

# RUE DES PALAIS

RUE DES PALAIS 42 - 46A, B - 1030 BRUXELLES

J|C|X

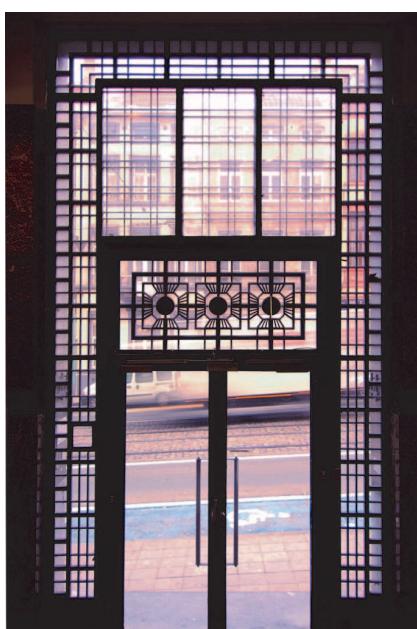
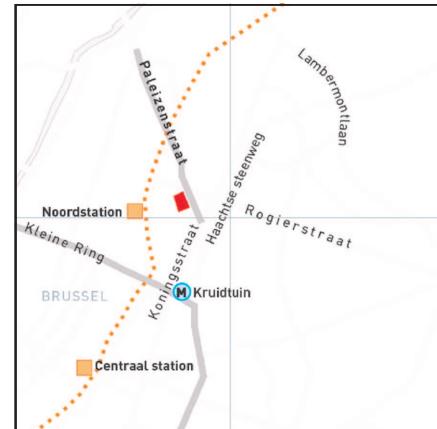
STATUS : IMPLEMENTATION

## ELEGANCE CREATED BY MICHEL POLAK

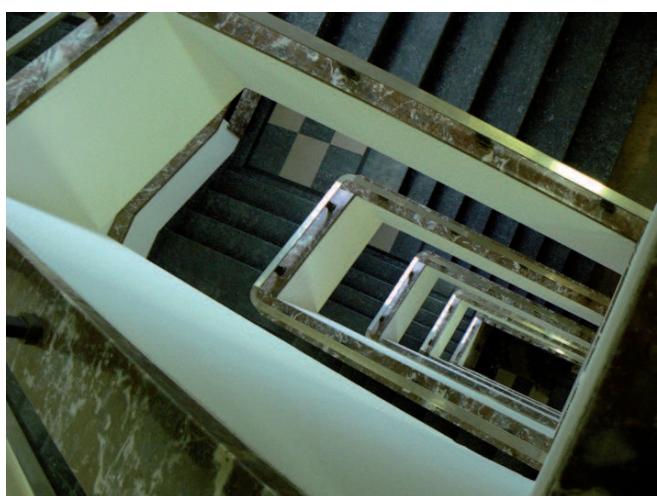
In 1935, the Belgian government constructed an administrative building for the Department of Telecommunications and Telegraphs. At the time, the department was expanding as it aimed to provide complete coverage of the national telephone network. Michel Polak, a Swiss architect based in Brussels, was commissioned to undertake the project. He had previously designed a series of highly prestigious buildings such as the Art Deco Résidence Palace and Hôtel Empain on the former "Avenue des Nations" (now Avenue Roosevelt). He designed an extremely distinguished office complex of more than 25,000 m<sup>2</sup> in the heart of the city, along the "Tracé royal", on a site of almost a hectare.

## A VARIETY OF USES

Completely restored, the building has retained its charm and the beauty of the period details – the elegant line of the halls, the stylized staircases and the ornate frameworks. It is divided up for various uses – floors of offices occupied by the COCOF (Commission communautaire française); loft-type apartments and a business centre, known as M-Village, which is geared to companies operating in the fields of Internet and communications technologies. In the surrounding area, the gardens have been redeveloped maintaining a private part and creating a public green area, the Reine-Verte park..



DEVELOPER  
**AM RUE DES PALAIS**  
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## THE BENEFITS

- A beautiful renovation of a prestigious historic property
- A range of uses that foster urban integration and regenerate the area
- A central location (trams 25-55-56-94, metro, "gare du Nord" railway station)
- An elevated position which provides good visibility: the terraces overlook the centre and north of Brussels.

## SITE DETAILS

- Total area: 25,000 m<sup>2</sup> (31,548 m<sup>2</sup> gross)
- Office complex (COCOF) at the rear: 14,400 m<sup>2</sup>
- M-Village business centre: 5600 m<sup>2</sup>
- Lofts and duplex apartments: 2500 m<sup>2</sup> (last three floors)
- Social/cultural activities area: 3800 m<sup>2</sup>
- 148 parking spaces on 5 levels underground
- Private garden
- Direct access to the Reine-Verte park



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