



WESTGATE BAAR

YOUR NEW BUSINESS PREMISES

PROPERTY AND PROFILE



VERSATILE, SOPHISTICATED, BESPOKE

The Westgate business complex is situated in the municipality of Baar in the canton of Zug – and boasts superb public and private transport links. Spanning four storeys and some 2,850 m², it offers modern companies an exceptionally attractive business location with a high-quality fit-out. By virtue of the versatile building structure, the property is ideal for a major tenant or leasing on a storey-by-storey basis.

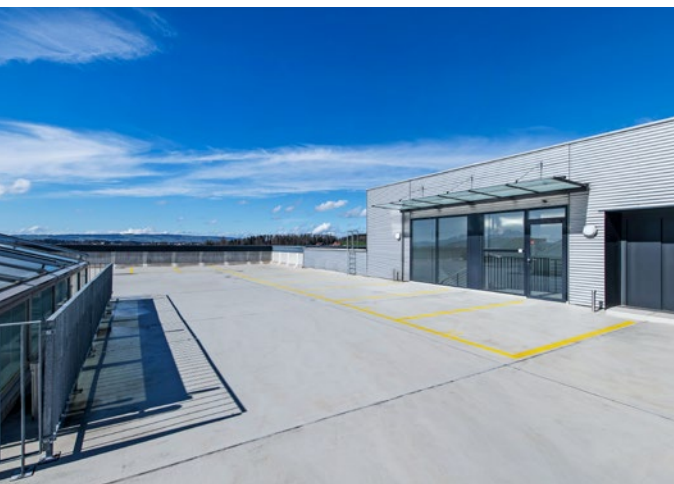
THE PROPERTY AT A GLANCE

- A total of 2,850 m² over four storeys
- Choice of 'plug & work' or bespoke fit-outs
- Letting to a single tenant or on a storey-by-storey basis
- Optimum private / public transport links
- Ample outdoor parking for employees and customers



Whether you wish to benefit from the comprehensive, high-quality fit-out of the previous tenant or whether you prefer to fit out the property to reflect your own needs, the choice is yours at Westgate.

Ample outdoor parking, with direct access to the building, is available for tenants and visitors.



Architectural highlight:
the oval-shaped spiral staircase
connecting the various storeys.

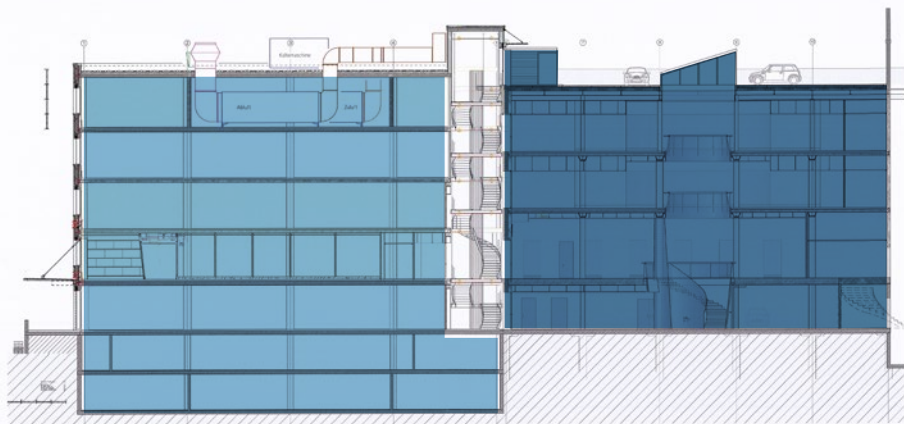


'Plug & work' is possible thanks to the
previous tenant's complete fit-out.

ARCHITECTURE AND FIT-OUT

MODERN STRUCTURES, VERSATILE USE

With its facade in dark granite, which gleams in the sunlight, Westgate stands harmoniously apart from the surrounding buildings, appearing timeless but nonetheless striking. Efficient building structures, combined with cutting-edge building systems, enable considerable versatility and comfort in day-to-day working life. The oval skylight in the building's central wing is a unique architectural feature that bathes all four storeys in natural light. All floors boast handy kitchenettes, as well as state-of-the-art sanitary facilities.



- Main building
- Central wing



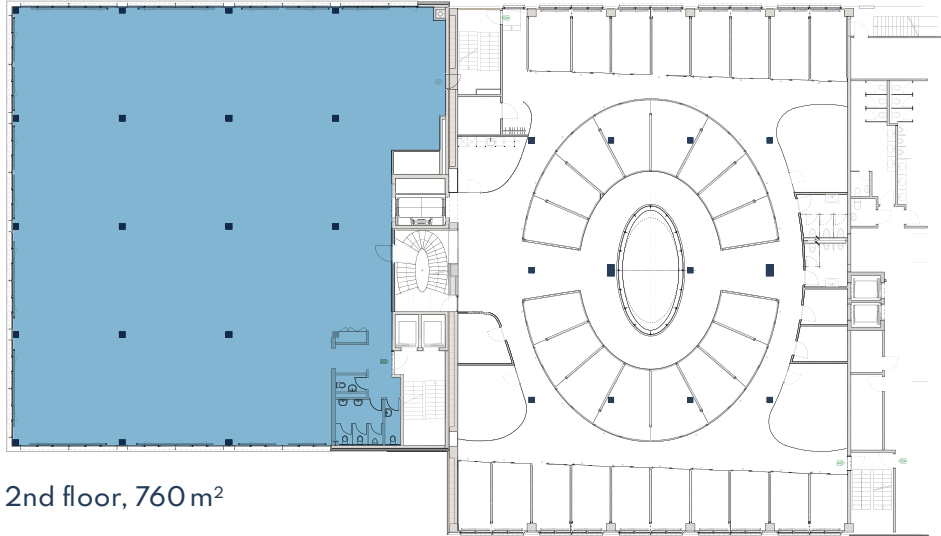
MODERN AND COMFORTABLE – TO REFLECT YOUR NEEDS

Do you wish to benefit from the high-quality, complete fit-out of the previous tenant, move in straight away and get started? Or would you prefer to take possession of a basic fit-out so that you can improve your new premises in line with your precise wants and needs? At Westgate, the choice is yours. For office spaces that are just right – for you and your day-to-day business.



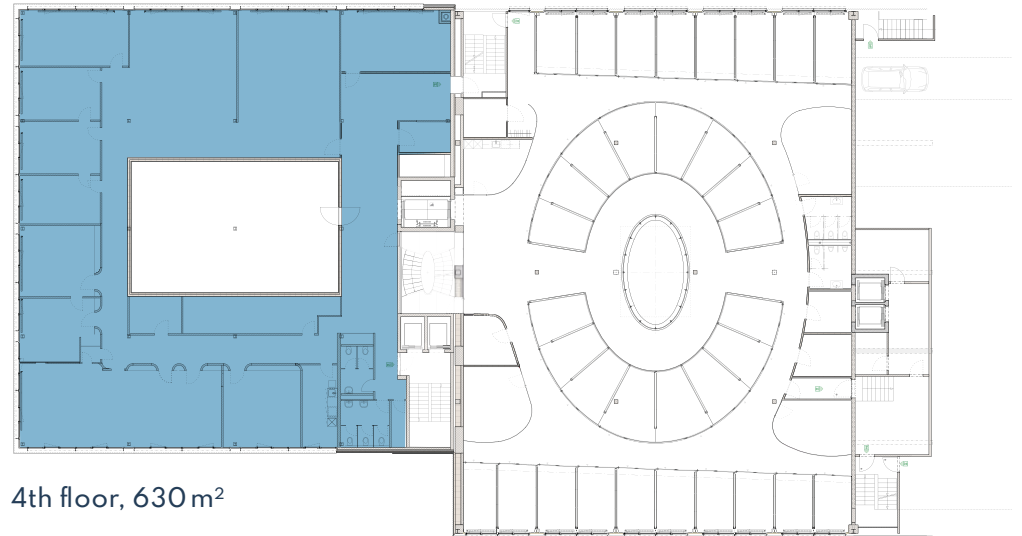
- Most recent extensive renovation: 2009; roof refurbishment/renovation in 2018
- Ceiling heights of up to four metres
- State-of-the-art building structure and systems
- Available to let as a basic fit-out; the high-quality fit-out of the previous tenant can be kept on request ('plug & work')

MAIN BUILDING



VIEWS OVERLOOKING GREEN SPACES

- Available to let as a basic fit-out
- Sanitary facilities on both floors
- Both floors feature a kitchenette
- 4th floor: comes with single-person offices, project spaces and conference rooms
- Server and archive rooms on both floors



Scale: 1:500

1m 15m

CENTRAL WING



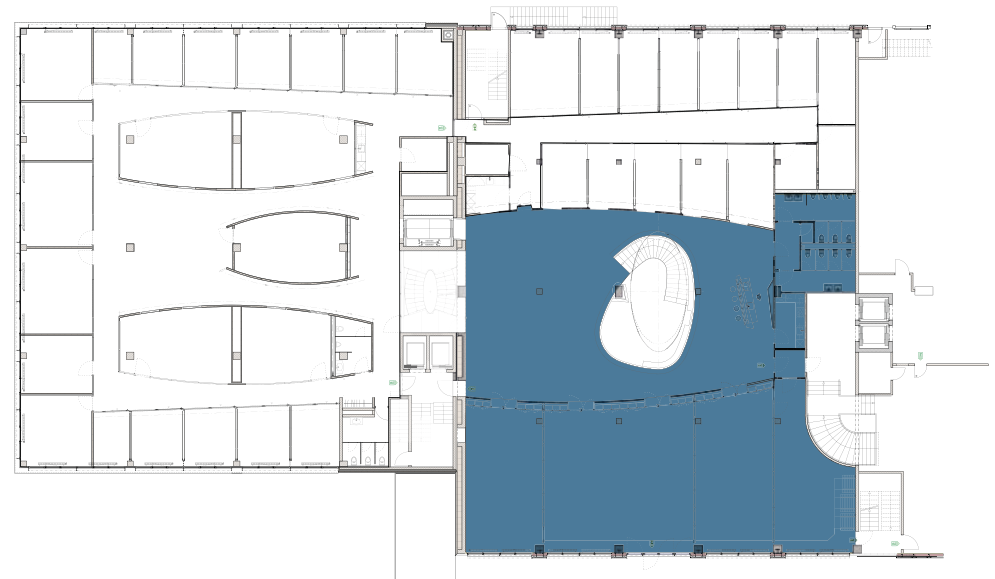
Ground floor, 115 m²

Scale: 1:500



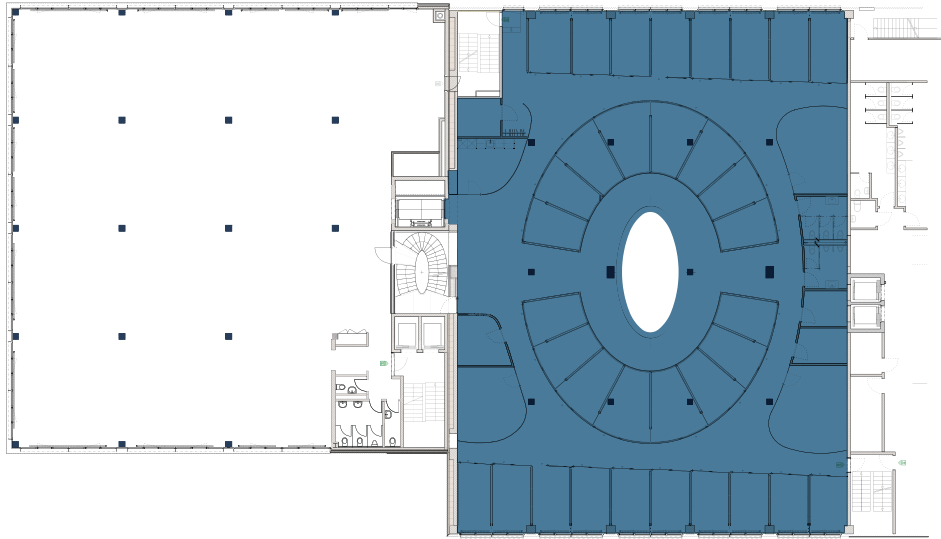
AN OFFICE SPANNING TWO FLOORS

- Connected via the spiral staircase/passenger lift
- Ample natural light thanks to the oval skylight
- 615 m² across two floors
- Both floors can be ideally combined with the 3rd floor
- Reception area on the ground floor
- Kitchenette on the 1st floor
- On request, the high-quality tenant fit-out can be kept in full



1st floor, 500 m²

CENTRAL WING



2nd floor, 850 m²

‘PLUG & WORK’ IN THE CENTRAL WING

- Ample natural light thanks to the oval skylight
- On request, the high-quality tenant fit-out can be kept in full
- All storeys can be leased on a combined basis
- All office space (on all floors) in the central wing boasts ventilation (air supply/extraction), server and archive rooms, separate sanitary facilities and kitchenettes

Scale: 1:500



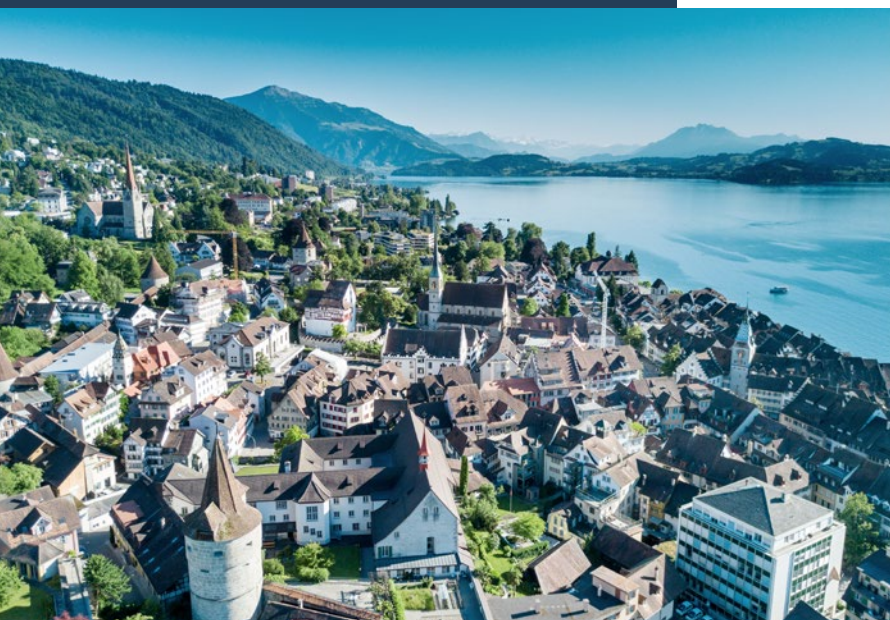
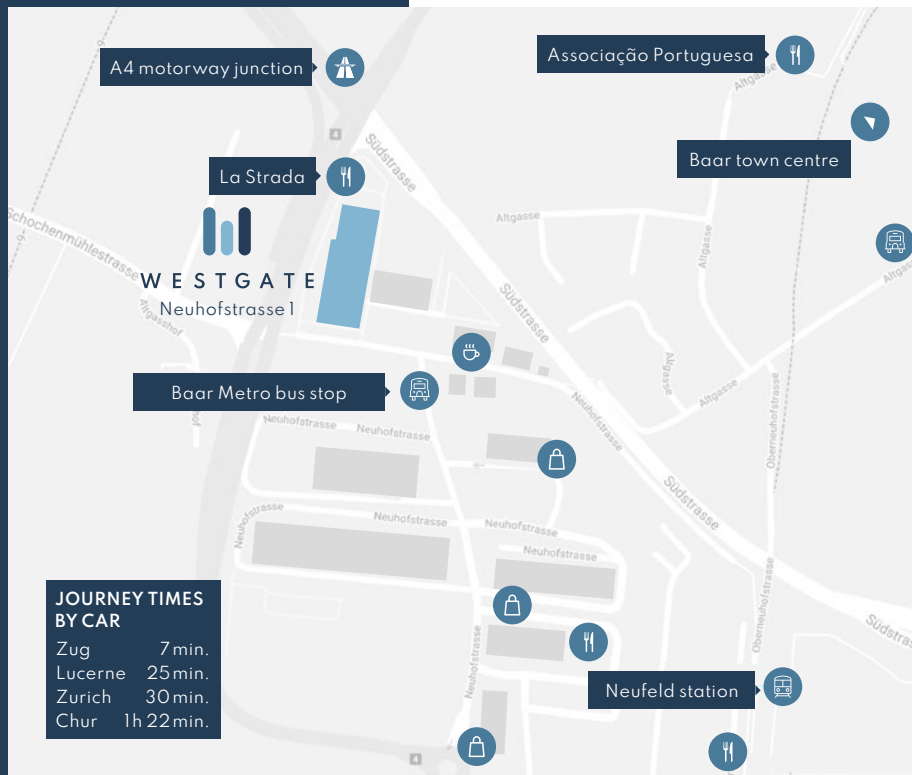
LOCATION AND SURROUNDING AREA

A PRIME GEOGRAPHIC AND COMMERCIAL LOCATION

As your new office, Westgate even comes with its own motorway junction. After all, the property is situated in direct proximity to the A4, as you enter Baar and Zug. The site is just as easy to reach using public transport, with Baar Neufeld railway station a mere five-minute walk away. The centre of Baar – with its myriad restaurants, cafés and shops – is just a ten-minute walk away.

Numerous big-name service providers and industrial companies are just a stone's throw away from Westgate, not to mention a major further education college and various specialist retail outlets. The 'in-house' restaurant, La Strada, is also the ideal spot for a business lunch or an enjoyable coffee break.

The canton of Zug is one of the most economically attractive locations in Switzerland, with some 30,000 companies – including multinational firms such as Roche, Mars Switzerland and Siemens – based here.





W E S T G A T E

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Roland Zemp will be delighted
to show you the property.

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Subject to change