

A man in a dark suit, white shirt, and dark tie is walking and looking at his smartphone. He is standing in front of a modern building with large glass windows that reflect the surrounding cityscape. The scene is brightly lit, suggesting daytime.

**RIED** cham

work  
trade  
consulting  
exercise

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# 2

The three-story commercial property at Riedstrasse 3/5 in Cham, Canton Zug, combines multiple amenities: in addition to being within close proximity to the town of Zug, the commercial project boasts a spacious layout, nearby motorway access and an S-Bahn railway stop, guaranteeing excellent transport links to Zug and Zurich as well as the rest of Switzerland. The Ried industrial park

also has the added bonus of being handily located near a number of shopping centres and various cafes and restaurants. Furthermore, the building itself is not far from well-known local recreational areas such as Lake Zug. The Ried office building is perfect for anyone wanting to do business in a central location.

project





# 3

In addition to a number of parking spaces, the Ried 3/5 office building currently has 329 m<sup>2</sup> of available space to let. While one office is already available for occupation, the others can be fitted out to suit specific requirements. They can either be used as commercial space or converted into offices. Dado ducting has already been installed to enable the desired IT and power cables – in line

with the motto “plug and work”. All spaces are heatable and can be ventilated by opening the windows. Rental costs are highly attractive.

project





4





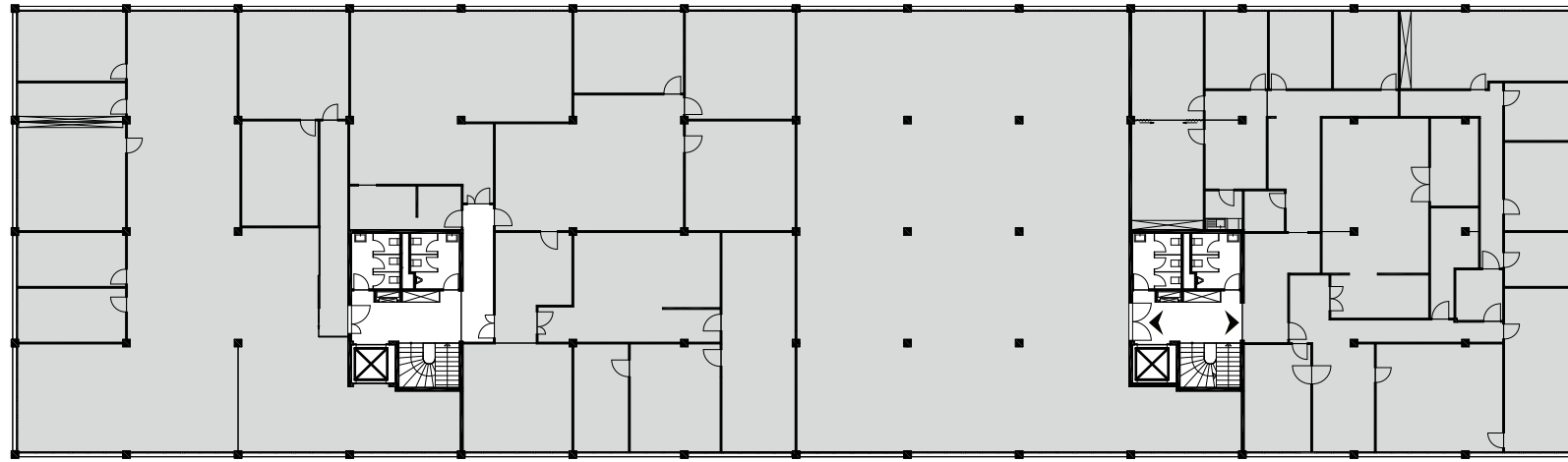


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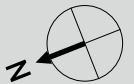
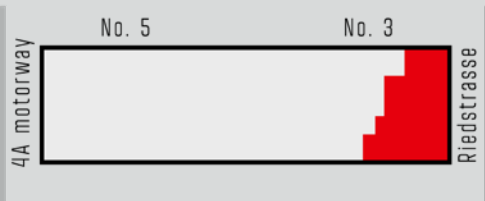
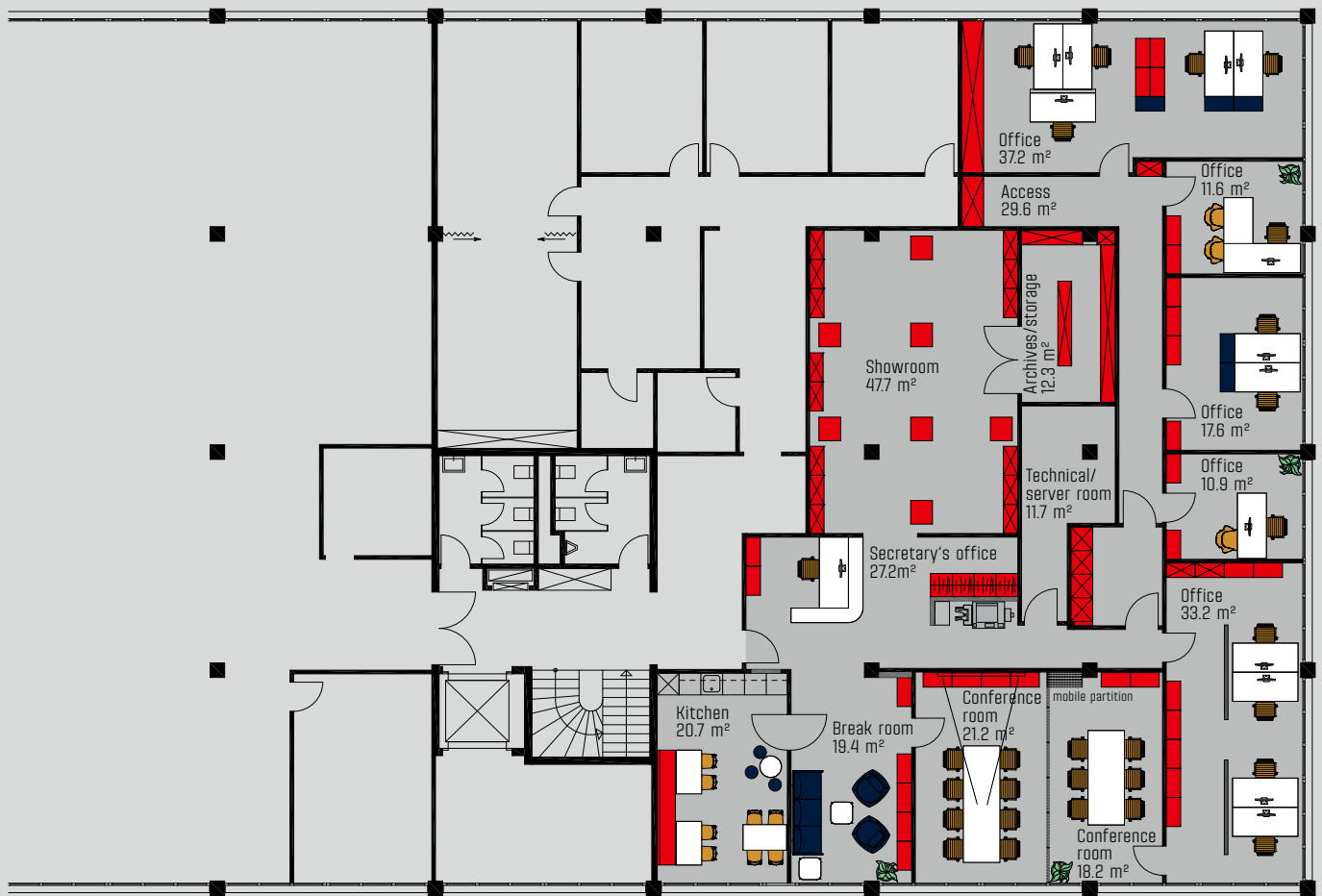
Building 5

Building 3



6

floor plans - 1st floor



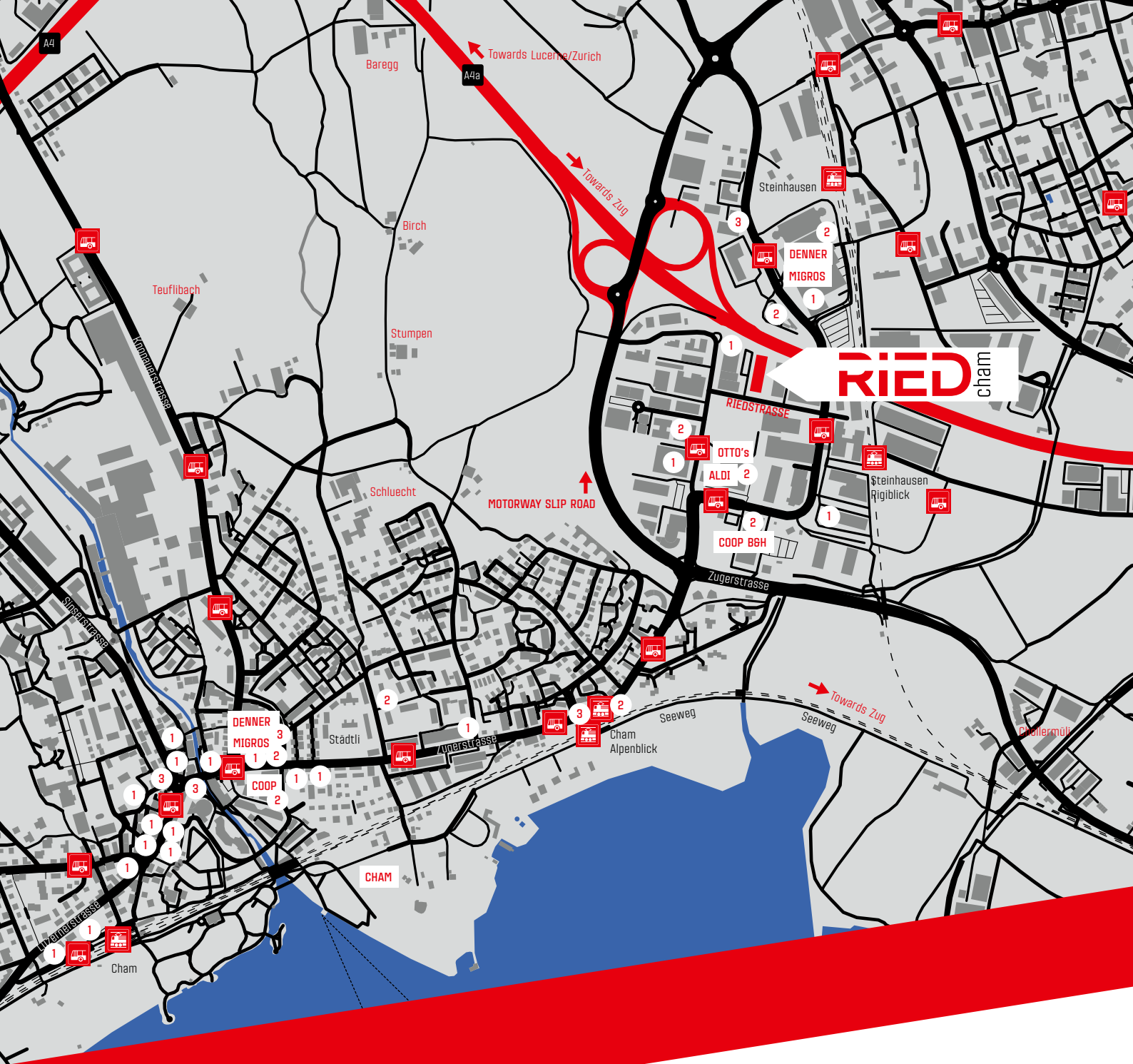
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Sample design and layout concept / building 3 / 1st floor / office space 01-0101  
 Total area 329 m² / 14 workstations / 23 m² per workstation  
 From 3'016.- net CHF / m² / year

The layout diagrams here was drawn up by interior designers and show sample layout for the practical and optimal use of the available space. The premise is particularly ideal for small and medium-sized enterprises. Due to the layout, the available space can also be used as co-working space. The suggested layout on this page shows 329 m² of office space with a total of 14 worksta-

tions, offering enough space for a showroom, a kitchen, a break room, conference rooms, a technical/server room and, if required, a secretary's office.

layouts





8

In addition to the DIY store Coop Bau+Hobby and the car dealership AMAG, a number of construction firms are also located in the Ried industrial park. Bordering on the edge of Zug, the park is not far from the motorway slip road. This ensures optimal accessibility. But these are just some of the benefits offered by the location, as demonstrated by its great development dynamics: Zugerland

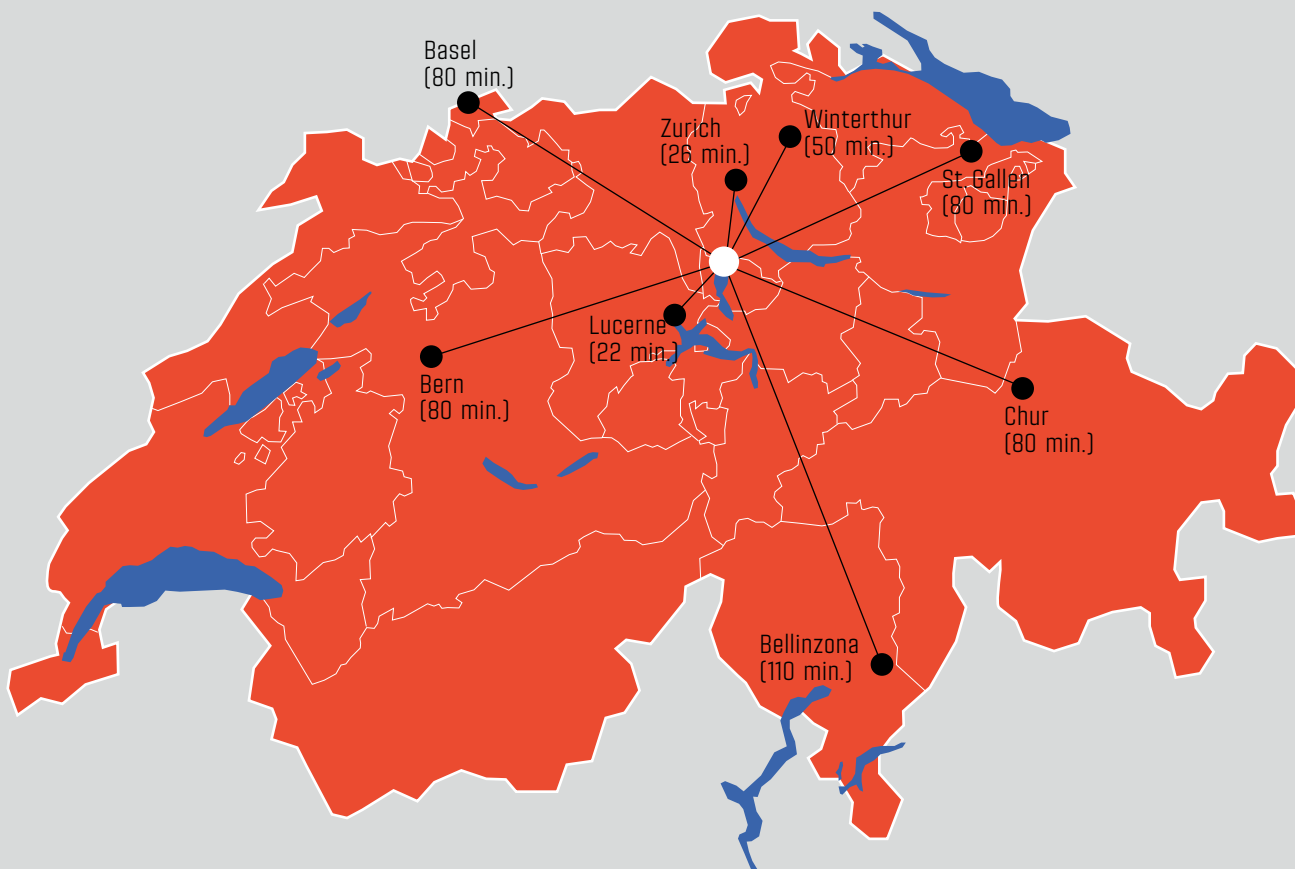
shopping centre, Migros retail outlets and an Aldi branch are all within the immediate vicinity. Various restaurants provide all types of casual dining options and thanks to several gyms, a tennis hall and a karate school, even the range of local sporting activities available is wide and varied.

#### DISTANCES ON FOOT

- 1 restaurant approx. 6 min.
- 2 shops approx. 5 min.
- 3 cash machines approx. 10 min.
-  Chamerried (station/stop) approx. 5 min.
-  Funicular Rigiblick approx. 5 min.

location





9

Being part of Central Switzerland, Cham is ideally situated to provide quick and easy access to the business centres Zug, Zurich and Lucerne – both by public and private transport. This locational advantage is ensured by the railway station and the nearby motorway junction (Blegi) as well as the motorway exits Cham and Zug.

#### DISTANCES BY CAR

Zug	approx. 10 min.
Lucerne	approx. 22 min.
Zurich	approx. 26 min.
Winterthur	approx. 50 min.
Basel	approx. 80 min.
St. Gallen	approx. 80 min.
Chur	approx. 80 min.
Bern	approx. 80 min.
Bellinzona	approx. 110 min.

#### DISTANCES BY TRAIN

Zug	approx. 10 min.
Lucerne	approx. 35 min.
Zurich	approx. 37 min.
Winterthur	approx. 75 min.
Basel	approx. 100 min.
St. Gallen	approx. 120 min.
Chur	approx. 130 min.
Bern	approx. 100 min.
Bellinzona	approx. 90 min.

location



# 10

Cham is part of the economic region ZUGWEST, helping companies to settle locally. Businesses also benefit from a low municipal tax base of 61%. Superbly located on the northern shore of Lake Zug with a population of around 16,000, the municipality of Cham is considered an extremely attractive residential and business location. Recreational activities are also provided for by the near-

by Villette Park and various clubs. In 1991, the municipality was awarded the Wakker Prize for its far-sighted and ongoing open space planning. Cham is also a "Gold energy town" due to its innovative and progressive outlook.

cham





# 11

With a population of around 125,000, Zug is considered to be the strongest canton financially in Switzerland. And rightly so: the canton is a key international trade, financial and business location, providing around 110,000 jobs in the region. This is largely due to its successful and attractive fiscal policy. Its tax burden is just under half of the national average. The Canton of Zug is

business-friendly and has an outstanding pool of highly qualified professionals at its disposal. Overall, the canton is regarded as the country's most popular business location and place to live - not least due to the good reputation enjoyed by the Zug authorities for their efficiency in dealing with matters.

# canton



# RIED<sup>cham</sup>

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