



THE
BRIDGE

**THE FIRST CARBON NEUTRAL OFFICE
BUILDING IN LUXEMBOURG**

by  **EAGLESTONE**



THE BRIDGE

The 6-storey building is ideally located at the intersection of the Bonnevoie districts and Luxembourg City station. It is designed to provide flexible and comfortable open office spaces that cater for the new expectations of occupants and the changes in the way we work.

With a keen awareness of the impact of the property sector on our planet, The Bridge has been designed with a specific focus on its environmental footprint. This is reflected in its hybrid timber-concrete construction method, and BREEAM Outstanding and Carbon Footprint Neutral certifications.

A SOLUTION TO THE NEW CHALLENGES OF OFFICE BUILDINGS



ENVIRONMENTAL

less impact on the environment



ECONOMIC

lower energy consumption, overall cost and eco-design approach



REGULATORY

lower greenhouse gas emissions (CSR policy, extra-financial reporting)



IMAGE

responsible and sustainable corporate stance through the choice of building for its headquarters

To rise to these challenges and to comply with ESG criteria, which are becoming increasingly important for office buildings, The Bridge will feature 3 certifications to underline its sustainable approach, in addition to its hybrid timber-concrete construction method: BREEAM Outstanding, Carbon Footprint Neutral and WELL Building gold (precertification).



FIRST CARBON NEUTRAL BUILDING



3 STEPS

MEASURE, REDUCE, COMPENSATE

Key steps to carbon footprint neutral certification



REDUCTION

reduction of more than 20% of the project's initial carbon footprint



2.900 TONNES OF CO2 EQ.

the residual carbon footprint of The Bridge project, is the equivalent of 100 return flights from Brussels to New York



HECTARES OF FOREST

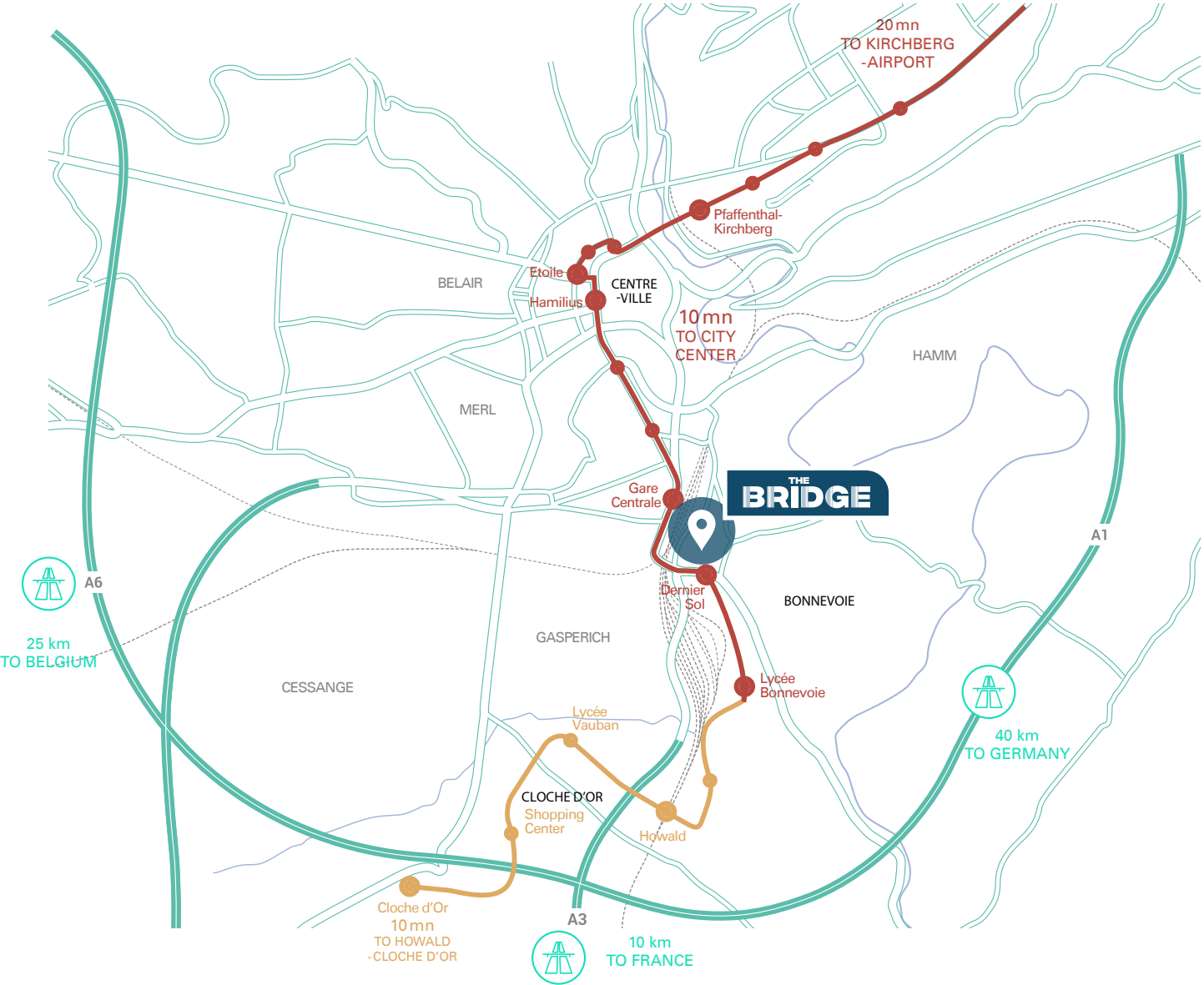
the equivalent of 18 football pitches, that is the area of the forest stand that has been restored to compensate for the residual emissions of the project locally

As part of the Eaglestone Group's commitment to fighting climate change, The Bridge was the first project in Luxembourg to commit to and be certified as carbon neutral.

The «reduce» stage of the «measure - reduce - offset» process foreseen by the Carbon Footprint Neutral certification allowed the project's initial carbon footprint to be reduced by over 20%.

The remaining 2,900 tonnes of emissions were offset locally through a partnership with the National Forestry Office in Moselle, which enabled the replanting of 18 hectares of diverse tree species adapted to climate change.

AN OPTIMAL ACCESSIBILITY

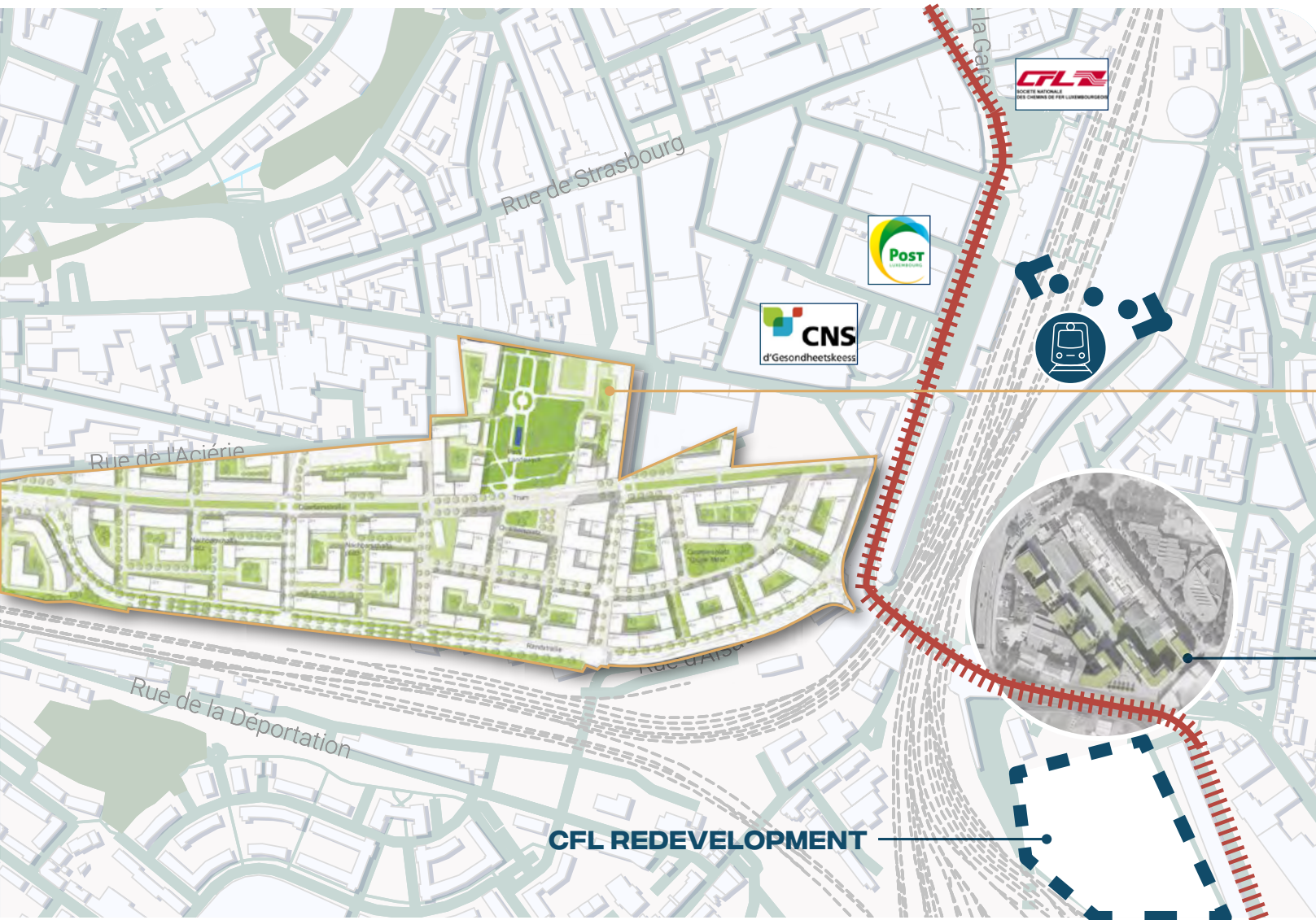


ACCESSIBILITY

- Existing tram line
- Tram line extension (end of 2023 - beginning of 2024)

The Bridge is conveniently situated just a few steps from all amenities in the heart of the Bonnevoie district, with direct access to the Central Station, the business and shopping districts and the historic centre. The site enjoys optimum access thanks to the nearby train station and the new tram stop that will be built in front of the building, as well as numerous bus routes and the motorway junction.

A DISTRICT IN THE MIDST OF A MAJOR METAMORPHOSIS




Nei Hollerich

400,000 M²
of office space, housing, shops and facilities, a new mixed urban district.

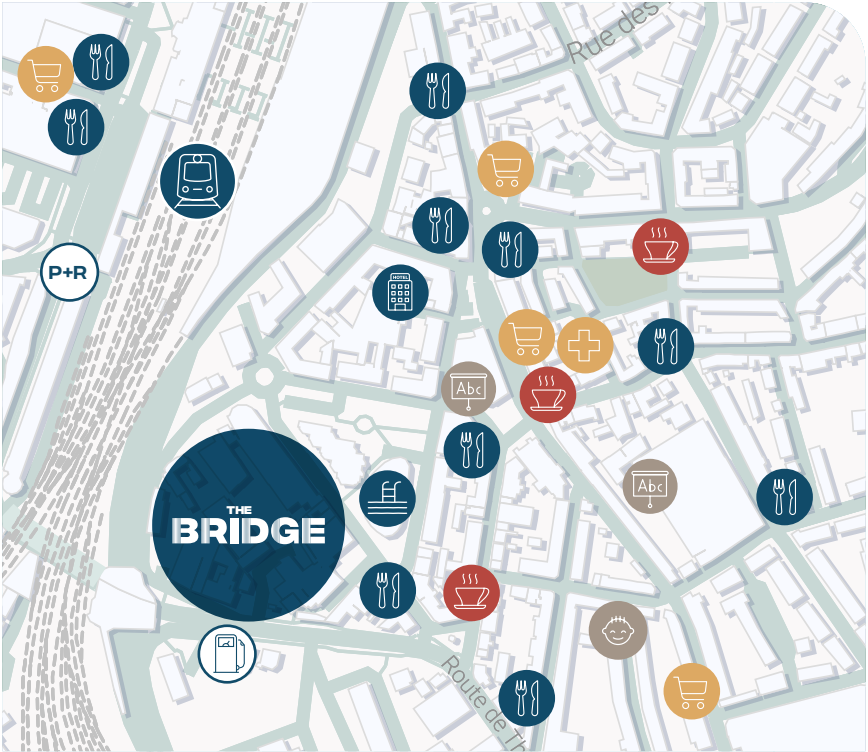











The new Brooklyn district

30,000 M²
currently under development to bring new life to the area and transform it into a vibrant new mixed urban district.

 Existing tram line

WORK IN THE HEART OF THE 15 MIN' CITY

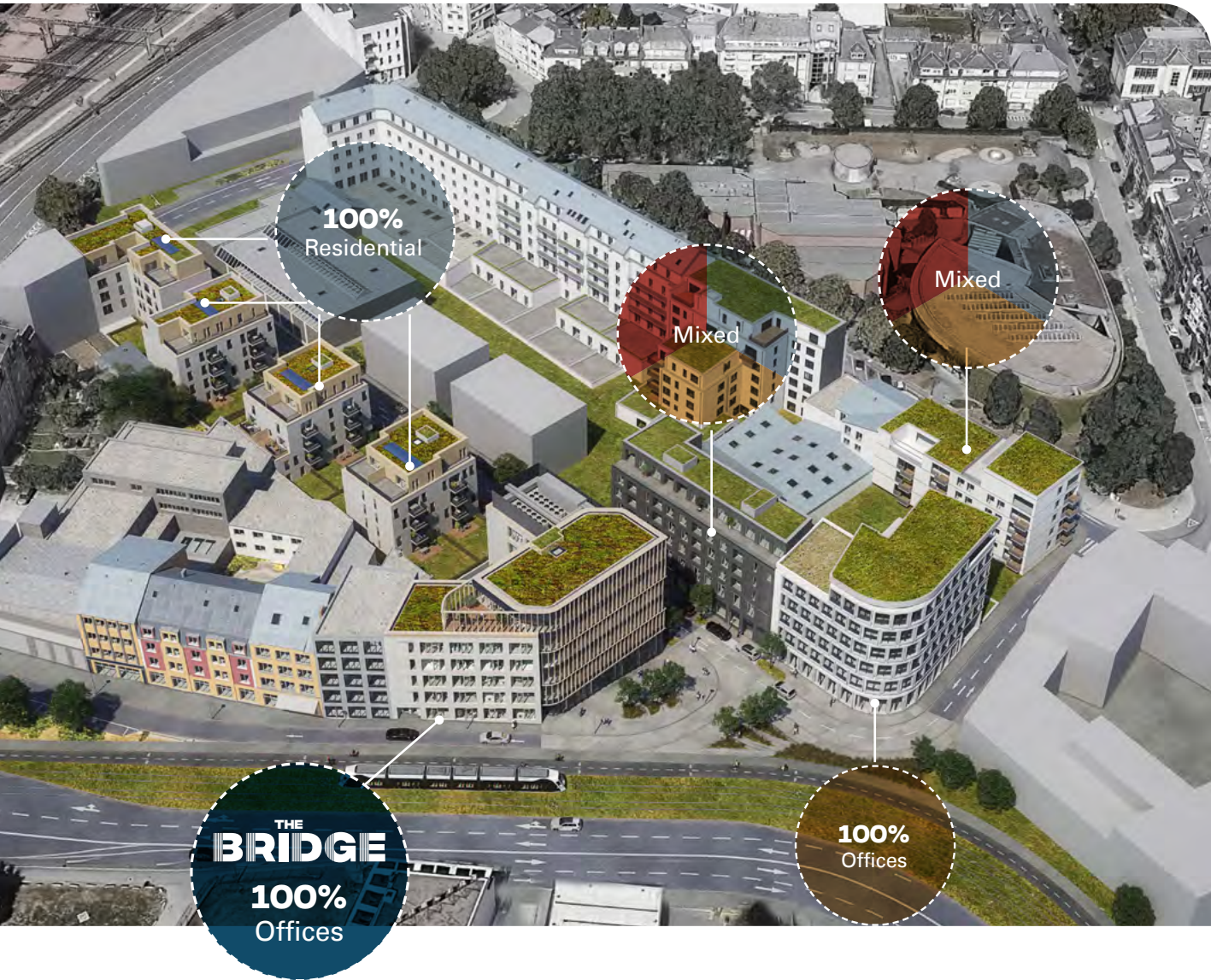


-  Swimming pool
-  Café
-  Bar
-  Restaurant
-  Shop
-  Nursery
-  Hotel
-  Pharmacy
-  School

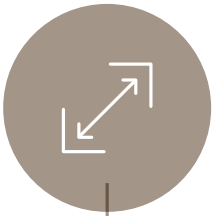
Thanks to its ideal location, the future occupants of The Bridge will work in the heart of the «City of the ¼ hour». Indeed, whether they want to visit a client or a partner, take a sports break, or eat and shop when they leave the office, they will find all the facilities within a 15-minute walk or bike ride, not to mention the streetcar right next door!



THE NEW BROOKLYN DISTRICT



LUXEMBOURG -
CITY
BONNEVOIE
DISTRICT



BROOKLYN PROJECT
15,500 M²



Residential
9,570M²



Offices
5,100M²



Shops
850M²



Apartments
124



Parking spaces
179



THE BRIDGE



4,356 M²
of leasable space

24
parking spaces

35
bicycle parking spaces

CHARGING POINT
for electric vehicles

From **361 M²**
Divisible open spaces

EPC
ABA

CERTIFICATIONS

BREEAM, Carbon Footprint Neutral and WELL Building precertification

TIMBER- CONCRETE

Hybrid construction method

FINISHES
of the highest quality

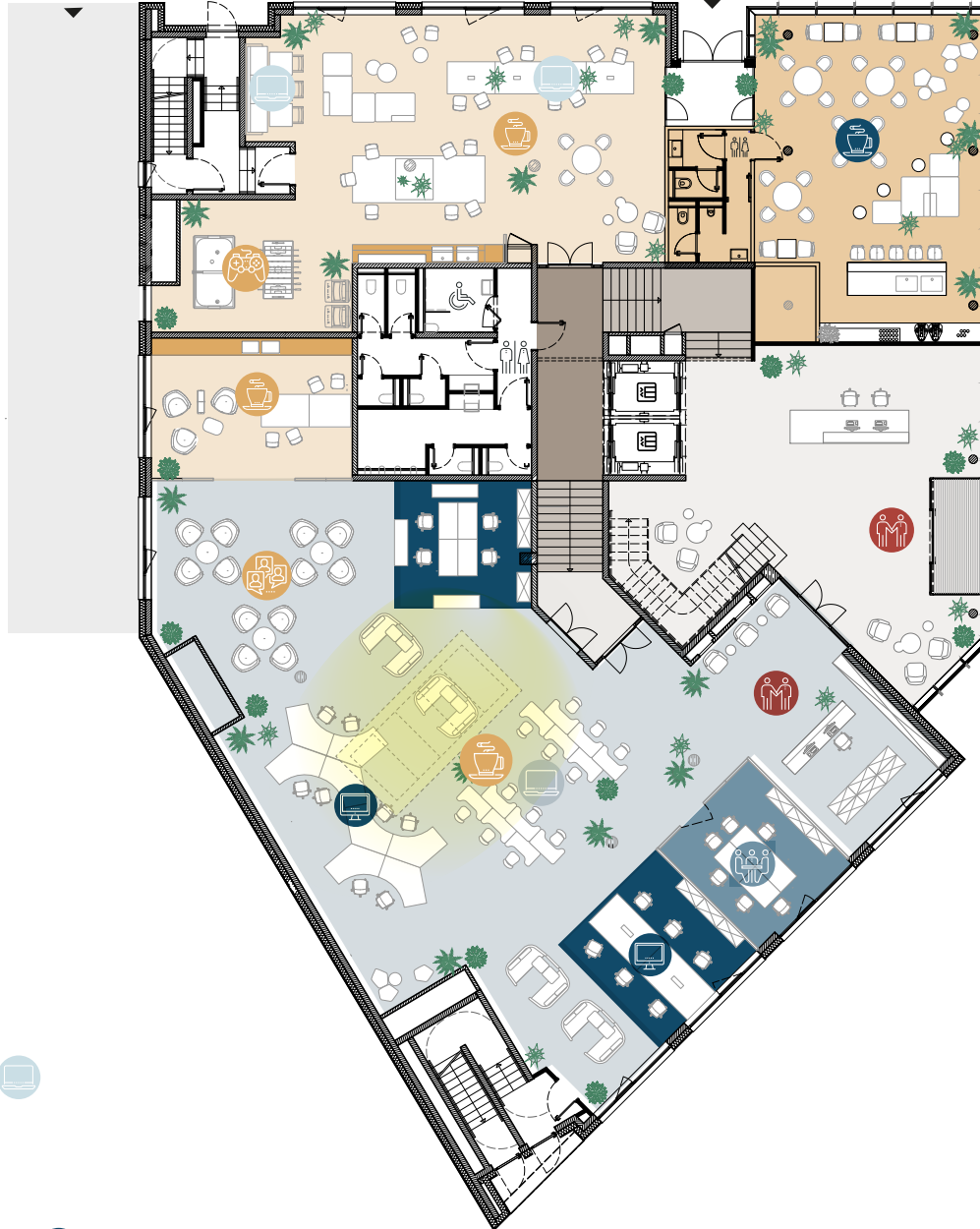
2025
Delivery

450
employees

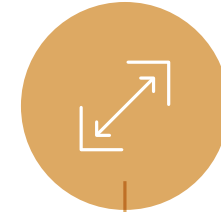
*Data given as a guide, based on actual plans.

Entrée parking

Entrée secondaire




GROUND FLOOR






SURFACE AREA*
910 M²

Entrée principale

Workspace :   

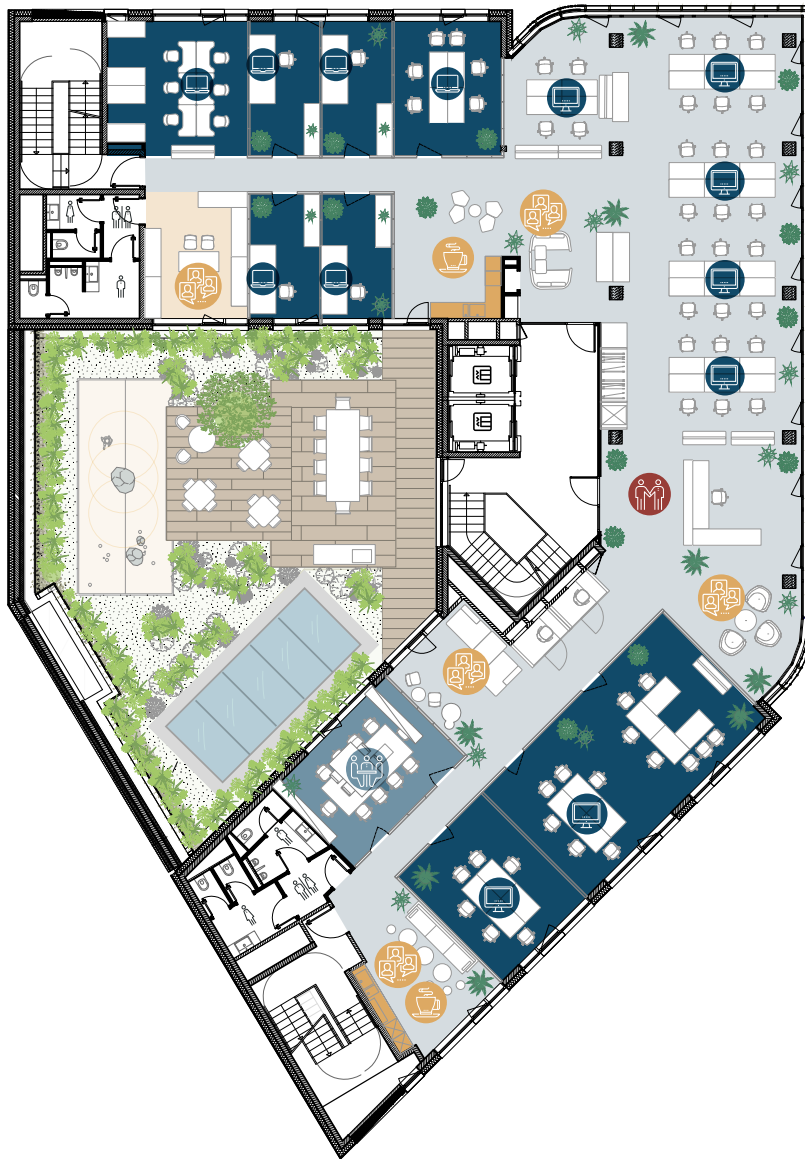
Reception : 

Social space :  

Barista / Retail (optional) : 

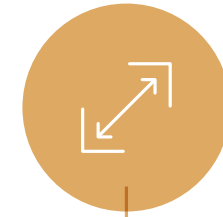
*BACS surface areas.





- Workspace :   
- Reception : 
- Social space :  

1st FLOOR



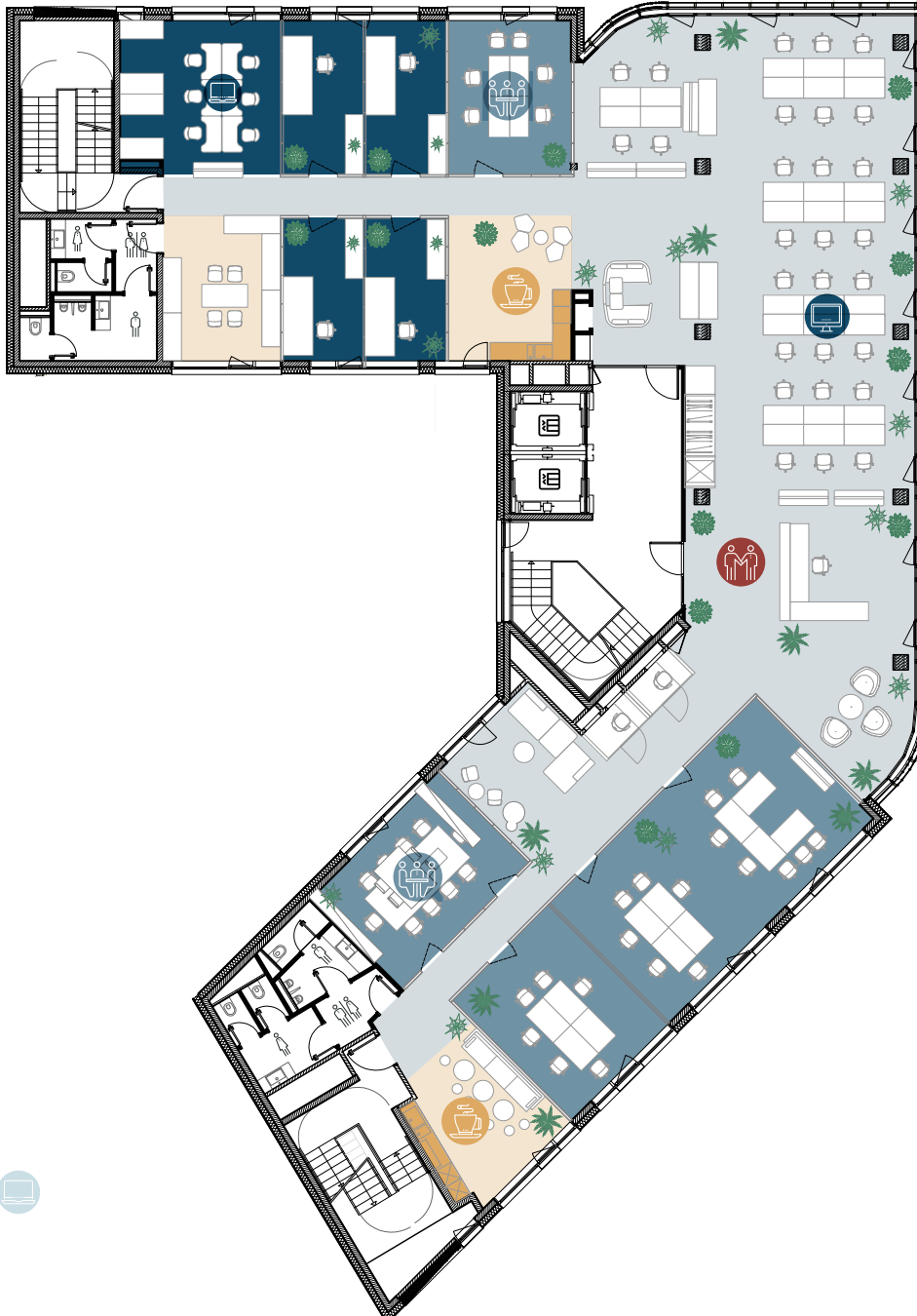
SURFACE AREA*
768 M²



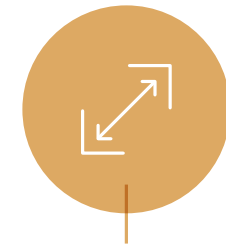
TERRACE SURFACE
AREA
240 M²

*BACS surface areas.





TYPICAL FLOOR (2nd, 3rd, 4th)



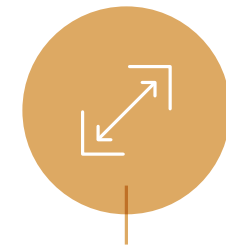
SURFACE AREA*
777 M²

- Workspace :   
- Reception : 
- Social space :  

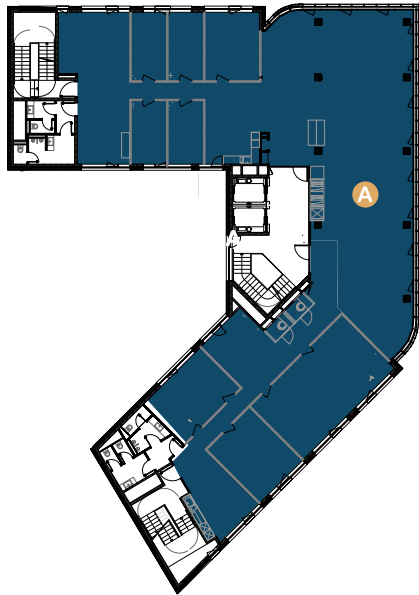
*BACS surface areas.

FLOOR DIVISIONS

1st, 2nd, 3rd, 4th



DIVISION FROM
281 M²
TO
777 M²*



A

777 M²



A

487 M²

B

290 M²



A

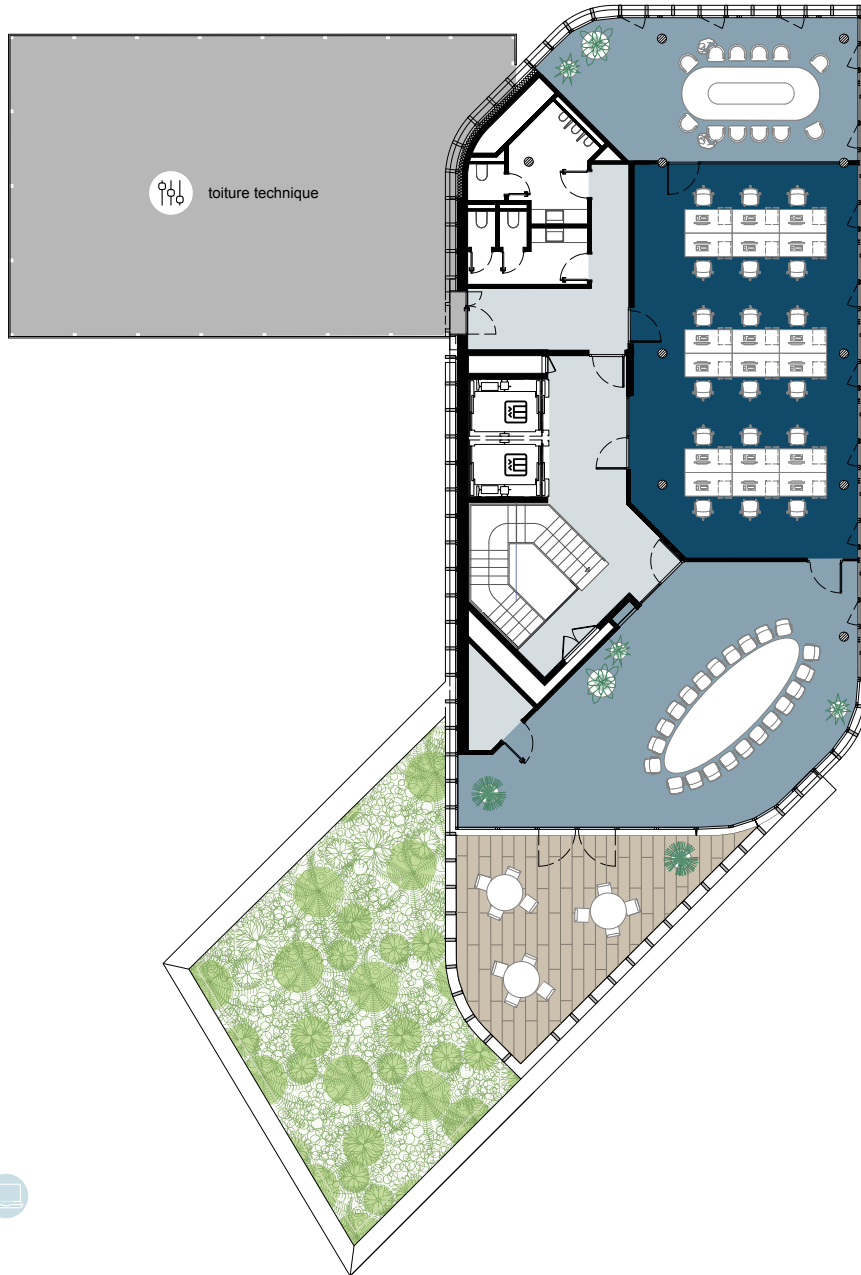
281 M²

B

496 M²

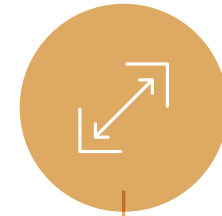
*BACS surface areas.





- Workspace :   
- Reception : 
- Social space :  

5th FLOOR



OFFICE SURFACE
AREA*

345 M²

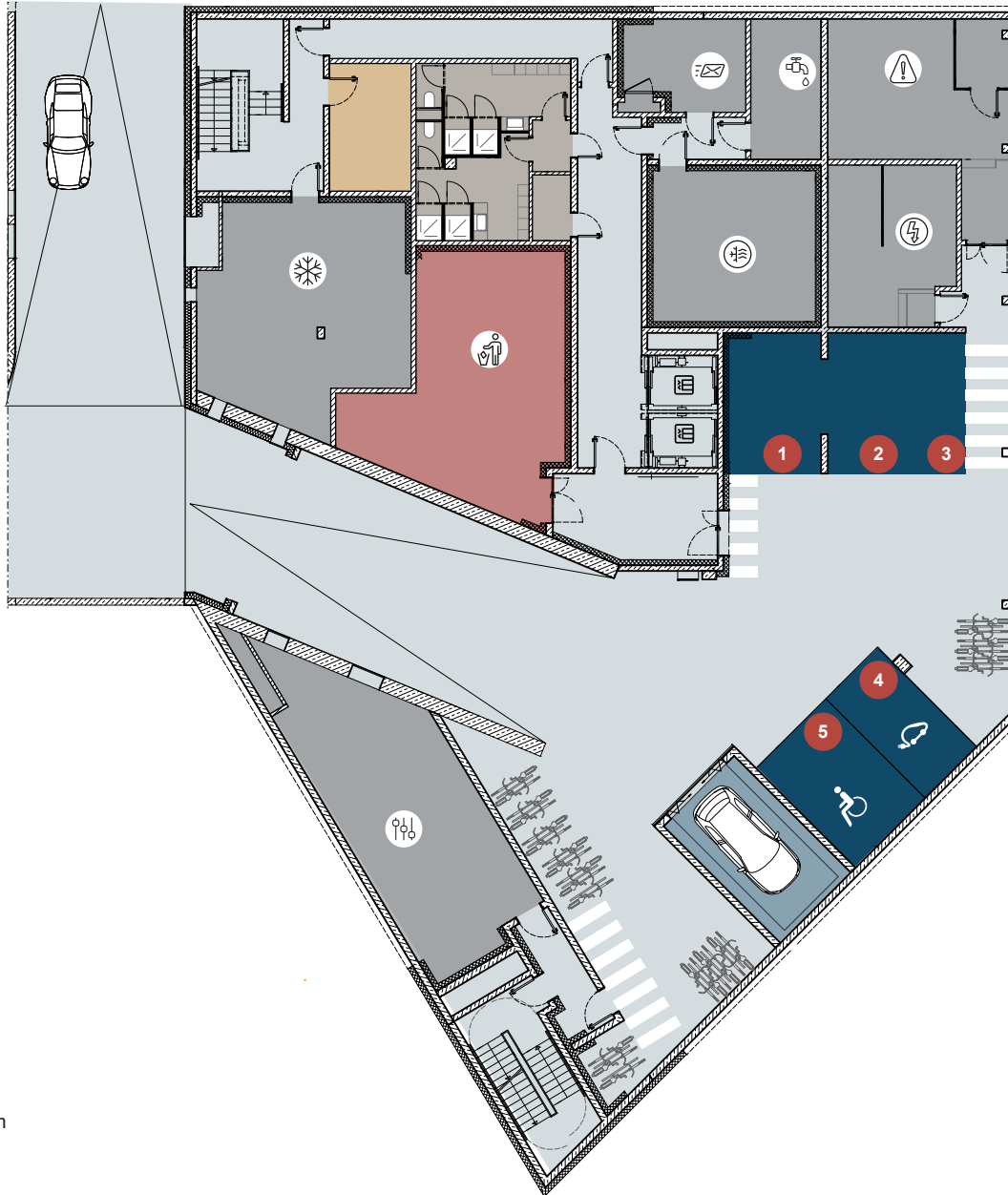


TERRACE SURFACE
AREA

45 M²

*BACS surface areas.





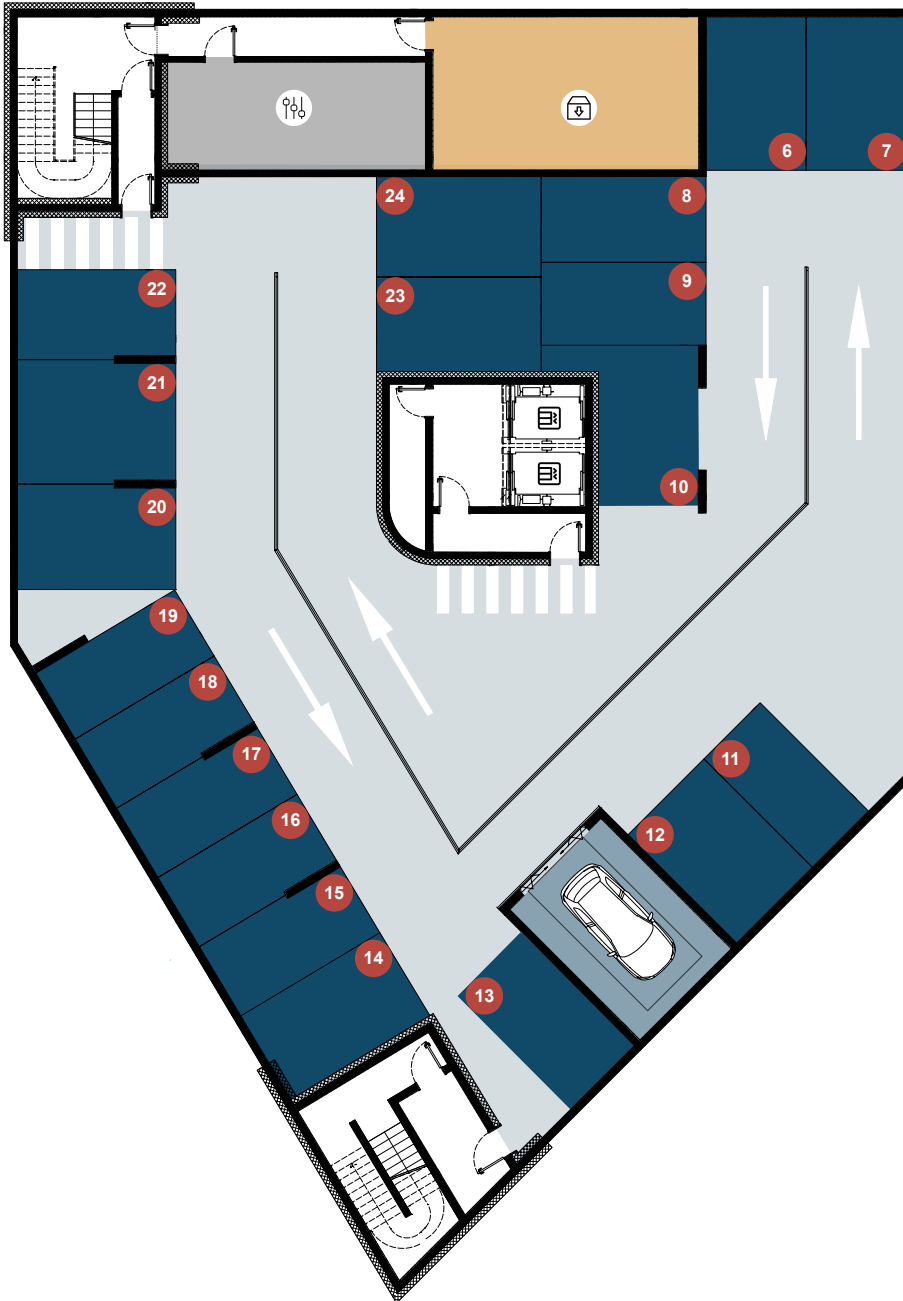
- Parking space
- Car elevator
- Technical room
- Archives
- Showers
- Various

1st BASEMENT LEVEL



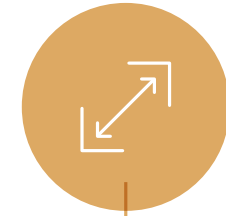
PARKING AREAS

5
Parking spaces



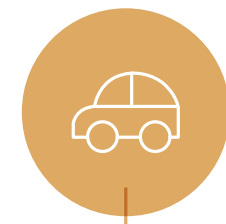
- Parking space
- Car elevator
- Technical room
- Archives
- Showers
- Various

2nd BASEMENT LEVEL



ARCHIVES SURFACE
AREA*

103 M²



PARKING AREAS

19
Parking spaces

*Data given as a guide, based on actual plans.



SURFACE AREAS



	BACS surface area m ²	Terrace surface area m ²
GROUND FLOOR	910	-
1st FLOOR	768	240
2nd FLOOR	777	-
3rd FLOOR	777	-
4th FLOOR	777	-
5th FLOOR	345	45
TOTAL	4,356 M²	285 M²
CAR PARK	24 SPACES	
BICYCLE PARK	35 SPACES	

TECHNICAL FEATURES



FACADES

- Peripheral facade clad with facing bricks and bay windows framed with metal cladding.
- The main facade (facing the square) is a curtain wall glass facade with metal slat cladding to enhance the overall vertical aspect of the building.



STRUCTURE

- The vertical circulation nodes (staircases / lifts) are planned in reinforced concrete and contribute to the bracing of the structure.
- The office area from the first floor to the fifth floor, located in the centre of the building, will be built using timber frame construction (CLT).



HEATING - AIR CONDITIONING

- The office areas are heated and cooled by active reversible ceiling panels.



OFFICE SPACES

- Clearance height of 2.70 m for offices from the 1st to the 5th floor, with variable heights on the ground floor.
- Suspended ceiling with a clearance of 35 cm.
- Raised floor with a clearance of 11 cm.

- Triple-glazed, aluminium-frame windows, one in three opening on the curtain wall and one in four opening on the peripheral facades. At least one opening window for removals on each floor.
- External slatted blinds on the most exposed facades, connected to the building's central management system.

ABOUT EAGLESTONE GROUP



Eaglestone is a group specialising in real estate development and investment and is active in Belgium, France and Luxembourg.

ACTIVITY



RESIDENTIAL

61%



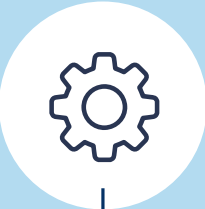
OFFICES

27%



RETAIL

3%



EQUIPMENT

5%



HOTEL

7%



STUDENT HOUSING

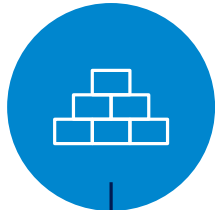
5%



THE TEAM

235

Belgium	Luxembourg	France
34	13	188



ONGOING PROJECTS

130

Belgium	Luxembourg	France
24	10	96



THE BRIDGE

by  EAGLESTONE

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