

SHIFT

A DAY IN THE LIFE
OF QUATUOR, A VIBRANT
NEWCOMER IN THE
NORTH OF BRUSSELS

COMMUTING 2.0
THE HYBRID
WORKPLACE
**NEVER CUT ON
THE DESIGN BUDGET**
GARDEN(S)
AT THE OFFICE



TIMES ARE SHIFTING

Every day has its own rhythm, every person their own story. And a lot can be learned from these stories. Today, people are expected to be flexible, resilient and adaptive. If the times are shifting, so should we. But how do we do that? How to rethink work, mobility, health and architecture?

Maybe we can learn a thing or two from watching others.

Being a fly on the wall of a building that never sleeps, like Quatuor, can be quite enlightening. Don't you ever wonder how other people navigate through the day? How do people travel, work, take a break and where do they do all these things?

The answer to the latter question is simple and short: at Quatuor. The stories of its inhabitants take up a few pages, though.

A whole magazine, to be correct. Follow Julien, Axel, Benoît, Cédric, Guissou, Véronique, Pierre and Siska through their day, starting at 8:34 in the morning, commuting to Quatuor and ending - well - that depends on who you're asking.



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Some Takeaways by Takeaway.com

Cédric Mali

Chief Commercial Officer at Befimmo

The world is ever-changing, but today more than ever. The only thing we seem to know for sure anymore is that the climate is under pressure and technology is accelerating. Well, those two ingredients are the foundations of Quatuor, a building built from a wish to radically put its tenants first. The architecture and philosophy of this project revolve around seamlessly servicing any and every need, current or future, its residents might have. It puts the focus back on humans.

In the broadest possible sense, the sustainability question was never out of sight during the conception of Quatuor. It is ecological, passive, renewable, but also focuses on wellbeing, multimodality, health and nature.

Technology was the magic that made all these demands possible. Thanks to the latter, Quatuor is a smart building where you can check in, reserve a shower, report issues, book a meeting room and make its smartness work for you.

The world is changing, and this building is the answer. All the companies working here are living proof that the way we work has totally changed. And changing needs demand updated answers. We believe Quatuor provides just that. It is not a revolution, but a shift, a move forward into a mixed work environment that is more emotional and human. This is a place to live, not just to work. It's a shifting space, built for continuous movement and therefore providing an answer

to future shifts in terms of work environment as well. I see the central garden as a symbol for this shift towards a more human idea of working, a more resilient way of looking at the future. Resilience is, after all, one of nature's key features, and we can learn from that—incorporate it in our architecture, as we did with the Quatuor. After the past year, I couldn't be more thrilled to see this beautiful garden filled with people from all walks of life, talking, sharing, inspiring each other, connecting in real life once again.

Looking forward to seeing you at Quatuor!

Best,
Cédric

8:34 am

COMMUTING YOUR WAY

A day in the life of Benoît Loosveld, Mobility Manager at Befimmo



Sadly, commuting has a negative connotation. You hear the word and think of losing time queuing, nibbling your nails and listening to yet another podcast to get through yet another traffic jam. And then you talk to Benoît and he gives this highly unpopular word a whole new meaning. He makes commuting sound like the way forward to a green future. Talk about shifting gears!

'IF YOU WANT PEOPLE TO CHANGE THEIR BEHAVIOUR FOR THE BETTER, YOU HAVE TO MAKE IT EASY FOR THEM.'

To him, the key to sustainable and liveable cities lies in the mobility shift. 'And there is so much room for improvement. Even with small interventions, we can make a substantial difference, have a positive impact.' One of the most obvious interventions is location. Quatuor is close to almost every possible means of transportation. 'That is why the Brussels North area attracts the most ambitious new projects.' Today, a future-proof company chooses a location that can be reached by train or bike.



'I CYCLE TO WORK EVERY DAY. PRACTICE WHAT YOU PREACH, RIGHT?'

Benoît explains: 'For Quatuor, our primary strategy is to offer concrete mobility and commuter solutions.' That's why the building has 314 parking spots for cars and 317 secured spots for bikes. Moreover, there are showers, chargers and lockers for employees who come by (e-)bike. 'If you want people to change their behaviour for the better, you have to make it easy for them. That is what we do at Quatuor.'

As an expert in mobility, Benoît is very serious about this mobility shift. 'In the near future, we would like to make shared e-bikes and steps available for the members of Quatuor as well', says Benoît. As to his own commuting habits, he answers firmly: 'I cycle to work every day. Practice what you preach, right?'

'THE LENGTH OF THEIR COMMUTE TO WORK IS THE MOST IMPORTANT FACTOR FOR WORKERS' IDEAL WORKSPACE, WITH

86%
OF EUROPE'S WORKERS CONSIDERING THIS TO BE OF HIGH IMPORTANCE.'

Source: What Workers Want 2019: Europe, Savills Commercial Research



8:51 am

BUT FIRST...

A coffee with Guissou Nabavi from BuyWay

How to start your day if not with a coffee and a nice chat? Guissou Nabavi shares her insights on the times we are living in, the challenges they pose and how we should learn to balance stubbornness in the 'what' but build in flexibility in the 'how'. As the HR director of BuyWay, a fintech company with 200+ employees, she has her finger on the pulse of these shifting times.

A young, digital-first and ultra-connected generation populates Guissou's payroll, and it's to answer their needs that BuyWay moves to Quatuor. 'I visited over 15 buildings and I wasn't convinced by any of them. We are fintech, our employees are young and have a strong feel for design and innovation. The building has to be techy and modern.' The Quatuor app, the gym, the garden and lounge areas made Guissou realise the search for an office was over, this was going to be their new home.

Working from home has become normal, but a full-on remote company was never an option. 'People have to be able to meet

'WE HOPE TO BREAK OUT AND MEET THE OTHER COMPANIES AT QUATUOR, TRAVELLING BETWEEN FLOORS.'

face to face,' says Guissou. To make that possible, the location of the building was paramount. 'A lot of our employees come by train. We don't want them to have to change that. Why would you want to change a good habit?' she laughs. When asked what she is looking forward to the most, Guissou points at her cup. 'A good cup of coffee in the garden! Not behind my desk, like before. Time for me to start with some good habits!'

A home that looks nothing like the traditional office building, that's what Quatuor should be to Guissou. 'Since people work from home and will continue to do so in the future, we need to rethink the functionality of our offices.

We continue to deliver the same quality but might do so in a more hybrid way.'

The vibe of the office will undergo a dramatic change from where BuyWay employees are working now. In the first place, to boost communication between different departments, everything will be found on one floor, making live interactions much easier.

'But we don't want to be an island either. We hope to break out and meet the other companies at Quatuor. Travelling between floors, allowing for cross-pollination and co-creation to happen.' Hybrid clearly is the way of working in the future, breaking down silos and collaborating with others.

'WE CONTINUE TO DELIVER THE SAME QUALITY, BUT IN A HYBRID WAY.'

9:25 am

FINALLY, WE MEET!

A talk with Véronique Brasseur, HR Director at Touring about the much anticipated reunion with her colleagues



Talking to Véronique Brasseur makes you want to work at Touring, instantly. The company's vision of work doesn't sound like work at all. They are making major efforts to physically bring people back together. 'We learned that while remote working has obvious benefits, some tasks are just not meant to be tackled alone, in front of a screen.' Project management, change management or kick-off meetings are better done in person, but that asks for a shift in interior choices as well. Good-bye creepy office cubicles and hello cosy meeting rooms, flex desks and break-out spaces. 'People are now used to working in a homey atmosphere, we don't want to take that away from them.'

The company shifted to a hybrid form of work some time ago, but consolidated that move with an office relocation. Touring will occupy three floors at Quatuor, and during peak season they will happily use the communal spaces and Silversquare coworking space too.

'A big benefit for us is the possibility to expand our activities to other spaces when needed. And to meet some of our neighbours while we're at it!' Véronique says she is curious about the possibility of cross-pollination with the other Quatuor occupants.



'IF YOU PROMOTE MULTIMODALITY, BE A SIGH AWAY FROM ALL MODES OF TRANSPORT, OTHERWISE IT'S JUST CHEAP TALK.'

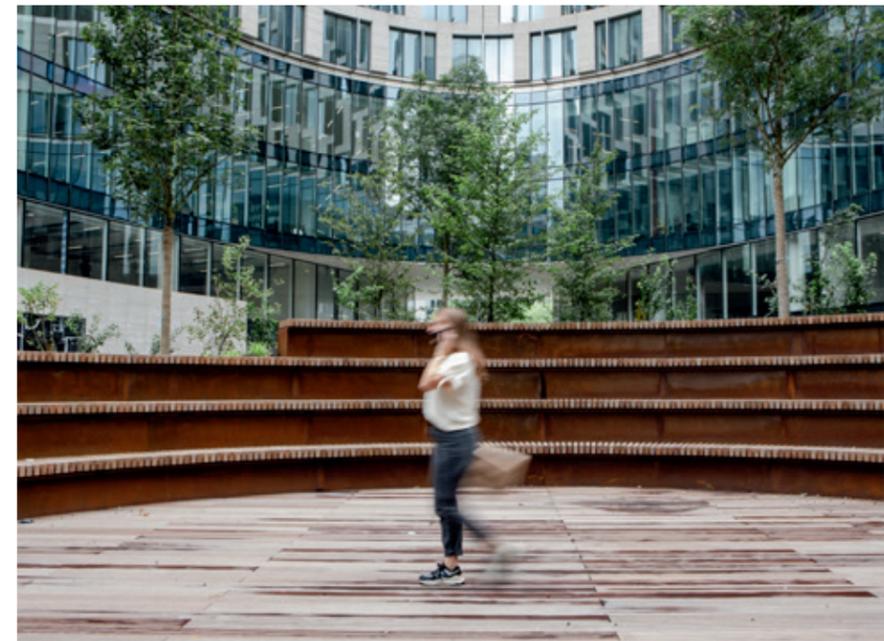
'The days of isolation in your own office tower, cubicle or bubble are finally over. We're ready to meet, be inspired and learn from other departments, other organisations and our surroundings.' As she describes it, Quatuor is becoming a modern campus. Where can I enrol?

For a company like Touring, mobility is of the utmost importance. And that starts with location, location, location. 'If you want to promote multimodality, you have to be a

sigh away from all modes of transport, otherwise it's just cheap talk.' The building can be reached by train and metro but will also have loading docks for those driving or cycling electrically. 'I'm rethinking my own mobility. No more cars for me, it will be a train-bike combination.'

When asked what she is looking forward to the most, Véronique is resolute: 'People.' Understandable, especially for an HR director!

'PEOPLE ARE USED TO WORKING IN A HOMEY ATMOSPHERE, WE DON'T WANT TO TAKE THAT AWAY FROM THEM.'



All this talk about working, mobility and shifting times would almost make us forget the centrepiece of this grand feast: the garden! Smack dab in the middle of the building, which is in the heart of Brussels. Talk about a balanced piece of land!

The benefits of green surroundings have been thoroughly researched over the past years. Still, we're convinced that you don't need a researcher to tell you sitting in the shadow of a tree in a garden while having lunch is ten times more desirable than a TL-illuminated cafeteria. Aspects like a garden to have lunch in will certainly help to attract talent of the future.

'AN OFFICE THIS CENTRAL AND REACHABLE THAT'S NOT A CONCRETE JUNGLE IS A LUXURY.'

When staring out of the window because your concentration has bailed on you (we all have that from time to time), it's much more calming to stare into a garden or lush horizon than at the back facade of the neighbouring building—the side where the aircon outlets are.

The garden is an open design, so it bridges the gap between the building and the neighbourhood, blending in seamlessly. A building of this size needs to be carefully embedded in its surroundings, so the choice for a substantial green area was made at the very start of this development project.

11:50 am

NATURE, NATURALLY

IN NUMBERS

58%
of your workers have the opinion that greenery and plants are highly important

78%
of your employees are happier when surrounded by greenery

Green offices can make your employees up to **15%** more productive

Source: (Hiemstra, et al. 2019) Greenery and Work, The positive effects of greenery in urban environments. Wageningen University & Research.

12:47 pm

NO NEED TO EAT YOUR HEART OUT

An interview with Julien Vanbeneden from Bambino, the go-to foodie haven



'ULTIMATELY, IT'S ABOUT TAKING CARE OF OURSELVES, THE PLANET AND EACH OTHER.'

Bursting with energy himself, Julien Vanbeneden easily convinces us of his intention to make sure everybody in the building is at their highest energy level, from morning to night. 'Food is fuel. People come here to perform, so how are they going to win the race on an empty tank?' Hop in at *Bambino* before work for a fresh juice, let them feed you greens for lunch to boost that stamina and don't shy away from

the occasional burger, because, well, burgers are important too. In the belly of Quatuor, you'll find all its lovely dining spots. One of them is the Bambino Canteen Club, a vibrant bistro that consolidates the sustainable ambitions of its host, Julien. Authentic seasonal and fresh ingredients, from local small producers, prepared with a minimum of waste, refined sugars

or preservatives. That, in short, is the backbone of Bambino's homemade dishes. The menu is served in a cosy, relaxed setting, so that you are motivated to take your time. 'People need to realise it's important to eat slowly, to really enjoy the moment. The experience of eating contributes to your energy level just as much as the food does.'

14:04 pm

DO YOU WANT TO COWORK WITH ME?

Only if it's at Silversquare!
A talk with its co-founder Axel Kuborn



SILVERSQUARE

If the world is changing, so is our way of working. Silversquare saw that change coming from afar. Their coworking spaces are an answer to that changing environment, where boundaries fade—between work and life, home and the office. They pledge to boost your efficiency while building connections. What's not to like?

In 2020, we were introduced to a new way of working, whether we wanted it or not. 'During the lockdown, people thought that offices would disappear, but that's just crazy talk.' The shift, according to Axel Kuborn, will be in the way we use offices. Innovation and teamwork are the most important reasons to come to the office, and we're guessing not a company out there is willing to stop innovating or working in teams anytime soon. 'Solo work is something you can do at home, teamwork is why you come to the office.'

People's expectations of work and life in general have never been so high, and right they are. We expect a job to blend in with our personality and to provide possibilities to develop our skills. We long to be triggered daily, challenged by colleagues or innovative ideas circling on the work floor. That's where coworking comes in. 'A work life that provides

innovation, teamwork and livelihood is the minimum expectancy.' To this rising need, coworking offers an answer. 'Never cut on the design budget' is a golden rule for Silversquare. That is why each coworking space looks and feels totally different.

'SOLO WORK IS SOMETHING YOU CAN DO AT HOME, TEAMWORK IS WHY YOU COME TO THE OFFICE.'

'Design is not something that you copy-paste,' says Kuborn. The coworking for Quatuor is designed by a young local artist, the talented Lous, lead-singer of the band Lous and The Yakuza. 'She is quite fascinating, young

and extremely creative, working with music and disciplines far beyond that.'

Accessibility and practicality are important to take into account when planning out a space. 'How do people use the room, what do they need, how can we provide as versatile and useful a space as possible? These are the questions that make for a sustainable and killer design.' Silversquare already sounds like the right space, for the right reasons.



Lous and The Yakuza is a Belgian-Congolese artist. The twenty-five-year-old Marie-Pierra Kakoma dominates the international charts with her futuristic sound, sharp lyrics and vivid visuals.

'A WORK LIFE THAT PROVIDES INNOVATION, TEAMWORK AND LIVELIHOOD IS THE MINIMUM EXPECTANCY.'

17:58 pm

WHEN LIFE GIVES YOU SURPRISES

Beobank gladly surfs the waves of change, dicit Pierre Delvaux, its COO



'PEOPLE NEED TO FEEL IN TOUCH WITH THE OUTSIDE WORLD, BE SURROUNDED BY AESTHETICS, NOT JUST SCREENS AND FUNCTIONAL FURNITURE.'



The tricky thing with surprises is nobody sees them coming. So how on earth can we anticipate them? When you look at the past year, it's clear that we can't. But that doesn't mean we have to be startled, says COO Pierre Delvaux. 'We planned to move to Quatuor before COVID hit us. A lot of new projects were in the pipeline and we needed an office that could match our ambitions and character: human, positive, collaborative and dynamic.' The pandemic didn't stop Beobank from being ambitious, on the contrary! It accelerated the need for collaboration and flexibility.

When you go out looking for a new office, you probably have a wishlist. So did Pierre. At the top of that list, it said SUSTAINABILITY. 'This was key for us. With our services and as

a company we play an important role in society. We want to take our responsibility, today and tomorrow. That means we draw the sustainability card.' Apart from the garden and local food hub, the very core of the building is sustainable. It complies with CSR norms and has a BREEAM outstanding certificate, both an objective proof of the effort made to reduce the ecological footprint of residents and (co)workers. When asked what he's looking

forward to the most, Pierre answers: 'Light.' The building is in fact paved with windows, throwing in natural light from each and every corner.

Choosing beautiful architecture is a sustainable decision as well, he says. 'People need to feel in touch with the outside world, be surrounded by aesthetics, not just screens and functional furniture. Their wellbeing will add to the quality of their work.'

'84.8% OF EMPLOYEES STATE THE DESIGN OF MY WORKPLACE IS IMPORTANT TO ME.'

Source: The Workplace Experience Revolution, Unearthing the Real Drivers of Employee Sentiment, Leesman 2018

18:24 pm

SOME TAKEAWAYS BY TAKEAWAY.COM

By Siska De Lombaerde, Country Director Belgium/Luxembourg at Just Eat Takeaway.com



Today they are still working mostly remotely, so after the crazy past two years, the first working day for Just Eat Takeaway.com will probably be full of surprises. Not that it scares Siska De Lombaerde, change and dynamism have always been at the core of this company. 'We have always been in favour of modern, stylish offices that fit our dynamic company culture and vision. But the hybrid way of working is rather new, so the needs related to that have changed.' The times are definitely shifting and so should we.

With staff working partly from home and partly from the office, Just Eat Takeaway.com's space will have to be a place to meet face to face, to talk business and pleasure. The floors they will occupy at Quatuor provide the flexibility needed to do this: big and small meeting rooms, chill corners, quiet rooms, sofa areas, a roof terrace and the garden, obviously. All of this in a building surrounded by restaurants, right in the middle of the city centre. Opportunities to connect amongst colleagues and teams are myriad. You can imagine the move will be paired with a big sigh of relief: 'After these crazy times, we are so much looking forward to this new office. And to seeing each other.'

They say location is everything. Well, sometimes they are right. Siska knew that all along. 'Being close to the city centre was important, as well as having several opportunities for lunch or dinner at walking distance.'

'AFTER THESE CRAZY TIMES, WE ARE SO MUCH LOOKING FORWARD TO THIS NEW OFFICE. AND TO SEEING EACH OTHER.'

Last but not least, the location had to be easily accessible by means of public transport, as most of our employees come to work by metro, train or bus and our customer services teams work until late in the evening. Quatuor is really bringing all of these aspects together.'

Sustainability isn't always that easy to find. Definitely not when we look at the search Siska performed before finding Quatuor. 'We noticed it wasn't easy to find locations that take specific, thorough measures to be more sustainable, so we were very thrilled to have found Quatuor. The building fits very well with our vision on sustainability.'

Looks matter too. We would almost forget, but aesthetics are important, especially for the people of Just Eat Takeaway.com. 'The four towers with different heights are a real eye-catcher in the city, and of course the area between them caught our eye as well. To boot, the daylight pouring from the big window makes you feel instantly at ease.'

And when the night falls and your team is steaming towards that deadline, just order something on Takeaway and have it delivered at the fanciest doorstep of the Brussels North area. You'll agree there are worse backdrops for a pizza and Red Bull all-nighter than Brussels' skyline.'



'DESIGN, SUSTAINABILITY AND WELLBEING, QUATUOR REALLY BRINGS ALL OF THESE ASPECTS TOGETHER.'

ACTIVELY PASSIVE

Quatuor harvests the fruit of Befimmo's years of experience in sustainable development.



First office building in Belgium with **BREEAM OUTSTANDING CERTIFICATION**



More than **25% OF THE PRIMARY ENERGY** consumed is produced on-site



Over **1,400 SOLAR PANELS ACCOUNT** for 400,000 kwh/year = the yearly energy consumption of 178 households



More than **6,000,000 LITERS/YEAR** rain and grey-water re-use = 1,000,000 toilet flushes



750,000 kwh/year geothermal energy = **SAVING 80 TONNES OF CO₂/YEAR**

DISCOVER THE BUILDING

Let us walk you through the building and show you all the goodness there is to find. From the gym to the pianobar, it makes a perfect back drop for a day in the life of... you!

COWORKING SILVER SQUARE KANAL



CAR & BIKE PARKINGS



PIANO BAR



THE HOST

THE PIANO

THE CLOUD

THE BANK

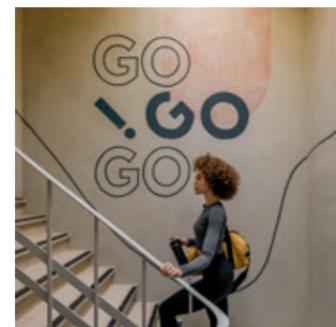
GARDEN & TERRACE



BARS, SHOPS, RESTAURANTS & MORE



FITNESS, SHOWERS & LOCKERS



IT'S ALL CONNECTED

Today, everything is upgraded, connected, and made smart. So is Quatuor. Central to all digital endeavours is the building's user. Innovative technologies and customer-centric design ensure a seamless user experience.

- 1. SMART MOBILITY**
no matter what means of transport you use, the building will adapt
- 2. A SINGLE SMART ACCESS**
to all the services available in the building
- 3. easy to use and SMART APP** to book meeting rooms, report an incident or access the parking

Discover our SMART vision here





Book a tour

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Credits

Catherine De Saegher, Axel Nédée,
Besix, Jean-Michel Byl, Jules Césure,
Sébastien Mélot, Save As Studio


QUATUOR
THE BUILDING THAT WORKS FOR YOU

