



## GOOD TO KNOW – COMMERCIAL

Page 1/5

<b>Website:</b>	<a href="http://www.höfe-adliswil.ch">www.höfe-adliswil.ch</a>
<b>Property offer:</b>	ca. 2,920 m <sup>2</sup> commercial and office space
<b>Address:</b>	Moosweg 9/Moosstrasse 31, 33, 35, 8134 Adliswil
<b>Move-in:</b>	expected lease start date 1 March 2025
<b>Initial lease:</b>	CSL Immobilien AG Schärenmoosstrasse 77 8052 Zurich  Mr Alessandro Rondinelli <a href="mailto:gewerbe@csl-immobilien.ch">gewerbe@csl-immobilien.ch</a> Tel. 058 400 85 95  Ms Michelle Frey <a href="mailto:gewerbe@csl-immobilien.ch">gewerbe@csl-immobilien.ch</a> Tel. 058 400 86 52

[www.höfe-adliswil.ch](http://www.höfe-adliswil.ch)



## GOOD TO KNOW – COMMERCIAL

### DETAILED OFFER OF SPACE:

#### **Eulenhof, Moosweg 9/Moostr. 31,33,35, Adliswil main floor (commercial)**

471.901	ca. 291 m <sup>2</sup>
472.3101	ca. 93 m <sup>2</sup>
473.3301	rented out
474.3501	ca. 171 m <sup>2</sup>
474.3502	ca. 109 m <sup>2</sup>

The sections 471.901, 472.3101, 473.3301 and 474.3501 and 474.3502 can be consolidated up to a total size of ca. 664 m<sup>2</sup>.

#### **1. Upper level (office)**

Section 472.3111	ca. 122 m <sup>2</sup>
Section 472.3112	ca. 136 m <sup>2</sup>
Section 472.3113	ca. 116 m <sup>2</sup>
Section 472.3114	ca. 100 m <sup>2</sup>
Section 472.3115	ca. 145 m <sup>2</sup>

The sections 472.3111, 472.3112, 472.3113, 472.3114 and 472.3115 can be consolidated up to a total size of ca. 619 m<sup>2</sup>.

#### **2. Upper level (office)**

Section 472.3121	ca. 122 m <sup>2</sup>
Section 472.3122	ca. 136 m <sup>2</sup>
Section 472.3123	ca. 116 m <sup>2</sup>
Section 472.3124	ca. 100 m <sup>2</sup>
Section 472.3125	ca. 145 m <sup>2</sup>

The sections 472.3121, 472.3122, 472.3123, 472.3124 and 472.3125 can be consolidated up to a total size of ca. 619 m<sup>2</sup>.

#### **3. Upper level (office)**

Section 472.3131	ca. 122 m <sup>2</sup>
Section 472.3132	ca. 136 m <sup>2</sup>
Section 472.3133	ca. 116 m <sup>2</sup>
Section 472.3134	ca. 100 m <sup>2</sup>
Section 472.3135	ca. 145 m <sup>2</sup>

The sections 472.3131, 472.3132, 472.3133, 472.3134 and 472.3135 can be consolidated up to a total size of ca. 619 m<sup>2</sup>.

#### **4. Upper level (office)**

Section 472.3141	ca. 108 m <sup>2</sup>
Section 472.3142	ca. 111 m <sup>2</sup>

The sections 472.3141 and 472.3142 can be consolidated up to a total size of ca. 219 m<sup>2</sup>.



## GOOD TO KNOW – COMMERCIAL

### ANCILLARY BUILDINGS:

#### **Storage rooms:**

1 storage room available

#### **Parking:**

38 parking spots and 4 motorcycle parking spaces and visitors in the underground garage

### 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 washbasin with hot and cold water, built-in dishwasher)
  - + max. 2 closed rooms, including basic power



## GOOD TO KNOW – COMMERCIAL

### 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 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



## GOOD TO KNOW – COMMERCIAL

Page 5/5

### 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 1x5 years or 2x5 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 8.1 %