



New ALLIANZ Headquarters in Brussels

ABSTRACT OF THE PROJECT



MÖBIUS PROJECT - assar architects srl



About Allianz :

Allianz is one of the world leaders in insurance and financial services. Present in more than 70 countries, Allianz employs more than 142.000 collaborators serving more than 85 million customers. In the Benelux, Allianz offers, via insurance brokers, a wide range of products and services to their customers: individuals, independants, SME's and large corporations. In Belgium, Allianz serves more than 1.000.000 customers, employs more than 1.000 employees and has a gross premium up to € 2,4 billion.

MÖBIUS I PROJECT - assar architects srl



TECHNICAL PROJECT FILE

Address of the projet

Boulevard du Roi Albert II,
North Quarter of Brussels.

Customer

ALLIANZ BENELUX

Type of projet

New construction
NWOW project

Final assignment of the building

Offices

Number of floors in the tower :

18

Surface of the tower :

26.664 sqm

Surface floor type :

1.539 sqm GLA
1.009 sqm NUA

Surface occupied by ALLIANZ :

21.080 sqm GLA
13.388 sqm NUA

Locative surface :

5.584 sqm GLA

Establishment of the concept :

ABW (Activity Based Working)

Ratio of shared workplaces : 0,74

Specifications :

Dynamic welcome desk,
multifunctional restaurant, call
center floors, meeting center,
service points for employees,
polyvalent room, fun room

Capacity :

1.284 work stations
1.735 HC
565 informal positions
827 meeting room chairs

Calendar

Design : 2016 –2018
Construction : 2018 - 2020

Missions COLLIERS BELGIUM :

Workplace Strategy
Change & Communication
Interior architecture
Furniture

NEW ALLIANZ HEADQUARTERS IN BRUSSELS

The buildings hosting the headquarters of the ALLIANZ BENELUX group reaching the end of their lives, the company decides to start a global reflectoin on its real estate, its positioning in the heart of the city, in lign with their vision on the evolution of its activity and bringing together the different operational entities.

Allianz decides to acquire a tower, the MÖBIUS tower, in the business district in the North of Brussels and asks COLLIERS INTERNATIONAL BELGIUM to analyze the occupation possibilities of the building.

The mission is two-fold : *to imagine te most rational occupation program in order to release rental surfaces and to offer a real estate tool that best supports the activities of the company in terms of functionality, vision, image*

Assar Architecture

and corporate culture being in complete transformation.

The chosen occupation concept is the Activity Based Working, ABW, with a workstation sharing rate of 0,74.

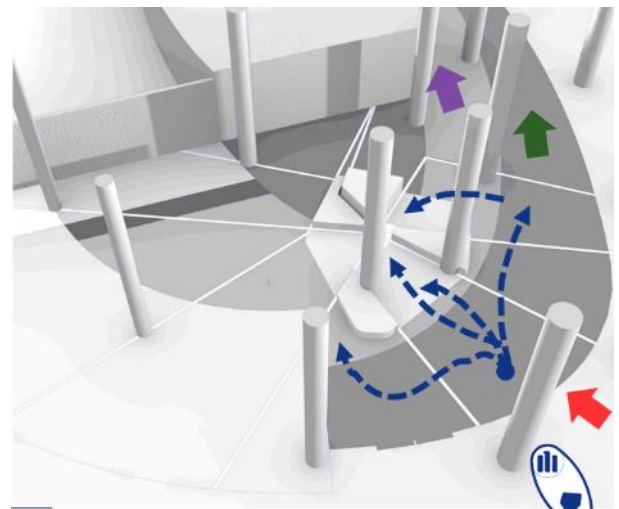
With the help of a support program for change, the first phase was finalized and the reflection on the architectural design as well as the close collaboration with the whole team of promoters, architects and engineers was started.

The multidisciplinary group work methodology took on a whole new meaning here because of the real estate project's structure, decided by the Contracting Authority.

The target is high in terms of comfort (acoustic, ergonomic, functional), and in parallel, the working methods and team management are adapted and a technology will be integrated, allowing the collaborators to work efficiently between remote teams (international company, local branches and central HQ, tele- and homeworking).

Research for the employees' well-being, but above all the empowerment and the employees' stimulation is at the heart of the company's human resources policy.

The occupation concept and the design are based on these values.



Organisation plan type

