



FOYER

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• SPECIFICATIONS •

General rental space

- The rental spaces for office/services shall be transferred to the tenants as "basic fit-outs" and "tenants' fit-outs".
- Fully fitted out office spaces and toilet facilities.

Building envelope

- Ventilated, natural-stone façade, insulation meeting the requirements of the Minergie standard.
- Non-openable wooden-frame windows.
- Double-glazing U-value meeting the requirements of the Minergie standard.

Sun protection

- Centrally controlled exterior blinds powered by electric motors. The blinds can be individually controlled by the user. Adjustments arising from changes to layout shall be at the tenant's expense.

Shared areas

- Ground floor entrance, not part of rental space, fully fitted.
- Basement with storage and engineering rooms, bare concrete/brick walls and ceilings, cement composite flooring, exposed fittings, including lighting.

Access

- Access to the office spaces and the underground car park is via three separate staircases.

Lift installation

- 3 lifts per staircase, capacity actually unknown.

WC facilities/plumbing/kitchenettes/cleaning supplies room

- 2 gender-segregated, ladies'/gents' WC facilities per storey, fully fitted.
- 1 fully fitted cleaning supplies rooms per storey, fitted with wash tub and small water heaters, situated in each staircase core.
- 1 fully fitted kitchenettes per storey situated in each rental area.

Electrical installations

- Low-voltage supply line from the measured meter outlet to the floor sub-division, fully installed and ready to use. Power and plug socket fittings fully installed on the raised floor down to the floor sub-divisions. The output is effectively 20 W/m². Complete lighting installation controlled via control points and/or motion detection and via room automation
- Emergency and security lighting in accordance with applicable regulations.
- Telecommunications connectivity ranging from provider entry point up to and including server rack. IT cabling for the work places, WiFi, printing hubs fully installed with at least two server spaces per floor. Plug system RJ45.
- TV access up to and including R/TV signal delivery point in the riser shaft.
- Doorbell and video intercom system with outside intercoms at the building's entrances and inside intercoms in the rental space.
- Access control system with badge readers for access to building and rental areas.
- Blind control system with zone-wide and/or room-level control points.
- All installation parts and systems arranged and installed according to existing room layout.
- Adjustments/additions to the installations of any kind (to the raised floors or lightweight walls) as a result of layout changes shall be at the tenant's expense.

Heating/cooling

- Heating and cooling are provided by a centrally installed groundwater heat pump combined with a gas boiler to meet peak load demand.
- There are plans for heating and cooling ceilings in the office spaces, whereby the ventilation system in addition to the air exchange will also be preconditioned with an air heater.

LEASING



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Ventilation system

- Air treatment is performed centrally in the engineering room. Duct riser zones in the shafts with fire dampers at the shaft outlet on each storey and in each core zone. In the office spaces, there are air intake and outlet pipes installed in each room according to the existing layout.
- All office spaces are equipped with the "conductive air" system by the company s-Leit swissengineering AG for air activation.

Technical cooling system

- Cooling is performed centrally in the engineering room. Pipe riser zones in the shafts up to the shaft outlet on each storey and in each core zone. In the office spaces, the cooling pipes including condensation water pipes leading to the existing cooling units in the server and copier rooms have been fully upgraded.

Sprinkler system/water extinguisher points

- Upgraded full sprinkler protection in all the office rental spaces. Sprinkler layout matches existing room layout. 8 water extinguisher points per storey with space for two additional handheld extinguishers at each point.

Fire alarm system

- Fire alarm protection upgraded on entire storey according to room layout; adjustments arising from layout changes shall be at the tenant's expense.

Locking system

- Electromechanical locking of the entrances via the ZUKO system for the access doors to the building and rental areas.

Floor/wall coverings in rental areas

- Raised flooring including textile carpet in all office spaces.

Divider system

- NovaFlex dividers

Wet room floor/wall coverings

- Anthracite, polyurethane-based synthetic resin poured flooring on top of underlay.
- Seamless wall coverings, polyurethane-based synthetic resin covering, sealed, beige-orange, NCS S 1020-Y30R in the ladies' toilets.
- Grey NCS S 3000 N in the gents' toilets

Underground car park

- Parking is available

Sustainability

- LEED platinum certified (Leadership in Energy and Environmental Design)
- MINERGIE (Standard 2009) and MINERGIE-ECO

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