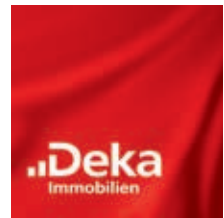


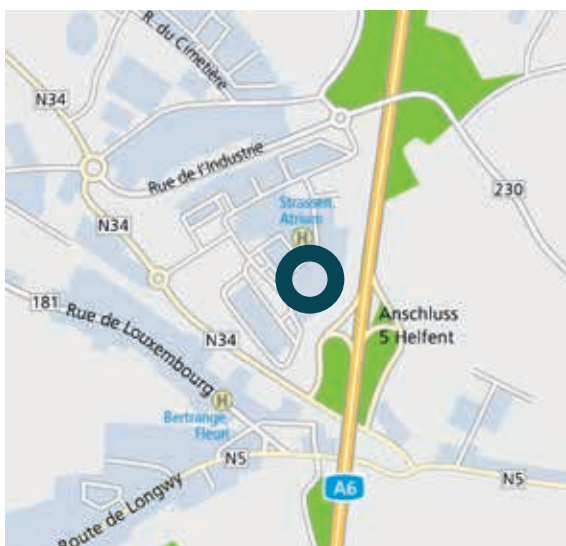
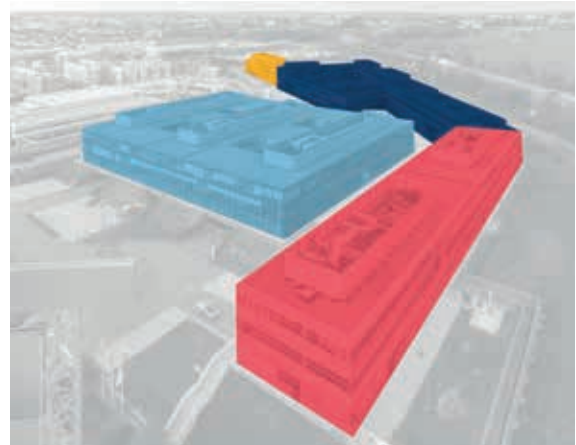
# Atrium Business Park.

19 – 41, Rue du Puits Romain.  
8070 Bertrange, Luxemburg.



## Facts.

- Year built: Emporium: 2005, Exico: 2010, Extimus: 2010, Vitrum: 2011.
- 4 modern office properties with 5 to 7 floors.
- Contemporary post/beam system facade.
- Attractive green courtyard.
- Number of underground parking spaces available.
- Spacious main entrance halls.
- 2 passenger lifts.
- Restaurant, brasserie and snack shop inside.
- Dynamic heating with two co-generation units and two boilers.
- 2 emergency backup generators + 2 for the tenants.
- Private day-care centre.
- Ceiling-mounted induction units in the rental spaces.



## Location.

- Easily accessible in a good neighbourhood on the outskirts. 
- Located near the capital.
- Close to Belgium and France.
- Bus stop close by. 
- A6 beltway approx. 5 minutes away by car.
- Airport approx. 20 minutes away by car. 
- Main railway station approx. 15 minutes away by car. 

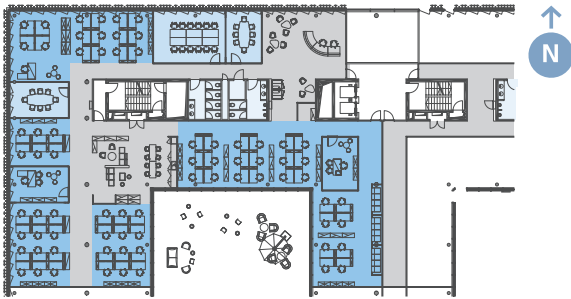
# Atrium Business Park.

19 – 41, Rue du Puits Romain.  
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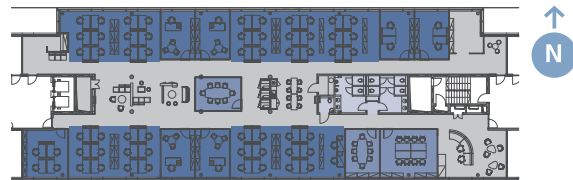
## Rental Space.

Floor	Vitrum	Emporium	Excio	Extimus	Total
Office	15.937 sqm	19.931 sqm	5.395 sqm	4.910 sqm	46.173 sqm
Multi-use		528 sqm			1.662 sqm
Restaurant		2.219 sqm			2.219 sqm
Archive	1.257 sqm	1.461 sqm	323 sqm	655 sqm	3.696 sqm
<b>Total space</b>	<b>17.194 sqm</b>	<b>24.139 sqm</b>	<b>5.718 sqm</b>	<b>6.699 sqm</b>	<b>53.750 sqm</b>
Parkings (ratio 1:24)	572	876	191	341	1.980

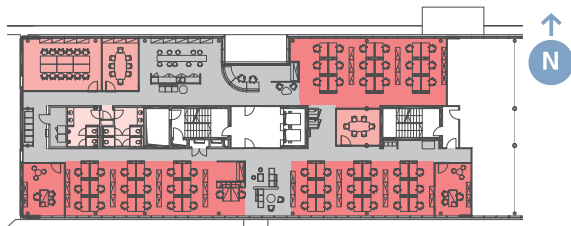
### Floor plan Vitrum



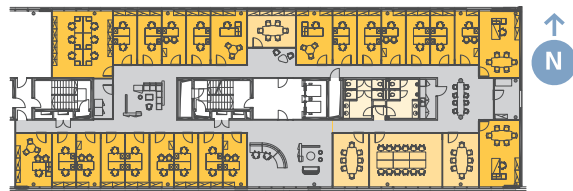
### Floor plan Emporium



### Floor plan Excio



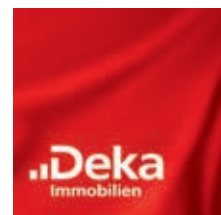
### Floor plan Extimus



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This document is not contractual.



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