

Office and commercial units

||
papieri
CHAM

Papieri Cham – working and living in a vibrant neighborhood

in the heart of Switzerland
in the tax-friendly canton of Zug
unique, sustainable, modern and steeped in history



Papiéri Cham
From paper mill to a new neighborhood

30'000
m2
of office and commercial space

1'000
jobs

15
hectares

75%
energy self-sufficiency
(final completion 2035)



Old and new: a distinctive mix of new and existing buildings

1'000
apartments

Working spaces in the Kesselhaus: a landmark and gathering place for the neighborhood



6
heritage-listed buildings

25%
office and commercial units

100%
carbon-neutral heat and cooling

LEED certification (Building F)

IN THE HEART OF SWITZERLAND

- 3 minutes by car to the motorway entrance/exit
- 30 minutes by car to downtown Zurich
- 25 minutes by train to Lucerne
- 10-minute walk to Cham railway station
- 5-minute walk to the center of Cham

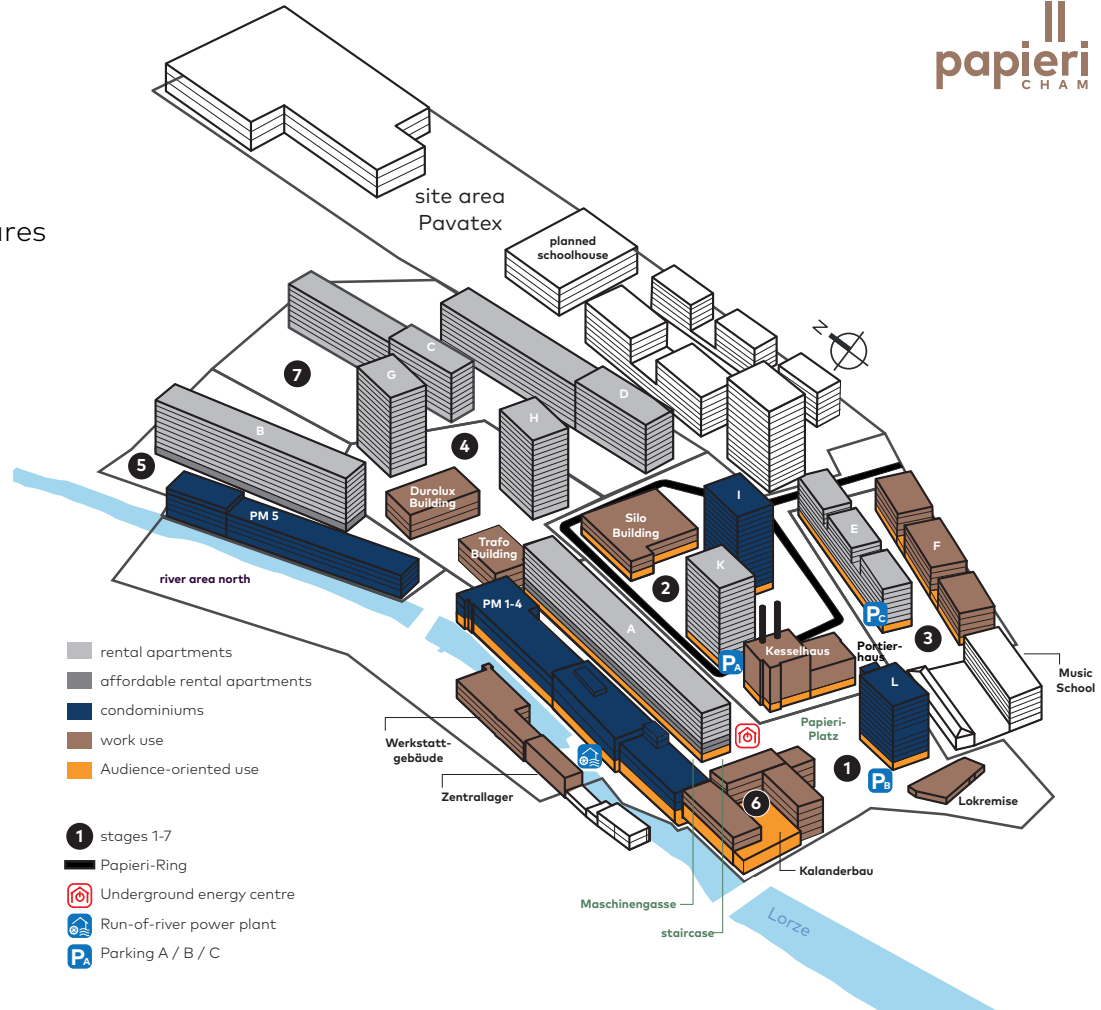


SITE FACTS AND FIGURES

- Papieri and Pavatex site approx. 15 hectares
- Several stages until 2032

Papieri site (without Pavatex)

- Commercial area:
around **25%**, with **approx. 1'000 jobs**
- Residential area:
around **75%**, **approx. 1'000 apartments**,
100 of which are affordable housing



At the heart of the action

A place where people want to work



The largest daycare center in Cham and a creative studio for children



Groceries, wellness and shopping



Sports, paddle courts, gym



Physiotherapy, healthcare, dentist



Exciting dining options at the Kesselhaus, café and OYM Bistro

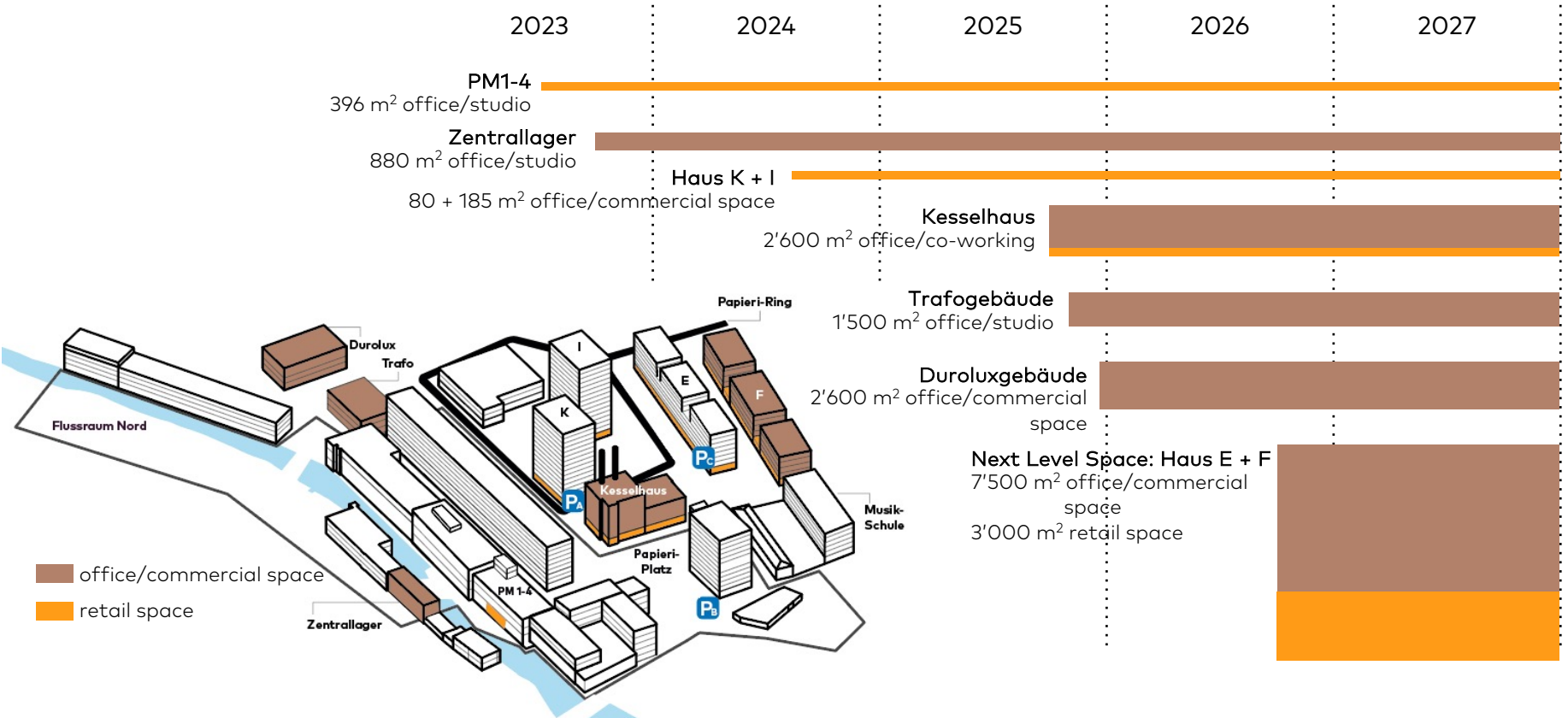


50 furnished micro apartments

Events in the Kalandersaal



OVERVIEW OF AVAILABLE COMMERCIAL SPACE



Next Level Spaces

Business hub with a view

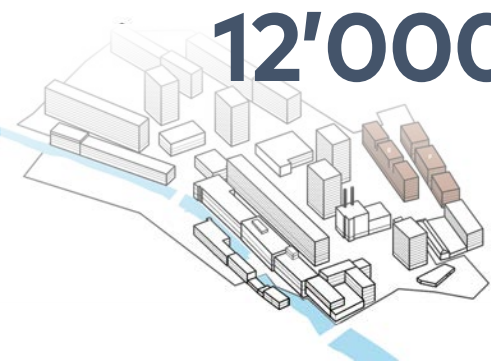


BUILDING E AND F

Sustainable Business Hub

- Office space of approx. 7'500 m², extendable up to 9'500 m²
- 2'800 m² service and retail space on the ground floor
- LEED certification (Building F)
- Green lane offers high-quality experience
- Move in 2026

12'000 m²



7'500 – 9'500 M2 OFFICE AND COMMERCIAL SPACE

Business hub with housing



Papieri-Ring

green lane

Knonauerstrasse

Building E

Ground and 1st floor: office and retail space

2nd floor and above:
64 rental apartments

Building F

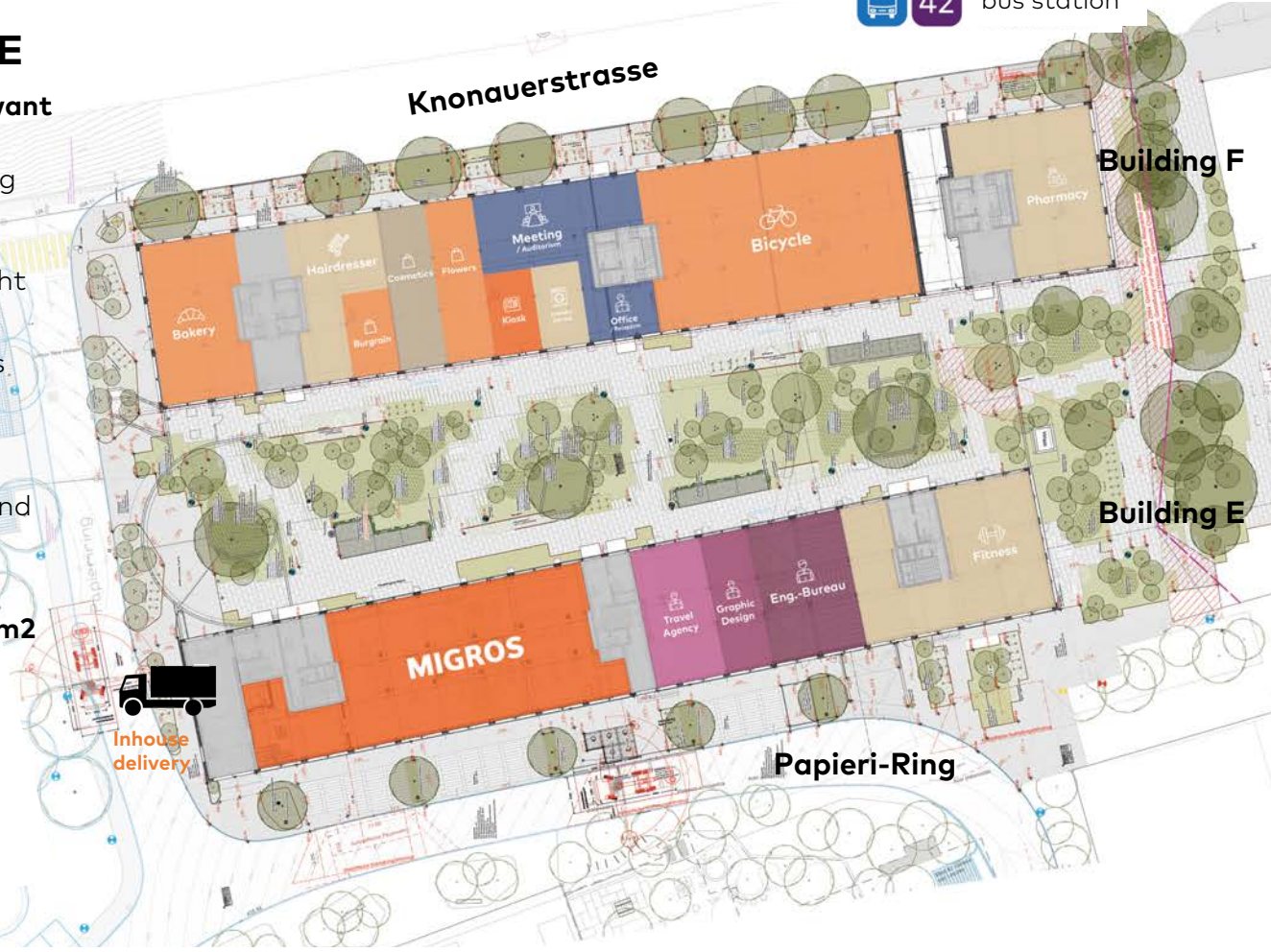
Ground floor: retail space

Upper floors: flexible office and commercial space

2'800 M2 RETAIL SPACE

Everything your employees could want

- Green lane with a busy shopping and service precinct
- Everything your employees might need, from shopping to hairdressing, wellness to fitness facilities
- Grow at the company headquarters: multipurpose office and commercial units in Building F with a **room height of over 6 m** and **load capacity of 1'000 kg/m²**
Prestigious entrance areas
- 40 outdoor parking spaces for visitors
- Underground car park with 190 parking spaces



BUILDING E AND F

1st floor

- Building F: Next Level Spaces
 - A flexible commercial building that allows companies to grow as required
 - Option of installing **false ceilings**
 - High-quality **communal areas in the roof gardens**
- Building E: Offices and commercial space below, living above
- Spacious, easily accessible storage areas in the basement
- Truck delivery area and elevator systems designed for high loads



BUILDING F

Next Level Spaces: adapting to you

- **Room heights** of over 6 m
- **Loads** of 1'000 kg/m² on the floor
- **Can be continuously expanded** with intermediate wooden floors
- From offices to Industry 4.0
- Top-quality communal areas in the **rooftop gardens on the 1st floor**
- Rental space from 125 m²
- Total 7'500 – 9'500 m²

Find out more:

[Webseite Next Level Spaces](#)



**NEXT
LEVEL
SPACES**



Next Level Spaces
Top-quality roof terraces



Building I

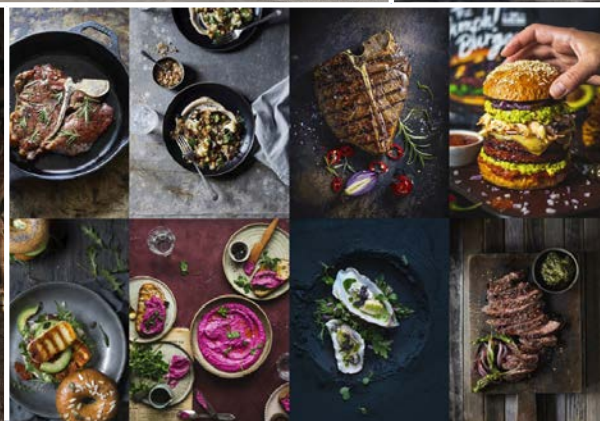
Housing
Daycare
Commercial space on the
ground floor

Building E

Housing
Ground floor and 1st floor:
office and retail space



Kesselhaus: dining, events, working spaces



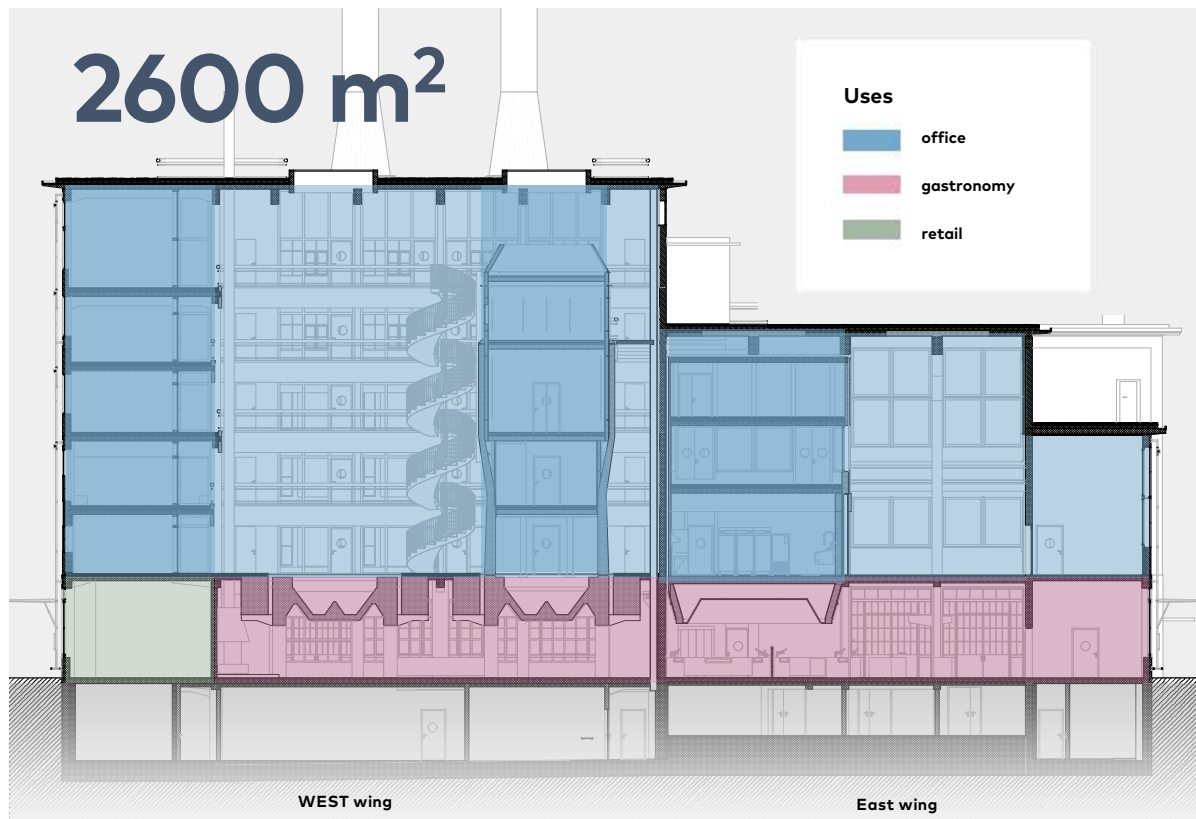
USAGE MIX

Kesselhaus: site flagship

- Total 2'500 m² office/co-working
 - 1'400 m² in the west wing
 - 1'100 m² in the east wing
- 100 m² retail space
- 1'100 m² dining (rented)
- Storage areas in the basement



Landmark towers: having once generated steam for industrial production, the "machine towers" will soon serve as meeting spaces

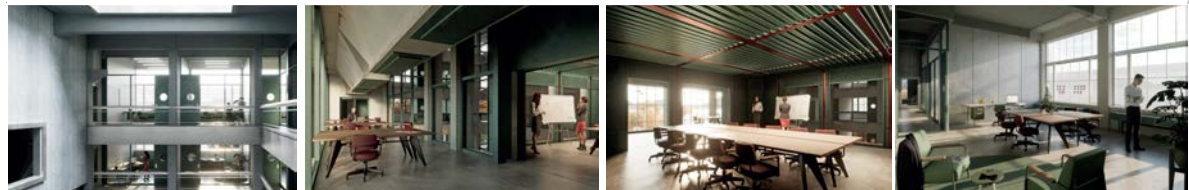


WORKING SPACES

West wing, Kesselhaus

- Unbeatable offices
- Industrial charm – where past and present meet
- Large, attractive atrium
- Storage areas in the basement

1500 m²



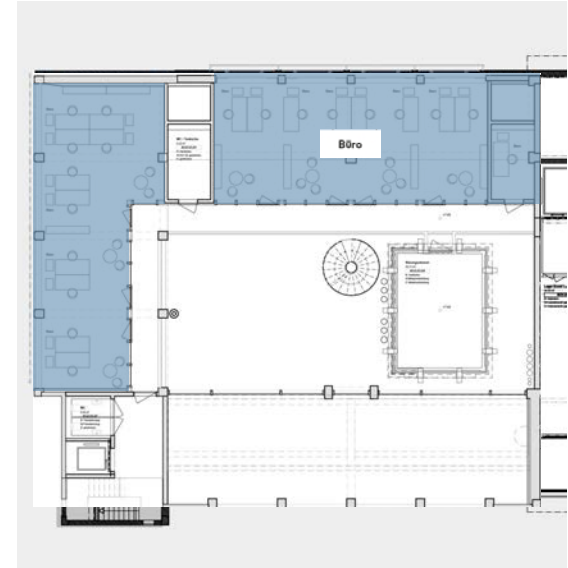
WORKING SPACES

East wing, Kesselhaus

- Industrial-chic studios and office units from 17 m²
- Alternatively also usable as generous open-plan spaces
- 1'400 m² office/co-working space
- Extends over 4 floors
- Plus 100 m² retail space on the ground floor



Floor plan for 1st floor – arrangement of individual offices



Floor plan for upper floor – arrangement of open spaces

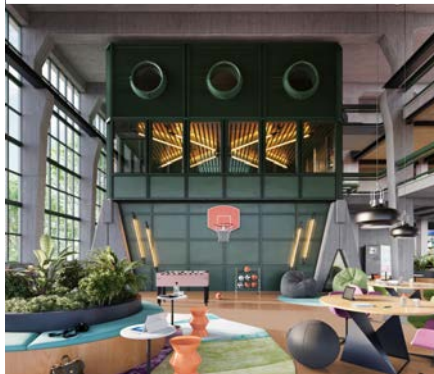
OFFICE/CO-WORKING SPACE

East wing, Kesselhaus

- Unbeatable offices. Can also be used for events.
- Industrial charm – where past and present meet
- Unique gallery layout
- Storage areas in the basement



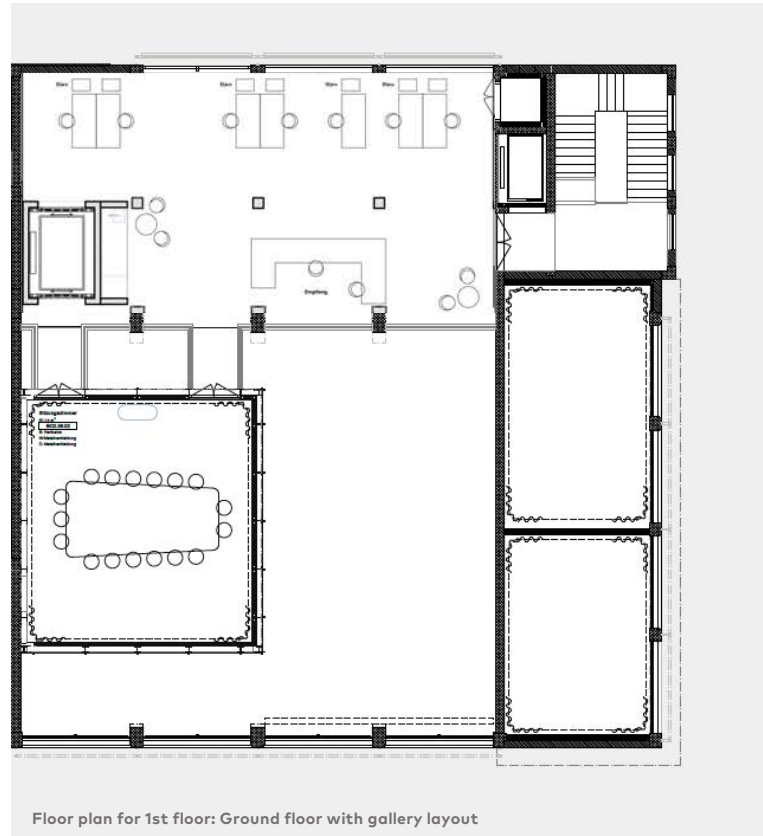
1100 m²



OFFICE/CO-WORKING SPACE

East wing, Kesselhaus

- 1'100 m2 office/co-working space
- Open-plan spaces and individual offices can be combined
- Optional floors can be connected within the area
- Extends over 3 floors
- Unique gallery layout

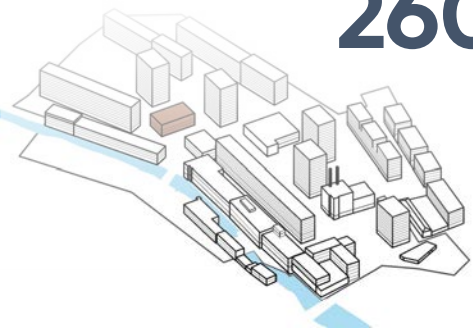


DUROLUX BUILDING

Bright courtyard and outbuilding

- A unique, newly renovated, heritage-listed building with a lovely outbuilding
- Suitable for various configuration with different room heights
- Bright, attractive courtyard on the upper floors
- Single or multi-tenant
- Completion late 2025

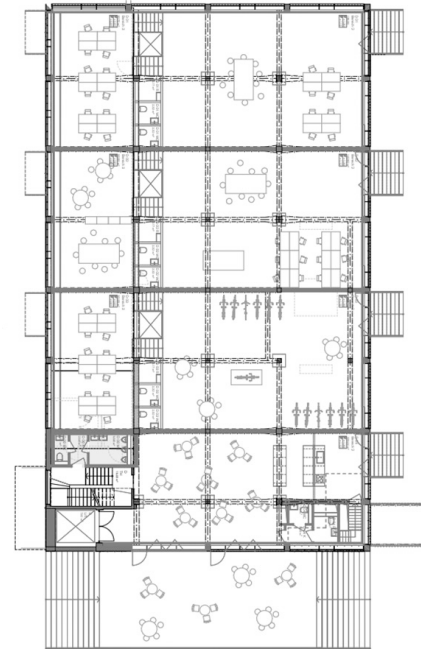
2600 m²



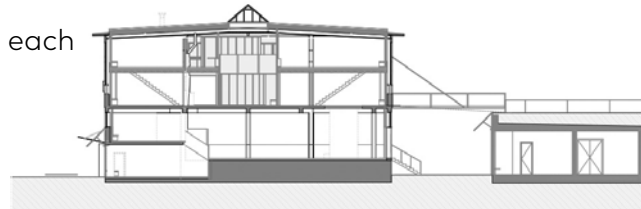
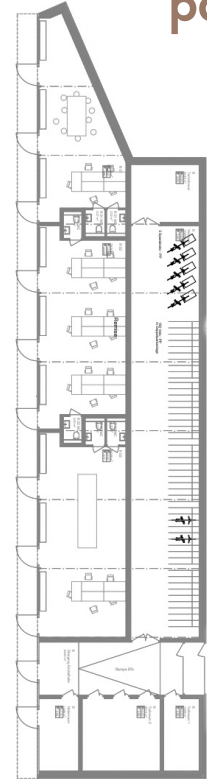
DUROLUX BUILDING

Floor plan/office and studio cross-section

- Total approx. 2'600 m² offices, studios and commercial units
- Ground floor:
 - 3 units of approx. 260 m² with direct access from Trafoplatz
 - High hall and two-story building on the south side
- Upper floors:
 - Very high degree of flexibility
 - Either 5 rental units of 170–240 m² (with option of vertical merging up to 400 m²)
 - or further subdivision into up to 14 small offices
 - Option of single-tenant occupation on upper floor, approx. 1'200 m²
- Outbuilding:
 - 3 office spaces of approximately 100 m² each will be created in the new vis-à-vis space at the Durolux building



Ground floor



Cross section Durolux building

TRAF0 BUILDING

A fully renovated gem

- Renovated, heritage-listed building with industrial charm
- Exquisite roof terrace
- Single or multi-tenant
- Over 3 floors
- Range of storage areas in the basement
- Handover approx. end of 2025

1500 m²



TRAF0 BUILDING

Floor plan/office and studio cross-section

- Total 1'500 m² office and studio units
- Perfect for a single tenant looking for something special
- Also highly suitable for multiple tenants. Possible layout:
 - E01 (ground floor) ca. 175 m²
 - E02 (1st floor) ca. 194 m²
 - E03 (2nd floor) ca. 135 m²
 - E04 (ground floor) ca. 146 m²
 - E05 (1st floor) ca. 125 m²
 - Office space E06 on ground floor ca. 253 m²
ca. 155 m²



Longitudinal section Trafo building



Ground floor

1st floor

2nd floor

ZENTRALLAGER

Offices on the riverbank

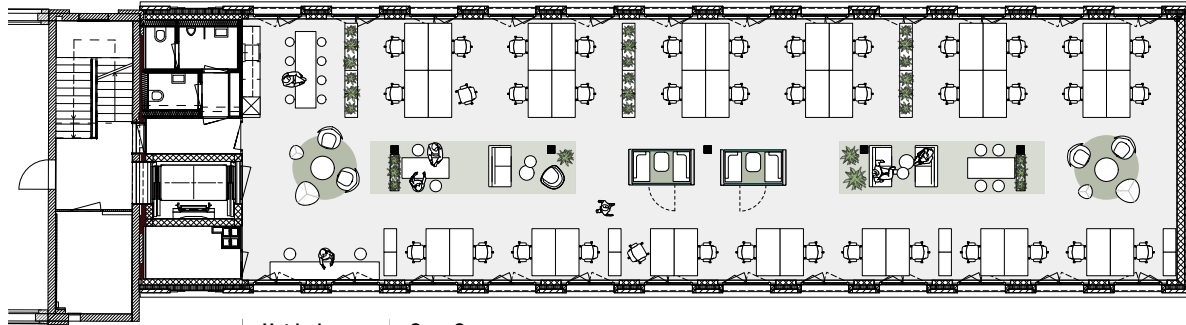
- 880 m² office space plus storage areas in the basement
- Over 3 floors
- Single or multi-tenant
- On the banks of the Lorze
- Available immediately

880 m²



ZENTRALLAGER

Floor plan variants (294 m² floor area)



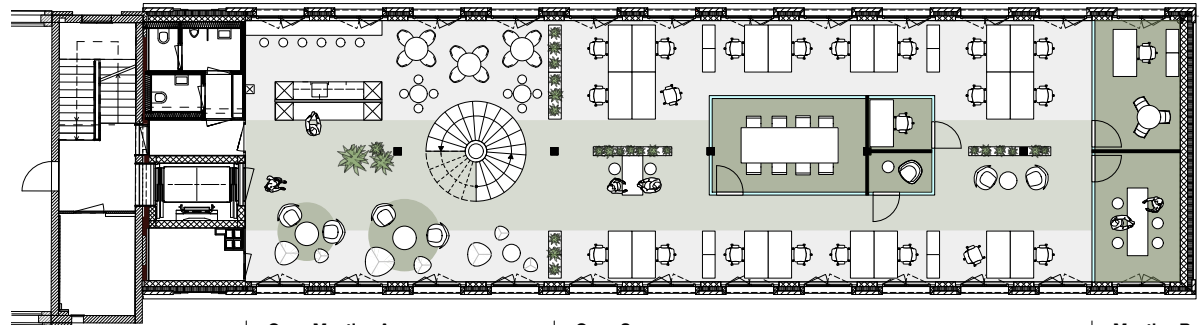
Hotdesk
3 people

Open Space
14 people

Cafeteria

Open Space
12 people

Individual Office
13 m²



Open Meeting Area

Open Space
8 people

Meeting Room
6 people

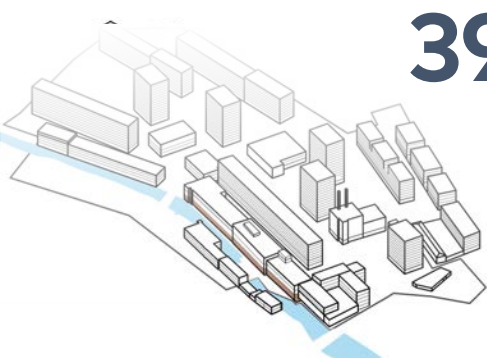
Find out more:

[Website Zentrallager](#)

PM 1-4

Industrial charm: offices in a heritage-listed gem

- Work in the former Papieri machine halls
- Extraordinary sense of space
- Ultra-high ceilings
- Attractive terrace right by the Lorze, for exclusive use
- Available immediately



396 m²



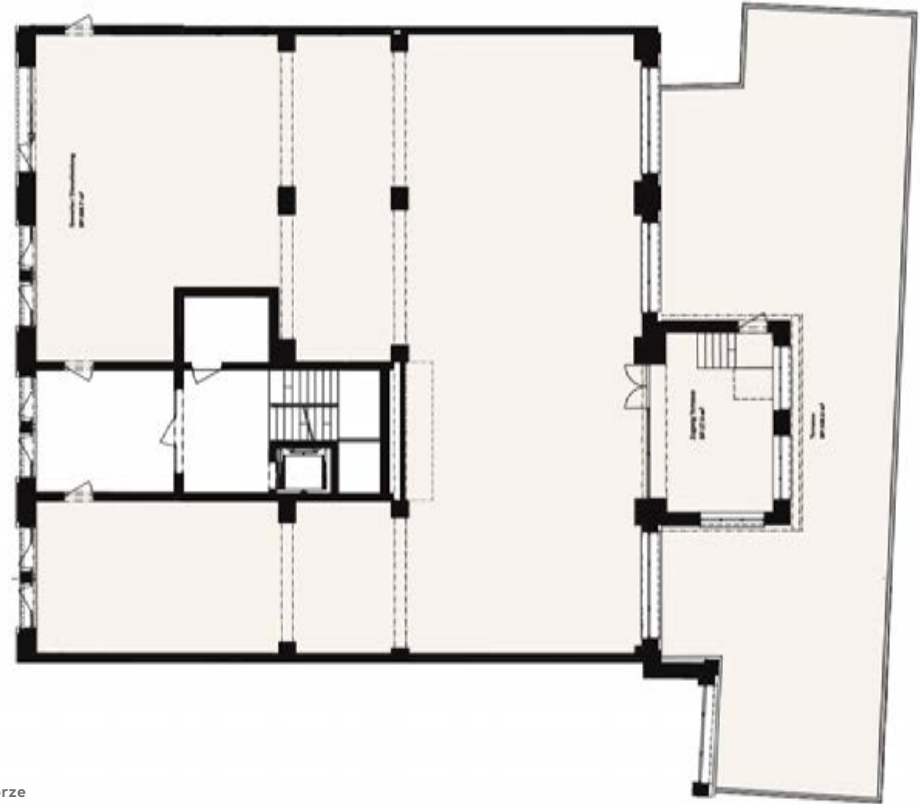
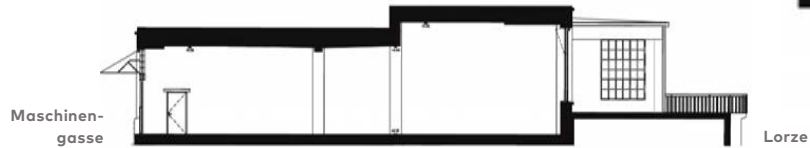
papieri
CHAM



PM 1-4

Floor plan and cross-section

- 396 m² commercial space
- plus 27 m² area leading to the terrace
- Unique room heights of 4.5–5.8 m
- Exclusive 186 m² outdoor area (terrace) beside the River Lorze



Building I and Building K



BUILDING I AND BUILDING K

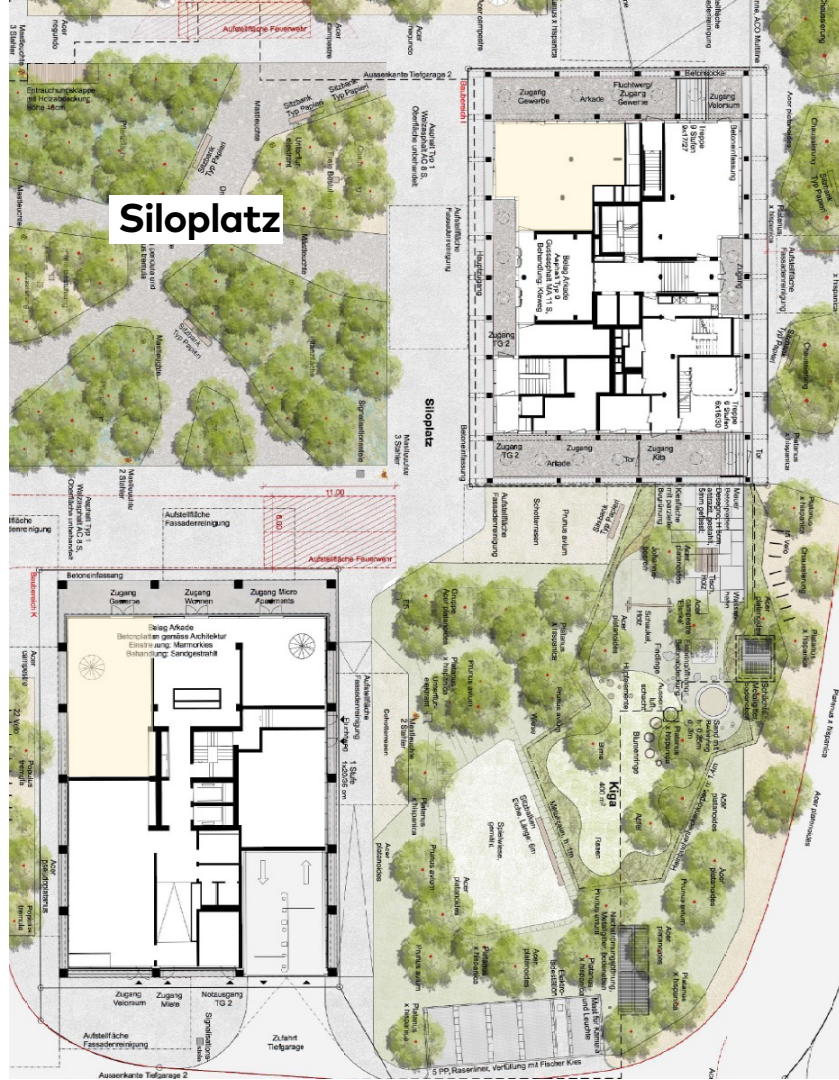
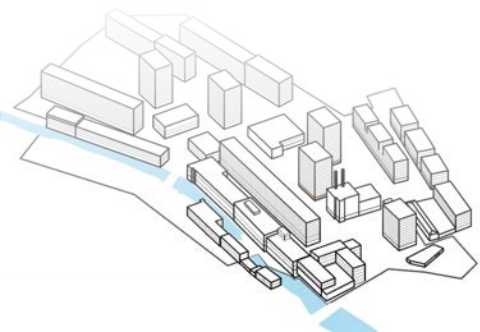
Modern living on leafy Siloplatz

- Building I
Wood and concrete composite design for comfortable living
- Move in Q4 2024

80 m²

- Building K
Right on leafy Siloplatz with microapartments
- Move in Q1 2025

185 m²

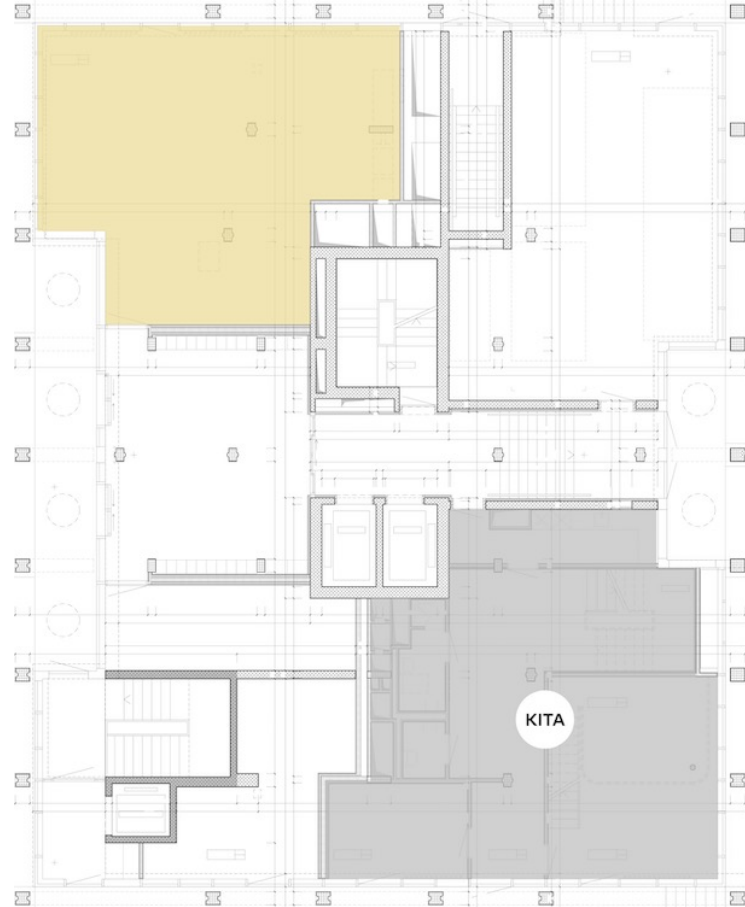


BUILDING I

Floor plan commercial units in a timber high-rise

- Wood and concrete composite construction offers unique feel-good vibes
- 80 m² commercial space on the ground floor
- Room height 4.50 m
- Bright and centrally located
- Storage/archive rooms in the basement
- Right on leafy Siloplatz in the heart of the development

80 m²



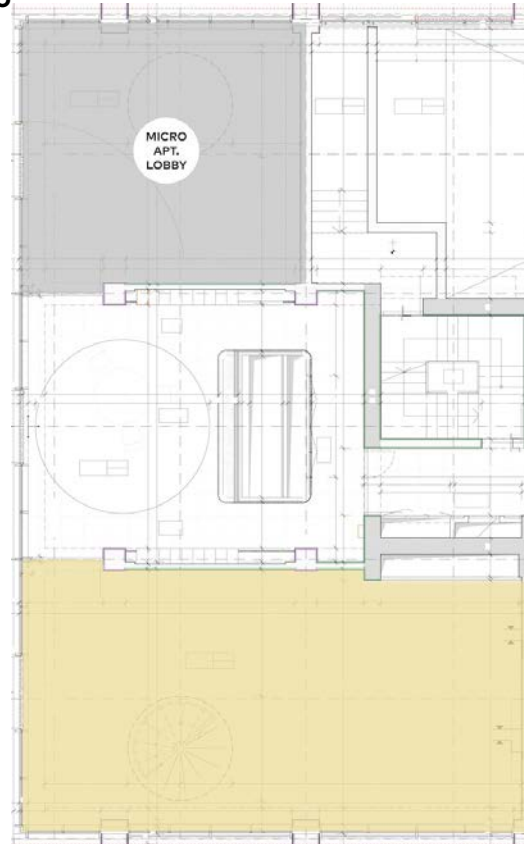
BUILDING K

Floor plan commercial units beside the foyer Micro apartments

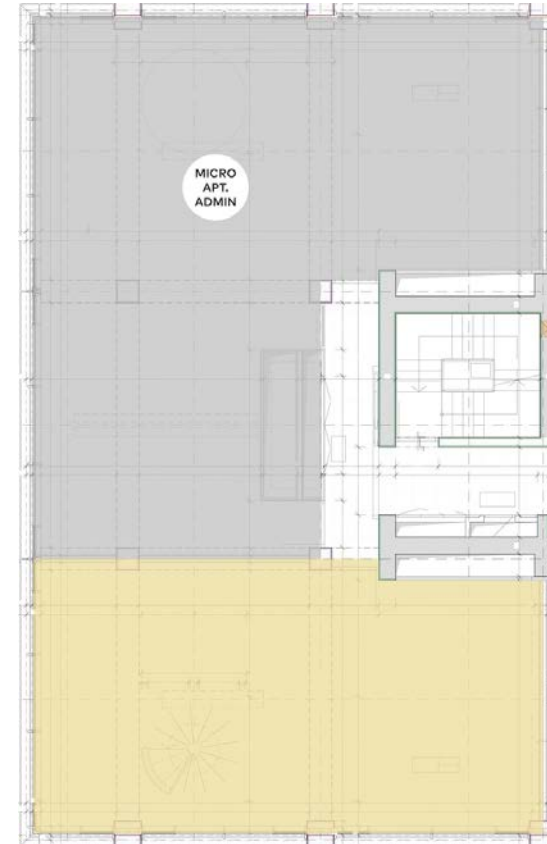
- Unique commercial space over two floors (optionally with a spiral staircase)
- Option of bespoke expansion
- 185 m² office/commercial space
- Single or multi-tenant
- Bright and centrally located
- Storage/archive rooms in the basement
- Right on leafy Siloplatz in the heart of the development

185 m²

Ground floor



1st floor



From paper mill to a new neighborhood
A development for work, living and leisure



Il
papieri
C H A M

