

**inspire.  
work.  
innovate.**



**BusinessCity**  
POLYFELD MUTTENZ



# A new city district arises.



## **inspire.**

The BusinessCity commercial complex will be located in the heart of the new Polyfeld city district in Muttenz. Polyfeld is evolving into a unique and highly diverse city quarter with a campus for 4,000 students as well as workplaces, apartments, businesses, restaurants, sports facilities and plenty of recreational spaces. As one of the first lessees of commercial space in the BusinessCity, you will become part of this new hotspot with great potential.

## **work.**

This ever more populous and popular city district features outstanding transport infrastructure that can also meet the increased demand of the future. The great public transport connections and carefully planned layout provide optimal accessibility to the Polyfeld site.

## **innovate.**

Polyfeld already possesses an atmosphere shaped by education, business, culture and leisure, and this is only going to grow with time. The Rennbahnklinik sports clinic, opened in 2013; the new-build for the FHNW University of Applied Sciences and Arts Northwestern Switzerland; the expansion of the Campus SEK II cantonal school; and the "Lutzertgarten" and "Im Brüggli" residential complexes – these are just some of the initial milestone projects that have already been completed. They bring added value, prestige and increased footfall to the quarter.

# BusinessCity: a holistic project.

The new BusinessCity at the Polyfeld site consists of three building complexes that are being completed in stages. At its centre stands the 1,277 m<sup>2</sup> Ankerplatz square, designed as a social space and adorned with a lawn and a water feature. The boulevard arcades offer a space for strolling and relaxing.

The BusinessCity is inspired by the chessboard-like layout of the Polyfeld site, with its carefully planned allocation of buildings, open spaces and path networks. The holistic project that is the Business City stretches over an area of 11,300 m<sup>2</sup> that immediately borders on the internationally renowned Rennbahnklinik to the north.





# B1/ The main building.

During the first phase, the six-storey B1 main building for business use is being constructed. A whole variety of businesses will call B1 home and develop there, from established international corporations to innovative start-ups. It is specifically aimed at companies seeking proximity to and dialogue with the neighbouring University of Applied Sciences and Arts Northwestern Switzerland, which will start educating its students at the site in autumn 2018. The FHNW's Muttenz campus is home to the School of Architecture, Construction and Geomatics; the School of Life Sciences; the School of Education; the School of Social Work; and the Mechatronics Trinational degree course offered by the School of Technology.

Ideally situated facing the Ankerplatz and boulevard, the ground floor is made to be used for something special. Designed to provide the greatest possible flexibility, the offices in B1 will be leased according to the "core and shell" principle. This means that you can lease your desired office spaces and then remodel and use them according to your personal preferences.



# B1/ The architecture.

The chessboard pattern that forms the basic structure of the entire Polyfeld site is continued within the BusinessCity, resulting in an exciting mix of buildings and open spaces. Each building has a unique relationship with its outdoor green space. The urban level offers clear orientation in the neighbourhood, rich visual references and places to relax. The neighbourhood is integrated into the network of cycle paths and has several public transport stops. The upper floors benefit from views of the Chrischona to the north, the Wartenberg to the south and the green Gempen.

The B1 building: The bright, carefully detailed façade with its continuous band of windows contributes to the lively, urban character of the new quarter. The rental spaces have plenty of natural light and can be flexibly divided and developed. The arcade on the square side leads to the main entrance with its sophisticated access core. Parking spaces are located in the basement. To the south, there is a separate access road for deliveries, with several entrances to the building.





## B1/ Use.

The first two floors – the ground floor and first floor – are aimed at tenants seeking extra-high ceilings. Perhaps it will be a restaurant that, inspired by the following great features, takes off and becomes a successful business here: top location, including attractive green spaces in the immediate vicinity; high footfall all around the building; creative freedom in terms of interior design, with a room height of four metres on the ground floor. However, the rooms on the first two floors are equally suitable for commercial use involving machines and components that require additional space.

Floors two to six offer layouts with a usable area of 770 m<sup>2</sup> that can be divided up as desired, with a minimum rental space of 180 m<sup>2</sup>.

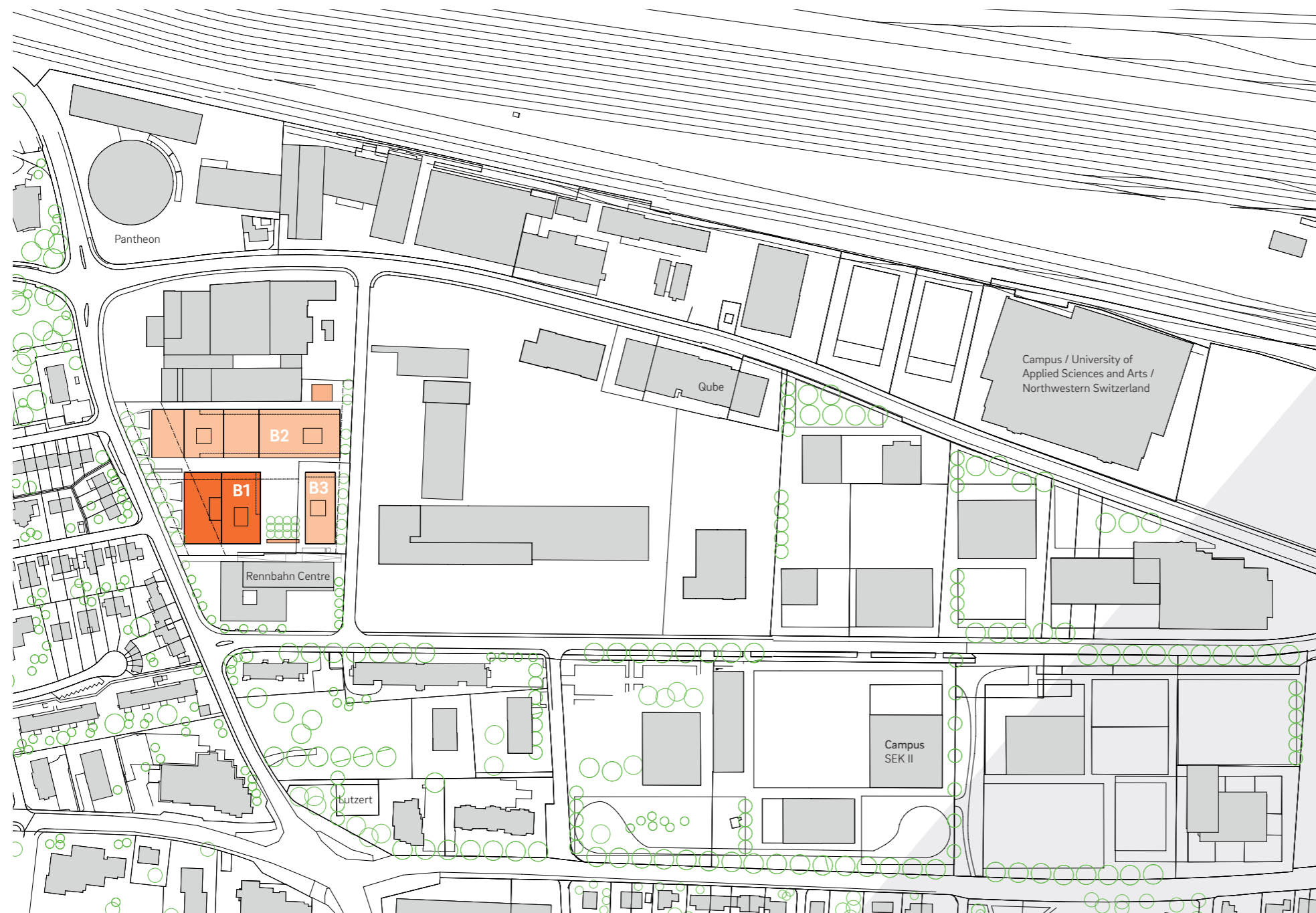
The four independent utility accessways on each floor and the minimal number of support pillars in the interiors provide a great degree of flexibility for every single tenant. Lifts and bathrooms are located at the centre of each floor.

# B1/B2/B3/ Accessibility.

The underground garage located on the first and second subterranean levels offers space for over 270 vehicles. This is accessed via Stegackerstrasse. The path envisaged in the Master Plan for non-motorised traffic provides an ideal connection between the BusinessCity and future developments on the Polyfeld site. In order to make the delivery of goods as efficient and smooth as possible, a northern and southern supply road, each including a ramp, have been created.



# A breath of fresh air.



Polyfeld is developing in the way that the Polyfeld Muttenz Master Plan of 2011 intended – from a centre of heavy industry, into a hub for academia and service providers. It is becoming an attractive location for universities, businesses and residents. A new city district in which education, research and innovative business mutually inspire and stimulate one another. The Master Plan forecasts that the number of residents, workplaces and students in this quarter will double in the medium term. In the process, sustainable transport, environmental and energy concepts will be put in place to ensure that, despite the greater population density, quality of life in the quarter will actually improve yet further.

The Polyfeld site stretches over a total area of 34 hectares between the train station, Birsfelderstrasse, the rail line and Gründenstrasse. In the course of numerous new projects, the quarter will continue to grow in appeal over the coming decades and become ever more important to the canton of Basel-Country.



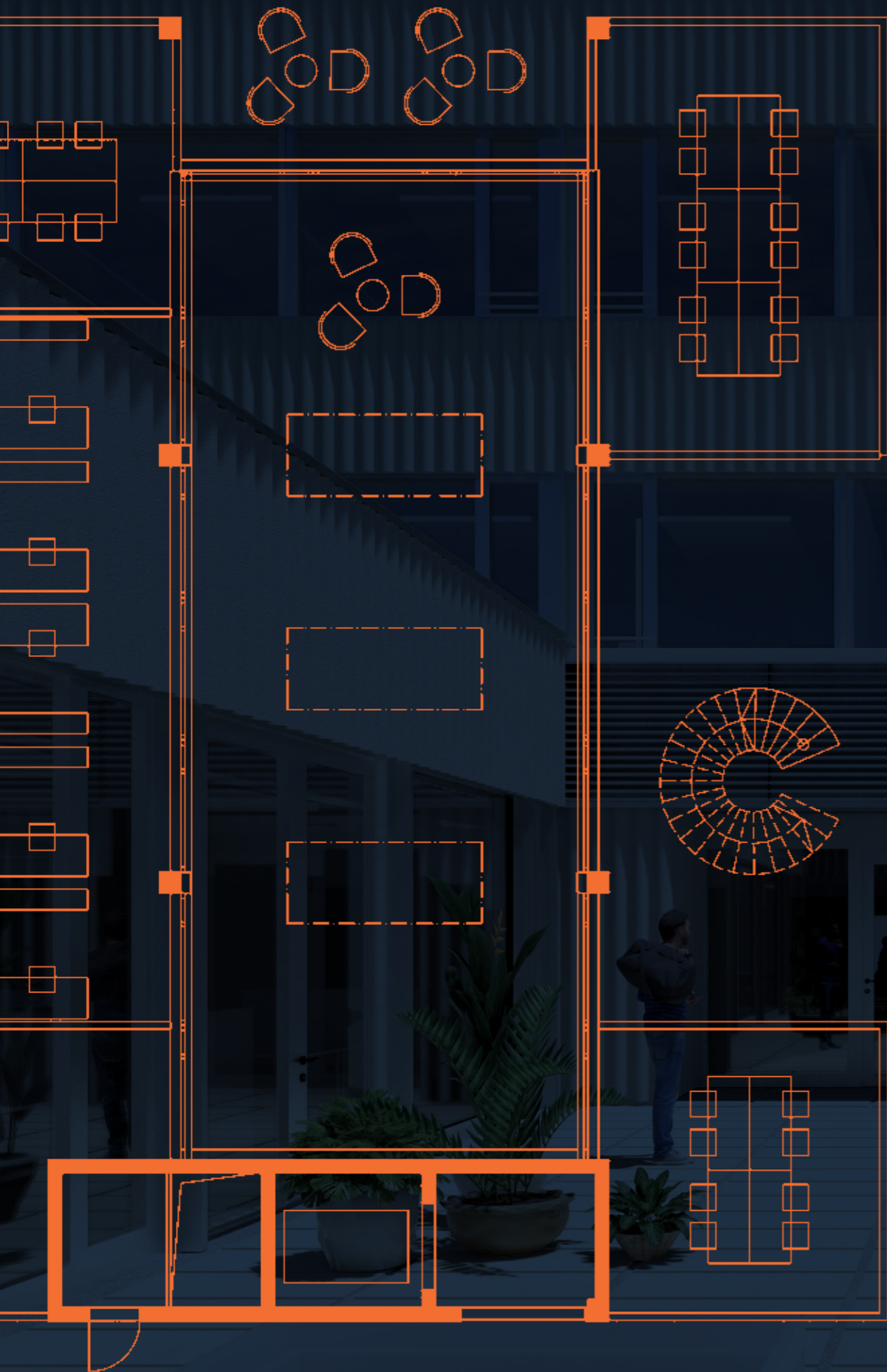
# Site of the future.

Muttenz, the third-largest municipality in the canton of Basel-Country, directly borders the city of Basel. Around 18,000 residents today benefit from what Muttenz and its surrounding area have to offer. The municipality is regarded as a transport hub for rail, shipping and road transport. Local companies and international corporations alike benefit from this perfect location in the border triangle where Germany, France and Switzerland converge. Muttenz is proud of its European Energy Award and status as an "Energy City". All in all, it is an exemplary municipality that places great emphasis on a sustainable future.

The Polyfeld project represents a significant part of this future. With great dedication and targeted investment, Muttenz is meeting the needs of tomorrow and positioning itself as an important and competitive commercial location.

Ease of access is a key prerequisite for customers and workers. The BusinessCity is situated in the immediate vicinity of the A2/A3 motorway junction. Thanks to the bus stop directly in front of the Business City, you can reach Muttenz Train Station within five minutes, or walk there in around 10 minutes. From there, the train ride to Basel Central Station takes six minutes; to the EuroAirport, 20 minutes.





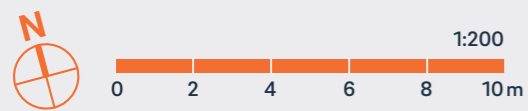
# B1/ Interior configurations.

The "core and shell" principle facilitates individual room layouts and adaptations in terms of spaces and usage. What ultimately determines the final interior configuration is your requirements as a tenant.



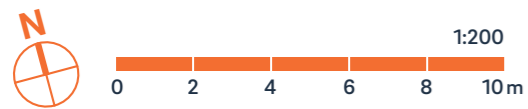
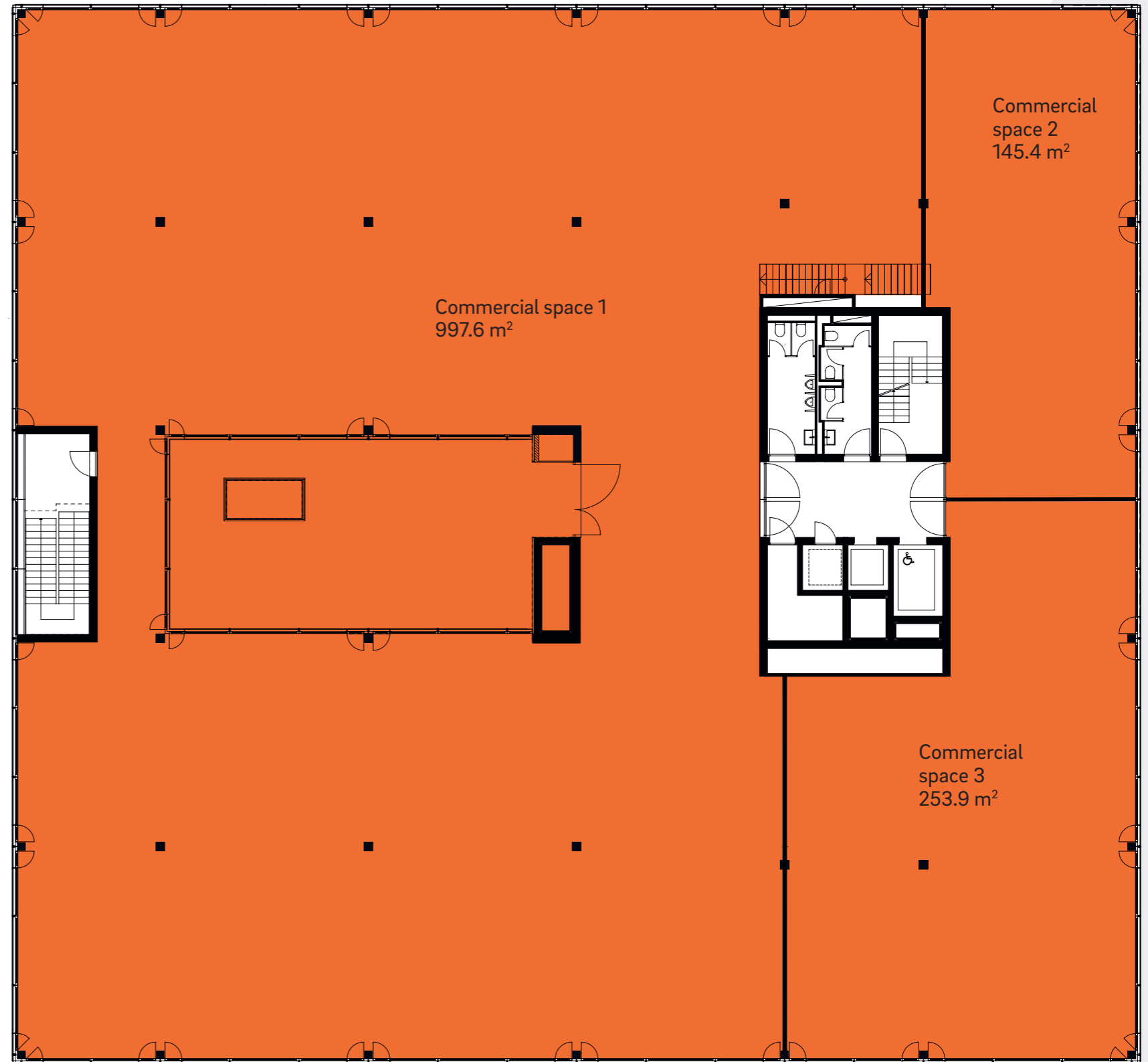
# Ground floor.

Total rental space: 1'472.80 m<sup>2</sup>  
Room height: 4.20 m clear height



# Upper floor.

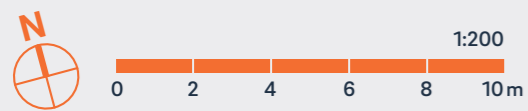
Total rental space: 1'396.90 m<sup>2</sup>  
Room height: 3.20 m clear height



# Up to the 6th floor.

Total rental space: 777.70 m<sup>2</sup>

Room height: 2.90 m clear height



# Basement

Total rental space: 53.30 m<sup>2</sup>

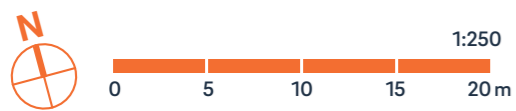
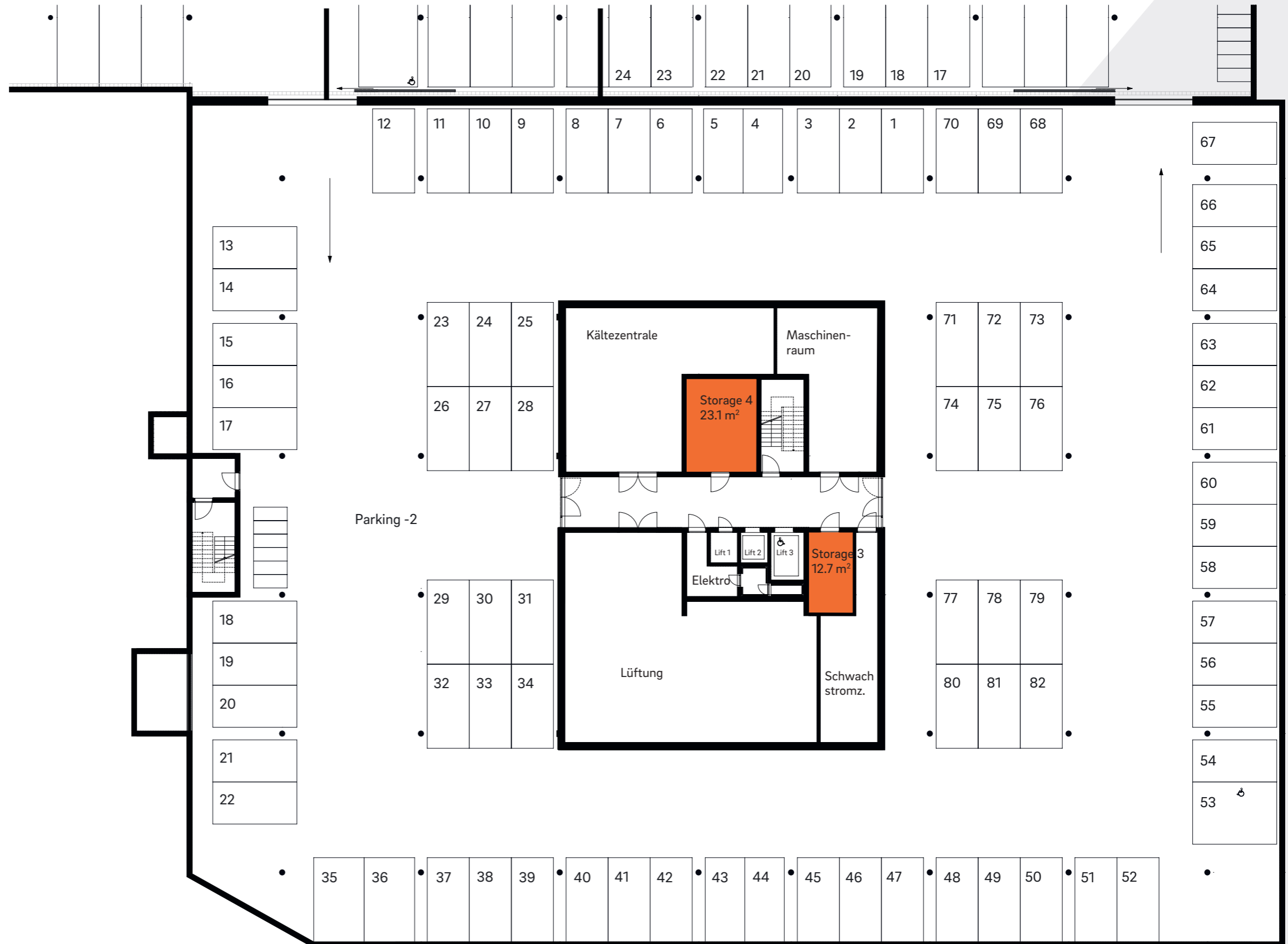
Room height: 3.20 m clear height



# 2<sup>nd</sup> Basement

Total rental space: 35.80 m<sup>2</sup>

Room height: 2.70 m clear height



# Longitudinal section.





# Cross-section.



Commercialisation



**HRS Real Estate AG**  
Hochbergerstrasse 60c  
CH-4075 Basel  
T +41 58 122 84 00  
immobilien@hrs.ch  
www.businesscity-polyfeld.ch

Investor

**HRS Investment AG**  
Walzmühlestrasse 48  
CH-8501 Frauenfeld  
T +41 58 122 85 00  
www.hrs.ch

Developer

**HRS Real Estate AG**  
Walzmühlestrasse 48  
CH-8501 Frauenfeld  
T +41 58 122 85 00  
www.hrs.ch

General contractor

**HRS Real Estate AG**  
Hochbergerstrasse 60 c  
CH-4057 Basel  
T +41 58 122 84 00  
www.hrs.ch

Architects' association

**Bühler + Partner AG**  
Wuhrmattstrasse 21  
CH-4103 Bottmingen  
T +41 61 421 98 88  
www.hrb-arch.ch

**Jeker Architekten SIA**

Freie Strasse 88  
CH-4051 Basel  
T +41 61 500 11 11  
www.jekerarchitekten.ch

**Caesar Zumthor Architekten GmbH**

Holbeinstrasse 16  
CH-4051 Basel  
T +41 61 508 55 04  
www.caesarzumthor.com

The floor spaces indicated in the floor plans represent the rental spaces: we reserve the right to deviations from the layouts and materials presented in the visualisations. The details of the tenancy agreement are definitive. Subject to potential modifications. Plans last updated: November 2014.

Depending on the printer settings, deviations in floor plans may occur. The layout plans are exclusively definitive for the calculations.

We expressly reserve the right to changes to, and deviations from, the published information. No liability is accepted.

Credits

Publisher: HRS Real Estate AG, www.hrs.ch  
Design: augenweide.so  
Visualisations: Raumgleiter GmbH, www.raumgleiter.com / Caesar Zumthor Architekten GmbH

printed in  
switzerland

Printed on FSC paper.





**A project by:**

**HRS Real Estate AG**  
Walzmühlestrasse 48  
CH-8501 Frauenfeld  
T +41 58 122 85 00  
[www.hrs.ch](http://www.hrs.ch)

**Commercialisation:**

**HRS Real Estate AG**  
Hochbergerstrasse 60c  
CH-4075 Basel  
T +41 58 122 84 00  
[www.businesscity-polyfeld.ch](http://www.businesscity-polyfeld.ch)