



The **Blandonnet International Business Center (BIBC)** Phase II – Buildings ABC of about 30'000 sqm above ground, with underground storage and parking areas, is now completed.

You may rent an office at BIBC, but at the same time we offer you a great range of services: conferencing rooms, storage areas, shopping areas as well as parking space. Our building is also particularly well adapted to integrate the most recent development in telecommunication, computer and office technologies. So, you can take advantage of an easy and effective way for connecting with the world.

The architectural concept, developed by Foster & Partners, is based on:

- Elegance of design
- Building materials high quality
- Double skin glass cladding
- Rich interior and exterior finishings

This concept provides for high fit out flexibility (movable partitions, raised technical floors, hanging ceilings).

The global ecological concept of the building systems and construction details allows for significant savings in energy consumption.

Including modern technologies and architectural concepts and being so well positioned in the Geneva International Airport area, BIBC is an opportunity which comes to meet your needs and preferences for office environment.

Rent an office at BIBC for the best establishment of your future business in Europe!

### **Contact us for a price inquiry**

The prices (rent + service charge) include all interior fit out and finishings listed in Base owner specifications and all property management services listed in Property Management, as well as the energy consumption for the common areas and the rented office floors for 11 h / day, 250 days / year for heat factor of 25 W / sqm.



## **BASE OWNER SPECIFICATIONS**

The office areas are rented «turnkey » or completed up to specific user requirements with fit out costs being computed plus or minus owner contribution which includes in particular:

### **1 INTERIOR FIT OUT OF RENTED FLOORS**

- Electrical solar screens
- Overall raised technical floor
- Overall hanging ceiling
- Overall lighting
- Universal telecom network
- Optic fibers and connection racks
- 88 floor outlet boxes (ea. incl.3 x RJ45 and 6 x 220V outlets)
- EIBUS building control system
- Card readers and video access control
- Fire alarms
- Overall sprinkler system
- 14 fully equipped WC per floor
- 2 cafeterias per floor
- Energy consumption meters
- MCR regulation
- 340 sqm of office partitions
- 36 office doors per floor
- 36 closets (140 cm wide) per floor
- Floor surfacing
  - ° Carpeting in office areas
  - ° Black polished granite in reception areas
- Wall surfacing
  - ° Stucco surfacing in reception areas
  - ° Painted nylon based wall paper in office area

### **2 STORAGES AREA**

- Storage areas available in basements lighted and ventilated, up to 4,00 m high (slab to slab)

### **3 UNDERGROUND PARKING**

- 550 parking slots in three underground levels  
(i.e. 50 per floor rented)



#### **4 RESTAURANT**

- 400 seats restaurant with outside terrace

#### **5 TELECOM PLATFORM**

#### **6 OPTION**

Connection to the telecom platform managed by T-SYSTEMS allowing for all available telecom and data connection modes, incl. multilateral video conference, 48 hours upon user request.

### **PROPERTY MANAGEMENT**

Service charges at controlled price thanks to a general maintenance agreement between the owner (RI REALIM) and PM CASTORS SA, which includes in particular the following services:

#### **1 PROPERTY MANAGEMENT SERVICES**

##### **1.1 GENERAL SERVICES**

(Cleaning and building management personal available 5d / 5d – building security 24h / 24h / 7d)

- Exterior and interior maintenance
- Building management
- Visitors welcome desk – control center
- Cleaning
- Security

##### **1.2 TECHNICAL MAINTENANCE**

(Technical personal /engineers on site 5d / 5d, helpdesk 24h / 24h, 7d / 7d)

- Elevators and service lifts
- Automation systems
- Heating and cooling systems
- Fire security detection
- Electrical power supply
- Lighting
- Sprinklers
- Electrical sunscreens
- Ventilation –AC
- Access control (card readers – video)



### **1.3 BUILDING MAINTENANCE**

- Control and coordination of maintenance
- Finance and administration
- Computer aided maintenance management

### **2 ENERGY CONSUMPTION**

Energy consumption guarantee for fresh water, heating and AC in the common areas and office floors.

### **3 OPTIONS (not incl. in lump-sum service charge)**

in particular :

- Leased areas cleaning
- Moving
- Follow up and control of tenant refurbishment works
- Mail sorting and distribution
- Events and functions organisation

## **PRICES**

THESE INFORMATIONS ALLOW TO COMPARE OTHER BUILDINGS WITH THE PHASE II BIBC – ABC BUILDINGS, HOLDING INTO ACCOUNT ALL FIT OUT AND INCLUDES SERVICES:

- THE RENTAL PRICES
- THE LUMP-SUM SERVICE CHARGES

### **1 RENTAL PRICES « TURNKEY »**

**CHF 550.00 / sqm (average)**

For example:

CHF 500.00 / sqm / year ground floor

CHF 600.00 /sqm /year attic (10<sup>th</sup> floor)

- includes all interior fit out, fibers and building systems, telecom and data connections outlet listed herein, in conformity with basic owner specifications
- allows for immediate moving in and operation of the leased floors, subject to tenant layout requirements

Owner is providing free of cost assistance to potential tenants for preliminary layout design



## **2 SERVICE CHARGES** **(ENERGY AND PROPERTY MANAGEMENT)**

**CHF 67.00 / sqm / year**

Includes all energies and property management services i.e.:

### **PROPERTY MANAGEMENT SERVICES - CHF 53.43 / sqm / year**

Lump-sum - 3 years

For all services listed herein lump-sum amount for the initial three years, indexed on the Swiss Consumer Prices Index from the 4<sup>th</sup> year onwards.

And

### **ENERGIES - CHF 13.57\* / sqm / year**

Variable according to official prices SIG (supplier) for the energy consumption (heating, fresh water, AC) of the common areas and office floors during the usual office hours up to a max. consumption of 306 MJ / sqm / year for 11 h / day , 250 days / year office operation (subject to prices yearly adaptations of public supplier reference prices for oil, gaz and fresh water – SIG).

\* according to 10 April 2001, SIG prices

## **CONTACT US**

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