



— GARE MARITIME —

# MULTI-PURPOSE VENUE

— CORPORATE —



## GARE MARITIME: A CITY WITH A ROOF

The principal idea of the project is to make a city quarter with a roof, with a mixed program of working, shopping, entertaining, eating, drinking, ... through public and private spaces and events.

Gare Maritime becomes a vivid part of the city by the placement of 12 new volumes under the existing and renovated early 20th century shell.

These 12 new volumes follow on one hand the wider urban context in terms of urban fabric, and on the other hand they take into account the dimensioning and scale of the existing structure.

The open space, not occupied by the new volumes, is organized threefold.

In first place a monumental central event space below the high pitched roof for very diverse events.

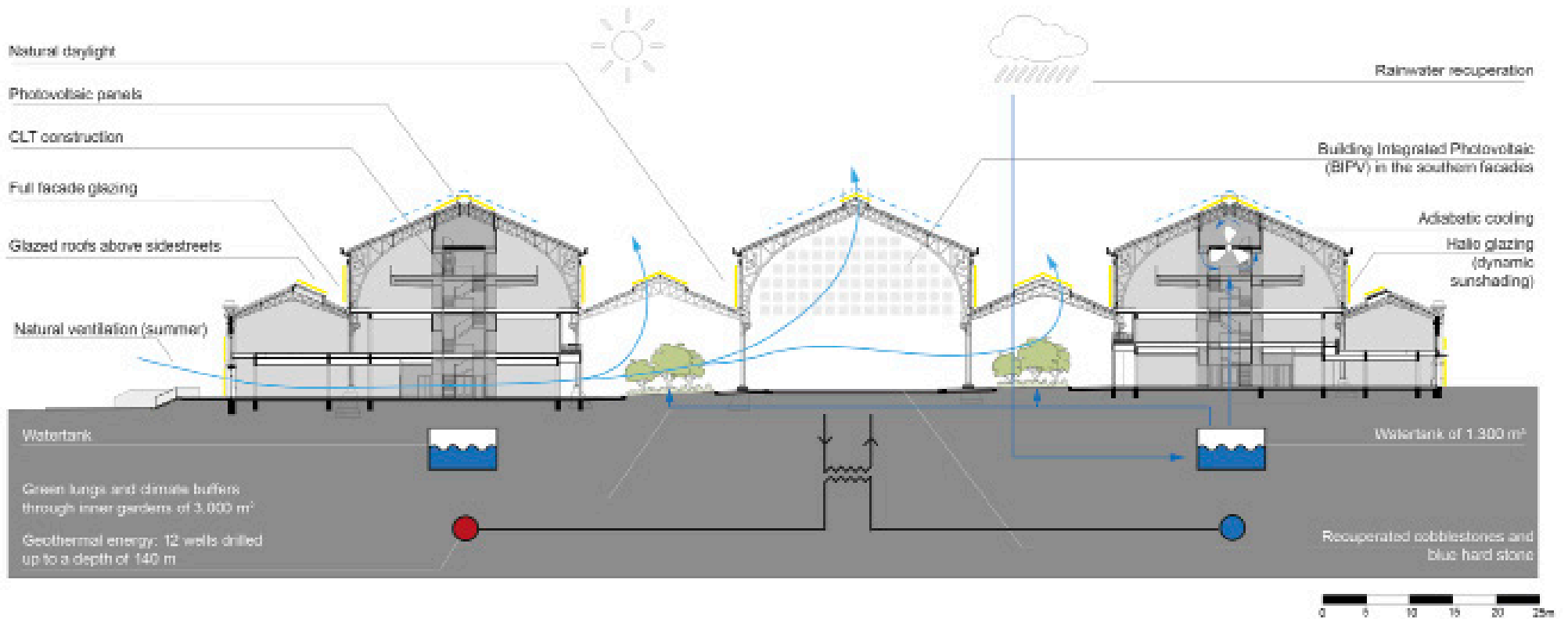
Any activity in the Gare Maritime is green. Sustainability has been key during the renovation works. The building generates its own energy from renewable sources, using geothermics and solar panels. The green boulevards on either side of the nave are lined with themed gardens and tall trees, as if the adjacent park found its way inside.

This combination of a early 20th century station hall with contemporary additions will make Gare Maritime a unique project; and not only a pleasant space for daily users, but also an attractive spot in the city of Brussels.





# SUSTAINABILITY



## Historic renovation

Flame retardant treatment of steel columns

Historic wooden roof was sand-blasted and restored locally

Integrated operable skylights

7.500 m<sup>2</sup> of historic cobblestones are removed and then flattened to smooth patina pavers

350 m<sup>2</sup> of blue hard stone from historic quays are recovered and reused

## Sustainable construction

10.000 m<sup>3</sup> of wood for the construction

Mechanically anchored CLT elements

Finishings of the internal facades in oak (EU origin)

Avoiding the emission of 3.500 tons CO<sub>2</sub> through the use of wood

Certified wood (FSC quality mark)

## Natural climate

In closed spaces:

- Heat and cold generated through geothermal energy
- Adiabatic cooling: evaporation of water to cool the air
- Air-conditioned ceilings

In the halls:

- Natural ventilation (summer)

## Solar-energy

10.000 photovoltaic panels on an area of 17.000 m<sup>2</sup>

Production of 3.000 MWh/year = consumption of 850 households

Building Integrated Photovoltaic (BIPV) in the southern facades

## Watercirculation

200.000 tons of soil removed by ship

2 rainwater reservoirs of 1.300 m<sup>3</sup>, 2 m wide and 200 m used for:

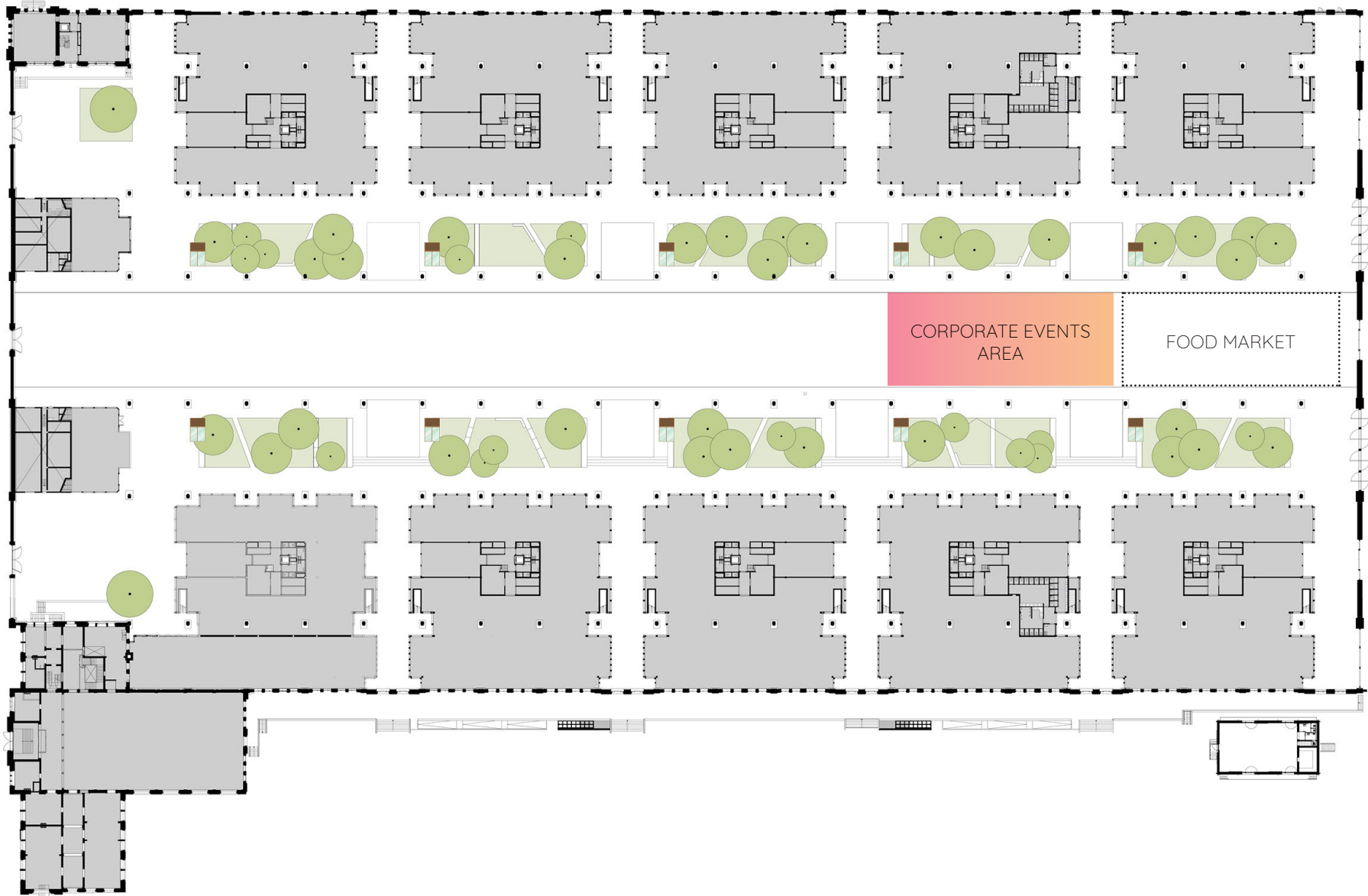
- Flushing of toilets
- Watering of green spaces
- Adiabatic cooling

## Intended certificate

BREEAM Excellent



# GARE MARITIME SITUATION





# CONFIGURATIONS & CAPACITY

Surface		1200m <sup>2</sup>
Walking dinner		Up to 800
Theater		Up to 800





# RENTAL CONDITIONS

## RENTAL PRICE:

For more information contact M. Jean Vandamme : [jean.vandamme@tour-taxis.com](mailto:jean.vandamme@tour-taxis.com)

## CATERING

Catering is provided exclusively by the Food Market. [www.garemaritime-foodmarket.be](http://www.garemaritime-foodmarket.be)  
A diversified offer, in order to satisfy a wide target audience with local and seasonal products.  
All restaurants are mainly allocated to new concepts, discoveries and experiments by renowned national and international chefs.

E-mail: [corporate@garemaritime-foodmarket.be](mailto:corporate@garemaritime-foodmarket.be) / +32 (0) 473 51 03 41

## TECHNICAL PARTNER

Our technical partner is the company GSP2.

Contact : Ana Postigo : [ana@gsp2.be](mailto:ana@gsp2.be) / +32 2 240 10 20

## VENTILATION AND HEATING

The Gare Maritime don't have heating system. The building is self-regulating.  
The most favourable season for the organisation of events is from 15 April to 15 October.

## NOISE STANDARDS

The environmental permit of the Gare Maritime imposes not to exceed :

- Before 08:00 pm : 75dB

- After 08:00 pm : 88dB

Regular checks are carried out on the site.

**Important remark: All sound checks must be done between 7pm and 8am.**

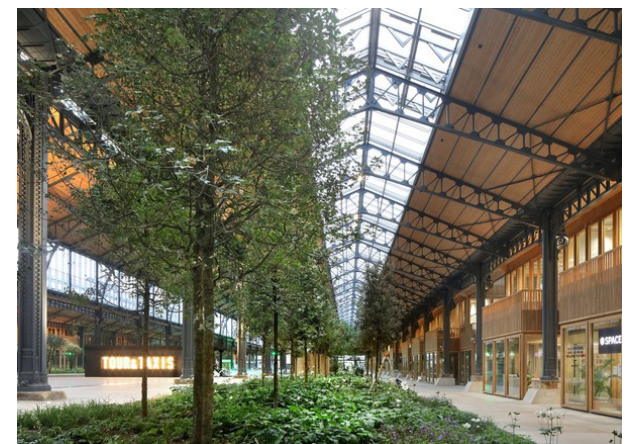
## OPTIONAL SUPPLIERS

We work with different partners regarding :

Wi-Fi connection, cleaning, parking management, security, furniture,

Do not hesitate to contact us for more information.

This building is wheelchair accessible.





## INSURANCE

The renter will contribute to insurance costs (fire insurance and third-party liability in case of fire or explosion), according to the surface area used.

## GUARANTEES

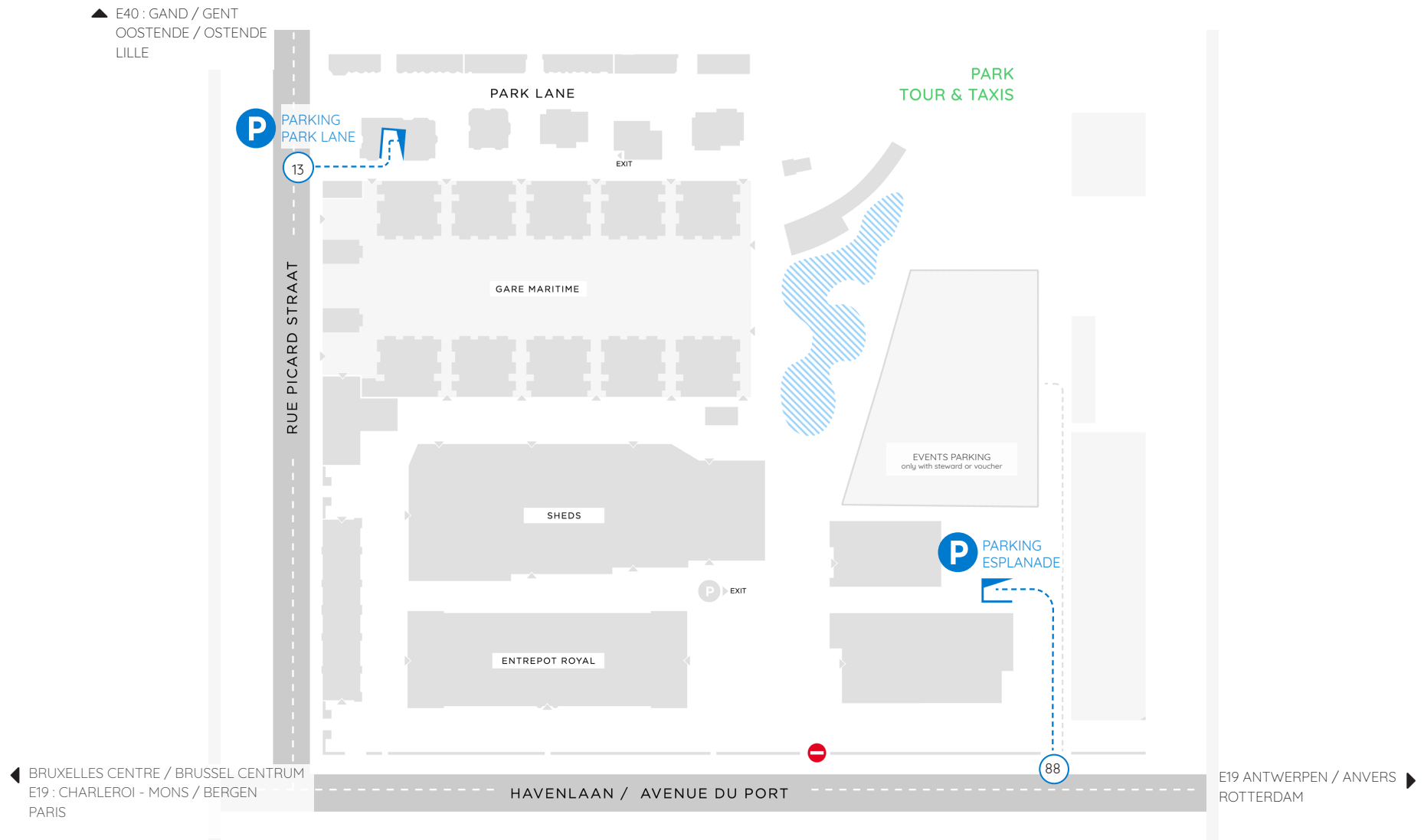
In order to cover a part of the charges arising from the event (principally energy consumption, security, cleaning), the renter will transfer a provisional amount corresponding to the space used, on the Owner's account. All prices are exclusive of VAT and subject to modification.

## MORE PICTURES :

[WWW.TOUR-TAXIS.COM/MEET-AND-ORGANISE/ALL-OUR-VENUES/GARE-MARITIME](http://WWW.TOUR-TAXIS.COM/MEET-AND-ORGANISE/ALL-OUR-VENUES/GARE-MARITIME)



# ACCESSIBILITY FROM 01/02/2023





**Tour & Taxis Services**  
Rue Picard/Picaardstraat 11, Bte 505  
1000 Brussel, Belgium  
[www.tour-taxis.com](http://www.tour-taxis.com)

**Jean Vandamme**  
Venue Manager  
[jean.vandamme@tour-taxis.com](mailto:jean.vandamme@tour-taxis.com)