

Brief building description

Extract



Basement

- Building access to the basement: 2 main entrances, 2 service entrances
- Parking garage with 83 parking spaces and e-charging stations
- Bicycle storage room with lockers and e-bike charging facilities
- Wet rooms: M/F 1 WC facility each and disabled WC facility
- Changing rooms incl. shower: M/F 1 shower/ changing room and disabled shower
- Visitor WCs for external visitors
- Storage areas for office use
- All rooms in the basement are ventilated

Surrounding area

- Visitor parking spaces: 5, one of which is a disabled parking space
- Covered and uncovered bicycle parking spaces
- Surfacing: Natural stone paving, macadamisation, lawn edging, large areas of ruderal vegetation
- Planting: Perennials and shrubs, raised beds with trees
- Outdoor catering area

Stairwell all floors

- High-grade mineral surfaces and premium wood panelling
- Floor: Buffed underlay
- Walls: Curved exposed concrete, oak wood panelling
- Ceilings: Exposed concrete
- Stairwells: 2 single-flight stairs with intermediate landing and stainless steel handrail on both sides.
- Lifts: 2 passenger lifts and 1 service lift for heavy-duty use
- Lift floor covering: End-grain block parquet smoked oak
- Lift shaft glazed at the front and rear
- 1 disabled WC facility per floor in the stairwell

Ground floor

- Building access to the ground floor: 4 covered entrances incl. vestibule
- Flooring: Buffed underlay, coconut matting in vestibules
- Mailbox system and parcel boxes in the north-west vestibule.
- Digital reception: 1 per entrance
- Clear room height 4 m.
- Entrance frontages of office wings: High-quality wood and glass walls and spacious entrances to the office wings
- Walls in office wings: Exposed concrete, silver fir wood panelling
- Ceilings in office wings: Wooden ribbed ceiling made of glulam beams, exposed material, transparent surface treatment
- Uprights: Glulam uprights, exposed material, transparent surface treatment
- Windows: Wood-aluminium windows, exposed material, inner side spruce with transparent surface treatment
- Balustrade element: Running around facade, wood, exposed material, silver fir with integrated convectors and electrification
- Configured as an open-plan office without individual offices
- Wet rooms M/F: 2 units per office wing
- Wet rooms: Expanded metal ceilings can be inspected, porcelain stoneware coating, complete sanitary fittings and electrical equipment.
- Sanitary installation and electrical equipment for kitchenette prepared.
- IT/EL room: 1 room per office wing for electrical and media access
- IT/EL room: 1 electrical sub-distribution panel per office wing with fuses for electric blinds, electrification of wet rooms and kitchenettes as well as HVAC equipment. Reserve space provided for tenant fit-out (fuses).
- IT/EL room: 1 OTD socket per office wing for fibre optic (media) access. Reserve space provided for tenant fit-out (rack).
- Heating/Cooling: Cone system, fan coils on balustrades with highly responsive heating/cooling system (convection heating and cooling), thermal storage mass is included, heating and cooling cannot be used simultaneously in the building, room thermostats in individual rooms for regulation by users, no pipework on the ceiling
- Ventilation: Cone system, exhaust outlets integrated in wet room walls, supply air routed to the boundary of the rental area, volumetric flow controller in WC zone, ventilation is CO₂-controlled
- Flooring in office wings: Underlay for up to 15 mm flooring, underfloor trunking fitted with empty floor boxes. Space reserve provided for tenant fit-out (FLF sockets).
- Walls in office wings: Curved exposed concrete, silver fir wood panelling
- Ceilings: Wooden ribbed ceiling made of glulam beams, exposed material, transparent surface treatment
- 3 office wings, 1 wing (south) catering with conference and meeting facilities
- External sun protection vertical awning

Brief building description

Extract



Basic fit-out upper floors

Office wings

- Entrance frontages: High-quality wood and glass walls and spacious entrances to the office wings
- Clear room height 3 m.
- Walls in office wings: Exposed concrete, silver fir wood panelling
- Ceilings in office wings: Wooden ribbed ceiling made of glulam beams, exposed material, transparent surface treatment
- Uprights: Glulam uprights, exposed material, transparent surface treatment
- Windows: Wood-aluminium windows, opaque ventilation openings, exposed material, inside spruce with transparent surface treatment
- Balustrade element: Running around facade, wood, exposed material, silver fir with integrated convectors and electrification
- Configured as an open-plan office without individual offices
- Wet rooms M/F: 2 units per office wing
- Wet rooms: Expanded metal ceilings can be inspected, porcelain stoneware coating, complete sanitary fittings and electrical equipment.
- Sanitary installation and electrical equipment for kitchenette prepared.
- IT/EL room: 1 room per office wing for electrical and media access
- IT/EL room: 1 electrical sub-distribution panel per office wing with fuses for electric blinds, electrification of wet rooms and kitchenettes as well as HVAC equipment. Reserve space provided for tenant fit-out (fuses).
- IT/EL room: 1 OTO socket per office wing for fibre optic (media) access. Reserve space provided for tenant fit-out (rack).

- Heating/Cooling: Cone system, fan coils on balustrades with highly responsive heating/cooling system (convection heating and cooling), thermal storage mass is included, heating and cooling cannot be used simultaneously in the building, room thermostats in individual rooms for regulation by users, no pipework on the ceiling
- Ventilation: Cone system, supply air source and exhaust outlets integrated in wet room walls, volumetric flow controller in WC zone, ventilation is CO₂-controlled,
- Flooring in office wings: Underlay for up to 15 mm floor covering, underfloor trunking fitted with empty floor boxes. Space reserve provided for tenant fit-out (FLF sockets).
- External sun protection vertical awning

Basic fit-out upper floors

Meeting rooms

- Loggias: Walls and ceilings wood panelling, flooring and decking IPE
- 4 meeting rooms per floor
- Walls of meeting rooms: Exposed concrete, wood and glass partitions to the stairwell
- Flooring in meeting room: Underlay for up to 15 mm flooring, empty floor boxes. Space reserve provided for tenant fit-out (FLF sockets).
- Heating/Cooling: Cone system, fan coils on balustrades with highly responsive heating/cooling system (convection heating and cooling), thermal storage mass is included, heating and cooling cannot be used simultaneously in the building, room thermostat in the room for regulation by users, no pipework on the ceiling

- Ventilation: Cone system, combined ventilator and door contact integrated in one door
- Ceiling in meeting room: Reinforced concrete ceiling for subsequent false ceiling, lighting and acoustic features
- Shade in meeting room: Interior textile sun shading

Top floor

- Event space for events
- Bar counter
- Wet rooms M/F: 2 units
- Roof terrace with high-quality greenery, barbecue and seating area
- Heating/Cooling: Cone system, fan coils on balustrades and wet room walls with highly responsive heating/cooling system (convection heating and cooling), thermal storage mass is included, heating and cooling cannot be used simultaneously in the building, no pipework on the ceiling
- Ventilation: Cone system, supply air source and exhaust outlets integrated in wet room walls, volumetric flow controller in WC zone, ventilation is CO₂-controlled
- Roof: Large area equipped with PV modules, various technical superstructures

Tenant fit-out

- Acoustic elements: Office space and meeting rooms
- Lighting: Office space and meeting rooms
- Flooring: Office space and meeting rooms
- Tenant partitions: Office space
- Wall ending IT/EL room
- Reception furniture, reception rear wall
- Kitchenette
- IT rack
- Power outlet extension (230V/UKV) in floor duct and balustrade element
- Local electrical control points for light/shade
- Indoor video intercom for opening ground floor entrance/garage door
- Composite ventilator and door contact for partitioned rooms