



## GOOD TO KNOW – COMMERCIAL

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<b>Website:</b>	<a href="http://www.höfe-adliswil.ch">www.höfe-adliswil.ch</a>
<b>Offer:</b>	ca. 7,500 m <sup>2</sup> commercial and office space
<b>Address:</b>	Zürichstrasse/Moosstrasse, 8134 Adliswil
<b>Move-in:</b>	<b>Will occur in stages:</b> August 2022: Libellenhof November 2022: Hummelhof March 2023: Amselhof
<b>First lease:</b>	CSL Immobilien AG Schärenmoosstrasse 77 8052 Zurich  Ms Samira Stevenson <a href="mailto:gewerbe@csl-immobilien.ch">gewerbe@csl-immobilien.ch</a> Tel. 044 316 13 90  Mr Alessandro Rondinelli <a href="mailto:gewerbe@csl-immobilien.ch">gewerbe@csl-immobilien.ch</a> Tel. 044 316 13 95



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### DETAILED OFFER OF SPACE:

#### **Libellenhof, Zürichstrasse 52–60, Adliswil**



##### **main floor**

706.6002	ca. 111 m <sup>2</sup>
705.5801	ca. 131 m <sup>2</sup>
705.5802	ca. 131 m <sup>2</sup>
704.5601	ca. 154 m <sup>2</sup>
703.5402	ca. 67 m <sup>2</sup>

The space 706.6002/705.5801/705.5802 and 704.5601 can be consolidated up to a total size of ca. 527 m<sup>2</sup>

##### **1st – 4th Upper level**

702.5210/702.5211	ca. 737 m <sup>2</sup>
702.5220/702.5221	ca. 737 m <sup>2</sup>
702.5230/702.5231	ca. 737 m <sup>2</sup>
702.5240	ca. 737 m <sup>2</sup>

Each storey can be divided in half (each in the amount of ca. 350 m<sup>2</sup>)

#### **Hummelhof, Moosstrasse 25–29, Adliswil**



##### **ground floor**

402.2501	ca. 164 m <sup>2</sup>
403.2701	ca. 138 m <sup>2</sup>
404.2901	ca. 164 m <sup>2</sup>

The sections can also be leased as a whole; thus, max. ca. 466 m<sup>2</sup> can be leased at the same time.

##### **1st Upper level**

403.2711	ca. 191 m <sup>2</sup>
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The total space can be divided into no more than 2 space (ca. 80 m<sup>2</sup>)

#### **Amselhof, Moosstrasse 19–23, Adliswil**



##### **main floor**

503.1901	ca. 206 m <sup>2</sup>
504.2101	ca. 148 m <sup>2</sup>
505.2301	ca. 136 m <sup>2</sup>

The sections can also be leased as a whole; thus, max. ca. 490 m<sup>2</sup> can be leased at the same time.

##### **1st Upper level**

504.2111	ca. 192 m <sup>2</sup>
505.2311	ca. 142 m <sup>2</sup>

The sections can also be leased as a whole; thus, max. ca. 334 m<sup>2</sup> can be leased at the same time.

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### ANCILLARY BUILDINGS:

#### **Storage rooms:**

Storage rooms of various sizes are available on the lower levels

#### **Parking:**

443 parking spaces for residents and business tenants distributed across 3 underground parking garages

Parking spaces with charging stations are available for CHF 250.00/month

Electric parking spaces without a charging station: The tenants can, at their own cost, equip the parking spaces with charging stations for electric vehicles. The costs for the charger and its installation amount to a total of CHF 2,900.00 excluding VAT. The charger remains the property of the tenant and must be removed at the tenant's cost when the tenant moves out. Solely the landlord shall handle the acquisition of the charger and the organisation of its installation.

Visitor parking spaces: Public parking garage with entrance via Zürichstrasse on the Dietlimoosplatz visitor parking spaces along the Moosstrasse

### FIT-OUT OF THE RENTAL SPACE: **Refined shell construction (in accordance with the short construction specification)**

#### FIT-OUT PACKAGES

#### MAIN FLOOR/COMMERCIAL:

##### **Refined shell construction plus**

- Basic fit-out in accordance with the short construction specification
  - + Sanding and sealing of the underlay floor
  - + Electrical connection from the main distributor to the sub-distributor rental unit
  - + Walls/supports painted in white

##### **Urban medium**

- Basic fit-out in accordance with the short construction specification
  - + Floor covering carpet/parquet (on the underlay floor): Budget material up to max. CHF 100/m<sup>2</sup>
  - + Electrical connection from the main distributor to the sub-distributor rental unit
  - + Fit-out air distribution as per the layout
  - + Ceiling/walls/supports painted white
  - + Installation of the kitchenette medium (undercounter refrigerator, 3 elements, washbasin with hot and cold water, no dishwasher)
  - + max. 1 closed room, including basic power

##### **Urban full**

- Basic fit-out in accordance with the short construction specification
  - + Floor covering carpet/parquet (on the underlay floor): Budget material up to max. CHF 120/m<sup>2</sup>
  - + Electrical connection from the main distributor to the sub-distributor rental unit
  - + Fine distribution as per layout, excluding the IT wiring
  - + Fit-out air distribution as per the layout
  - + Ceiling/walls/supports painted white
  - + Installation of the kitchenette, comprehensive (refrigerator, 6 elements, washbasin with hot and cold water, built-in dishwasher)
  - + max. 2 closed rooms, including basic power

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### FIT-OUT PACKAGES

#### UPPER LEVEL/OFFICE:

##### **Refined shell construction plus**

- Basic fit-out in accordance with the short construction specification
  - + Electrical connection from the main distributor to the sub-distributor rental unit
  - + Walls/supports painted in white

##### **Urban medium**

- Basic fit-out in accordance with the short construction specification
  - + Floor covering, carpet/parquet: Budget up to max. CHF 100/m<sup>2</sup>
  - + Electrical connection from the main distributor to the sub-distributor rental unit
  - + Fit-out air distribution as per the layout
  - + Ceiling/walls/supports painted white
  - + Installation of the kitchenette medium (undercounter refrigerator, 3 elements, washbasin with hot and cold water, no dishwasher)
  - + 1 meeting room (25–30 m<sup>2</sup>) with glass elements, completely fitted out

##### **Urban full**

- Basic fit-out in accordance with the short construction specification
  - + Floor covering, carpet/parquet: Budget up to max. CHF 120/m<sup>2</sup>
  - + Electrical connection from the main distributor to the sub-distributor rental unit
  - + Fine distribution as per layout, excluding the IT wiring
  - + Fit-out air distribution as per the layout
  - + Ceiling/walls/supports painted white
  - + Installation of the kitchenette, comprehensive (refrigerator, 6 elements, washbasin with hot and cold water, built-in dishwasher)
  - + Basic lighting (spotlights) in the traffic zone
  - + 1 meeting room (25–30 m<sup>2</sup>) with glass elements, completely fitted out
  - + 1 individual office (15–20 m<sup>2</sup>) completely fitted out

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### LEASE CONDITIONS:

**Term of lease agreement:**

The tenancy shall be concluded for a fixed contractual term of 5 years or more

**Option to renew:**

The tenancy can be renewed by 1 x 5 years or 2 x 5 years giving notice of no later than 12 months prior to the expiration of the respective contractual term

**Tenant fit-outs:**

Financing and amortisation of the tenant fit-out possible as arranged

**Dismantling:**

The landlord shall have the right to demand, at the end of the agreement, that the „refined shell construction“ condition and/or the condition that existed before the tenant fit-outs were performed be restored. If it waives said right, the tenant shall in return waive any claim for compensation, even if the tenant fit-outs could constitute added value.

**Payment of security deposit:**

6 net payments of rent (sum of all buildings listed in the main rental agreement) via bank guarantee from a major Swiss bank or as a tenant security deposit account

**Changes to the rent:**

The rent will be adjusted every year by an amount reflecting 100% of the change in the national consumer price index

**VAT:**

The business space is opted and is subject to VAT of 7.7%