

L | 375

INSPIRED
BY NATURE



L|375

AVENUE LOUISE 375

1000 BRUSSELS



Macan
Development



Contemporary offices with Style and Elegance

Designed to offer a work experience out of the ordinary. An elegant office building on the prestigious Avenue Louise and a place where innovation and collaboration meet to stimulate the growth of your organization.

Attracting new talents is a significant challenge that can be eased with an attractive workspace and a stimulating work environment.

L375 will boost your attractiveness for talents and strengthen your corporate identity.

L375 was designed by HBLN architects with the specific goal of achieving a sustainable, aesthetically pleasing and human-scale office building.

A striking high-performance façade made of anodised champagne steel and glass panels with a reimagined double-height entrance hall give L375 a strong and unique identity. Abundant natural light is invited in, creating an environment that enhances employee well-being and workplace engagement.

The multiple terraces of the building bring breath-taking views on the Jardin du Roi, ideal for your daily work breaks.

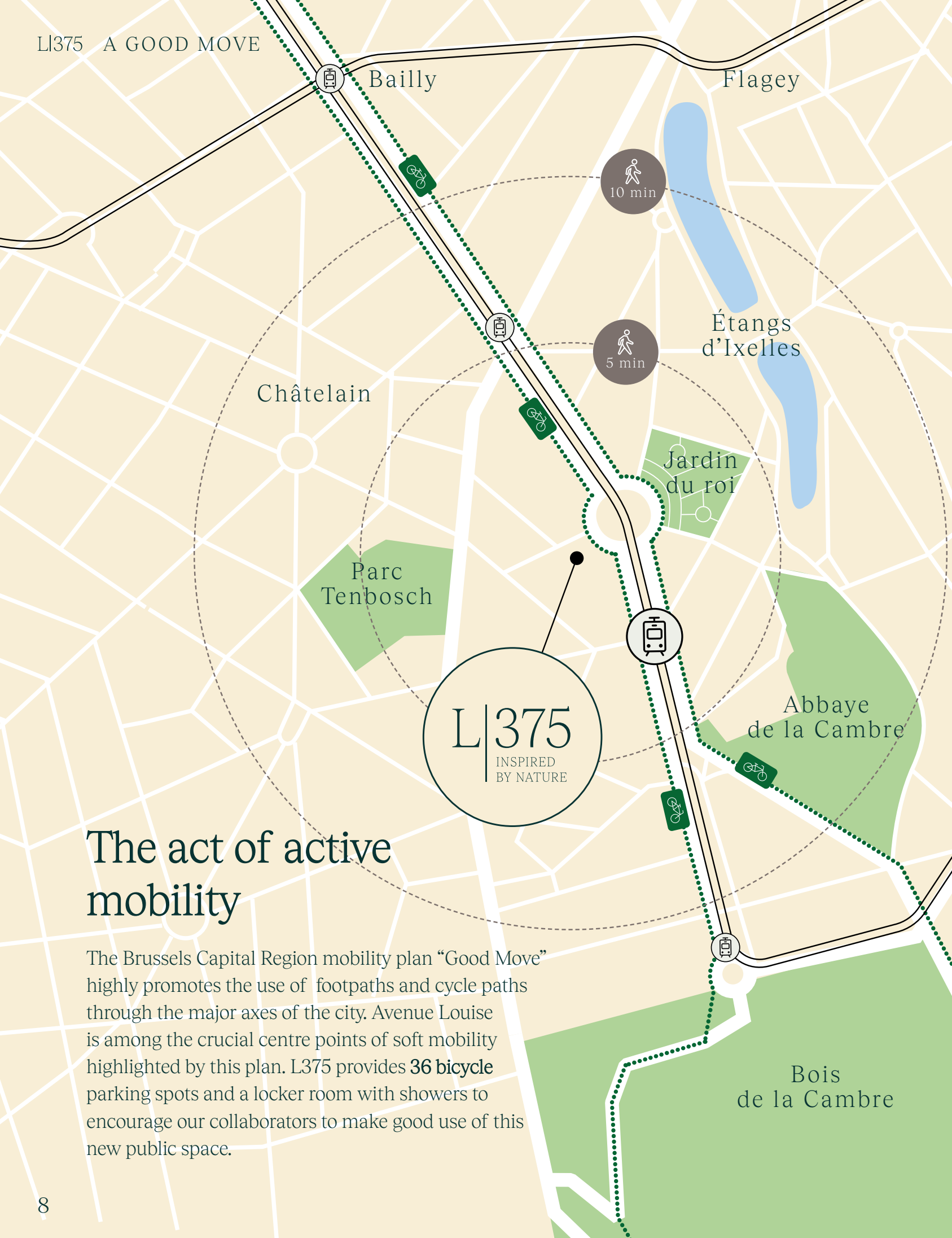


Architecture and art
connect us together.

This monumental mural
inspires us to shield and protect
our environment, nurturing
it for a brighter future.

L375 is a true work of art, where a large 40-meter tall fresco called “Ecosystem Restoration” was created in July 2021 by Spanish artist Lula Goce. The intriguing work features Mother Nature as an alchemist, holding the biodiversity safe in her hands, while simultaneously warning us to take better care of our natural world.

In celebration of the 75th anniversary of the founding of the United Nations and in collaboration with Street Art for Mankind (New York), the City of Brussels commissioned this mural on the right side of the building. This work was made possible thanks to the generous support of Solvay and the help of the City of Brussels’ Parcours Street Art.



The act of active mobility

The Brussels Capital Region mobility plan “Good Move” highly promotes the use of footpaths and cycle paths through the major axes of the city. Avenue Louise is among the crucial centre points of soft mobility highlighted by this plan. L375 provides **36 bicycle** parking spots and a locker room with showers to encourage our collaborators to make good use of this new public space.



Surrounding places on foot



5 MINUTE
away from Étangs d’Ixelles

5 MINUTES
away from Châtelain

10 MINUTES
away from Bois de la Cambre



Bike through the city



3 MINUTES
to Bois de la Cambre

6 MINUTES
to Place Louise

15 MINUTES
to Central Station

Avenue Louise constitutes the ideal environment for professional activity, leisure time and exercise.

Located on the prestigious Avenue Louise, L375 is at the crossroads of the buoyant Châtelain and Flagey districts. An incredibly diverse offer in the near vicinity is sure to delight our occupants.

Châtelain is renowned for its incomparable atmosphere, where typical mansions have been turned into trendy bars and restaurants. The famous Wednesday Market could become your weekly after-work point to network. Flagey offers an even larger slate of cultural and leisurely activities.

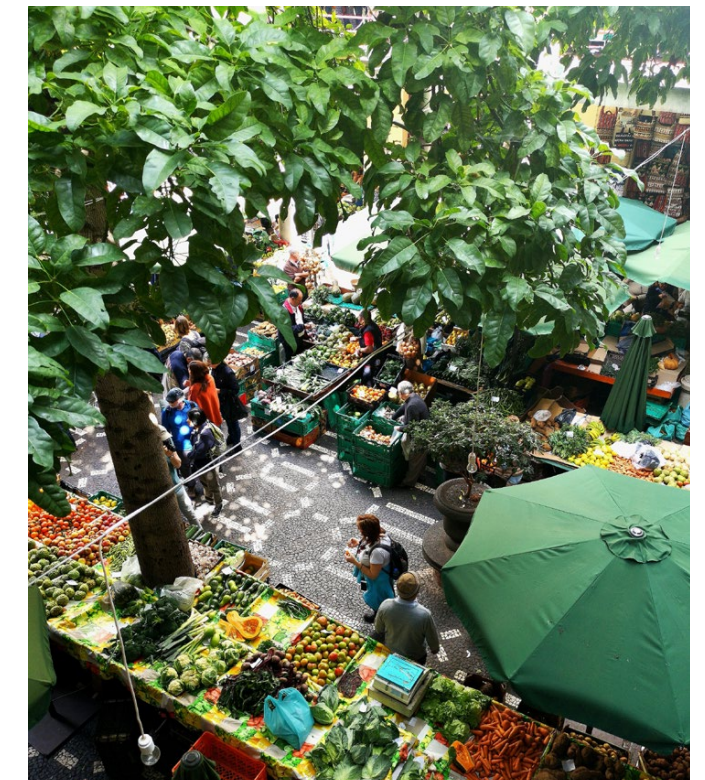
With the Étangs d'Ixelles and the Jardin du Roi next door, L375 benefits from an abundance of green rest areas, which makes for an exceptional work environment. Within walking distance, Parc Tenbosch and the Abbaye de la Cambre are secluded havens for a moment of pause or relaxation.



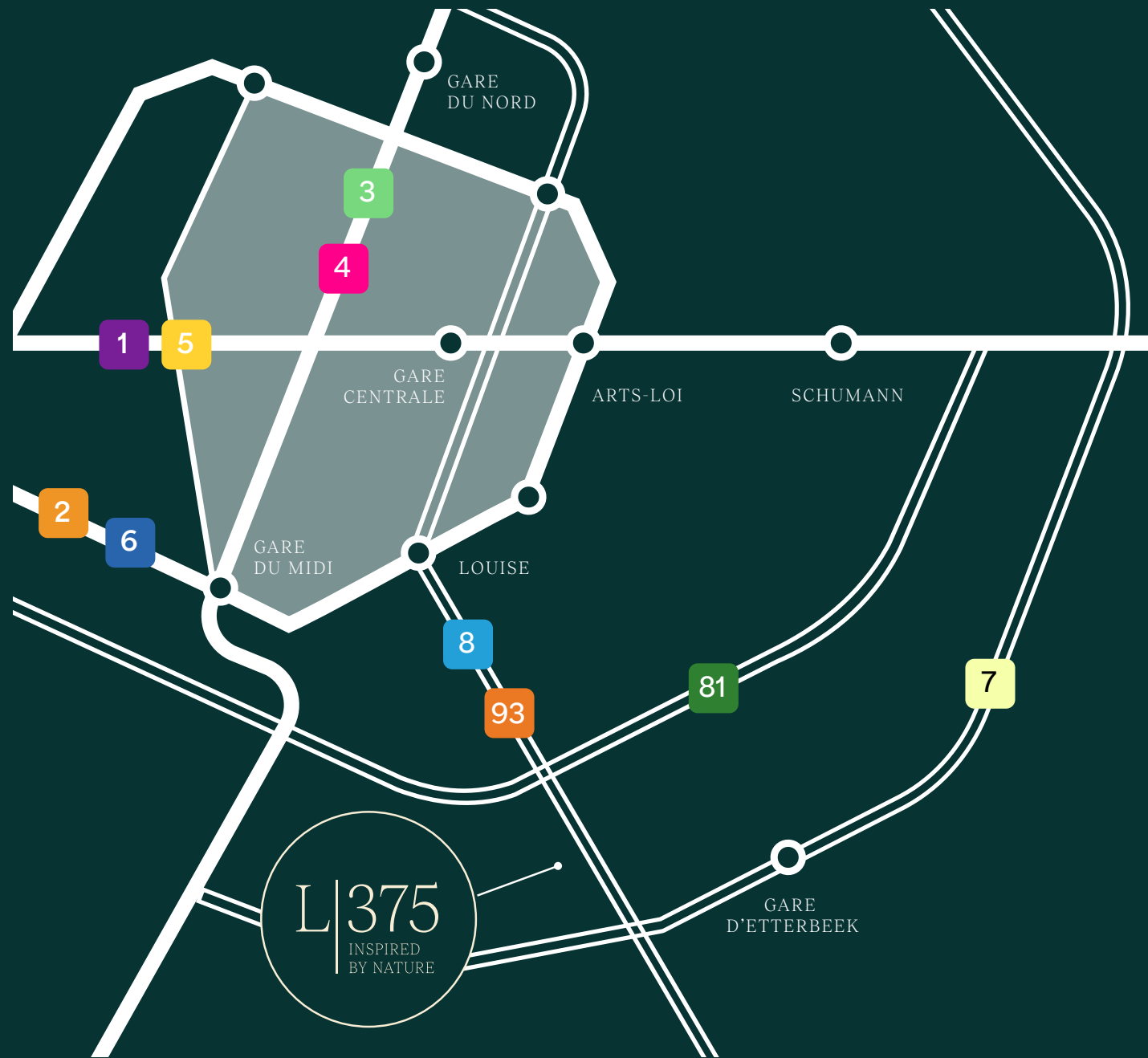
Bois de La Cambre, Parc - 10'



Restaurants



Marché du Chatelain - 10'



An unrivaled accessibility

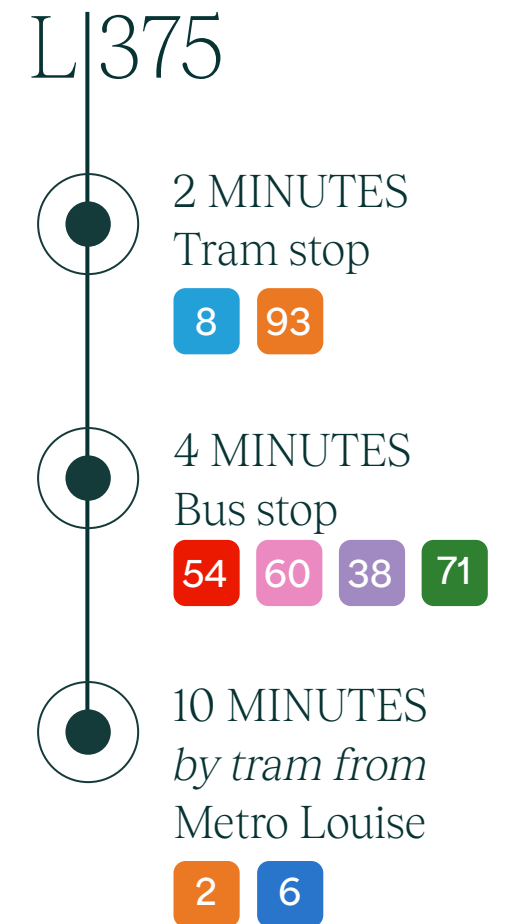
Avenue Louise is one of the major thoroughfares of Brussels, linking the Bois de la Cambre to Brussels' inner ring road.

The location of L375 ensures great connectivity, either by public or private transport, making this area a true champion in multimodal mobility. Avenue Louise is part of the Brussels Capital Region mobility plan, which focuses on integrating the connectivity between the metropolitan area and the city centre.



Avenue Louise: Brussels' Premier Hub for multimodal mobility.

With a tram stop just a few steps from the actual building, L375's location is exceptionally well-served by public transport. A prime example for the benefits of soft mobility, there are bicycle paths along the sides of the Avenue Louise easing the connection with the Brussels' inner ring road.



A bright and flexible workspace with a unique design tailored to your modern needs.

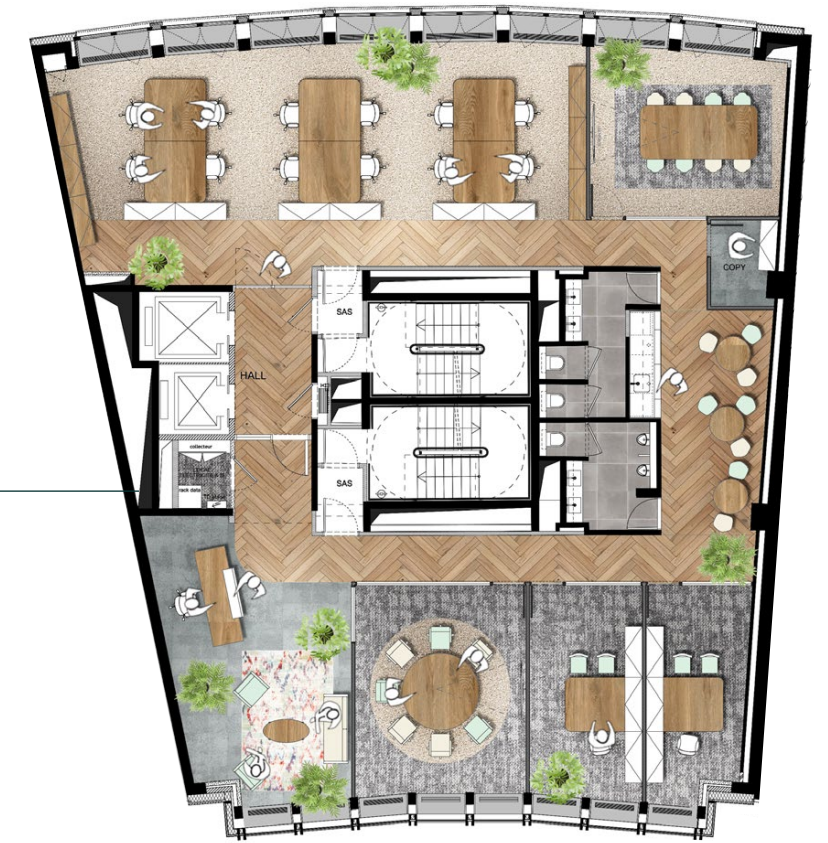
An efficient workspace, maximizing natural light

Our optimal layout, designed to enhance the use of daylighting, creates many possibilities for a flexible workspace, fully adapted to our new ways of working.

From open space to co-working with a central meeting point or even a corporate bar, the diversified nature of the work floors supplies several configurations to our collaborators.



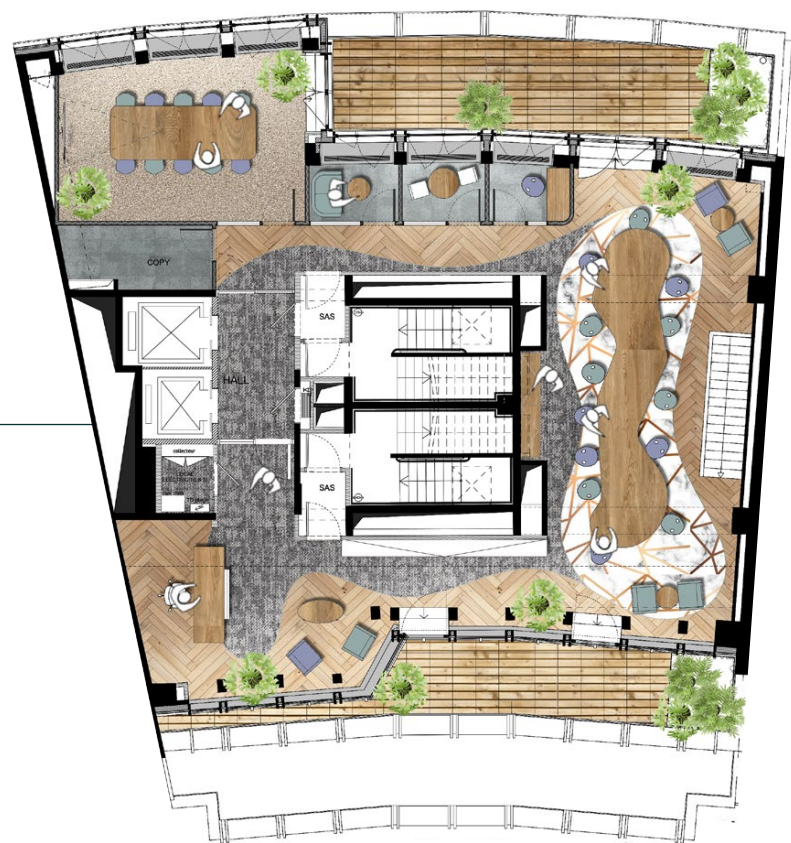
9th Floor
Option A



9th Floor
Option B



11th floor



10th floor



Unleash creativity across two levels.

L375 offers you the flexibility to create a duplex space by connecting both levels through a staircase. You can seamlessly create a floor dedicated to state-of-the-art hospitality in your working environment that blends professionalism with overall well-being.



Where creative design and responsible development go hand in hand.



Designed and developed with a conscientious mindset and a particular attention for sustainability.

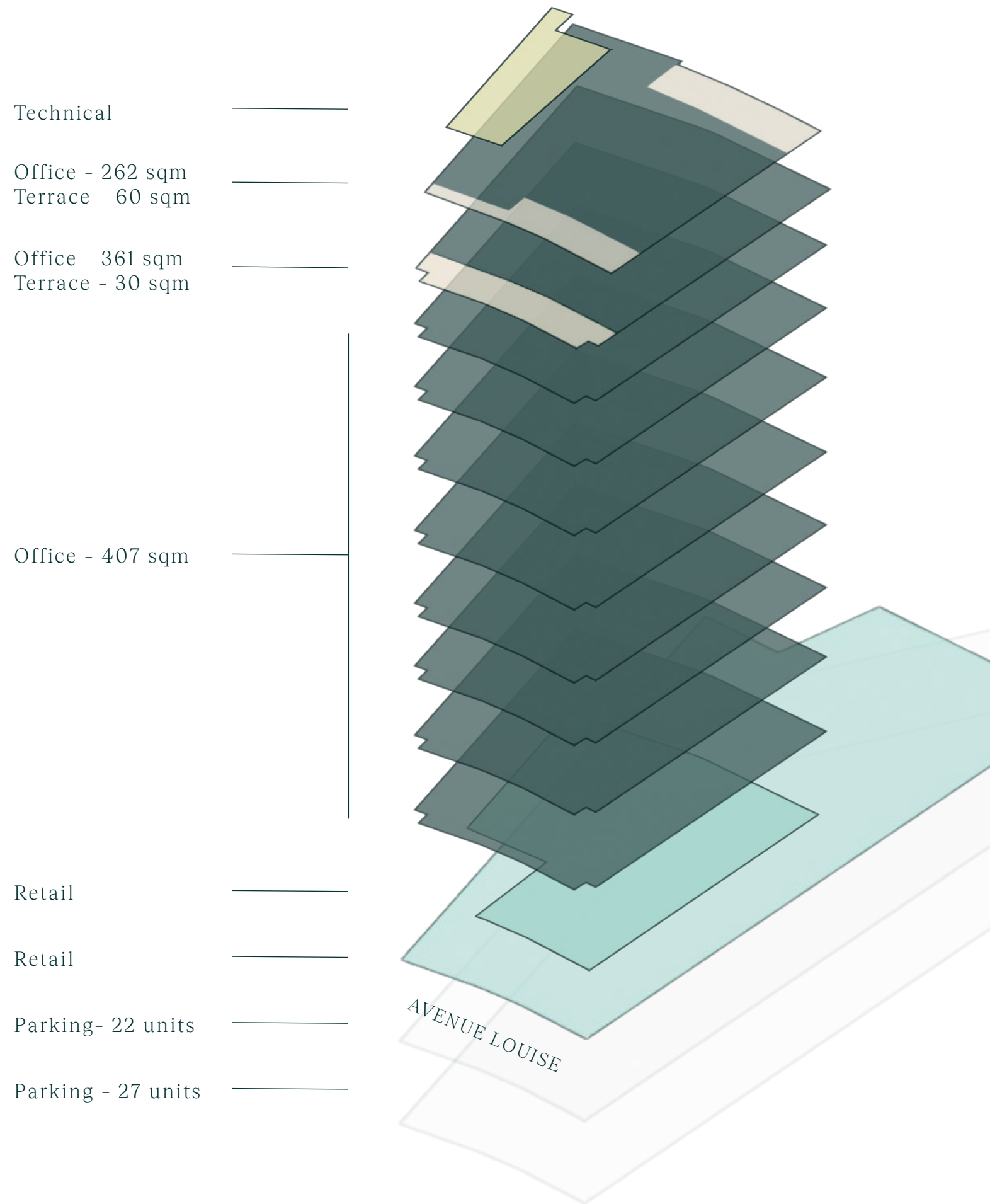
BREEAM
EXCELLENT



The decision to preserve the existing building led to a truly responsible renovation, minimising the use of raw materials, allowing to keep the existing structure, the fire staircase and the underground parking. Specific materials are meant to extend the life of the original building and limit waste generation.

L375 aims to achieve the highest standards in certifications through 'BREEAM in use Excellent' and 'WELL Bronze'.

Our unwavering commitment to inclusivity in the building's overall design guarantees easy access to persons with reduced mobility.



Building management system

Solar panels

Rainwater management

Individual regulated heating and cooling units with 100% hygienic air and high-efficiency heat recovery unit

Led lighting



32 bike parking spots

49 car parking spots

10 car electrified parking spots

2 elevators and 2 staircases

Changing rooms with 4 showers

Gym on Ground floor



Double-height entrance hall

Private sanitary on each floor

Typical floors of 407 sqm

Modularity 2.00 m & 1.40 m

Private terraces (+10 & +11)

Opening window towards rear side



Video-controlled security

Bringme/Smartbox

IT room on each floor



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