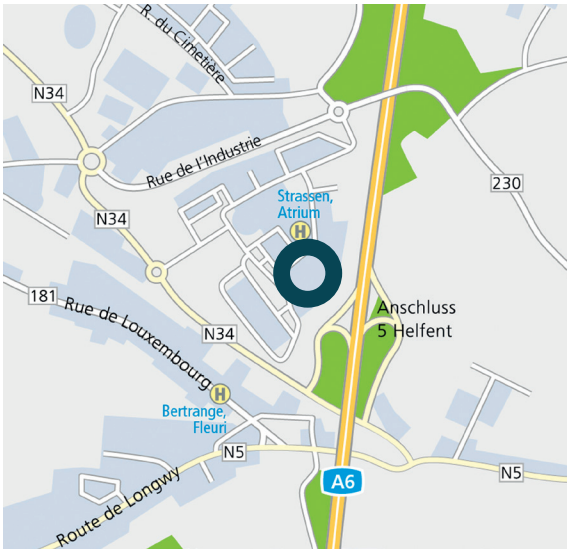


Atrium Business Park.

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



Facts.

- Year built: Emporium: 2005, Exico: 2010, Extimus: 2010, Vitrum: 2011.
- 4 modern office properties with 5 to 7 floors.
- Contemporary façade with highly visible signage.
- Excellent parking facilities for cars and bikes.
- Spacious main entrance halls with wifi and co-working.
- Dynamic heating system and chilled ceilings.
- Double-glazing windows and exterior sun-blinds
- 10 separate entrances, 2 or more lifts per entrance.
- Wide range of on-site services including 3 restaurants, concierge, private day-care, common meeting rooms, e-bikes.
- Atrium Balance Club with yoga room, showers and recreation area.
- DLS Building App for tenants.
- Attractive green courtyards with seating areas and bee hives.
- Certified BREEAM in Use EXCELLENT.



Location.

- Easily accessible in Bertrange / Strassen on the City Belt.
- Located near the capital.
- Close to Belgium and France.
- Bus stop in front of the building.
- Highly visible from the A6 beltway, approx. 5 minutes away by car.
- Airport approx. 20 minutes away by car.
- Main railway station reachable by bus within 17 minutes.

Atrium Business Park.

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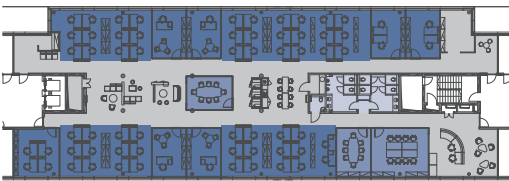
Rental Space.

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
Total space	17.194 sqm	24.139 sqm	5.718 sqm	6.699 sqm	53.750 sqm
Parkings	572	876	191	341	1.980

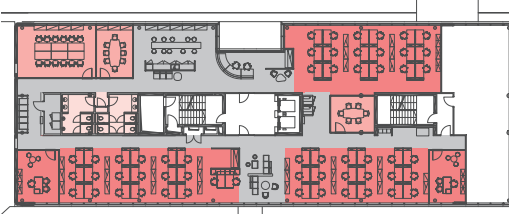
Floor plan Vitrum



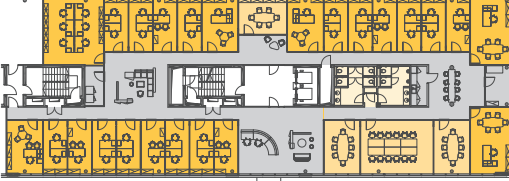
Floor plan Emporium



Floor plan Excio



Floor plan Extimus



www.deka-stars-belux.com
www atrium.lu

This document is not contractual.



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