

III  
CENTRAL  
II



What is  
**CENTRAL**  
to your  
business?





## The unique business address in the heart of vibrant Zurich

Seeking a modern workplace with an international vibe? Want to attract promising talent to a central location? And offer your clients something unique? If so, it is CENTRAL that you reserve this unique property.

Modern, sustainable, unique in Switzerland: urban exclusivity awaits you in the heart of the business metropolis of Zurich – in an absolute prime location, directly by the main station.



Main train station:  
2 min on foot



Airport:  
via suburban rail  
15 min



Highway:  
5 min



Tram and bus:  
<1 min on foot



In the heart of  
the city







## Modern architecture, custom design

CENTRAL II is a striking property of new-build quality. The building will be stripped down to its shell and thoroughly refurbished. The building services and the interior will be completely replaced in the course of this project.

The existing facade will be reused and, together with new windows, will be part of an energy-optimized, forward-looking solution.





## Unique in three ways: the floor types

### The penthouse floor: exclusive with wrap-around terrace

The high-quality office on the top floor inspires with a generous room height and a fantastic view of the city. The protruding roof terrace offers space for lounges or greenery.

- Room height: 3m
- Office space: 184m<sup>2</sup>
- Rooftop terrace: 88m<sup>2</sup>

### The standard floors: fully customizable

CENTRAL II has four standard floors that can be expanded according to user-specific layout needs and used for different working environments. A combination across floors is possible.

- 4 floors (first to fourth upper floor)
- 284m<sup>2</sup> office space each
- flexible customization

### The ground floor/mezzanine: a prestigious entrance

The city and CENTRAL II come together particularly on the ground floor, which can serve as a lobby, entrance area or reception. There is also the option of using the entrance floor as a café or bar. The mezzanine and the first basement floor within the rental area are accessible via a spiral staircase.

- 430m<sup>2</sup> floor space
- options for restaurant, café or retail
- including storage space



## Your business on more than 2,000 square meters

The building features high-ceilinged rooms adorned with glass on three facades. Oriented towards one of the most important transportation hubs, the building achieves maximum visibility. A single-tenant property in this location is an absolutely unique selling point.

Floor	Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
Penthouse floor	Office	184 m <sup>2</sup>	800
Fourth upper floor	Office	284 m <sup>2</sup>	750
Third upper floor	Office	284 m <sup>2</sup>	750
Second upper floor	Office	284 m <sup>2</sup>	650
First upper floor	Office	284 m <sup>2</sup>	650
Mezzanine	Retail/restaurant	202 m <sup>2</sup>	600
Ground floor	Retail/restaurant	228 m <sup>2</sup>	1'200
First lower floor	Retail/restaurant	221 m <sup>2</sup>	475
Second lower floor	Storage	155 m <sup>2</sup>	150
Third lower floor	Storage	79 m <sup>2</sup>	150
<b>Total</b>		<b>2,205 m<sup>2</sup></b>	

Prices are exclusive of utility costs and VAT.



## Building specification

### Floor

First upper floor to penthouse floor: Underlayment done, ready to receive the finishing layer

First lower floor: bare brickwork

### Walls

Base plaster, ready to receive the finishing layer

### Ceiling

Base plaster, ready to receive the finishing layer

### Electrical installations

From the Electric room on the third lower floor, tenant fit-out

### Video intercom

At the entrance on the ground floor and on the floors from first upper floor to the penthouse floor

### Internet

Fiber optic Swisscom FTTH, from house connection box third lower floor tenant fit-out

### Elevator

Elevator systems to all floors

### Sprinkler system

Basic installation throughout the entire building

### Toilets

First upper floor to penthouse floor : Constructed toilet facilities incl. sanitary appliances, fittings and fixtures, incl. light and socket installations

First lower floor (gastro): tenant fit-out

### Heating

Heat generation (district heating) incl. heat output via parapet air-conditioning units (Heat output in conference rooms via ceiling air-conditioning units or similar, tenant fit-out)

### Cooling

Cooling incl. re-cooling, cooling output via parapet air-conditioning units (Cooling output in electric rooms via recirculation air-conditioning unit, basic fit-out, cooling in conference rooms via ceiling-mounted air-conditioning units or similar, tenant fit-out)

### Ventilation

Supply/exhaust air supplied to the leased area, in the leased property tenant fit-out (ventilation system in restrooms and IT rooms completely removed)

### Shading

Awnings incl. operation per facade side and central at floor access, incl. weather protection and automatic shading system

### Other

Spiral staircase as connection between the ground floor and the mezzanine, basic fit-out



## Third lower floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
Storage	79 m <sup>2</sup>	150

Price is exclusive of utility costs and VAT.



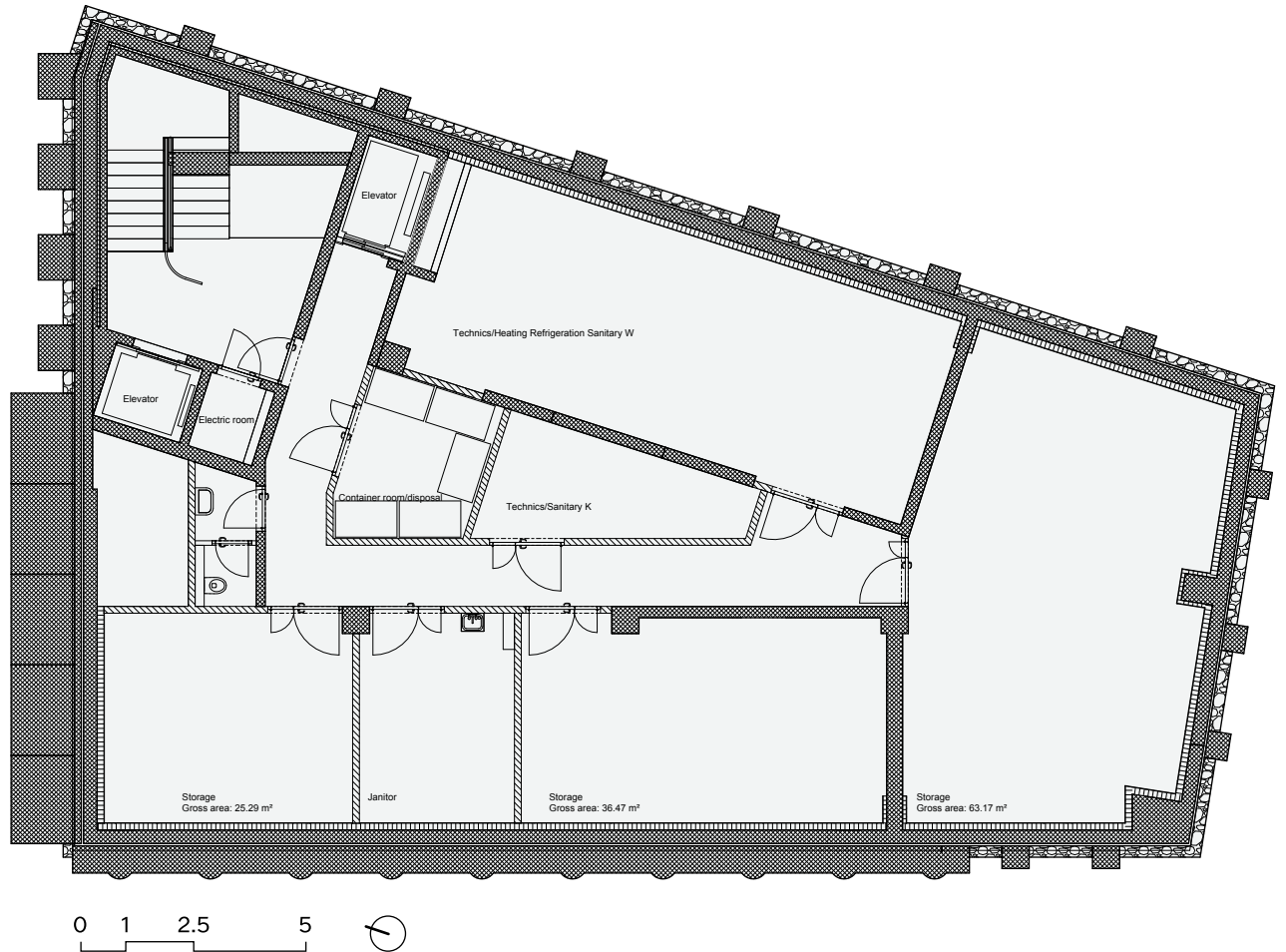


## Second lower floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
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Storage	155 m <sup>2</sup>	150
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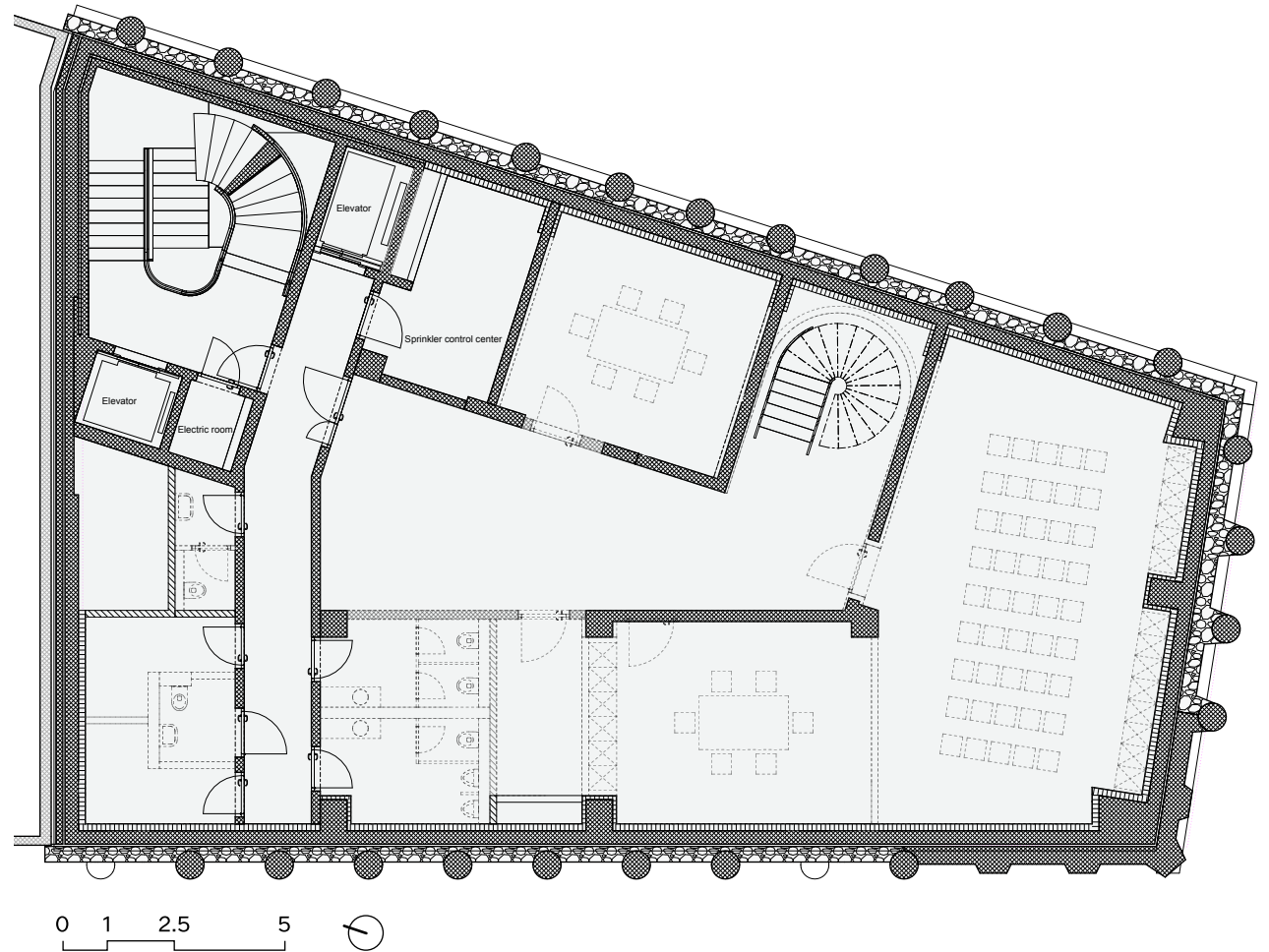
Price is exclusive of utility costs and VAT.



# First lower floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
Retail/restaurant	221 m <sup>2</sup>	475

Price is exclusive of utility costs and VAT.



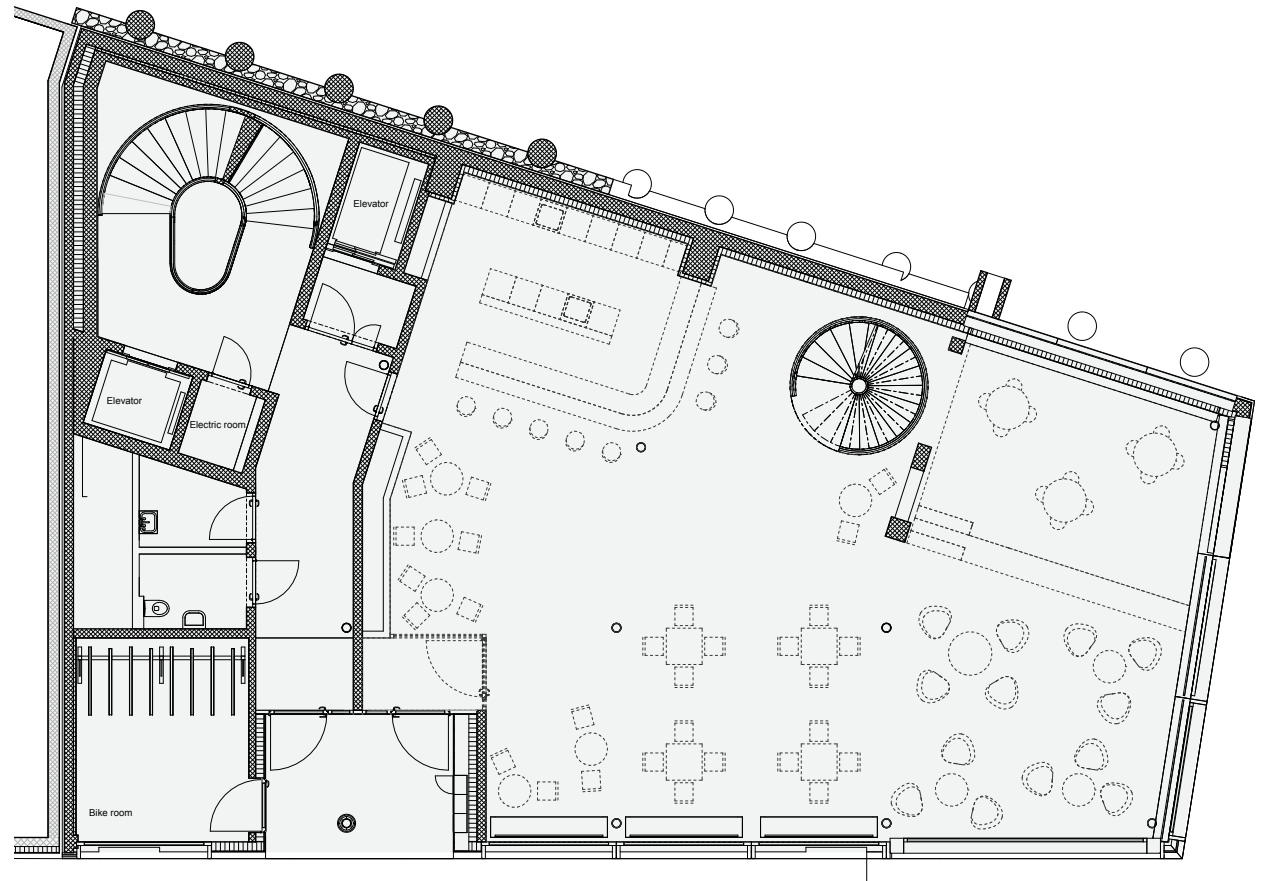


## Ground floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
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Retail/restaurant	228 m <sup>2</sup>	1,200
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Price is exclusive of utility costs and VAT.



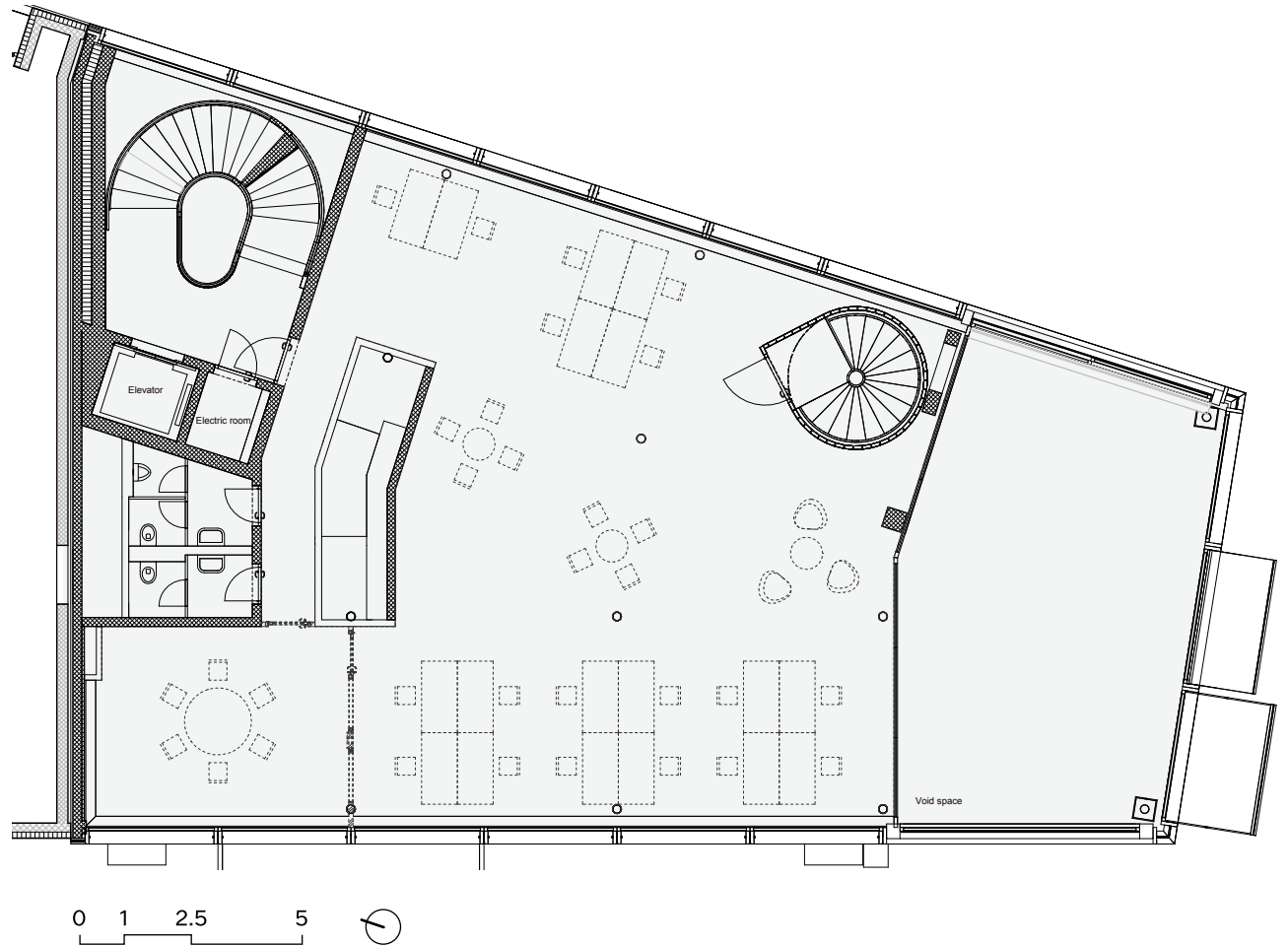
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# Mezzanine

Property type    Floor space in m<sup>2</sup>    Net rent CHF/m<sup>2</sup> p.a.

Retail/restaurant    202m<sup>2</sup>    600

Price is exclusive of utility costs and VAT.

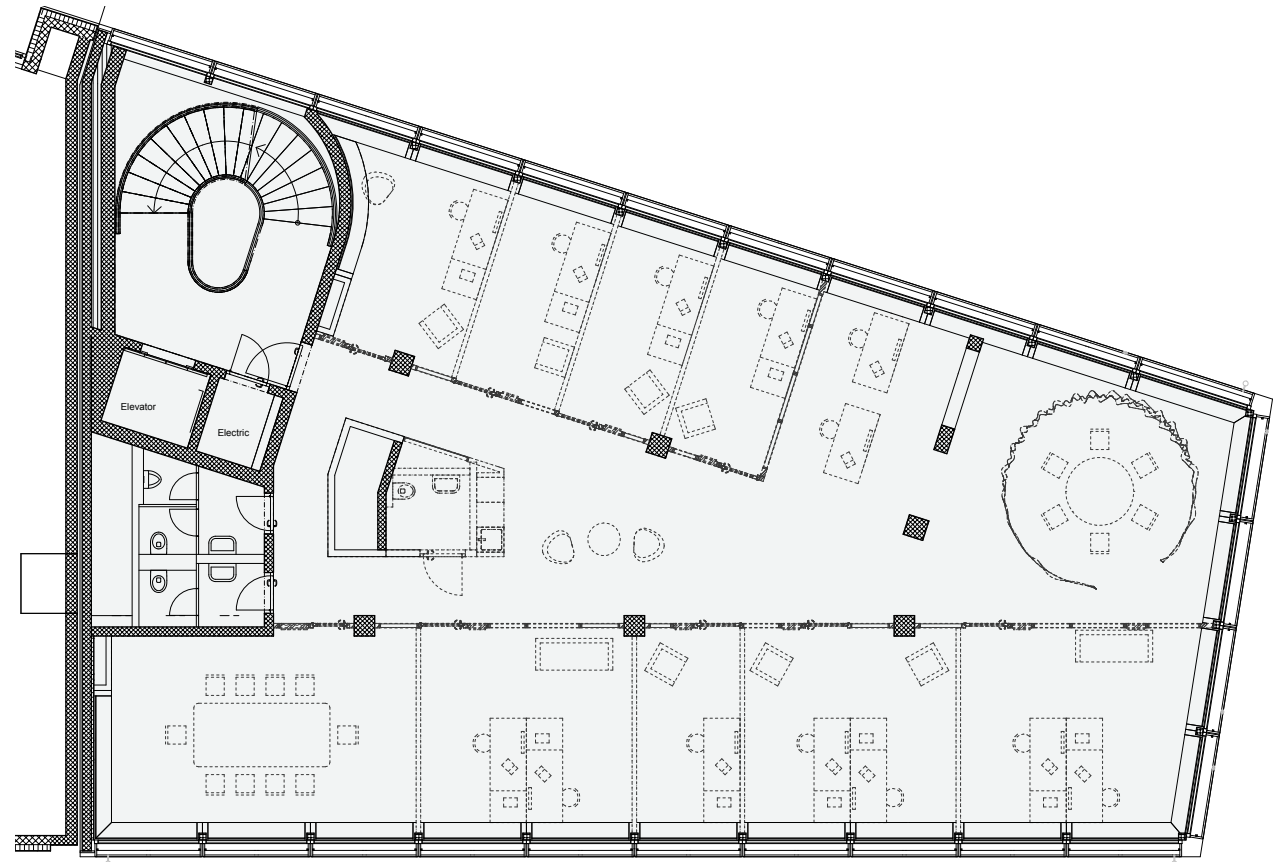




## First upper floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
Office	284 m <sup>2</sup>	650

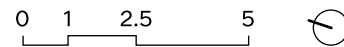
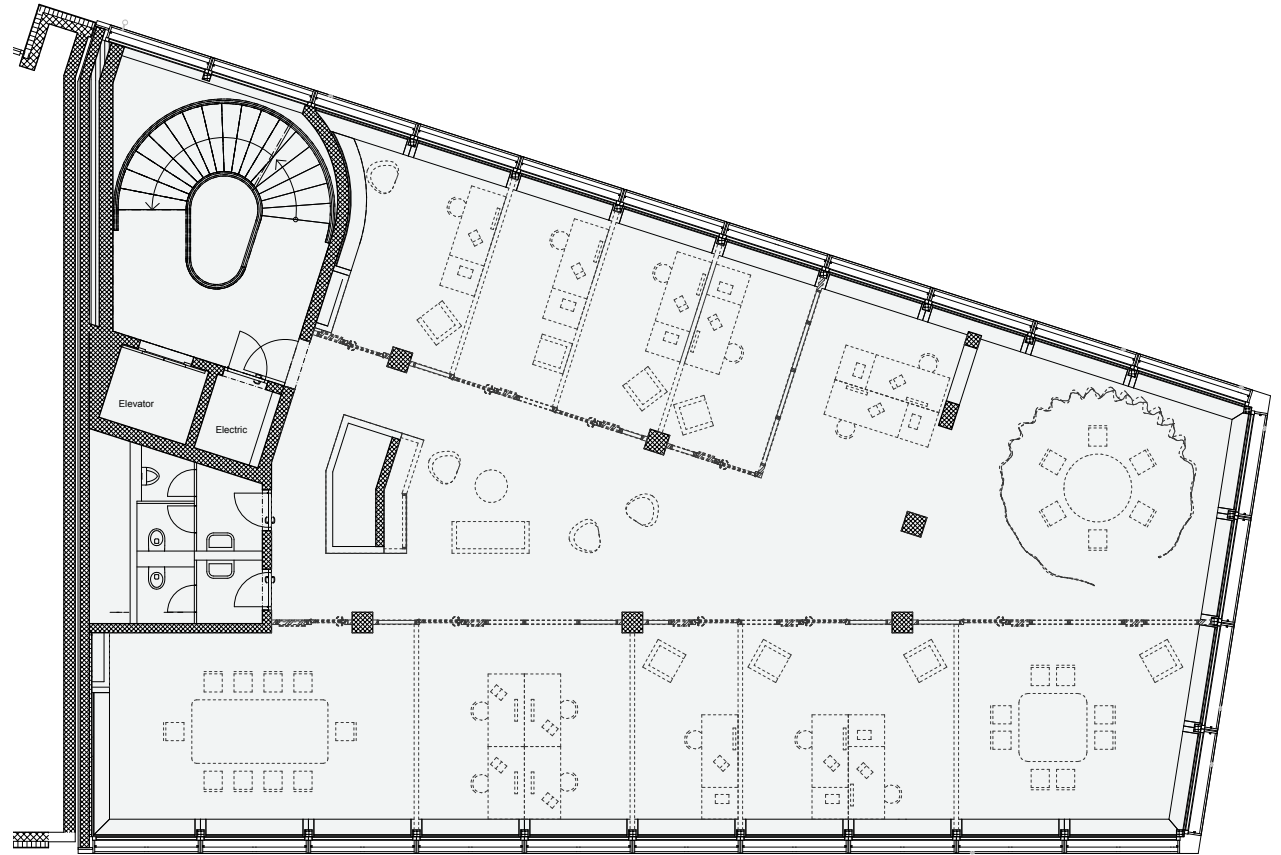
Price is exclusive of utility costs and VAT.



## Second upper floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
Office	284 m <sup>2</sup>	650

Price is exclusive of utility costs and VAT.

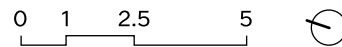
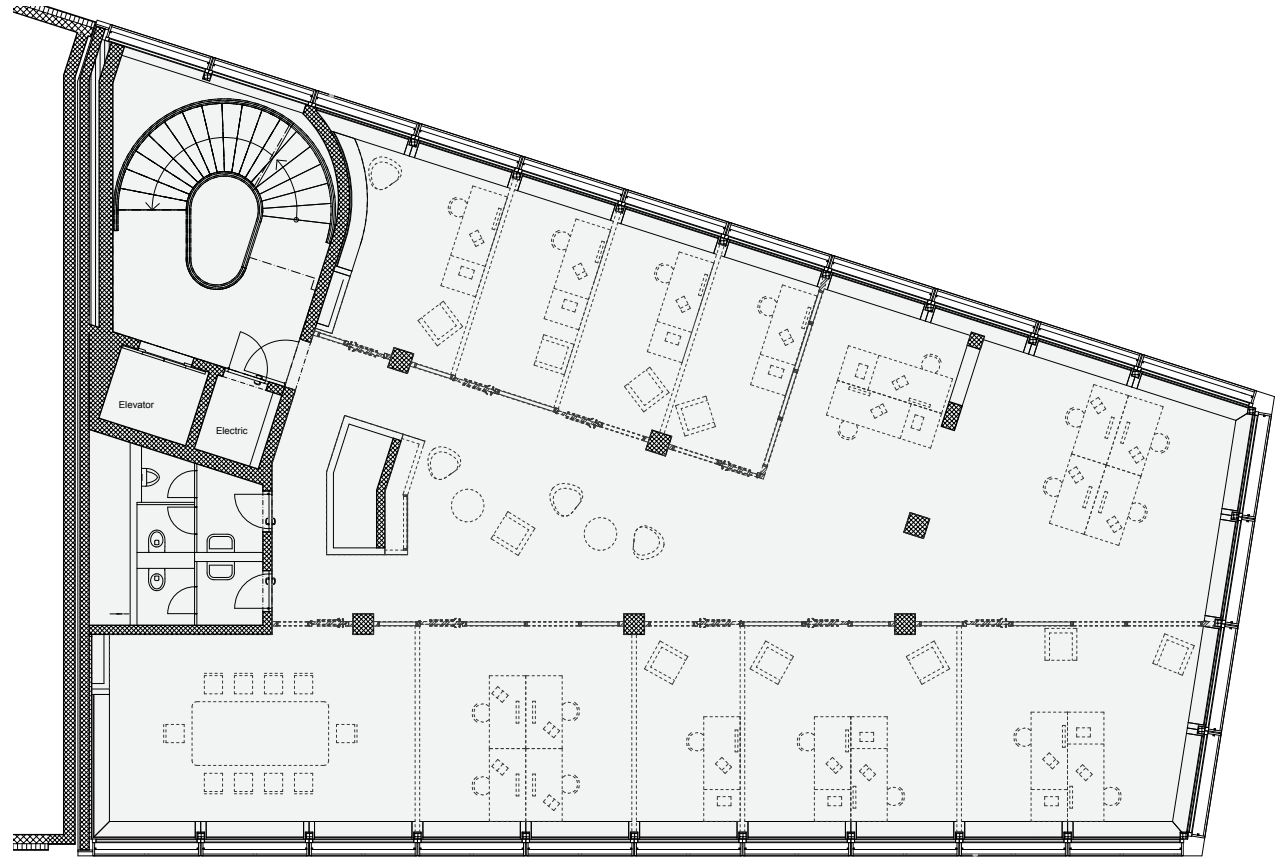




## Third upper floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
Office	284 m <sup>2</sup>	750

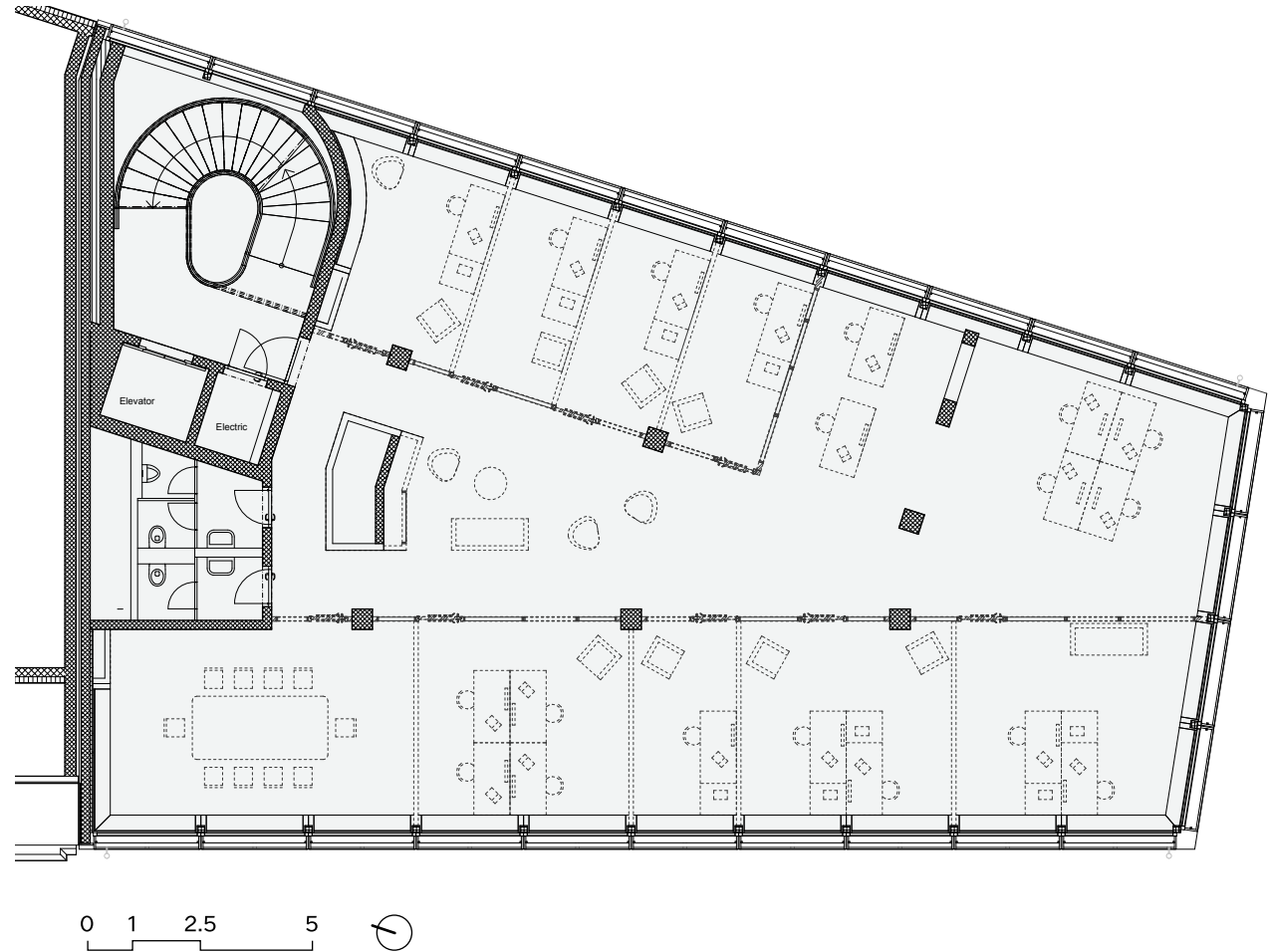
Price is exclusive of utility costs and VAT.



## Fourth upper floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
Office	284 m <sup>2</sup>	750

Price is exclusive of utility costs and VAT.

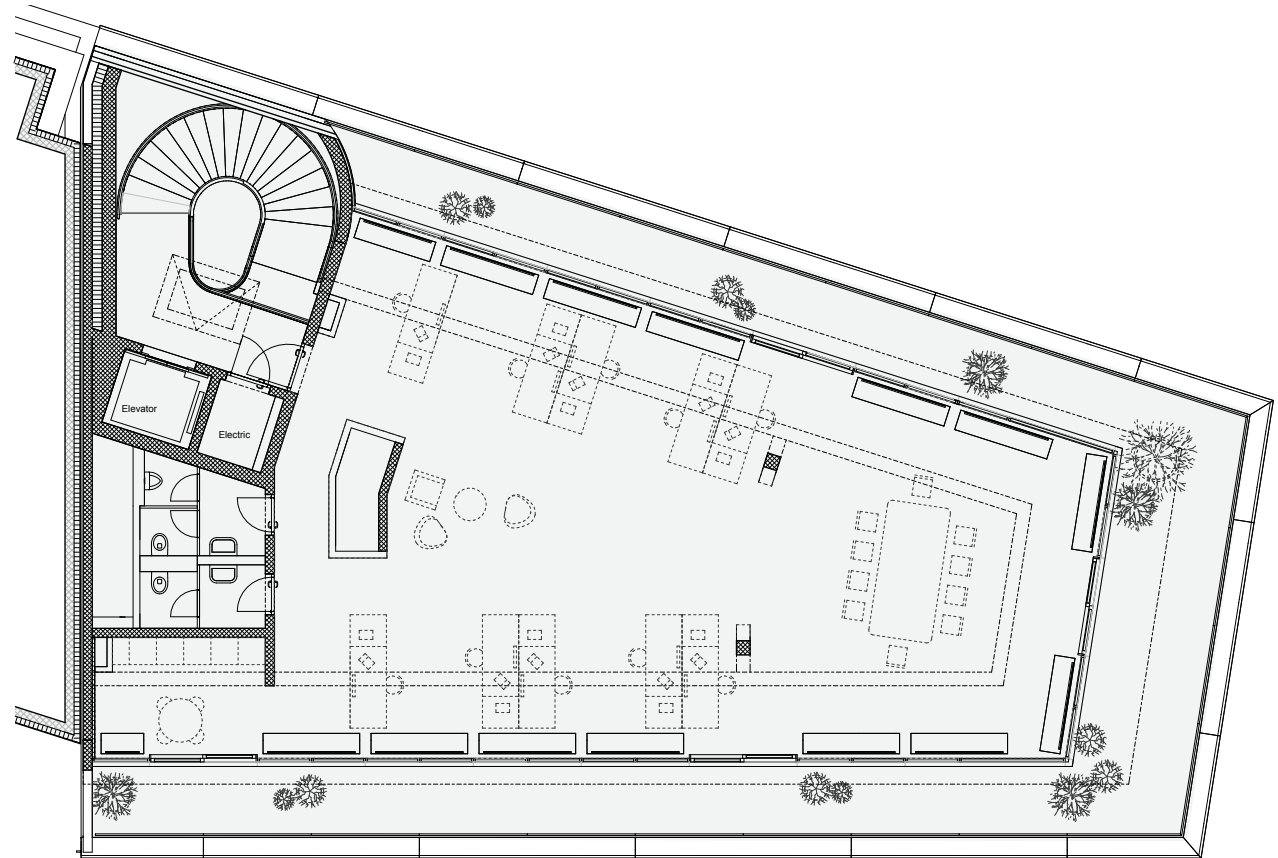




## Penthouse floor

Property type	Floor space in m <sup>2</sup>	Net rent CHF/m <sup>2</sup> p.a.
Office	184 m <sup>2</sup>	800
Rooftop terrace	88 m <sup>2</sup>	300

Price is exclusive of utility costs and VAT.



## Milestones

The planning of the prestigious building CENTRAL II is already well advanced and we eagerly anticipate the upcoming milestones. The building application has been received and extensive renovation work will begin in spring 2025.

## Sustainable and innovative construction

The “conversion instead of new construction” strategy leads to a better overall footprint in terms of energy and resources. For example, existing facade elements are reused in a new facade with enhanced energy performance.

Additional measures such as the use of gray water, a PV system and night cooling underscore a primary objective of the project: to enhance the sustainability of the rejuvenated building. Innovative technologies such as an extremely energy-efficient cooling and ventilation system help ensure that the building’s operation is almost CO<sub>2</sub>-neutral despite cooling.



**Contact us.  
The H&B team  
will be happy to advise you.**



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