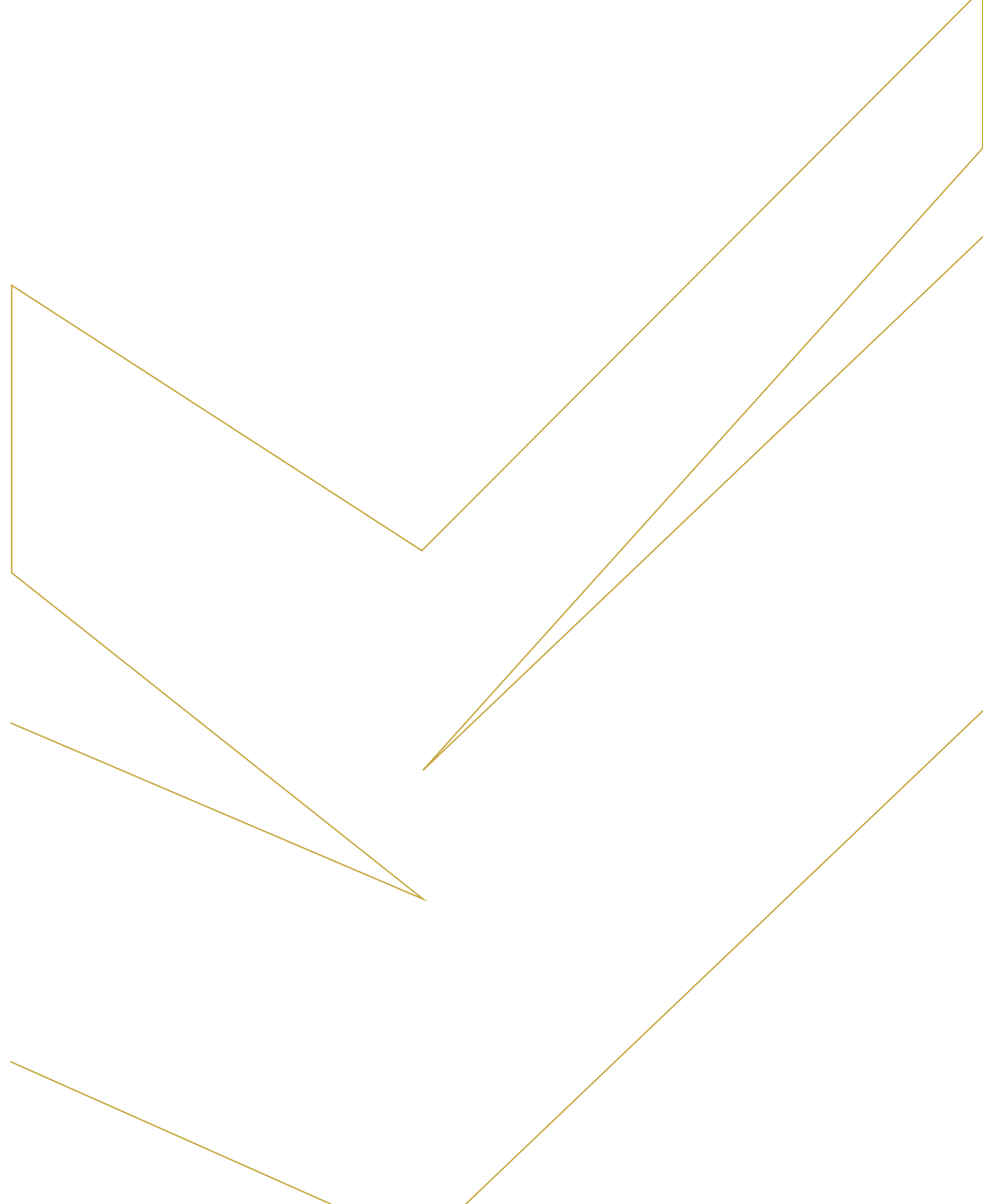




THE PRECEDENT



A property of
**Union
Investment**





WHAT ABOUT

A building that boosts psychological,
physical and financial health?

Architecture that empowers you,
your colleagues and your community?
Literally, effectively, measurably!

Welcome to The Precedent.

HOW TO RECOGNIZE A YUGENING BUILDING?

YUGENING is not just a form of architecture, it is a verb, a present continuous. It is a way to create a lasting sense of 'joie de vivre'.

It is the knowledge that you, your health and well-being, the environment and your community are honored by the building you live and work in. A YUGENING project breathes life into people and places.

WHY IS THE PRECEDENT A YUGENING PROJECT?

The name 'The Precedent' is not a coincidence. The project shows to the rest of the Avenue Louise a way forward for Human-oriented architecture in a highly urbanized context.



YUGENING

what if architecture

YUGENING Architects

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CONTENT

01



LOCATION
PAGE 08

02



WHY WOULD
PEOPLE
LOVE TO (CO)
WORK HERE?
PAGE 12

03



STRUCTURAL
FLOW
PAGE 22

04



SPACE
PLANNING
PAGE 26

05



PROJECT
SPECIFICATIONS
PAGE 38

06



THE PRECEDENT'S
PASSPORT
PAGE 40

01

LOCATION

IN THE MIDDLE
OF EVERYWHERE





 RUE DU BEAU SITE
  AVENUE LOUISE



ADDRESS

Avenue Louise 104/106,
1000 Bruxelles

THE PRECEDENT
WALKSCORE

98%

WALKSCORE.COM

The Precedent is surrounded by every amenity you could think of. Whether you're looking to dine out, do shopping, visit a park, enjoy culture and entertainment... all of it and even more is in walking distance. That's why walkscore.com defines The Precedent's location as a real 'Walker's Paradise'. To get there, no car is required. With a transit score of 98%, the availability of public transportation is 'World-Class'.



Interparking

180 m



bus

300 m



Villo

300 m



Metro

600 m



Tram

300 m



Airport

14 km

02

WHY WOULD PEOPLE LOVE TO (CO) WORK HERE?

THANK GOODNESS
IT'S MONDAY!

WITH BIOPHILIC CONDITIONS

Biophilic architecture helps people and businesses to face daily challenges or everyday challenges.

Human beings are responding positively to nature. It immediately effects their health, well-being, mood, stress resilience, cognitive performance and productivity. Biophilic design integrates our love for nature into the surroundings we spend 90% of our lives in—.



“ *The true cost of operating our buildings, is not energy, waste and water; it's the people inside. It is perhaps the greatest untapped business and health opportunity of our time.*
Joseph Allen, Harvard University.

BEING WELL AND WELL BEING

Being «WELL» is the consequence of being surrounded by the right materials, influences and elements that nourish you.

Whether you're aware of it or not.

WELL Certification is the leading tool for advancing health and wellbeing in buildings globally.



EYRISE
Dynamic smart glass windows encourage the feeling of well-being within the blink of an eye by maximizing the full benefits of natural light.



Air Quality Monitoring



Smart Glass



Adaptive Lighting



Energy Management



Natural Daylight



Humidity Control



Acoustic Comfort



Thermal Comfort

MORE THAN WALL FLOWERS

Besides THE PRECEDENT's air filtering system, **active green walls** are the most effective countermeasure against ultra-fine particles. These **biophilic elements** also **lower stress and blood pressure**.

Natural Materials and Textures



Feng Shui



Biophilic Design



WORKING IN AND OUTSIDE

Outdoor Spaces



Cross pollination



Circulation



Solar Energy



Rainwater reuse



Biodiversity



Bee-friendly



Exclusive rooftop terraces offering a unique outside working experience



A HIGH LEVEL UNDERGROUND

Bycycle and car parkings offer its users a maximum comfort in an easy accessible underground.

Activity stimulation



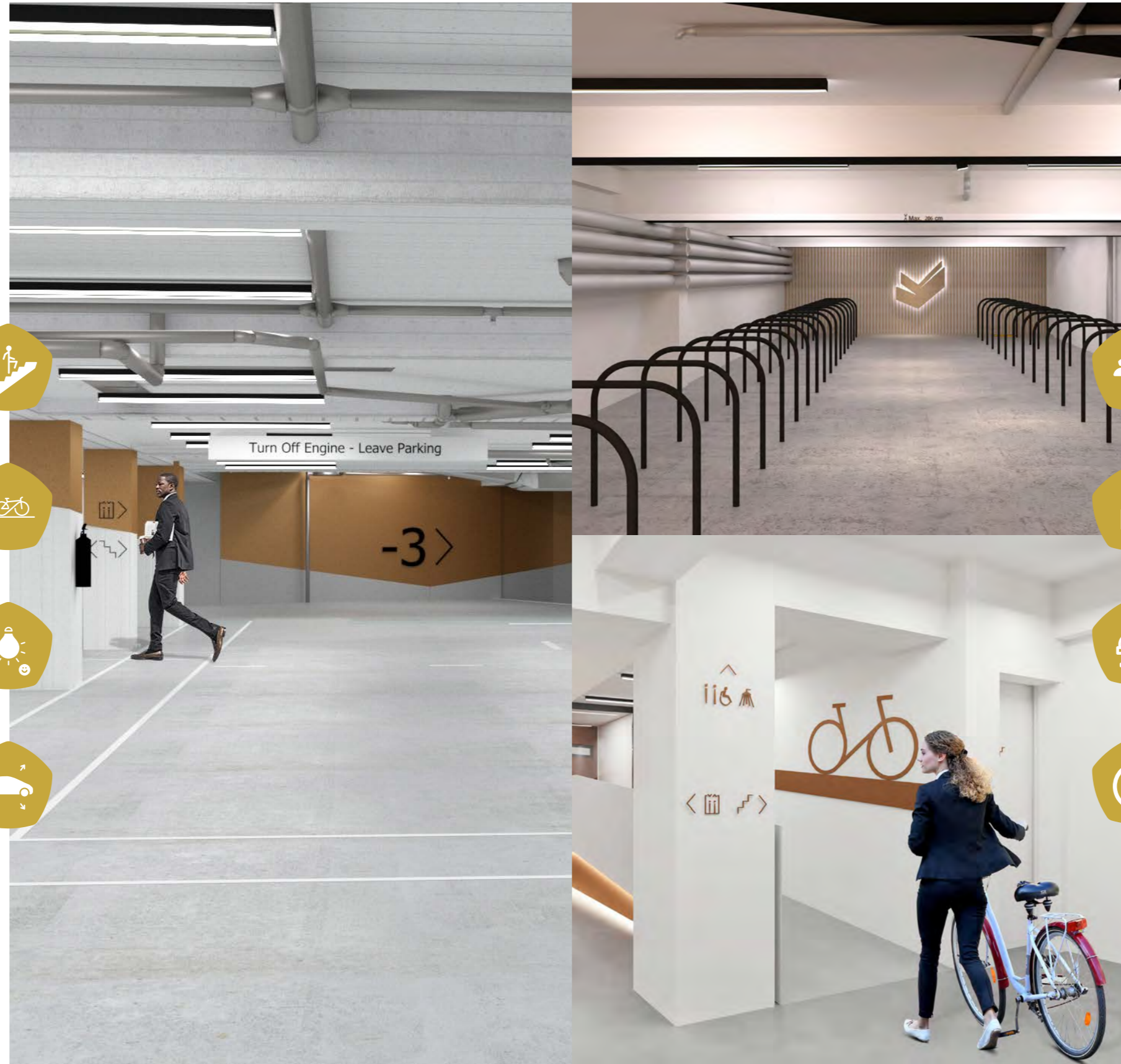
Active Transportation



Lighting Comfort



Shared Mobility



Nanometric Filtered Reflection



Access & Security



Showers



Electric Charging Stations



03

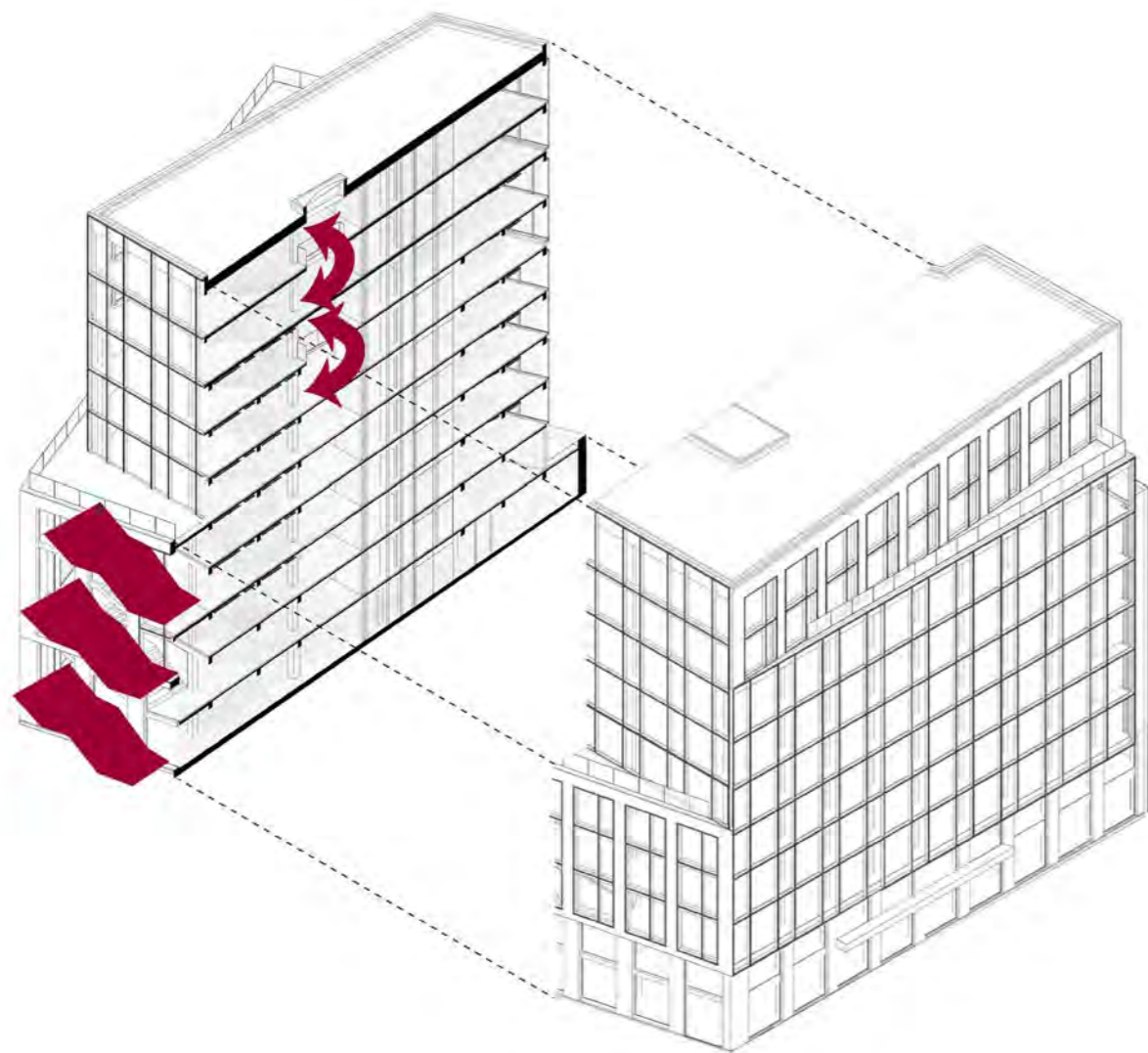
STRUCTURAL FLOW

CONNECTING PEOPLE



CROSS POLLINATION

Duplex and vertical connections, bringing people together, allowing their knowledge and skills to influence each other that in turn can only make your company stronger and more productive.



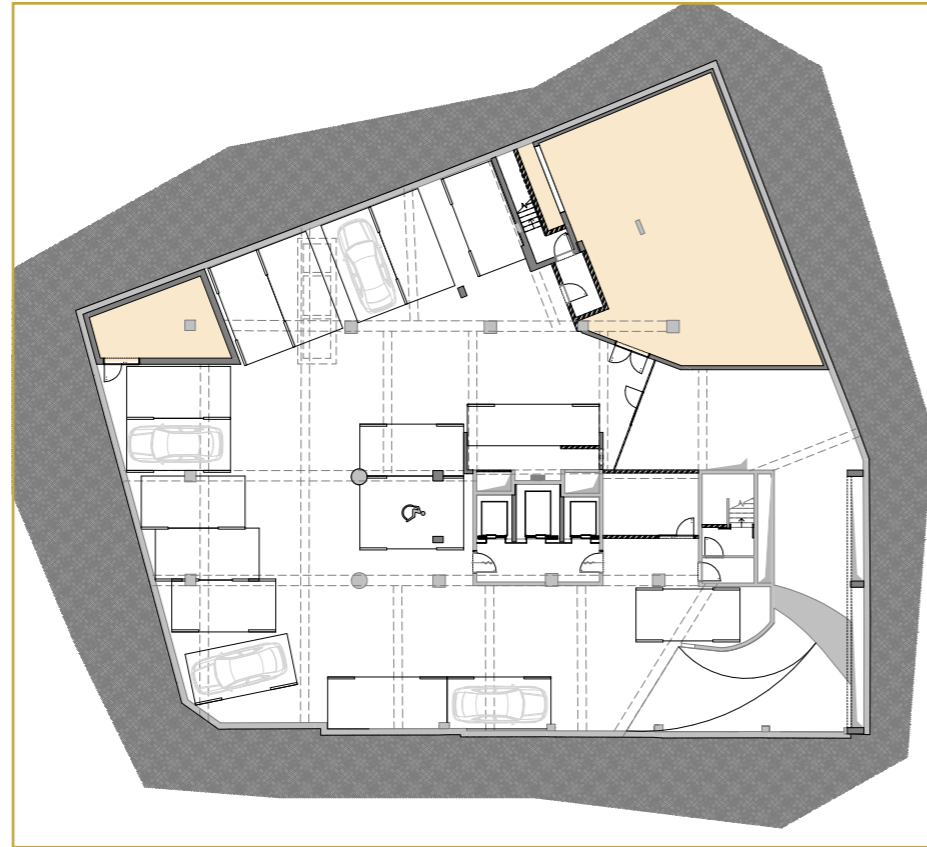
04

SPACE PLANNING

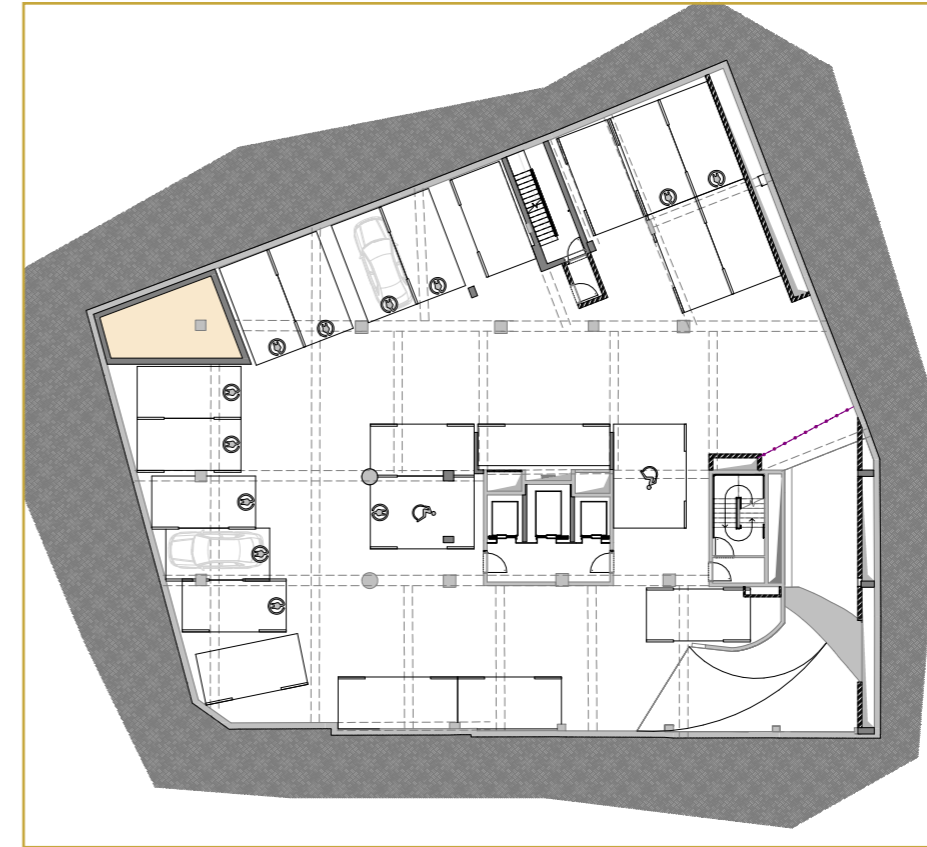
THE BIGGEST ROOM
IN THE WORLD
IS ROOM FOR IMPROVEMENT



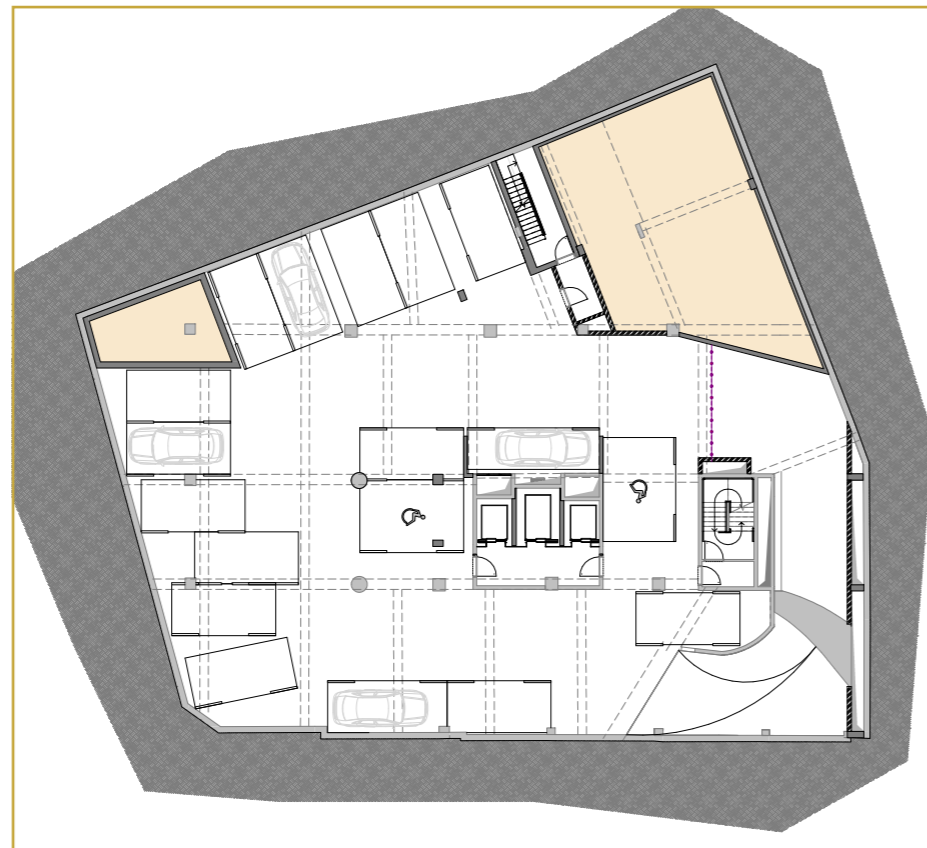
LEVEL
-4



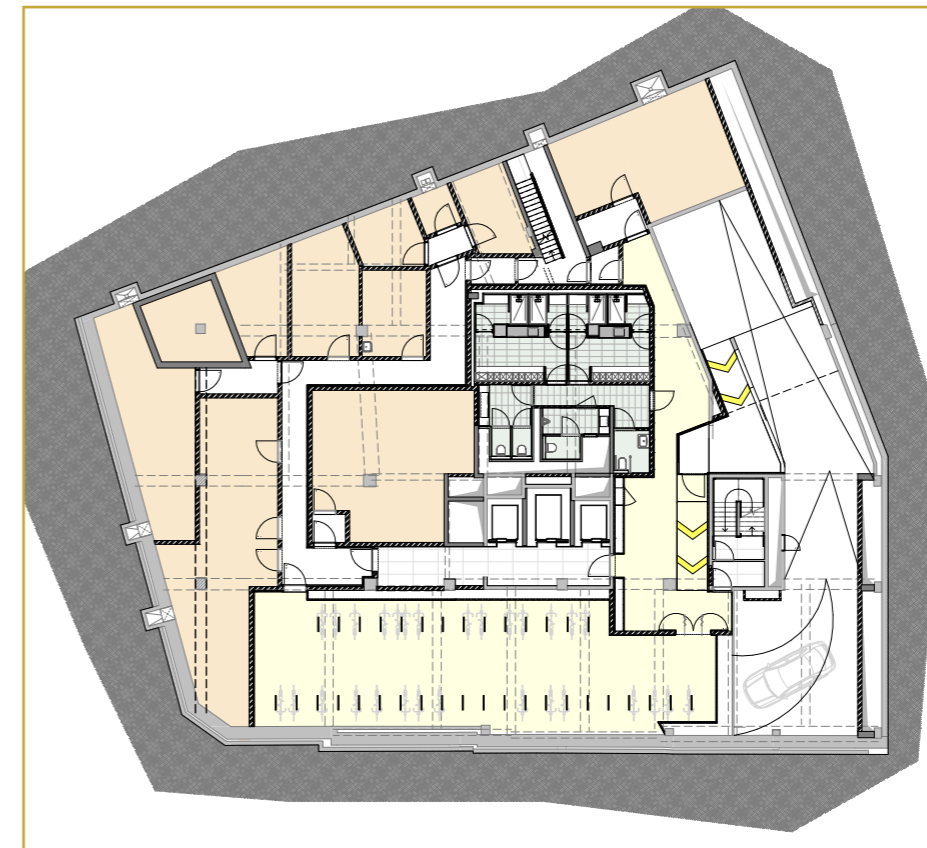
LEVEL
-2



LEVEL
-3



LEVEL
-1

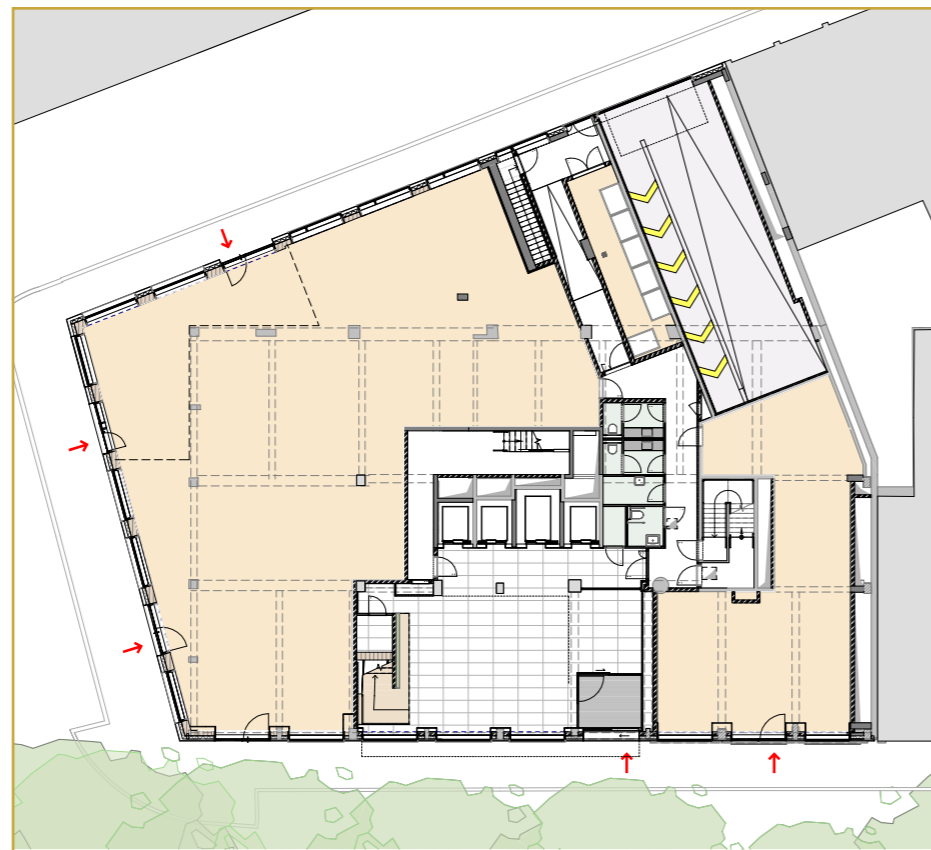


LEVEL 0

932,57 sqm

Retail 1 : +/- 450 sqm

Retail 2 : +/- 160 sqm



LEVEL + 2

944,26 sqm



LEVEL + 1

903,17 sqm



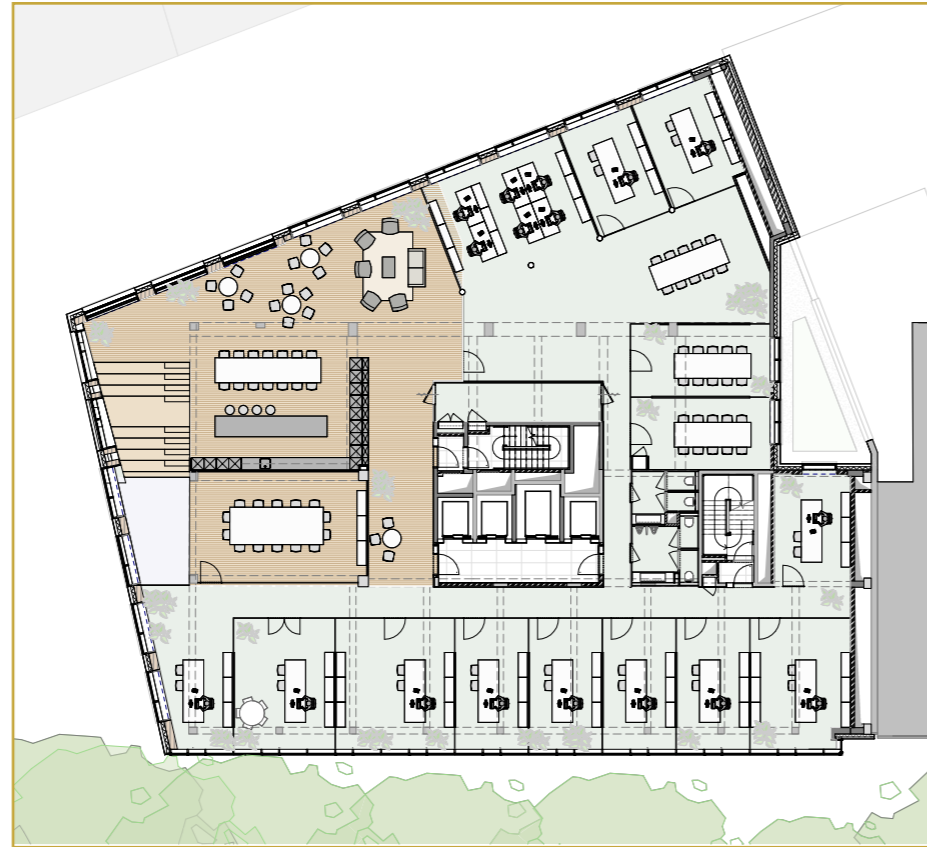
LEVEL + 3

946,13 sqm



LEVEL + 4

946,81 sqm



LEVEL + 6

802,64 sqm



LEVEL + 5

935,52 sqm



LEVEL + 7

799,27 sqm





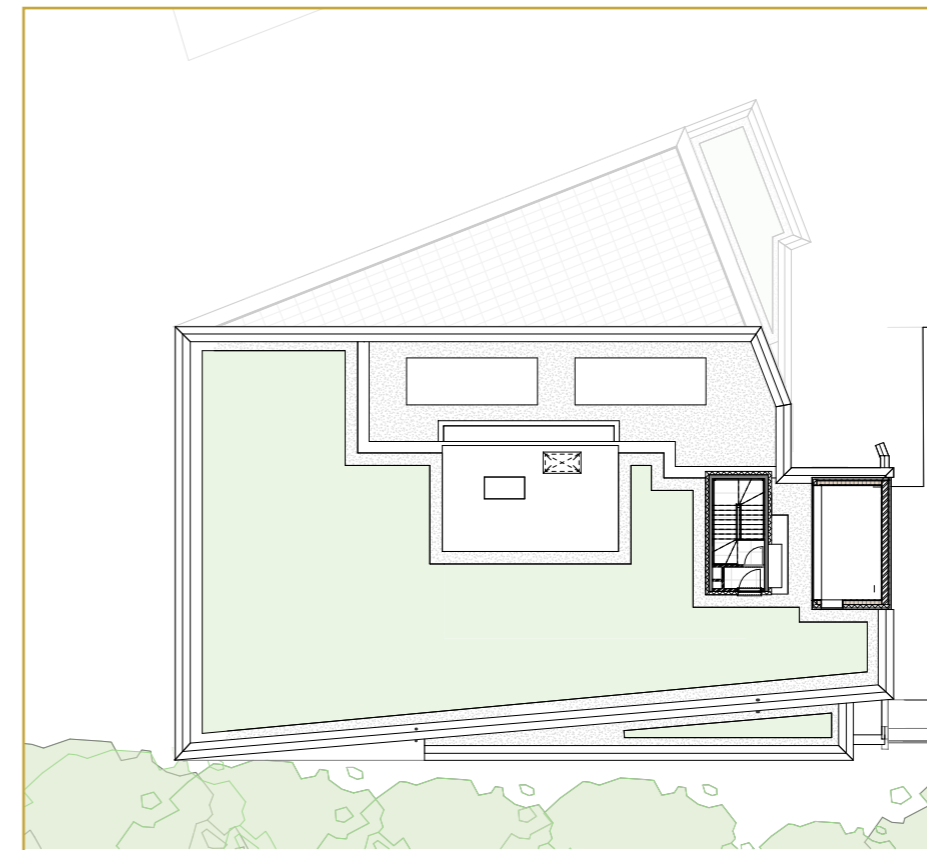
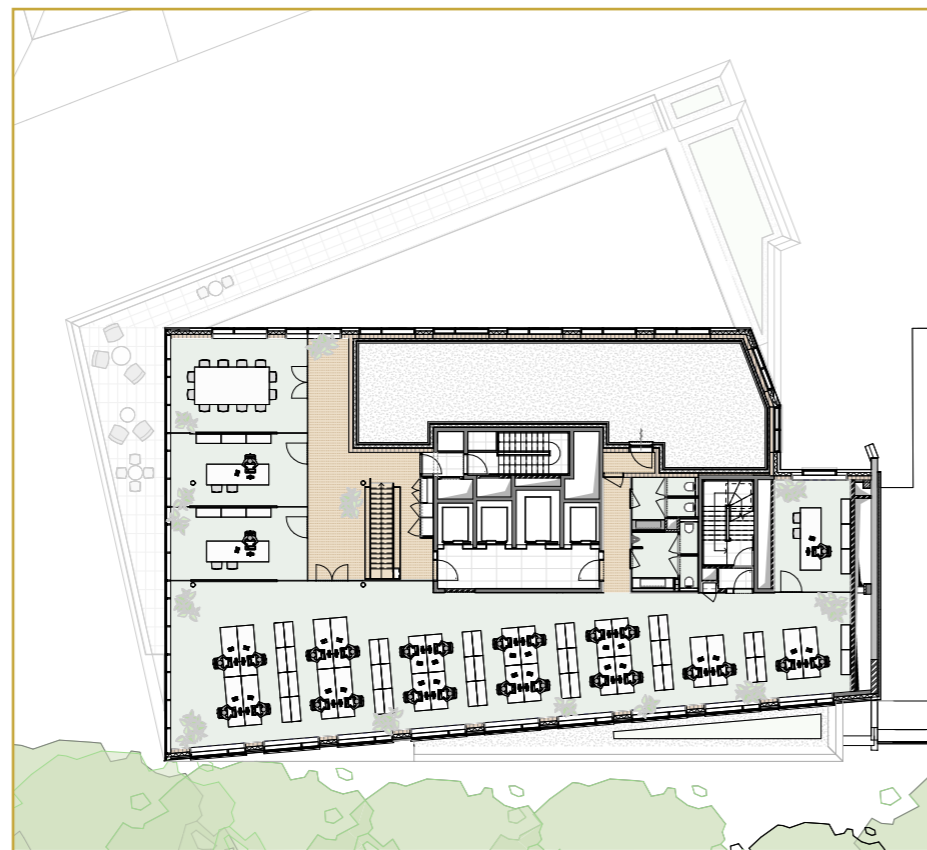
LEVEL + 8

747,68 sqm



LEVEL + 9

612,56 sqm



LEVEL +10

Technical floor

05

PROJECT SPECIFICATIONS

OFFICE PROJECT CONCEPT FORESEES

- Office space +- 9123 sqm
- Retail space +- 600 sqm
- High standard entrance hall
- 4 elevators
- 2 emergency staircases
- 4 open staircases (duplex)
- Toilet facilities
- Shower and locker facilities
- 58 parking space
- Bicycle parking
- Technical installations
- Eyrise Dynamic Windows
- Raised floor
- Ventilation flow 54m³/hour/person!
- HVAC (climate ceilings)
- Integrated LED lighting in the ceiling
- Terraces (private) with panoramic views
- Designed for a Breeam Excellent certificate
- Designed for a Well Certificate
- ...



BREEAM®

06

THE PRECEDENT'S
PASSPORT





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