

BRIEF BUILDING DESCRIPTION BAMA OFFICE BUILDING

BAMA
BAARERMATTE
ZUG

Floor	Load capacity for office space 3kN/m ² . Solid 25mm beech floorboards in the rental space, planed for office use.
Ceilings	Warm and cool air-handling ceiling with natural or coloured acoustic clay plaster.
Walls	Solid wood exterior walls, glazed white. Core walls in rental space concrete/recycled concrete with lime plaster.
Electrical systems	Power distribution from main distribution to sub-distribution. Tenant access via electrical duct on the façade and via floor sockets. Basic lighting of the rental space in the corridor area is available. Workstation lighting with floor lamps is provided by the tenant.
Heating	District heating from Wasserwerke Zug. Office areas are heated via clay ceilings. In the basic fit-out, control per rental unit.
Partial air conditioning	Office areas are cooled via clay ceilings. In the basic fit-out, control per rental unit.
Ventilation	Supply air is introduced into the rental units via displacement flow diffusers (minimum of two diffusers per unit) and circulated using ceiling fans. Exhaust air is extracted centrally at the building core. For room partitioning, overflow units must be installed for the exhaust air.
Connections for kitchenettes	Connections for kitchenette appliances such as refrigerators, dishwashers, hobs, extractor hoods and ovens are supplied as part of the tenant fit-out at the designated points.
WC	Fully developed WC facility
Locking system	Network-controlled access control system at the main entrances on the ground floor. Tenant entrance doors are preconfigured for retrofitting with a network-controlled access control system by the tenant.

Intercom/doorbell	The intercom system, including controls for the electric door opener and floor button (with video), are pre-configured for integration with the tenant's telephone system (SIP Gateway) as part of the tenant fit-out.
Sun protection	Automatic fabric blinds.
Room height	Ground floor: 331/342 cm (beam/surface) 1st – 4th floors: 281/292 cm 5th floor: 281/289 cm
Lifts	4 passenger lifts, 13 people/1,000 kg, wheelchair-accessible.
Signage	Tenant signage, including any advertising boards, neon signs with electrical connections, etc., is part of the tenant fit-out.
Balconies	Balconies along both long façades. Metal railings Access through the rental space.
Parking	Parking is available in the mobility tower. A total of 54 parking spots are available to rent for the office building. Outdoor parking spots are designated for visitors.
Catering	A staff restaurant can be set up on the ground floor for single tenants. A catering concept is already in place.
Photovoltaic systems	In-roof photovoltaic systems are installed on the residential and commercial buildings and connected to the respective main distribution. All common consumers are integrated into a single internal consumption system.
Certification	SNBS Gold certification

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NB Structural modifications and changes that become necessary while work is in progress are reserved until construction is completed.

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