

FÜSSLI
STRASSE

6

AN EXCLUSIVE OPPORTUNITY FOR YOUR BUSINESS
IN THE HEART OF ZURICH



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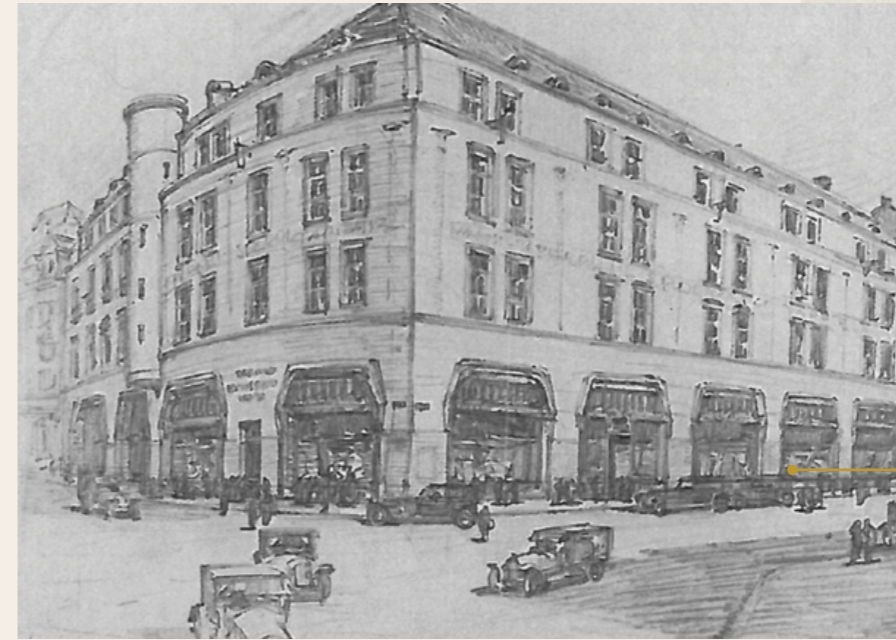
History

The property at Füsslistrasse 6 was built in 1925 as a telephone exchange and used by Swisscom until 2022. Designed by the renowned architecture firm Pflughard and Häfeli, the building was seen as a beachhead of modernity – and not just because its link to telephony, a novel innovation back then. It also creates a connection between the old town and the modern structures located between Bahnhofstrasse and the Sihl, many of which remain just as striking today. The same goes for the telephone building at Füsslistrasse 6. Its architecture is modern in form, drawing on the style of the Art Deco movement.

Conceived as the home of innovative communication solutions, the property is perfect for companies who welcome change with open arms but are also looking for a stylish, intrinsically valuable site in a first-rate location.

Over the course of its history that spans almost a century, the property has undergone a handful of major renovations and refurbishments. They were all undertaken with great sensitivity to preserve the original character of the structure.

The telephone building is a listed monument and is now being completely restored and refurbished. With this, the foundations have been laid for the next century of modern architectural history, offering new tenants a first-rate opportunity to face the future as pioneers.



Original condition
1926 drawing,
Archives for Building History.



During its use as a telephone
exchange Archives for Building
History

**A BUILDING WITH A
CENTURY OF HISTORY
AND A PROMISING
FUTURE.**

Top-class offices, outstanding location

OFFICES AND SHOPS IN THIS LOCATION EXUDE A CERTAIN JE NE SAIS QUOI. FÜSSLISTRASSE 6 IS TRULY THE BEST ADDRESS IN THE AREA: BORDERED BY BAHNHOFSTRASSE, WITH THE PEDESTRIANISED AREA IN FRONT AND VIEWS OF PEERLESS INFRASTRUCTURE FROM SPACIOUS ROOMS STRETCHING UP TO 4 METRES TALL.

The listed building at Füsslistrasse 6 is being thoroughly yet sensitively renovated. Lucarne dormers will turn the top floor into a unique office space, while preserving the character of this listed building with its high ceilings and tall windows.

At the same time, it will be equipped with all the trappings required for modern offices – such as false floors, innovative cooling and ventilation technologies and a carefully selected palette of interior design materials.

The building's six floors cover a total area of approx. 3,000 m²: Any company looking for a top-class location is sure to find a bespoke, flexible solution here, no matter their business model. Following its successful renovation, this attractive, historic rental property will be ready for occupation from mid-2024.

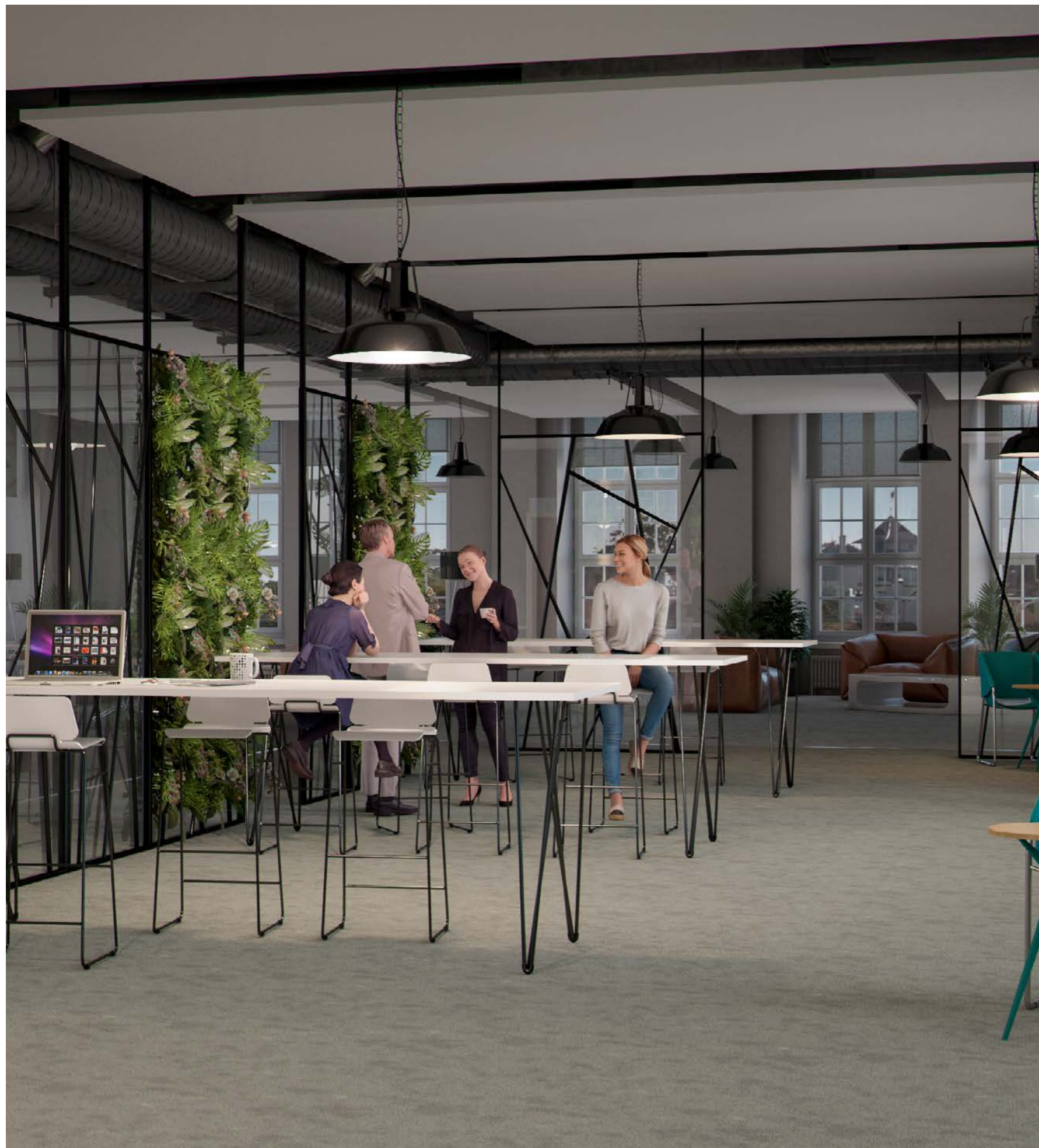


The building is characterised by its linear, modern architecture, with its large windows ensuring that each floor is flooded with light.



HIGH QUALITY MATERIALS LEND THE ENTIRE DEVELOPMENT A PRESTIGIOUS AIR - WHILE THE NEWLY INVIGORATED INNER COURTYARD IS THE PERFECT PLACE FOR A MOMENT OF RELAXATION.





New technology in time-honoured architecture

DURING THE RENOVATION, THE BUILDING WAS KITTED OUT WITH THE LATEST TECHNOLOGIES, INCLUDING FOR HEATING, VENTILATION AND COOLING. THE ELEVATED BASIC STRUCTURE FOR THE OFFICE SPACES (FLOORS 2 TO 4) ENCOMPASSES:

Cooling	On floors 2 to 3 via cooling sails, on floor 4 via underfloor heating
Floor	Raised floors on 2 to 3, floating screed on floor 4
Sanitary facilities	On floors 2 to 4 expanded WC facilities and showers on each floor
Ceilings	Plastered white on floors 2 to 4
Room heights - exceptionally high ceilings	
Basement	3.60 metres
Ground floor	4.45 metres
First floor	Approx. 4.00 metres
Second floor	Approx. 3.90 metres
Third floor	Between 3.45 and 2.55 metres
Fourth floor	Attic with roof slopes








An unbeatable location

THERE ARE GOOD LOCATIONS FOR PRESTIGIOUS OFFICES AND SHOPS AND THEN THERE ARE LOCATIONS LIKE FÜSSLISTRASSE 6.

Its proximity to Lake Zurich, combined with its perfect positioning between the main station, Paradeplatz and Bahnhofstrasse, is truly unbeatable. In turn, this guarantees optimum visibility, a high level of foot traffic and outstanding accessibility: It is a stone's throw from multi-storey car parks, various tram stops and regional and long-distance train stations, with Zurich Airport just 20 minutes away. There are numerous shops in the immediate vicinity, along with globally renowned boutiques and a wide range of high-end bars and restaurants.

TRAVEL TIMES TO	MINS
	
Zurich train station	5
Zurich Selnau	5
Paradeplatz	6
Lake	10
	
Highway	14
Zurich Airport	20
	
Zurich Enge	7
Zurich Stadelhofen	12



KEY FACTS



Central location



Perfect accessibility



High foot traffic



Zurich offers a very high quality of life. Its central location within Switzerland and connections to the country's key transport hubs are major plus points. Besides this, its infrastructure, cultural offerings, leisure opportunities, schools and educational institutions are all of an exceptionally high level.

ZURICH IS A HIGHLY ATTRACTIVE LOCATION FOR COMPANIES AND THEIR EMPLOYEES. THIS HUB ON THE BANKS OF THE LIMMAT FREQUENTLY TOPS LISTS OF THE MOST POPULAR CITIES.



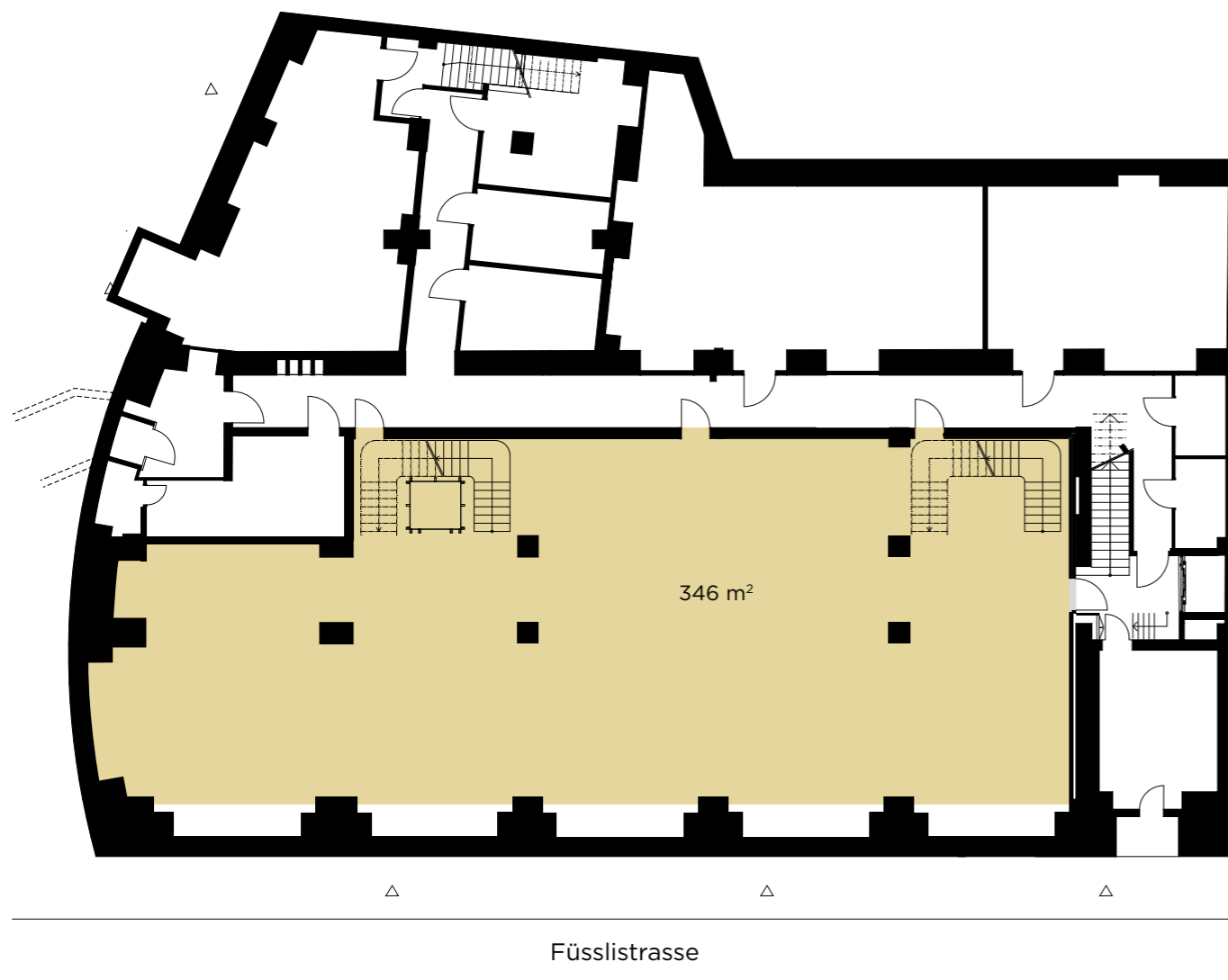


Floor plans



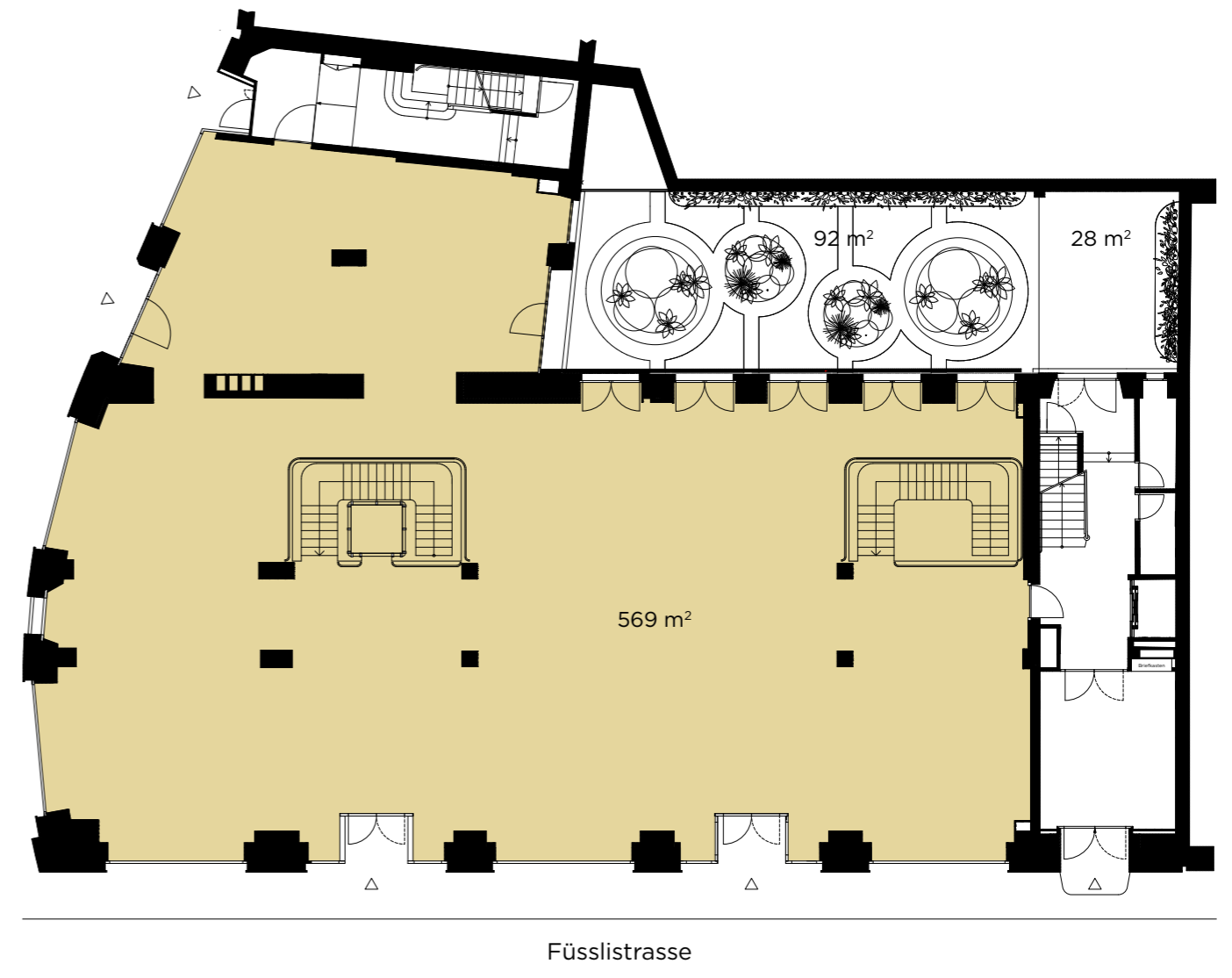
BASEMENT

■ Sales space



GROUND FLOOR

■ Sales space

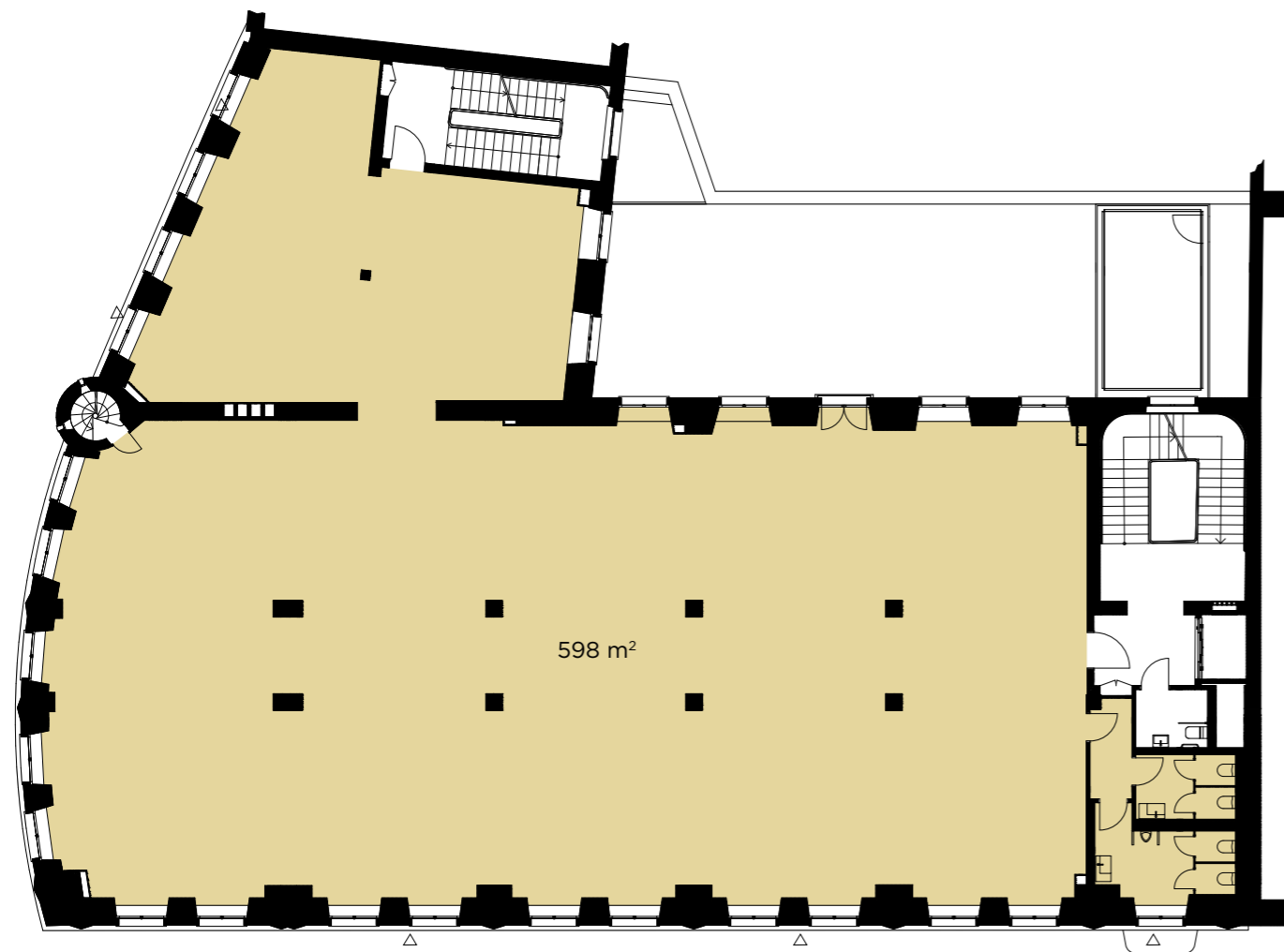


Floor plans



FIRST FLOOR

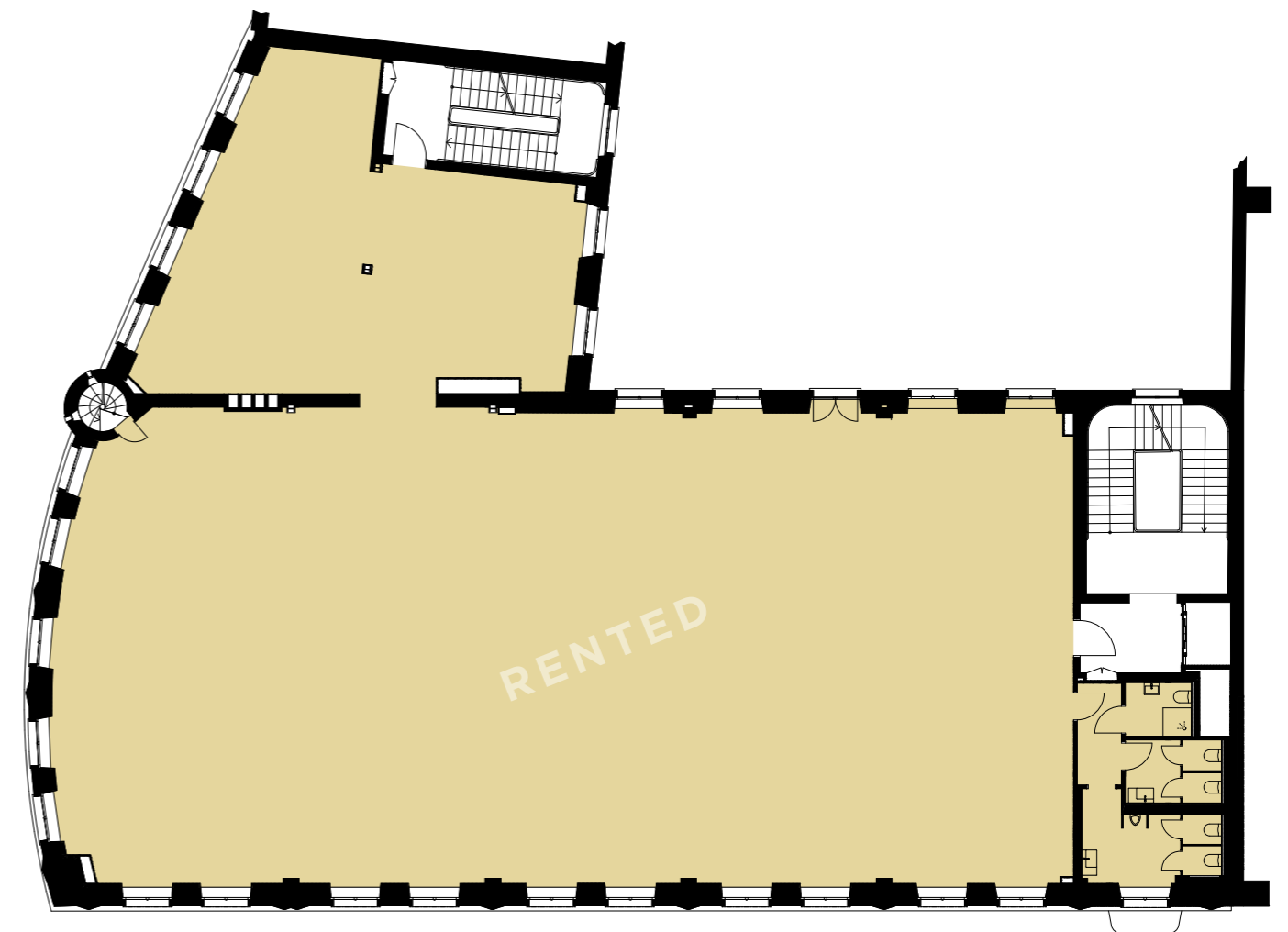
■ Sales space



Füsslistrasse

SECOND FLOOR

■ Rental space



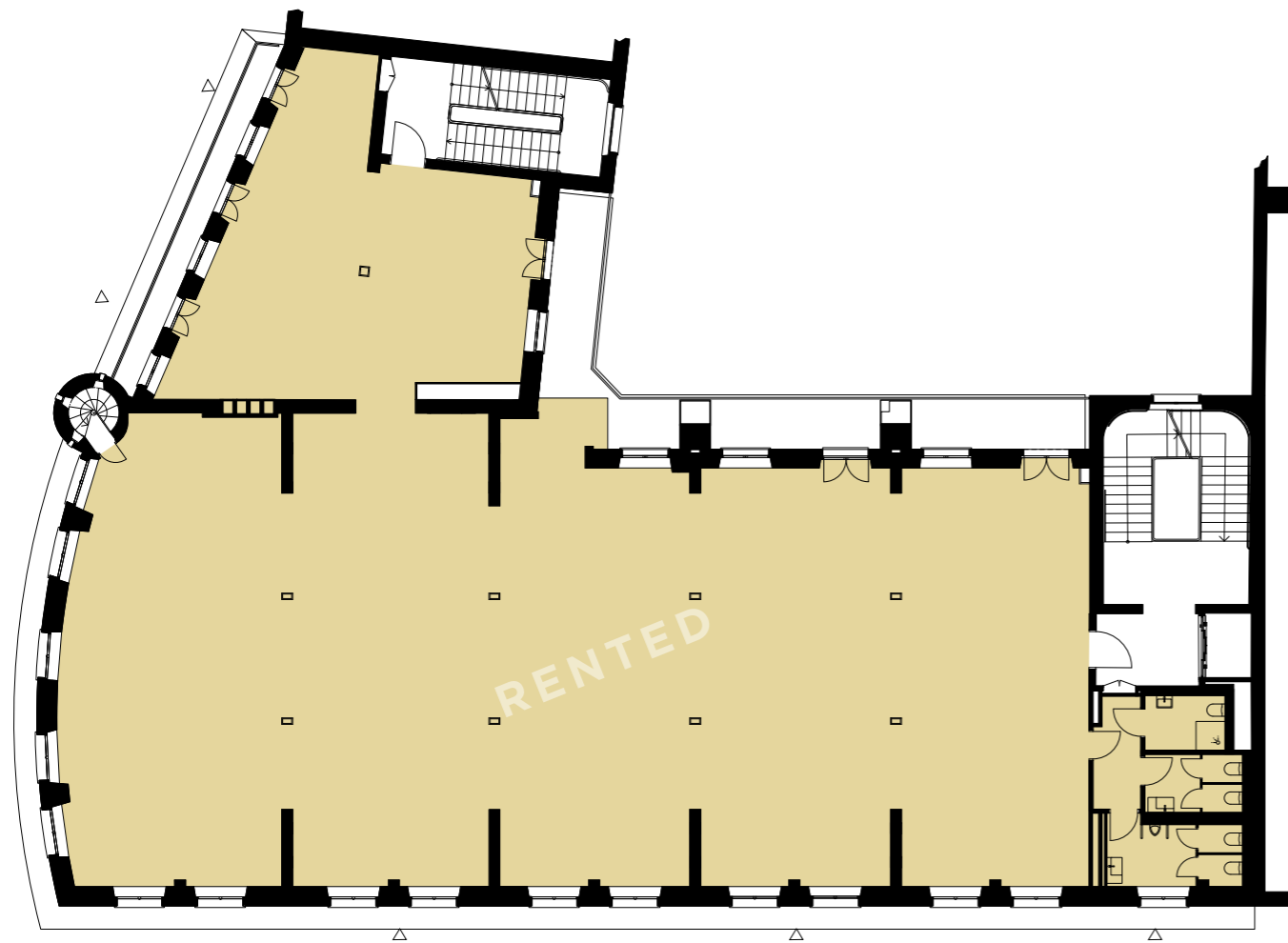
Füsslistrasse

Floor plans



THIRD FLOOR

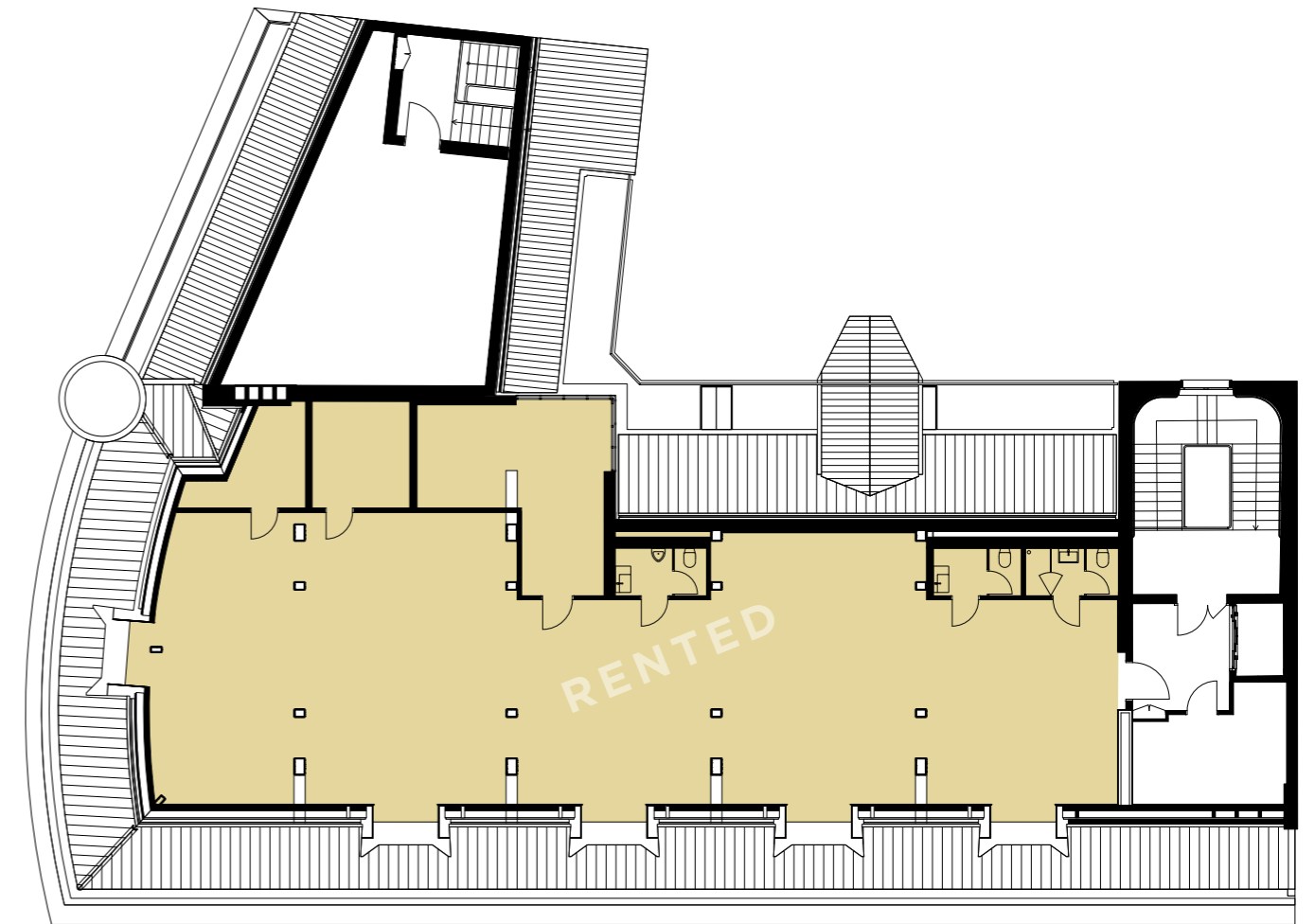
■ Rental space



Füsslistrasse

FOURTH FLOOR

■ Rental space



Füsslistrasse

Rental spaces

RENTAL UNITS	USAGE	AREA IN M ² (APPROX.)
Basement level	sales	346
Ground floor	sales	569
First floor	sales	598
Total sales area		1513
Second floor	office (rented)	617
Third floor	office (rented)	539
Fourth floor	office (rented)	296
Total office space		1452
Total space		2965



Contact

The brochure provides an overview of everything awaiting you at Füsslistrasse 6. We would be delighted to take you on a viewing or arrange a meeting to discuss this further. Thank you for your interest and we look forward to hearing from you.

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DISCLAIMER

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