

ZENTRAL- LAGER



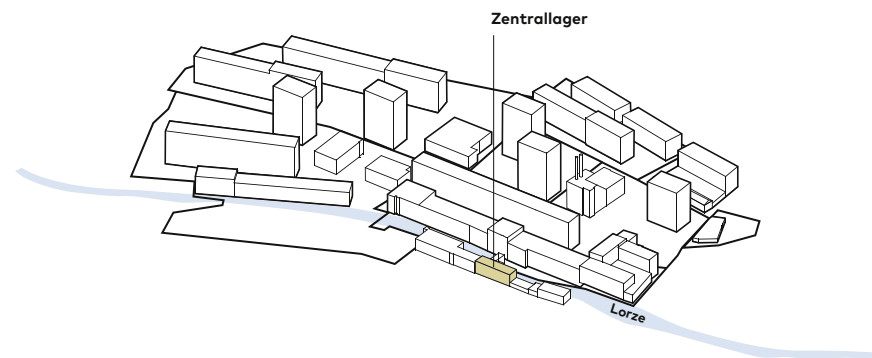
Premium location right
on the river Lorze.

A new building with character:
beyond the appealing location right
on the Lorze, the arrival side
also piques the beholder's interest.



THE PLACE

The new building on the site of the former Zentrallager fits in harmoniously with the row of houses along the river Lorze. Work, inspire, enjoy – all from the workplace. That's the motto here. As a long three-story block, this jewel is situated directly on the banks of the Lorze river and adjoins the existing workshop building where Specialized, an international corporation, is crafting the e-bikes of the future. The Zentrallager is the ideal location for a prestigious company headquarters with a view of the tranquil flowing water.



TO WORK

CLOSE TO



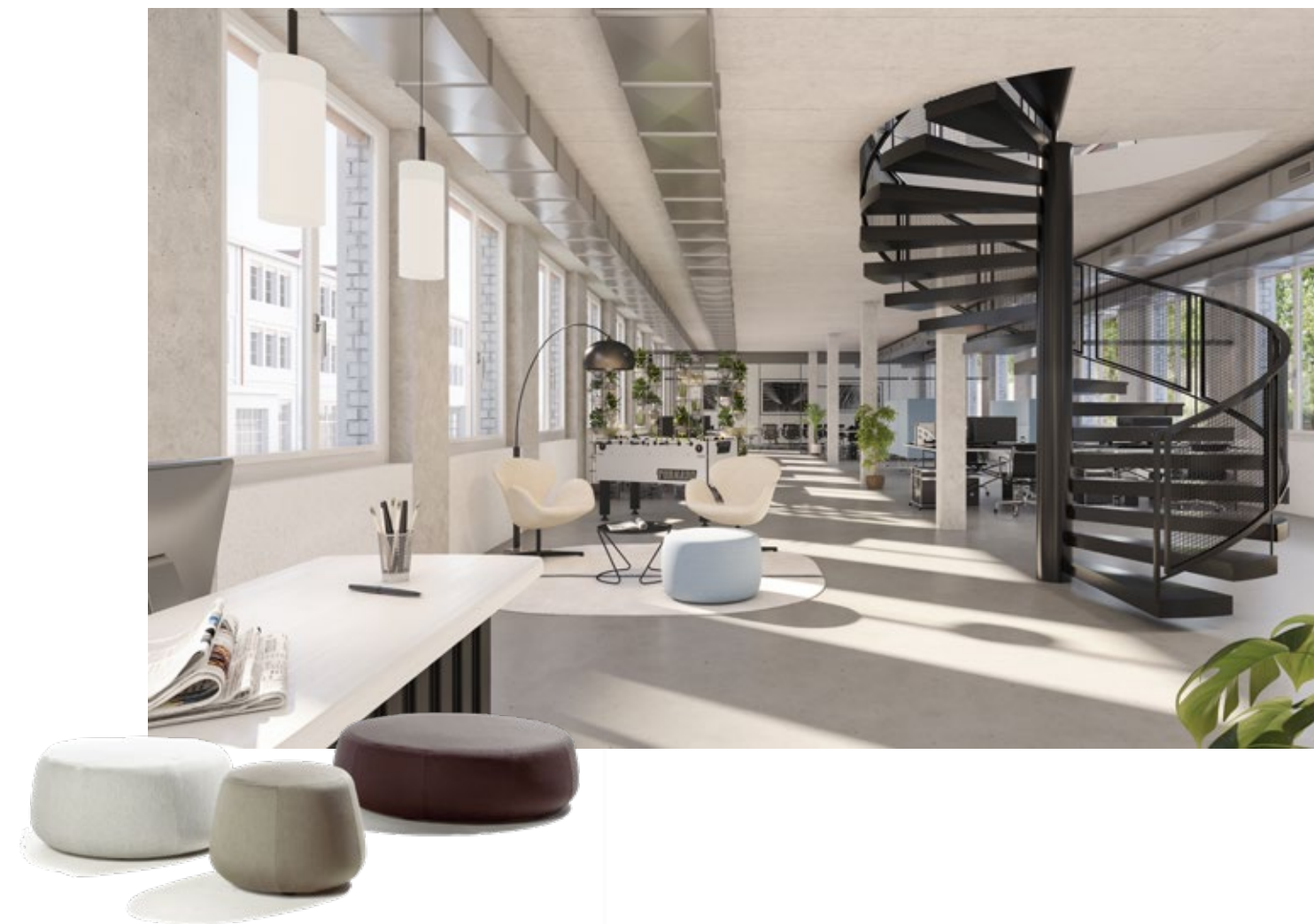
THE WATER

Unique opportunity right by the river:
attractive, extremely well-lit office
spaces of 300 m², 600 m² or 900 m²
are available directly on the Lorze.



WORK CREATE

GROW



The Zentrallager is suitable for both single and multi-tenants. All floors have roughly 300 m² and already offer fully fitted restroom facilities in the standard fit-out. Connections are prepared for the installation of kitchenettes and a shower system could even be integrated in the space on the ground floor if necessary.

The floor plan is suitable for open-space concepts as well as for office users who want spatial subdivisions. For rental spaces that extend over several floors, a spiral staircase can be installed to create a connection within the rental space.

The building is accessed via Werkstattgasse, where six parking spaces are located opposite the building entrance exclusively for the tenants of the Zentrallager. The rental space on the ground floor is also directly connected to the Lorzensteg. This connection can be used both as an outdoor area for a quick break as well as an unofficial point of access from the Papieri neighborhood. Storage space is available in the basement if required.

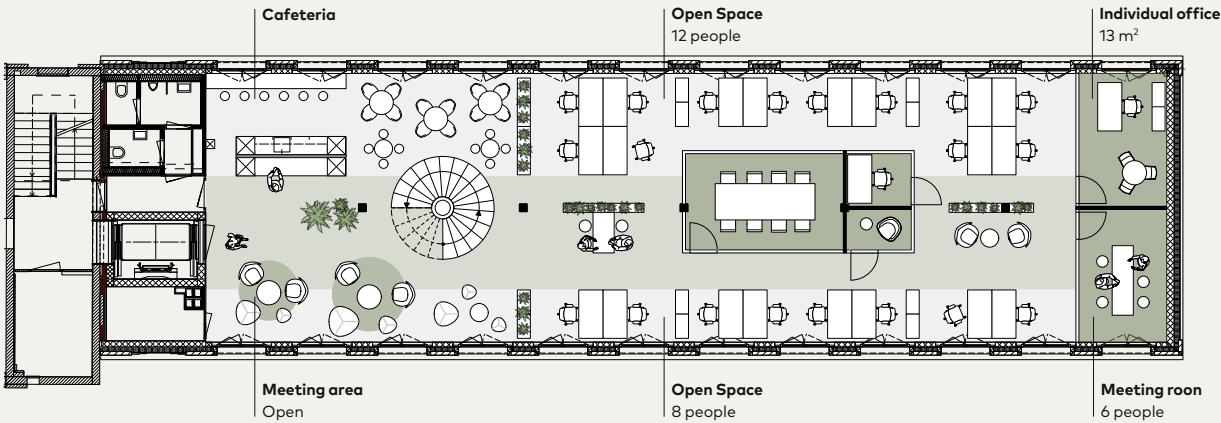
Where companies unleash their power over three floors.

The design of the rental spaces offers a plethora of options. You decide whether it's an open-plan office or individual/group offices. The sample floor plans shown offer an idea of how it might look.

Three floors of approx. 300 m² each are available either as a total area of approx. 900 m² for a single tenant or by floor for multiple tenants – either in three units of 300 m² each or a combination of 600 m² and 300 m².

Rent for shell and core state
from CHF 260/m²/a

Sample floor plan



- 21 workstations**
including 20 open-plan workstations
and 1 individual office

2 meeting rooms
for confidential or strategic
meetings

Open meeting areas
for spontaneous meetings or
creative team discussions
- 2 quiet rooms**
for concentrated work or
telephone calls

Cafeteria and reception
the ideal space to arrive or take a
short break

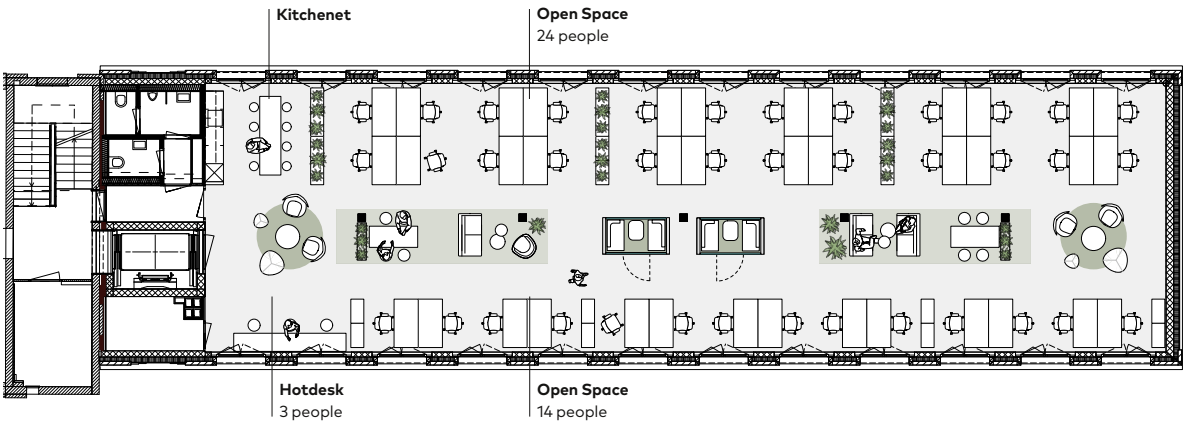


SCALE 1:250 | A4
Floor plans subject to change.
Space dimensions are approximate.

Abundant natural light from morning to evening –
here you can create a working atmosphere that helps
you get off to a flying start!



Sample floor plan 2



- 41 workstations**
38 of which are open-plan
workstations and 3 hot desks

2 quiet rooms
for concentrated work or
telephone calls
- Open meeting areas**
for spontaneous meetings or
creative team discussions

Kitchenette
for a relaxing break



SCALE 1:250 | A4
Floor plans subject to change.
Space dimensions are approximate.

