



# REFLECTING YOU

7,800 m<sup>2</sup> of exclusive offices

 ADVENDIS

# WELCOME TO ONYX

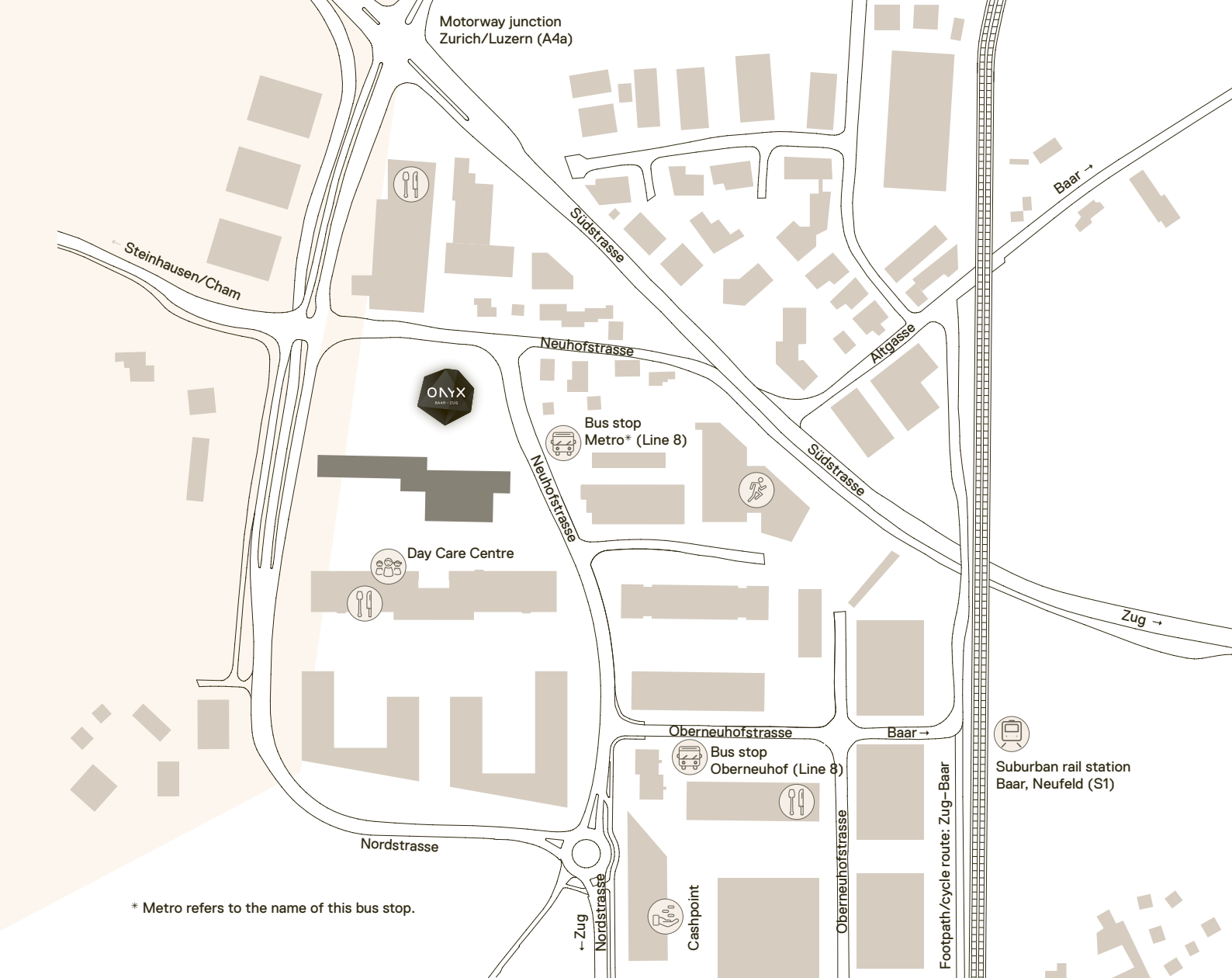
ONYX has everything you need for a prestigious and convenient international domicile: an inviting driveway and reception, a tasteful lobby and a restaurant with a sunny terrace and coffee bar – whether meeting people or working in the flexible office space, ONYX will always reflect well on you.

**Benefit from fully equipped open-plan offices with lamella ceilings, lighting fixtures, parapet ducts and IT rooms. Air-conditioned offices with technologically and ecologically state-of-the-art daylight-flooded rooms. Three access zones including a lift and sanitary facilities in the tenant areas.**



# CONNECTED TO THE WORLD





\* Metro refers to the name of this bus stop.

There is a motorway junction in the immediate vicinity. And the location is also very easy to reach by public transport.

Besides excellent parking and transport connections, ONYX offers short distances to Zug, Lucerne, Zurich and the airport.

Furthermore, you get all of this in a tax-efficient municipality.

### **Car or public transport**

A bus stop in front of the house. A train station within walking distance. The motorway is only 2 minutes away.

### **Convenience for employees**

Whether jogging, lunch or coffee break, your staff are free to choose.

### **Business-friendly financial center**

Attractive taxation and supportive authorities.

### **In the heart of Switzerland and Europe**

Geneva, Milan or Munich? Be there in only a few hours.

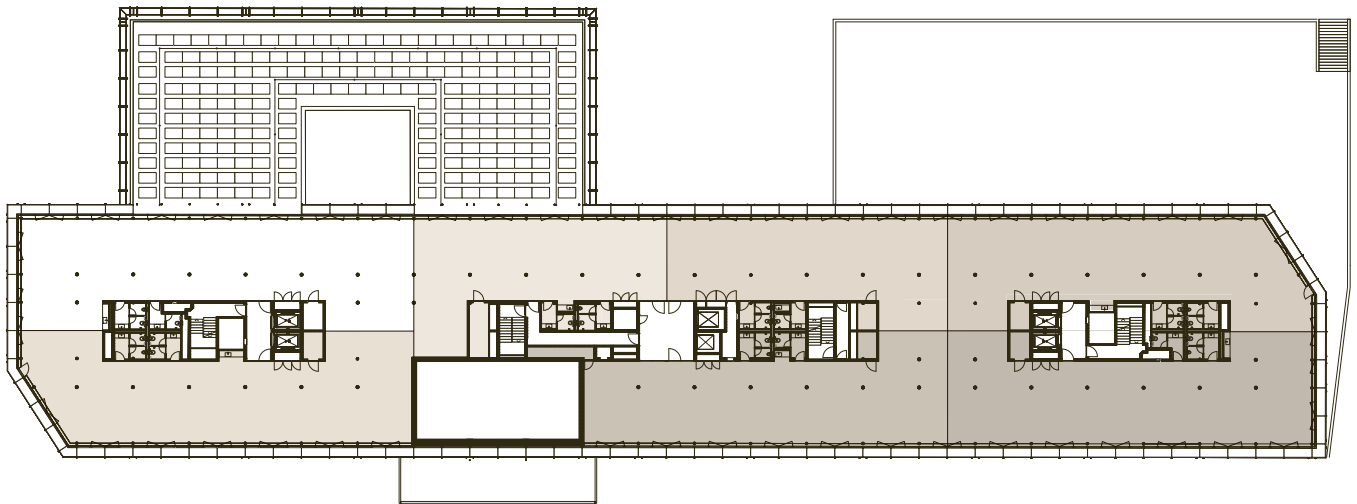
### **International connections**

Whether by car or train – you can reach the airport in 35 or 50 minutes.

# BUSINESS MEETS STYLE

The interiors and exteriors of ONYX are being totally refurbished and enhanced. Some of the space will be available for occupants as early as October 2021. With stylish architecture and world-class design – the remainder of the office space and the new gastronomy area will follow in phases that will be completed by the summer of 2022. The visualizations show how your new location in Baar/Zug could look.





### Schematic floor plan

The office space planned by the architectural designers Halter Casagrande impressively combines well thought-out and functional floor plans with state-of-the-art technological and ecological requirements.

The air conditioning system ensures pleasant temperatures even in summer. The offices are accessed by three stairwells where you find the lifts and sanitary facilities. Large windows ensure that the rooms are flooded with light.

The offices will be completely fitted out as an open-plan office concept. Tenants will have their own toilet facilities. In the corridors there will be lamella ceilings with lighting. In the work areas ceiling panels with lighting. Parapet and floor ducts for cabling and IT rooms. Further details can be found on the website [www.onyx-zg.ch](http://www.onyx-zg.ch) under 'Downloads' where you'll find the short construction description.

### Features

- A total of 7,800 square meters of exclusive office space
- On 5 floors with rentable areas ranging from 216 to 1,171 square meters
- Technologically and ecologically state-of-the-art
- Restaurant, outside terrace, coffee bar and lobby on the ground floor
- Three access zones with lifts for optimal access
- Fully developed, air-conditioned open-plan offices with lots of light
- Lamella ceilings, parapet ducts and IT rooms available
- Generous driveway with a large number of visitor parking spaces
- Numerous parking spaces for personal use in the underground car park
- Convenient access to the basement and archive rooms

# CONVENIENCE AT ITS BEST



## First impressions

ONYX supports your premium identity. It starts with the prestigious address. Visitors experience a spacious entrance hall and an elegant reception. The unique 90m<sup>2</sup> LED-Screen offers you as a tenant an exclusive opportunity to make a powerful first impression. Sofa lounges invite you to linger or have a chat. The 50-seater bistro and coffee bar offer cozy spaces for breaks for a change of scenery or a snack over lunch. Need a treat? From Monday to Friday from 8:00 am to 5:00 pm, you can enjoy barista specialties and fine bites to go. Vending machines offer drinks and snacks around the clock.



## Lunches and coffee breaks in the restaurant

The in-house self-service restaurant offers 170 seats and a wonderful outdoor terrace. Courtesy of the chefs of the Compass Group, the restaurant offers a wide choice of tasty meals from Monday to Friday from 11:30 am to 2:00 pm. International delicacies are prepared daily at three front cooking stations. Crunchy salads, soup creations and freshly squeezed, vitamin-rich fruit juices are offered at the buffet. A smoking lounge (accessible 24 hours a day for tenants) completes the comprehensive offer.



## Three meeting rooms

There are three meeting, seminar or dining rooms with 23, 43 and 51 square meters available on the ground floor. The smaller private meeting room can accommodate around 10 people. The conference room with an 18-seater boardroom and the seminar room can be furnished as desired. All rooms are equipped with Wi-Fi and large screens. Lunch, snacks or a coffee buffet can be ordered through the Compass Group.



## Cloakrooms for women and men

Jogging over lunchtime? No problem. There are sports cloakrooms with changing rooms for men and women and 4 showers each that can be used at any time. 50 private lockers guarantee the safety of your valuables.

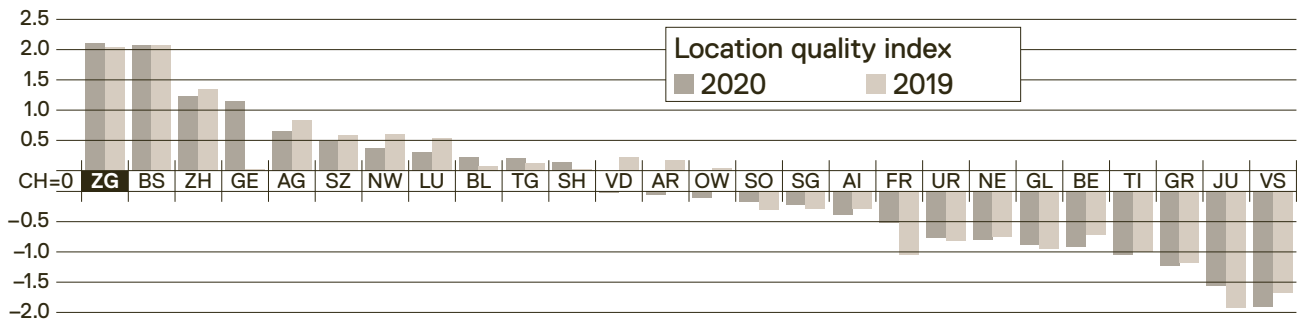


## Parking for you and your visitors

ONYX offers a spacious porte cochere (drive and covered entrance). A total of 60 parking spaces are available for you and your staff in the underground car park, supplemented by a further 160 parking spaces in front of the house. Your visitors can park comfortably in one of the 22 guest parking spaces. Access control with barriers ensures security.

# ECONOMY AT ITS BEST

## Location quality of Swiss Cantons (indexed Swiss Average = 0)

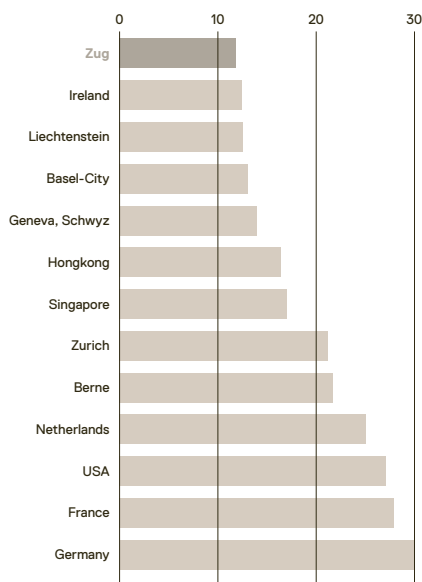


### Criteria

- Taxation of individuals and legal entities
- Standard of education of the population
- Availability of highly qualified employees
- Public and private transport connections

Source: Credit Suisse

## Corporate tax rates of selected cantons and countries



Source: KPMG Swiss Tax Report 2020

### In good company

Choosing Zug means choosing good company. Your neighbors will be well-known corporations in commodities trading, sales, medical technology, electronics, biotech, finance, metal processing, sports marketing or education.

### Qualified employees

Zug has a deep talent pool of highly qualified staff with foreign language skills and international experience. Many highly skilled staff live and work in and around Central Switzerland or commute to Zug from neighboring Zurich.

### Business-friendly

Business-friendliness means more than attractive taxes. Comparatively speaking, Switzerland is already a tax-advantageous location, but Zug occupies a top position within Switzerland. Furthermore, the regional economy is strengthened by the efficient administration, public-private partnership projects and the active dialogue between the public and private sectors.

### Pure centrality

Switzerland is in the middle of Europe. Central Switzerland in the middle of Switzerland. It couldn't be more central. Due to the short distances to the financial center of Zurich and the international airport, Zug is well connected to the whole world.

### A high standard of living

Picturesque mountains and lakes make life in Zug wonderful. But the quality of life is also enhanced by having truly transparent and unbureaucratic authorities, excellent infrastructure and leisure opportunities. Finally, there is the legal and political stability.



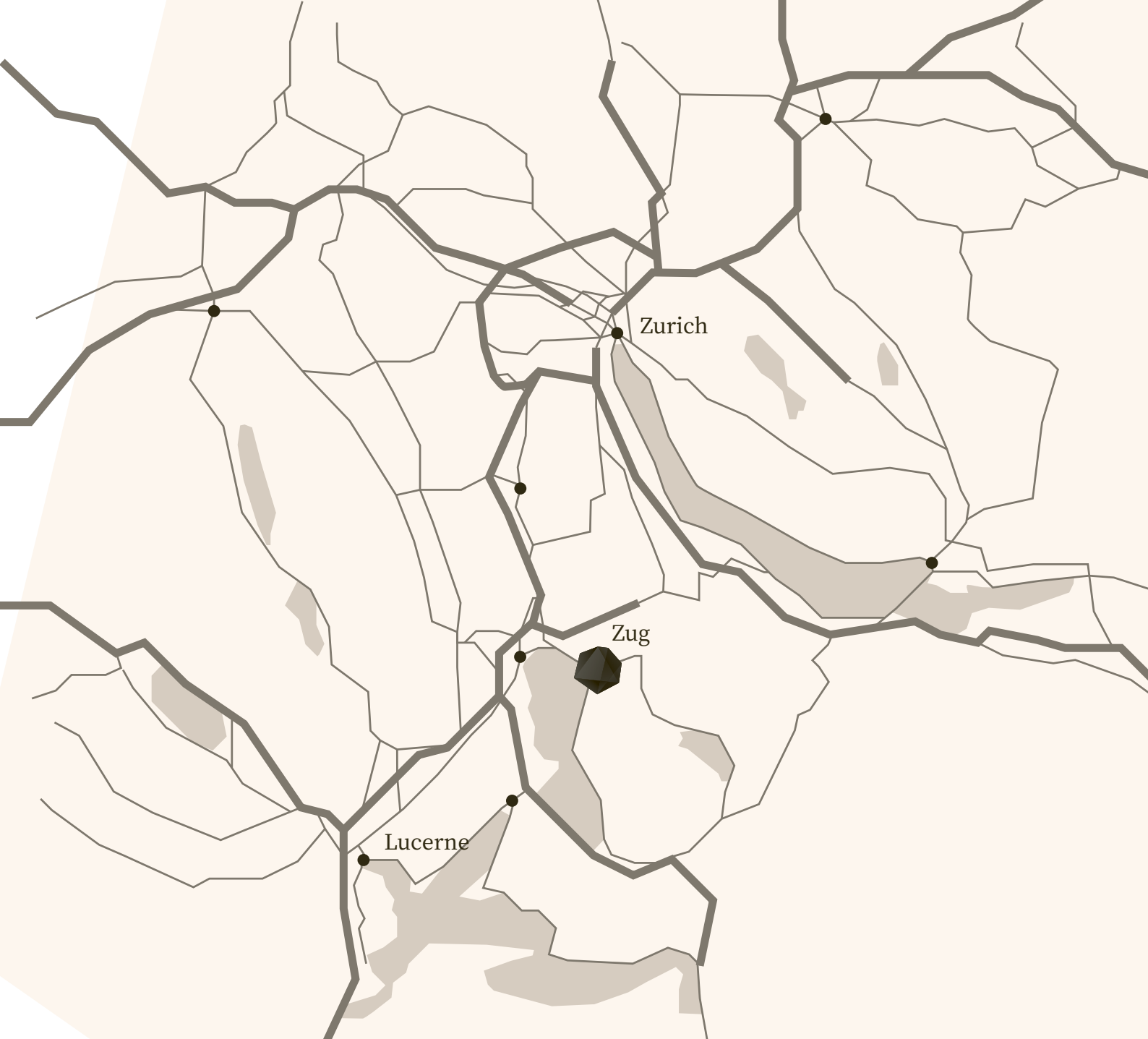
# EXCELLENT PARKING AND TRANSPORT CONNECTIONS

Baar/Zug is an irresistible location thanks to very attractive tax rates, and the advantages of short distances to important destinations such as the center of Zug, Lucerne and Zurich (with its international airport).

## Travel times for public and private transport

Zug center	6 minutes
Lucerne center	30 minutes
Zurich center	35 minutes
Zurich Airport	45 minutes
Basel center	85 minutes





# GIVE US A CALL

Just give us a call or write to us. We would be delighted to tell you more personally. Would you like to visit the site to experience the office space firsthand? No problem. Let's make a viewing appointment.



**Ivan Schweizer**  
Federal Dipl. Real estate trustee  
Owner



**Karin Stüssi**  
Real estate manager with Federal Diploma FA  
Head of Real Estate Marketing

# [www.onyx-zg.ch](http://www.onyx-zg.ch)

RENTAL

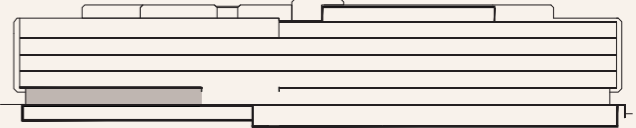
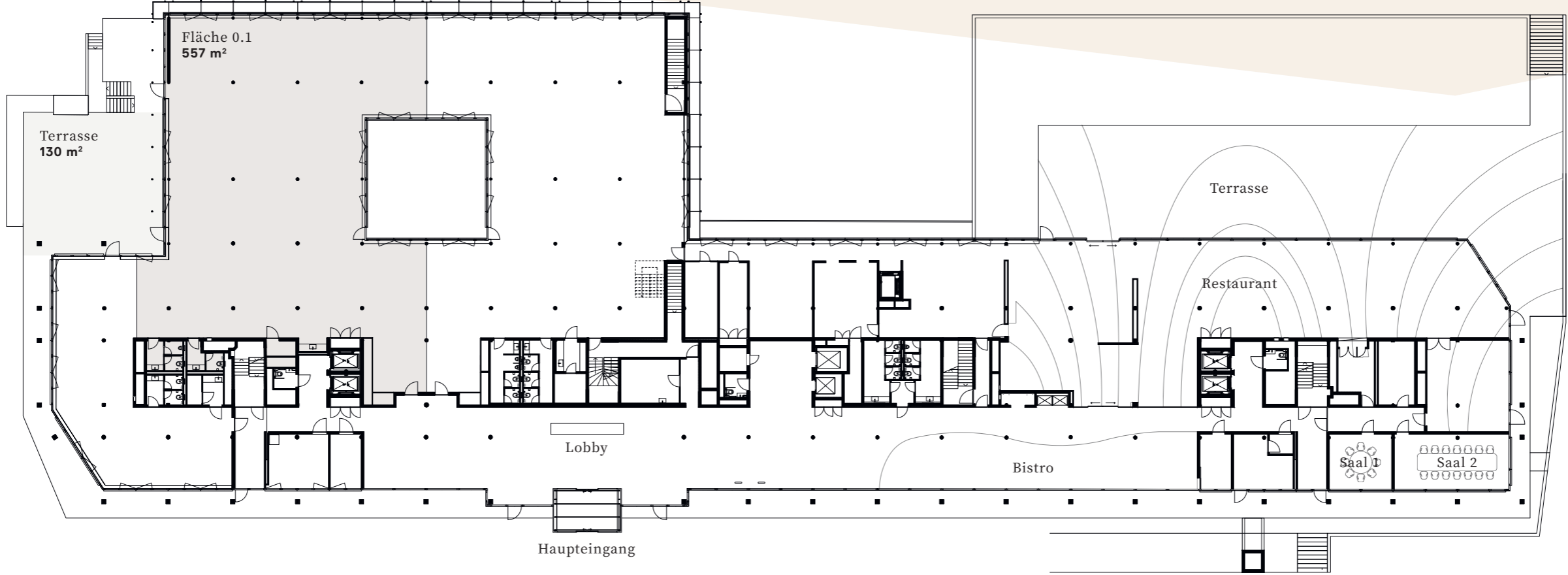
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Gesamte Mietfläche 0.1  
557 m<sup>2</sup>



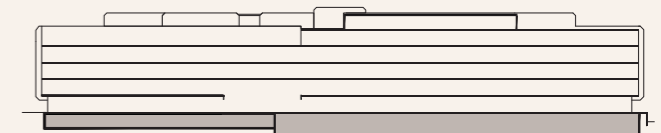
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Archiv 1 - 21  
10-134 m<sup>2</sup>



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Vermietung  
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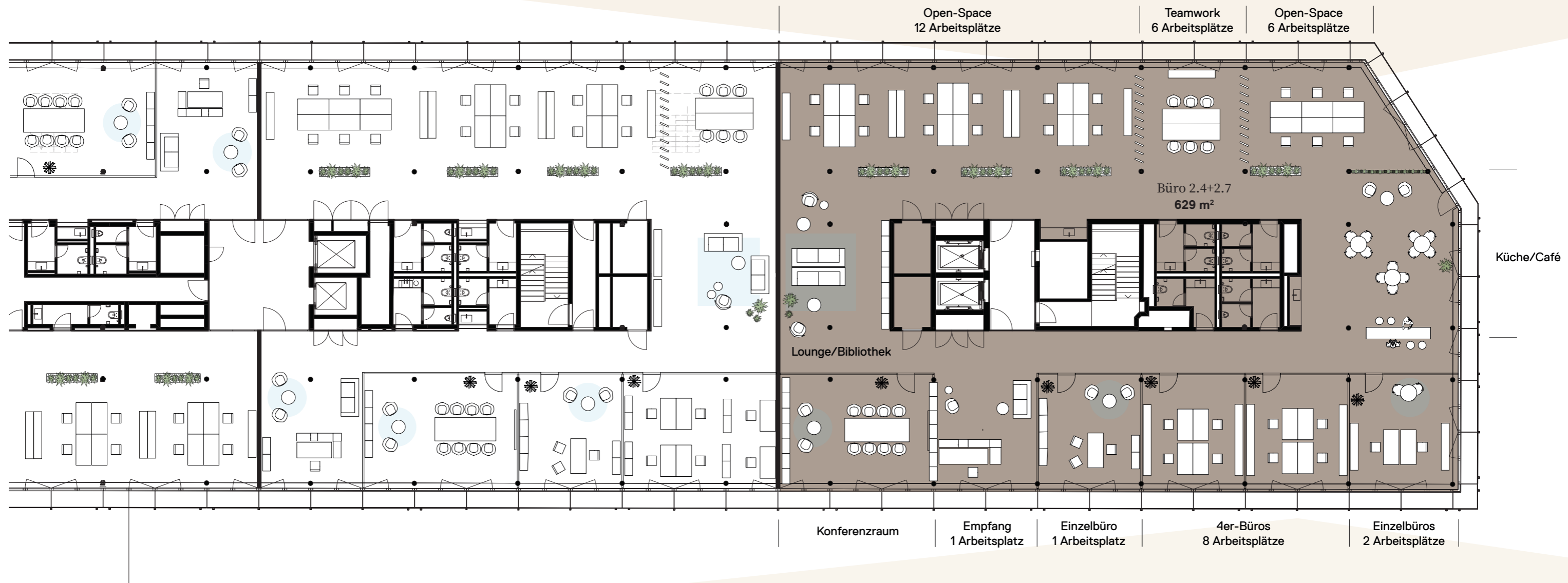
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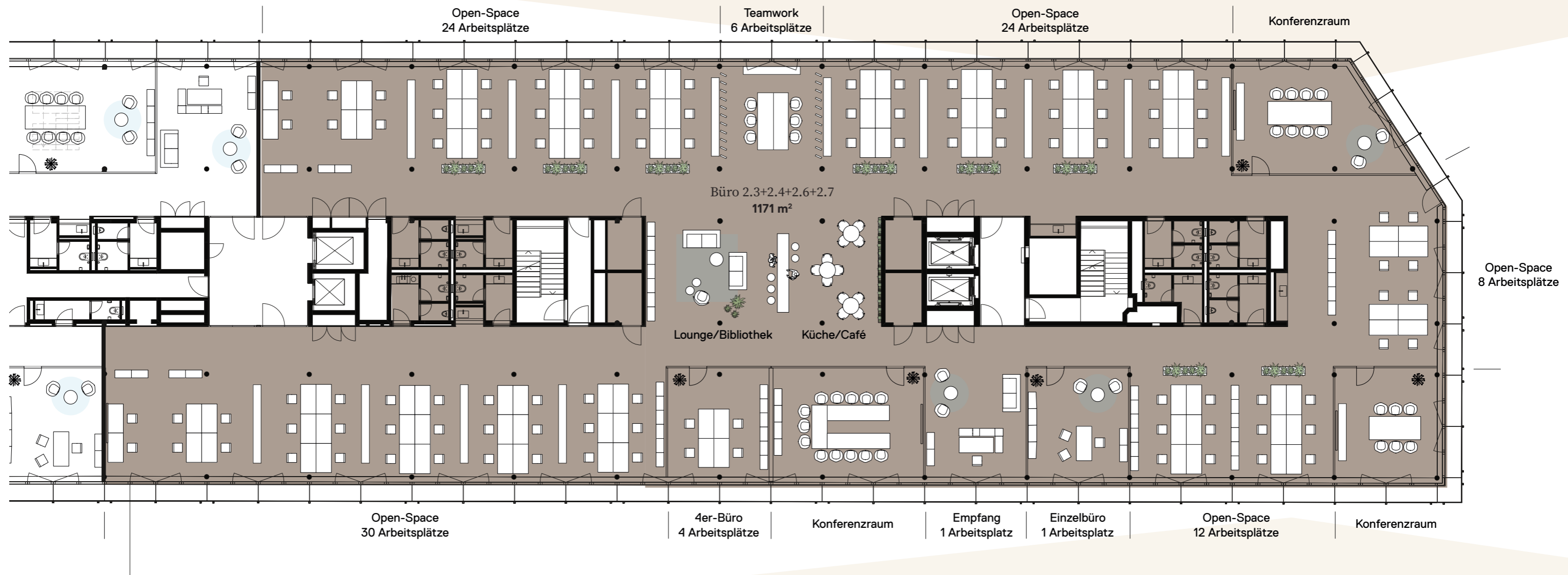


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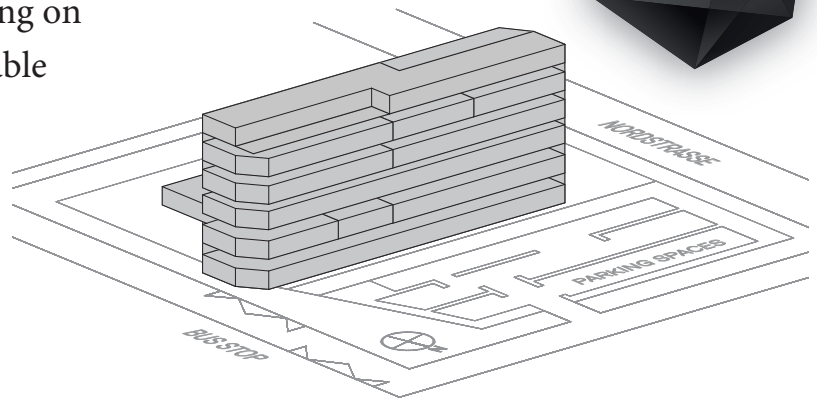
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# OFFER



ONYX offers different spaces depending on your needs. You can find the last available space down below.



Rental space	m <sup>2</sup>	Floor	CHF/m <sup>2</sup> p.a.	Ancillary costs	Available	Status
0.1	557 m <sup>2</sup>	00	CHF 290.00	CHF 40.00	by agreement	Available
0.2	532 m <sup>2</sup>	00	-	-	-	Rented
0.3	173 m <sup>2</sup>	00	-	-	-	Rented
1.1	324 m <sup>2</sup>	01	-	-	-	Rented
1.2	234 m <sup>2</sup>	01	-	-	-	Rented
1.3	239 m <sup>2</sup>	01	-	-	-	Rented
1.4	306 m <sup>2</sup>	01	-	-	-	Rented
1.5	360 m <sup>2</sup>	01	-	-	-	Rented
1.6	309 m <sup>2</sup>	01	-	-	-	Rented
1.7	323 m <sup>2</sup>	01	-	-	-	Rented
2.1 / 2.5	835 m <sup>2</sup>	02	-	-	-	Rented
2.2	216 m <sup>2</sup>	02	-	-	-	Rented
2.3 / 2.5 / 2.6 / 2.7	1,171 m <sup>2</sup>	02	-	-	-	Rented
3.1 / 3.5	835 m <sup>2</sup>	03	-	-	-	Rented
3.2	216 m <sup>2</sup>	03	-	-	-	Rented
3.3 / 3.4 / 3.7	876 m <sup>2</sup>	03	-	-	-	Rented
3.6	303 m <sup>2</sup>	03	-	-	-	Rented
4.1	1,600 m <sup>2</sup>	04	-	-	-	Rented
Archive			CHF/m <sup>2</sup> p.a.			Status
Various rooms	10 – 134 m <sup>2</sup>	-01	CHF 120.00	-	by agreement	Available
Parking			CHF/month			Status
Parking spaces		-01	CHF 190.00	-	by agreement	Available
Parking spaces with EV-charging		01	CHF 250.00	-	by agreement	Available
Parking places with EV-charging		00	CHF 160.00	-	by agreement	Available
Parking places		00	CHF 100.00	-	by agreement	Available

RENTAL  
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# REGISTRATION FORM BUSINESS PREMISES



## Object

Rental property

Floor

Usage

Start of rental

Desired space in m<sup>2</sup>

Net rent p.a.

Number of motor vehicle(s)

Number of parking spaces

## Your company

Company

Company type

Contact person

VAT no.

Sector

Commercial register entry

Yes

No

Street, No.

Founding year

Postcode, Town

Annual sales

Email address

Current rent

Phone

Object intended as

Headquarters

Branch

## References

Surname

Surname

Phone

Phone

Please check

- Advendis AG can obtain information about us
- Advendis AG can enquire of references
- I enclose a current commercial register excerpt
- I enclose a current debt enforcement register excerpt

Signature

Place

Date

Signature

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# SHORT DESCRIPTION



## About the rental space in general

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

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.