leading listed Belgian real estate company that owns and manages exceptional properties in Belgium and across Europe. At the forefront of environmental and service excellence, Cofinimmo insists on the highest corporate governance and sustainability standards. Our team strives to exceed clients' expectations all day, every day.



**About THE ARCHITECT:** LD2 Architecture was founded in 2006 and is a multi-purpose office with about thirty employees. Particularly attentive to the evolution of society with regard to sustainable development and concerned with designing supports for new uses, LD2 Architecture puts the well-being of the users of buildings top of its priorities.