Zugerland
Verkehrsbetriebe



RIED-HUB 22

Where Business Takes Off

Commercial Construction
Riedstrasse 22, 6343 Rotkreuz

For more information, visit zvb.ch

Welcome

With the construction of the new Zugerland Verkehrsbetriebe building at Riedstrasse 22 in Rotkreuz, a modern and sustainable commercial building with an excellent location is taking shape. The spacious, flexibly configurable usable areas offer ideal conditions for contemporary work environments, whether as offices and/or commercial spaces. Thanks to its convenient location, high-quality architecture, and energy-efficient construction, the project combines functionality, cost-effectiveness, and a pleasant working environment in a compelling way.

We look forward to introducing this project to you in more detail on the following pages.



Project Organization

Client:

Zugerland Verkehrsbetriebe AG
General-Guisan-Strasse 1
6300 Zug

Implementation:

Start of construction: 2028 (may begin earlier)
Move-in: Late 2030

Consulting, Rentals:

Gebr. Oswald AG Zug
Bahnhofstrasse 28
6300 Zug

041 729 11 29
info@gebr-oswald.ch

On behalf of Zugerland Verkehsbetriebe, we are happy to advise you on the available spaces and potential uses, and we look forward to hearing from you.

Location

The location at Riedstrasse 22 is in Rotkreuz, one of the most dynamic economic regions in Central Switzerland, in the canton of Zug.

The canton of Zug is also one of the most attractive business locations in Switzerland. Thanks to business-friendly conditions and a tax burden that is moderate by international standards, the region is particularly appealing to both domestic and international companies.

In recent years, Rotkreuz has developed into a major business cluster featuring internationally active firms, technology-oriented companies, and innovative SMEs. The location is characterized by strong economic dynamism, an international environment, and proximity to leading companies in the pharmaceutical, technology, and service sectors.

A key advantage of the location is its excellent transportation links.
The nearby A4 and A14 highway interchanges provide quick access to the economic hubs of Zurich, Zug, and Lucerne. At the same time, the Rotkreuz train station is one of the most important rail hubs in Central Switzerland, offering direct connections to Switzerland's major cities.
The combination of private and public transportation ensures optimal accessibility for employees, customers, and business partners.

Its central location within the economically strong Zurich–Zug–Lucerne corridor, its outstanding infrastructure, and its internationally oriented business environment make Rotkreuz a sustainably attractive location for companies and investors.

Travel times from Rotkreuz

By train:

- Rotkreuz – Zug: approx. 10 min.
- Rotkreuz – Lucerne: approx. 20 min.
- Rotkreuz – Zurich Central Station (HB): approx. 40 min.
- Rotkreuz – Zurich Airport (ZRH): approx. 60 min.

By car:

- Rotkreuz to Zug: approx. 15 min.
- Rotkreuz to Lucerne: approx. 20 min.
- Rotkreuz to Zurich: approx. 40 min.
- Rotkreuz to Zurich Airport (ZRH): approx. 45 min.


Commercial Construction
Riedstrasse 22
6343 Rotkreuz
A4/A14 toward Zug/Zurich
A14 toward Luzern
A4 toward Bellinzona
Roche
Porsche
Rotkreuz, Forren
migrolino
Convotis
Rotkreuz, Ried
Bechtle
Swiss International School
Switzerland Innovation Park
Amgen
mobility
Novartis
Sandoz
Rotkreuz, Industriestrasse
Hochschule Luzern
sanofi-aventis
Rotkreuz, Bahnhof

Buildings

The new building at Riedstrasse 22 will be a modern corporate facility featuring high construction standards and contemporary architecture.

During the planning and construction phases, special emphasis is placed on sustainability, energy efficiency, and quality of use. The building is designed in accordance with Minergie-P-ECO standards and thus meets the highest requirements for energy consumption, building ecology, and indoor comfort. In addition, a solar power system contributes to sustainable energy generation and underscores the building's forward-looking character.

Another advantage of the location is the presence of Zugerland Verkehrsbetriebe as a reliable and established partner on-site. The combination of high-quality construction, a sustainable building concept, and a stable user environment creates a solid foundation for long-term, value-retaining use.

The spaces available for lease are located on the 1st through 4th floors and offer a modern, flexible work environment.

Thanks to the open floor plans, both smaller units and large, contiguous spaces can be configured to meet specific needs. The generous ceiling heights and high floor-load capacities allow for versatile use.

Parking spaces for cars, motorcycles, and bicycles are available in the surrounding area and in the underground parking garage, ensuring convenient accessibility. Visitor parking spaces and a spacious loading area with direct access to the freight elevator are located on the ground floor.

The lease terms are attractive and in line with market rates.

Building Characteristics

- Usable floor area of up to 1‘200 m² per floor, for a total of 4‘800 m² of leasable space.
- Flexible floor plans that can be customized to meet a variety of usage requirements.
- Generous ceiling height of 4 m, with a live load of 750 kg/m² on all floors.
- Direct delivery via freight elevator (2.5 t load capacity).
- Attractive, market-competitive lease terms.
- Sustainability in accordance with the Minergie-P-ECO standard.



Building Services/Infrastructure

Building Entrance
Access is via a covered entrance area at the southeast corner of the property. Company signage, a mailbox system, and a doorbell are planned for this area.

Locking System
The entire building will be equipped with an electronic locking system. All doors within the rental spaces can be connected to the system and programmed and managed on a tenant-specific basis.

Business Address/Outdoor Advertising
Company address displayed on a signpost at the entrance to the property. Additional advertising opportunities are available on the north facade. The signage is visible from the highway. Six signage locations with internally illuminated individual letters (front made of opal white acrylic glass, frames and back panel made of aluminum) mounted on a permanently installed substructure.

Stairwell/Access
All floors are wheelchair-accessible via a passenger elevator and a separate freight elevator. In addition, there is a spacious stairwell and an emergency stairwell.

Delivery of Goods
Goods can be transported and delivered from the rear of the building via a separate loading zone. The loading area is designed as a separate vestibule with a large double door and direct access to the freight elevator. The freight elevator (2.5 metric tons) serves all floors. Depending on the leased space, deliveries can be made directly into the respective unit.

Parking Garage and Parking
The building's basement features a spacious parking garage with spaces for cars (some with charging stations), motorcycles, and bicycles. Access is via a one-way ramp with a gate and a key post equipped with a sensor.

Outdoor parking spaces
Visitor parking is located on the north side of the property. A designated accessible parking space and additional bicycle parking spaces are located right next to the main entrance.

Patio
On the first floor, there is a green roof terrace (approx. 450 m²). It is accessible from that floor.

Brief Description of Basic Construction

Floors
Hard concrete flooring on all floors. Stairwells and restroom facilities feature porcelain tile.

Walls
Concrete walls painted white. Other partition walls and shaft linings are lightweight walls, also painted.

Blankets
Concrete ceilings painted white. Plumbing and heating/cooling ceiling panels are exposed and protrude no more than approximately 40 cm into the room.

Ceiling Heights
1st through 4th floors: approx. 4 m (top of reinforced concrete to bottom of concrete slab).

Payloads
1st through 4th floors: 750 kg/m²

Facade
The north facade and the parapet on the first floor are constructed as a rear-ventilated system with aluminum composite panel cladding.

Window
Wood-and-metal windows with mullions and transom windows. All sashes can be opened (the north facade has a square handle for cleaning). The transom windows are securely screwed in place.

Venetian Blinds
Electrically operated venetian blinds on every window. Controlled via the building management system.

Heating and Cooling System
Heat is generated by a heat pump on the roof. On the tenant floors, heat is distributed via heating/cooling ceiling panels, which can also be used to regulate the temperature in the summer. Usage-based metering and billing.

Refrigeration System
Air conditioning is not included in the standard fit-out. Temperature control is provided via ceiling panels, as described under “Heating and Cooling System.” Retrofitting of air conditioning is possible as part of the tenant fit-out.

Restroom facilities
Restroom facilities (separate for men and women) on all floors. Accessible restroom on the ground floor. Tenants may expand the restroom facilities on each floor. Water supply and drainage lines in the rental spaces are prepared for individual installations.

Ventilation System
Ventilation system with heat recovery. Supply and exhaust air are routed to the riser zone on each floor. Distribution within the rental spaces is handled as part of the tenant's fit-out. Mechanical ventilation of the restroom facilities is automatic.

Electrical Systems
Main distribution panel in the basement. Electrical riser zone near the stairwell core. Access to the tenant floors via cable trays on the ceiling and parapet channels.

Reserved Space for Tenant Fit-Out
In the riser shafts and on the roof, space has been set aside for tenant-specific installations, such as laboratory ventilation systems, refrigeration systems, or similar equipment.



Minergie-P-ECO

The new building at Riedstrasse 22 is being designed in accordance with the Minergie-P-Eco standard and meets the highest standards for a healthy, recyclable, and environmentally friendly building.

Minergie-P-ECO combines the highest levels of energy efficiency with strict environmental and health-related building requirements. As a result, this Swiss building standard directly contributes to six UN Sustainable Development Goals (SDGs), particularly the global agenda for sustainable consumption and climate action.

To ensure this high standard throughout the entire building, the fit-out of the rental spaces is also carried out in accordance with the label's specifications.

For tenants, this primarily means that certain aspects must be taken into account during interior construction. These include, among other things, the use of ecologically certified, low-emission materials, energy-efficient lighting and building systems, as well as solutions that promote a pleasant indoor climate and a high quality of stay.

Renovation to Minergie-P-ECO standards sometimes requires slightly more careful coordination during the planning phase and in the selection of materials. Employees thus benefit from a healthy indoor climate, eco-friendly materials, and a modern, sustainable work environment.

At the same time, a company's location in a certified building can also serve as a positive marketing and sustainability selling point for businesses, for example as part of ESG strategies or in corporate communications.

The building owner supports tenants, if needed, in implementing the relevant requirements and oversees the renovation process in accordance with the label's guidelines.

SUSTAINABLE DEVELOPMENT GOALS



Zugerland
Verkehrsbetriebe

We look forward to hearing from you

We would be happy to provide you with further information about the RIED-HUB 22 project and look forward to hearing from you.

You will find an overview of all building plans in the attachment.

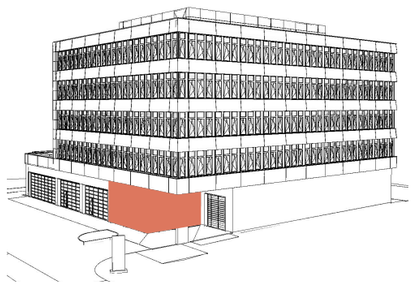
Rental and Consulting

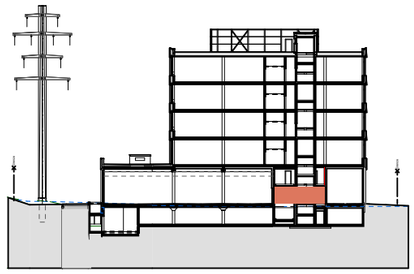
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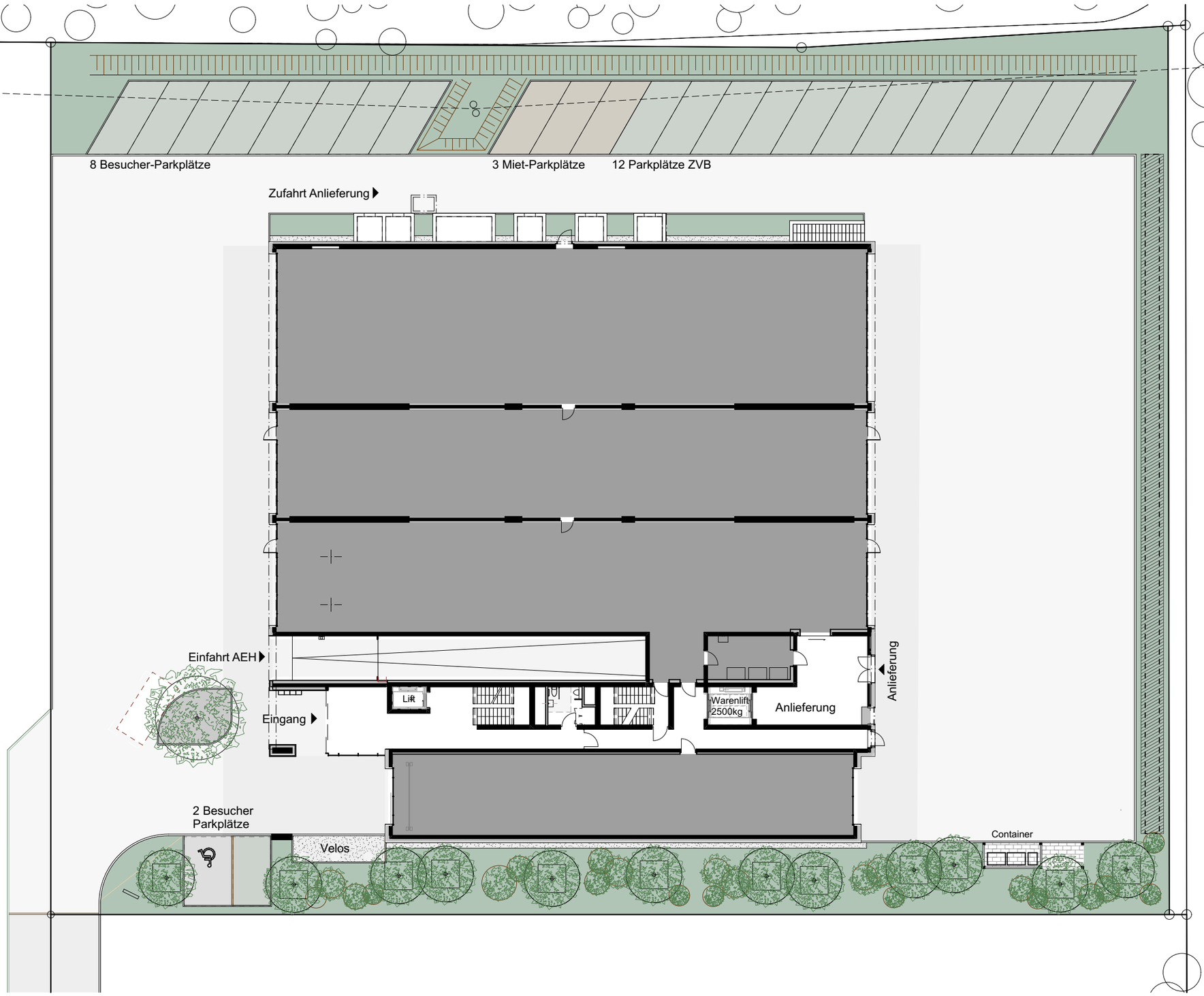
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info@gebr-oswald.ch

Gewerbebau, Riedstrasse 22, 6343 Rotkreuz





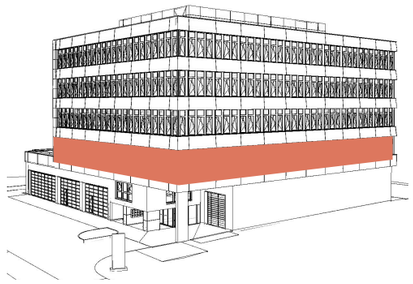


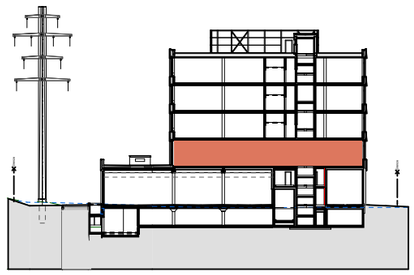
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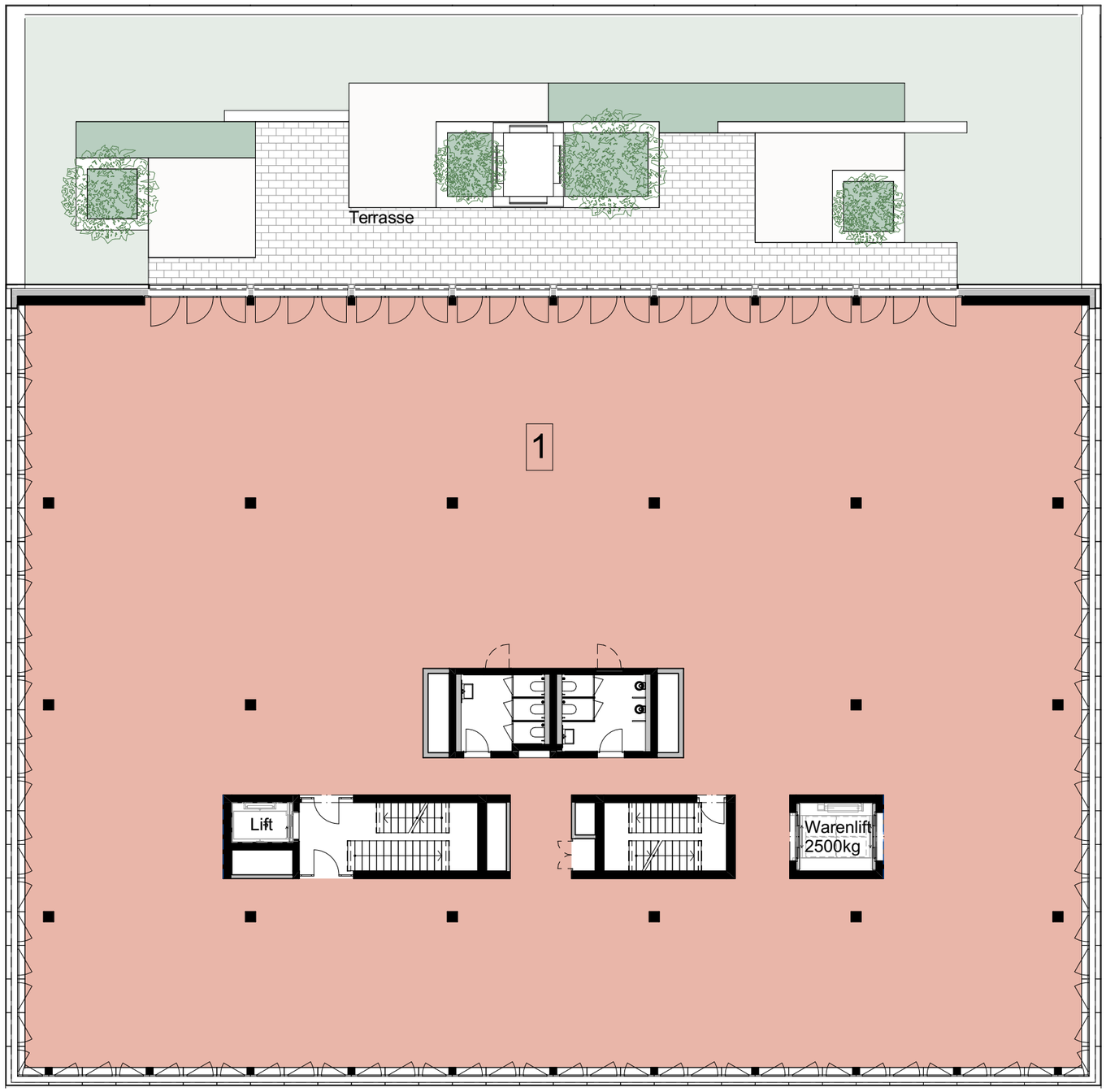
Grundriss EG mit Umgebung
Mst: 1:300

Gewerbebau, Riedstrasse 22, 6343 Rotkreuz

Mietfläche 1
BF:1'200 m²







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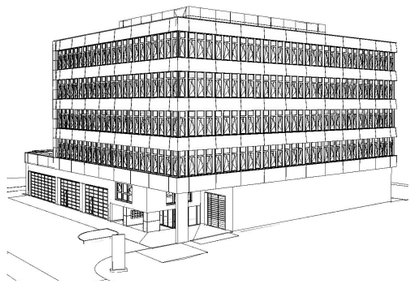
Grundriss Mietvariation 1 Mieter und Terrasse
Mst: 1:200

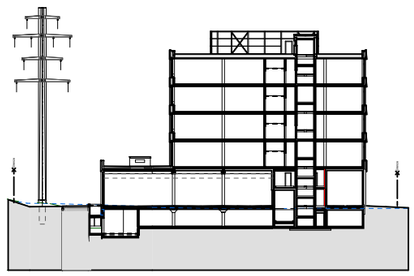
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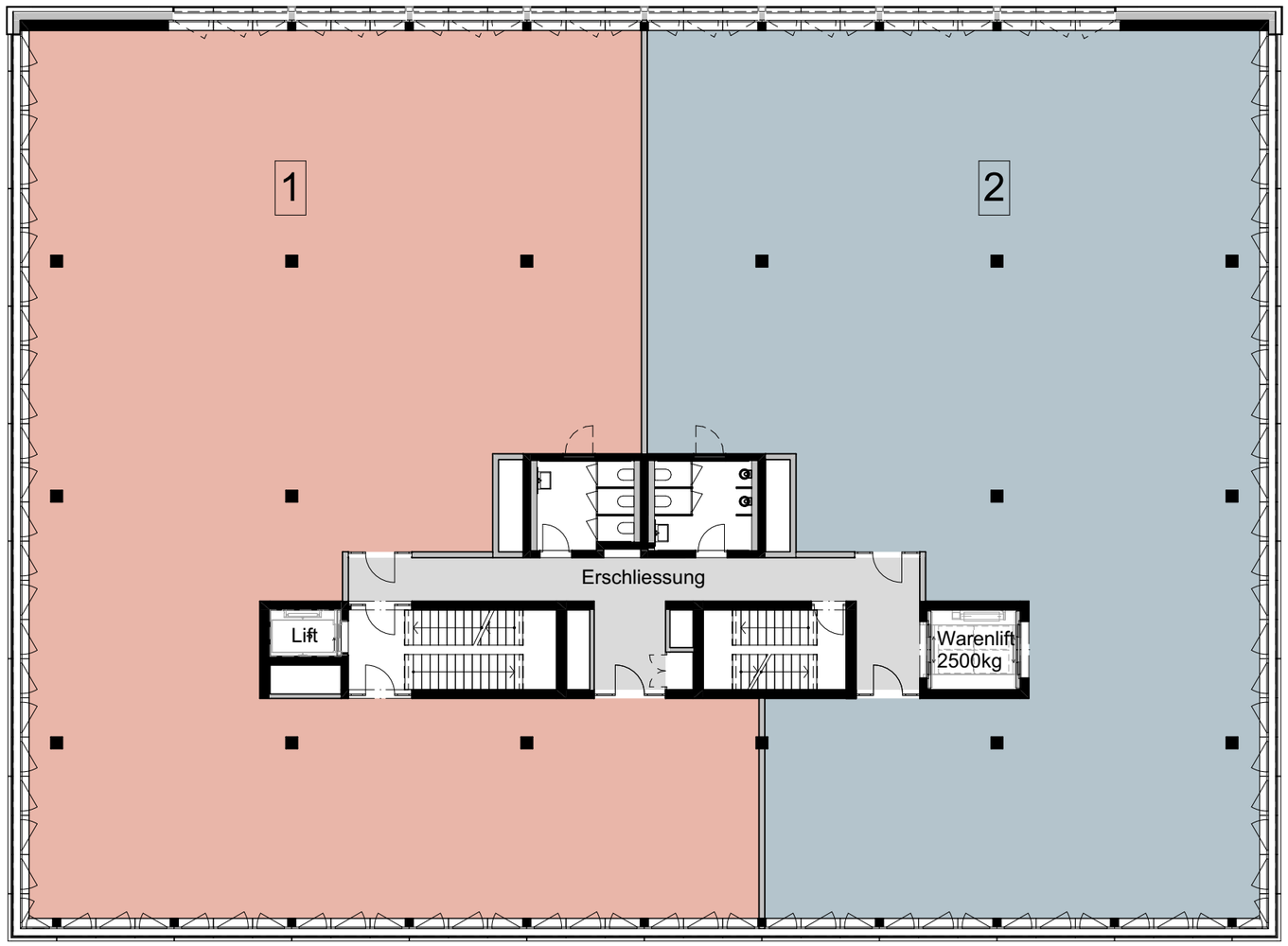
Gewerbebau, Riedstrasse 22, 6343 Rotkreuz

1 Mietfläche 1
BF:600 m²

2 Mietfläche 2
BF:540 m²







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Grundriss Mietvariation 2 Mieter
Mst: 1:200

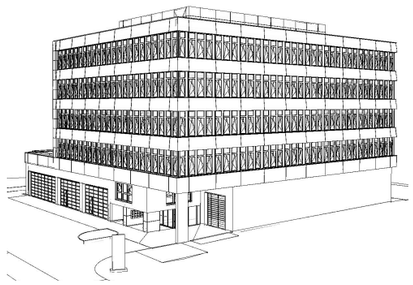
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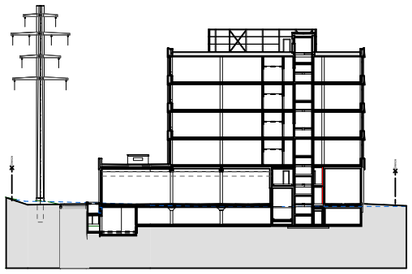
Gewerbebau, Riedstrasse 22, 6343 Rotkreuz

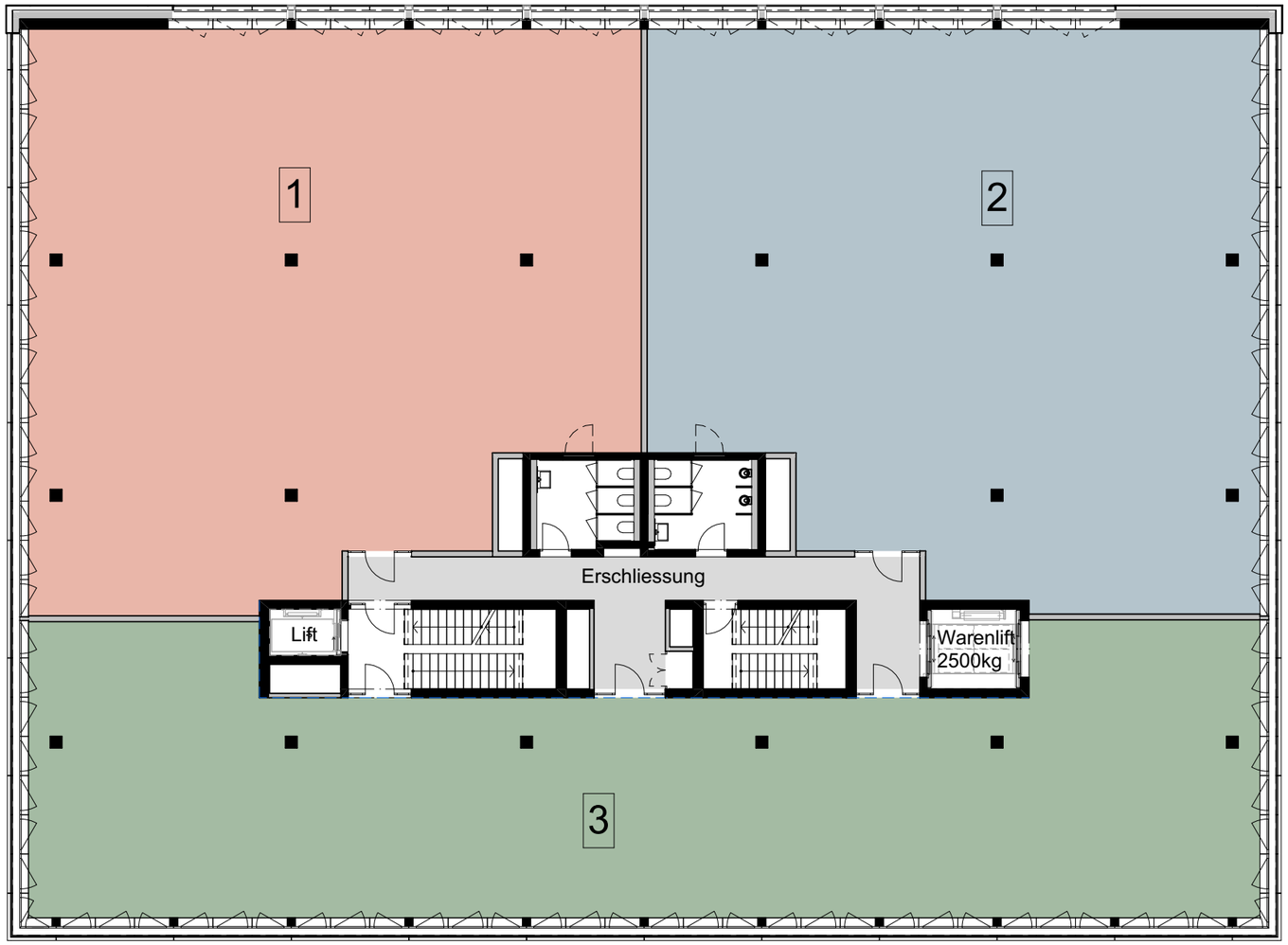
1 Mietfläche 1
BF:390 m²

2 Mietfläche 2
BF:390 m²

3 Mietfläche 3
BF:360 m²





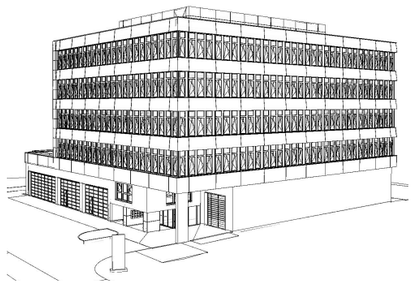


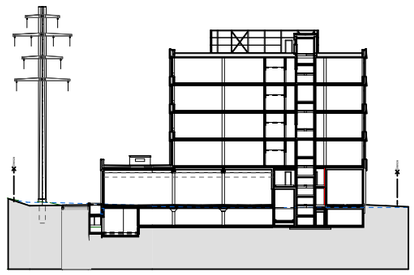
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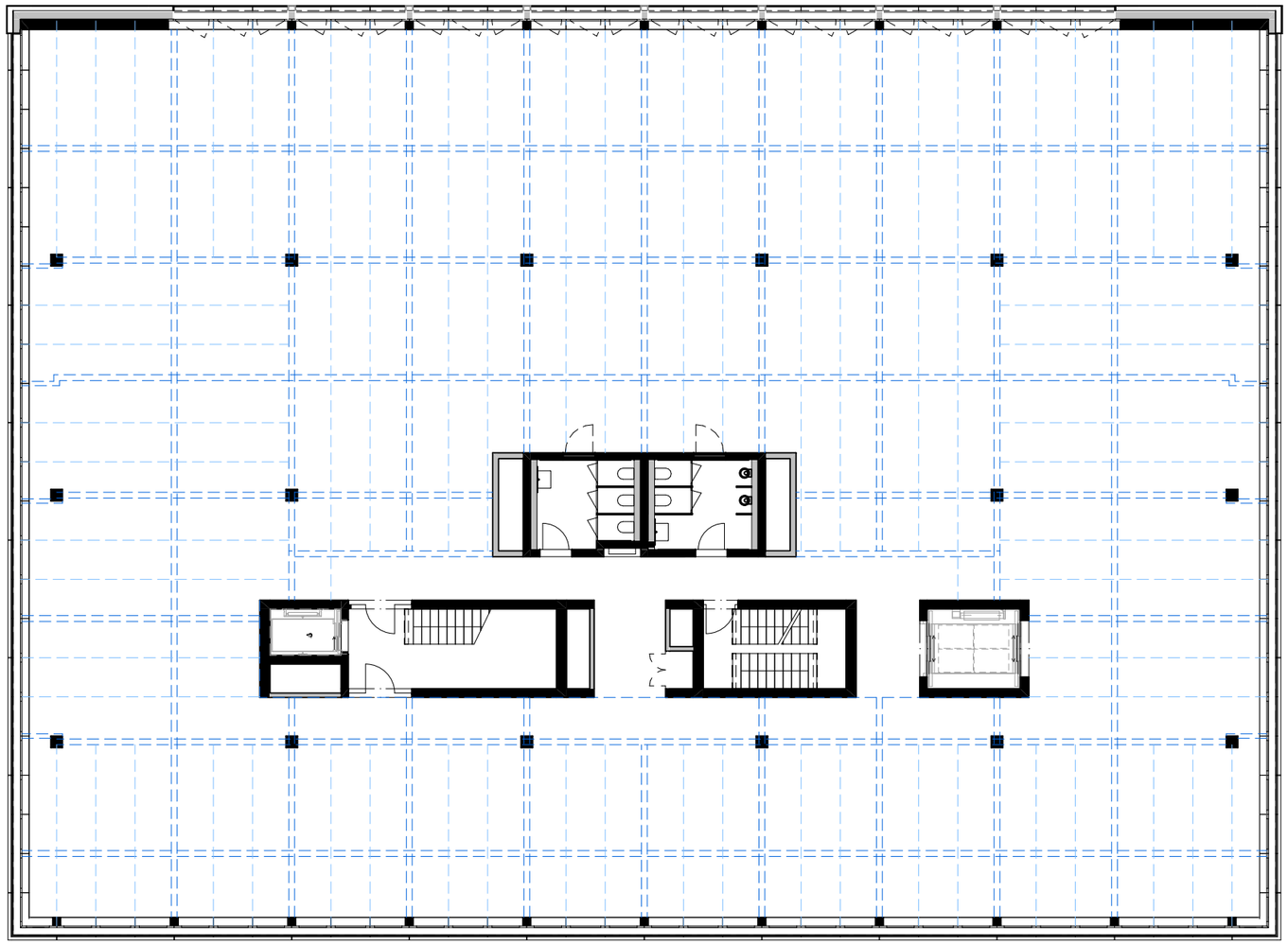
Grundriss Mietvariation 3 Mieter
Mst: 1:200

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mögliche Wandanschluss
mögliche Mieter-Trennwand



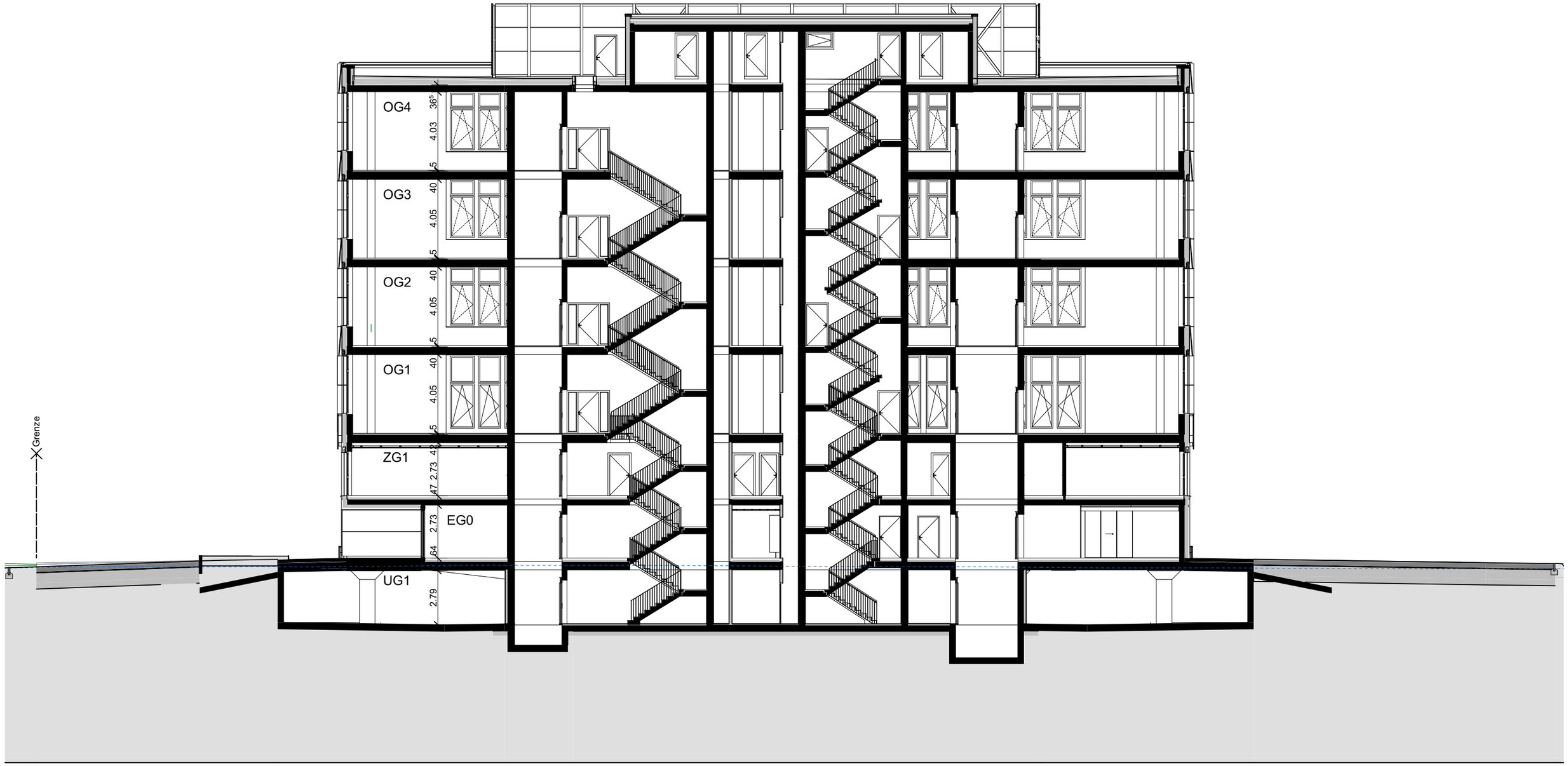




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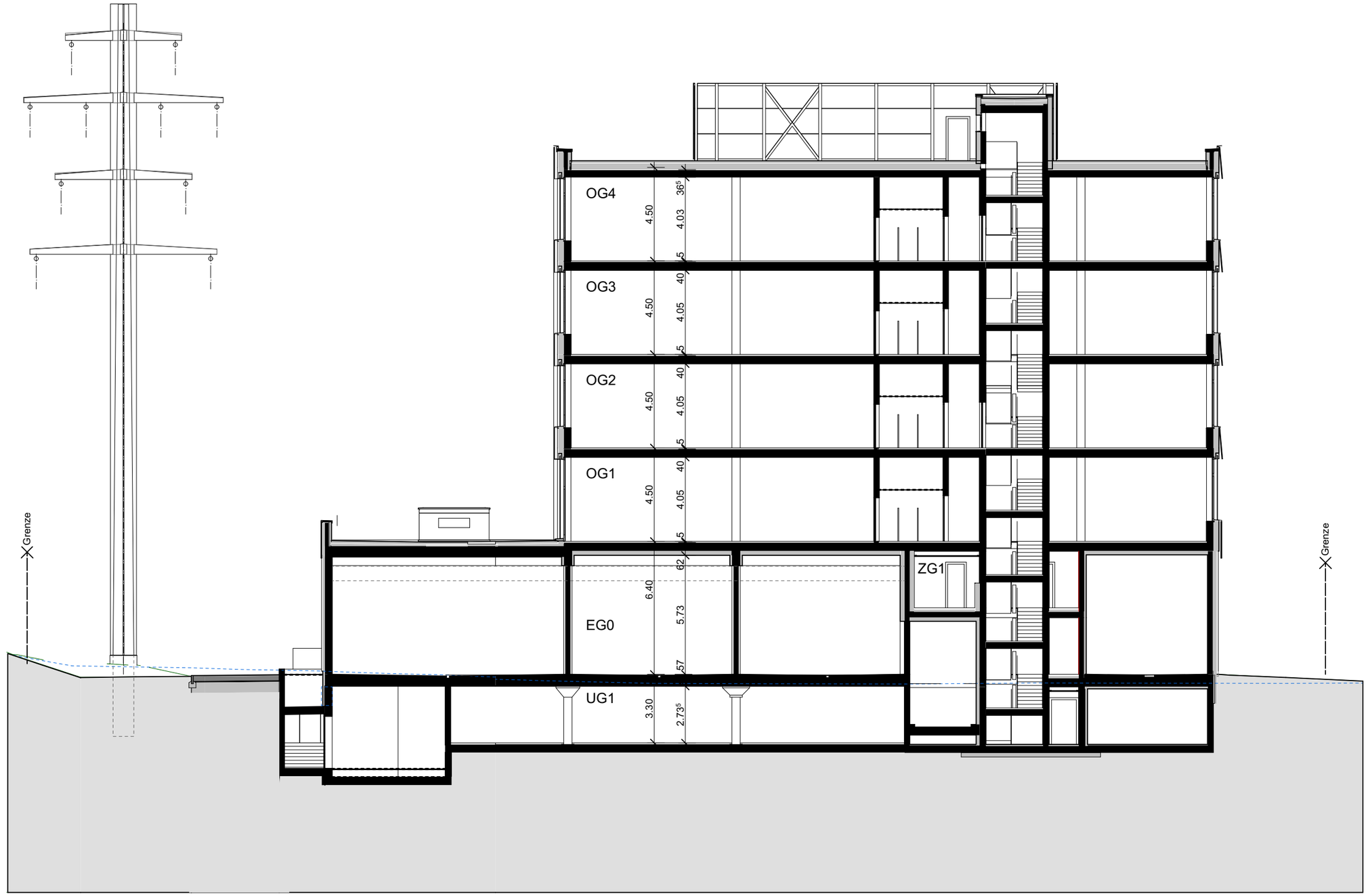
Wandraster und Einteilung
Mst: 1:200

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Längsschnitt
Mst: 1:200



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Querschnitt
Mst: 1:200