

## Noble shell construction.

- Complete shell 1 and 2 incl. metal façade, wooden metal windows, composite venetian blinds, exterior doors and gates, roofs externally greened and drained, deck with slab part and partial intensive greening, truck dock completed incl. access fronts in glass and metal
- Fully developed access station which enables delivery on both sides at ground level.
- Approx. 300 covered parking spaces, visitor parking spaces outside, sufficient bicycle spaces
- Installation of high voltage current / fibre optics / IT with main distribution incl. risers up to the rental unit
- Provision of riser zones and standing areas for tenant ventilation systems
- Wastewater pipes, cold and hot water pipes incl. risers up to the rental unit, as well as risers in the rental area for installations every 250m<sup>2</sup>
- Passenger lift per stair core, escalator system to the deck

- Safety installations in the common areas such as ventilation systems, fire protection measures, building automation and monitoring
- Prefabricated staircases in exposed concrete with artificial stone coverings, tenant doors, forecourts per rental floor and prefabricated parking floors
- Access control
- Goods lift per staircase

### Extendend nobel shell construction as option.

- Heating, ventilation and cooling
- Electric blinds controlled
- PV system on main roof surfaces
- Extension of WC facilities per staircase core and storey
- Installation of subfloors in the base building and raised floors in the towers
- Electromobility (car, bicycle) partially expanded

## Contact.



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## The industrial campus of the future

Research, development, production and life. All in one place.

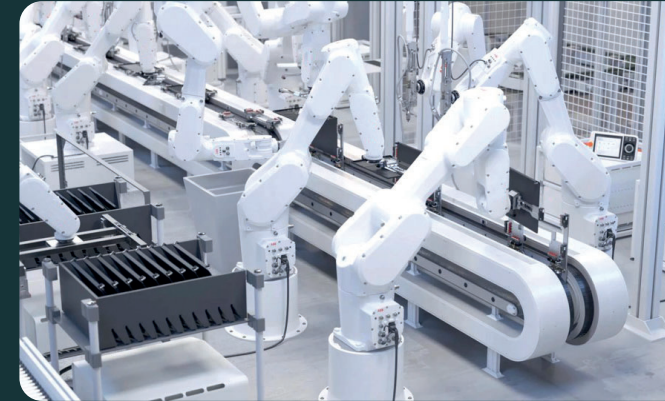
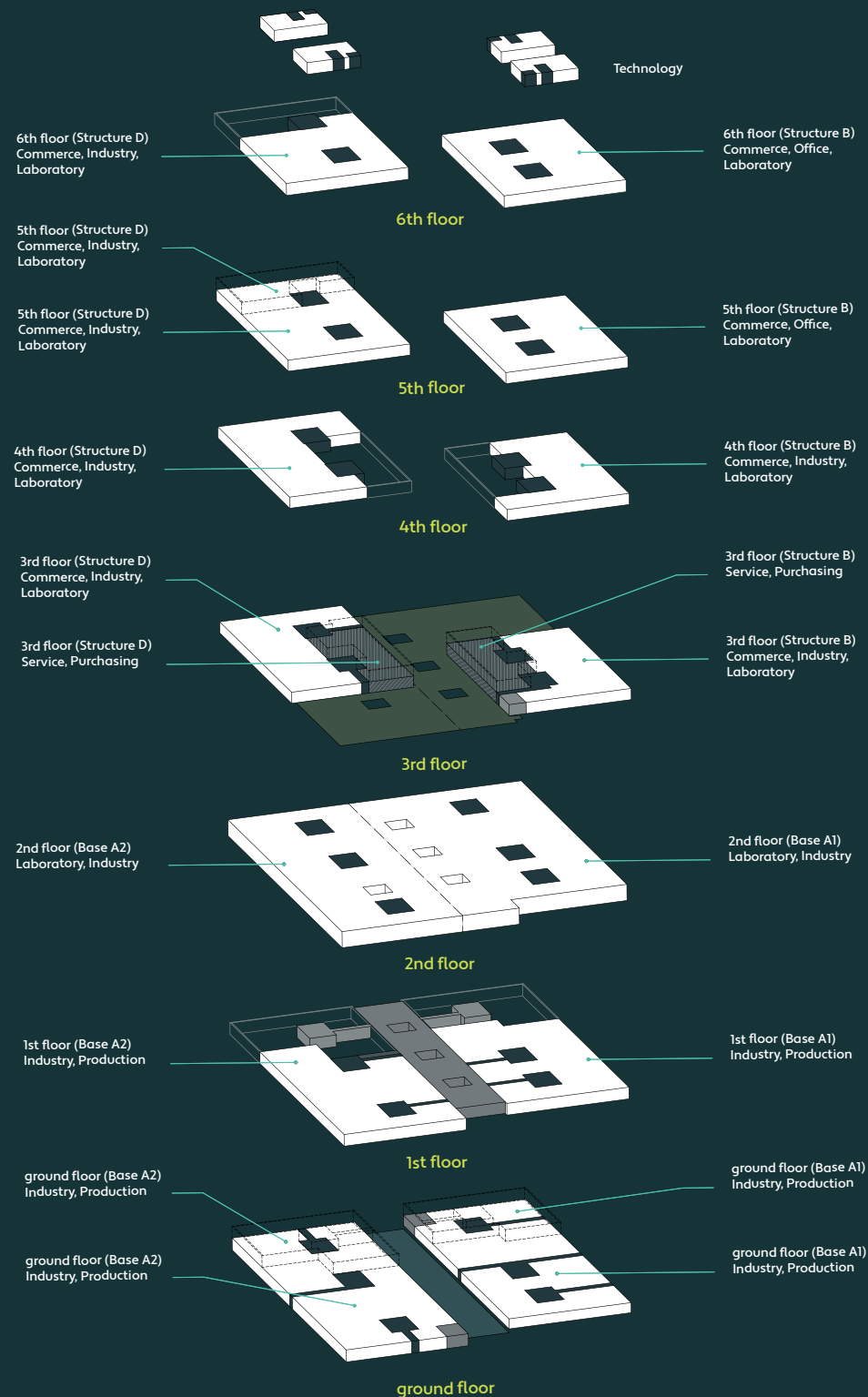
## Projekt.

Fänn Future offers large-scale and flexible space structures for different areas of activity in profitable combination. Within an atmospheric architecture, an inspiring working environment is created on more than 38,000 m<sup>2</sup>. A multi-storey base area contains industrial production areas with the possibility for laboratories and research, which are ideally and highly efficiently accessed via a logistics station. Two 30-metre-high towers create a striking silhouette for modern office landscapes, practices and hotels. The connecting element of the campus is a 15-metre-high deck landscape where restaurants, shops, fitness facilities and other service providers offer a great quality of stay with a view and gain importance beyond the perimeter.

## Sustainability & operation.

By cooling the building at night in summer and using the heat generated in winter in combination with an extremely energy-efficient ventilation system, energy consumption can be reduced by more than 50% compared to a conventionally heated building. An energy field in the piling of the building, in combination with a large-scale solar system, supplies the industrial park with sustainably produced energy at all times of the year. This not only reduces the CO<sub>2</sub> footprint, but also the ancillary costs and the operation of the industrial areas. An energy label is being sought.

## 3D - Axonometry.



## Industry / Commerce.

Flexibly subdividable areas up to 11'000 m<sup>2</sup> on the ground floor, connected to logistics hub  
 Payload 1'500 kg/m<sup>2</sup>  
 Room height 3.0 - 6.5m  
 Rental price noble shell construction from 180 CHF/m<sup>2</sup>



## Office.

Flexibly subdividable areas up to 10'000 m<sup>2</sup>  
 Payload 500 kg/m<sup>2</sup>  
 Room height 3.0m  
 Rental price noble shell construction from 200 CHF/m<sup>2</sup>



## Laboratory / Med-Tech / Research.

Flexibly subdividable areas up to 8'500 m<sup>2</sup>  
 Payload 1'500 kg/m<sup>2</sup>  
 Room height 4.0m  
 Rental price noble shell construction from 190 CHF/m<sup>2</sup>

## Timeline.

