

## CBRE House makes Prism its home



**Worldwide commercial real estate group CBRE has chosen Prism as its Luxembourg “CBRE House”! Despite the challenges currently facing the property sector, 2024 got off to a positive start for Eaglestone, which has agreed lets for around 70% of the new iconic building in the Cloche d'Or district.**

Eaglestone Luxembourg notched up another success with the Prism project in an unprecedented market climate. For, despite its myriad plus points, Prism was one of the projects that the developer considered an “occupancy risk”. Today, CBRE's enthusiasm as it takes possession of the newly-delivered building is proof of Eaglestone's forward-looking vision. There are always takers for innovative, well-located buildings, certified as sustainable and attentive to the well-being of occupants. ESG considerations are where all the stakeholders converge.

## Eaglestone's masterpiece of innovation and sustainability

With its Prism project, Eaglestone has once again shown its expertise in optimising an atypical plot of land to deliver a remarkable achievement. Prism lays the emphasis on brightness and innovation. Its unique triangular design maximises the glazed area, filling its 4,780 m<sup>2</sup> of office space with an abundance of natural light. This exceptional feature contributes to the high score of 91.4% for the "point Daylighting" requirement in its Breeam Certification, further proof of Eaglestone's commitment to creating buildings that combine functionality, sustainability and aesthetics.

## Through the prism of CBRE

On taking possession of the premises, Frank Rosenbaum, Managing Director of CBRE Luxembourg proudly claimed: *"This is not just an office rental, this is the CBRE House Experience coming to life! Under one roof, it will bring together the teams of two sister companies, CBRE S.A. and CBRE GIA (Global Investment Administration), representing no fewer than 150 employees. "You may go faster on your own, but together we go further" - this saying sums up, in a nutshell, the CBRE Community's determination to ally intelligence and knowledge in order to reach a common goal."*

One of CBRE's many missions is to offer its clients office space that inspires creativity and collaboration. The group's team of interior designers is obviously thrilled to focus on Prism, ensuring that it reflects the group's spirit and its vision.

As an example, the glazed 4th floor with its panoramic terrace offers breathtaking views stretching out to Kirchberg and is certain to become the preferred place to meet, relax and eat. Staff, customers and partners alike will find there the perspective they need to make the best decisions and come up with the brightest ideas. Frank Rosenbaum is also looking forward to organising both inside and outside events there, where the magnificent sunsets over the Luxembourg hills will serve as the backdrop.



## **ESG – a shared value**

For its clients and for itself, CBRE is particularly attentive to the ESG criteria. With respect for the environment and the well-being of all employees being in its DNA, it was essential to opt for a building designed in line with the Group's values. Since Eaglestone aims for BREEAM Excellent certification in every project it handles, Prism obviously meets all CBRE's requirements in this respect. The layout will also be designed to provide comfortable workspaces encouraging interaction.

To maintain consistency throughout the building, CBRE will also be taking responsibility for its management.

## **A prime location in a dynamic, rapidly growing district**

As Eaglestone correctly anticipated when purchasing the land, one of the most significant criteria in choosing Prism was its location in Cloche d'Or. With the majority of its workforce being French or Belgian border workers, CBRE had to focus on a point where the motorways from the two countries converge. Already benefitting from its proximity to the new free P+R service and well served by public transport, Prism's mobility needs are answered. CBRE, a forward-thinking company, is also considering the purchase of a number of shared bicycles and/or electric cars to make business travel easier for its employees.

What's more, the Cloche d'Or district benefits from being a dynamic, rapidly growing area. From its Shopping Center and green zones to its restaurants, it is the ideal place to combine business with pleasure.

## **A stunning technical and commercial achievement thanks to the stakeholders involved**

Prism is a highly technical building designed on a triangular site. Eaglestone took a daring gamble! This commercial success could not have been achieved without the steadfast collaboration of all stakeholders. The Eaglestone team was able to call on the expertise of architects from Assar, teams from Thomas & Piron, and design offices from CES and LuxCEC, as well as external service providers.

With their help, the majestic Prism featuring an acrytherm® façade now proudly lights up the Cloche d'Or. It is the vibrant heart of CBRE House!

A clearly delighted Matthieu Leyder, Head of Design & Build at Eaglestone, commented: *"Despite the complicated macro-economic context, we were able to complete this magnificent project smoothly and serenely, thanks in particular to our excellent collaboration with all the project managers and contractors."*

If you too are interested in setting up in this unique location, contact Eaglestone Luxembourg or CBRE. Some spaces are still available.





## About Eaglestone Group

For more than 10 years now, Eaglestone has been developing ambitious, innovative property projects in Luxembourg, France and Belgium.

Eaglestone is renowned for the architectural and technical excellence of its projects. Its fundamental mission is to enhance the urban environment by creating iconic, responsible developments. In line with these principles, Eaglestone is committed to a sustainable approach, aimed at reducing its environmental impact while ensuring the well-being and optimum comfort of occupants. Each project aims to achieve the highest international certifications.

The Group's current portfolio comprises over 130 projects, covering a wide range of segments including residential, offices, retail and hotels.

For further information: [www.eaglestone.lu](http://www.eaglestone.lu)

## À propos de CBRE Group, Inc.

CBRE Group, Inc. (NYSE: CBRE) is a Fortune 500 and S&P 500 company headquartered in Dallas. Based on 2022 revenues, it is the world's largest commercial real estate investment and services company. The company employs some 115,000 people (excluding Turner & Townsend staff) advising clients in more than 100 countries. CBRE provides support to a diverse client base with a wide range of integrated services, including facilities, transaction and project management; property management; investment management; property valuations; property leasing; strategic advisory; property sales; mortgage and development services.

In Luxembourg, some 30 staff have been regularly advising our clients on commercial property matters since 2008.

For more information, visit the website [www.cbre.lu](http://www.cbre.lu)

**POUR DE PLUS AMPLES INFORMATIONS :**

Nicolas Orts - co-CEO Eaglestone Group

[nicolas.orts@eaglestone.group](mailto:nicolas.orts@eaglestone.group)

Raphaël Van der Vleugel – CEO Eaglestone Luxembourg

[raphael.vandervleugel@eaglestone.group](mailto:raphael.vandervleugel@eaglestone.group)

Rue GOETHE, 40 - L-1637 Luxembourg

