

Atrium | business
park

MORE
THAN JUST
A WORK-
PLACE

„Deka
Immobilien

FOUR BUILDINGS. ONE SPIRIT.

✕ 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 m².

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.

WELCOME
TO ATRIUM
BUSINESS
PARK.



DLS APP

Auditorium
Conference rooms
Catering
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

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.



WORK-
LIFE
BALANCE



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 m² 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)



BREEAM®

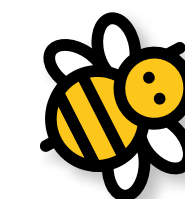
The four buildings are certified in accordance with BREEAM® in-use as excellent. We are constantly working on improving this rating.



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.



MAKE EVERY DAY A WELL-BEING DAY.



Our car parks are equipped with e-charging stations, with more to come.

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



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 choice of air-conditioning. 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.



PARK-
LAND TO
RELAX



RELAX



FOOD
TRUCK ON-
SITE

CENTRAL
MEETING
POINT



FREE
WIFI



CHILL-
OUT
ZONE



NEVER LOST. ALWAYS FOUND.

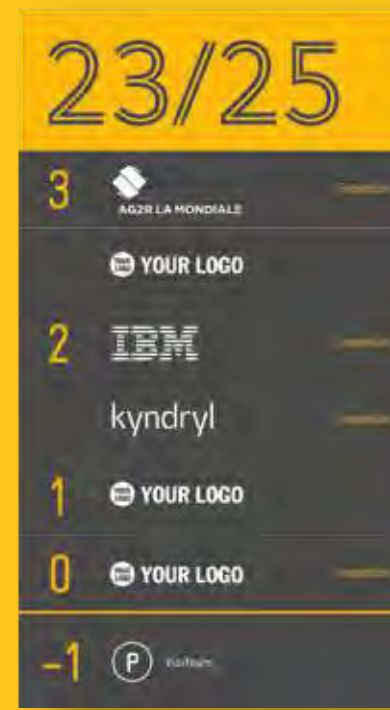
Nobody likes to search for a long time and lose precious time, and that is why you stake your and your business's claim on the huge totem, right outside the front of the building in which your company is located. Additional signposts in the entrance hall and the lifts always make it easy for your employees,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

Your company logo on the big outside totem



MAKES
YOUR
CUSTOMERS
HAPPY

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



ZONE 1

ZONE 2



ZONE 3

ZONE 4

ZONE 6

ZONE 5

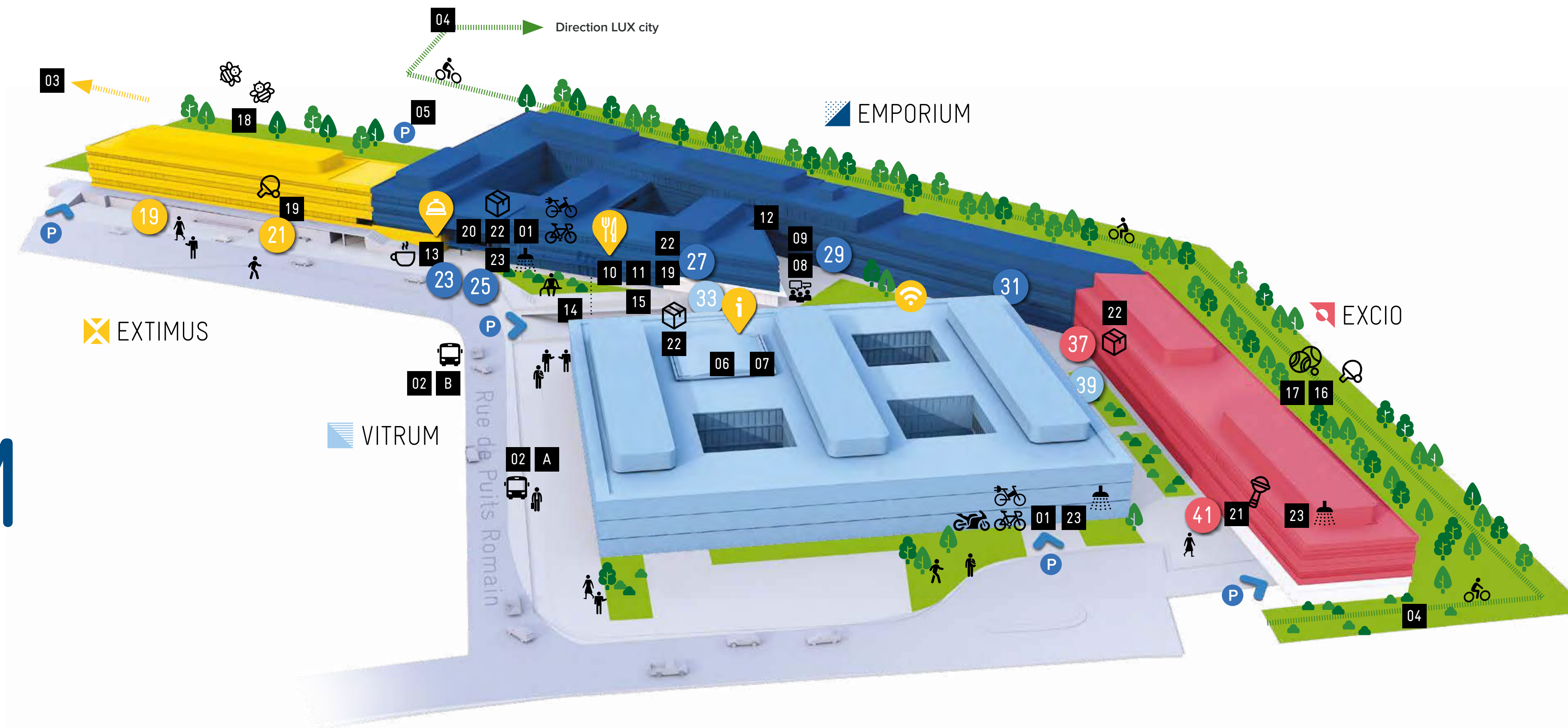


EVEN
MORE BEAUTY
ON THE
OUTSIDE.

COMING
SOON

Contemporary beauty inspired by nature. Modernisation, with a new sculptural façade cladding that plays with tree structures, gives the entire building a new look. This modern, yet organic structure with LED-lit, colour-changing alcoves, makes the building shine on the busy European motorway. Thanks to this design, the ABP's buildings will become unmistakable, and thus a landmark with unique appeal and visibility.

ENJOY MAXIMUM SERVICE.



MOBILITY

- 01 Bicycle storage, eBike rental and parking for motorbikes
- 02 Bus stop « Atrium Strassen »
 - 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 The Market Restaurant (self-service)
- 11 Atrium Brasserie
- 12 Simply to Go (Sandwicherie)
- 13 Coffee lounge
- 14 Food truck

OUTDOOR

- 15 Outdoor lounge with Vienna benches
- 16 Petanque Place
- 17 Table-tennis
- 18 Bee hives

WORK-LIFE BALANCE

- 19 Table-tennis (inside)
- 20 Concierge services
- 21 L'Enfant Roi (day-care)
- 22 Bringme boxes
- 23 Showers

- WiFi in common inside & outside areas
- Info-point / Any help
- Concierge Services
- 19 23 33 37 House number / Entrance
- P Access car park



OUR CONCEPT OF EVERYDAY HAPPINESS.



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

15*
City Centre

110*
Brussels



1*
Bus stop

10*
Therme

20*
Supermarket



5*
Strassen Centre

10*
City Concorde

15*
Luxemburg Centre



3*
Gare de Bertrange

7*
Center Belle Etoile

12*
P & R Bouillon

17*
Gare Centrale

YOUR LOCATION IN THE HEART OF EUROPE.

216*
Brussels
BE

30*
Arlon
BE

65*
Metz
FR

38*
Thionville
FR

19*
Esch / Alzette**
LU

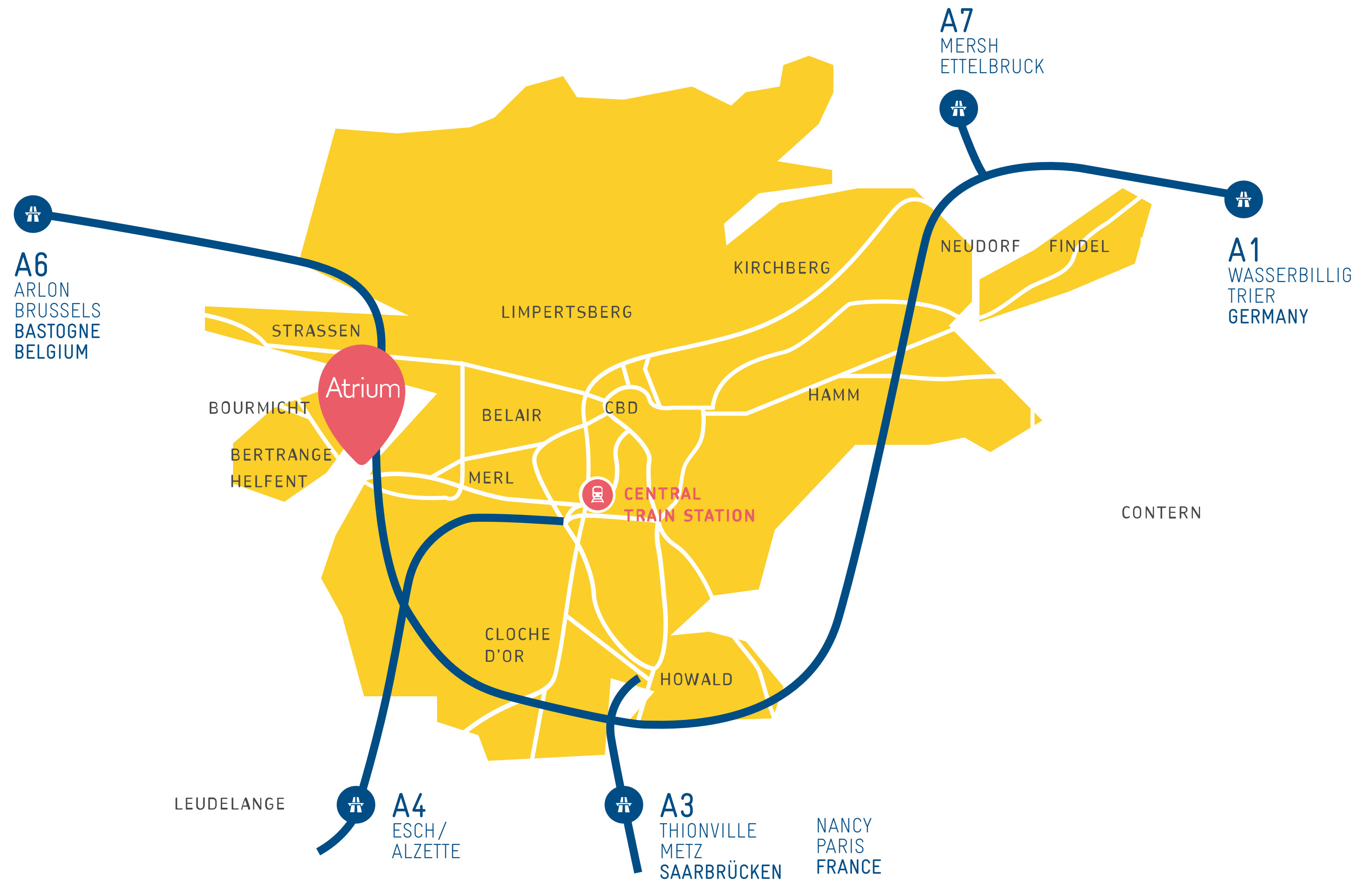
248*
Cologne
DE

102*
Saarbrücken
DE

58*
Trier
DE



* Kilometres ** European Capital of Culture 2022



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 /  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 Merckels 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
 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	 15 mn	09:16	09:35	09:55	10:15	 20 mn	16:15	16:31	16:46	17:01	 15 mn	18:16	18:35	18:55	19:15
St Gengoul Quai 2	06:13	06:28	06:47	07:02	07:17	07:32		09:17	09:36	09:56	10:16		16:16	16:32	16:47	17:02		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** /  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	 15 mn	08:50	09:07	09:27	09:47	 20 mn	16:05	16:20	16:35	16:50	 15 mn	18:50	19:07	19:27	19:47
Plak Quai 1	06:28	06:48	07:05	07:20	07:35	07:50		08:50	09:08	09:28	09:48		16:05	16:20	16:35	16:50		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
 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 Merckels 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

Atrium business park

FEEL
THE POSITIVE
ATMOSPHERE!



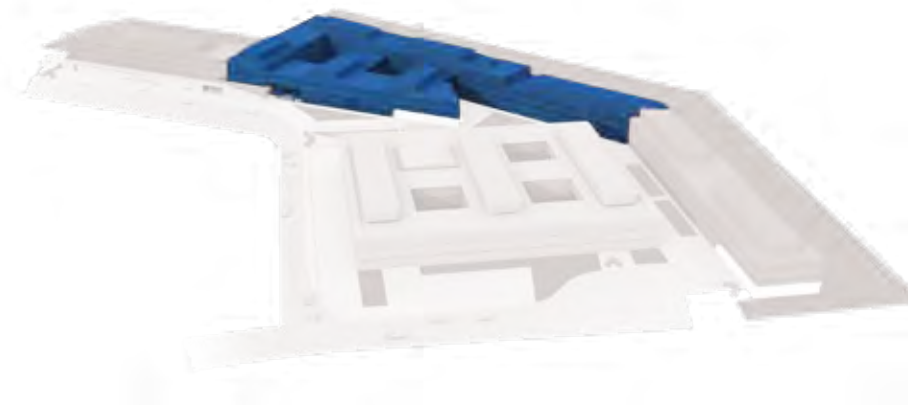
PERFECT
SPACE FOR
HIGH
DEMANDS.

WOULD YOU LIKE MORE INFO?

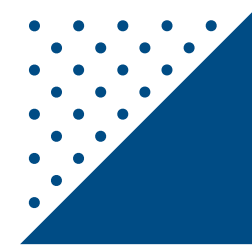




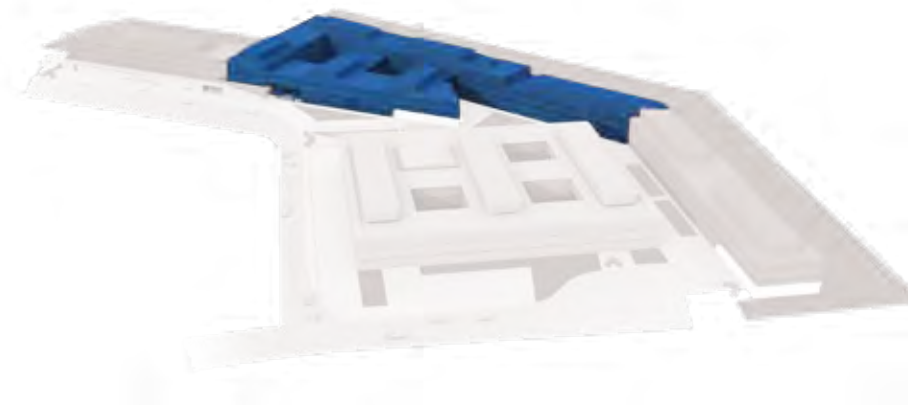
EMPORIUM



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



- ✓ 2 inner-courtyards
- ✓ Entrance hall embracing two floors with a gallery
- ✓ 3 restaurants
- ✓ Cafe corner
- ✓ Concierge services
- ✓ Auditorium
- ✓ 3 meeting rooms
- ✓ Ground floor: Bringme box, Entrance hall with lounge area
- ✓ Underground floor: Recreational lounge, fitness room, shower facilities and bicycle storage room



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.



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

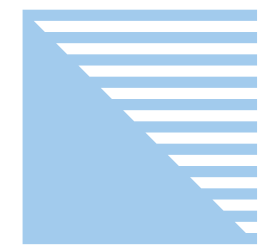


If you want to get to know the northern highlight of the Atrium Business Park, Extimus is the right destination! The motto of the building is small, but nice — with great potential for surprise. To see and feel what this means, a visit to the magnificent outdoor area is a must; here you can see and hear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

EXTIMUS



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



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.



- ✓ Genuine floor-to-ceiling windows
- ✓ Three green courtyards
- ✓ Entrance hall with reception desk
- ✓ Co-working space
- ✓ Bringme box
- ✓ Bicycle storage room
- ✓ Shower facilities

ENJOY
A PERFECT
WORK-LIFE
BALANCE

ENJOY
THE GREAT
AMBIENCE

ENJOY
THE GREAT
COMMUNITY

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

ENJOY
WIDE
RANGE OF
SERVICES

ENJOY
SUCCESSFUL
WORKDAYS

WOULD YOU LIKE MORE INFORMATION?
PLEASE CALL +32 2 627 13 52

OR VISIT

[!\[\]\(666e09182d4cd268646ea700ea60dcdf_img.jpg\) ATRIUM WEBSITE](#)

[!\[\]\(c3d993ca47bfe2a953c700506ce31fa0_img.jpg\) ATRIUM LINKEDIN](#)

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\) ATRIUM FILM](#)



Deka Immobilien BeLux
Jack Schulte
Avenue Louise 523
1050 Brussels, Belgium
Phone: +32 2 627 13 52
Email: jack.schulte@deka.de

www.deka-stars-belux.com

**Deka Immobilien
Investment GmbH**
Lyoner Str. 13
60528 Frankfurt am Main

www.deka-immobilien.de

 **Finanzgruppe**