

TRAFO BUILDING



Working in a listed
building with power.

Energy from yesterday for the workplace of tomorrow: modern office environments with industrial charm for innovative companies.

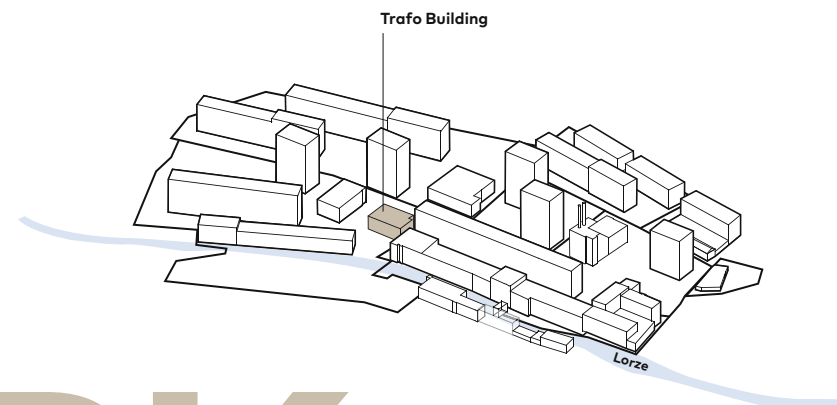


Here's how Central Building B might look after completion

THE PLACE

The energy of yesterday becomes the workplace of tomorrow. The former transformer building, once a place where electricity was converted and distributed, is now becoming an innovative hub for modern companies. A place where new ideas are charged with the power of the past. Welcome to the unique Papierer transformer building – an environment as inspiring as it is dynamic.

The historic transformer house was built in three stages between 1913 and 1949. The conversion and renovation of the listed building by Galli Rudolf Architekten has laid the groundwork for modern office and commercial premises with industrial charm and an independent character.



TO WORK



View of the future Hall C with generous ceiling heights

WITH POWER



Transform the power of yesterday:
1,240 m² of office and commercial
space with an attractive roof terrace
for forward-looking companies.

View of Trafoplatz Square
from the gallery of Hall C

VISION MEETS



ACTION

Efficient workspaces and attractive meeting areas



Attractive meeting areas such as the rooftop terrace with a pergola and a yard at the back of the building.

The building permit for repurposing this powerhouse location has been issued. The transformer building offers an attractive location for a single tenant or up to six companies.

The authentic and historic transformer building is a striking presence at the end of Maschinengasse. The listed building offers potential for a wide range of attractive work spaces. A unique rooftop terrace and a yard at the back of the building will be very popular with employees. The industrial charm is palpable and the rooms offer an inspiring blend of tradition and modernity.

Short-term parking is available directly in front of the building, with additional parking spaces available in the underground parking garages.

Main building A has impressively high windows and bright rooms

Headquarters for visionaries

Built in three phases, the transformer building is divided into Main Building A, Central Building B and Hall C. It comprises a total of 1,240 m² and up to six units that can be connected with each other.

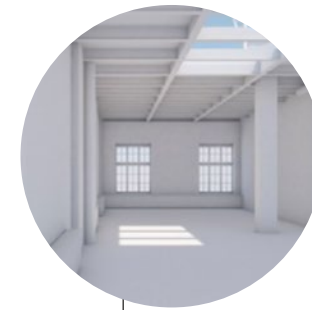
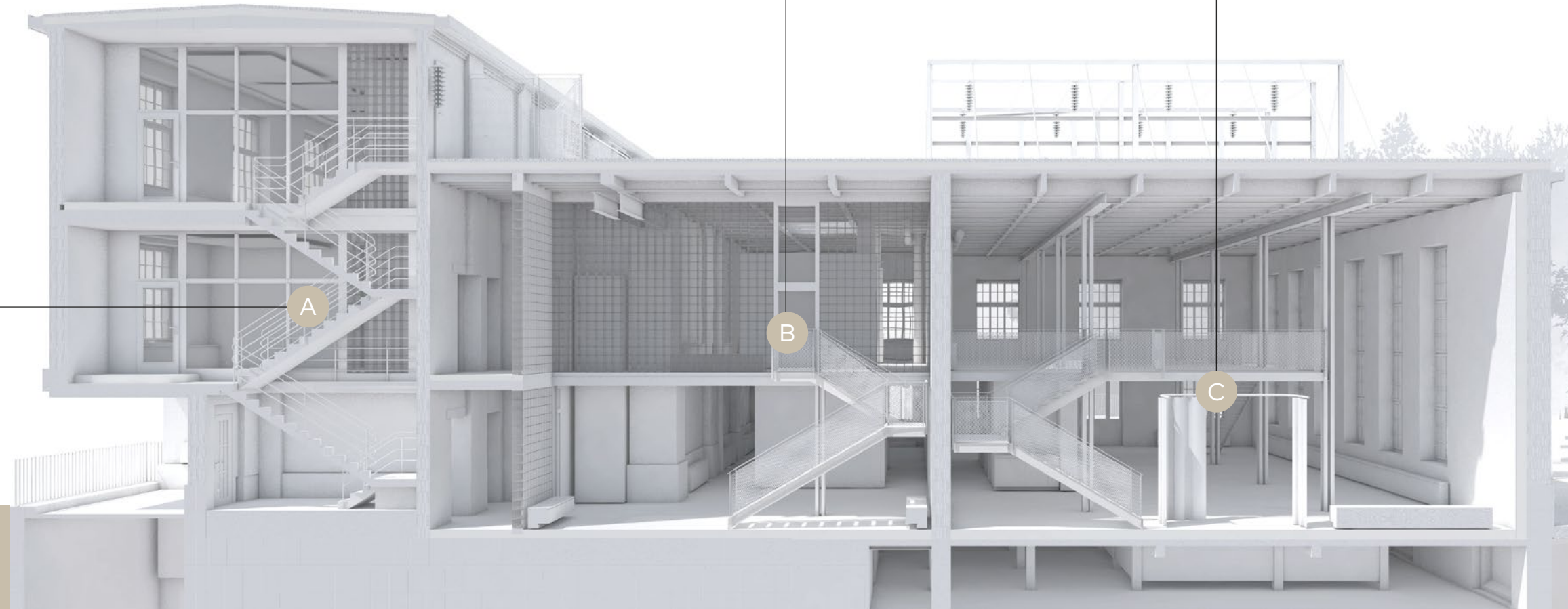
The building has an attractive roof terrace as well as a generally accessible shower and a wheelchair-accessible restroom in the entrance area. Additional restrooms can be implemented within the office space.

2 **Central Building, total area 277 m²**
With an extra-high entrance area and an upper floor unit with skylight. Here it is possible to connect the floors with each other via an internal staircase.

3 **Large Hall, total area 409 m²**
It features an impressive gallery and direct access from Trafoplatz Square. This space can be divided into two separate units if required.



1 **Main Building, total area 522 m²**
Bright office units and a great view of Maschinengasse.



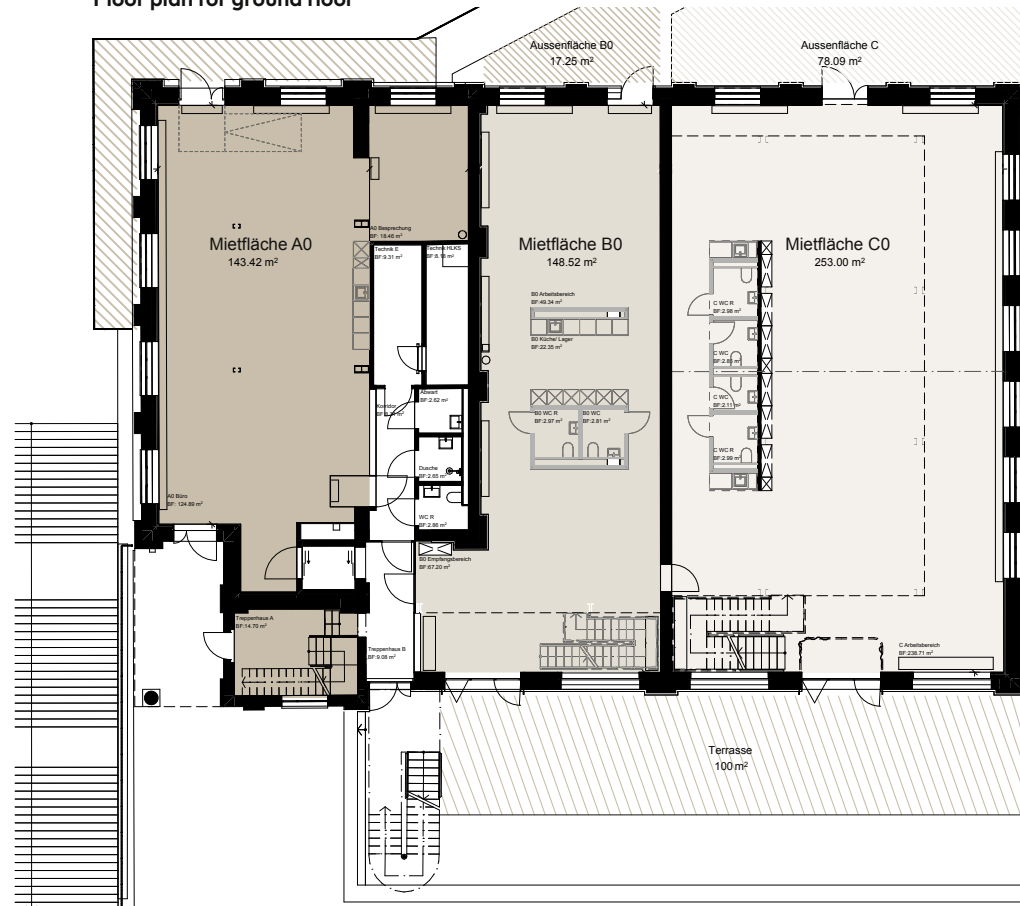
Spaces ranging from
134 m² to 1,240 m²

Where companies can unleash their full potential in spaces of up to 1,240 m².

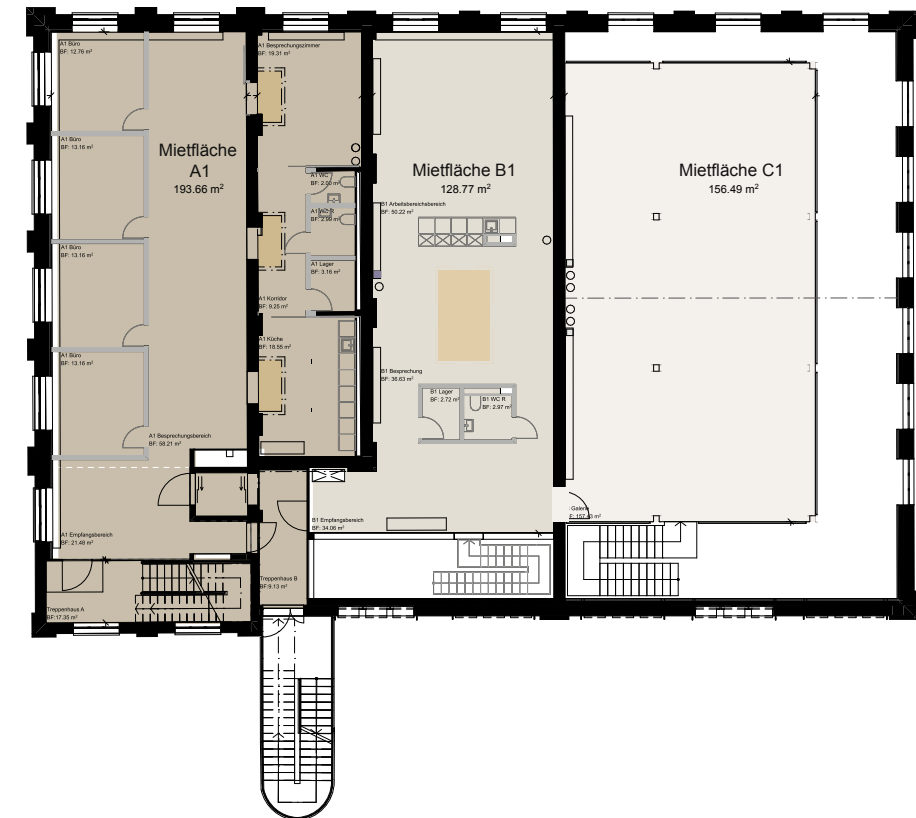
- **Main Building A**
total rental space
522 m²
- **Central Building B**
total rental space
277 m²
- **Large Hall C**
total rental space
409 m²

Trafo Building total rental space
1,242 m²

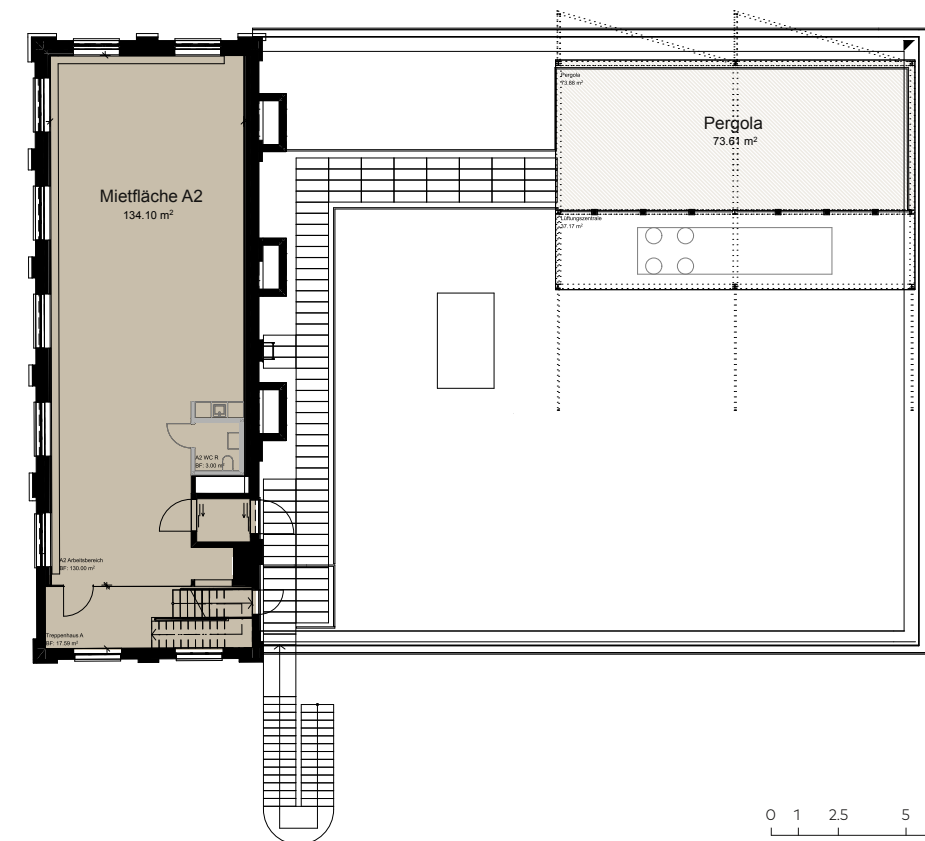
Floor plan for ground floor



Floor plan for 1st floor



Floor plan for 2nd floor

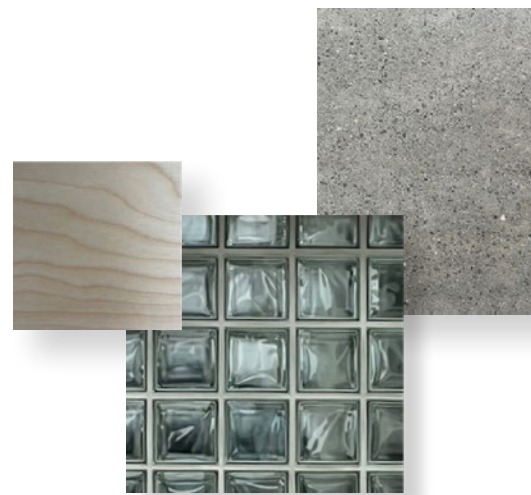


SCALE 1:280 | A4
Floor plans subject to change.
Space dimensions are approximate.
Furnishings are not included.

INDUSTRIAL

Main Building A with visualization of an individual tenant fit-out

The building offers a high-quality standard fit-out and is almost ready to move into. The efficient ventilation and innovative Kegel climate system ensure constant room temperatures with minimum energy requirements. Complemented by stylish materials, it offers an inspiring workspace with character – all you need is your personal finishing touches!



Materials

Historic building

with concrete staircase and charming details: old steel columns, metal fittings, etc.

Complementary, suitable materials

that match the building and era such as anhydride floor with grain, glass bricks, retro light switches and warm wood elements in birch as a contrast to the cool materials.



ELEGANCE

DESIGNED FOR

CREATIVITY



