
Atrium
business
park
MORE
THAN JUST
A WORK
PLACE
Deka
Immobilien

HOME
FACTS & FIGURES
BALANCE
SIGNAGE & FACADE
SERVICES
LOCATION
BUS SCHEDULES
BUILDING
EMPORIUM
EXCIO
EXTIMUS
VITRUM
CONTACT

FOUR BULDINGS. ONE SPIRIT.

WELCOME TO ATRIUM BUSINESS PARK.



EXTIMUS
EMPORIUM
VITRUM
EXCIO

Atrium Business Park — the perfect balance between efficiency and well-being. Ideally located close to the Belgian and French borders, it consists of four buildings nestling around a central courtyard with a total lettable area of approx. 50.000 m^2.

These days, the traditional separation between work and the rest of our lives is no longer appropriate, and we have come to expect more from our work-space. It was this desire, to make work more sociable and business relationships more fluid, that provided the inspiration for Atrium Business Park.


Atrium
business
park
19
EXTIMUS


4
EMPORIUM


VITRUM


HORNBACH
EXCIO

DLS APP

Auditorium
Conference rooms
Catering
e-Bikes
Events
News etc.

APP INSTALLATION
(for tenants only)









COMMUNITY EVENTS

Summer party
After-work events
Christmas market
Table-tennis tournament

LINKEDIN

For daily info and news
about Atrium Business Park

FOLLOW US ON LINKEDIN

MORE THAN AN OFFICE BUILDING.

The idea behind the Atrium Business Park was a simple one; to create a unique, lively space that can be enjoyed by everyone who works there.

Here is a development that places sociability and networking at its very heart. One that encourages interaction and networking between companies through shared spaces, whilst at the same time offering on-site services and facilities which blur the lines between working and living.

Atrium | business park







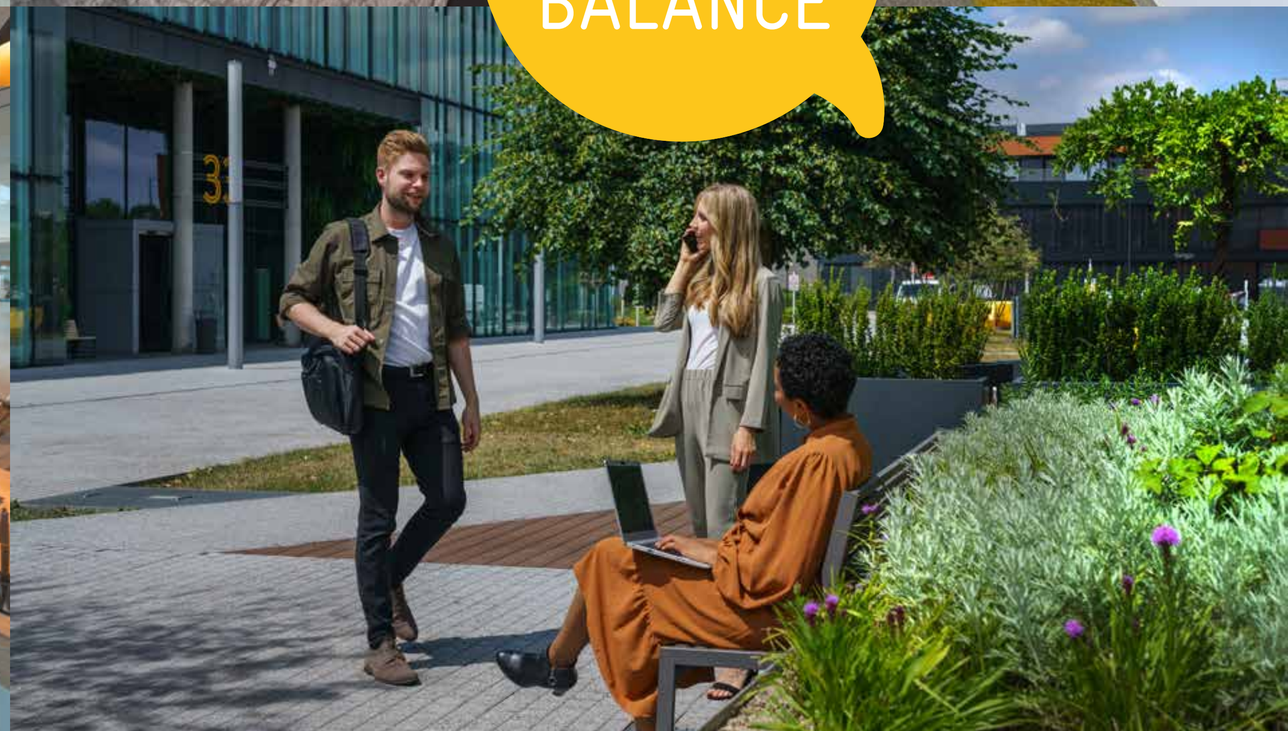


WORK-
LIFE
BALANCE











Atrium | business park

FACTS AND FIGURES

TECHNICAL FEATURES

- Dynamic heating system and chilled ceilings
- Exterior blinds
- Double-glazing
- Raised floors
- Two or more lifts per entrance
- Planning grid: 1,20 m

LETTABLE AREA

- Multifunctional offices available from 200 m^2 and ample archive space
- Excellent parking facilities (1.934 underground parking spaces and 46 outside parking spaces)
- Wide range of on-site services

SECURITY

- Security guard and facility manager on-site
- Badge and intercom systems for office access
- Secured parking spaces (barrier & door)
- Fire detection system, sprinklers in the car park
- Technical devices alarmed and connected to BMS
- UPS connection possible on demand (on-site power generation)

MAKE EVERY DAY A WELL-BEING DAY.

Sustainability is at the heart of our decisions. We view sustainability as being of exceptional importance, and we consider it in all our projects, for example, the use of environmentally-friendly materials, from simple LED lights, to our energy concept. Here are a few current examples from different segments:

When redesigning the outside landscape, our focus was on the creation of a greener environment for our tenants and enhancing biodiversity. We have focused on the use of bee-friendly plants, and have added more than 10.000 new plants. The generous landscaping became the home to several beehives.

BREEAM®

The four buildings are certified according to BREEAM® in-use as „Very good“. We are constantly working on making ABP more substainable.

We collaborate with the commune of Bertrange to facilitate access by bicycle, and are connecting the Atrium Business Park to the cycle paths to Luxembourg City and Strassen. Cyclists have modern, secured and easily accessible bike storage facilities and showers at their disposal. You can also use one of the modern ABP e-bikes via DLS App at any time.











Since April 2020, we have had two beehives behind the EXTIMUS building, each occupied by 50.000 bees.

Our parking spaces are equipped with 90 e-charging stations.

Atrium | business park

PARK-LAND TO RELAX

COSY SEATING AREAS

RELAX

FREE WIFI

CHILL-OUT ZONES

CENTRAL MEETING POINT

Yoga, new showers, new lockers, table tennis, darts, billards, table soccer, open book case, coffee and refreshments — in the Atrium Balance Club you will find everything you need for a relaxing and inspiring break.











ENJOY YOUR BREAKS: WORK-LIFE-BALANCE FIRST.

Recharge your batteries with Yoga, look forward to new showers and lockers, have fun playing table tennis, darts, billards or table football, discover the open book case, relax while or simply having a coffee with your colleagues. Enjoy the new Atrium Balance Club community spot at the Emporium building.

Atrium BALANCE CLUB

NEVER LOST. ALWAYS FOUND.

Nobody likes to search for a long time and lose precious time, and that is why you stake your and your business‘s claim on the huge totem, right outside the front of the building in which your company is located. Additional signposts in the entrance hall and the lifts always make it easy for your employees, customers and visitors to find you.

MAKES YOUR CUSTOMERS HAPPY

Your company logo on the big outside totem





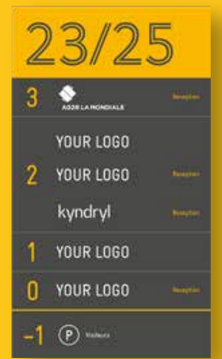
Your company logo on dedicated signs in the entrance halls and the lifts



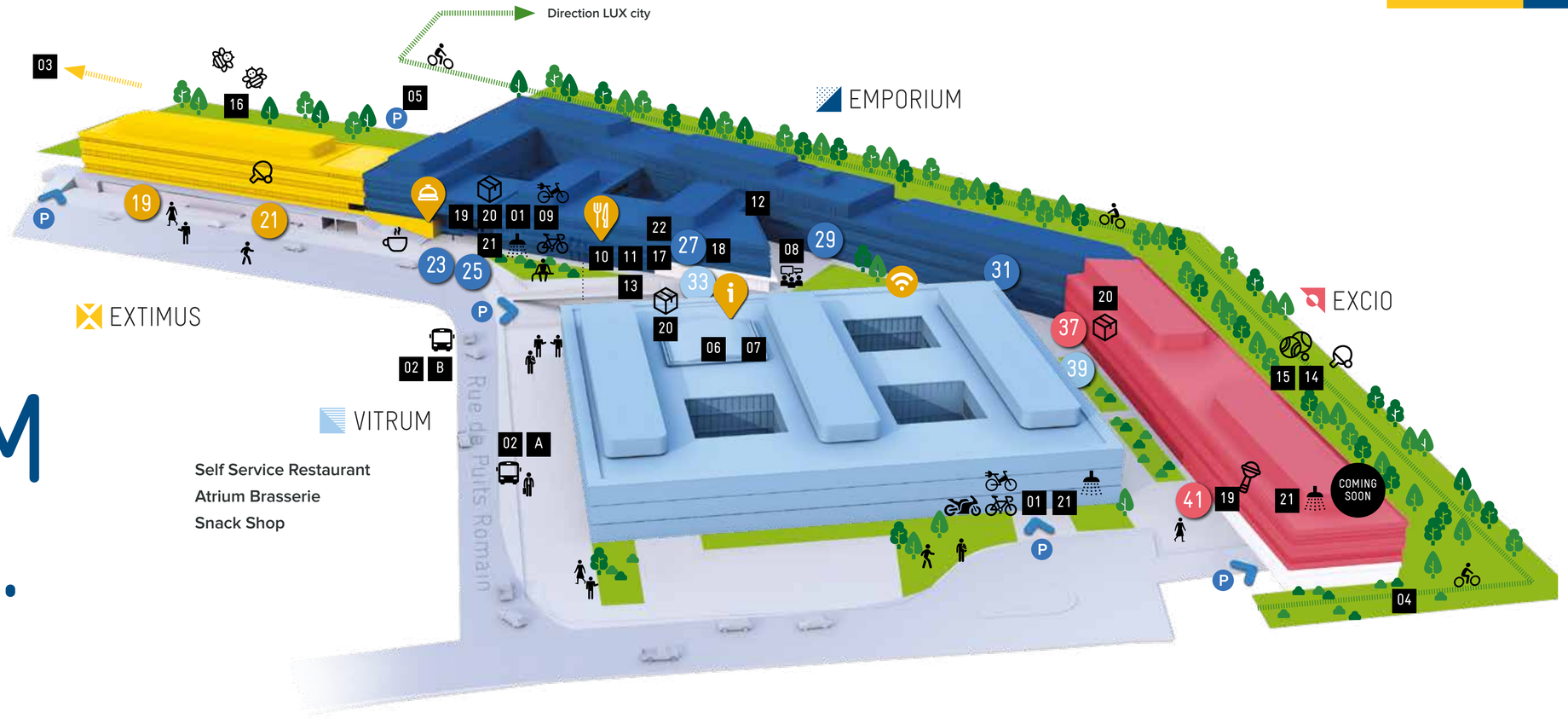


Take your company sign and branding to the roof — subject to prior landlord approval and compliance with the building’s style-guide





ENJOY MAXIMUM SERVICE.



MOBILITY

- 01 Bicycle Storage, eBike rental and parking for motorbikes
- 02 Bus Stop « Strassen, Atrium »
  - A Bus coming from LUX station
  - B Bus going to LUX station
- 03 Vel'OH! Bike Station No. 72
- 04 New bike path (coming soon)
- 05 Public Parking (Paid)

BUSINESS

- 06 Security Guard
- 07 Co-working
- 08 Common Meeting Rooms
- 09 Auditorium

FOOD

- 10 Self Service Restaurant
- 11 Atrium Brasserie
- 12 Snack Shop

OUTDOOR

- 13 Outdoor Lounge with Vienna benches
- 14 Petanque Place
- 15 Table Tennis
- 16 Bee Hives

WORK LIFE BALANCE

- 17 Atrium Balance Club
- 18 Concierge Services
- 19 L'Enfant Roi (Day Care)
- 20 Bringme Boxes
- 21 Showers

WIFI in common inside & outside areas

Info point / Any help

Concierge Services

19 23 33 37 House number / Entrance

P Access car park

For more information and an interactive version, please visit **www.atrium.lu**

Get this overview plan as a PDF directly to your smartphone



GASTRONOMY

In a modern and friendly setting, the **Self Service Restaurant**, the **Atrium Brasserie** and the **Snack Shop** offer trendy and varied cuisine every day.

OUR CONCEPT OF EVERYDAY HAPPINESS.

WE ♥ ABP

We think that an office building should be more than just a work-place, but rather a platform that caters to employees' needs. We offer an environment, infrastructure and services that meet the demands of a modern work-life balance, be these restaurants, catering, coffee, meeting areas (for business or recreational encounters), postal services, concierge, sports, child day-care, communication or easy access to public transportation. Sounds good. Is good. Feels good.









EVERY-WHERE IN A FEW MINUTES.

3* Motorway A6	1* Bus stop	5* Strassen Centre	3* Gare de Bertrange
15* City Centre	10* Therme	10* City Concorde	7* Center Belle Etoile
110* Brussels	20* Supermarket	15* Luxemburg Centre	12* P & R Bouillon
			17* Gare Centrale

WWW.MOBILITEIT.LU/EN/

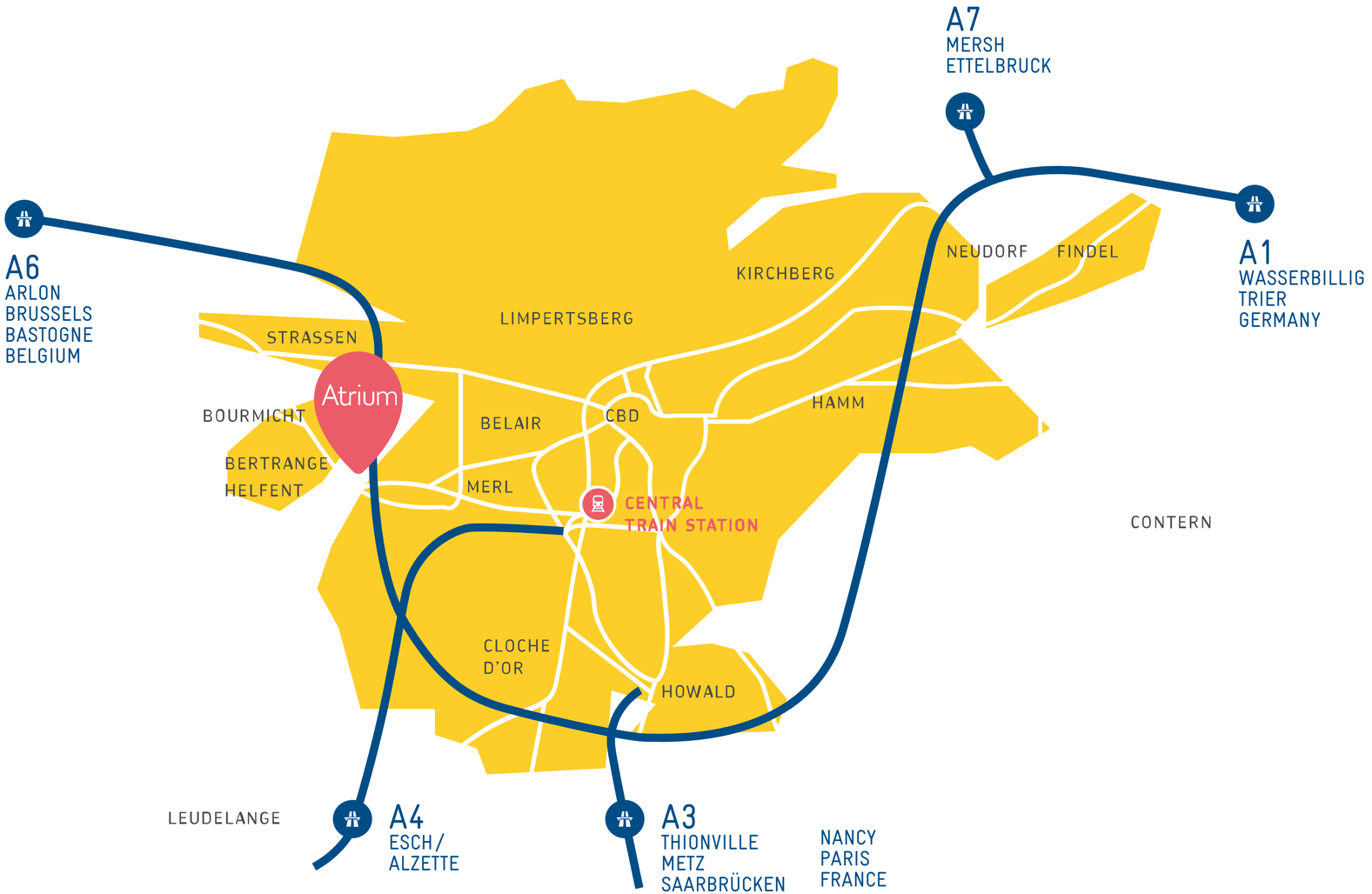
*Minutes

YOUR LOCATION IN THE HEART OF EUROPE.

216*	30*	65*	38*	19*
Brussels BE	**Arlon** BE	**Metz** FR	**Thionville** FR	**Esch/Alzette** LU

248*	102*	58*
Cologne DE	**Saarbrücken** DE	**Trier** DE





* Kilometres

Atrium | business park

ALWAYS ARRIVE ON TIME!

Public transport to and from the Atrium Business Park is sure to meet your schedule: Monday to Friday starting at 5:28 am until almost 9 pm. Furthermore, in case you did not know, public transport is free-of-charge in Luxembourg! To plan your journeys, check out **mobiliteit.lu** for up-to-date timetables and information.

10 Steinsel / Gare Centrale / P+R Bouillon / **Atrium Strassen** / Gare de Bertrange / **Belle Etoile** (End of the line)

Monday – Friday

Gare Centrale Quai 2	06:05	06:19	06:36	06:51	07:06	07:21		09:06	09:25	09:45	10:05		16:05	16:21	16:36	16:51		18:06	18:25	18:45	19:05
Fonderie Quai 2	06:06	06:21	06:38	06:53	07:08	07:23		09:08	09:27	09:47	10:07		16:07	16:23	16:38	16:53		18:08	18:27	18:47	19:07
Jean-Baptiste Merkels Quai 2	06:07	06:22	06:40	06:55	07:10	07:25		09:10	09:28	09:48	10:08		16:08	16:25	16:40	16:55		18:10	18:28	18:48	19:08
Salzhaff / Schluechthaus Quai 3	06:08	06:23	06:41	06:56	07:11	07:26		09:11	09:30	09:50	10:10		16:10	16:26	16:41	16:56		18:11	18:30	18:50	19:10
Hollerich, Kierfecht Quai 2	06:10	06:24	06:43	06:58	07:13	07:28		09:13	09:32	09:52	10:12		16:12	16:28	16:43	16:58		18:13	18:32	18:52	19:12
P+R Bouillon Quai 2	06:10	06:25	06:44	06:59	07:14	07:29		09:14	09:32	09:52	10:12		16:12	16:29	16:44	16:59		18:14	18:32	18:52	19:12
Marcel Cahen Quai 2	06:12	06:27	06:46	07:01	07:16	07:31		09:16	09:35	09:55	10:15		16:15	16:31	16:46	17:01		18:16	18:35	18:55	19:15
St Gengoul Quai 2	06:13	06:28	06:47	07:02	07:17	07:32	15 mn	09:17	09:36	09:56	10:16	20 mn	16:16	16:32	16:47	17:02	15 mn	18:17	18:36	18:56	19:16
Plak Quai 2	06:14	06:29	06:49	07:04	07:19	07:34		09:19	09:38	09:58	10:18		16:18	16:34	16:49	17:04		18:19	18:38	18:58	19:18
Op der Millen Quai 2	06:15	06:29	06:50	07:05	07:20	07:35		09:20	09:38	09:58	10:18		16:18	16:35	16:50	17:05		18:20	18:38	18:58	19:18
Strassen, Atrium Quai 2	06:18	06:32	06:53	07:08	07:23	07:38		09:23	09:42	10:02	10:22		16:22	16:38	16:53	17:08		18:23	18:42	19:02	19:22
Strassen, Bourmicht Quai 2	06:19	06:33	06:55	07:10	07:25	07:40		09:25	09:43	10:03	10:23		16:23	16:40	16:55	17:10		18:25	18:43	19:03	19:23
Strassen, Les Thermes Quai 2	06:20	06:34	06:56	07:11	07:26	07:41		09:26	09:45	10:05	10:25		16:25	16:41	16:56	17:11		18:26	18:45	19:05	19:25
Bertrange, Spatzwiss Quai 2	06:21	06:36	06:58	07:13	07:28	07:43		09:28	09:46	10:06	10:26		16:26	16:43	16:58	17:13		18:28	18:46	19:06	19:26
Bertrange-Strassen, Gare Quai 2	06:23	06:37	07:00	07:15	07:30	07:45		09:30	09:48	10:08	10:28		16:28	16:45	17:00	17:15		18:30	18:48	19:08	19:28
Bertrange, Belle Étoile Quai 2 arr.	06:26	06:41	07:05	07:20	07:35	07:50		09:35	09:53	10:13	10:33		16:33	16:50	17:05	17:20		18:35	18:53	19:13	19:33

10 Belle Etoile / Gare de Bertrange / **Atrium Strassen** / P+R Bouillon / Gare Centrale / **Steinsel** (End of the line)

Monday – Friday

Bertrange, Belle Étoile Quai 1 dép.	06:13	06:33	06:50	07:05	07:20	07:35		08:35	08:53	09:13	09:33		15:50	16:05	16:20	16:35		18:35	18:53	19:13	19:36
Bertrange-Strassen, Gare Quai 1	06:18	06:38	06:55	07:10	07:25	07:40		08:40	08:58	09:18	09:38		15:55	16:10	16:25	16:40		18:40	18:58	19:18	19:40
Bertrange, Spatzwiss Quai 1	06:19	06:39	06:57	07:12	07:27	07:42		08:42	08:59	09:19	09:39		15:57	16:12	16:27	16:42		18:42	18:59	19:19	19:41
Strassen, Les Thermes Quai 1	06:21	06:41	06:58	07:13	07:28	07:43		08:43	09:01	09:21	09:41		15:58	16:13	16:28	16:43		18:43	19:01	19:21	19:42
Strassen, Bourmicht Quai 1	06:22	06:42	07:00	07:15	07:30	07:45		08:45	09:02	09:22	09:42		16:00	16:15	16:30	16:45		18:45	19:02	19:22	19:43
Strassen, Atrium Quai 1	06:23	06:43	07:01	07:16	07:31	07:46		08:46	09:03	09:23	09:43		16:01	16:16	16:31	16:46		18:46	19:03	19:23	19:44
Op der Millen Quai 1	06:27	06:47	07:05	07:20	07:35	07:50		08:50	09:07	09:27	09:47		16:05	16:20	16:35	16:50		18:50	19:07	19:27	19:47
Plak Quai 1	06:28	06:48	07:05	07:20	07:35	07:50	15 mn	08:50	09:08	09:28	09:48	20 mn	16:05	16:20	16:35	16:50	15 mn	18:50	19:08	19:28	19:48
St Gengoul Quai 1	06:29	06:49	07:07	07:22	07:37	07:52		08:52	09:09	09:29	09:49		16:07	16:22	16:37	16:52		18:52	19:09	19:29	19:49
Marcel Cahen Quai 1	06:31	06:51	07:08	07:23	07:38	07:53		08:53	09:11	09:31	09:51		16:08	16:23	16:38	16:53		18:53	19:11	19:31	19:50
P+R Bouillon Quai 1	06:34	06:54	07:11	07:26	07:41	07:56		08:56	09:14	09:34	09:54		16:11	16:26	16:41	16:56		18:56	19:14	19:34	19:52
Hollerich, Kierfecht Quai 1	06:34	06:54	07:12	07:27	07:42	07:57		08:57	09:14	09:34	09:54		16:12	16:27	16:42	16:57		18:57	19:14	19:34	19:53
Jean-Baptiste Merkels Quai 1	06:36	06:56	07:14	07:29	07:44	07:59		08:59	09:16	09:36	09:56		16:14	16:29	16:44	16:59		18:59	19:16	19:36	19:54
Fonderie Quai 1	06:38	06:58	07:15	07:30	07:45	08:00		09:00	09:18	09:38	09:58		16:15	16:30	16:45	17:00		19:00	19:18	19:38	19:56
Gare Centrale Quai 1	06:41	07:01	07:18	07:33	07:48	08:03		09:03	09:21	09:41	10:01		16:18	16:33	16:48	17:03		19:03	19:21	19:41	19:58

WWW.MOBILITEIT.LU | mobilitéits zentral | 10 LINE MAP | COMPLETE LINE SCHEDULE









FEEL
THE POSITIVE
ATMOSPHERE!









PERFECT SPACE FOR HIGH DEMANDS.

EMPORIUM

EXCIO

EXTIMUS

VITRUM



EMPORIUM





Well, yes, the name says it all. As Atrium Business Park‘s central and largest building, Emporium, is a statement when it comes to architecture, design, bringing people together and and, above all, service. This grand building is wonderfully lined by the campus’ green belt offering recreational space and sights in the direction of LUX city.











EMPORIUM



TECHNICAL EQUIPMENT

HVAC, CEILING AND LIGHTING

Cold/heated metallic ceiling. TL5 lights with bus connection.

FREE HEIGHT

2,65 m

MODULATION

1,20 m

TOILETS

Separate toilets (m/f) on each floor

ENTRANCE

4 main entrances

FLEXIBILITY

Starts from 200 m^2

RAISED FLOOR

13 cm heightened computer subfloor

WINDOWS

Window height, 1,75 m. Double-glazing, high luminosity transmission and external sunblinds

ELEVATORS

12 lifts for up to 10 people

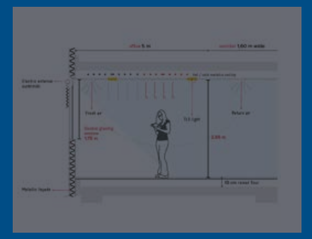
ACCESS AND SECURITY

Badge and intercom systems for offices access. Secured parking (barrier and door). Fire detection system.

- ✓ 2 inner-courtyards
- ✓ Entrance hall embracing two floors with a gallery
- ✓ 3 restaurants
- ✓ Concierge services
- ✓ Auditorium
- ✓ 3 meeting rooms
- ✓ Ground floor: Bringme box, Entrance hall with lounge area
- ✓ Underground floor: Atrium Balance Club with Yoga & Sports room, Lounge area with Table Tennis, Billiard, Bar area with a coffee machine, shower facilities
- ✓ Bicycle Storage, E-Bikes and more lockers & showers

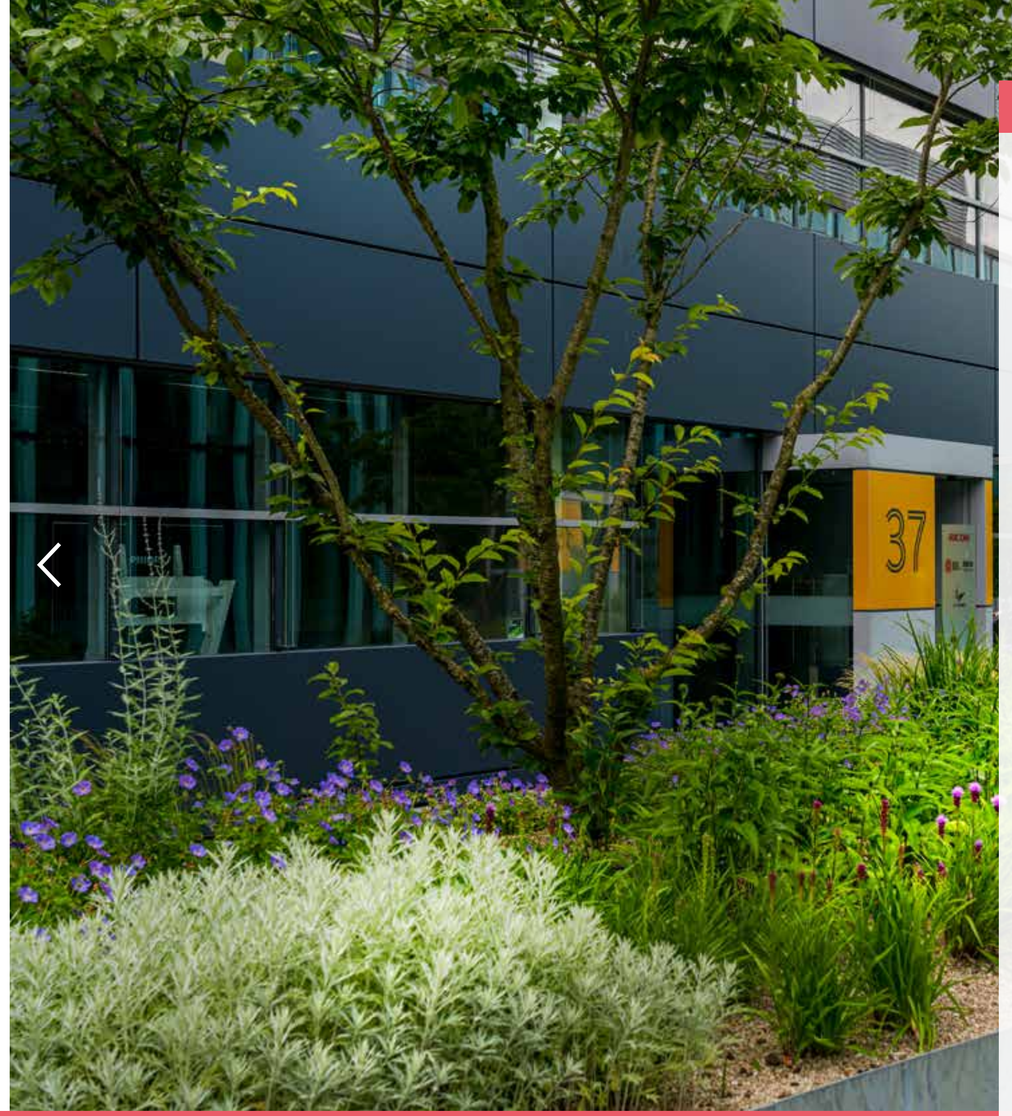
TECHNICAL EQUIPMENT





EXCIO





HOME
FACTS & FIGURES
BALANCE
SIGNAGE & FACADE
SERVICES
LOCATION
BUS SCHEDULES
BUILDING
EMPORIUM
EXCIO
EXTIMUS
VITRUM
CONTACT

From a bird's eye view, the long and narrow Excio building seems to be the extension to the neighbouring Emporium. However, the building has its own character and offers real added value for employees and visitors with its long adjacent outdoor area with lots of greenery and a new cycle path.







TECHNICAL EQUIPMENT

EXCIO



HVAC, CEILING AND LIGHTING

Cold/heated metallic ceiling. TL5 lights with bus connection.

FREE HEIGHT

2,65 m

MODULATION

1,20 m

TOILETS

Separate toilets (m/f) on each floor

ENTRANCE

2 main entrances

FLEXIBILITY

Starts from 414 m^2

RAISED FLOOR

13 cm heightened computer subfloor

WINDOWS

Window height, 1,70 m. Double-glazing, high luminosity transmission and external sunblinds

- ✓ Child day-care with outdoor area
- ✓ Table-tennis and petanque court
- ✓ Cycle path (project of the Commune of Bertrange)

TECHNICAL EQUIPMENT





HOME
FACTS & FIGURES
BALANCE
SIGNAGE & FACADE
SERVICES
LOCATION
BUS SCHEDULES
BUILDING
EMPORIUM
EXCIO
EXTIMUS
VITRUM
CONTACT

ELEVATORS
4 lifts for up to 10 people

ACCESS AND SECURITY
Badge and intercom systems for offices access. Secured parking (barrier and door). Fire detection system.

EXTIMUS



If you want to get to know the northern highlight of the Atrium Business Park, Extimus is the right destination! The motto of the building is small, but nice — with great potential for surprise. To see and feel what this means, a visit to the magnificent outdoor area is a must; here you can see and hear the bees and smell the Jardin Aromatique. Aaaaah!







EXTIMUS



TECHNICAL EQUIPMENT

HVAC, CEILING AND LIGHTING

Cold/heated metallic ceiling. TL5 lights with bus connection.

FREE HEIGHT

2,65 m

MODULATION

1,20 m

TOILETS

Separate toilets (m/f) on each floor

ENTRANCE

2 main entrances

FLEXIBILITY

Starts from 553 m^2

RAISED FLOOR

13 cm heightened computer subfloor

WINDOWS

Window height, 1,70 m. Double-glazing, high luminosity transmission and external sunblinds

ELEVATORS

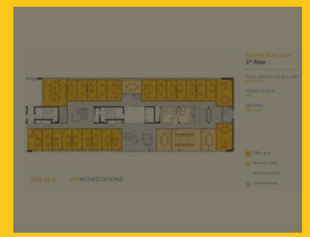
4 lifts for up to 10 people

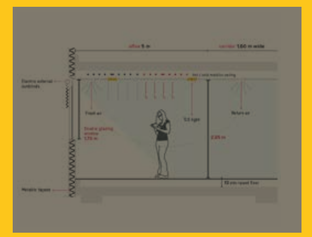
ACCESS AND SECURITY

Badge and intercom systems for offices access. Secured parking (barrier and door). Fire detection system.

- ✓ Roof terraces
- ✓ Recreational highlights: aromatic garden and bee hives

TECHNICAL EQUIPMENT





VITRUM





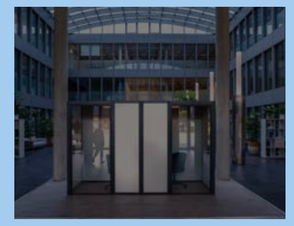
The bird’s eye view says ‘nice cube!‘ Indeed, the youngest of all four Atrium Business Park buildings, Vitrum, speaks of light, lucidity, transparency and an overall light-heartedness that is palpable for all its visitors and inhabitants. The green courtyards, the stylishly furnished entrance hall embracing three floors, and the impressive glass roof add to the building’s lightness of being and working.











TECHNICAL EQUIPMENT

VITRUM



HVAC, CEILING AND LIGHTING

Cold/heated metallic ceiling. TL5 lights with bus connection.

FREE HEIGHT

2,65 m

MODULATION

1,20 m

TOILETS

Separate toilets (m/f) on each floor

ENTRANCE

Full-height entrances

FLEXIBILITY

Starts from 256 m^2

RAISED FLOOR

13 cm heightened computer subfloor

WINDOWS

Full-height windows, 2,65 m. Double-glazing, high luminosity trans-mission and external sunblinds

ELEVATORS

6 lifts for up to 10 people

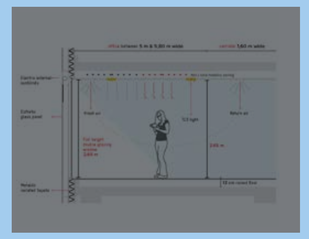
ACCESS AND SECURITY

Badge and intercom systems for offices access. Secured parking (barrier and door). Fire detection system.

- ✓ Genuine floor-to-ceiling windows
- ✓ Three green courtyards
- ✓ Entrance hall with security desk
- ✓ Co-working space
- ✓ Phone boxes for video calls
  - ✓ Bringme box
- ✓ Bicycle Storage room, E-Bikes
- ✓ Showers facilities & lockers

TECHNICAL EQUIPMENT







COME TO ATRIUM BUSINESS PARK – TO MAKE WORK AND LIFE FIND THEIR PERFECT PLACE!

WANT MORE INFORMATION?
CALL (+32) 2 290 41 12

OR VISIT

ATRIUM WEBSITE

ATRIUM LINKEDIN

ATRIUM FILM

Deka Immobilien BeLux
Jack Schulte
Avenue Louise 65/11
1050 Brussels, Belgium
Phone: +32 2 290 41 12
Email: jack.schulte@deka.de

www.deka-stars-belux.com

Deka Immobilien Investment GmbH
Lyoner Straße 13
60528 Frankfurt am Main

www.deka-immobilien.de

Finanzgruppe

DISCLAIMER This material does not contain all relevant provisions of a lease agreement and is not intended to be nor is it legally binding.
It should not be treated as an offer as defined in Article 66 of the Civil Code or as a preliminary agreement as defined in Article 389 of the Civil Code. As of October 2026.