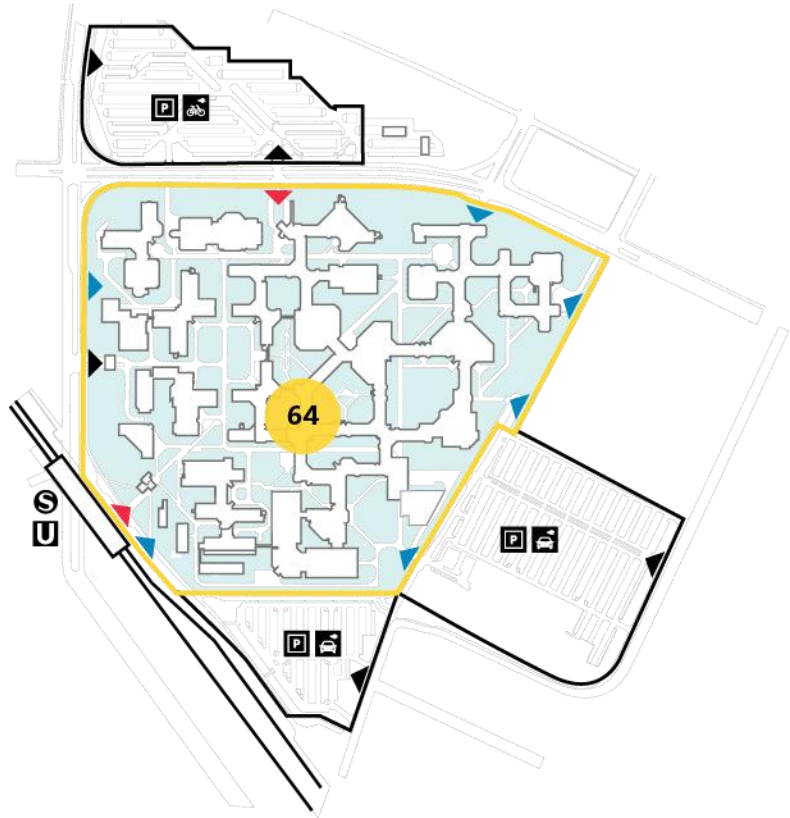


# Building 64

## Location and appearance



- ▶ entrance with reception
- ▶ entrance with turnstile
- ▶ vehicle entrance



Rental area m <sup>2</sup>	Total	2. Floor	3. Floor
<b>Brutto floor area</b>	3.154 m <sup>2</sup>	2.096 m <sup>2</sup>	1.058 m <sup>2</sup>
<b>Availability</b>		as of now	as of now

# Building 64

## Rental area and conditions

### Rental area

3,154 m<sup>2</sup> BGF office on two floors

Rental possible by floor or individual wings

Least rentable unit 400 m<sup>2</sup>

Rental of further space possible during the term of the contract

### Conditions

Flexible term from two years to 30.09.2027

Extension possible in consultation with owner

Base rent upon request (per m<sup>2</sup> BGF per month)

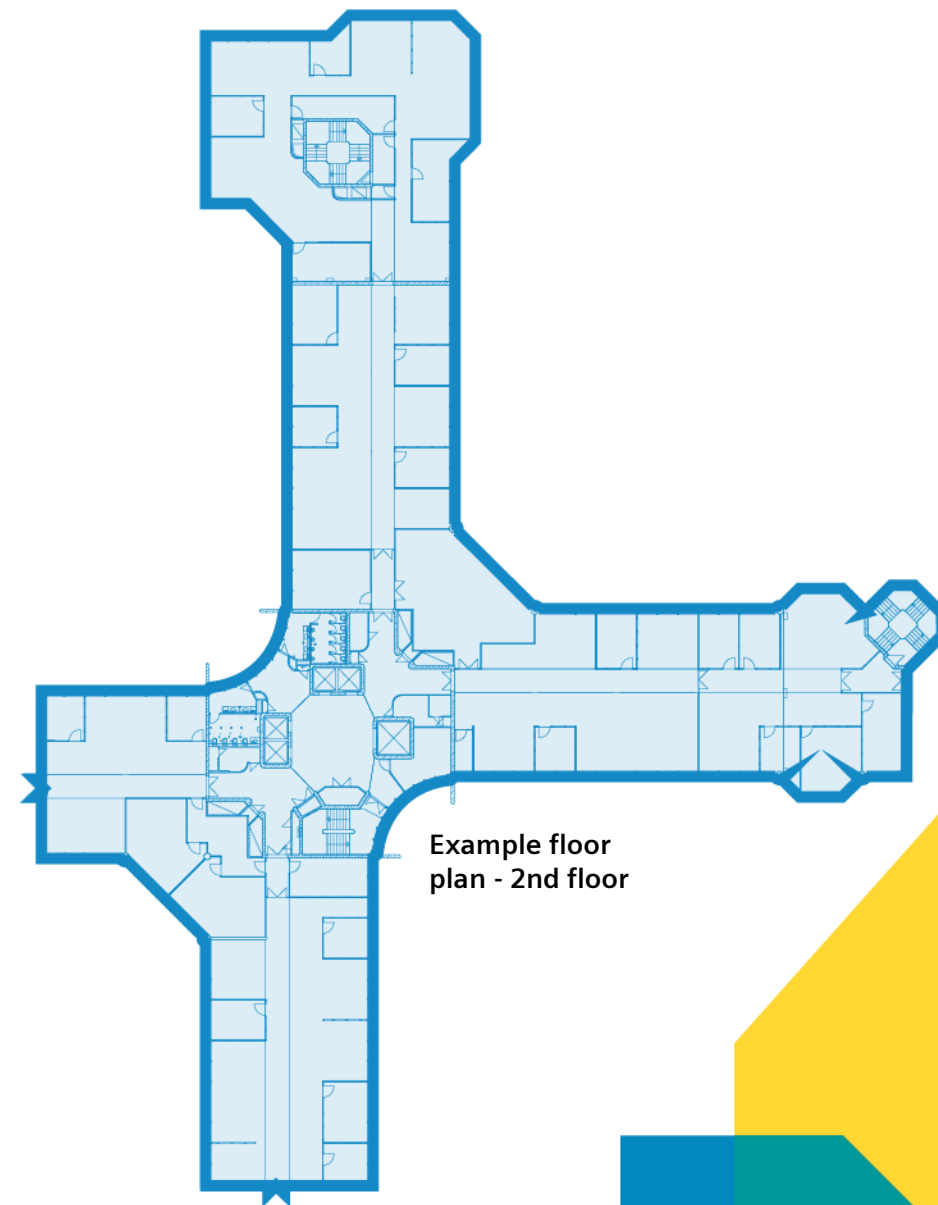
Standard OPEX 3,80 Euro/m<sup>2</sup> BGF

OPEX special services 2.40 euros/m<sup>2</sup> BGF

Further services optional

Outdoor parking spots included in base rent

Cost-free advisory service for room and space planning as well as remodeling measures



Example floor plan - 2nd floor

# Building 64

## Equipment

### Construction-technical

---

Area-wide LAN cabling

---

Raised floor with 3 kN support load for optimal cable routing in the office areas

---

Individual connection of media (heavy current) possible

---

Wall connection for plasterboard or system partition walls possible on any window axis

---

Window ventilation

---

Exterior sun protection

---

Acoustically effective fixtures

---

Energy-efficient building operation according to Siemens standard

---

Partial central supply shafts to serve the area

---

Logistical connection through underground traffic channel

---

Areas monitored with fire detectors

---

Special areas in addition via ceiling-mounted cooling cassettes

---

Electrical power supply via floor outlets/tanks

---

Spaces for electrical subdistribution in each rental unit

### Office space

---

High quality of stay

---

Clear room height 3.00 m

---

Room depth from 4,50 to 7,00 meters (if necessary corridor is available), otherwise 12 meters

---

Generous, opening windows for maximum light incidence

---

Raised floor available

---

Central tea/coffee kitchens on each hallway

---

Sanitary facilities in the core area with separate WC units

---

Floor lamps in the office area (customizable)

---

Passenger and freight elevator (2.5t)

---

Basement rooms available

---

Individual area and room design possible

---

Card reader device for access control to the rental area

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