



Atrium

business
park

MORE THAN JUST A WORK PLACE

.Deka
Immobilien

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More of what you expect



Welcome to Atrium Business Park.
The perfect balance between
efficiency and wellbeing, all in an
easy to get to location

Today the traditional separation between work and the rest of our lives is no longer suitable, and we've come to expect more from our workspace.

It's this desire, to make work more sociable and business relationships more fluid that was the inspiration for Atrium Business Park.

Here is a truly multifunctional space. One that blends offices with chill-out areas and restaurants, then complements this unique space with a host of varied services and facilities to make this building not just an office, but a home for your business.

All in the perfect location.

HIGHLIGHTS

- Flexible, modern and comfortable spaces
- Multifunctional offices
- Home to an eclectic mix of dynamic companies
- Large number of on-site services
- An easily accessible location

More than an office building



The idea behind the Atrium Business Park was a simple one; to create a unique, lively space that could 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

While at the same time offering onsite services and facilities that blur the lines between working and living.

More buildings facts & figures



ATRIUM BUSINESS PARK

Rue du Puits Romain
Betrange
Luxembourg

■ **LETTABLE AREA**

Multifunctional offices
available from 500 sq m
and ample archive space

■ **SECURITY**

Access control system
Centralized control
technology

■ **PARKING RATIO**

1:24
(1.934 underground parking
spaces and 46 outside
parking spaces)

■ **TECHNICAL FEATURES**

Dynamic heating system
and chilled ceilings
Fire detection system
Exterior blinds
Double glazing
Raised floor
2 or more lifts per entrance
Planning grid: 1,2 m

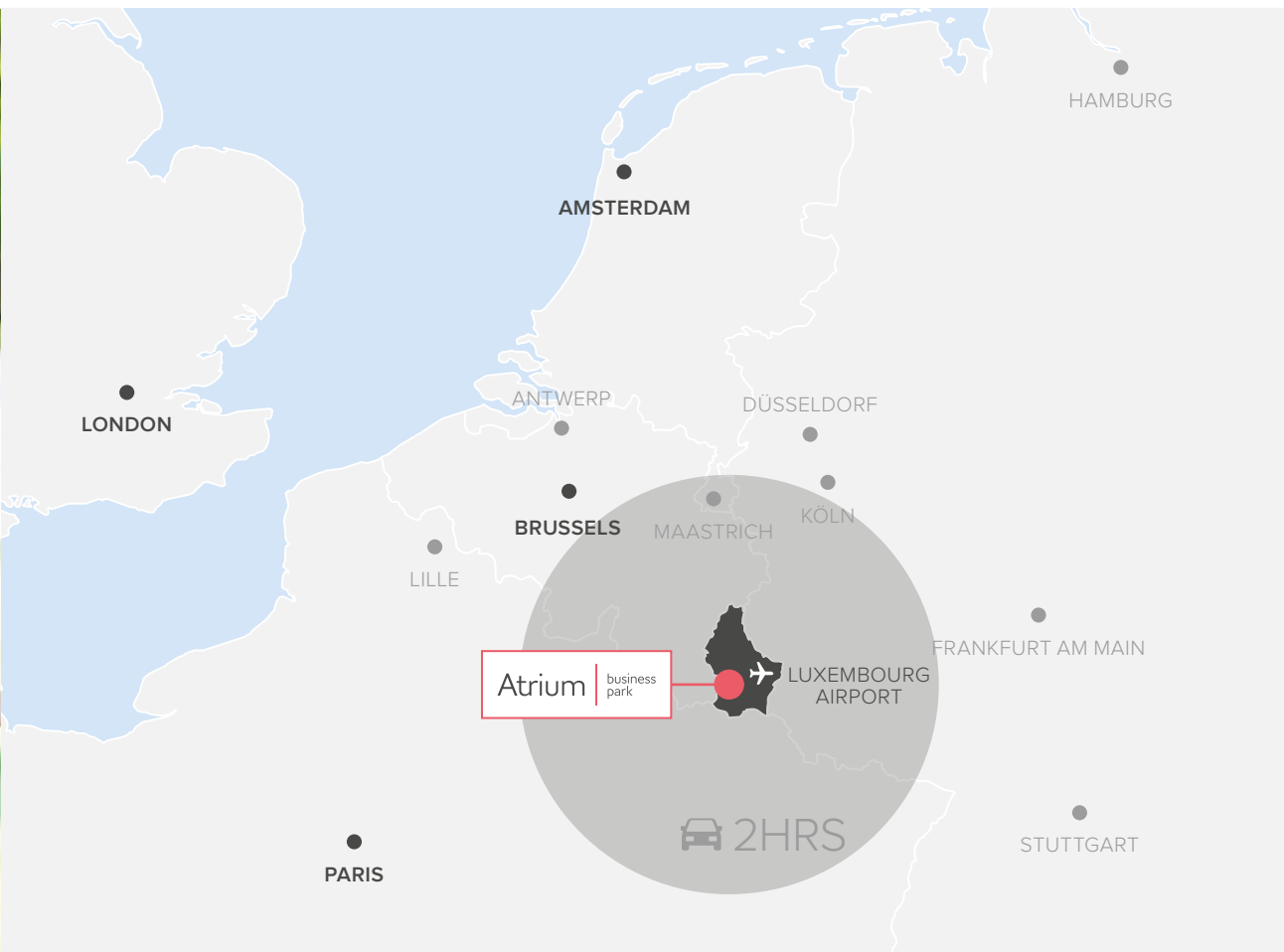
■ **DISCOVER THE AVAILABLE SPACES ON OUR WEBSITES:**

www.atrium.lu

www.deka-stars-belux.com



More ways to connect to Europe



TRAIN

Paris	03:00 h
Brussels	03:15 h
Frankfurt am Main	03:45 h
Amsterdam	05:30 h



PLANE

Zürich	00:55 h
Paris	01:00 h
Amsterdam	01:05 h
Berlin	01:05 h
Geneva	01:05 h
London	01:15 h
Frankfurt am Main	01:20 h



CAR

Brussels	02:15 h
Frankfurt am Main	03:00 h
Paris	03:30 h
Amsterdam	04:00 h

More within reach



Restaurant
 Supermarket
 Doctor
 Hotel
 Gas station
 Fitness
 Hospital/Maternity
 Bus stop line 27



CAR

Motorway A6	3 min
City Center	15 min
Luxembourg Airport	20 min
Brussels	01:50 h



BUS

CBD	20 min
Luxembourg Airport	50 min



ON FOOT

Bus stop	1 min
Fitness Center	10 min
Supermarket	20 min
Park	20 min

More than just a place for business



An office building should not simply be a place to work, but also a place where people can enjoy life. After all, it's the staff that makes a company what it is.

With that in mind, the Atrium Business Park was designed to create a welcoming atmosphere that balances the needs of business while enriching the lives of those who work there.

Our list of lifestyle services includes:

- Restaurant, brasserie, snack-shop
- Concierge service
- Child day care centre
- Food trucks across the street
- Security services
- Modern decor throughout common areas, inside and out
- Screens in each entrance with news, local information, traffic, weather and more
- Signage system for ease of navigation
- Business Center on site for short-term demand
- Planned: New design for common outside areas

More details can be discovered on:

www.myatrium.lu

More well-being and comfort



Screens in each entrance with news, local information, traffic, weather & more



New signage system for ease of navigation



Business Center on site for short-term demand

Regus offers office space, coworking, conference and meeting rooms



Concierge Services available for all tenants

More nature at work



Green areas with trees and lawn

In spring 2019, the work for the park landscape will begin. We will offer you a cozy and comfortable place to enjoy the outdoors, relax and recharge under the trees and the sky.

BREEAM®

More potential to grow



We have successfully created spaces that not only offer a fluid, sociable working environment, but that also meet the demands of today's modern, dynamic companies.

All our areas have flexibility built in, allowing you to know that Atrium Business Park will continue to meet the demands of your business, not just now, but as you move forward into the future.

More of the space you need

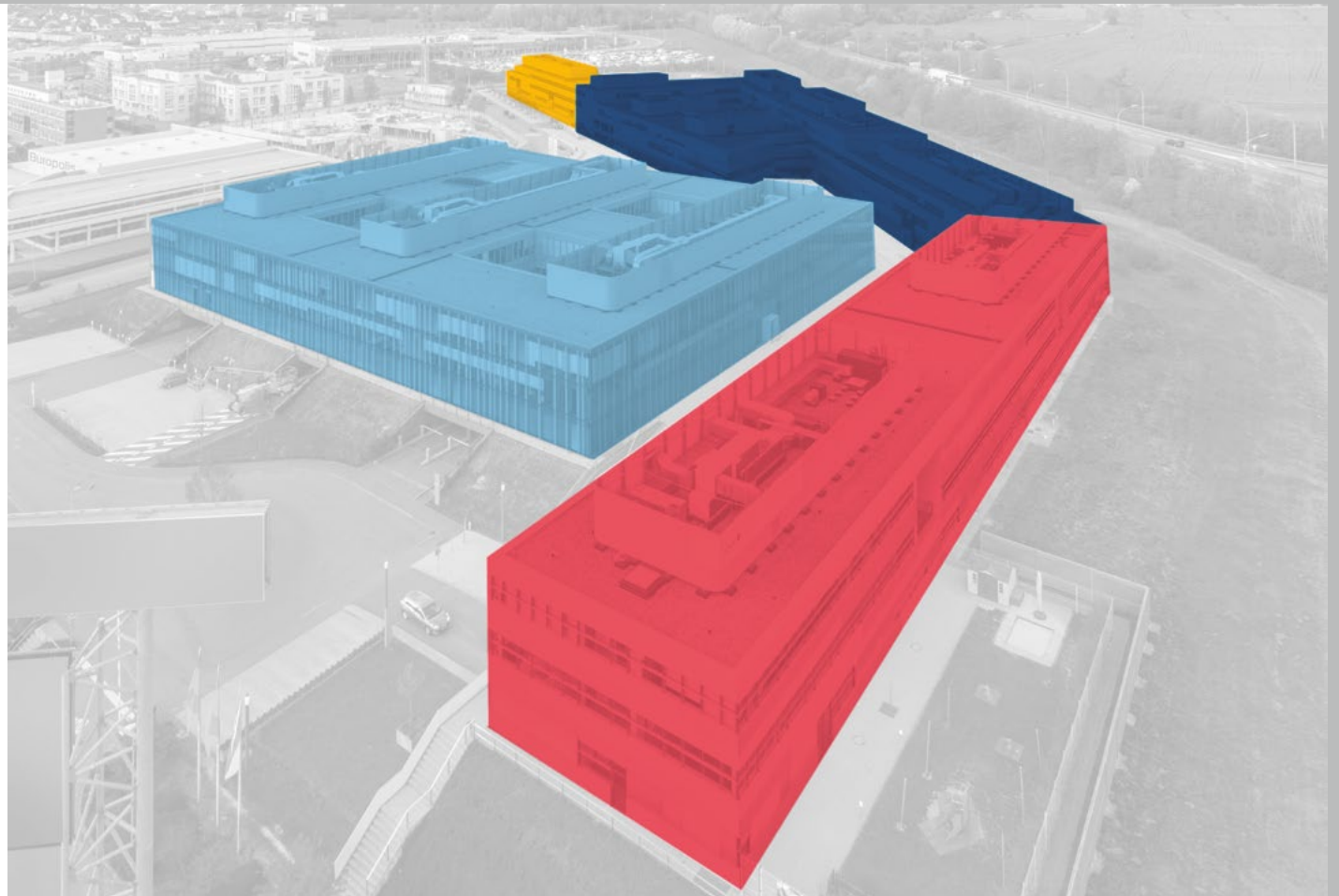
 EMPORIUM

 EXCIO

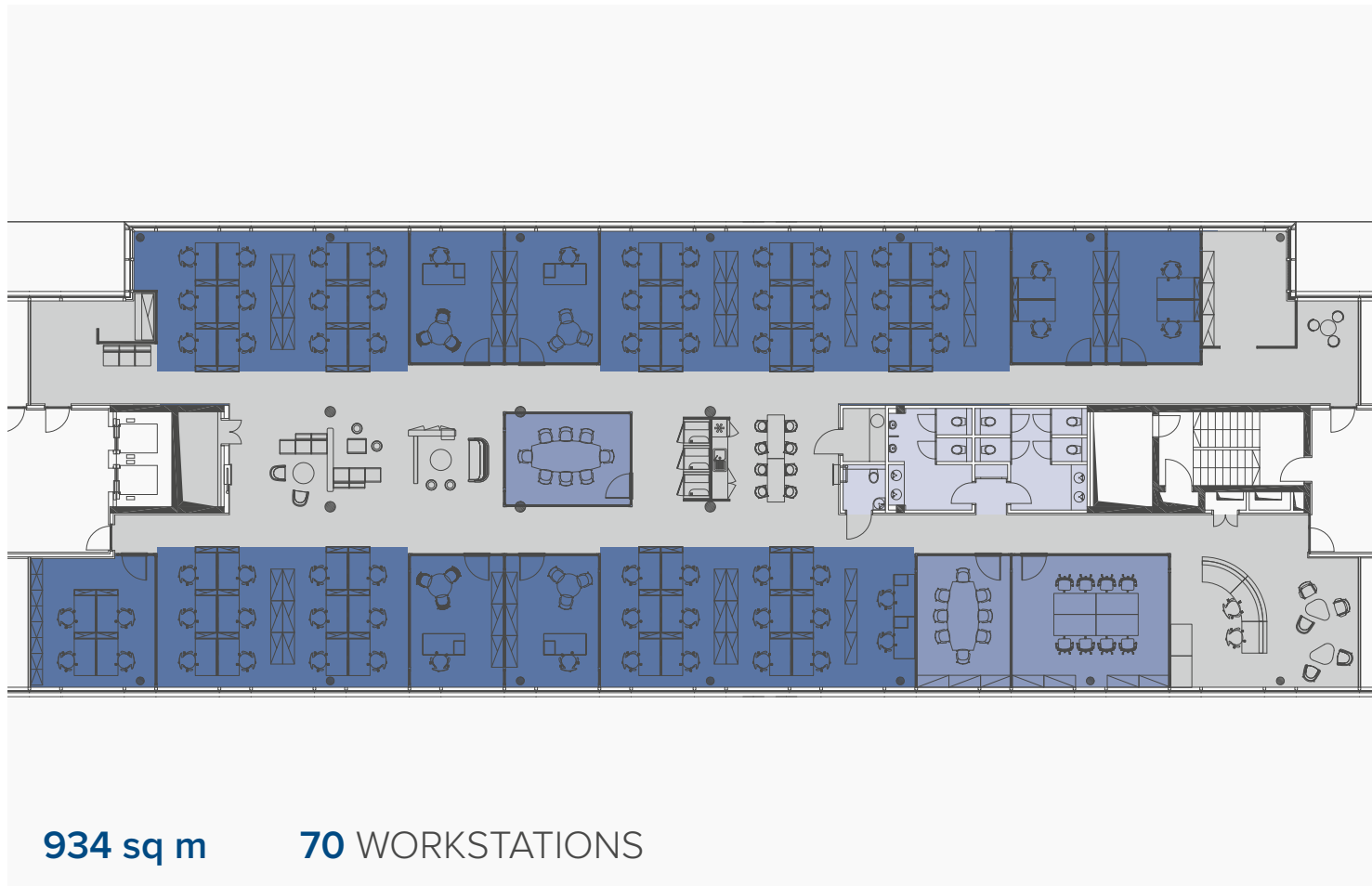
 EXTIMUS

 VITRUM

TAKE A
VIRTUAL TOUR AT
WWW.ATRIUM.LU



Floor plan







Typical floor plan 2nd floor

DISCOVER
THE AVAILABLE SPACES:
www.atrium.lu

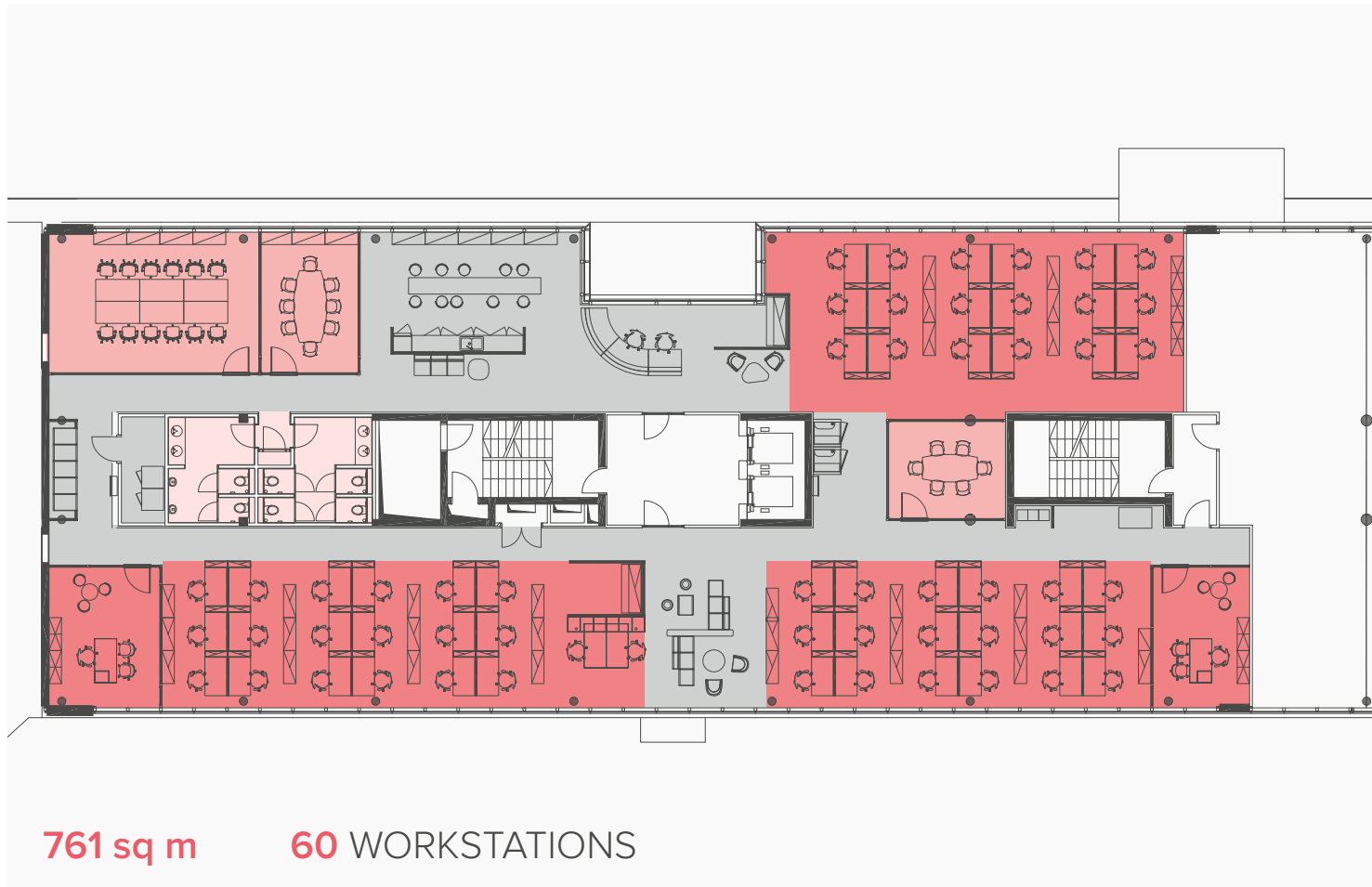
TOTAL SPACE IN THE BUILDING
22.678 sq m

PARKING PLACES
876

ARCHIVES
1.492 sq m

-  Office area
-  Meeting rooms
-  Sanitary facilities
-  Common areas

Floor plan



Typical floor plan 2nd floor

DISCOVER
THE AVAILABLE SPACES:
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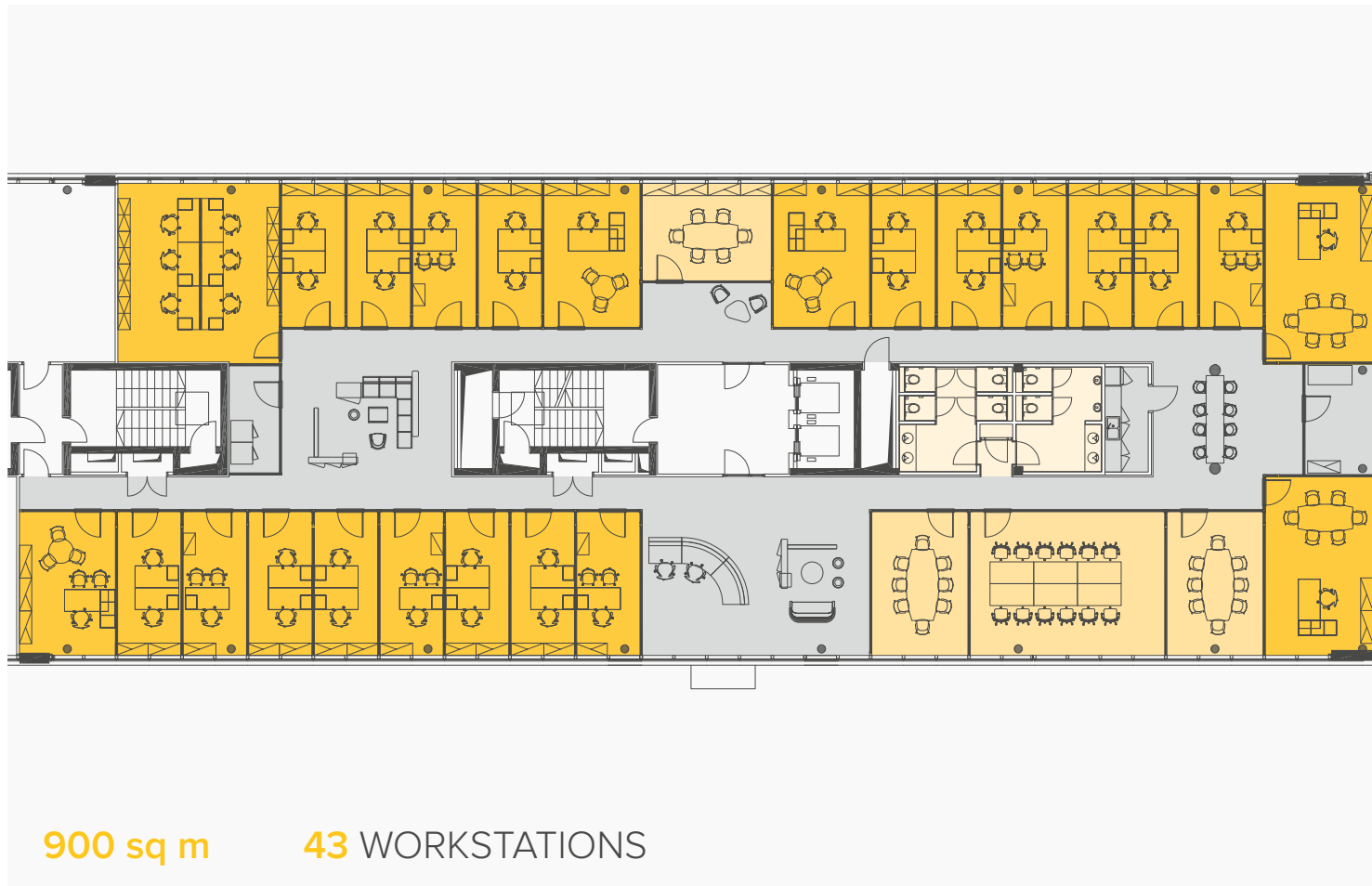
TOTAL SPACE IN THE BUILDING
5.395 sq m

PARKING PLACES
191

ARCHIVES
323 sq m

- Office area
- Meeting rooms
- Sanitary facilities
- Common areas

Floor plan







Typical floor plan 3rd floor

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THE AVAILABLE SPACES:
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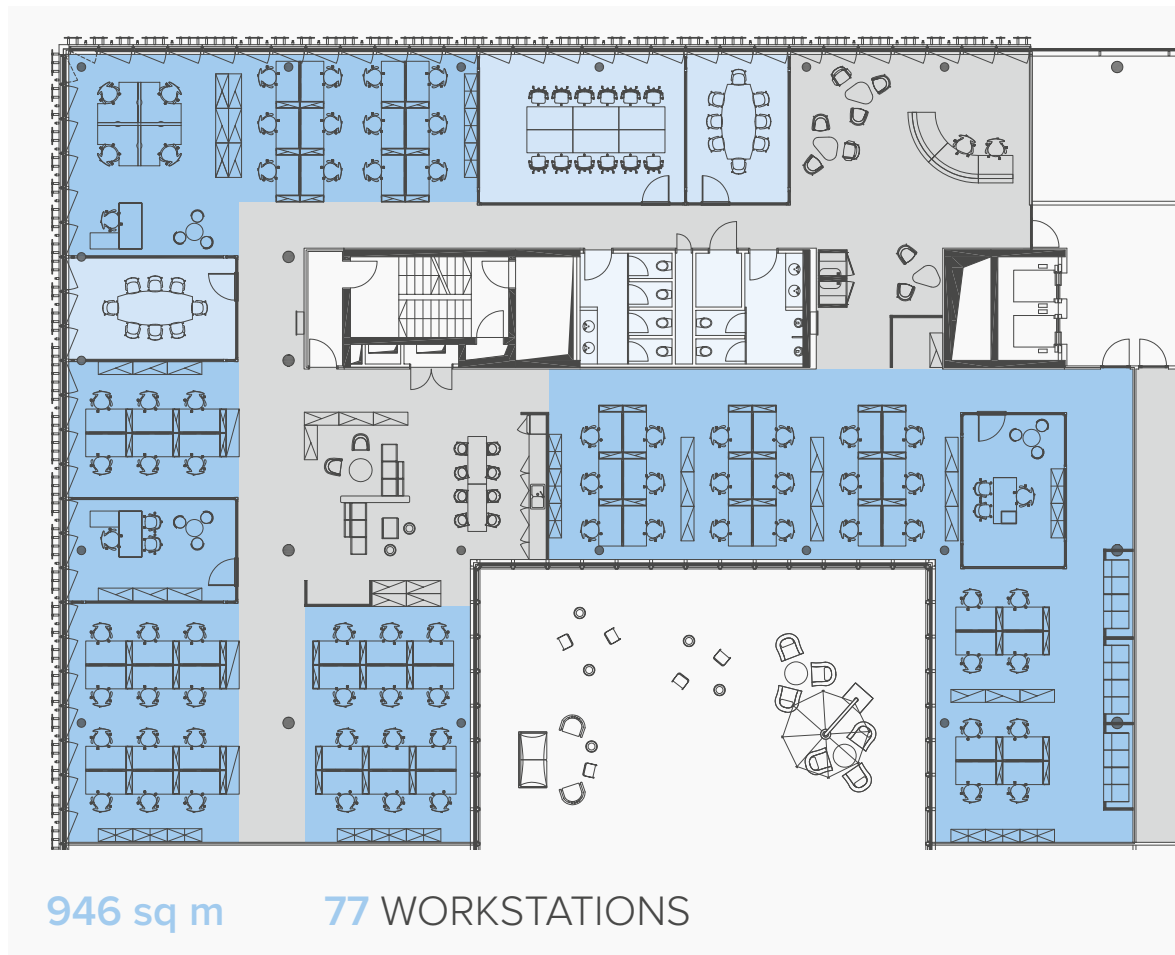
TOTAL SPACE IN THE BUILDING
6.044 sq m

PARKING PLACES
341

ARCHIVES
655 sq m

-  Office area
-  Meeting rooms
-  Sanitary facilities
-  Common areas

Floor plan



Typical floor plan 2nd floor

DISCOVER
THE AVAILABLE SPACES:
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TOTAL SPACE IN THE BUILDING
15.937 sq m

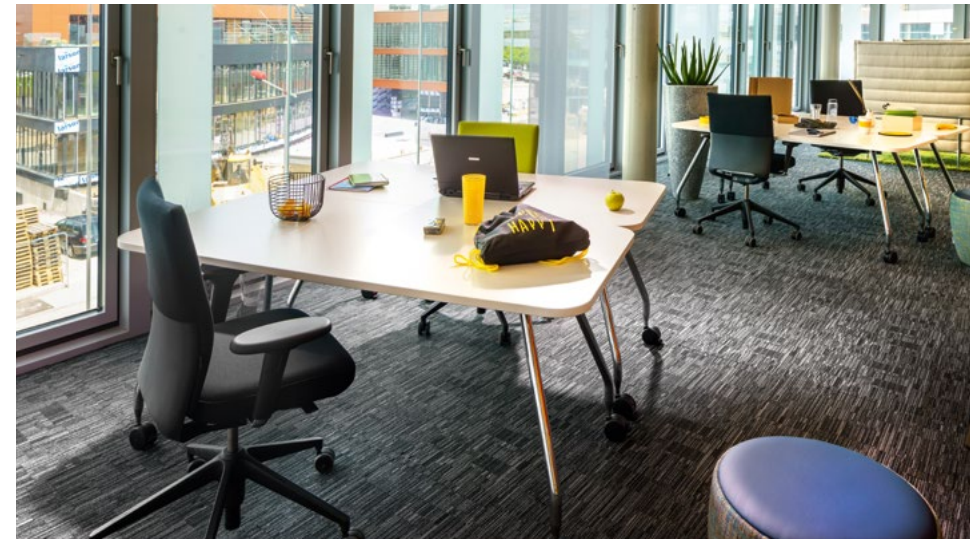
PARKING PLACES
572

ARCHIVES
1.257 sq m

- Office area
- Meeting rooms
- Sanitary facilities
- Common areas

| More space for your ideas





More than you could wish for

The Atrium Business Park was designed to be so much more than just another place to work, but a place to enjoy where people can come to achieve their potential and succeed.

LOCAL OCCUPIERS:





Global Quality. Welcome to the International Premium Landlord.

Our Profile.

Real estate asset manager with around 600 professionals.

491 properties in 25 countries across 5 continents.

9,0 million m² of office, retail, hotel and logistics space.

EUR 30.0 billion in real estate assets under management.

Transaction volume: EUR 5.9 billion in 2017.

Real estate lending: EUR 3.4 billion in new business arranged in 2017.

Our Quality Criteria.

Experience and expertise.

Stability and continuity.

Investment power and willingness.

Quality and service.

Global and local.



Contact

Call us now for more information



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