

# SHORT DESCRIPTION



## Description of how space will be handed over to the tenants

### About the rental space in general

Underlay and carpeting · Concrete ceilings painted white · Walls separating tenants in white plaster · No room subdivisions within the tenants rental area · Fully-fitted separate toilet facilities for women and men within rental areas · Corridor areas with suspended lamella ceilings and integrated lighting · Work zones with ceiling panels that include integrated lighting (at least 500 Lux) · Heating, cooling and sound absorption, parapet cable ducts/cable races below the windows · IT room fitted out with connections for internal IT cabling, floor ducts to window cable races · Connections for cooling systems (IT cabling within the rental space and cooling devices must be provided by the tenant).

### Building facade

Metal facade with cleaning service balconies and sunshades (in the parapet and lintel area) · Thermal insulation to Minergie® standard · Metal windows: offices can be ventilated individually by opening the hinged windows that open to maximum 12 centimeters · State-of-the-art triple glazing for insulation.

### Sun shading

Electrically-operated fabric blinds with ZIP system rails · Blinds equipped with windspeed sensors for automatic retraction at wind speeds over 60 km/h) · Electric motors grouped with one control per group (individual control provided for individual office units).

### General zones

**Ground floor:** Entrance area to the Business Center with: signage system, hall, bistro, 24-hour food and beverage machines, restaurant, garden terrace, two fully-equipped meeting rooms available for reservation by tenants, first aid room.

Note: the signage system includes a digital concierge that allows visitors to communicate directly with the respective tenant's area and then guides them to the desired lift zone. The impressive reception is perfected with a more than 90-square-meter digital wall that companies can use to welcome visitors and present themselves. This is unique in Switzerland.

**Basement:** Parking garage with rentable parking spaces, some equipped with e-charging stations · Fully-fitted cloakrooms with showers and toilet facilities available to any tenant with an access badge · Fully-fitted archive rooms (concrete floors, walls and ceilings, painted white, lighting, ventilation and dehumidifiers) · Storage and technical rooms have cement composite flooring gray paint and visible installations including lighting.

**Upper floors:** The emergency stairwells and lift zones are freely accessible to visitors as far as the tenant's entrances.

### Toilet facilities/sanitary facilities

Fully-fitted toilet facilities for women and men separately (number per floor as per Seco office guidelines) · Connections to tea kitchen, kitchen fit-out by tenant.

### Electrical installations

The building has the necessary state-of-the-art electrical installations including separate metering systems for each rental area · A photovoltaic system is installed on the flat roofs to generate electricity, more than 90 percent of which can be consumed in the building. The respective reporting and billing is included in the electricity bill served by WWZ (the regional utility company).

RENTAL

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## Heating

The building is heated with gas • We envision connecting to the building to CIRCULAGO, WWZ's environmentally-friendly district heating and cooling network (probably in 3–4 years) • Basic fit-out: heat distribution in office areas by ceiling panels with thermostats and controls • Further tenant office-level subdivisions can also be equipped with additional thermostats.

## Ventilation systems

All office spaces are ventilated via the ceiling panels • The exhaust air is extracted via the corridor zone • If tenant office subdivisions are created, care must be taken to make sure that sufficient air can flow into the corridor area.

## Refrigeration system

The rooms are cooled by the ceiling panels • The control takes place via temperature sensors – more can be installed if there are additional room subdivisions.

## Floor coverings

Floating underlay 80 mm covered with carpet • Stoneware slab flooring in the stairwells and toilet facilities, in the entrance area and the elevator front zones, terrazzo flooring.

## Elevators

**Three lift zones:** Central lift zone with two elevators, payload 800 kg and 1600 kg • East and west lift zones each with two passenger elevators with capacity 15 people and payload of 1,125 kg per lift.

## Tenant fit out

The tenant is responsible for fitting out their space including: the internal room subdivisions (glass or opaque walls, doors and locking systems) • Internal IT cabling from the rack installed in the rental space • Cooling systems for the IT room • Installation of the tea kitchen in niches provided – connections are provided in each case.

Due to the installation of room dividers, adjustments in the areas of heating, air conditioning, ventilation, control and electronics are necessary. A building application is also required in each case.