



Observatoire des bureaux Overzicht van het kantorenpark

Vacance 2011 à Bruxelles
Leegstand 2011 in Brussel

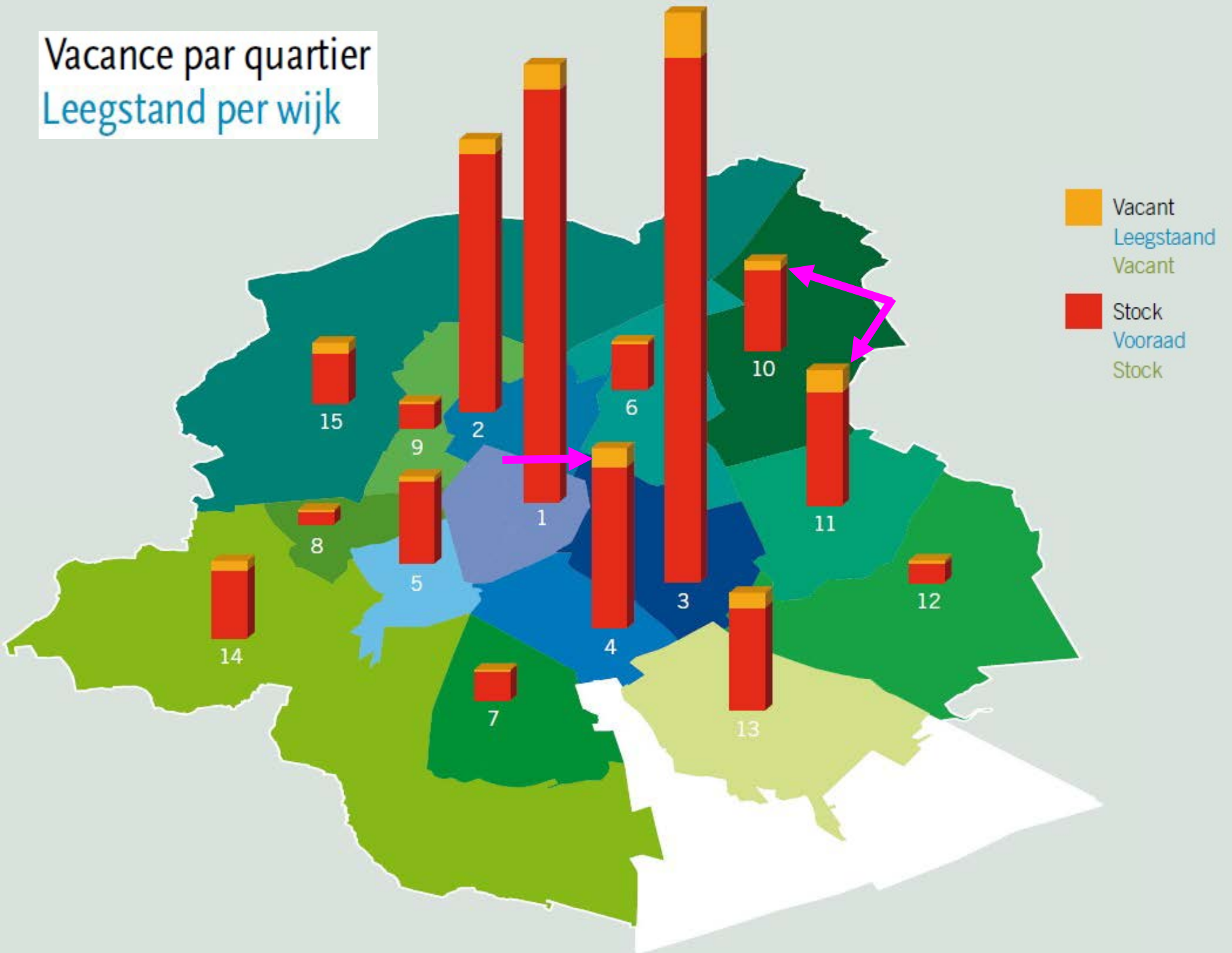
Vacance par quartier

Leegstand per wijk

		Stock Voorraad Stock	Vacant Leegstaand Vacant	Taux de vacance Leegstand% Vacancy rate	2011	2010	2009	2008	2007
1	Centre / Centrum / Centre	2.687.457	165.694	6,2%	6,5%	6,3%	6,1%	5,6%	
2	Quartier Nord / Noordwijk / North District	1.685.921	89.918	5,3%	7,6%	10,1%	7,1%	8,4%	
3	Quartier Européen / Europese wijk / European District	3.436.247	290.725	8,5%	9,6%	9,8%	9,1%	10,9%	
4	Quartier Louise / Louizawijk / Louise District	1.053.450	118.692	11,3%	11,6%	8,7%	10,1%	11,4%	
5	Quartier Midi / Zuidwijk / Midi District	539.345	31.535	5,8%	4,2%	3,9%	6,1%	6,6%	
6	1 ^e Couronne NE / 1 ^e kroon NO / Inner Ring NE	302.976	13.128	4,3%	5,9%	6,5%	6,8%	6,0%	
7	1 ^e Couronne Sud / 1 ^e kroon Zuid / Inner Ring South	197.329	6.852	3,5%	3,9%	7,4%	9,6%	3,4%	
8	1 ^e Couronne SO / 1 ^e kroon ZW / Inner Ring SW	88.171	7.667	8,7%	18,2%	25,8%	21,0%	21,8%	
9	1 ^e Couronne NO / 1 ^e kroon NW / Inner Ring NW	161.715	15.175	9,4%	9,8%	9,2%	6,5%	7,2%	
10	2 ^e Couronne NE / 2 ^e kroon NO / Outer Ring NE	529.530	58.854	11,1%	10,2%	11,5%	12,7%	20,5%	
11	2 ^e Couronne Est / 2 ^e kroon Oost / Outer Ring East	742.913	143.068	19,3%	17,1%	17,9%	13,9%	16,9%	
12	2 ^e Couronne SE / 2 ^e kroon ZO / Outer Ring SE	121.977	20.032	16,4%	18,5%	17,8%	17,9%	21,2%	
13	2 ^e Couronne Sud / 2 ^e kroon Zuid / Outer Ring South	668.957	93.701	14,0%	13,9%	12,7%	12,0%	8,5%	
14	2 ^e Couronne SO / 2 ^e kroon ZW / Outer Ring SW	444.621	72.205	16,2%	12,9%	12,2%	9,4%	10,2%	
15	2 ^e Couronne NO / 2 ^e kroon NW / Outer Ring NW	325.975	68.877	21,1%	13,1%	15,4%	12,0%	12,1%	
	Total / Totaal / Total	12.986.582	1.196.123	9,2%	9,5%	9,8%	8,9%	9,8%	

Vacance par quartier

Leegstand per wijk



Space

Oxygen

Accessibility

Mobility

TO

Architecture

+/- 17.000m² (divisible) + 

Offices TO LET

Dynamique immobilière

Verloop kantorenmarkt





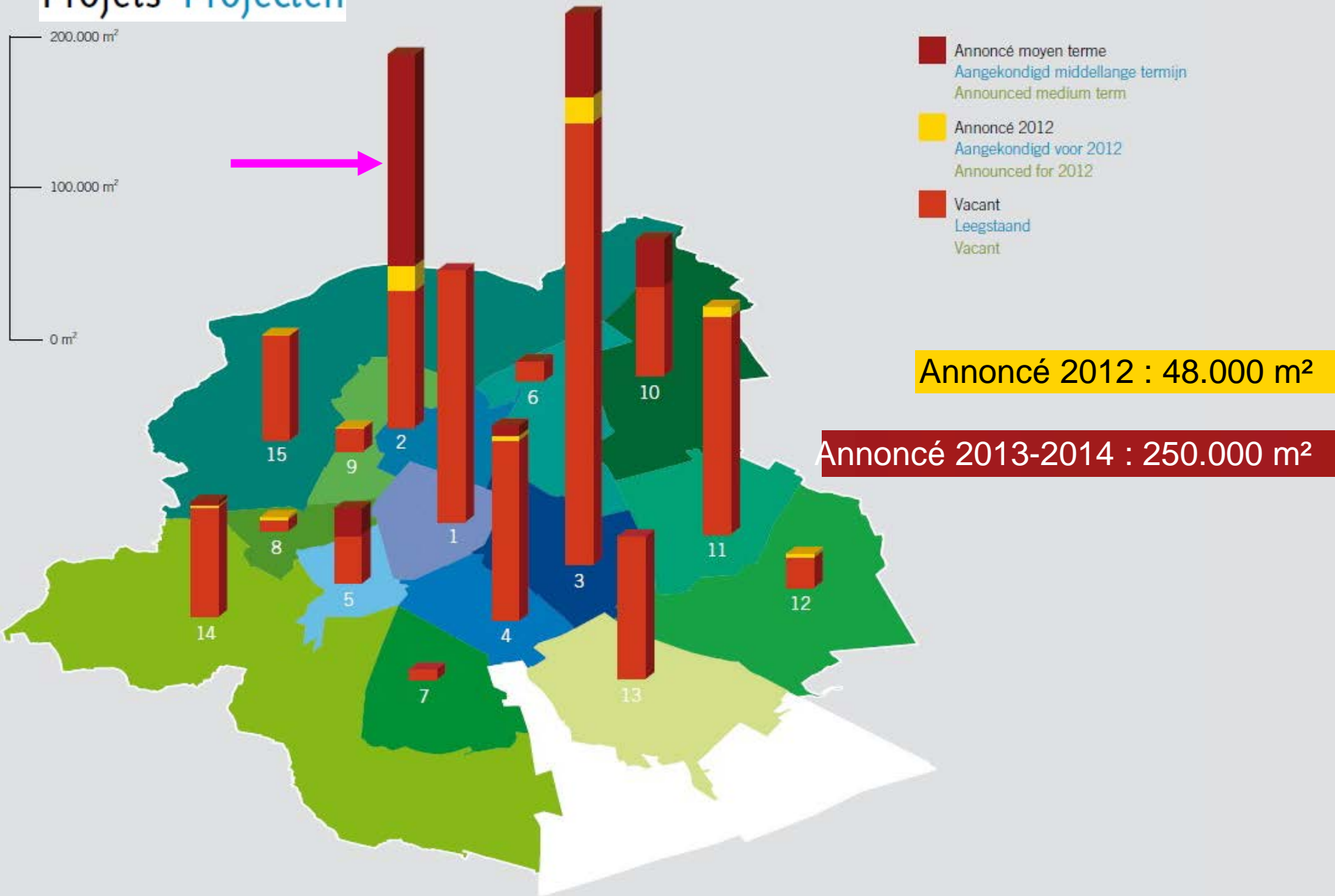
neo
MONTVOYER 51

Offices to let + 
As from +/- 500 m²

neo
MONTVOYER 51

Offices to let + 
As from +/- 500 m²

Projets Projecten



Brussels Tower



73.000 m²

Tour & Taxis



42.000 m²

Silver Tower



35.000 m²



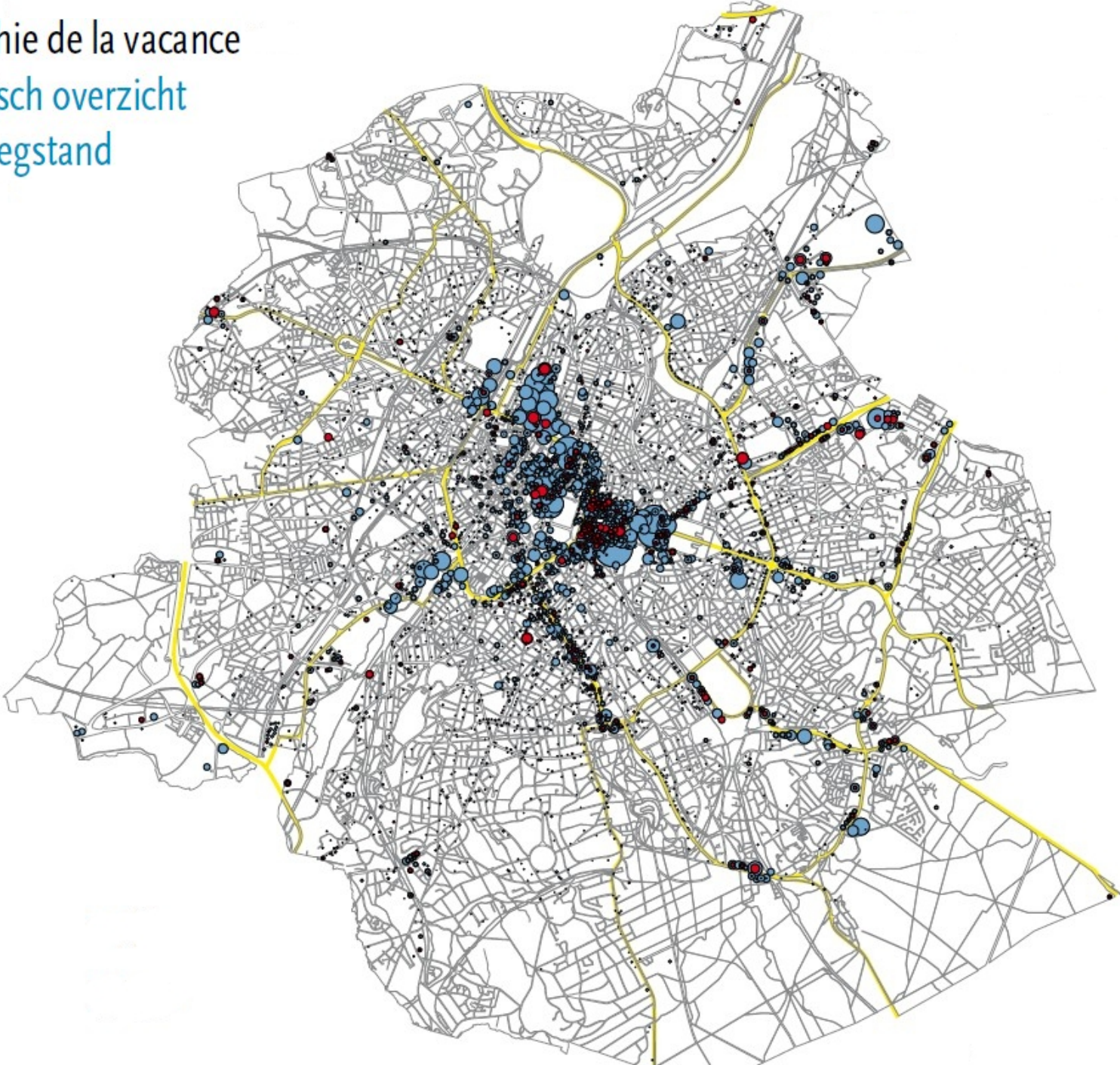
TO LET
CBRE
020 7553 1234

62

62

Blue street sign with white text: 27-830, 1702-18

Géographie de la vacance
Geografisch overzicht
van de leegstand



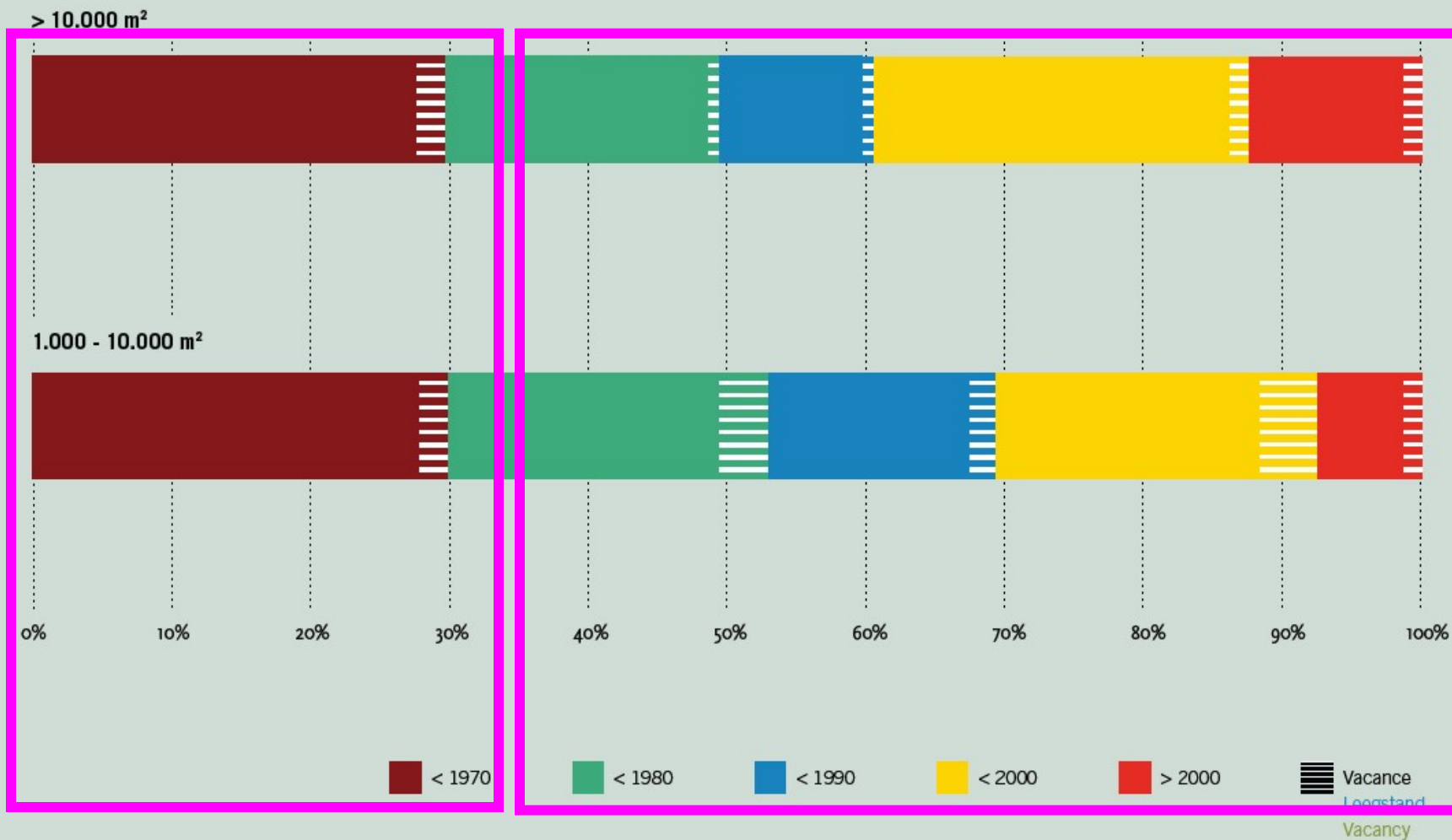


**ART
BUILDING**

BRAND NEW
GRADE A
OFFICES TO LET
—
FROM 300 TO
1,400 M²

ARTBUILDING
BRUSSELS.COM

Âge du bâti Ouderdom van de kantoren

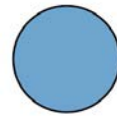


Vacance persistente Blijvende leegstand

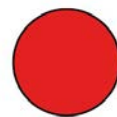
	Quartier Wijk District	Vacance totale 2011 Totale leegtsand 2011 Total vacancy 2011	Vacance persistente ≥ 2 ans Blijvende leegstand ≥ 2 jaar Persistent vacancy ≥ 2 years
1	Centre / Centrum / Centre	165.694	61.978 37%
2	Quartier Nord / Noordwijk / North District	89.918	46.887 52%
3	Quartier Européen / Europese wijk / European District	290.725	189.641 65%
4	Quartier Louise / Louizawijk / Louise District	118.692	38.271 32%
5	Quartier Midi / Zuidwijk / Midi District	31.535	9.859 31%
6	1° Couronne NE / 1° kroon NO / Inner Ring NE	13.128	6.552 50%
7	1° Couronne Sud / 1° kroon Zuid / Inner Ring South	6.852	1.422 21%
8	1° Couronne SO / 1° kroon ZW / Inner Ring SW	7.667	5.959 78%
9	1° Couronne NO / 1° kroon NW / Inner Ring NW	15.175	6.312 42%
10	2° Couronne NE / 2° kroon NO / Outer Ring NE	58.854	36.347 62%
11	2° Couronne Est / 2° kroon Oost / Outer Ring East	143.068	78.583 55%
12	2° Couronne SE / 2° kroon ZO / Outer Ring SE	20.032	11.171 56%
13	2° Couronne Sud / 2° kroon Zuid / Outer Ring South	93.701	44.126 47%
14	2° Couronne SO / 2° kroon ZW / Outer Ring SW	72.205	25.389 35%
15	2° Couronne NO / 2° kroon NW / Outer Ring NW	68.877	23.973 35%
	Total / Totaal / Total	1.196.123	586.470 49%



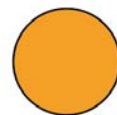
Stock
Voorraad
Stock



Vacant \geq 2 ans
Leegstaand \geq 2 jaar
Vacant \geq 2 years



Vacant $<$ 2 ans
Leegstaand $<$ 2 jaar
Vacant $<$ 2 years



Vacance par quartier

Leegstand per wijk

Stock
Voorraad
Stock

Vacant
Leegstaand
Vacant

Taux de vacance
Leegstand%
Vacancy rate

2011

2010

2009

2008

2007

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