

# REGENT 35



**ADDRESS:**  
Boulevard du Régent 35  
Rue de la Loi 13  
1000 Brussels

**DEVELOPER:**  
Cimmoregent

**ARCHITECT:**  
Archi 2000

**STRUCTURAL  
ENGINEER:**  
Abcis Van Wetter

**SPECIALIST TECHNICAL  
SERVICES ENGINEER:**  
CES

**BREEAM**

**CERTIFICATION:**  
B4F

**SURFACE AREA:**  
7,315 sqm

**STATUS:**  
Delivered august 2015  
(1 year delay)

## Exceptionally well located

The operation consists of demolishing a town house built in 1843, which has been successfully, though clumsily, transformed, enlarged, heightened and which now represents 6,100 sqm above ground.

The asset is exceptionally well located on the corner of the Rue de la Loi and Boulevard du Régent, less than 100 metres from the Royal Park and the Prime Minister's office.

Today the building constitutes a city entrance gate whose symmetry with the building located at Régent 36 is open to discussion and can certainly be improved. The project thus involves demolishing the existing building and reconstructing a contemporary office building of format ground floor plus five upper floors and two recessed floors, with a total surface area above ground of 7,315 sqm. There will be 37 parking spaces in the basement. The layout of the new building has been

based on a 135 cm modulation and is the result of focusing on the following objectives: optimal flexibility, efficiency, comfort within the workspaces, energy economy, the office/circulation routes ratio, comfort within the car parks...

The integration of the building into its urban environment has received particular attention. The whole of the composition is based on symmetry at the level of the Rue de la Loi on the one hand, and the moderate nature of the façade, in keeping with its immediate surroundings on the other. Through simple means without excessive ostentation, this approach aims to provide the building with a strong and contemporary presence while ensuring it is integrated into its constructed environment. The choice of materials for the façade (architectonic concrete) forms part of the same philosophy as the overall composition of the building: a resolutely modern architectural style in keeping with the constructed context.



REGENT PARK

# Redefining elegance in office space

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