

KESSEL-HAUS



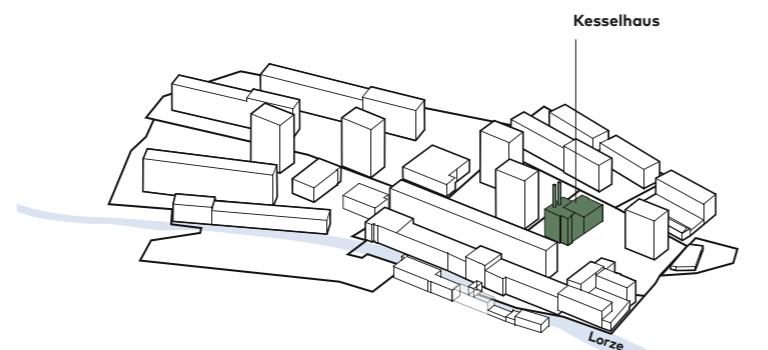
The Papieri landmark.

THE PLACE



Symbiosis of industrial
charm and modern
functionality

TO WORK



The Kesselhaus on Papieri-Platz – in the heart of the new neighborhood – was and still is the site's landmark. Its two distinctive smokestacks define the site and its character. On the upper floors of the west wing, extraordinary office spaces are being created in a distinctive atmosphere unlike any other. The unique building shell exudes industrial flair with an inspiring blend of tradition and modernity.

In 2026, fire will return to the Papieri site's landmark location. A grill restaurant with a bar, lounge and large garden terrace will bring trendy casual dining to the ground floor. In the eastern section above, ARB Fitness will open an attractive workout space in 2026.

AND TO

NET- WORK



Work in the site's landmark structure: offices with an inspiring blend of tradition and modernity. Networking is key here.

WORK CREATE GROW INSPIRE

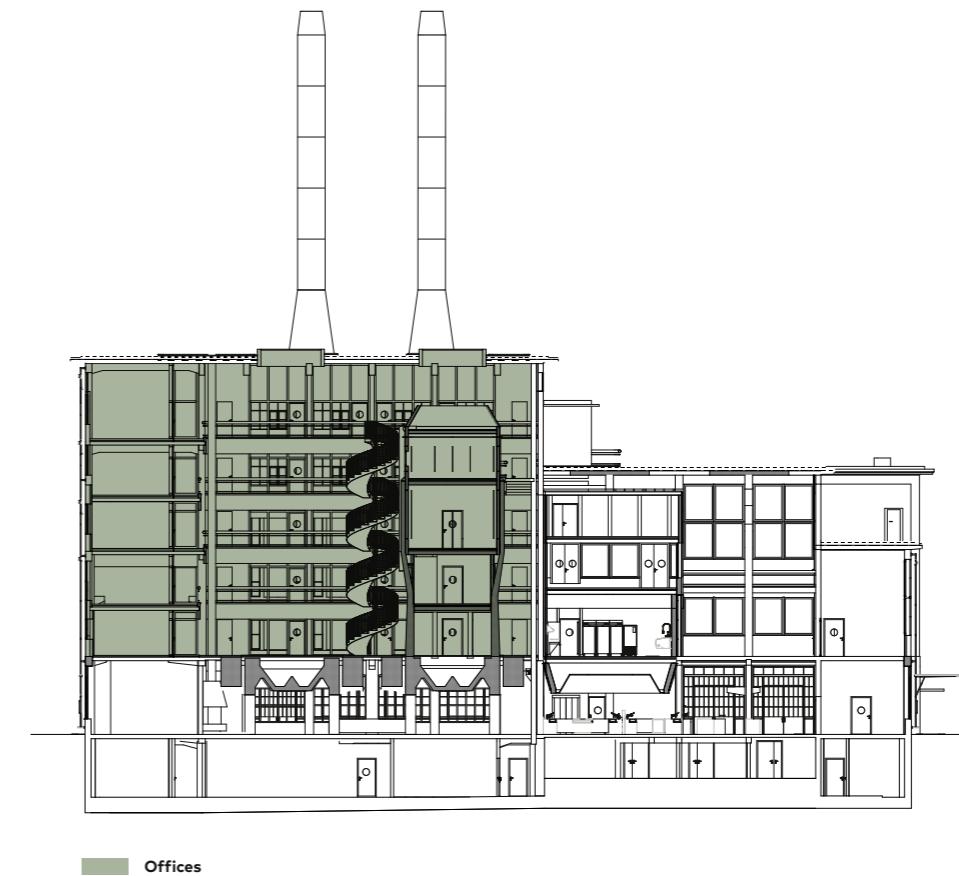


The ideal place to work for companies looking for something special.

Authentic and full of character, the Kesselhaus is an unmistakable location. Here, industrial charm pulsates in every fiber of the architecture, and the spaces offer an atmosphere that encourages creativity and growth.

The large, open atrium is the arrival and meeting place. This is where people meet, where ideas take shape and where people who want to make a difference can find inspiration. The offices, which are accessed via an arcade, are arranged around the atrium.

On the site of the former steam boiler, a tower will be built above the chute and will house meeting rooms and common spaces.



Work Space for visionaries and networkers

The right space for every need and every company:

Ready-to-occupy single offices from 18 m²

The lower floors feature small spaces in fully fitted-out form, ready for occupancy and with shared infrastructure.

Space for individual expansion from 80 m²

Larger spaces can also be rented on the upper floors: stand-alone office spaces of 80 m² or more in shell and core state, which can be designed with individual tenant fit-outs. Even a single-tenant solution up to 1,900 m² is possible for those who are ready to move quickly.



**There's something for everyone:
ready-to-occupy individual offices
measuring 18 m² or up to 1,900 m²
featuring custom interior design.**



Where companies
thrive and become
part of a community.

YOUR



**Ready-to-occupy offices
from 18 m² to 47 m²**

The ready-to-occupy small offices from CHF 1,200 per month are rented in fully fitted-out form and offer a shared infrastructure. The heart of the setup is the attractively furnished atrium, which serves as a communal lobby and meeting area.

There is a charge for some of the shared infrastructure, but it leaves nothing to be desired: attractive loggia (outdoor area), kitchenette, phone booths, server room and meeting rooms in the tower.

OFFICE

Floor plan of atrium
and first floor



Office 103, floor space 46 m²
Rent CHF 3,100 per month

Office 104, floor space 22 m²
Rent CHF 1,500 per month

Office 105, floor space 22 m²
Rent CHF 1,500 per month

Office 106, floor space 22 m²
Rent CHF 1,500 per month

Office 107, floor space 19 m²
Rent CHF 1,250 per month

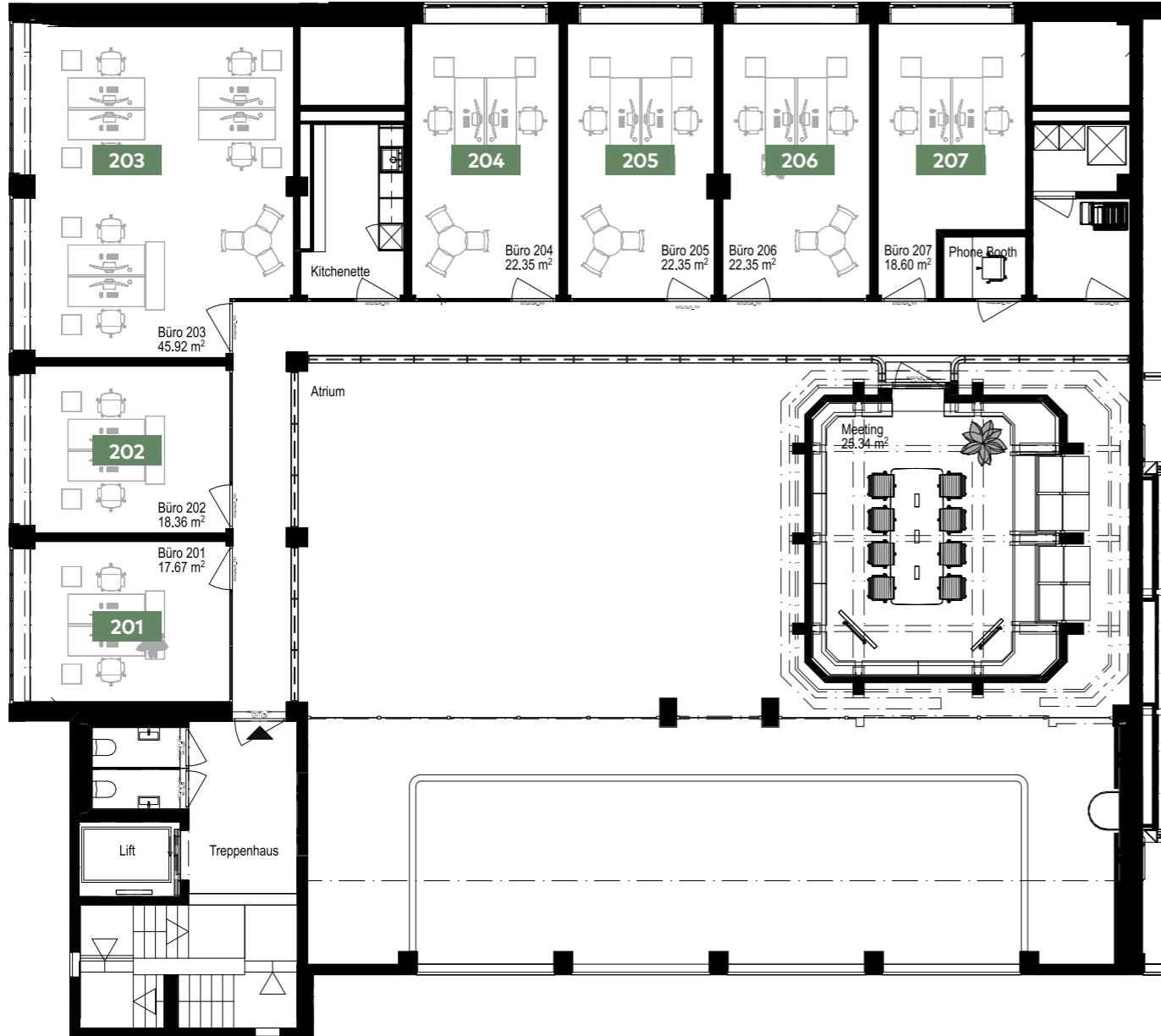
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SCALE 1:150 | A4
Floor plans subject to change.
Space dimensions are approximate.
Furnishings are not included.

MOVE-IN

Floor plan
2. floor



Symbiosis of
industrial charm and
modern functionality



The small offices are ready to occupy: heating, cooling, ceiling lighting, acoustic panels on walls and ceilings, and all necessary electrical and network connections are included in the basic rent. All you have to do is install your furniture and you'll be ready to start working at this unique location.

Office 201, floor space 18 m²
Rent CHF 1,200 per month

Office 202, floor space 18 m²
Rent CHF 1,250 per month

Office 203, floor space 46 m²
Rent CHF 3,100 per month

Office 204, floor space 22 m²
Rent CHF 1,500 per month

Office 205, floor space 22 m²
Rent CHF 1,500 per month

Office 206, floor space 22 m²
Rent CHF 1,500 per month

Office 207, floor space 19 m²
Rent CHF 1,250 per month

0 1 2.5 5



READY

Need more space? We have it.

Do you need more than a small office? On the upper floors, we can offer you 80 to 190 m² of space in a shell and core state, which you can then customize and fit out according to your needs. Rental prices start at CHF 260 per m² and year and vary depending on the rental unit. Independent and yet right in the middle of the action: your unique company headquarters at the heart of the vibrant working environment of the Kesselhaus. Where networking is key.

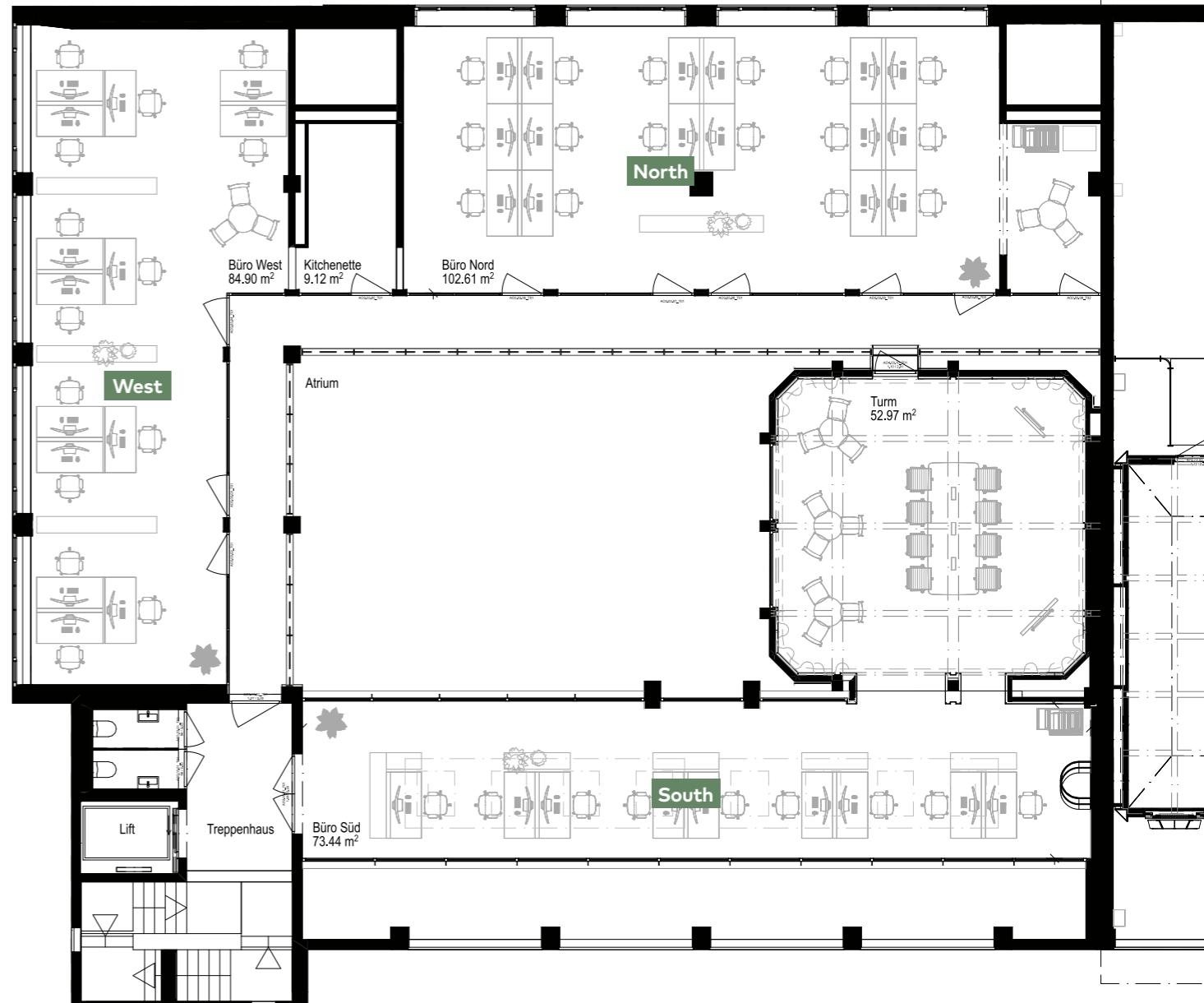
YOUR



WAY

This is what the North office could look like in the future

Floor plan
3. floor



West office with kitchenette,
floor area 94 m²

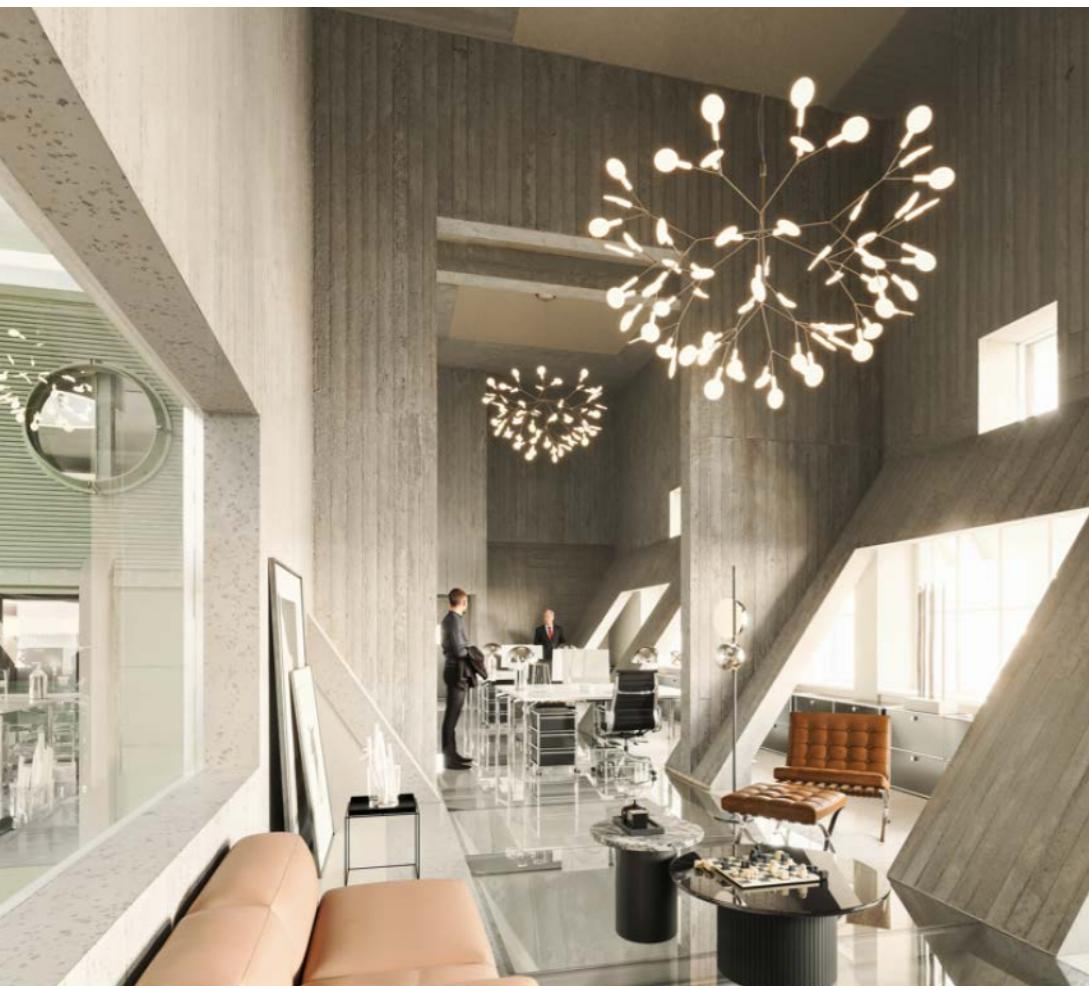
North office,
floor area 103 m²

South office with tower,
floor area 126 m²

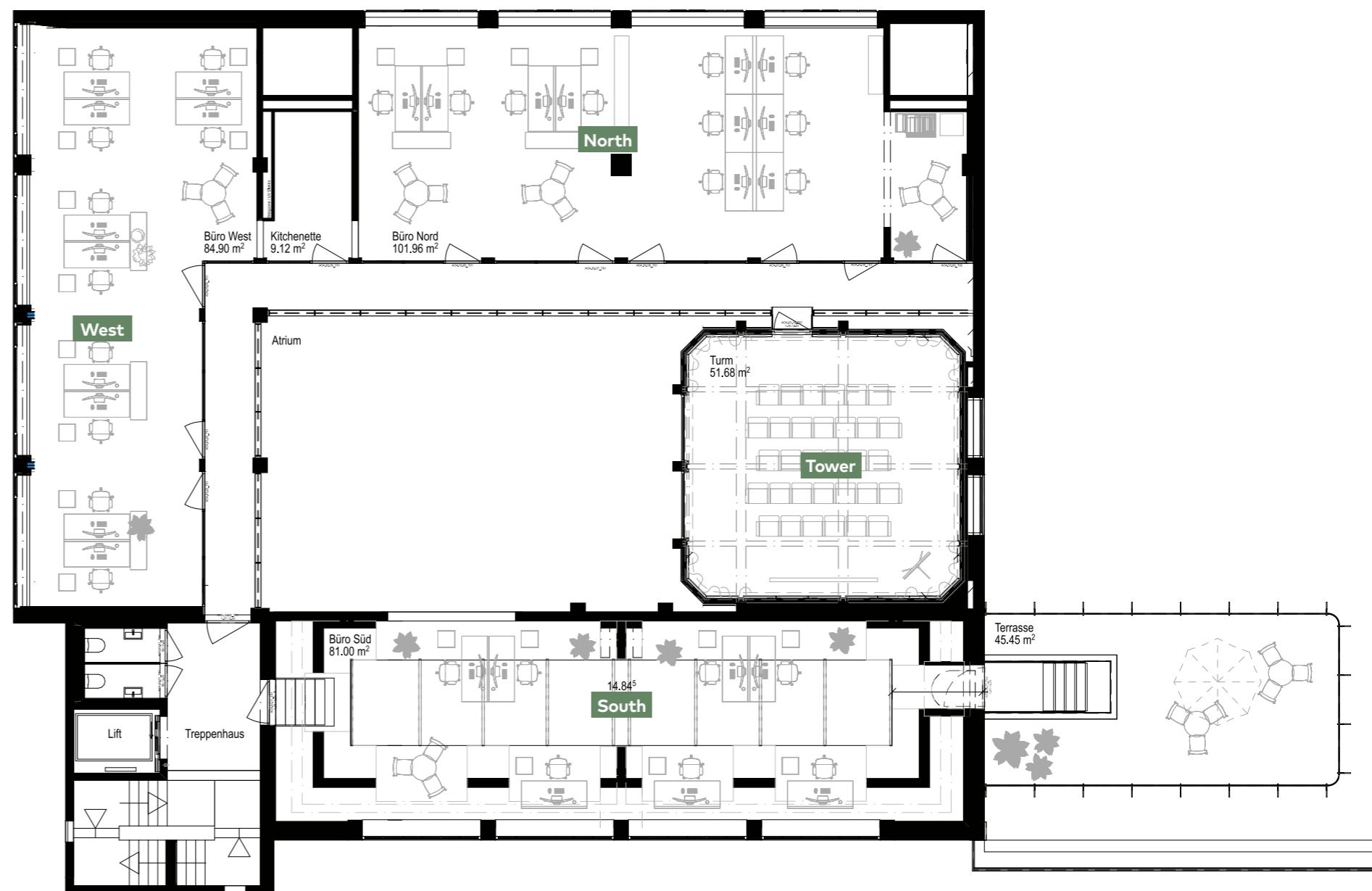
Spaces with character are the standard here

The unique "Kohlesaal" on the fourth floor (South office). More than 6 m clear ceiling height, a private terrace and an unobstructed view of the lake. Where once coal was stored for the industrial boilers, unique spaces are now being created for unique uses.

The South office on the fourth floor (bottom) and the South office on the third floor (right)



Floor plan
4. floor



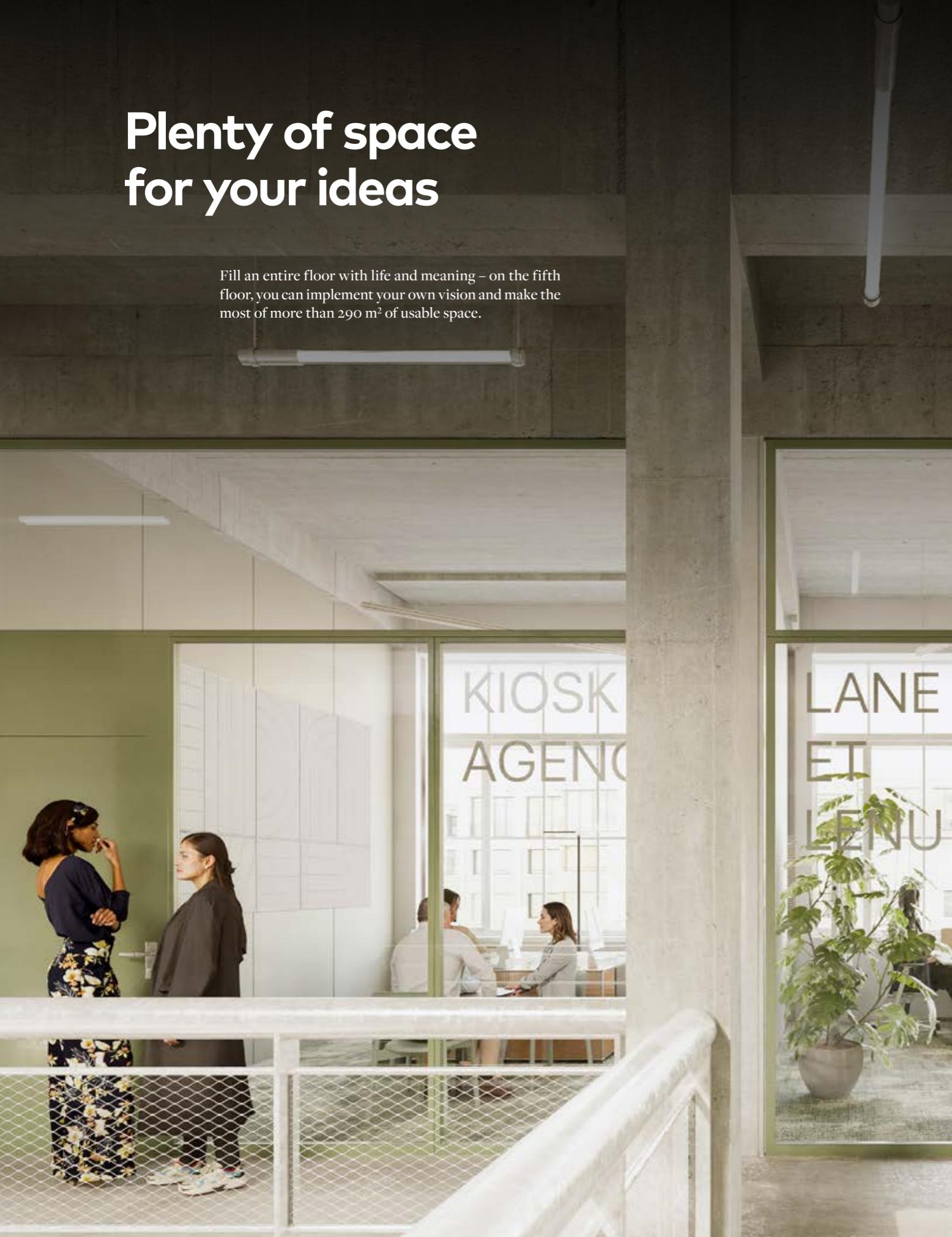
North-west office
with tower 287 m²

South office (Kohlesaal) 81 m²
with roof terrace 46 m²



Plenty of space for your ideas

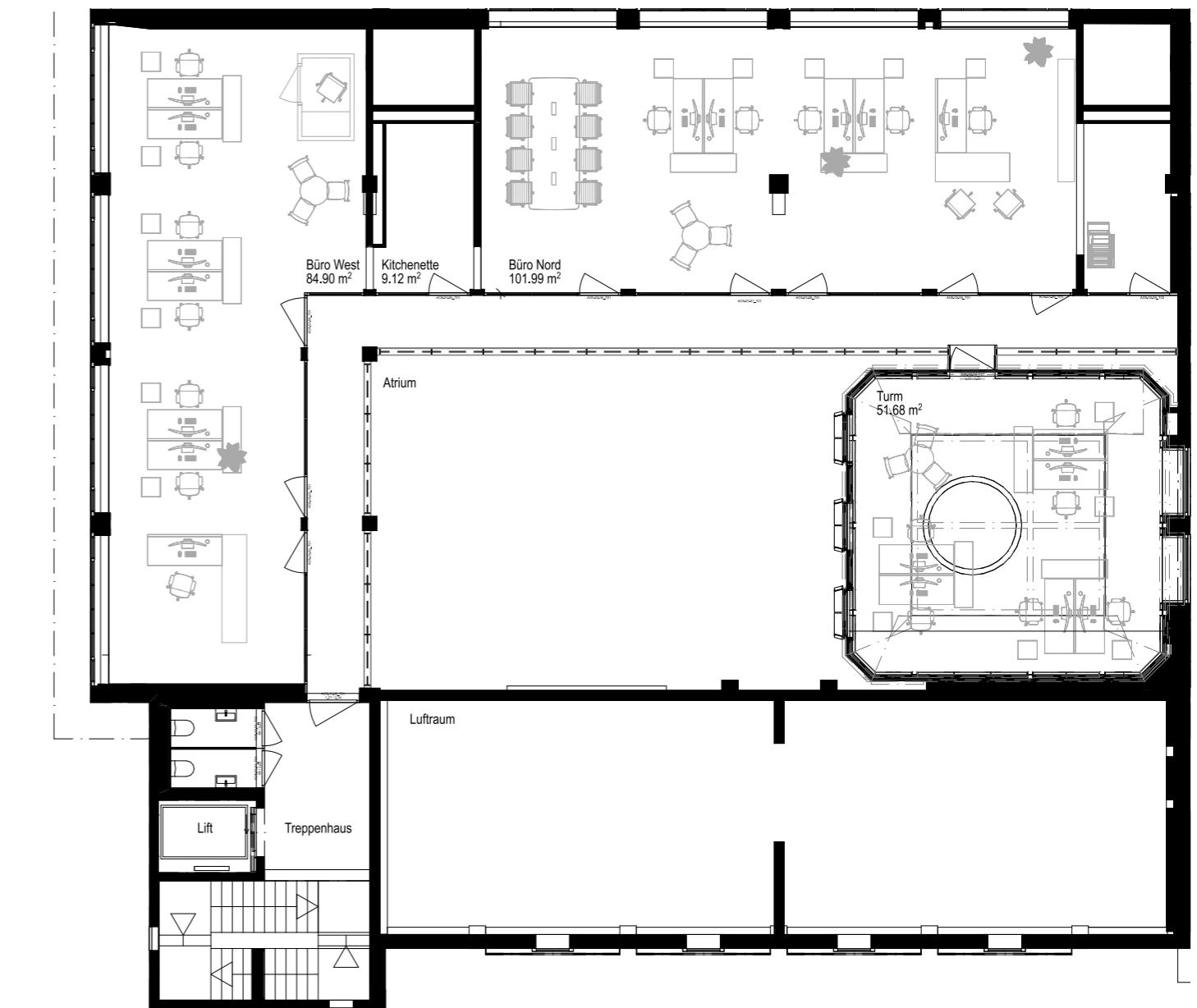
Fill an entire floor with life and meaning – on the fifth floor, you can implement your own vision and make the most of more than 290 m² of usable space.



Gallery with a view of
the West Office

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Floor plan 5. floor



Total rental space incl. tower
and restroom 291 m²

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SCALE 1:150 | A4
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Space dimensions are approximate.
Excluding furnishings and tenant fit-outs.

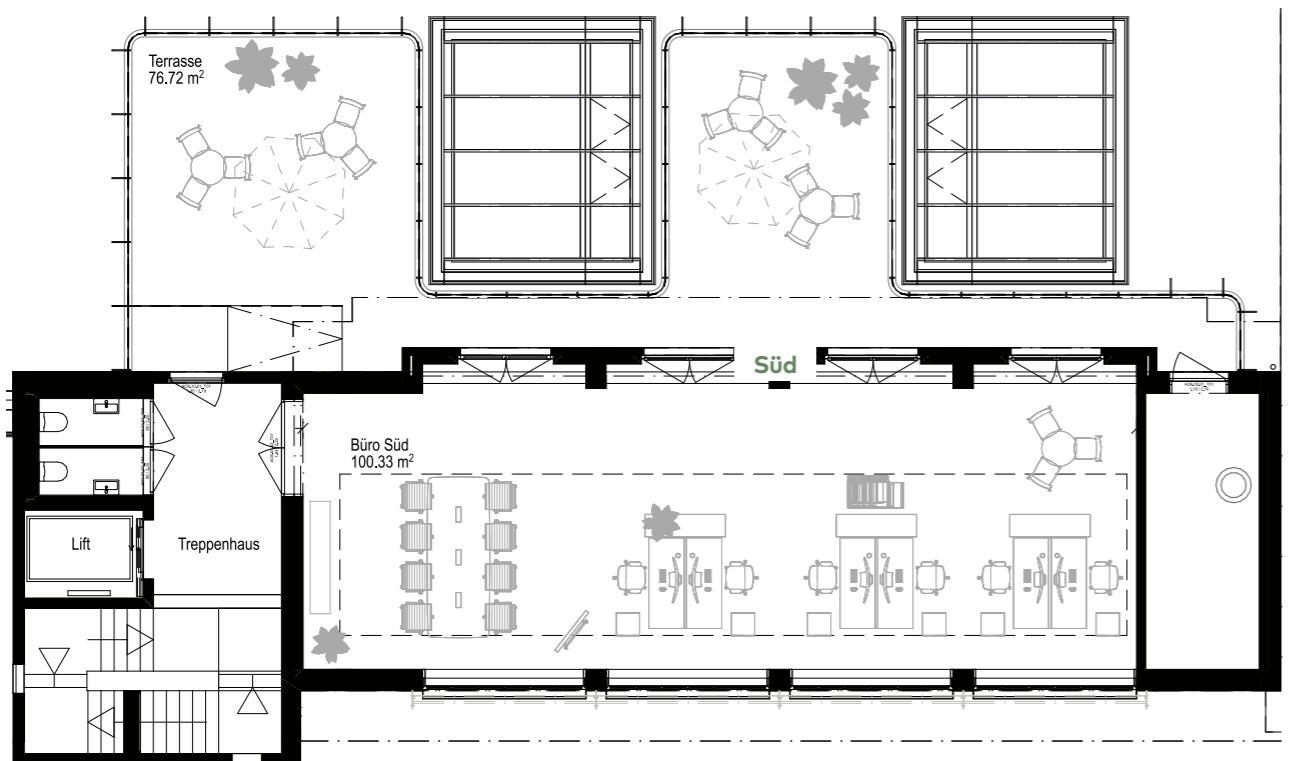
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Welcome to the top!

The rooftop office on the sixth floor boasts an outstanding view of the lake and an exclusive 77 m² roof terrace.

Whether it's an office, showroom or studio, up here you'll be on top of things.

Floor plan 6. Floor with roof terrace



South office with restrooms
105 m² **Roof terrace** 77 m²

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SCALE 1:150 | A4
Floor plans subject to change.
Space dimensions are approximate.
Excluding furnishings and tenant fit-outs.

The roof terrace is a great place to get together with friends



YOUR

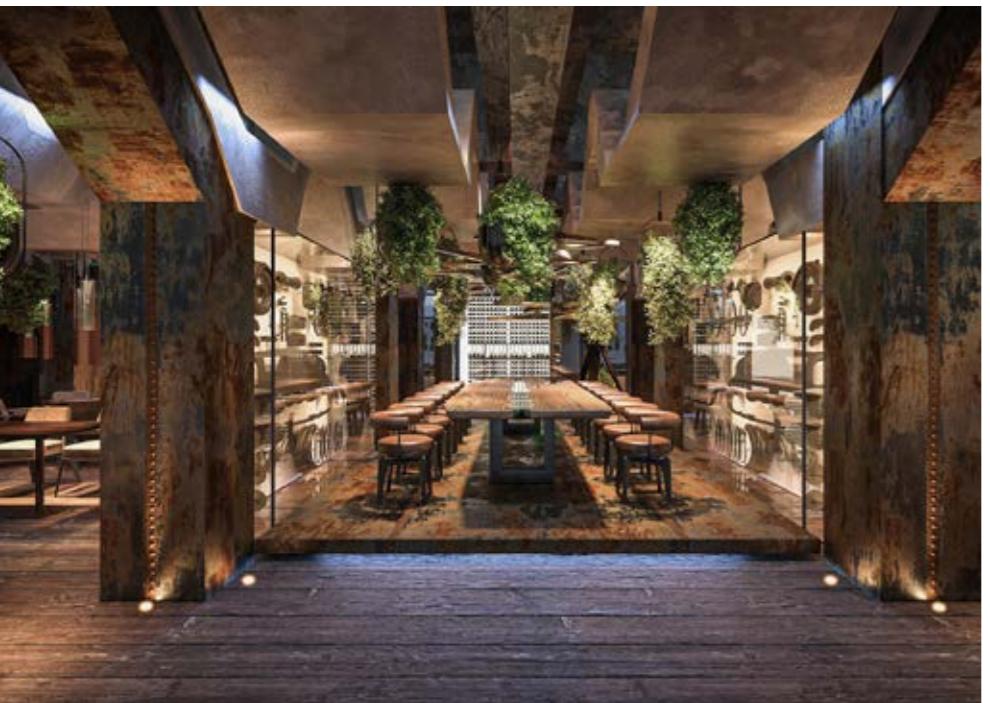
**Workplace with a view:
the 100 m² on the sixth floor
boast direct access to
the unique roof terrace.**

VIEW



Kesselhaus Grill by Segmüller Collection

The grill restaurant is more than just a place to eat: it's the meeting place, the living room, the beating heart of the neighborhood.



Fire will soon return to the Papieri site's landmark structure. The Segmüller Collection is expanding its portfolio of unique catering concepts in Zurich to Cham. A restaurant with a grill, bar and large garden terrace will bring trendy casual dining to Papieri on the ground floor of the Kesselhaus. Where vast steam boilers once stood, archaic fire cuisine will meet refined elegance.



**A unique combination:
élite-level experience, individual
support and a holistic approach.**



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ARB Personal Training and Fitness: Nothing ordinary about it

In the eastern part of the Kesselhaus, above the restaurant, a unique fitness studio in a space of roughly 820 m² offers the opportunity to get your body in shape while also focusing on relaxation.

ARB Fitness in the Kesselhaus is much more than an ordinary gym. This is an inspiring place where people of all levels – from professional athletes to absolute beginners – can work together to achieve their personal goals. In our supportive community, the focus is on individual progress.

The ARB team led by Anina (center)
and René (right) Back.



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www.papieri-cham.ch