



1st office building to get the official **CO<sup>2</sup> Neutral** label in Luxemburg.



An office complex and a multifunctional building, tailor-made for you, by the greenest standards.

Rue Edmond Reuter L-5326 CONTERN

**Comfortable, Modern and Easy** to navigate office buildings.

[campuscontern.lu](https://campuscontern.lu)

[sales@campuscontern.lu](mailto:sales@campuscontern.lu)

+352 26 35 23 25

## available surfaces

	<b>a</b>	<b>b</b>	<b>c</b>	<b>d</b>	<b>e</b>
<u>floor destination</u>	Alouette	Bouvreuil	Colibri	Damier	Epervier
+3 offices		456.75 m <sup>2</sup>			
+2 offices	751.75 m <sup>2</sup>	BUSINESS CORNER			
+1 offices	751.75 m <sup>2</sup>	BUSINESS CORNER		315.08 m <sup>2</sup> 519.30 m <sup>2</sup>	606.86 m <sup>2</sup>
0 offices	344.34 m <sup>2</sup>		BUSINESS CORNER	344.63 m <sup>2</sup>	

## rent & charges

parking outdoor	80.63 €
indoor	161.27 €

22.85 €

Index DEC 2024

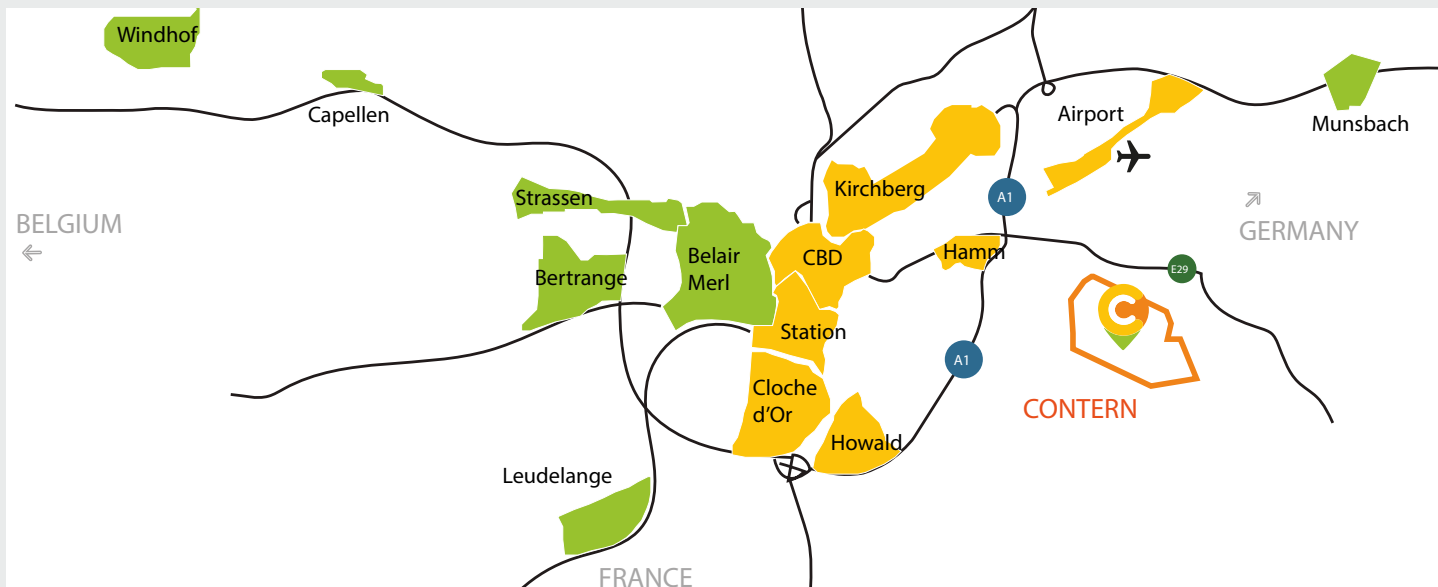
2.50 €

/m<sup>2</sup> / month (excl. VAT)

# location & accessibility

- On site MOOVEE carsharing station
- Exceptional parking ratio : 1/25 sqm

- Train connections to Lux central station & Trier-Koblenz
- Frequent national and cross-border bus connections (324, 40U, 325, 422 and 303)



**15 minutes** to Luxembourg Center & Kirchberg  
**10 minutes** from Findel Airport

# services on site & around

## RESTAURANTS

- |                          |                              |
|--------------------------|------------------------------|
| ON SITE > RESTAURANT     | 6. Sandweiler Stuff 2        |
| 2. Arizona lounge (800m) | 7. Gusto Ristorante Pizzeria |
| 3. Terra Promessa        | 8. Delicious                 |
| 4. Bistro An Henkes      | 9. Bol d'or                  |
| 5. Waissen Haff          | 10. Pizzeria Fobia           |

## FITNESS

- |                                  |             |
|----------------------------------|-------------|
| ON SITE > Fitness Campus Contern | 3. BasicFit |
| 2. Iron Body Fit                 |             |

## SHOPS & SERVICES

- |  |   |
|--|---|
| 1. Budai Coffee  | 12. Banque & Caisse d'Epargne                       |
| 2. UPS Luxembourg  | 13. Banque Raiffeisen                               |
| 3. Muller Pneus Contern                                    | 14. Post  |
| 4. Grand Frais   | 15. Esso gas station                                |
| 5. Studio-Land   | ON SITE :   |
| 6. Renmans boucherie                                       | > 118 charging station for electric/hybrid vehicles |
| 7. Aldi  | > BringMe Box                                       |
| 8. Drinx   | > MOOVEE carsharing station                         |
| 9. Smatch  | > Electric shuttle to/from train station            |
| 10. Welcome Bakery   |   |
| 11. Total gas station, carwash, snack & supermarket (900m) |   |

# environment protection commitment

[sales@campuscontern.lu](mailto:sales@campuscontern.lu)  
 +352 26 35 23 25

- Certified BREEAM Excellent / CSR / CO2 Neutral
- Purifying indoor Ecosystem
- 118 charging stations for electric vehicles

- Solar panels
- Electric shuttle
- Recycling / Recycled take out supplies

