


# **RotorDC**

**Deconstruction & Consulting**

**Call for proposals**

**Temporary or long term work spaces for rent**

A photograph of an empty office space. In the foreground, there is a white desk with a glass partition. The desk is set against a light blue wall. The floor is covered with a dark blue carpet. The ceiling is white with a grid pattern and a large rectangular light fixture. The overall atmosphere is clean and professional.

A world of reliable rotation

3 Avenue de Bâle,  
1140, Evere  
Brussels

## Call for proposals

RotorDC is looking for organisations and people that are interested in renting space in its new HQ situated on the corner of Avenue Croydon and Avenue de Bale in Evere. Are you interested?

Come to one of our scheduled visits and send your application as soon as possible!

RotorDC processes and trades salvaged building materials. We are considered pioneers in the transition towards a less wasteful construction industry and we provide low impact building materials to private individuals as well as professional clients.

In the past summer we have left what has been our home for 4 years and moved our shop to a new location with the aim of staying for a long-term period (30 years or more).

The building consists of several constructions from the 1980s including two warehouses and two office buildings. RotorDC will use most of the ground floor of the buildings as well as the front courtyards. We already made an agreement with a tenant that will occupy the warehouse situated on Avenue Croydon. However, we still have well over 1000 square meters of space to rent out on the first floor, as well as roughly 4000 square meters of unbuilt terrain.

This call aims to transform an office building scheduled for demolition in a vibrant pole that brings together a variety of actors. In this process we privilege the housing of circular economy companies. We also favour long term over short term and larger tenants over multiple small ones for ease of management.

While the ground floor of the building is occupied by RotorDC the first floor and part of the second floor are available to rent out. The spaces in the buildings can either be rented out in their current state (unheated, but with working electricity and lights), or they can be adapted to specific needs for specific tenants. The offer varies from office box typologies in a variety of sizes to open-air plots of land. Both blocks of buildings can offer spaces that range in floor areas, from S being <20sqm to L > 55 sqm and these can be combined to form larger areas. We are open to modifications of the partitions to best fit the needs. Regarding the back lawn, the un-built terrain is also available for rent, where generally long term leases give the possibility of constructing new infrastructure on this land.

The visits will take place in September. We are aiming at having spaces rented and active before the end of October.

If interested, come to one of the scheduled visits taking place:

1. Thursday 8th September 16 - 18h

2. Tuesday 13th September 9 - 11h

3. Friday 16th September 16 - 18h

Please RSVP by sending an email to: [propositions@rotordc.com](mailto:propositions@rotordc.com)

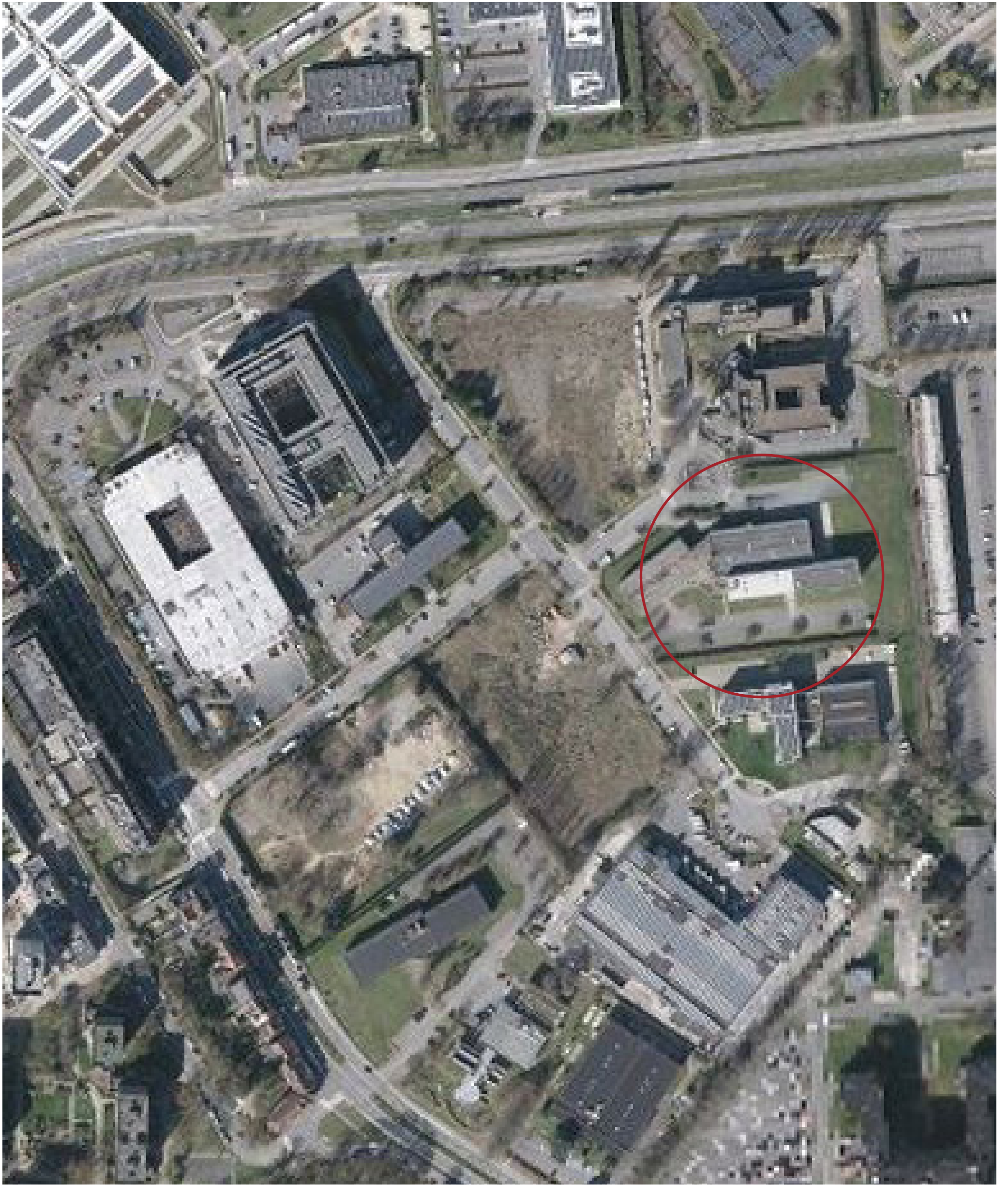
Address:

3 Avenue de Bâle, 1140, Evere Brussels  
Da Vinci park/ **citydev.brussels**





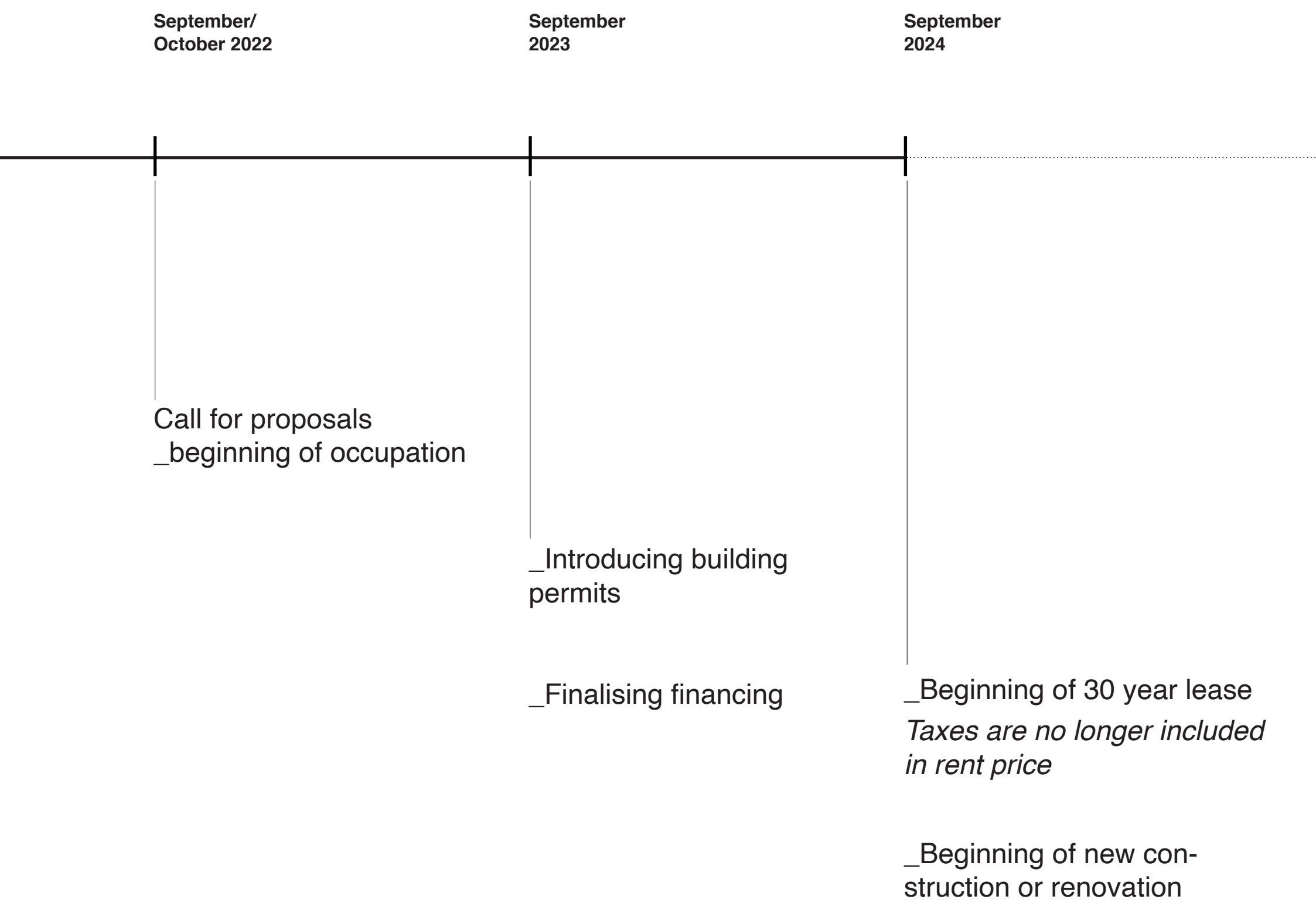








Timeline of events





June  
2054

+ 30yrs

\_Beginning of demolition  
works or start new 30 year  
lease















cafeteria





ext. common area





**ext. storage**  
**RotorDC**





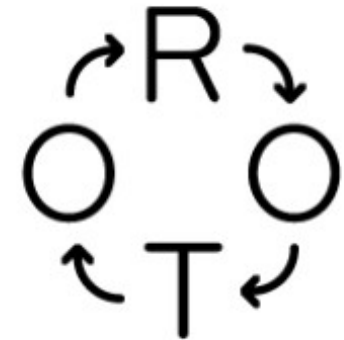


## Who is already here?

### Rotor ASBL:

Rotor is a cooperative design practice that investigates the organisation of the material environment. We develop critical positions through research and design. Besides projects in architecture and interior design, we also produce exhibitions, books, economic models and policy proposals.

<http://rotordb.org/>



### Rotor DC:

Rotor Deconstruction is a spin-off project launched in 2016. Through the form of a cooperative we organise the reuse of construction materials by dismantling, processing and trading salvaged building components.

<https://rotordc.com/>

**RotorDC**  
Deconstruction & Consulting

### Circular Brussels:

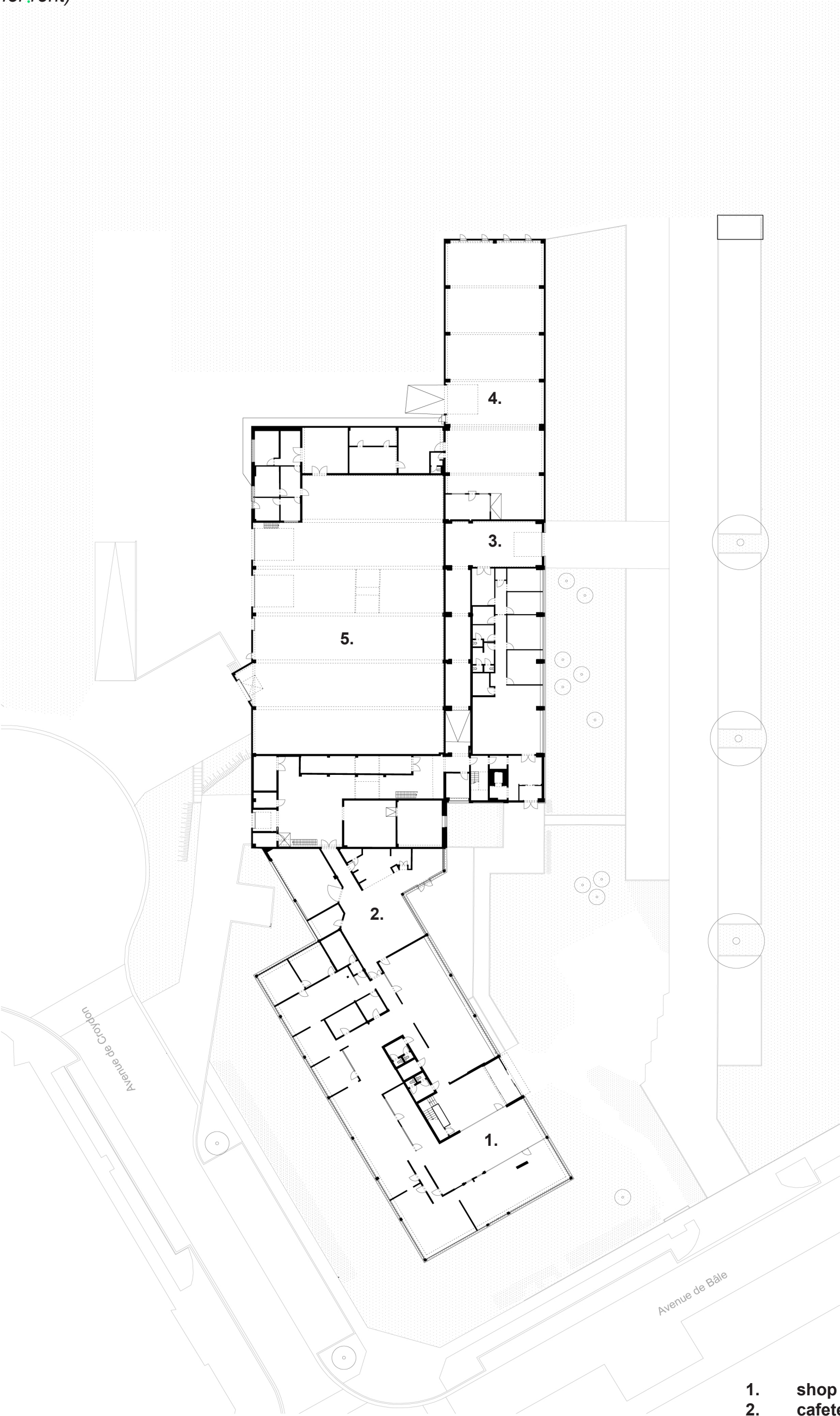
Circular.brussels is a non-profit organization that provides high quality second-hand IT products in a sustainable and affordable way and contributes to reducing the ecological footprint of the Brussels-Capital Region through the collection, reuse and ecological recycling of IT waste from companies.

<https://www.circular.brussels/>





Ground Floor plan  
(Not available for rent)



- 1. shop
- 2. cafeteria
- 3. triage
- 4. depot
- 5. Circular Brussels



## Pricing

The first two years we will apply a reduced rent between 60€ and 100€/ year per netto square meter depending on size and quality. Outdoor spaces will be rented out at 15-20€/ year per netto square meter. This amount includes all taxes.

However, the exact rent depends on a series of variables:

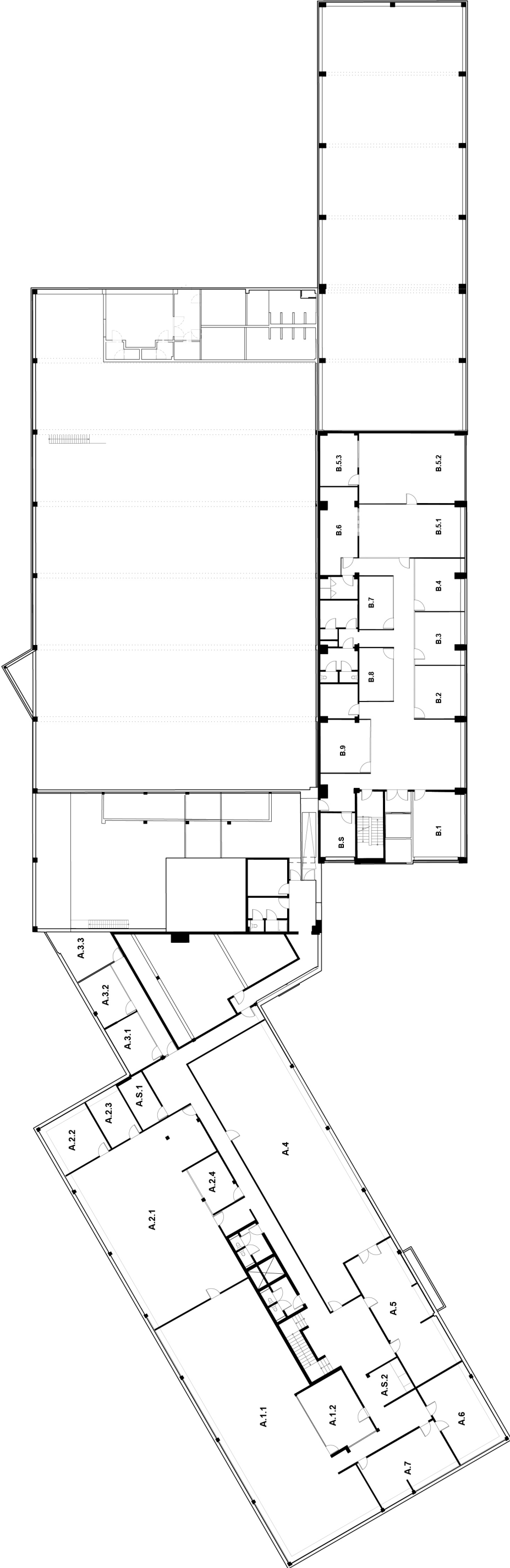
**\_long term or short term stay:** we favour long term over short term and larger tenants over multiple small ones for ease of management.

**\_surface dimension:** smaller spaces will be proportionally more expensive than larger spaces or combinations of small spaces.

**\_necessity for additional services:** depending on the requests from tenants prices may range. (es. the necessity to have a heated or not heated space/ to access the cleaning service).

**\_nature of the project and conditions of the tenants:** we are open to reduction in prices and variations depending on conditions of tenants. Our aim is to bring together a vibrant combination of occupants.





Building B



Building A







Available spaces on first floor



S

<25sqm



M

<55sqm

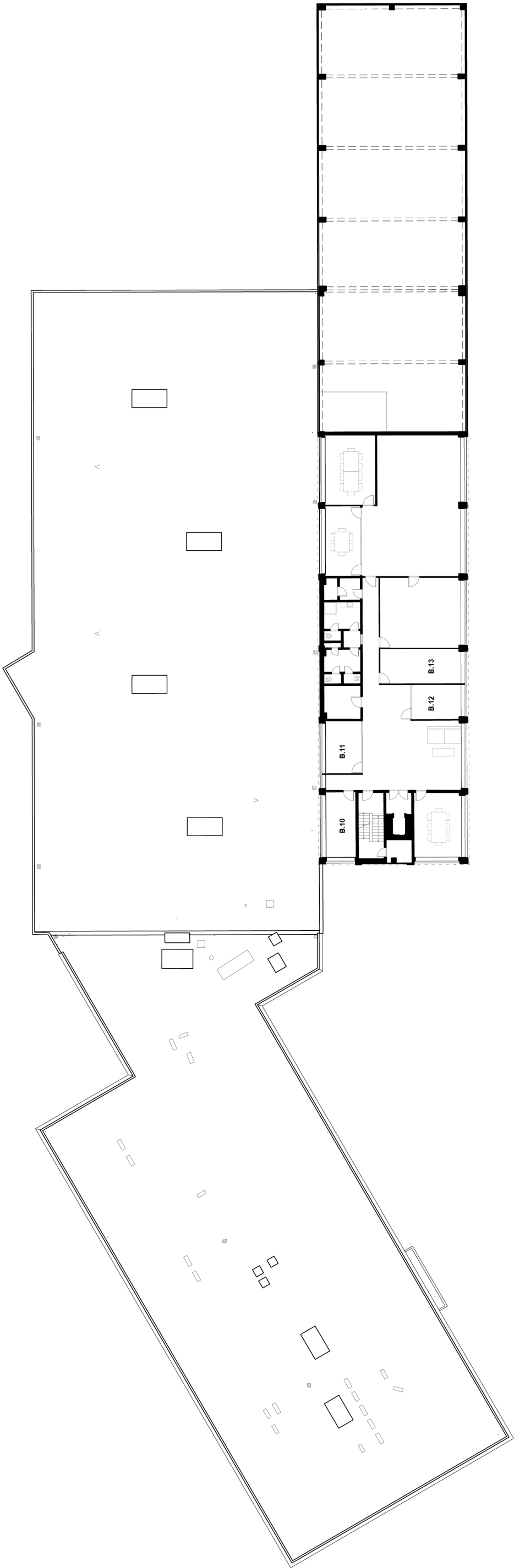


L

>55sqm



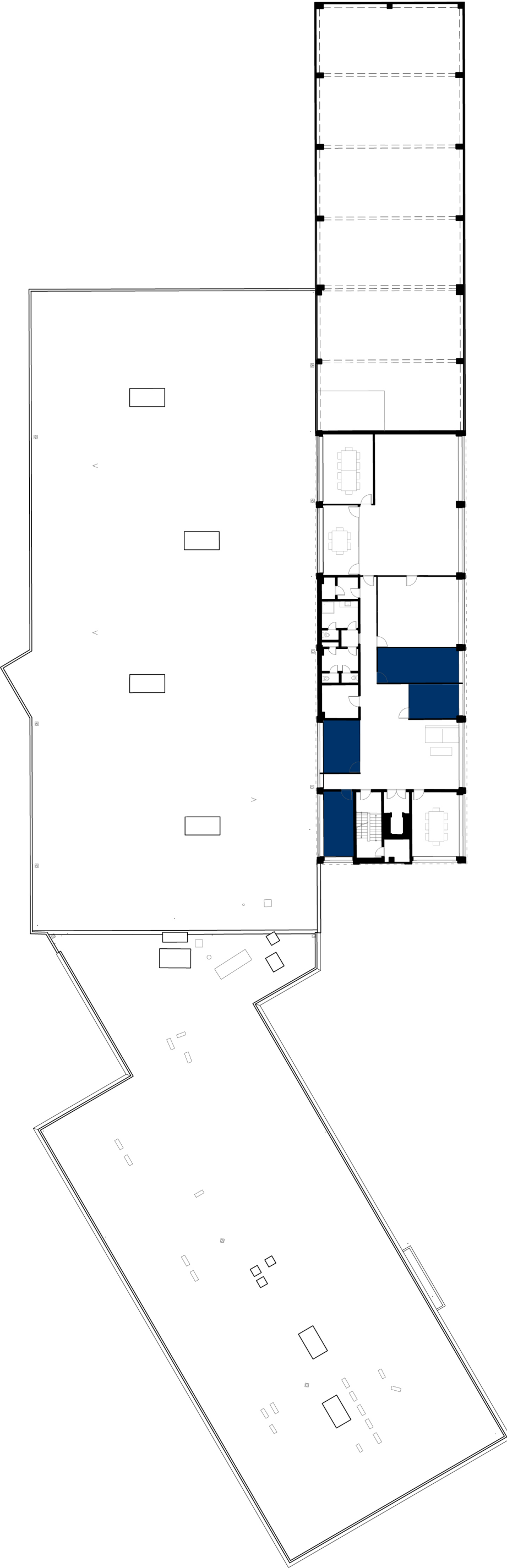






—

Available spaces on second floor



S

<25sqm



M

<55sqm



L

>55sqm





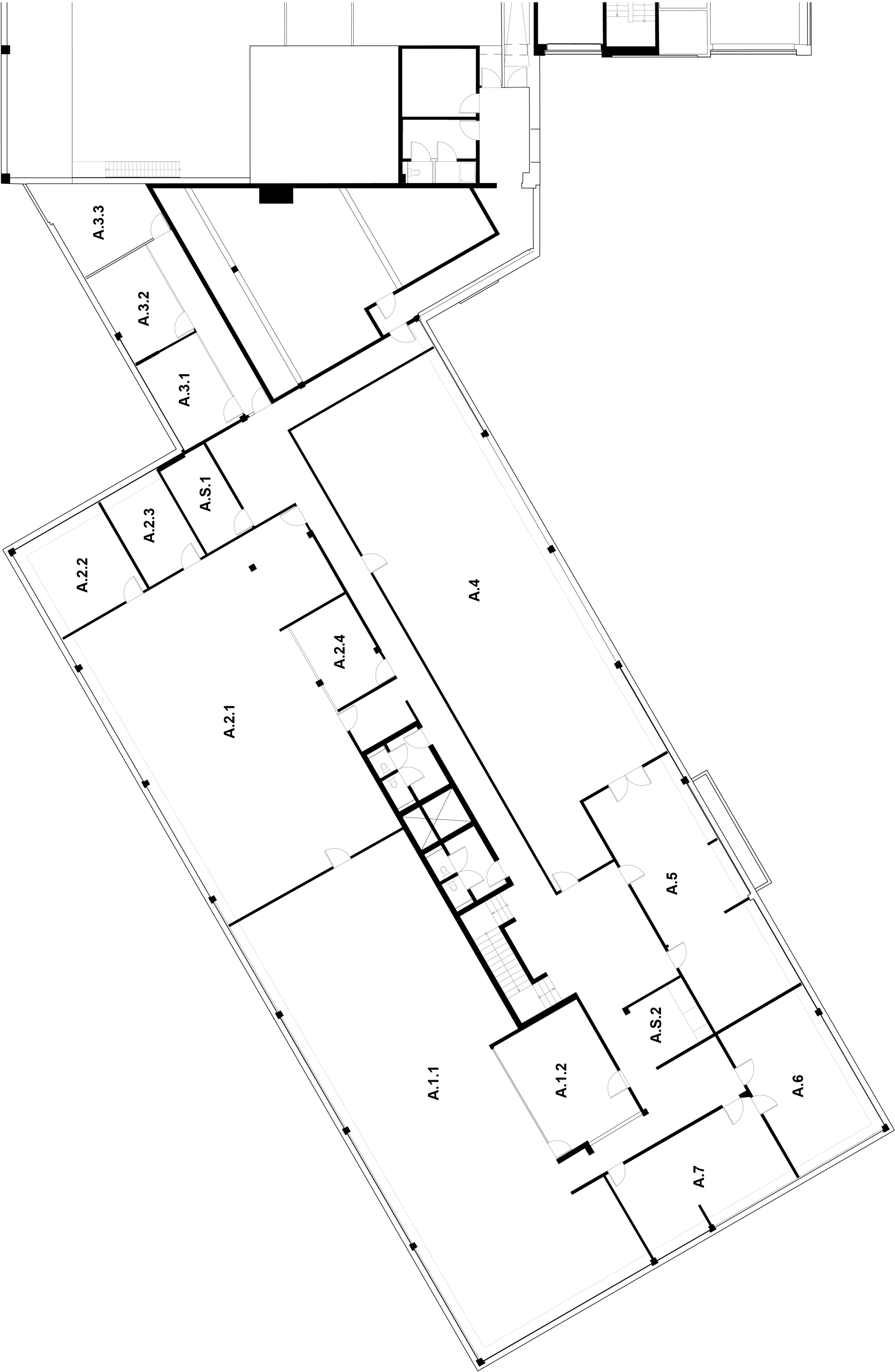
# \_Building A

First Floor

tot: circa 970 sqm

Building A		sqm
A.1.1		189.3
A.1.2		25.4
	tot. A.1	214.7
A.2.1		146.6
A.2.2		19.5
A.2.3		12.9
A.2.4		13.0
	tot. A.2	192
A.3.1		13.7
A.3.2		13.7
A.3.3		15.8
	tot. A.3	43.2
A.4		164
A.5		52.3
A.6		32.6
A.7		32.6
A.S.1		10.2
A.S.2		8.5



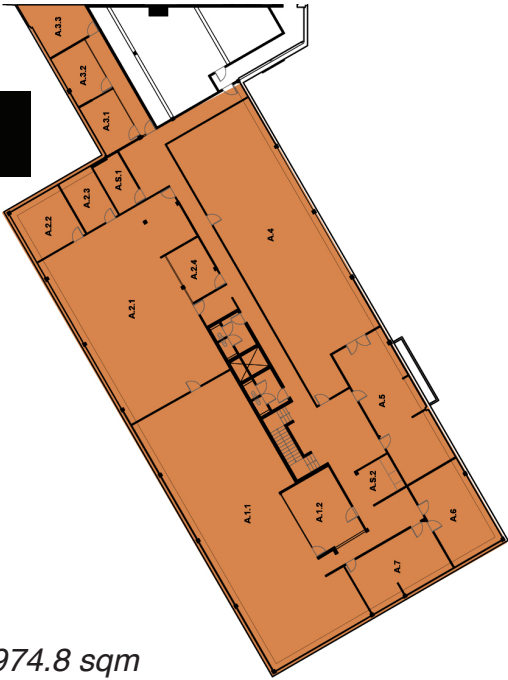




**\_Building A**

*First Floor*

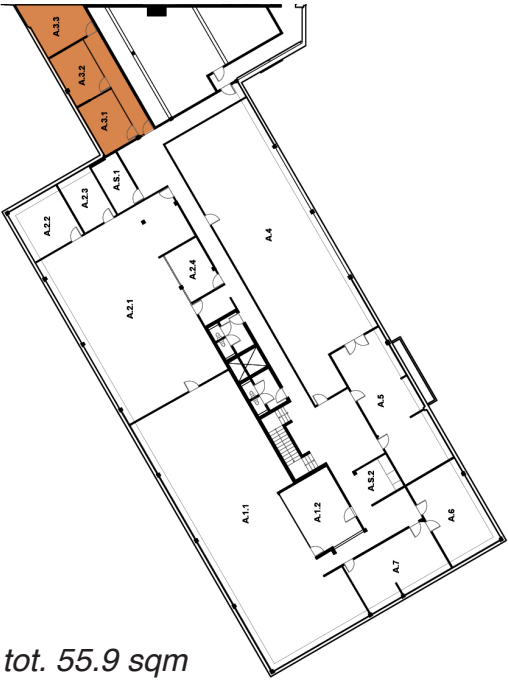
**combinations**



*tot. 974.8 sqm*



*tot. 268 sqm*



*tot. 55.9 sqm*



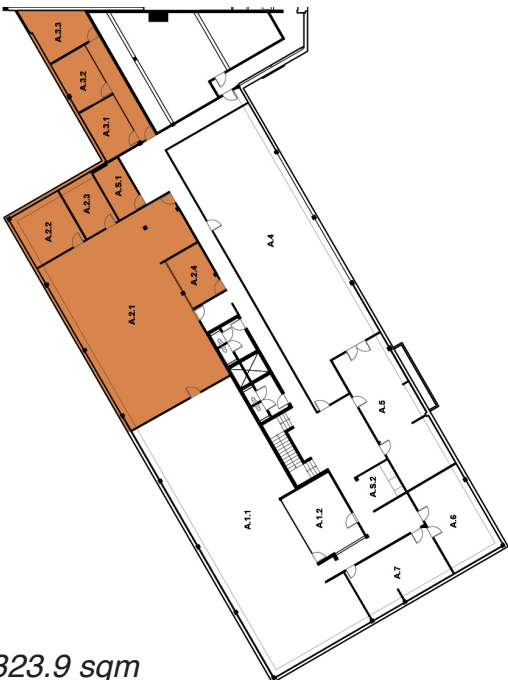
*tot. 430.9 sqm*



*tot. 53.7 sqm*



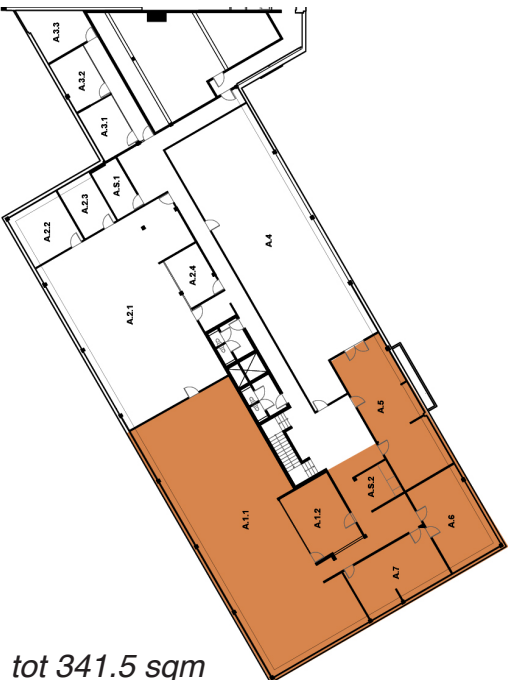
*tot. 526.3 sqm*



*tot. 323.9 sqm*



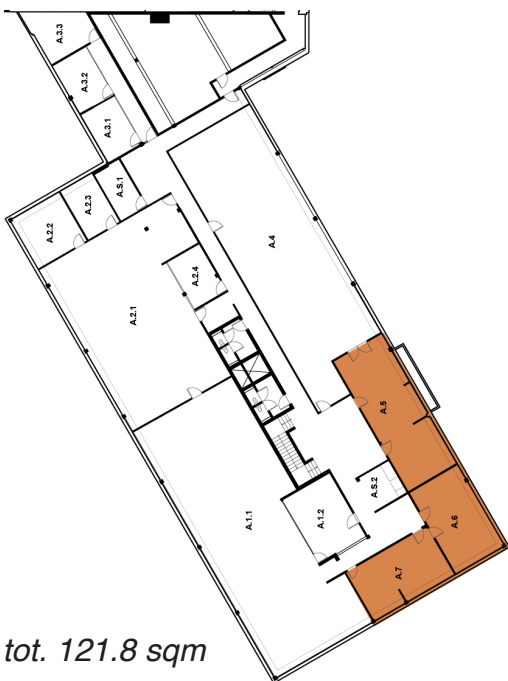
*tot. 109.6 sqm*



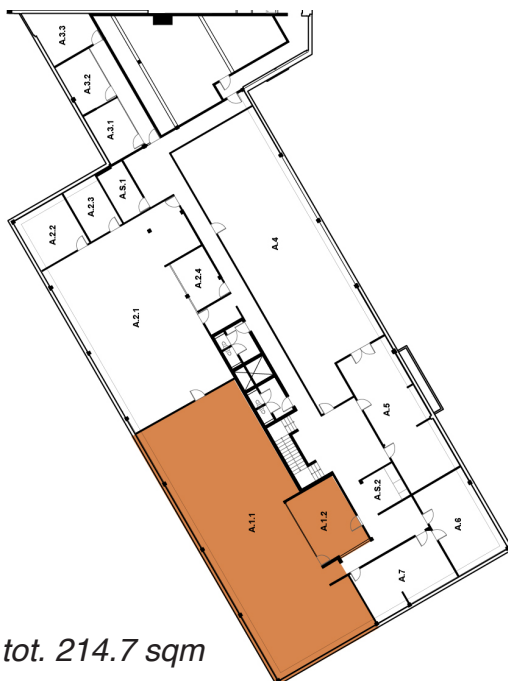
*tot 341.5 sqm*



*tot. 290 sqm*



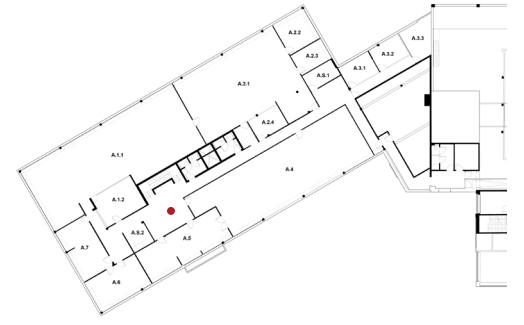
*tot. 121.8 sqm*



*tot. 214.7 sqm*



access spaces



A world of reliable rotation





A.S.1\_ archive

A.S.2\_ kitchen





connection corridors





A.5

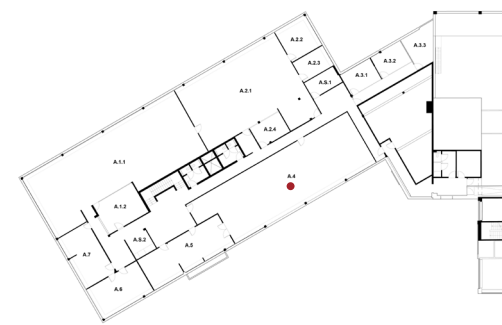
A.5 \_ 52.3 sqm \_ cat. M





A.4

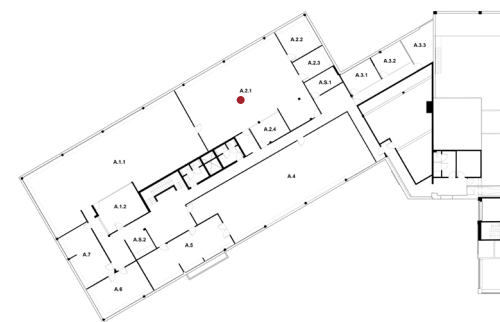
A.4 \_ 164 sqm \_ cat. L





A.2.1/4

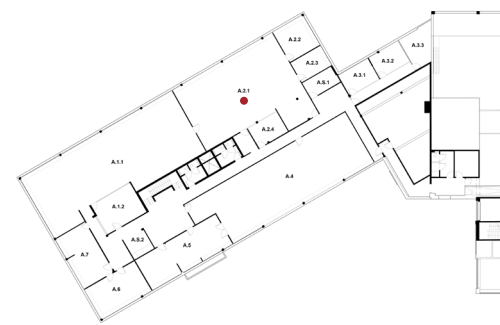
A.2.1 \_ 146.6 sqm \_ cat. L  
A.2.4 \_ 13.0 sqm \_ cat. S  
tot. 159.6 sqm





A.2.1/4

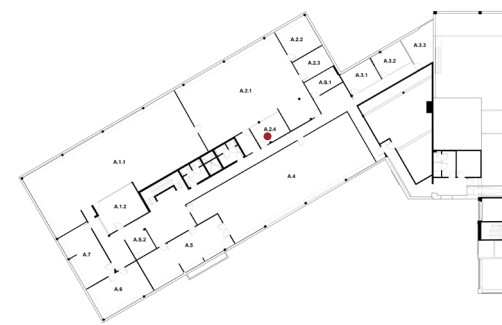
A.2.1 \_ 146.6 sqm \_ cat. L  
A.2.4 \_ 13.0 sqm \_ cat. S  
tot. 159.6 sqm





A.2.4

A.2.4 \_ 13.0 sqm \_ cat. S

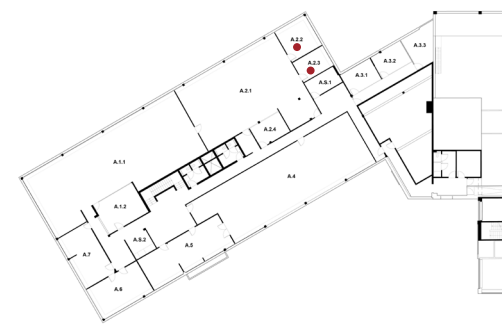




A.2.2/3

A.2.2 \_ 19.5 sqm \_ cat. S

A.2.3 \_ 12.9 sqm \_ cat. S





A.2.2/3

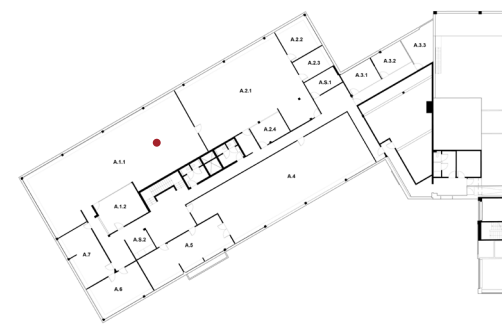
A.2.1 \_ 146.6 sqm \_ cat. L  
A.2.2 \_ 19.5 sqm \_ cat. S  
A.2.3 \_ 12.9 sqm \_ cat. S  
A.2.4 \_ 13.0 sqm \_ cat. S  
tot. 192 sqm





A.1.1/2

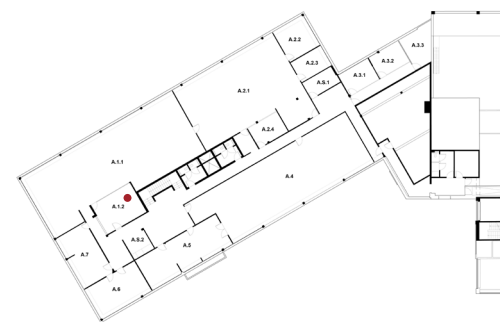
A.1.1 \_ 189.3 sqm \_ cat. L  
A.1.2 \_ 25.4 sqm \_ cat. M  
tot. 214.7 sqm





A.1.1/2

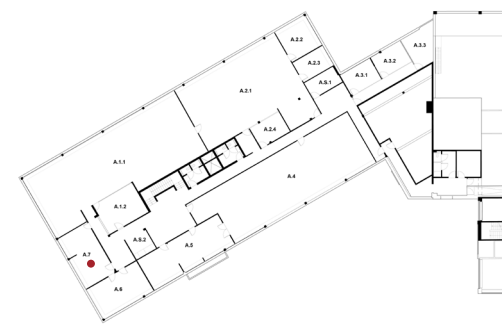
A.1.1 \_ 189.3 sqm \_ cat. L  
A.1.2 \_ 25.4 sqm \_ cat. M  
tot. 214.7 sqm





A.7

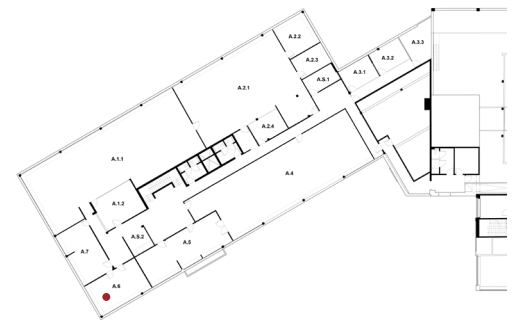
A.7 \_ 32.6 sqm \_ cat. M





A.6

A.6 \_ 32.6 sqm \_ cat. M





A.3.1/.2/.3

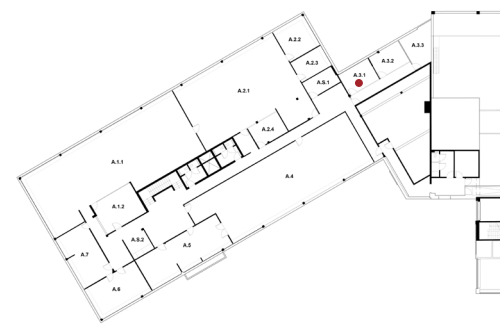
A.3.1 \_ 13.7 sqm \_ cat. S  
A.3.2 \_ 13.7 sqm \_ cat. S  
A.3.3 \_ 15.8 sqm \_ cat. S  
tot. 55.9 sqm





A.3.1

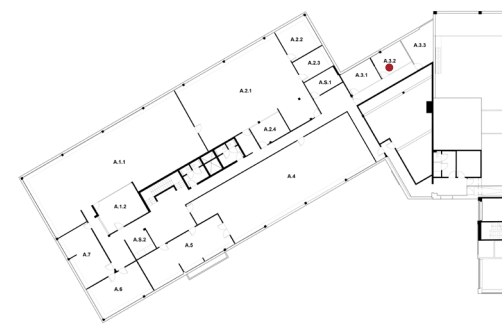
A.3.1 \_ 13.7 sqm \_ cat. S





A.3.2

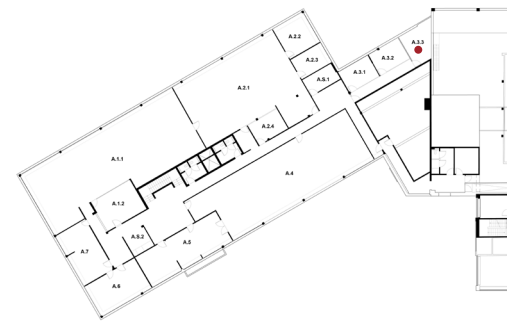
A.3.2 \_ 13.7 sqm \_ cat. S





A.3.3

A.3.3 \_ 15.8 sqm \_ cat. S





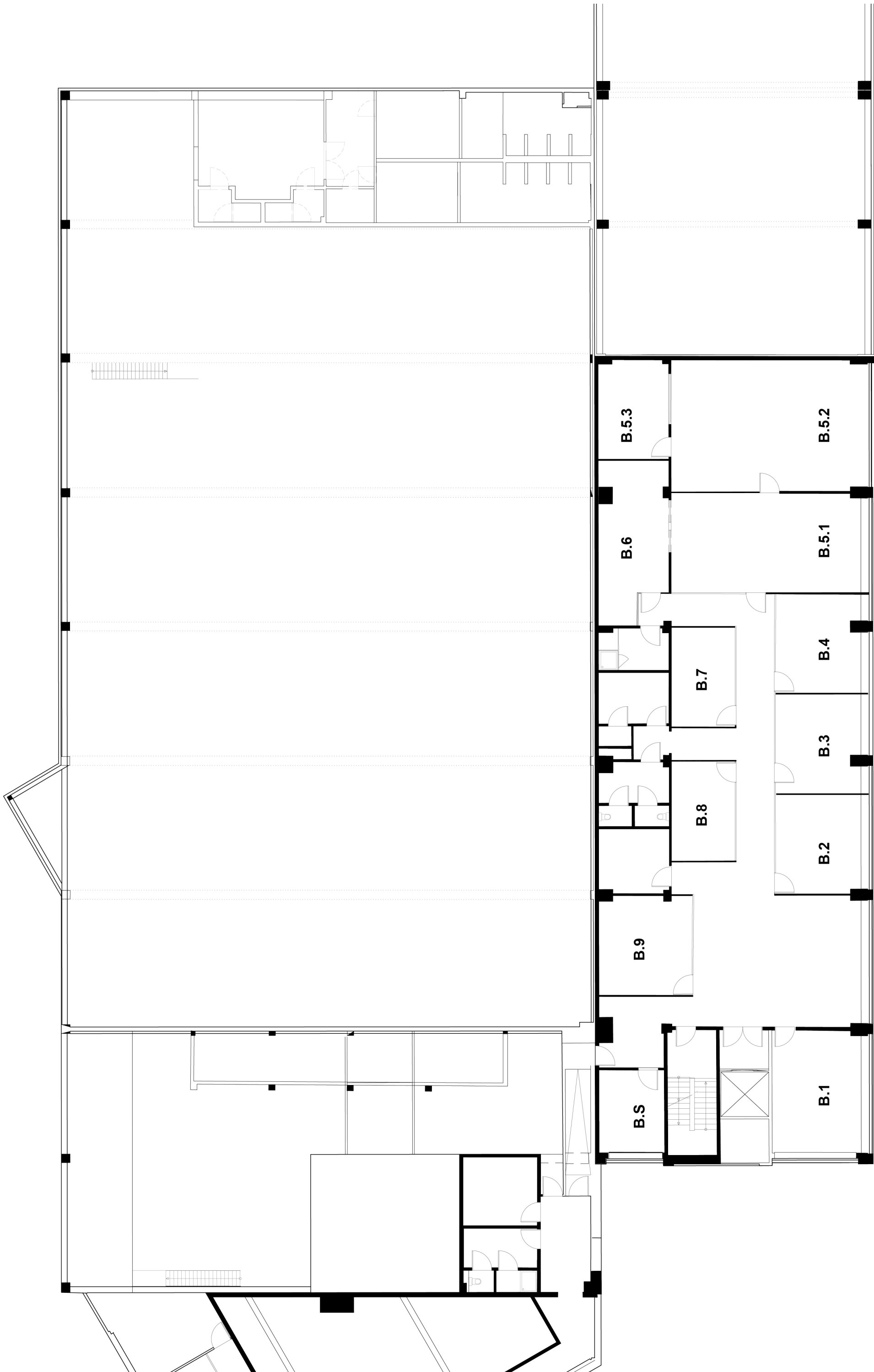
**\_Building B**

*First floor*

*tot: 400 sqm*

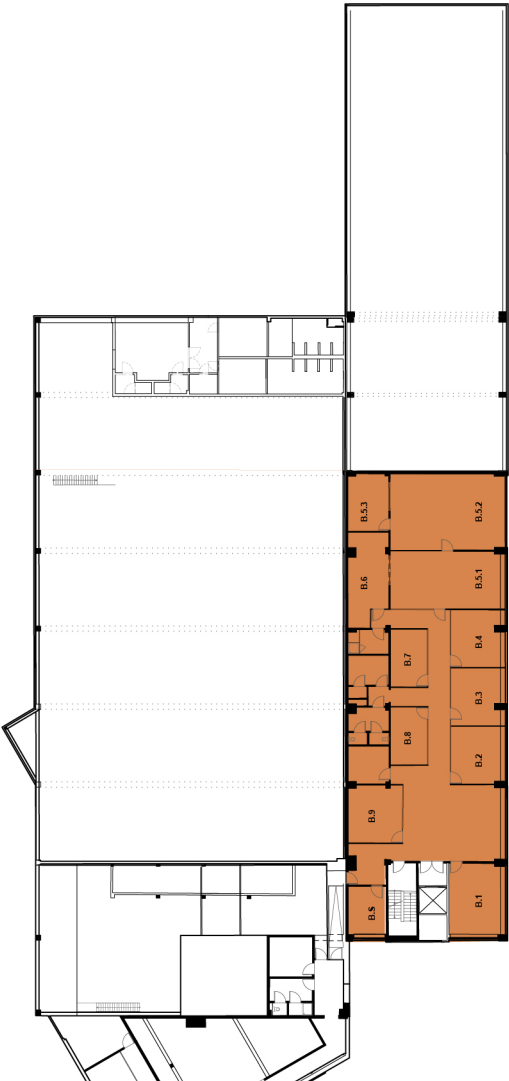
Building B	sqm
<i>1st floor</i>	
B.1	24.2
B.2	18.4
B.3	18.2
B.4	18.1
B.5.1	38.9
B.5.2	51.3
B.5.3	13.8
tot. B.5	104
B.6	20.6
B.7	12.9
B.8	12.9
B.9	18.6
B.S	10.8







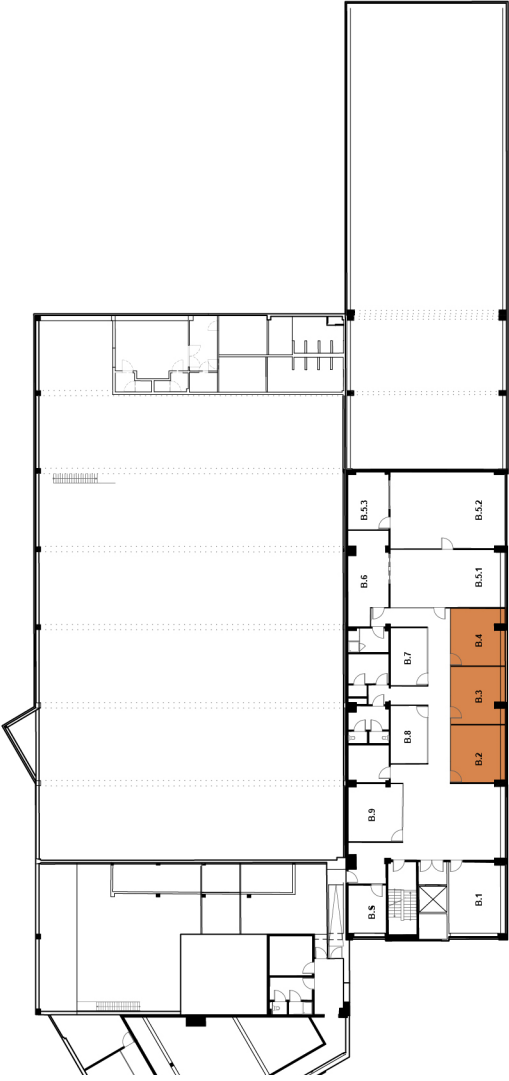
combinations



*tot. 400 sqm*



*tot. 123.3 sqm*



*tot. 54,7 sqm*

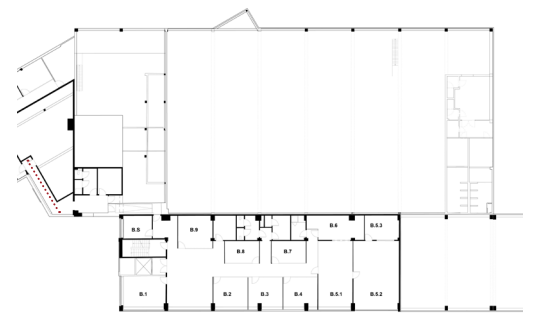


*tot. 124.6 sqm*



## access corridor

from block A to B



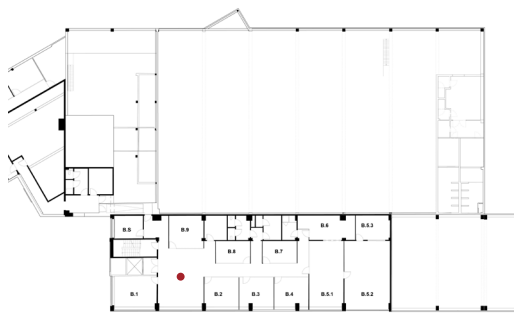


B.S





common area





B.1

B.1 \_ 24.2 sqm \_ cat. S





access corridor





B.7/8

B.7/8 \_ 12.9 sqm \_ cat. S





B.5.1/.2/.3

B.5.1\_ 38.9 sqm \_ cat. M  
B.5.2\_ 51.3 sqm \_ cat. M  
B.5.3\_ 13.8 sqm \_ cat. S  
tot. 104 sqm





B.5.1

B.5.1\_ 38.9 sqm \_ cat. M





B.9

B.9\_ 18.6 sqm \_ cat. S





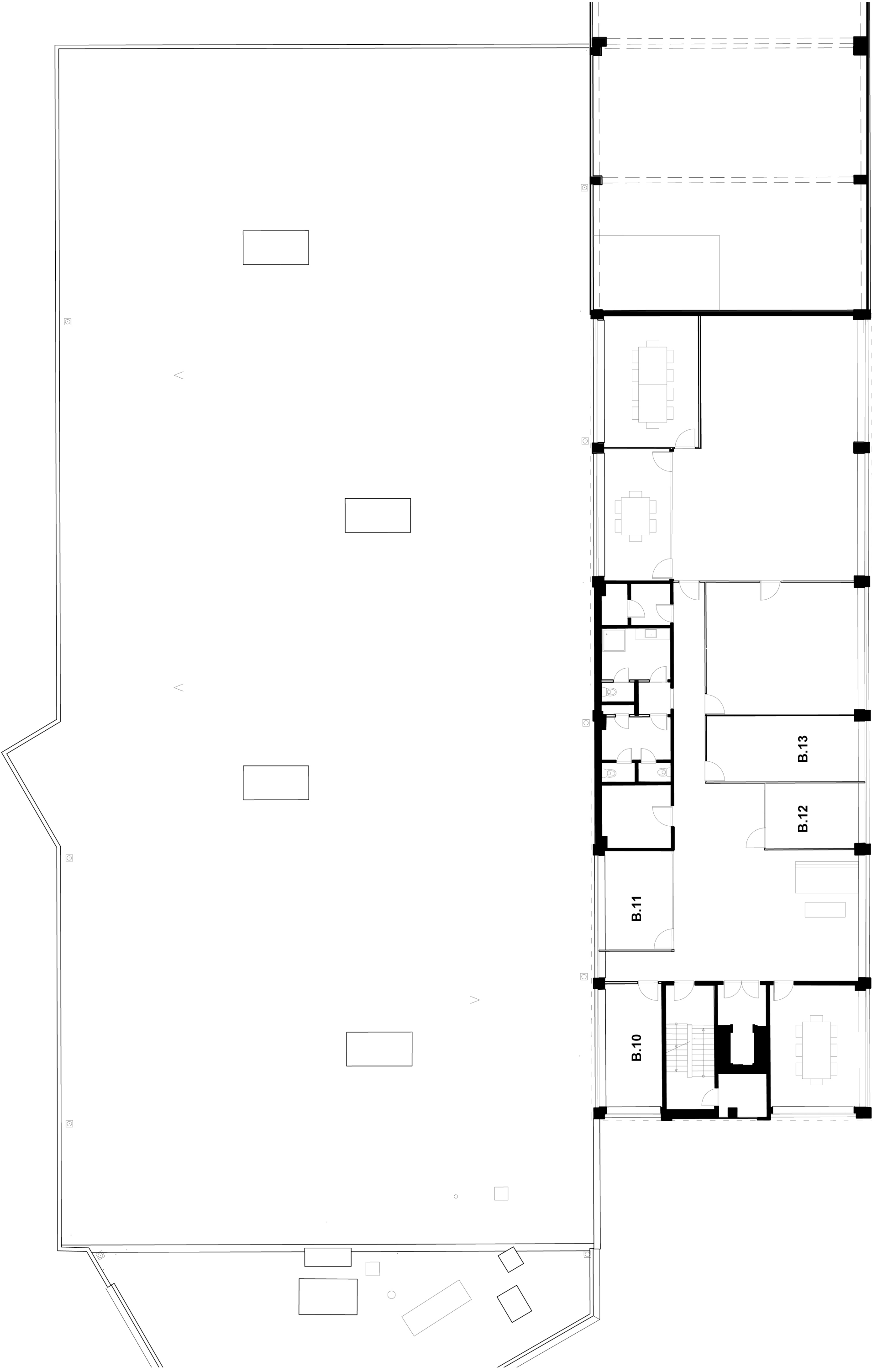
**\_Building B**

*Second Floor*

*(co-inhabiting with Rotor ASBL)*

Building B	sqm
<i>2nd floor</i>	
B.10	14
B.11	13.4
B.12	12.2
B.13	20







B.10

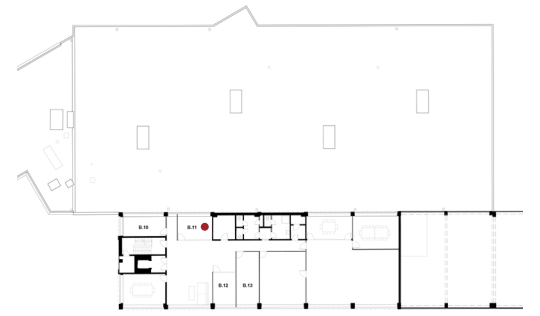
B.10\_ 14 sqm \_ cat. S





B.11

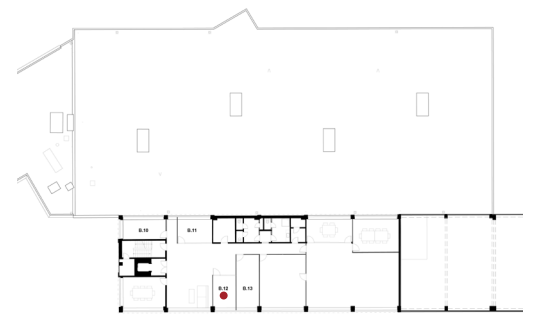
B.11\_ 13.4 sqm \_ cat. S





B.12

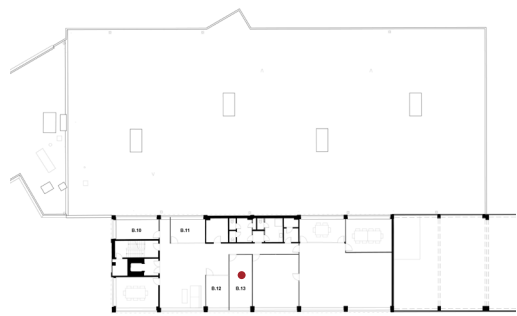
B.12\_ 12.2 sqm \_ cat. S





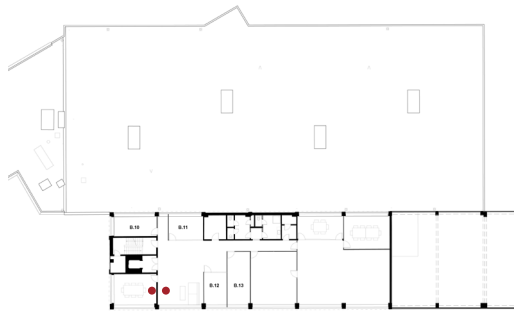
B.13

B.13\_ 20 sqm \_ cat. S



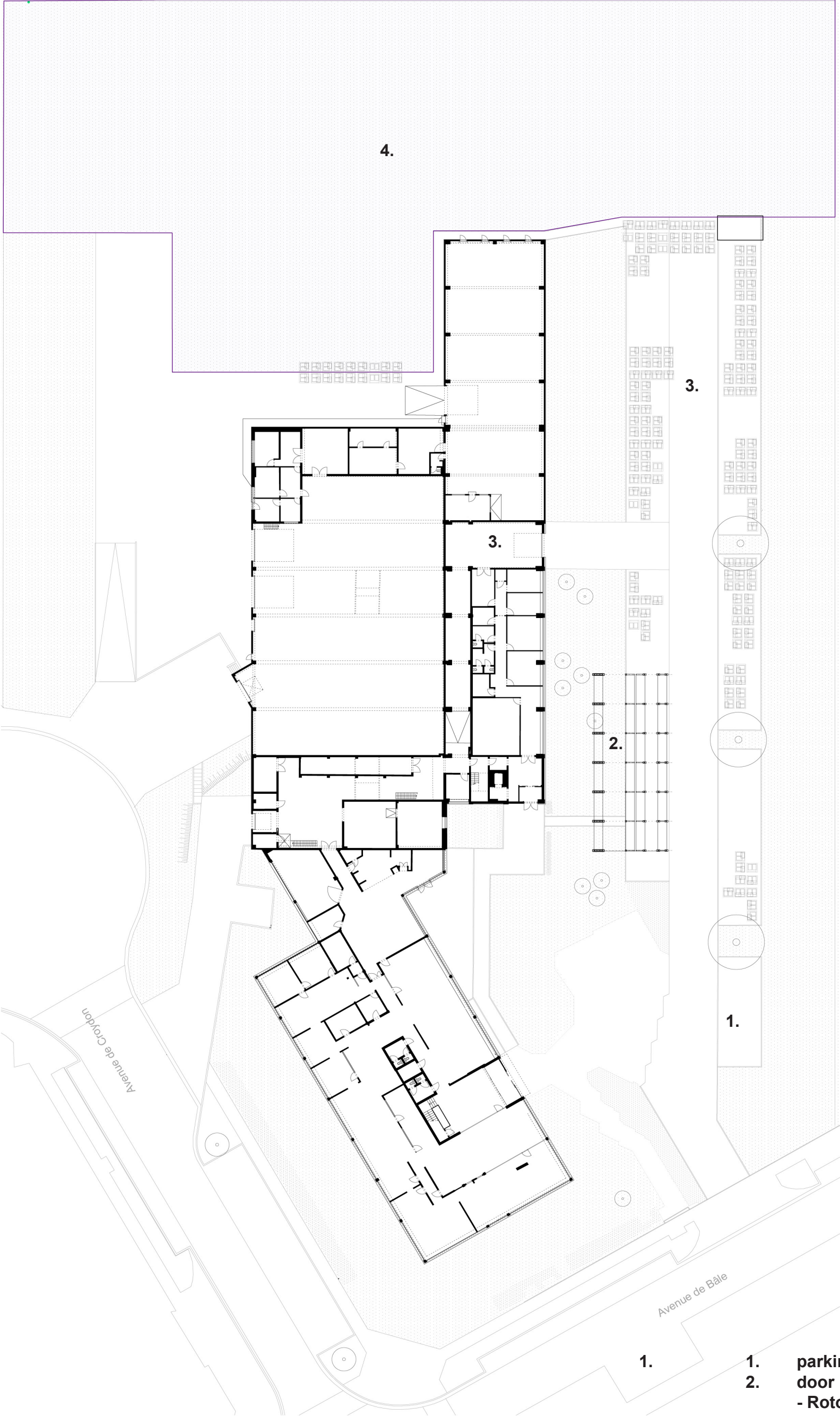


common spaces





Available exterior spaces  
approx. 4000sqm





Back lawn





**RotorDC**  
**Deconstruction & Consulting**

3 Avenue de Bâle  
1140, Evere  
Brussels