



in der Papierl Cham



Your company site at a new level.

Flexibly scalable 10,000 m², providing plenty of room for your ideas.

next-level-spaces.ch



Your step from a hum- drum location to a site with "Wow" factor.

As a company, you shouldn't think on a small scale. Take an expansive approach instead at the Next Level Spaces, which comprise a total of 10,000 m² of office, commercial and retail area. They're being developed on the Papieri site in Cham – a new, lively residential and working district with industrial charm. It is located in the heart of the booming economic area of central Switzerland.

Here, your company will have access to the many thriving clusters and benefit from the economic advantages of the canton of Zug.

Step by step to the Next Level Spaces.

July 2023
Ground-breaking ceremony, base-
ment excavation

from January 2024
Start of shell
construction

Q1 2025
Shell construc-
tion completed

Q3 2026
Completion,
fit-out handover



A site that boosts productivity and job quality.

The Next Level Spaces are being built on the Papieri development in Cham, a 2,000-Watt project that combines residential and work spaces in a pioneering manner. It is a modern neighborhood with a wide range of offerings such as grocery shopping, restaurants, micro-apartments, daycare and sports facilities. As of 2032, there will even be an elementary school and kindergarten on site. Not to mention the many local recreational areas such as the nearby Lake Zug and the Lorze river.

In short, the Next Level Spaces make up an area boasting job quality and a high standard of living.



Space that grows with your company.

To start, the space is ready to be divided horizontally and vertically as desired. You begin with the floor space you need and adjust it according to your growth. You can add one story – for example, with an intermediate floor covering more than 50% of the space and a second floor covering 70%, or vice versa. Amazingly, it is possible to expand the area by up to 100%.



The rooms have extremely high ceilings and are rented as shell spaces.

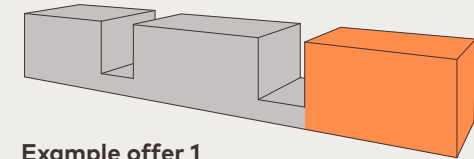


Specialists will advise you on installing intermediate floors.

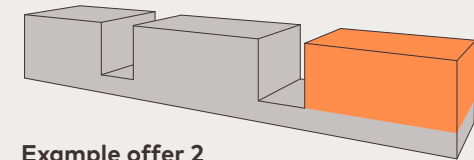


There are virtually no limits to the design of the room.

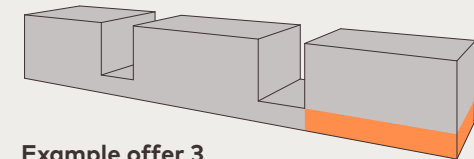
Examples of spaces with office rent from CHF 240/m² p.a. and sales rent from CHF 250/m² p.a.



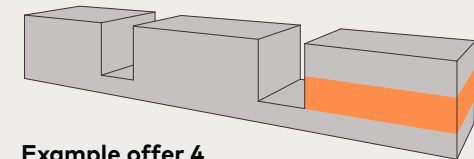
Example offer 1
From 1,800 m² to 3,000 m²



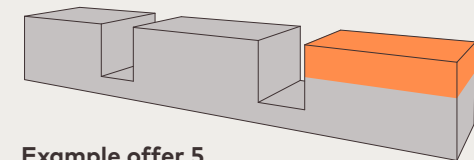
Example offer 2
From 980 m² to 1,960 m²



Example offer 3
From 55 m² to 330 m²



Example offer 4
From 490 m² to 980 m²



Example offer 5
From 490 m² to 980 m²



The next level of benefits.

Flexibility Flexible design of rooms over 6 m in height, load of up to one metric ton per m²

Growth in-situ Installation of up to two intermediate floors as the company grows and for special layouts

Goods handling Service elevators with a permitted load of 2,500 kg, truck delivery tunnel and sprinter delivery area

Roof gardens The green intermediate floors on the first story can be used as meeting and recreation spaces

Sustainability Carbon-neutral site energy concept, 2,000-Watt certification, Watt d'Or award and to be certified with LEED Platinum

Architecture As of around 1,000 m² of rental space, one of the three building sections can be occupied by one business alone

Another Next Level feature is the advantageous zone of central Switzerland.

The Next Level Spaces are located in the heart of booming central Switzerland, not far from the city of Zug and close to Zurich's economic center. Central Switzerland and the Zug region in particular are attracting more and more national and international companies that benefit from the economically advantageous conditions. Here, companies have access to key economic clusters such as finance, IT, medtech and pharmaceuticals.

Another benefit is the large pool of highly qualified professionals, thanks to the countless universities, technical colleges and international schools in the area.



Close to everything.



Cham railway station	5 mins.	6 mins.	4 mins.
Zug railway station	17 mins.	22 mins.	16 mins.
Zug railway station as of 2027	17 mins.	15 mins.	16 mins.
Lucerne railway station		38 mins.	33 mins.
Zurich railway station		55 mins.	29 mins.
Zurich airport		81 mins.	35 mins.

Interested? Let us know.

Your next step to Next Level Spaces:
Give me a call or send me an email,
and I'll get in touch with the Next Level
of information.



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