

DUROLUX BUILDING



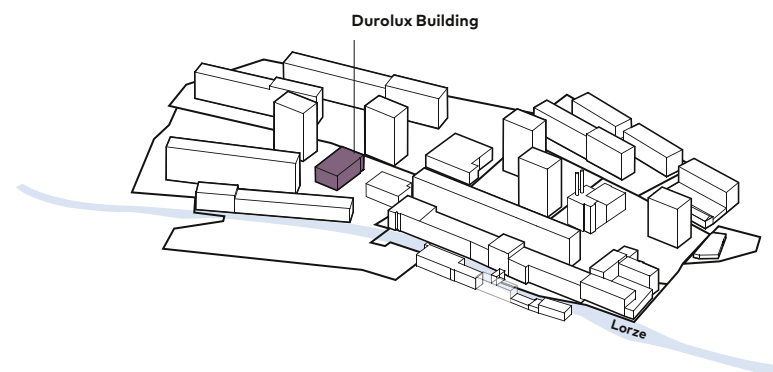
**A dynamic workplace with
industrial charm.**

Generous in every respect:
the two-story atrium will provide
access and light, and facilitate
interaction and communication
between employees.

The central atrium D00
on the 2nd and 3rd floor

WHERE

Office space D06
on the second floor



HISTORY

MEETS

The Durolux Building was once the industrial heart of Cham. This is where the innovative Durolux panels, which were considered the epitome of modern architecture in the 1950s, were manufactured. Today, this historic jewel is being reborn as unique commercial spaces for visionary companies.

The former factory hall was built in 1955. The conversion and renovation of the listed building by Caruso St. John Architects has laid the groundwork for modern, flexible office and commercial premises with an independent character.

INNO- VATION

In the Durolux Building, innovation is a tradition:
2,630 m² of attractive office and commercial
space awaits visionary companies.



Commercial hall D02
on the mezzanine



Rental space D04 on the mezzanine floor with a terrace overlooking Trafoplatz Square



An innovative workplace for companies looking for something unique.

The building permit for repurposing this industrial gem has been issued. The Durolux Building can serve as a new location for a single tenant or up to 11 companies.

The central yet quiet location on atmospheric Trafoplatz Square offers employees plentiful common areas that encourage interaction. Situated in a dynamic neighborhood, this location offers excellent accessibility and a vibrant environment, as well as many other benefits: a separate address, a striking entrance area with a terrace, its own staircase and several entrances to the building.

The bright rooms, with their visible supporting structures and authentic industrial charm, create an inspiring atmosphere that will fuel your company's success.

Aboveground customer parking is available in the immediate vicinity. Additional parking spaces are available in the underground parking garages.

Headquarters for innovative companies.

The Durolux Building covers a total of approx. 2,630 m² and can be subdivided into different units measuring 105 m² or more.

2nd floor Rental units D05, D06, D07

Three flexibly divisible office units, each approx. 210 to 250 m², are accessed from an attractive two-story hall. The hall can be used as a meeting place or for events. A kitchen and a meeting room can be built in as an option. Rental unit D05 with approx. 250 m² is designed as a bright maisonette office with a gallery and extends into the third floor.

Ground floor | Mezzanine | First floor Rental units D01–D03

The ground floor of the Durolux Building encompasses three commercial halls of approx. 260 m² each, organized on three levels, mostly with extra-high ceilings of almost 4 meters and with attractive exterior access on both sides.

SPACE

3rd floor Rental units D08, D09

Two flexibly divisible office units, each with approx. 170 m², are complemented by a common area with a meeting room and telephone booth (tenant fit-out) by the atrium. Optionally, a connecting stairway to the 2nd floor can be added..

Mezzanine Rental unit D04

Rental unit D04 (115 m²) with a large terrace overlooking Trafoplatz Square is suitable as a reception area or for use as a bistro. Extra-high room up to a height of almost 4 m. Optional fit-out with a kitchen and restrooms.



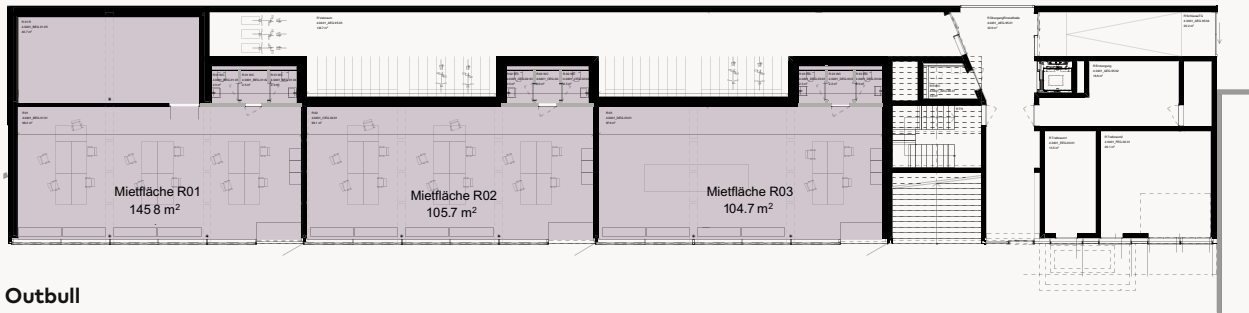
Spaces from
105 m² to 2,630 m²

TO EVOLVE

Where companies can unleash their full potential in spaces of up to 2,630 m².

Outbuilding, rental units R01–R03
The single-story outbuilding is a new building and is located opposite the Durolux Building. Together, they define an outdoor space that has a whole new feel. The outbuilding is subdivided into three rental units of approx. 100 to 150 m² each. The extra-high office and commercial spaces have a ceiling height of 3.45 meters. Restroom units can be integrated as part of the tenant fit-out.

Ground floor plan



Outbull



Durolux Building

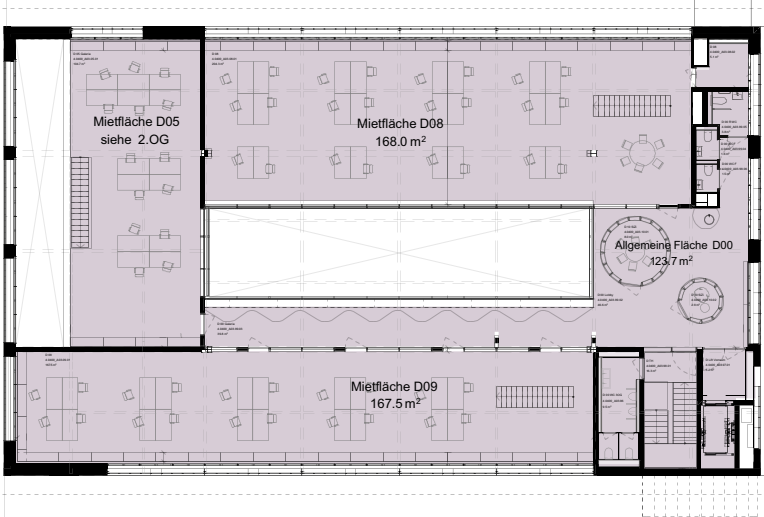
Floor plan mezzanine and 1st floor



Floor plan 2nd floor



Floor plan for 3rd floor



0 1 2.5 5 10



SCALE 1:385 | A4
Floor plans subject to change.
Space dimensions are approximate.
Furnishings are not included.

BRIGHT IDEAS

START HERE

Office space D08
on the 3rd floor

