



# ...Quadrolith Baar

Neuhofstrasse 20/22/24, 6340 Baar  
GOLD. SIMPLE. SPOT-ON.

**Construction**

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# Alfred Müller AG

## Your partner – before, during and after construction

When it comes to business premises that are flexible and fitted-out to modern standards, Alfred Müller AG is your dynamic partner. With dedication and competence, we develop properties that people can live, work and flourish in.

### **Leading real estate company**

Alfred Müller AG is one of Switzerland's top real estate companies. A second generation family business, its high-yielding real estate portfolio is worth around 1.7 billion Swiss francs. Alfred Müller AG generates annual sales of around 330 million Swiss francs, and employs some 200 people at its headquarters in Baar and branches in Fribourg and Camorino. The company's solid financial strength offers customers important security, making it a highly sought-after investor.

### **One stop service**

Alfred Müller AG offers a comprehensive single source service covering every stage of the real estate life cycle: acquisition and land development, planning, implementation, marketing and sales and property management and refurbishment. We offer clients tailored real estate solutions and smooth project management. Quality, credibility, and fairness are top priorities at Alfred Müller AG, making us a reliable partner at all times.

### **The Foundation for a secure future**

In order to secure the company's long-term future, Alfred Müller and his family created a foundation which holds a qualified majority in Alfred Müller Holding AG. This enables the solid family business to retain entrepreneurial and financial independence and look forward to continued success in the future.

### **Headquarters**

Alfred Müller AG, Baar

### **Branches**

Alfred Müller SA, Fribourg

Alfred Müller SA, Camorino

Certified

Quality Management System

ISO 9001: 2015

# Project





# Gold. Simple. Spot-On.

- Easily accessible location
- Modern architecture with a golden touch
- High-quality construction and flexible use concept
- Green outdoor spaces make for a pleasant environment
- Areas of up to 15 634 m<sup>2</sup>
- Space efficiency and excellent light conditions due to low building depth
- Extensive semi-finished shell, including floor to ceiling windows, raised floor, ventilation/cooling

Quadrolith – two stunningly designed modern commercial buildings at Baar, providing space for 1000 work places. These two prestigious buildings in the vibrant Zug, Zurich and Lucerne area offer a total of 27 000 square metres of commercial space, and is now in the second, 15 600 m<sup>2</sup> of development. The flexible usage concept benefits companies of various sizes, while the building's unique architecture also makes the Quadrolith an ideal address for your head office.

Quadrolith is characterized by two key principles: high-quality construction and high flexibility, enabling the needs of individual tenants to be met. Thanks to its modular design and functional architecture, the Quadrolith can accommodate the very latest in office concepts. The U-shaped design of both buildings results in a low building depth. This creates optimal space efficiency and outstanding lighting conditions, resulting in a high-quality workplace and working environment. When it comes to fit-out, the options are almost limitless.

The exterior is characterized by gold-coloured vertical metal strips and an elegant south-facing projection of the top two floors. Quadrolith benefits from well-planned external spaces, with numerous trees and two landscaped courtyards. The excellent location, within the Zug/Zurich/Lucerne economic area, is easily accessible via both public and private transport. Yet another plus point for the project.

As developer and investor, Alfred Müller AG guarantees a high-quality, attractive price/performance ratio. The first stage was completed in 2018 and is already fully let. The stage two building will be ready for occupation from October 1, 2021.





*Two examples of interior fittings in stage one of the Quadrolith commercial building*

## Baar – In the heart of Zug's economic region

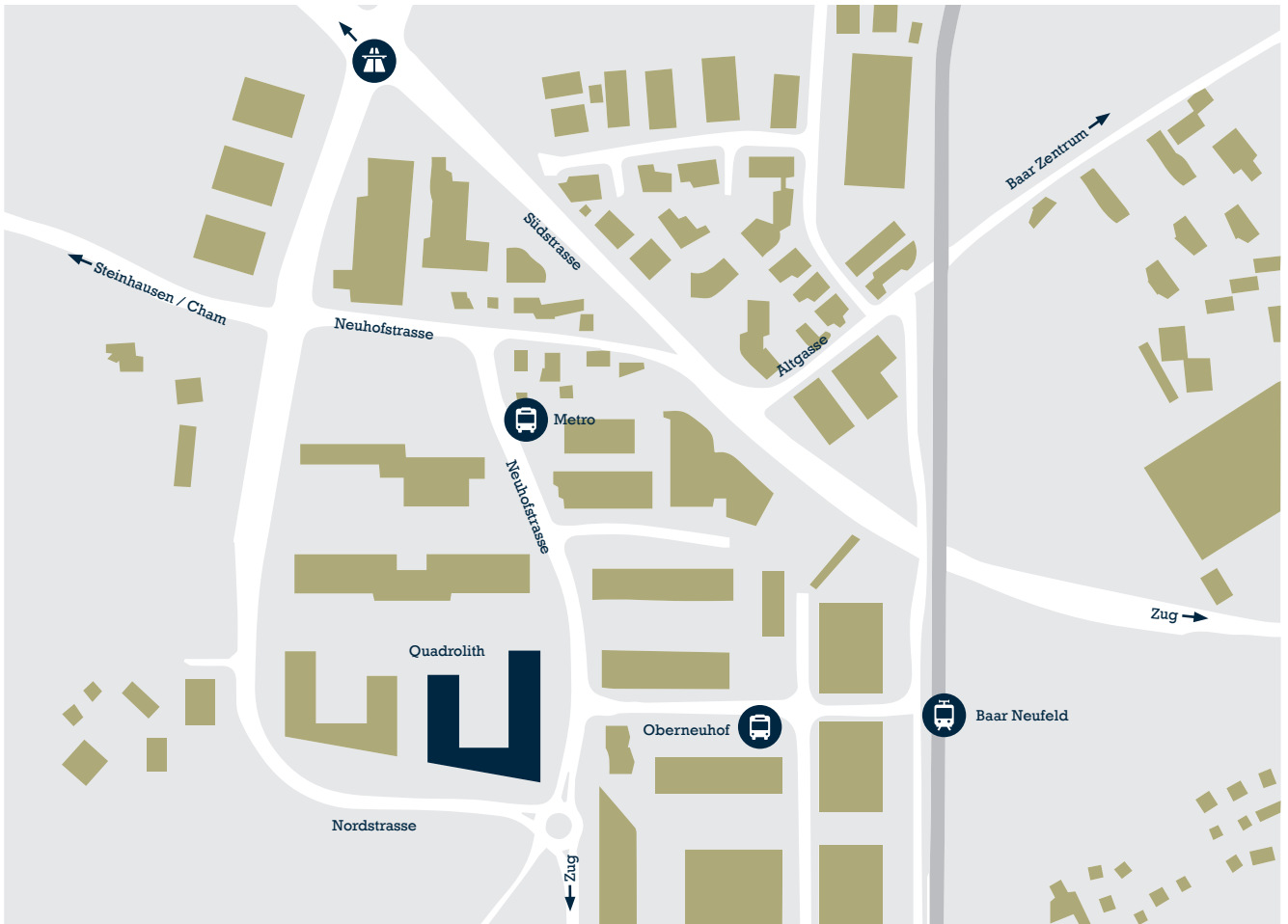
- Easy access to major centres and airport
- Favourable taxes
- Excellent transport connections
- Good infrastructure – all within walking distance

Zug, Zurich and Lucerne arguably constitute Switzerland's economic powerhouse. Quadrolith is located in the attractive municipality of Baar, in the heart of this dynamic economic region. The major centres are within easy reach, as is Zurich's international airport.

Quadrolith is being developed in the fiscally advantageous location of Baar, in the canton of Zug. Right in the heart of one of the strongest economic regions in Switzerland and the major financial and commercial centre of Zug. The economic hub of Zurich, Zurich's international airport and emerging Lucerne can be reached in 30 to 60 minutes via public or private transport. There is also a bus stop and urban railway station in the immediate vicinity. The Zug-Baar motorway intersection is just a few minutes' drive away.

Does your company do international business, or do you require a location with optimal connections throughout Switzerland? Then Quadrolith is your logical choice.



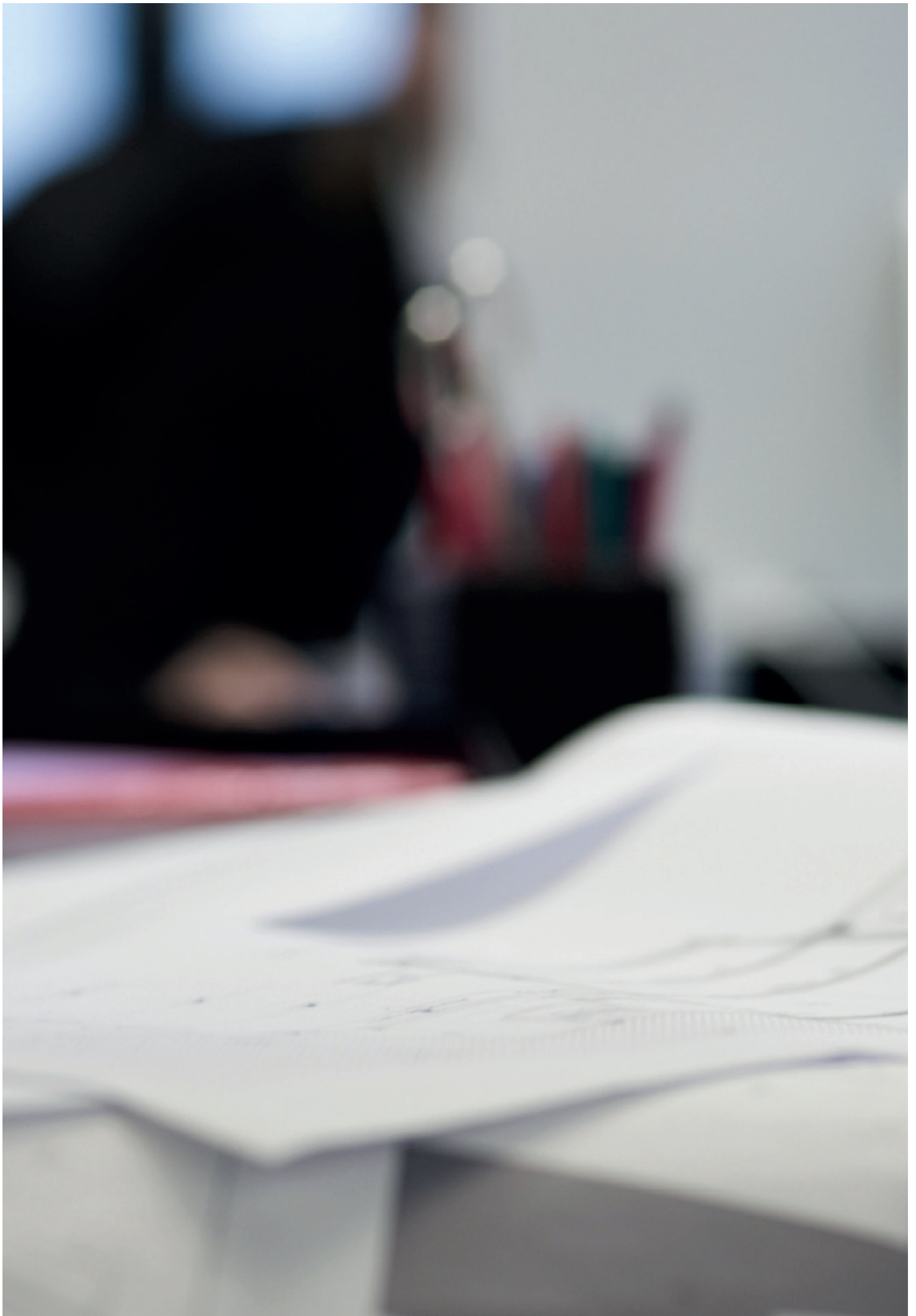


 **Baar Neufeld (4 minutes' walk)**

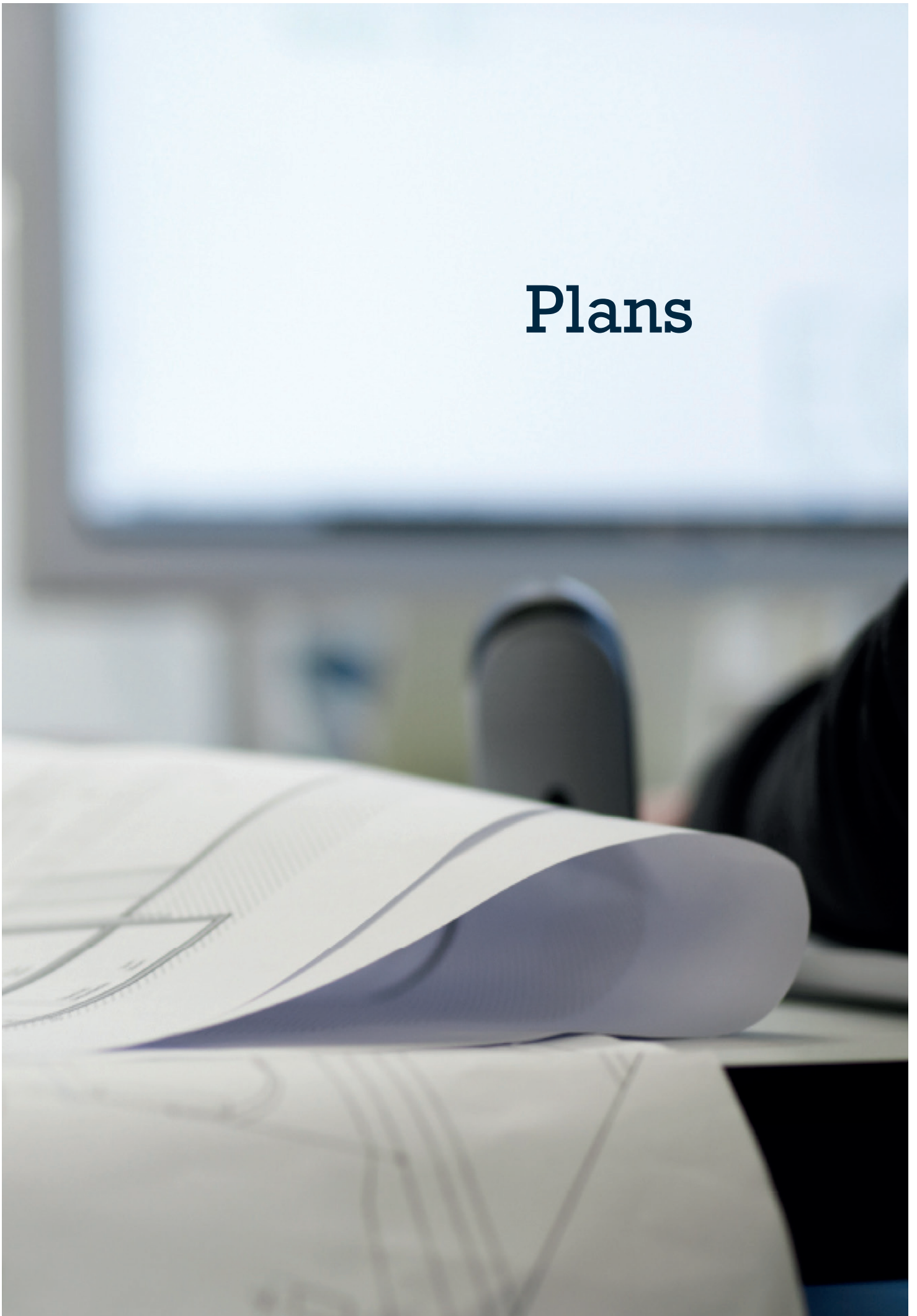
To	Connection from 06:00 to 22:00	Travel time
Zug	4 per hour	4 minutes
Zurich HB	3 per hour	≥ 31 minutes
Zurich Airport	3 per hour	≥ 46 minutes
Lucerne	3 per hour	≥ 33 minutes
Baar railway station	4 per hour	6 minutes

 **Baar Oberneuhof/Metro (2 minutes' walk)**

To	Connection from 06:00 to 20:00	Travel time
Baar railway station	4 per hour	8 minutes
Steinhausen, centre	4 per hour	8 minutes



# Plans



# Situation

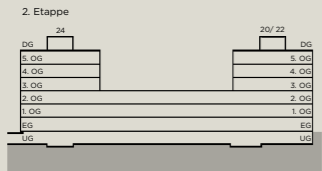
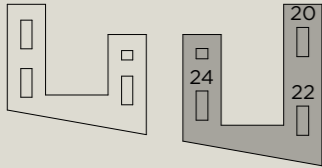


# Umgebung



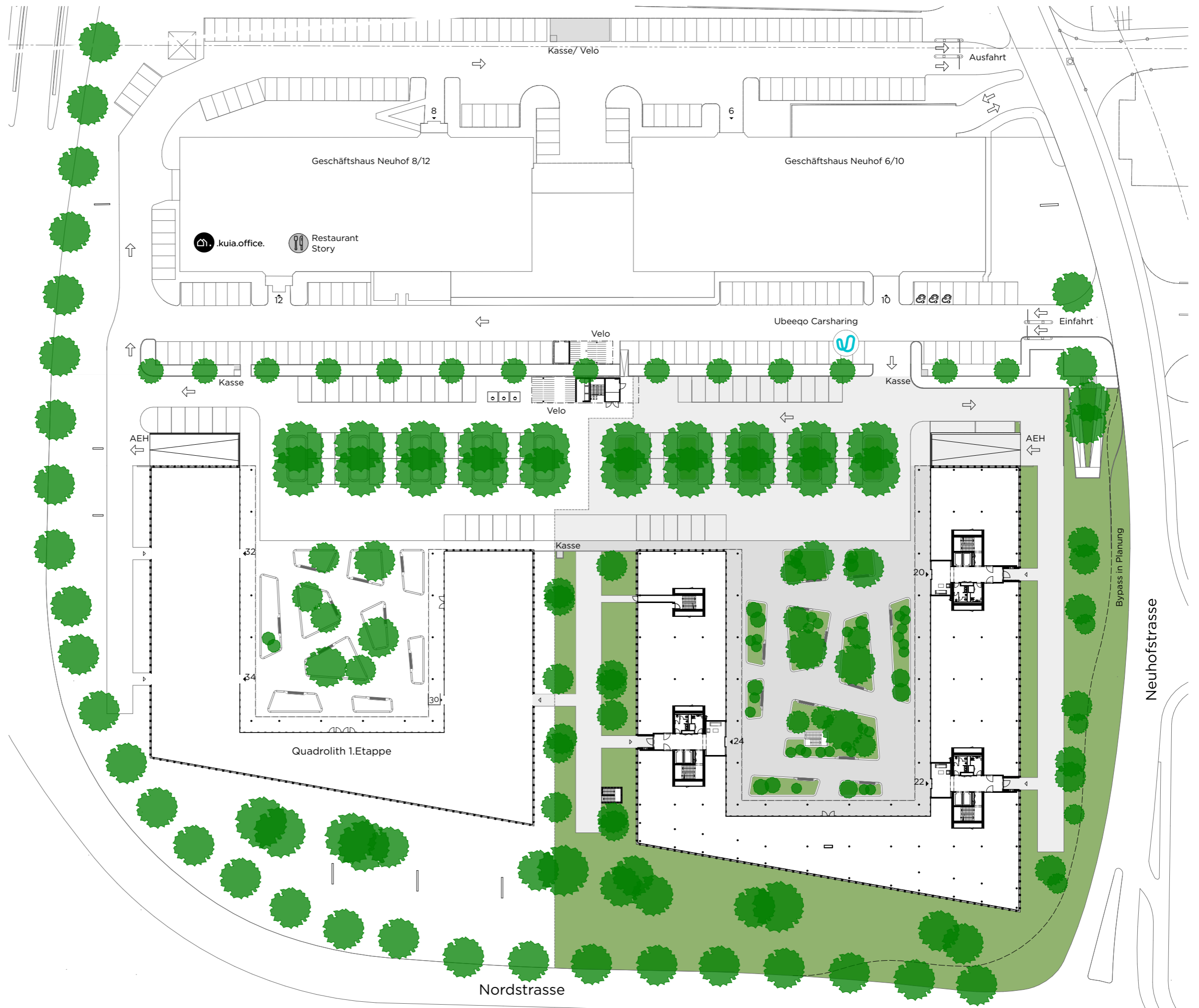
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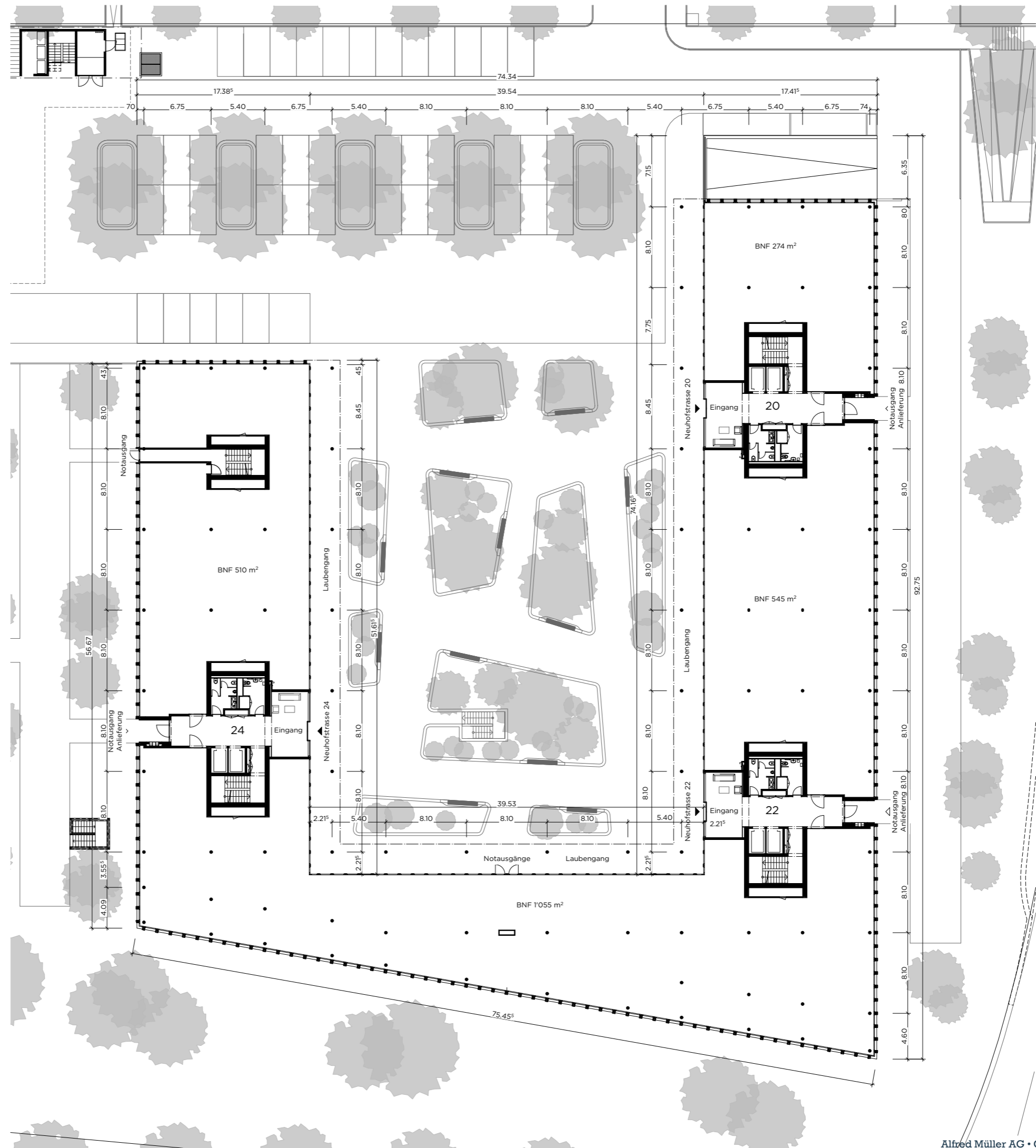
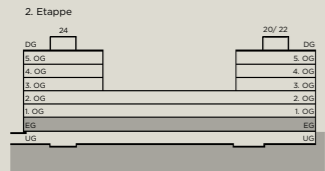
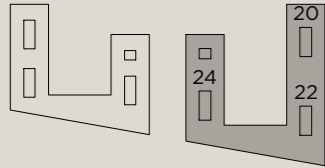
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# Erdgeschoss



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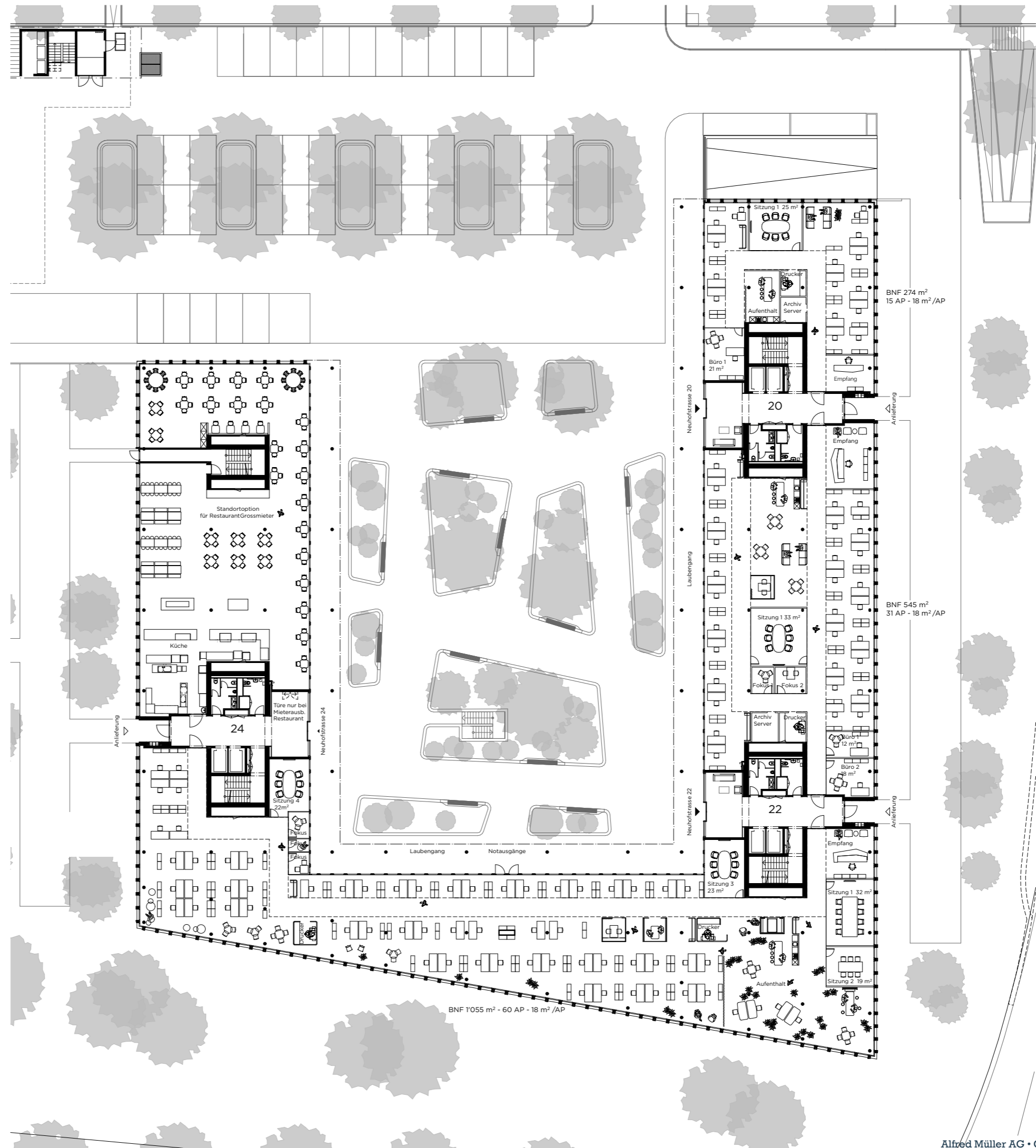
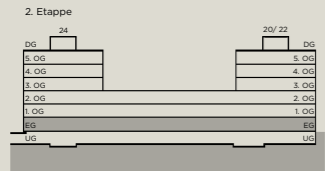
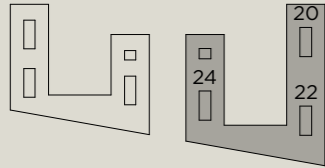




# Erdgeschoss Layoutvorschlag



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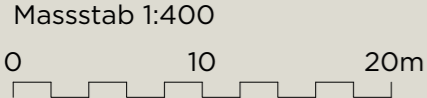
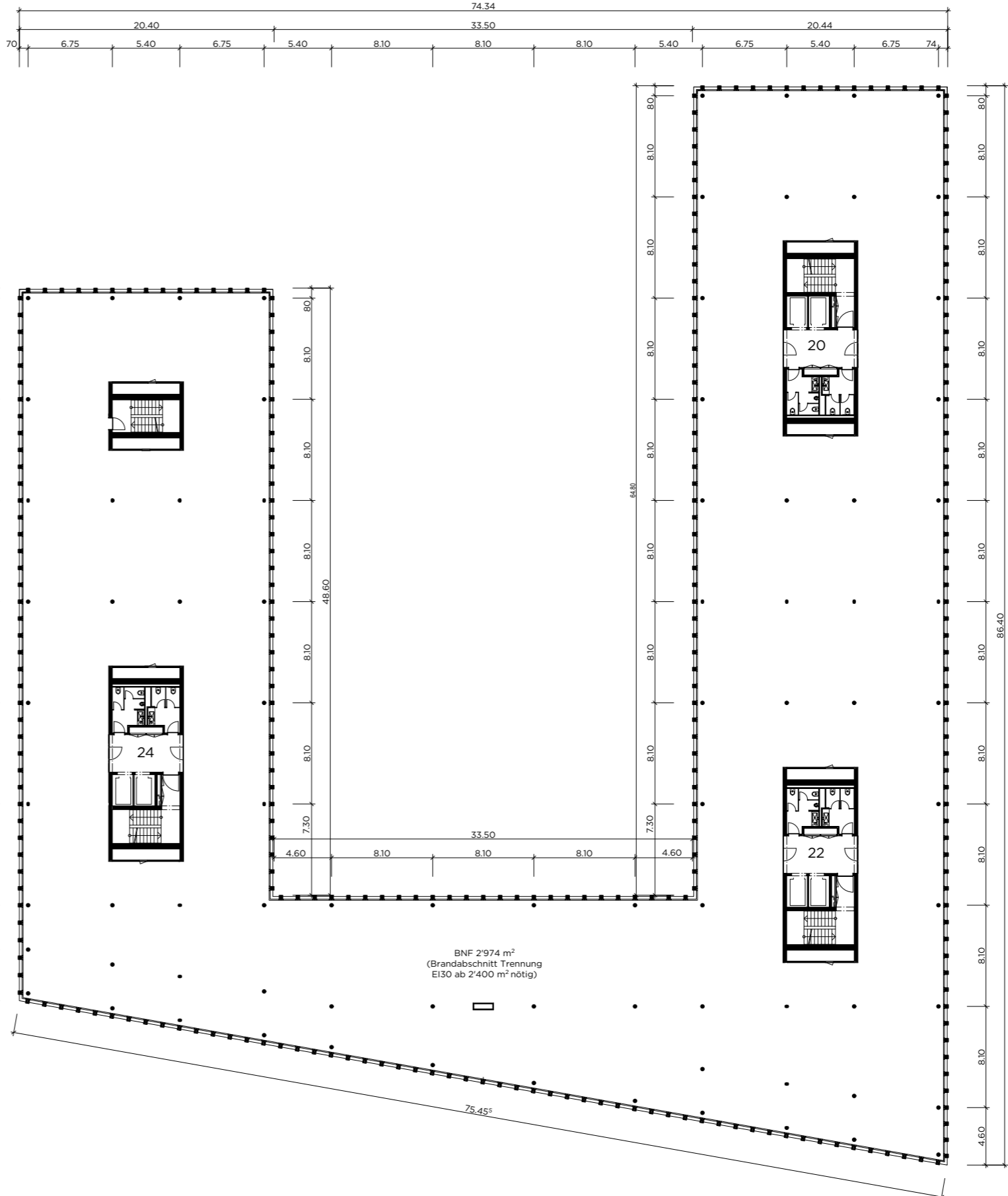
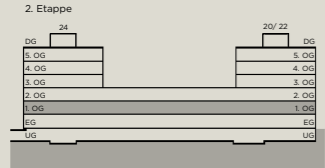
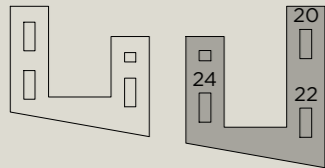
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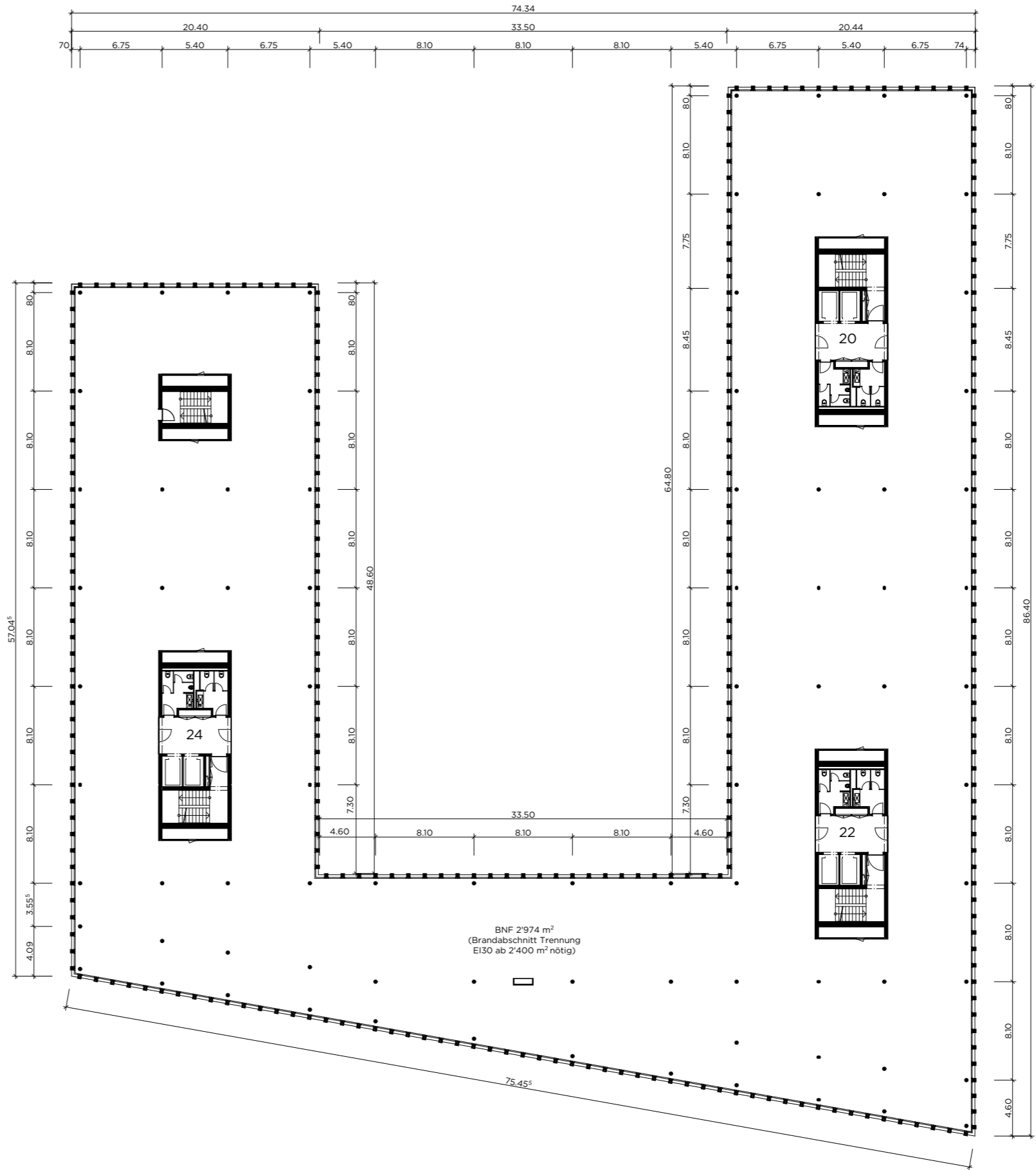
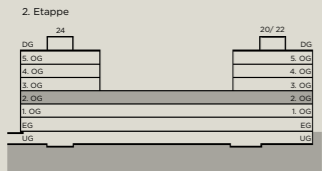
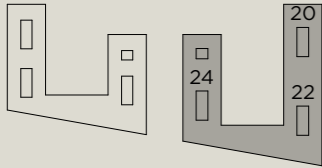
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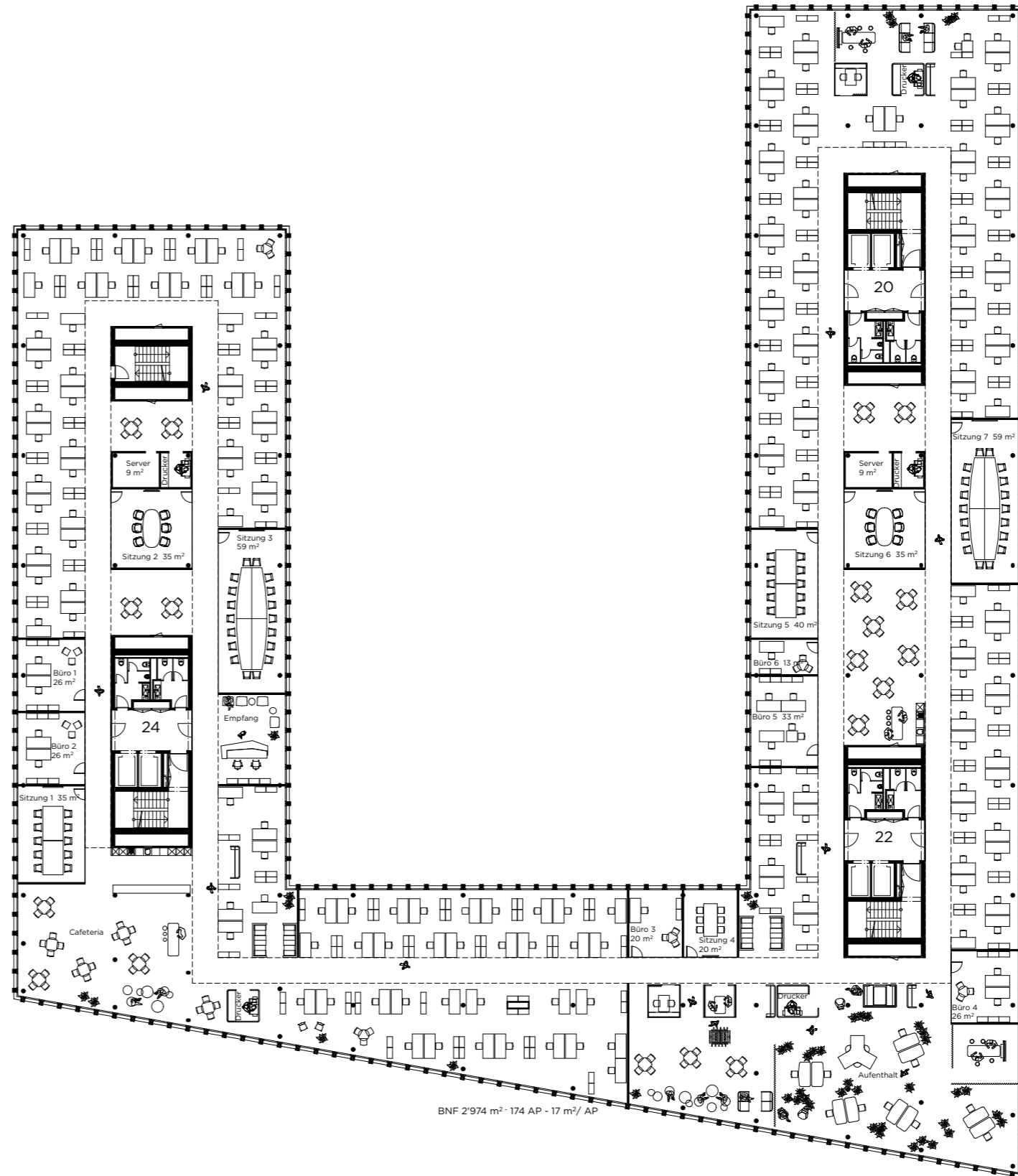
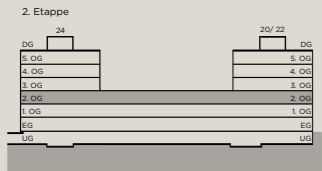
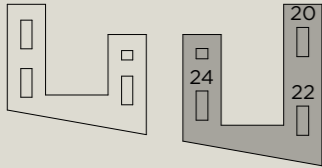
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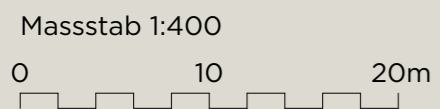
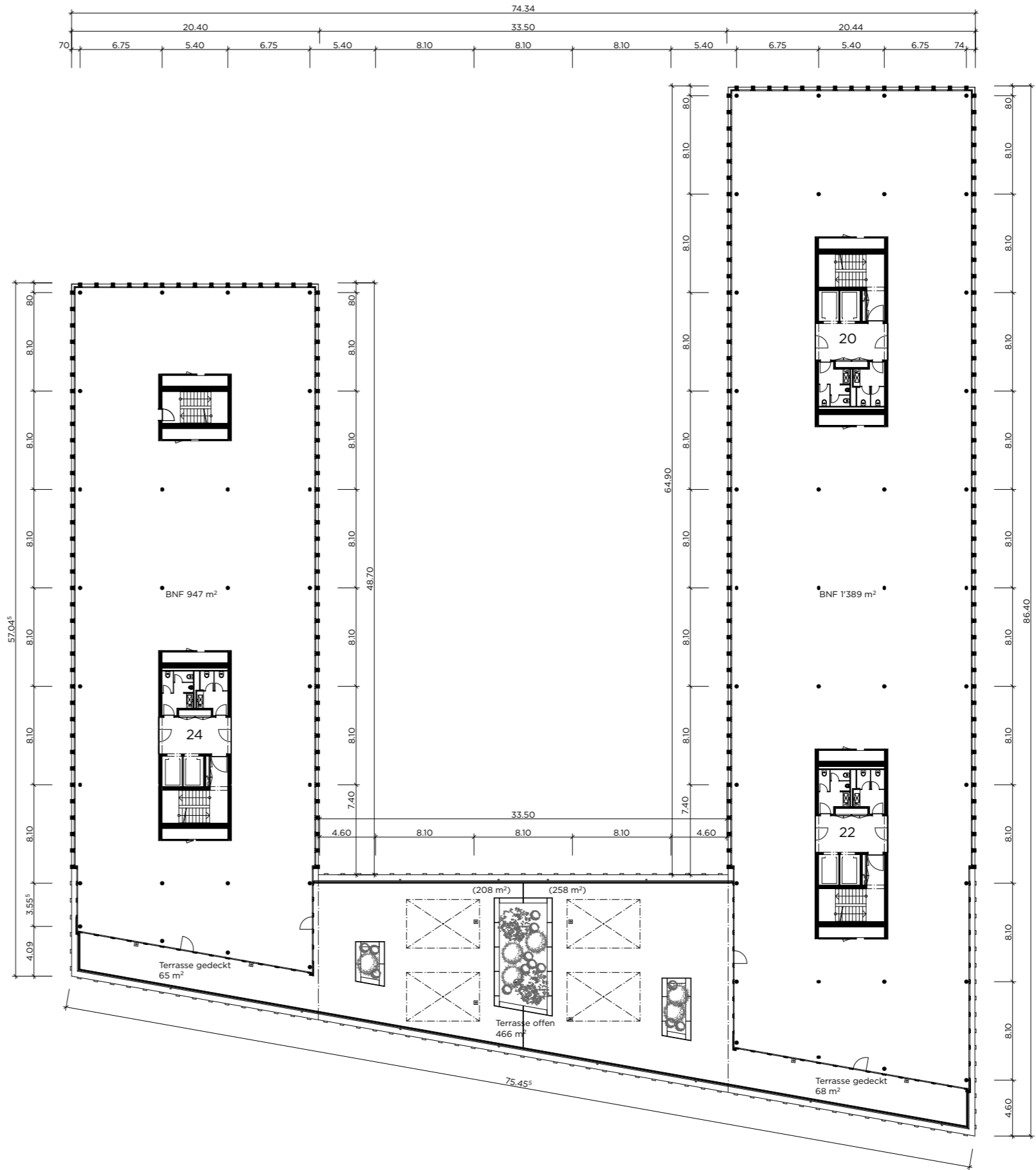
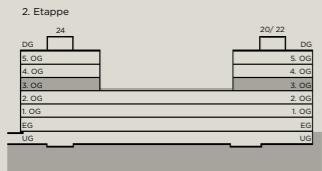
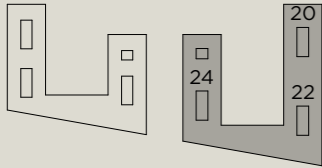
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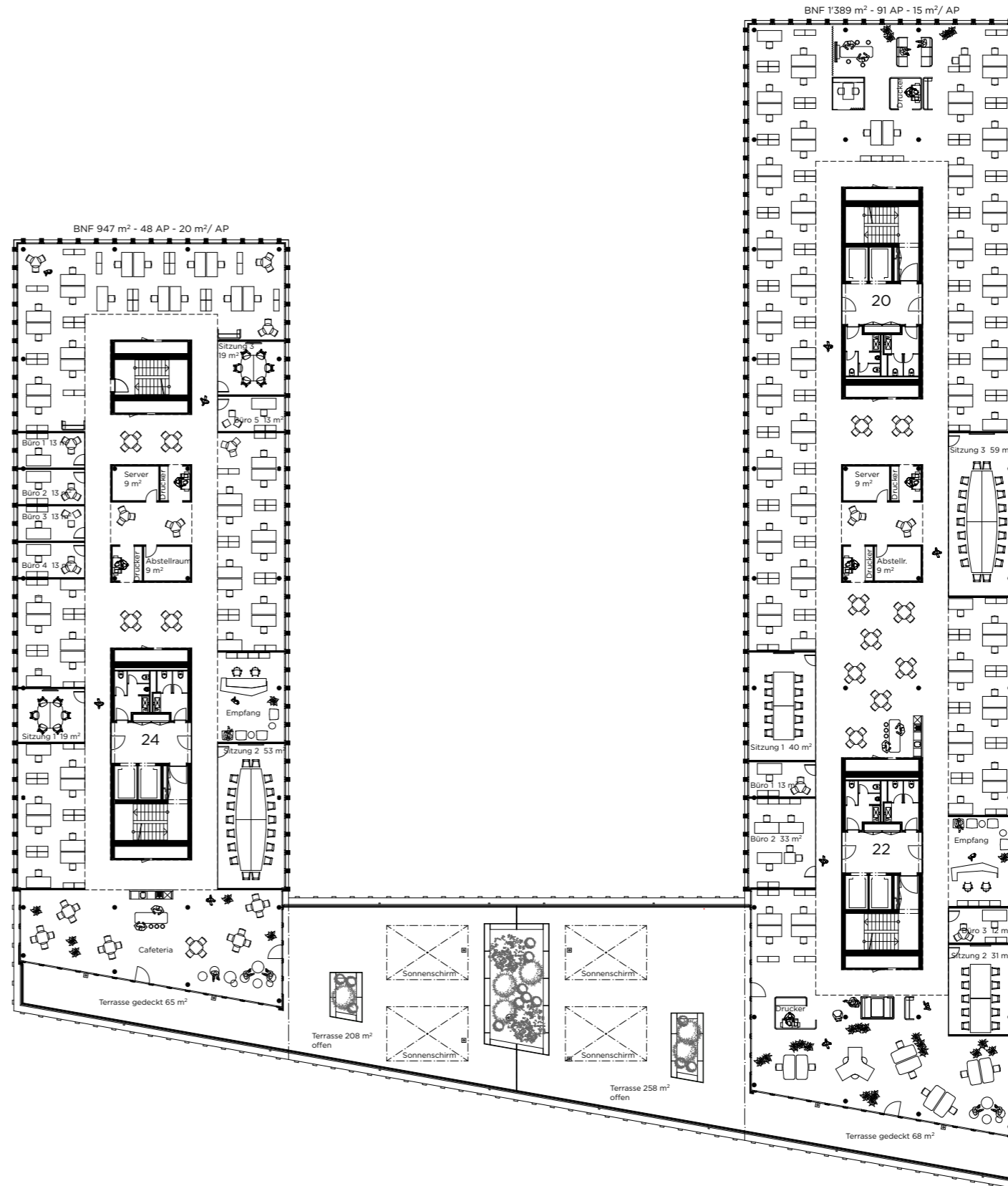
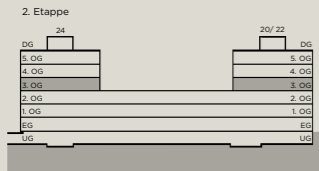
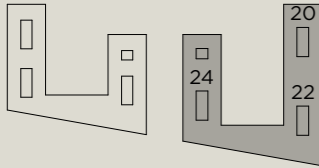
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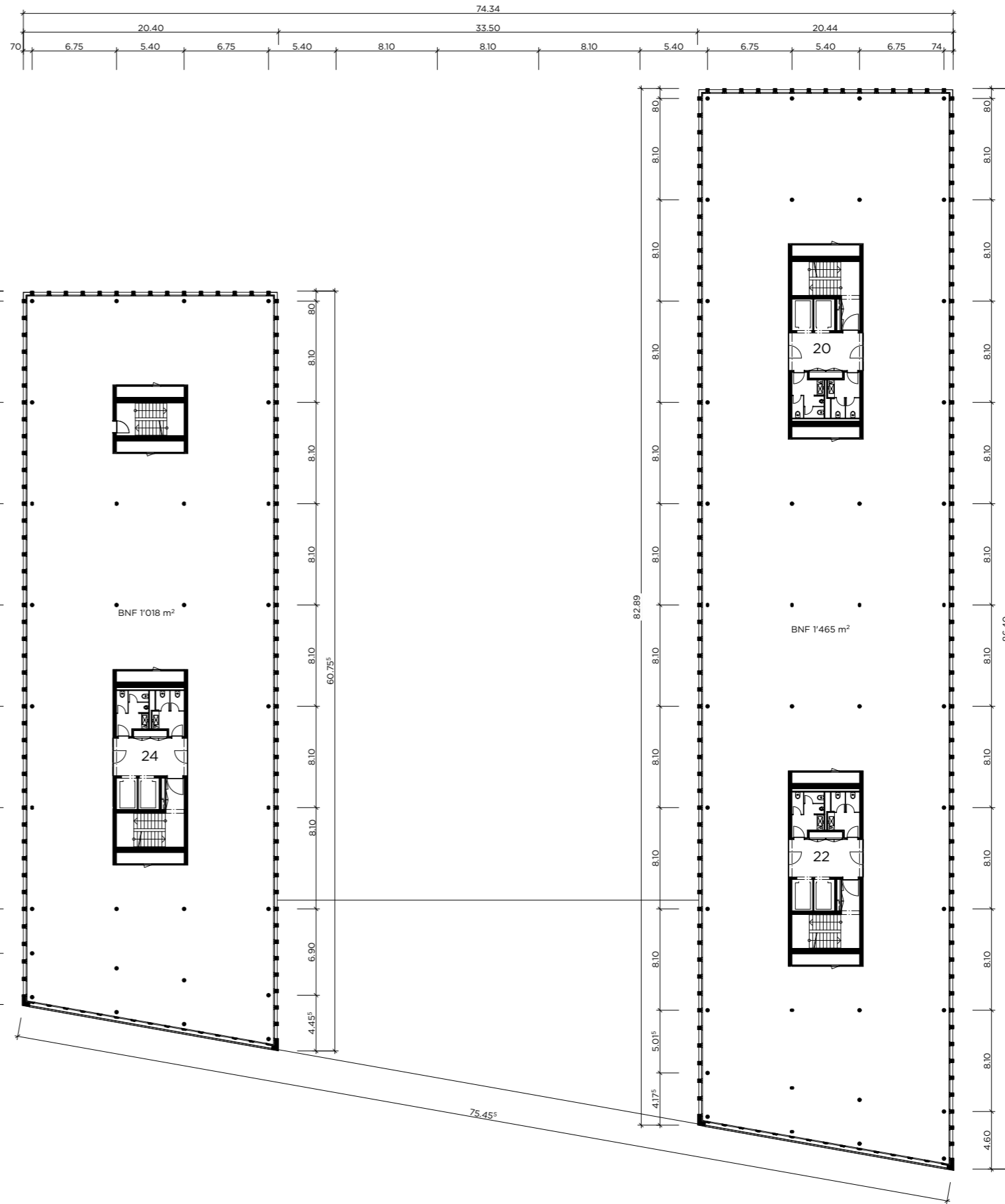
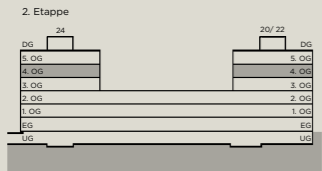
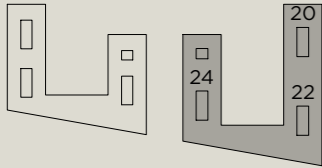
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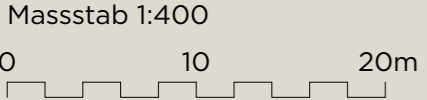
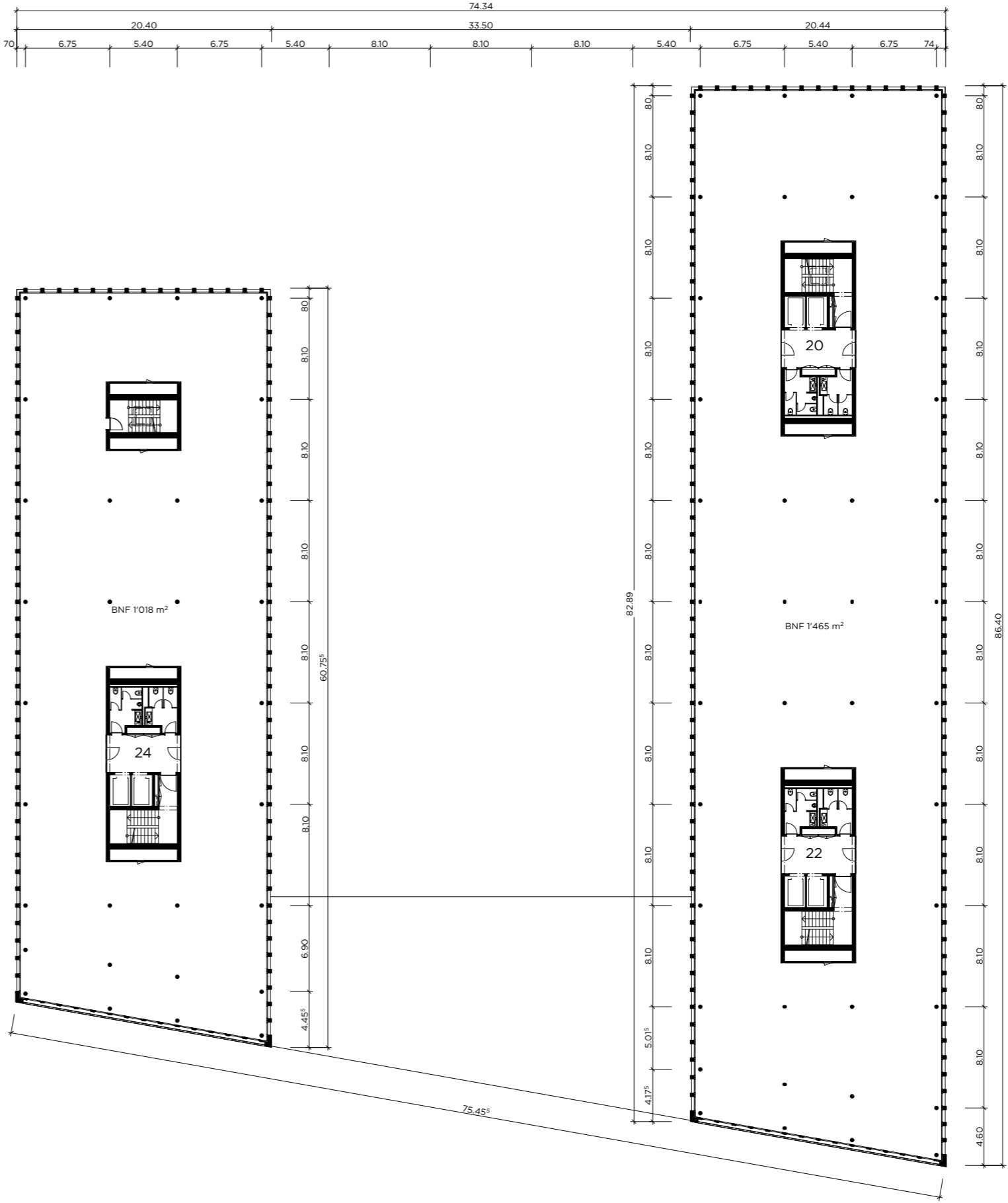
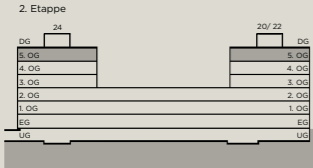
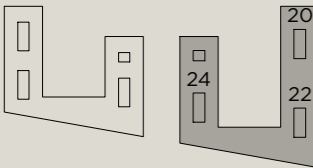
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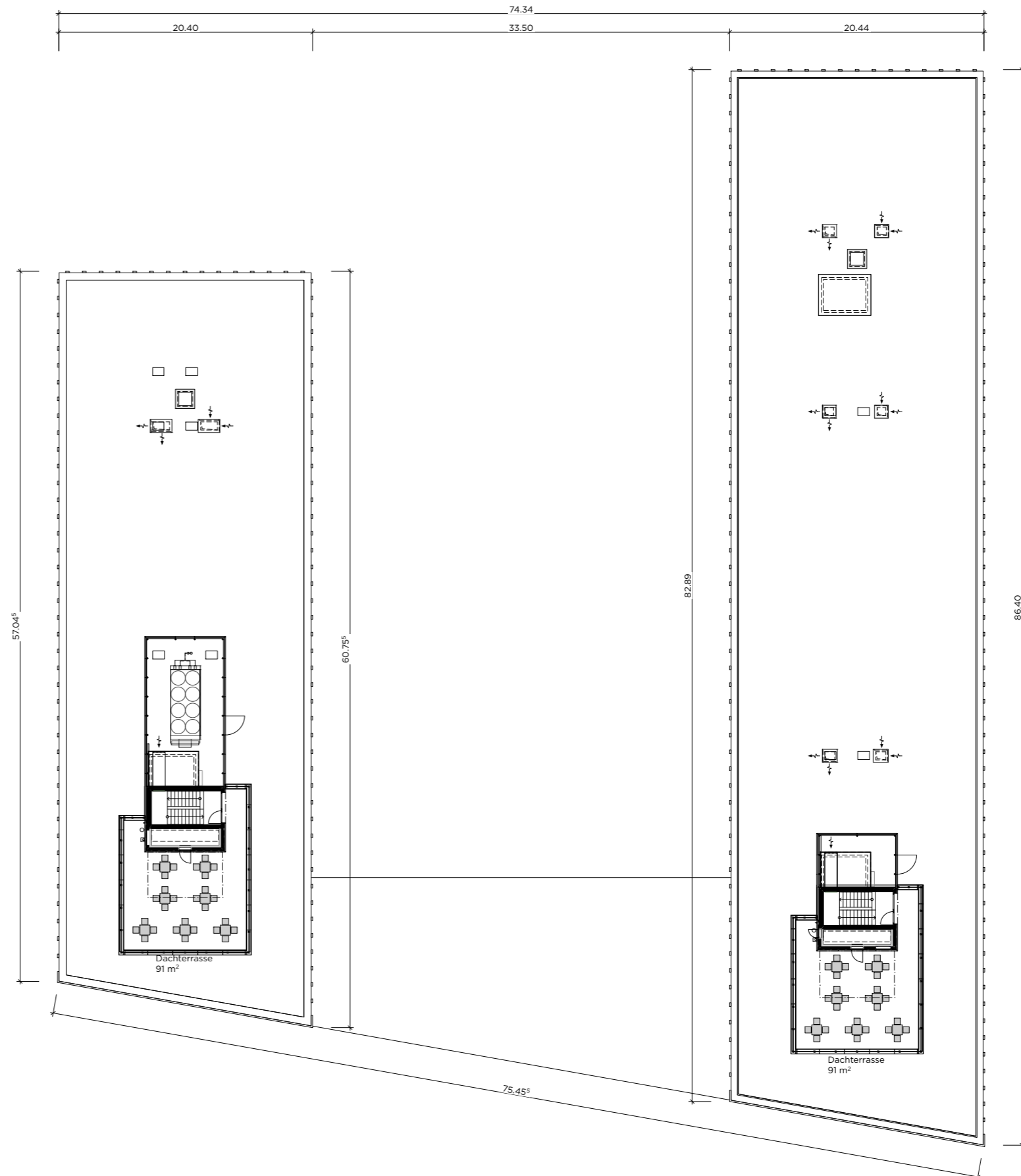
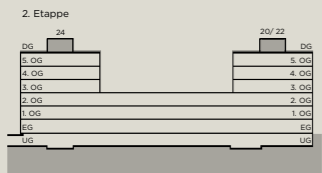
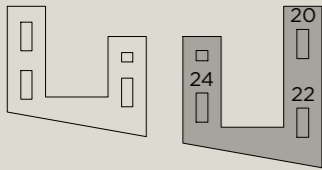




# Dachgeschoss



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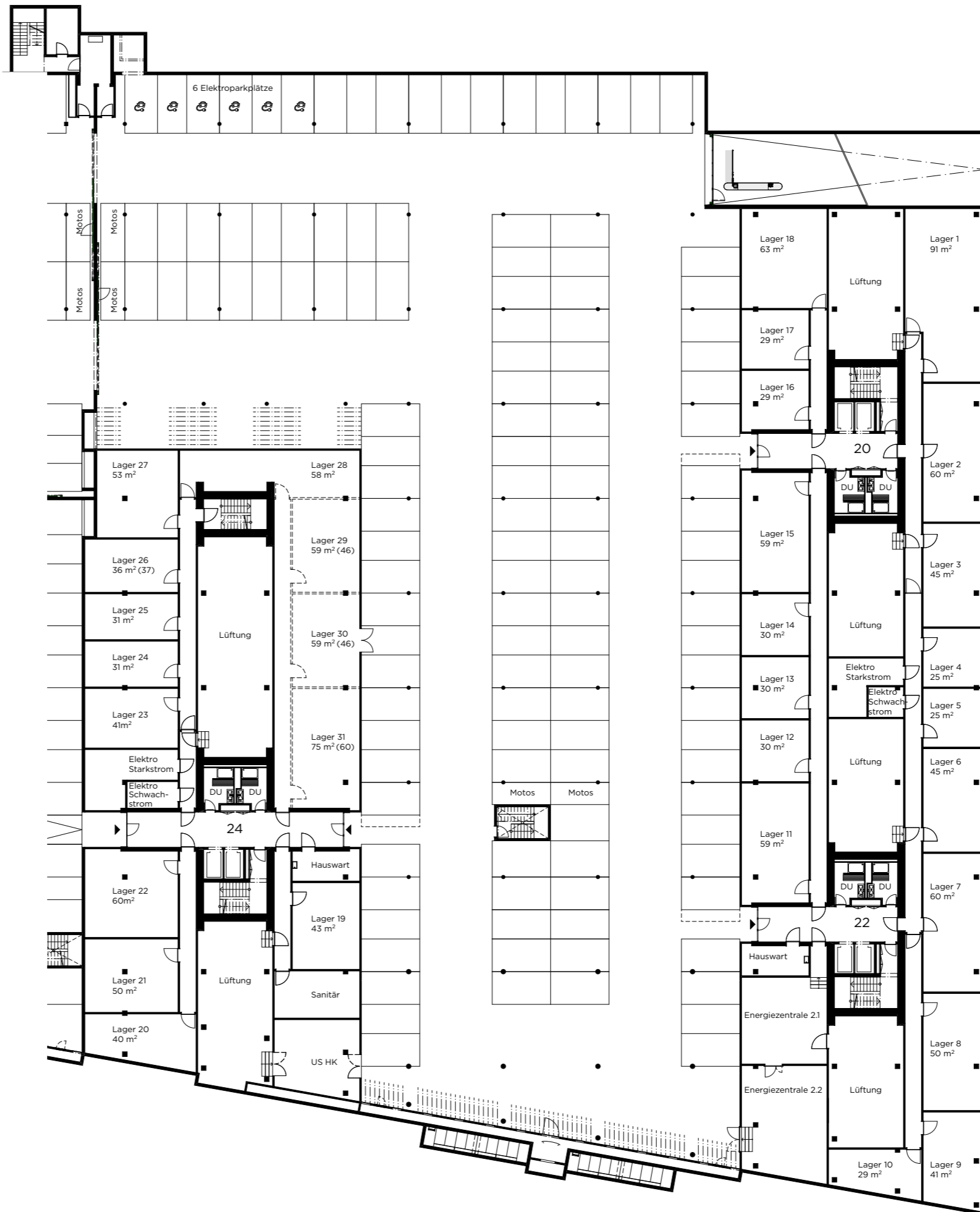
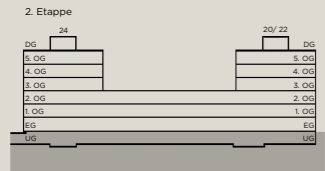
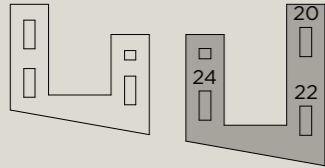


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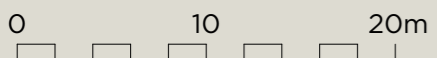


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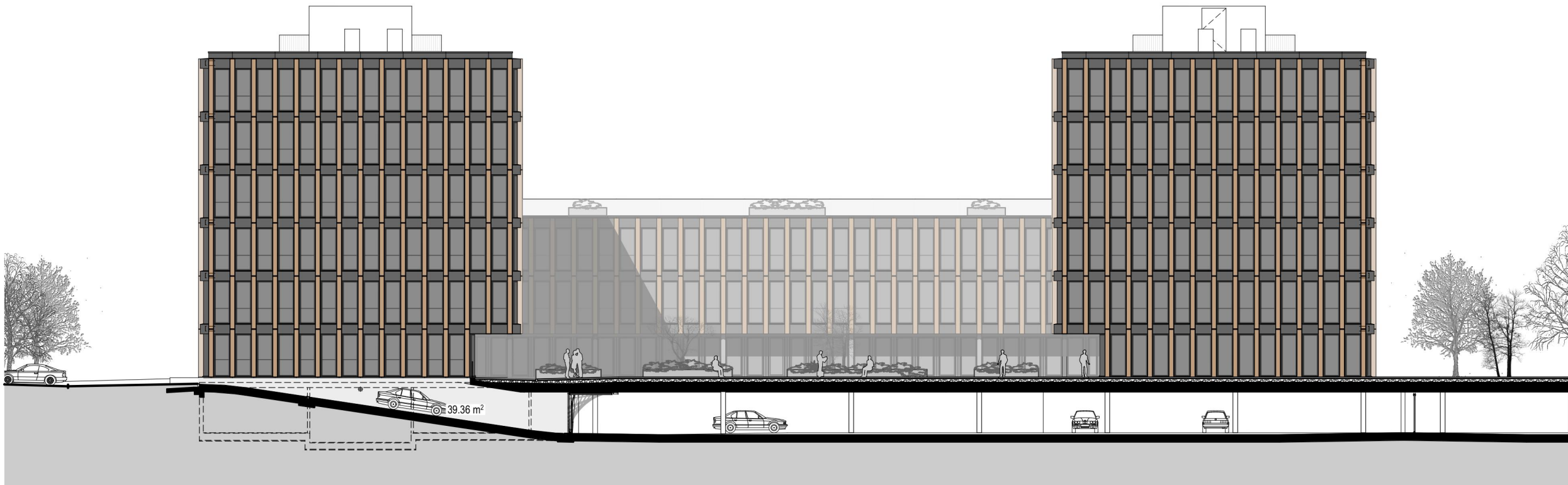
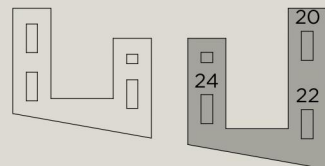


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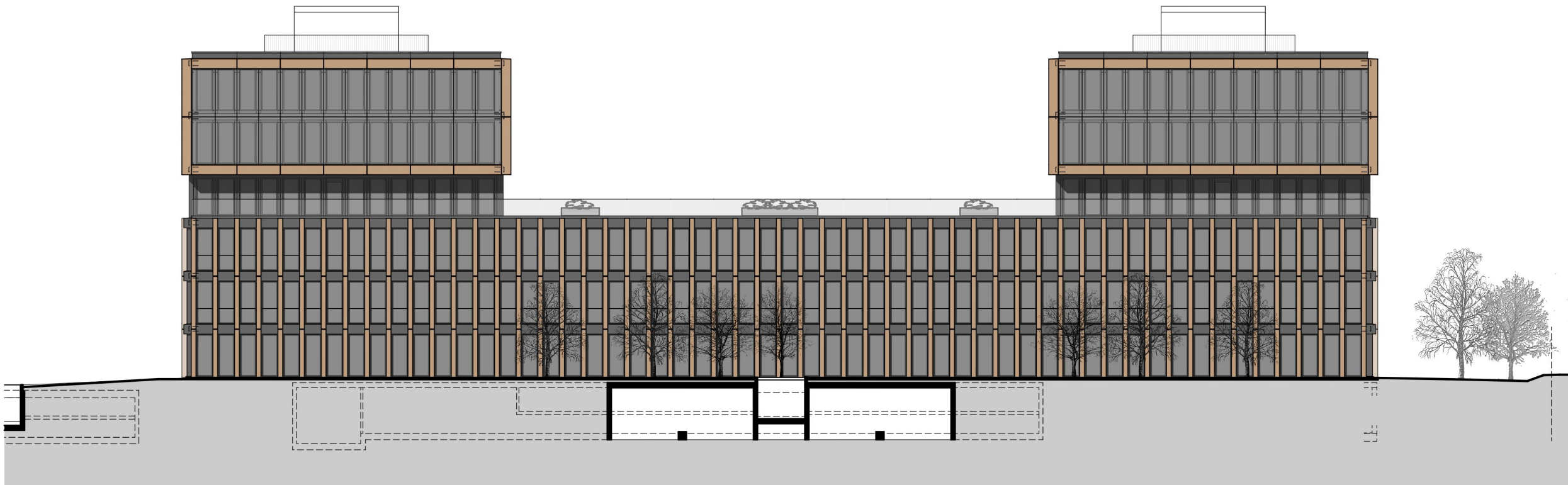


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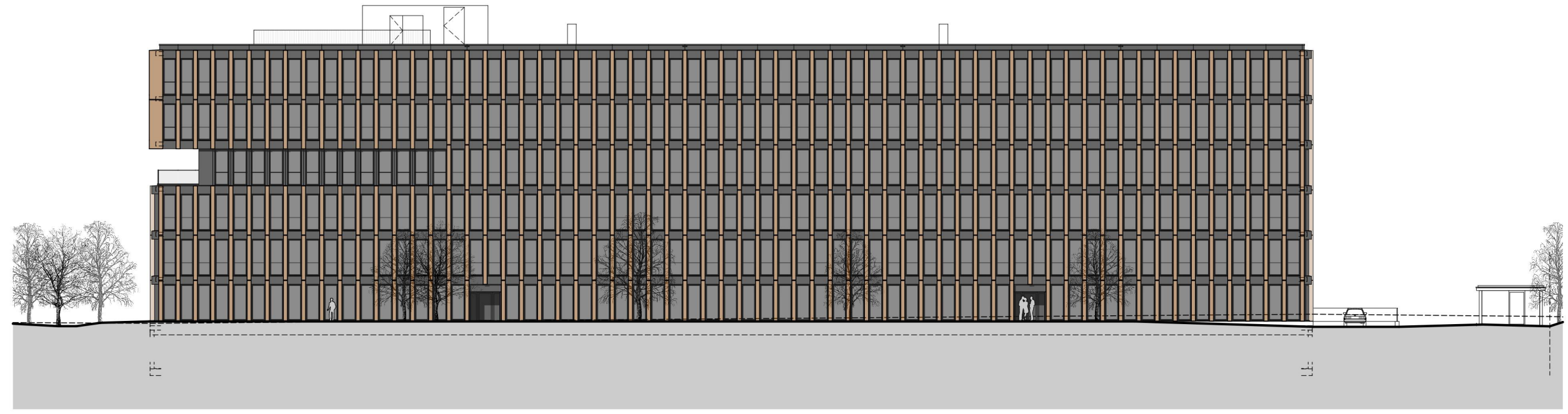
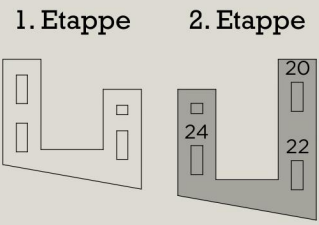


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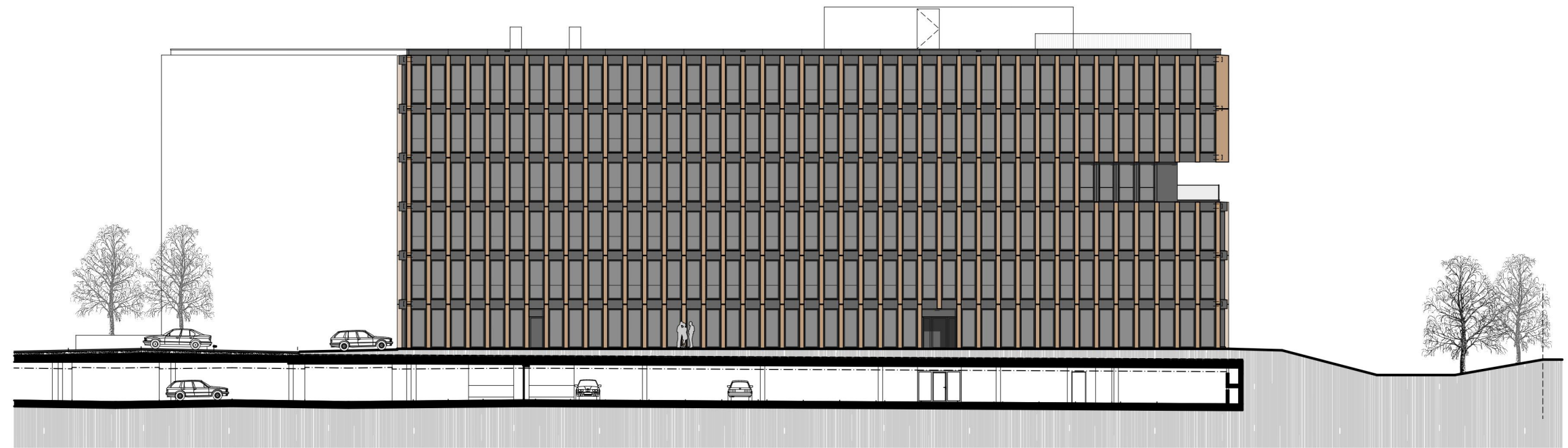
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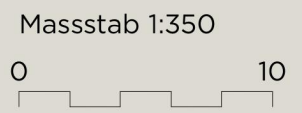
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OSTFASSADE



WESTFASSADE

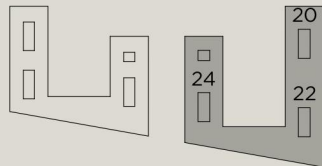


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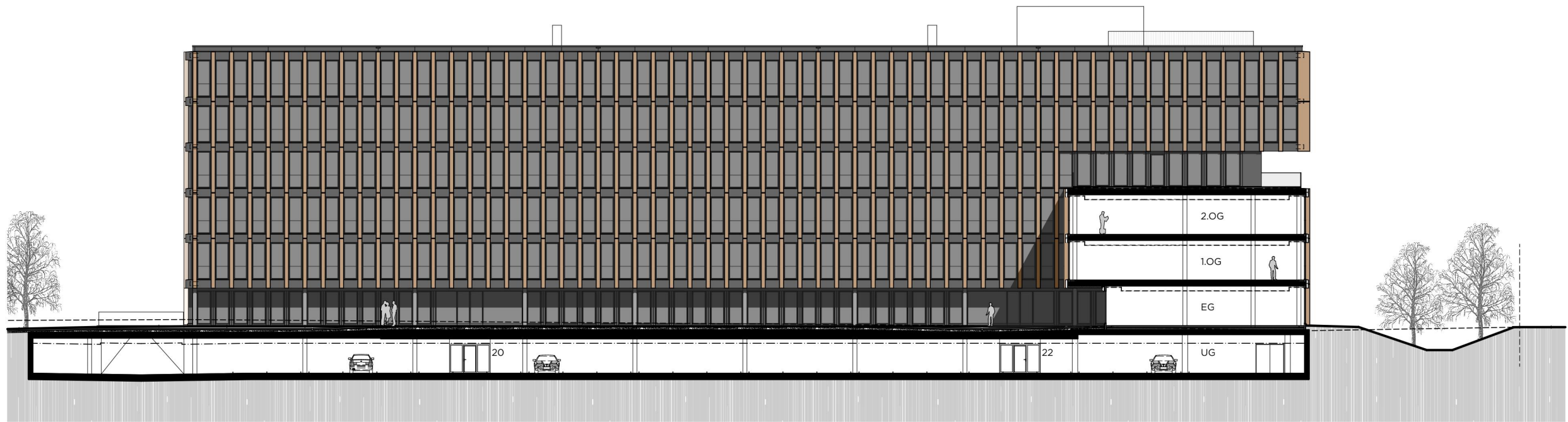


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HOFFASSADE OST



HOFFASSADE WEST

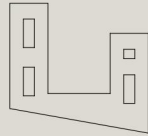
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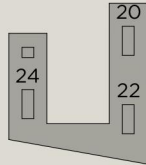
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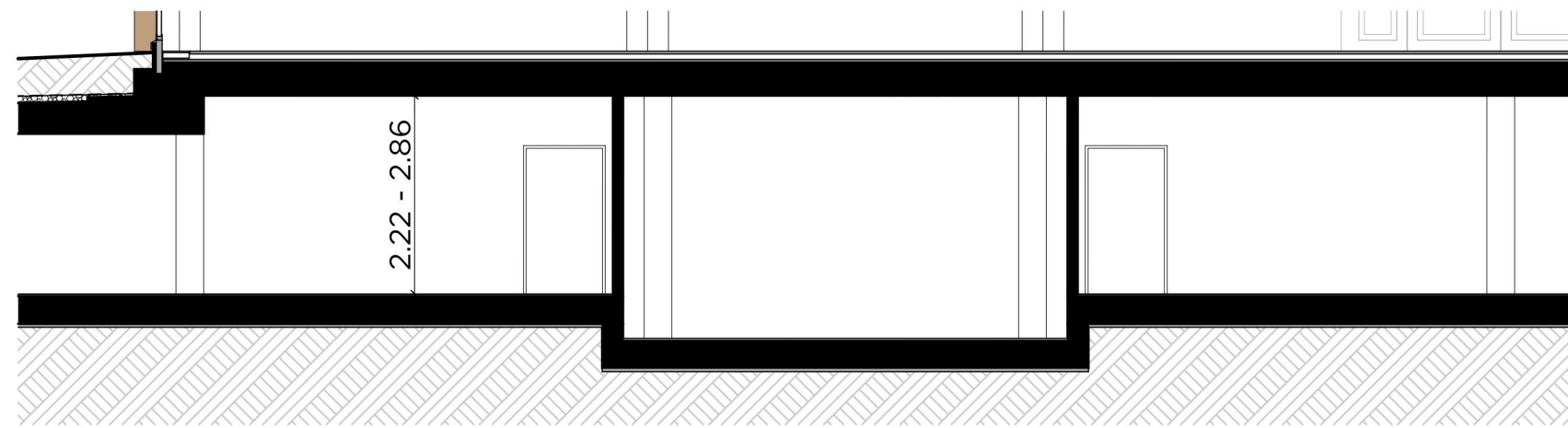
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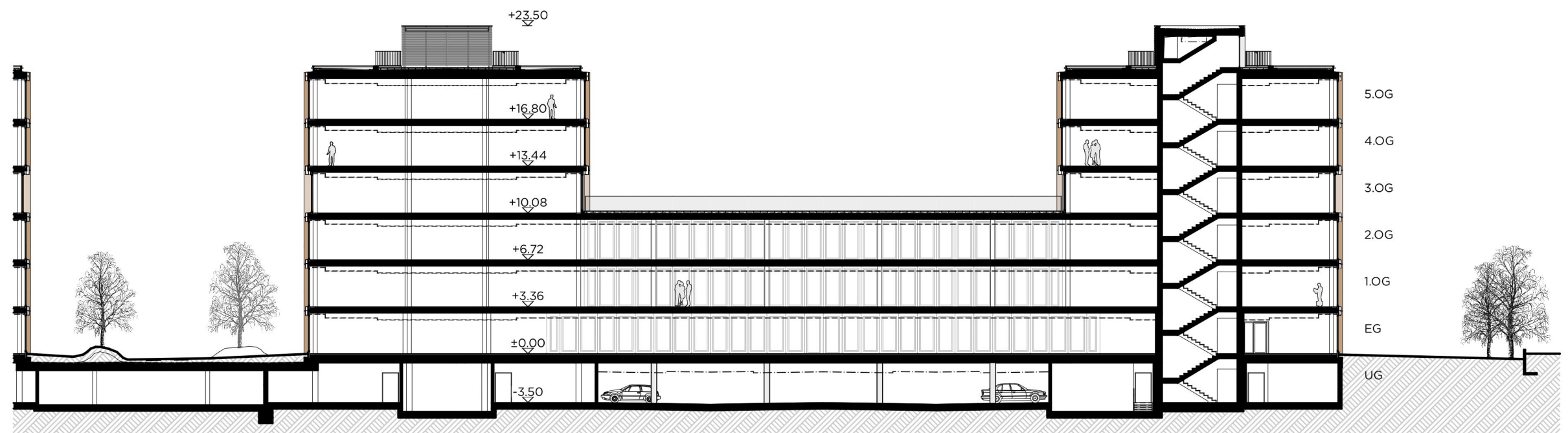
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SCHNITT HÖHEN EG - 5.OG



SCHNITT HÖHEN UG



SCHNITT WEST- OST

Masstab 1:350, 1:100



# Brief building specification

## Building access / infrastructure

<b>Terraces</b>	Two furnished terraces with automatic sun shadesystem on the roof of the 5 <sup>th</sup> floor. Accessed via the stairwell at Neuhofstrasse 22 and 24.
<b>Courtyard</b>	Picturesque courtyard planted with pleasant trees and shrubs. Plants grown in planter boxes which double as benches.
<b>Main entrances</b>	Three separate main entrances for Neuhofstrasse 20, 22 and 24, accessed via a covered external corridor. Doorbell and video intercom system at each main and side entrance. Mailboxes at the side entrance.
<b>Main stairwells for Neuhofstrasse no. 20, 22 and 24</b>	<p>Per stairwell: 2 Schindler passenger lifts to the 5<sup>th</sup> floor, capacity 15 persons/1125 kg. Cabin size 1.20 × 2.10 m with elegant features such as room-high mirror, chrome ceiling, 9 LED spots and natural stone floor, wheelchair-friendly. Stops at all floors.</p> <p>Separate male and female WC per floor (GF to 5<sup>th</sup> floor). Disabled WC on ground floor integrated into female WC. Per stairwell: 2 showers and changing rooms in the basement.</p>
<b>Emergency staircase</b>	In the west wing running from basement to 5 <sup>th</sup> floor. The stairwell zone offers space for optional additional WC facilities in rental areas.
<b>Deliveries</b>	Three separate delivery areas on the ground floor for Neuhofstrasse 20, 22 and 24, leading to the main entrances with passenger lifts.
<b>Parking</b>	All vehicles enter and leave the site via two central barriers. Parking spaces on the Quadrolith/Neuhof site are subject to charge and managed as pool parking spaces. The outdoor parking spaces are for visitors and tenants, while those in the garage are exclusively for tenants. There is no fixed allocation of parking spaces. Each parking space is monitored electronically and visual signals enable rapid identification of empty spaces in the garage. Tenants may use one parking space per parking permit. Visitors pay parking fees for external spaces at the machines provided. There are charging stations for electric vehicles in both the outdoor and parking areas.
<b>Bicycles/Motorcycle</b>	Bike/motorcycle stands are provided in the garage.
<b>Waste collection</b>	A central waste collection area with above and below ground containers is located outside.
<b>Locking system</b>	The building and tenant areas are fitted with a Kaba elologic system. Cable ducts are preinstalled should you wish to install a customised electronic access system for these doors.



- Signage** In order to ensure an attractive, clean and uniform overall appearance, and guide people through the building, there is a comprehensive signage concept.
- Smoking zones** Located on the ground floor in the atrium. Smokers' loggias can be installed in the individual tenant areas. These should be served by autonomous air ventilation systems with active carbon filters.

## Semi-finished shell

Rental prices are based on a semi-finished shell according to the description below.

- Semi-finished shell** Rental prices are based on a semi-finished shell according to the description below.

- Floors** Stairwells and toilet facilities in natural stone. Cement coating in basement, with load capacity of 350 kg/m<sup>2</sup>.

From the ground floor to the fifth floor, there is a concrete floor with a 12 cm raised floor system. The load capacities are GF 500 kg/m<sup>2</sup> and 1<sup>st</sup> - 5<sup>th</sup> floor 300 kg/m<sup>2</sup>.

Terrace on the 3<sup>rd</sup> floor and roof terraces above the 5<sup>th</sup> floor in fine stone tiles.

- Walls** Tenant area end walls in solid or lightweight construction, unfinished.

Floor to ceiling heights:

Basement storage 2.22 - 2.86 m

Ground floor - 5<sup>th</sup> floor 2.94 m (top of raised floor to unfinished ceiling)

2.40 - 2.76 m (top of raised floor to finished ceiling)

- Ceilings** Unfinished concrete, some installations visible.

- Facades** Thermally insulated and rear-ventilated.

- Windows** Floor-to-ceiling with triple glazing, opening windows with tilt-turn function.

- Slat blinds** Aluminium slat blinds with perforation and electric motor.

- Solar shading** Sunshades on roof terrace on the 3<sup>rd</sup> floor.

<b>Electrical systems</b>	<p>Main distributions on the ground floor.</p> <p>Electrical metering and main fuses for individual tenants. Designed for up to 40 W per m<sup>2</sup> in office tenant areas.</p>
<b>Telephone / Internet / Radio / TV</b>	<p>Fiber optic connections to the basement including backup connection from Swisscom, Wasserwerke Zug AG (WWZ) and Stadtantennen Baar AG (DataBaar). Access to these services is an integral part of the interior design concept.</p>
<b>Heating systems</b>	<p>Heat pump system with energy piles, supported by natural gas heating.</p> <p>Concrete energy piles in the subterrain, with plastic pipes for the heat and cold transfer. The pipes are connected to a heat pump and the system works with the seasons: in summer, heat is drawn away from the building, in the cold season warmth from the earth is fed into the system. This system has the benefit of reducing operating costs, as it eliminates fossil fuel consumption by approx. 80%. CO<sub>2</sub> emissions are similarly reduced (45% - 100%). Source: geothermie-schweiz.ch</p> <p>Heat is distributed on the office floors via convectors and ducts in the raised floors.</p>
<b>Ventilation systems</b>	<p>Ventilation systems with heat recovery and humidification. The supply and exhaust ducts are preinstalled in the risers. Distribution from there is part of the internal fit-out.</p>
<b>Cooling systems</b>	<p>There are separate circuits for the cooling and server rooms. Cooling pipes are installed in the risers leading to all floors. Distribution from the riser zone is part of the internal fit-out. The cooling ceilings are equipped with a cooling capacity of circa 40 W per m<sup>2</sup> of office space and 500 W per m<sup>2</sup> of server room.</p>
<b>Sanitary installations</b>	<p>Finished toilet and shower facilities are installed in the main stairwells.</p>
<b>Tenant entrance doors</b>	<p>In metal and glass.</p>
<b>Basement storage rooms</b>	<p>Floors: cement coating, painted.  Walls: concrete or limestone bricks, painted.  Ceilings: concrete, painted with some installations visible.  Electrical installations: 1 light switch plus power outlet and basic lighting in each room. Ventilation system with heat recovery and mdehumidifier.</p>

## Interior

Tenant spaces can be used and developed in accordance with your needs.

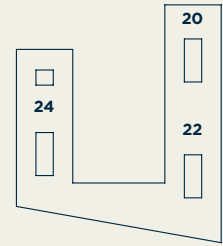
Alfred Müller AG is a competent construction management partner. The interior design, tailored to meet the needs of each tenant, is planned, implemented and billed by our specialists. Tenants are responsible for the following interior construction completion costs:

- Floors: tiles, vinyl or carpet coverings
- Internal partitions, painting or wallpapering etc. of walls, internal doors
- Painting or plastering of ceilings, ceiling suspended cooling elements
- Electrical installations: supply from main distribution point located in the basement, distribution board, electric/multimedia access via hollow floor and suspended ceiling
- Ventilation system (fine distribution from existing vertical main distributor) from riser
- Cooling unit (ceiling suspended climate control units from existing vertical-/supply cooling pipe) from riser
- Any fire alarm/sprinkler systems
- Any other interior development requirements, additional sanitary and kitchen facilities

Upon request, tenant-specific office interior construction completion can be financed through Alfred Müller AG and costs transferred to rent (excluding company-specific installations/special installations, IT and telephone installations).

## Offerings, rental rates and key data

# Quadrolith commercial building, 2<sup>nd</sup> Stage, 6340 Baar.



## Neuhofstrasse 20/22/24

### Office

	Additional charges CHF / m <sup>2</sup> /year excl. VAT
Current offers and rental rates on <a href="http://www.quadrolith.ch">www.quadrolith.ch</a>	30.—

### Warehouse

	Additional charges CHF / m <sup>2</sup> /year excl. VAT
Current offers and rental rates on <a href="http://www.quadrolith.ch">www.quadrolith.ch</a>	10.—

9 m<sup>2</sup> of storage space can be rented per approx. 100 m<sup>2</sup> of office space.

### Parking permit (no allocated spaces)

	Rental rate CHF / month excl. VAT
Underground	210.—
Outdoor	105.—

Every approx. 63 m<sup>2</sup> of office space rented entitles you to one parking space.

### Availability

From 1 October 2021

Actual occupancy dates will depend on the scope of tenant-specific interior fittings. Based on past experience, allow 9-12 months after signing the rental agreement for planning, obtaining permits and work completion.

### Gross Floor Space (GFS)

Area exclusive of facades, stairwell walls and duct shafts, general vehicle areas and terrace. Any partitions between tenants are shared 50:50.

### Rental Terms

Rates are for a minimum rental period of 10 years and correspond to semi-finished shell space, as described in the rental documentation. The additional charges are in addition to the rental price and are billed and payable in advance. We reserve the right to adjust the rent price every two years to reflect 2/3 of the changes in the national consumer price index. The baseline is taken to be the index as per April 2020.