

PASSPORT

OFFICES AT BRUSSELS AIRPORT



... and everything becomes **SO MUCH MORE** accessible.





PASSPORT

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The PassPort @ Brussels Airport
...and everything becomes **so much more** accessible.

Our PassPort offices at Brussels Airport offer you a stunning place to work, with world-class architecture and next-generation technology in a location that's accessible to everyone. Your office will never be so well-connected. You'll be literally sitting on top of 18 500 parking spaces, over 1 113 bus movements and 54 direct train connections with 212 daily trains - the heart of Brussels is at your feet. Having your office at the airport also means easy access to 294 hotel rooms and 84 places to eat, drink and shop. The PassPort offices deliver business more speed and responsiveness than anywhere else in Brussels, allowing companies like KPMG, Deloitte - and perhaps you - to be as productive, creative and amazing as you can be.



THE ULTIMATE ALL-IN-ONE PassPort. Sitting on a transport network envied by offices over the world.

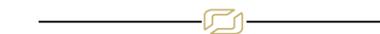
We know how important it is to be well-connected. Our 50 000 customers have taught us how important it is to keep on top of things, in a world where the last mile counts.

So why not be on top of the biggest transport interchange in Brussels?

Our all-in-one workplace cuts down your wasted time by making things more convenient. With easy access to retail service and transport connections, location alone gives our PassPort offices an edge.

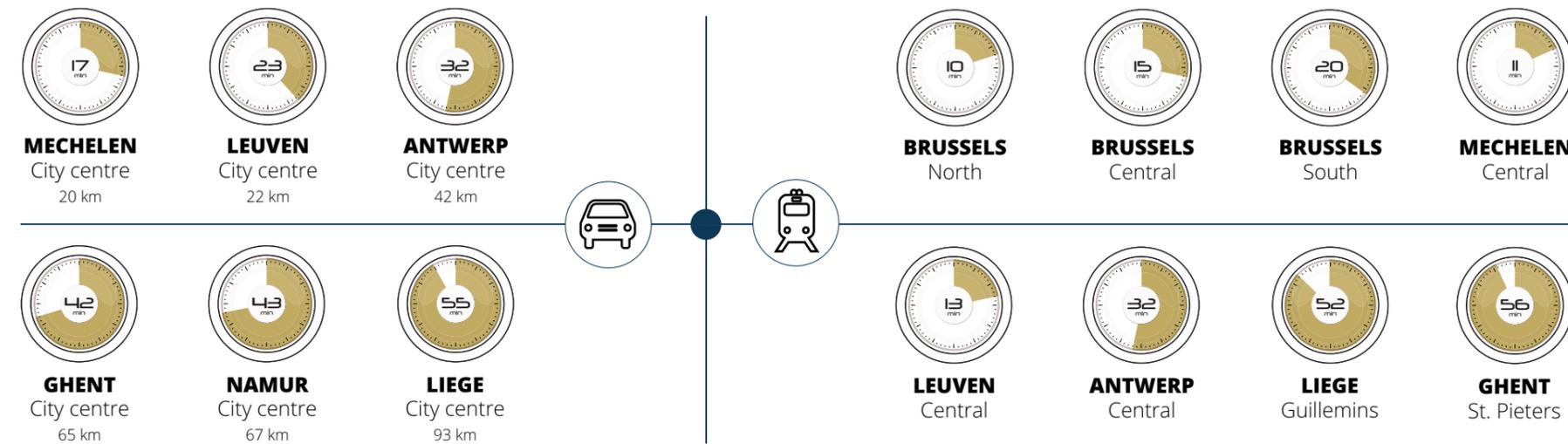
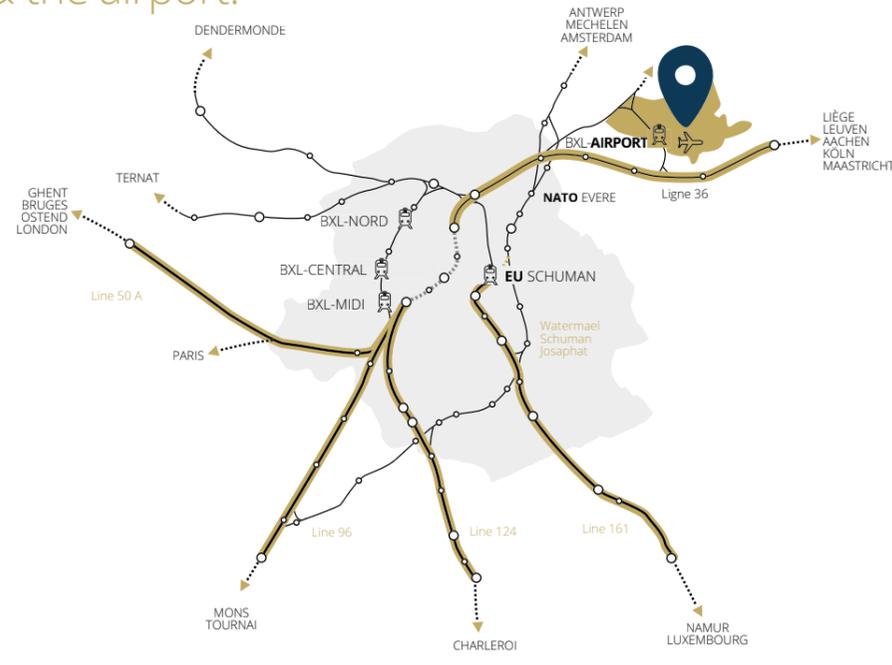
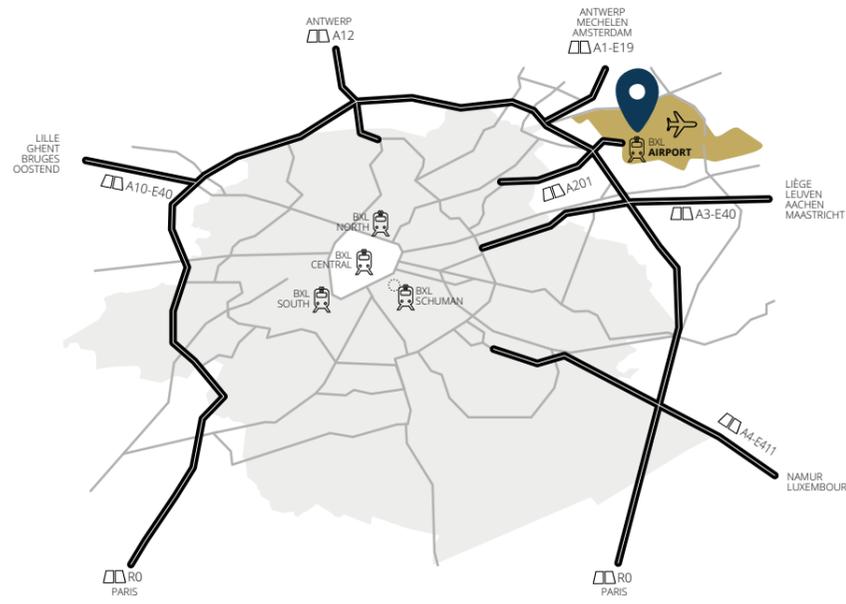
KPMG and Deloitte have already planted their flag, but we're welcoming one more business with open arms. Do you want to relocate to the most well-connected office space in Brussels? We're looking forward to seeing more of you at The PassPort.

Christophe JACOBS
General Manager CODIC Belgium

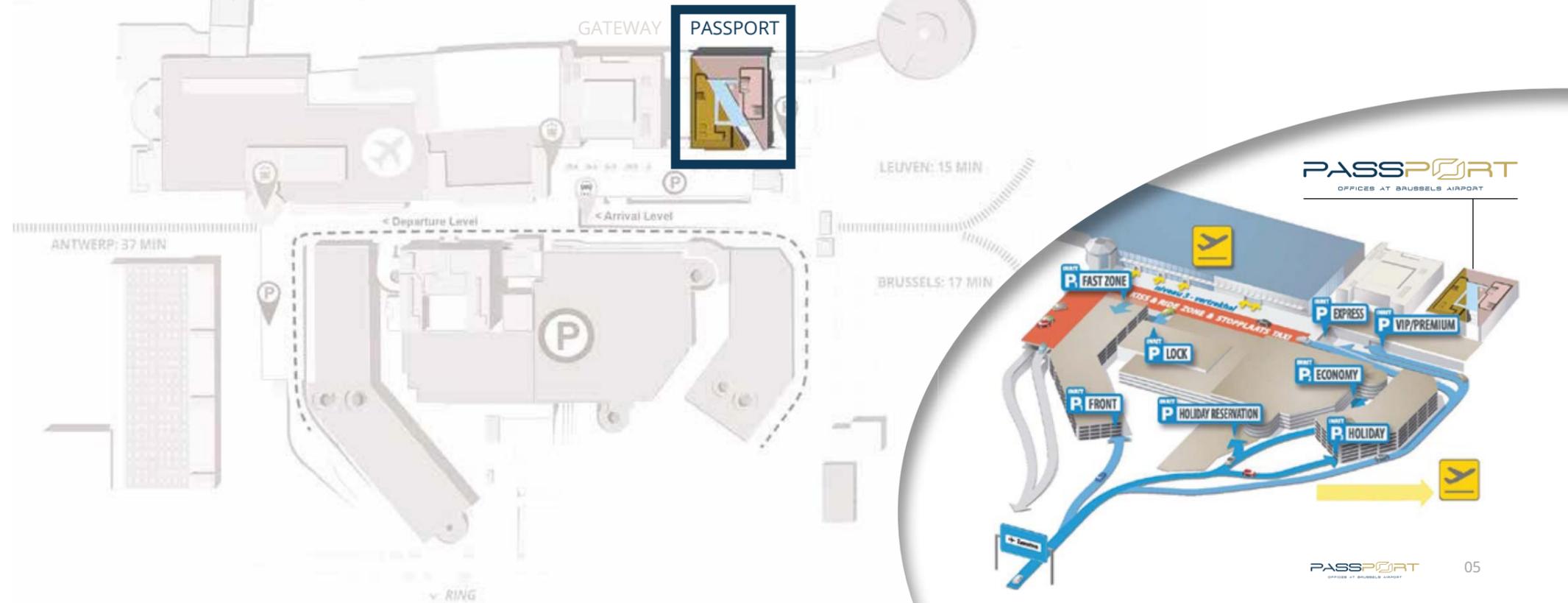


LOCALISATION

Right on top of the taxi-, bus- & railway station & the airport.



Aerial view : © JLL





BRUSSELS AIRPORT

Arrive in style every morning

If you're driving to your office in Brussels, you're bound to find your place in one of 18 500 parking spaces on site. Or, if you're going to use public transport, we couldn't be better connected with over a thousand buses and 200 trains that drop off every single day.

And with an underground passageway connecting the office to the interchange - you'll never have to carry an umbrella again.

1
SUPERMARKET

30
RESTAURANTS
& CAFÉS

54
SHOPS

294
HOTEL ROOMS

18 500
PARKING SPACES

3
MEANS OF TRANSPORT:
RAIL, ROAD, AIR

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 18 500 parking spaces

 2 081 taxi movements daily

 1 133 busses daily

 300 rental cars onsite
6 car rental agencies

 212 trains daily

54 direct train connections

16 daily train connections to Amsterdam

6 hourly train connections to Brussels

BRUSSELS AIRPORT
Arrive in style every morning



BRUSSELS AIRPORT

60 091 people who see you every day

We believe that running a business is about people. It's about meeting new and interesting people and creating chemistry. We've built an environment that encourages new interactions every day, so maybe you'll bump into a new inspiring idea, product or business model on your way home. The PassPort's location means people will pass by your doors constantly. In fact, you'll be in reach of every single air passenger and millions of business travellers.

21 933 190
AIR PASSENGERS
YEARLY

19 905
PEOPLE EMPLOYED
ON SITE

6 579 957
BUSINESS TRAVELLERS
60 091 SEE YOU DAILY

200 AIR DESTINATIONS
73 COUNTRIES
65 AIRLINES



04

BRUSSELS AIRPORT

An office with comfort and security

You deserve a first class treatment at work, at lunch, on your coffee break and on your way home. We believe your food should be fresh and tasty, prepared with skill by talented people. In Brussels Airport, you'll become part of an ecosphere designed to offer you as much as possible under one roof.

You and your staff deserve to feel safe and comfortable going out to your car or to catch your train or bus home - day or night. You should be able to leave your belongings in your car, safe and secure. The PassPort is built on a fully secured location.

20 000 000 PEOPLE
WITHIN 90 MINUTES CATCHMENT

2 100 000 L RECYCLED H₂O

38 708 RETAIL SHOPPERS DAILY

28 099 IN-FLIGHT MEALS CATERED DAILY

8 219 COFFEES SERVED DAILY

1 838 SECURITY STAFF

800 FEDERAL POLICE STAFF

2 233 KG CHOCOLATES SOLD DAILY

1 242 USB PLUGS FOR CHARGING

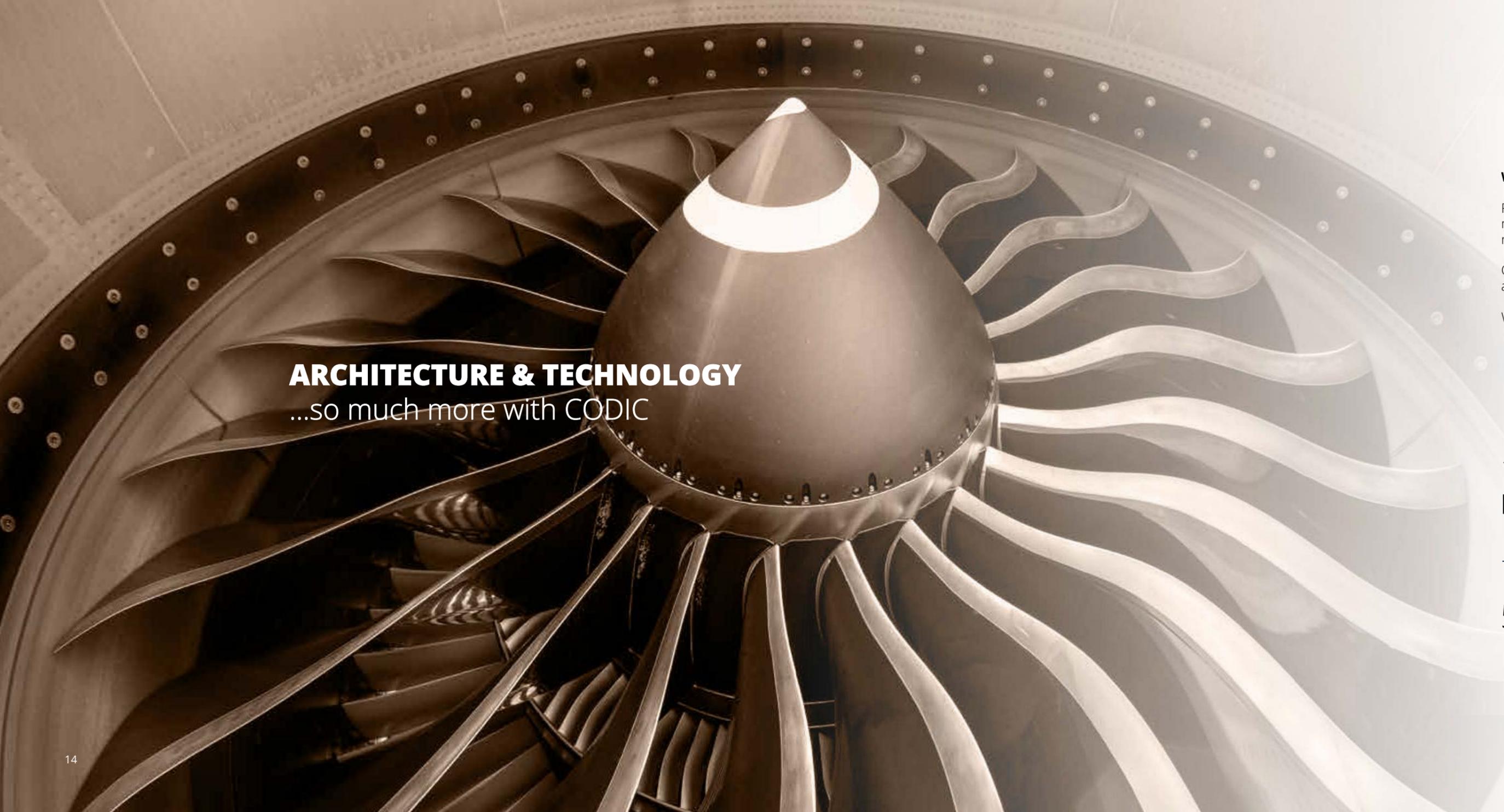
803 SMOOTHIES SOLD DAILY

294 5-STAR HOTELROOMS

5 PRAYER ROOMS

120 FIREMEN

2 FIRE STATIONS



ARCHITECTURE & TECHNOLOGY

...so much more with CODIC

We believe that your next building should become more Codic.

Right now, we're providing full AAA space with plenty of natural light to set the most optimal space usage norm in the market, meeting the highest technical requirements in terms of air-conditioning and eco-norms.

Our technological developments go hand-in-hand with excellent architecture, and we're proud of it.

We believe we can offer you even more than that, today, with The PassPort.



1 200 000 SQM
DEVELOPED

50 000 HAPPY
EMPLOYEES

5 COUNTRIES

45 INTERNATIONAL
ARCHITECTS

INTERNATIONAL ICONIC TENANT



Passport – the perfect fit

“ We were enthused by Passport from day one. Its innovative design and unique accessibility make it extraordinary. These unique features fit perfectly well with KPMG’s aim to create an innovative and stimulating working environment for its extraordinary people who make a difference to our clients because they serve them passionately with deep insight and innovative approaches. Passport will also literally facilitate the global reach for our clients and contacts. ”

Finding inspiration in our new home

As an innovative service provider, Passport will help us create a work environment that stimulates our people and gives them the flexibility and freedom to give the best of themselves and unlock their full potential. This makes them extraordinary.

Delivering real results

By creating a new office design, Passport makes interaction between the different functions and disciplines of our firm even more natural. This allows us to focus on a holistic approach to find solutions for our clients, examining all of the angles of their issues. Delivering real results to our clients is our passion.

Exploring new ground

Located at Brussels Airport, Passport will be accessible in a unique way by virtually all means of transportation, not only for our Belgian clients and contacts but also for our international visitors. When their plane lands at Brussels Airport, we are there to greet them on arrival. Being more accessible for our clients, near and far, is part of our commitment to our clients.

Bringing our Purpose to life

What does all of this mean? It means we can focus on the heart of our business: people. Our new home is a reflection of the culture and values of KPMG that bring out the best in our people. Inspiration, working together, expertise, accessibility, innovation: it is all there to bring to life our Purpose of inspiring confidence and empowering change for our clients, our people and the communities in which we live and work.

Patrick Simons
CEO KPMG Belgium

©JASPERS EYERS ARCHITECTS



GENERAL DESCRIPTION Make the most of your space

The PassPort puts uncompromising performance and potential right under your office chair. We value efficiency and so our office building eats less square meters than any other - yet its capabilities will drive your business forwards.

The PassPort is designed as a highly flexible office building developing $\pm 28\,000$ sqm of GLA over 8 levels of office space – of which 13 223 sqm can be reserved for you – and 4 levels of multi-use with 361 parking areas.

The PassPort offers very efficient floors of $\pm 1\,655$ sqm which can be easily divided into 2 independent areas located around a green and light bathed community atrium.

Sustainability was at the core of the project since its inception. We are engaged in a BREEAM Excellent certification along with an E-coefficient < 55 .

Next-generation technical features with a minimum 2.7 m free height and cooling/heating ceiling technology.

The PassPort is led by the most successful and experienced developer Codic, and designed by architect firm Jaspers – Eyers Architects.



Airports are like cities. Thousands of people commute, work, shop here daily. We feel privileged to participate in the reflections about the future of Brussels Airport. The PassPort building is at the forefront in connecting innovative workplaces to airport terminals.

At the same time the world of work is changing at a fast pace...

The way in which people communicate and exchange ideas is rapidly changing. In an age where tools are available which enable all of us to communicate faster and exchange information at amazing speed, we believe we should make authentic places for interaction.

The PassPort is such a place. We did cut the volume of the building along a diagonal line – visually linking the landside - and airside parts of the airport. In doing so we opened up the center of the building to create a peaceful haven in the hectic airport environment. In this space we located areas to dine, to meet, to connect and to relax.

The two wings of the building provide prime workspace. People will work in a unique location, with vistas on all of the airport's activities. Planes arrive, leave and are being serviced just at the other side of the office window.

As Architects we are proud to participate in the design of the PassPort building, in the service of a prime development company such as Codic, for prestigious companies such as KPMG.

John Eyers
Architect



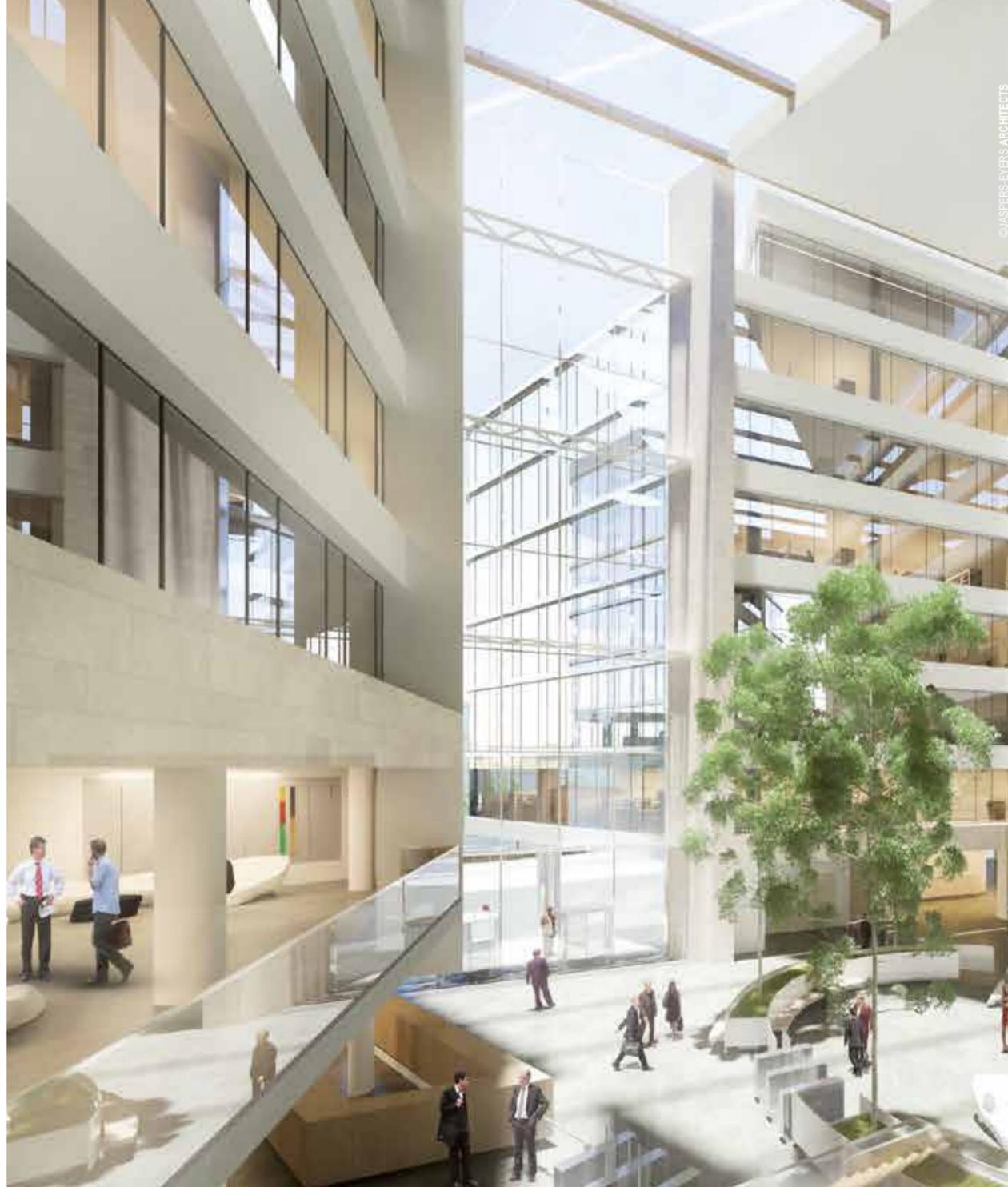
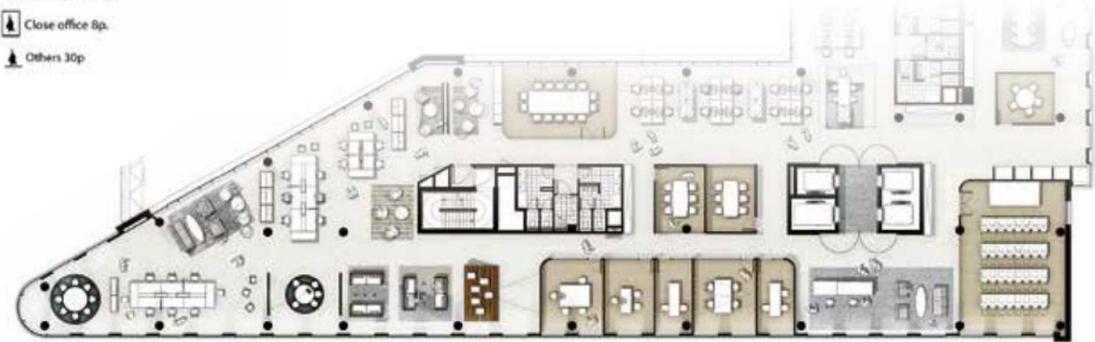
OFFICE OPEN SPACE _ Total 97 p.

- Open space 56p.
- Close office 11p.
- Others 30p.



OFFICE OPEN LAUNCH SPACE _ Total 84 p.

- Open space 46p.
- Close office 8p.
- Others 30p.



©JASPERS-EYERS ARCHITECTS

THE PASSPORT

...you can do so much more ...with so much less.

Floor	Type	Wing A		Wing B	
		m ²	KPMG	KPMG	KPMG
10	Offices (incl. terrace)	1 655	KPMG	KPMG	
9	Offices	1 655	KPMG	KPMG	
8	Offices	1 655	KPMG	KPMG	
7	Offices	1 655	KPMG	KPMG	
6	Offices	1 655	KPMG	KPMG	
5	Offices	1 655	KPMG	KPMG	
4	Offices	1 655	KPMG	KPMG	
3	Offices	1 158	KPMG	KPMG	
2	Offices	480	KPMG	KPMG	
TOTAL	27 478	13 223*		12 202*	
2 till -1	Restaurant	1 477			
2 till -1	Parkings	201 pkg		160 pkg	
2 till -1	Archives	417		334	
-1	Bicycle pkg			73 b	
-1	Fitness			314	

* Non-common areas



TECHNICAL DESCRIPTION

Make the most of your space

We believe that over the last 45 years, our clients and their employees have shaped our development. At the heart of The PassPort lies our strong connection with great people, alongside the most advanced technology and ingenious architecture.

With positive work ethic and efficiency comes beauty, too. The PassPort boasts a stunningly bright natural stone with antireflective acoustic double glazing, standing out beautifully to 60 000 airport visitors every day.

HVAC

cold-ceiling air-conditioning system & clean air input

RAISED FLOOR

12 cm heightened computer subfloor (min. 9 cm free height)

CEILING & LIGHTING

acoustic micro-perforated metallic ceiling panels & incorporated low luminance lighting with light dimming technology

CARPET

heavy commercial use antistatic carpet tiles, with sound absorption

TOILETS & KITCHENETTES

separate toilets (m&f) & kitchenettes on each ½ floor

FAÇADE

Natural Stone

FREE HEIGHT

2,70 m

MODULATION

90 cm/180 cm

WINDOWS

full height high luminosity transmission double & acoustic glazing

ACCESS & SAFETY

fully sprinklered, on-site security, badge & video control, fire detection system

ELEVATORS

6 passengers, 2 goods lifts, 2 parking lifts

ASBEST

asbest free certificate

inspiration layout by ADMOS



Atium - Inspiration by JASPERSE EYERS ARCHITECTS



Inspiration Espace Lounge by JASPERSE EYERS ARCHITECTS

ENVIRONMENTAL INNOVATIONS

At Codic, we always think about our impact on the world.

We were the first office building developer to receive a BREEAM rating of 'Very Good' in Europe. BREEAM is the world's foremost environmental assessment method and rating system for buildings, with 250 000 buildings with certified BREEAM assessment ratings. Our impact is incredibly important to us. That's why each Codic product is made from carefully selected sustainable materials, and why we go to such great lengths to ensure our buildings meet certain environmental standards.

Sustainability was at the heart of The PassPort since the inception of its sister building (and neighbour) The Gateway, a logical approach to meet all stakeholders' needs. We're hoping our BREEAM rating on The PassPort will be 'Very Good'.

The E-coefficient, a metric measuring the energy use performance of a building, will reach a figure below 55 for The PassPort.

All this means also that you will be paying less in common charges than today.





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...and everything becomes **SO MUCH MORE** accessible.

thepassport.eu



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PASSPORT
OFFICES AT BRUSSELS AIRPORT

DISTINGUISH yourself.

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codic.eu