

NEXT LEVEL SPACES



Office, retail and
commercial spaces that
take it to the next level.

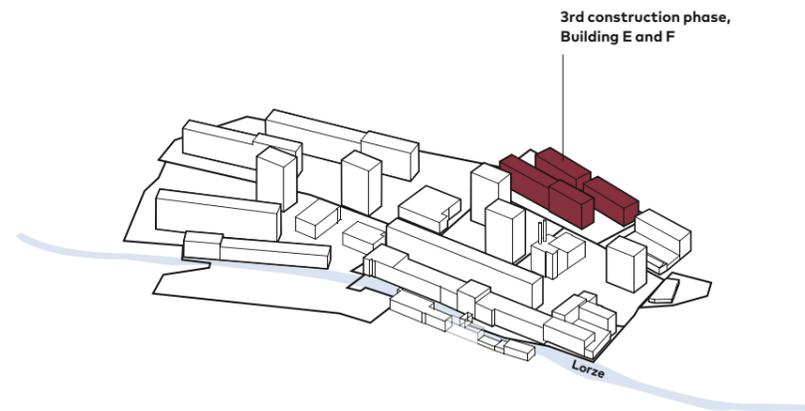
Two-story office with plenty of room for maneuver: thanks to a flexible system, the flooring is only installed where it is needed. This even leaves room for trees to grow through the ceiling.



THE PLACE



Use variant "Research and Laboratory": thanks to high load capacities of up to 1,000 kg/m², ceiling heights of more than 6 meters and some options in terms of the building, plotters, robots or laboratories are also possible.



TO LEVEL UP

YOUR

The most flexible spaces far and wide – and high. That's a promise.

Don't think small as a business – think expansive: the Next Level Spaces measure 10,000 m² in total. Office, commercial and retail space. The areas on the first floor have a ceiling height of 3.75 meters and the areas on the upper floors have a height of over 6 meters, meaning there's no need to watch your head. But there is the option of adding intermediate floors and thus adapting the space to new requirements and the "Next Level" at any time – anything up to a doubling of the space is possible

BUSI- NESS

The Next Level Spaces exemplify sustainability: modern, soon-to-be LEED Platinum-certified office, commercial and retail spaces of 55 m² to approx. 8,000 m², with roof gardens and Grüne Gasse for delightful strolls right in front of the rental space.



WORK GROW

STAY FLEXIBLE



From humdrum to WOW!



The Next Level Spaces are the face of the Papieri site on Knonauerstrasse, right at the site entrance. They comprise the two buildings E and F.

While Building F, directly on Knonauerstrasse, is reserved exclusively for offices, retail and commercial spaces, Building E also has residential spaces. In addition to attractive office and retail space on the ground floor and first floor, 64 rental apartments are being built on the upper floors.

Construction work began in 2024. Completion is scheduled for summer 2026. From then on, tenants can customize their spaces according to their wishes and ideas.

A Migros branch, a TopPharm pharmacy and the St. Jakob bakery from Zurich have shops in the Next Level Spaces. Further attractive services will follow. The result will be a range of practical services that cover the most important daily needs, such as a wide range of shopping and dining options, leisure activities in the areas of culture and sport, as well as the full spectrum of beauty, health and wellness services.

A space that grows with your company.

All ceilings on the upper floors are over 6 meters high and leave plenty of room for individual design. After starting with a minimal space, you can decide on an ongoing basis how much space you want to grow with your company. You can add an intermediate floor covering more than 60% of the surface area, for example. At a later point in time, you can expand the floor space by up to 100% – double the area.

1 Ceiling heights

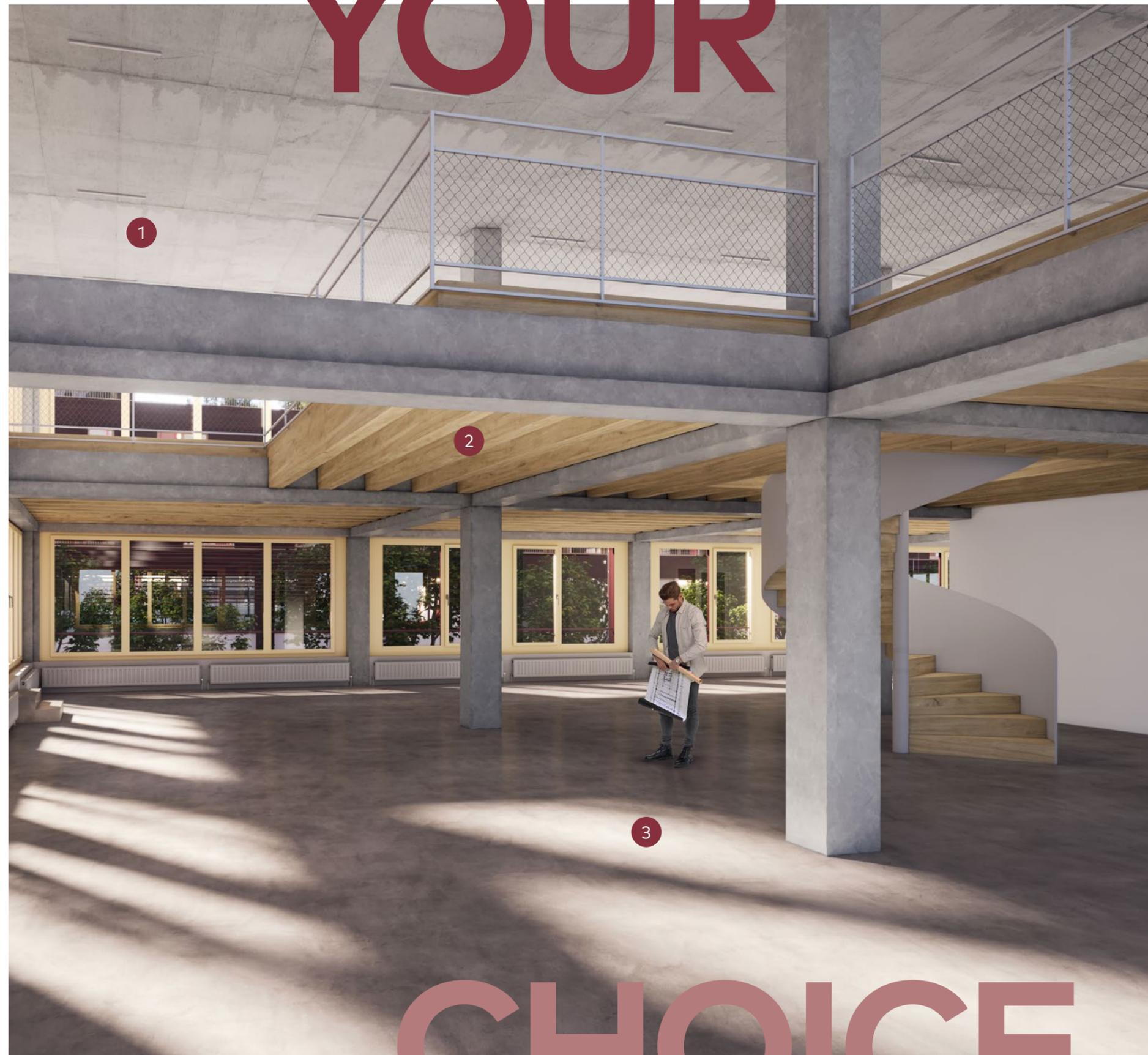
The upper floors of Building F have a ceiling height of 6.2 meters, while the ground floors of Building E are over 7 meters high. This allows for the installation of intermediate floors right from the start to create an attractive interior design with selective areas of excess height, or later on as you grow at the location.

2 Intermediate floors

Intermediate floors can be installed wherever the user wants and needs them – during the initial fit-out or at a later date. The flooring consists of built in elements and can be ordered in various different quality levels. Installation is carried out by the lessor from a single source.

3 Load capacities

The rental spaces on the upper floors of Building F have a load capacity of 1,000 kg/m², while those on the ground floor of Building E have a load capacity of 1,300 kg/m². If an intermediate floor is installed, the load capacity on the floor area is reduced by 500 kg/m².



YOUR

CHOICE

NEXT LEVEL



Flexibility



Flexibly designed with over 6-meter-high ceilings and a load capacity of up to a metric ton per square meter. Decide for yourself where intermediate floors are needed. Besides offices, the space is also suitable for commercial and Industry 4.0 uses.

Goods handling



There are large and well-equipped service lifts with a load capacity of 2,500 kg, a truck delivery tunnel and a Sprinter delivery area in the underground parking garage.

Sustainability



CO₂-neutral energy concept for the site, 2,000-watt certification and Watt d'Or certification from the Swiss Federal Office of Energy. The site is also pursuing the globally established LEED Platinum certification.

Local growth



The building structure will also allow for the installation of intermediate floors in the future, which will enable the implementation of interesting room concepts and the expansion of floor space as the company grows.

Rooftop gardens



The green intermediate spaces on the first floor of the three buildings are meeting and relaxation places, ideal for taking a deep breath, for a team brainstorming session or an after-work drink.

Architecture



From roughly 1,000 m² of rental space, you have the option of occupying one of the three parts of the building yourself. Building signage included – for even greater visibility for your headquarters.



BENEFITS



Office and commercial space, some with attractive roof terraces, from CHF 260/m²

Longitudinal section of Building E



Longitudinal section of Building F



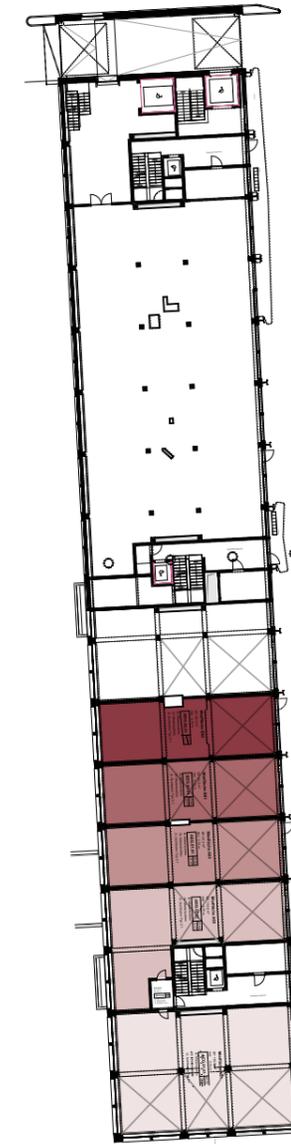
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Attractive retail space from CHF 260/m²

Location map
for surroundings



Floor plan
Building E



Floor plan
Building F



Retail and commercial spaces measuring approx. 100 m² will be built in Building E. Most units can be flexibly enlarged. Those on the ground floor facing the Grüne Gasse are extra high and can be adapted to the needs of the tenant by installing a flexible wooden floor.

Basement ceiling height
approx. 2.95 m clear
Ground floor ceiling height
approx. 7.05 m / 3.55 m clear
Upper floor ceiling height
approx. 2.75 m clear

GF load capacity
from 800 kg/m²
Upper floor load capacity
500 kg/m²
Entrances
on one side

Retail and commercial spaces measuring approx. 55 m² will be built in Building F. The units can be flexibly enlarged, allowing them to be adapted to the tenant's space requirements.

Ceiling height
3.75 m clear
GF load capacity
800 kg/m²
Entrances
on two sides





PAPIERI
BECK

BAKERY

People sitting at tables in the outdoor seating area.

People sitting at tables in the outdoor seating area.

People walking in the background.

II
papieri
CHAM