



BUSINESSPARK GOTTHARD

Office spaces
(140 m²—350 m²)

14

Usable area
Ground Floor to 3rd Floor

4'000 M²

Commercial spaces
from 20 m² - 350 m²

5

Contact

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Canton Uri

The ideal location

Between the snow-covered mountain peaks of the Gotthard Massif and the Mediterranean southern shore of Lake Lucerne, tradition and modernity meet. In Uri, the land of freedom hero William Tell, careful investors, innovative entrepreneurs, highly motivated employees, and a business-friendly political and administrative environment come together.

Advantages for Companies

Investments in road and rail infrastructure, including the new cantonal train station and the 'West-East bypass', bring Uri closer to centres in the north and south. Altdorf offers companies an attractive tax regime with various cost advantages.

Advantages for Employees

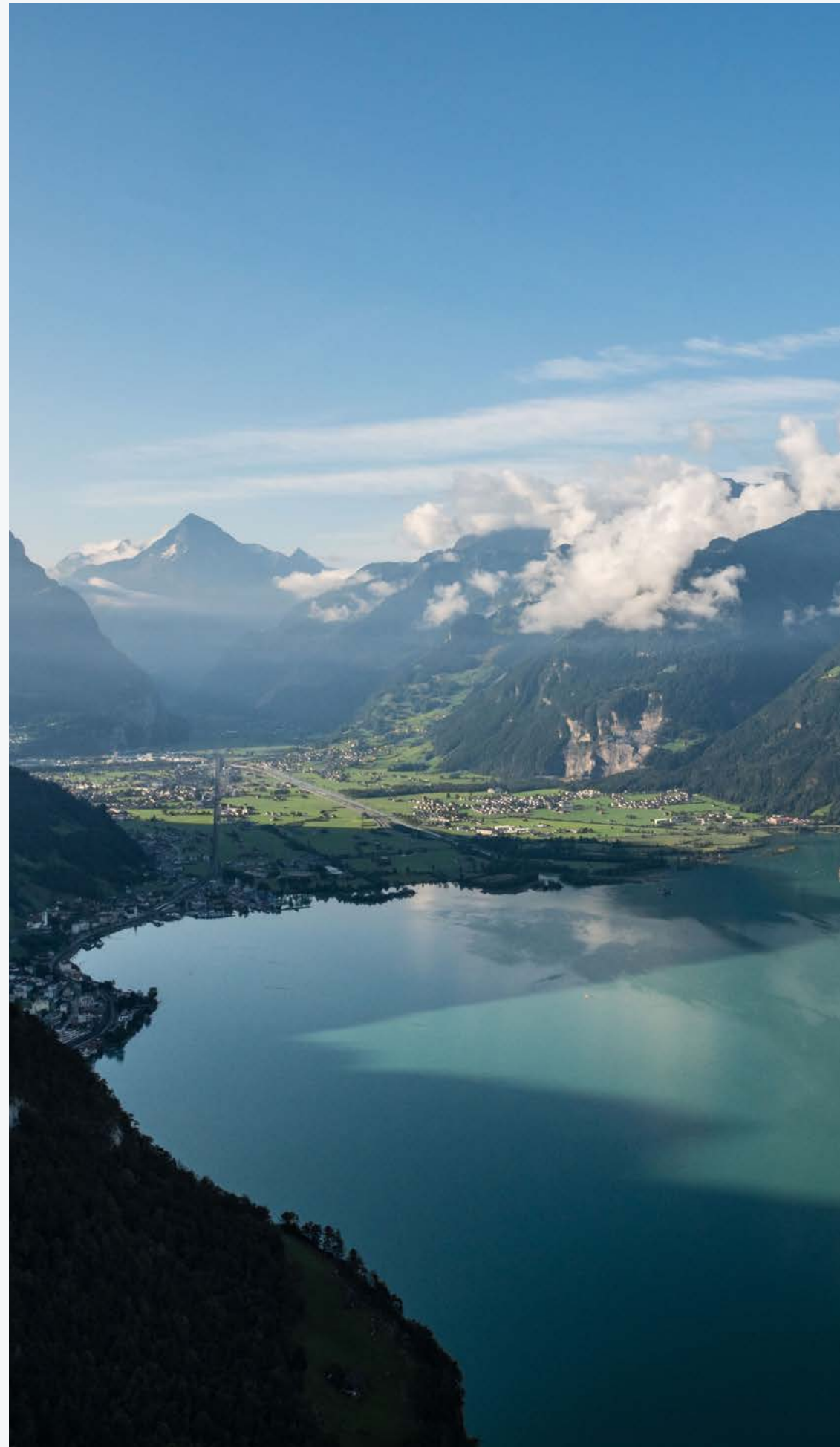
Work and live in the midst of an intact mountain world. Within just a few minutes, you can go from your workplace to the mountains and the lake. For over five years, Uri has ranked first in Switzerland for disposable household income (RDI Indicator, 2016).

Tax Benefits

One of the lowest corporate tax rates in Switzerland. Attractive fiscal framework for companies of all sizes and sectors.

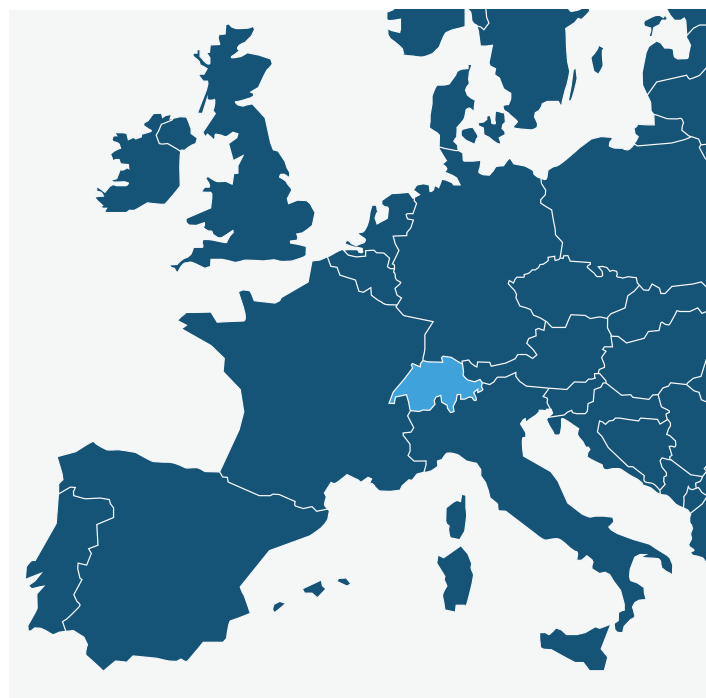
Quality of Life

Uri ranks number one for residential financial attractiveness, highest disposable household income in Switzerland for over five consecutive years.



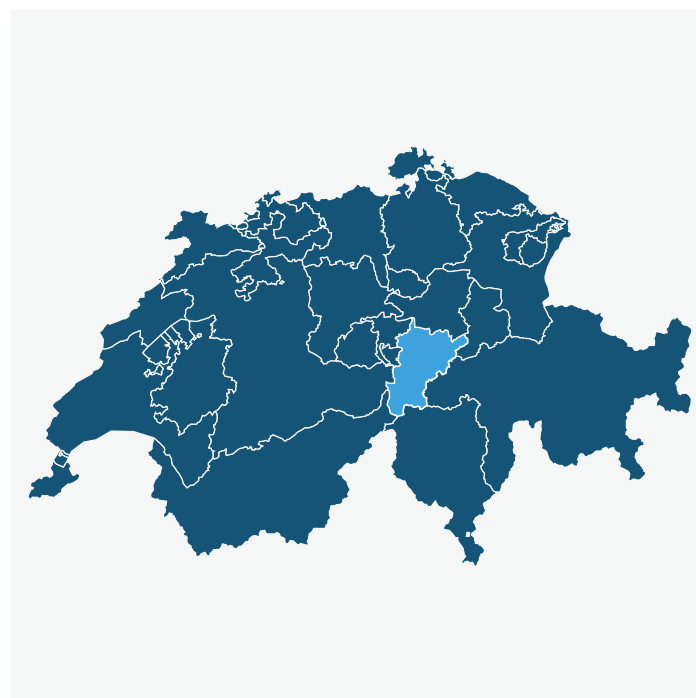
Location

Centrally located. Well connected.



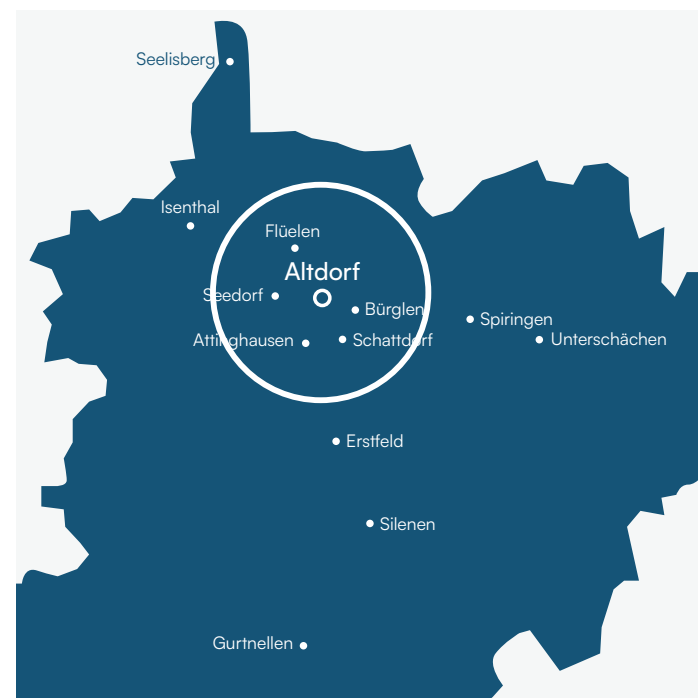
Switzerland

Switzerland at the heart of Europe, directly between Germany and Italy on the continent's main north-south corridor.



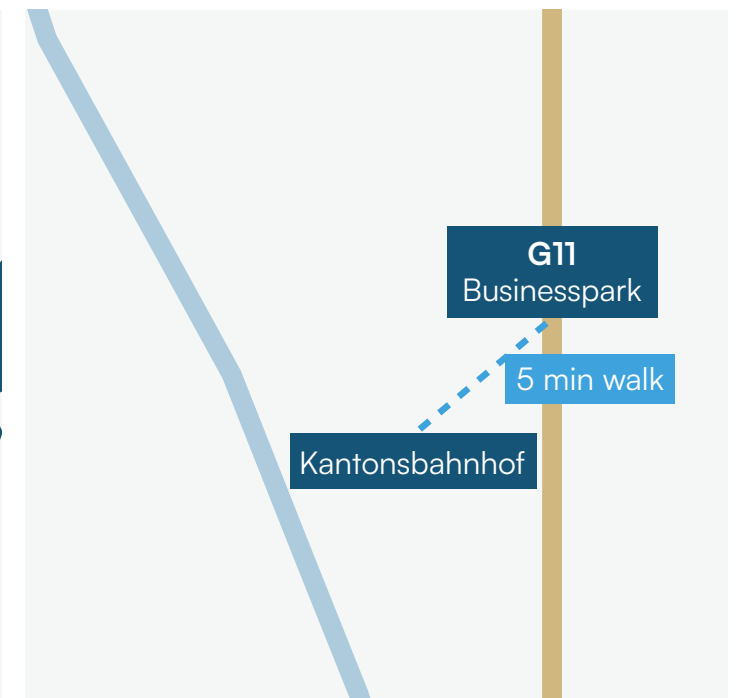
Uri

Canton Uri, centrally positioned within Switzerland on the A2 axis, with direct rail links to Zurich, Lucerne and Lugano.



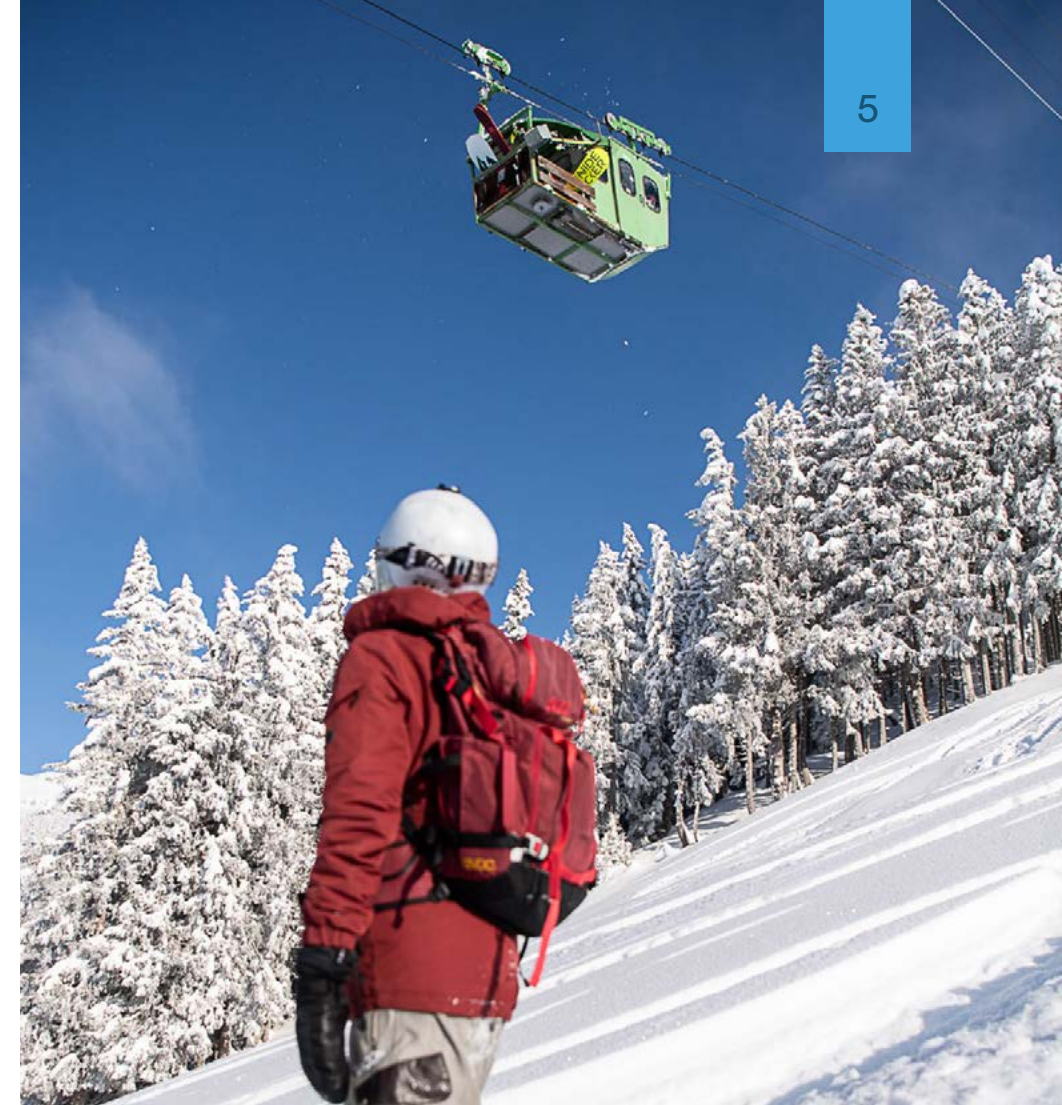
Altdorf

Altdorf, the capital of Canton Uri, at the valley floor of the Reuss.



Businesspark Gotthard

Businesspark Gotthard, 5 minutes on foot from the cantonal train station and direct A2 access.





5 minutes on foot - Cantonal Train Station Uri

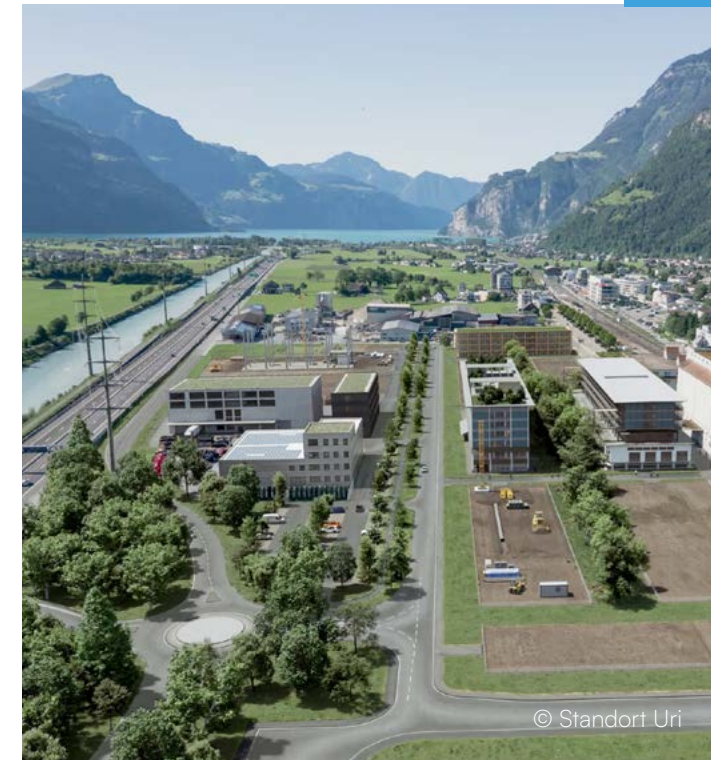
Direct connections to Zurich, Lucerne and Lugano. Conveniently accessible for employees from other cantons.

A2 Half-Access Altdorf South (planned)

The planned West-East bypass including a half-access to the motorway (to and from the north) will ensure efficient transportation routes.

120'000 m² total area - largest contiguous land reserve

Buildable area approx. 90'000 m². Potential for over 1'000 high-quality jobs. Sale from a single source: owned by the Canton of Uri.



Different sectors

From industrial hall buildings to multi-storey buildings for services and commerce.

Location

Werkmatt Uri

As part of the 'Development Focus of the Uri Valley Floor,' the Canton of Uri offers development areas in sizes that are no longer available along the North-South axis. Government Councillor Urban Camenzind emphasises: 'The Businesspark Gotthard project offers potential for numerous modern jobs and represents an important milestone in the development of the Werkmatt Uri area.' Two historically significant and landscape-defining buildings for the village will be preserved, creating a connection between the old and the new.

Location

Surrounding Developments

The Businesspark Gotthard is taking shape in one of Switzerland's most dynamic development corridors, surrounded by new infrastructure, residential growth, and decades of strategic investment.

1 - Reussacher Development



2 - Strickermatte Development



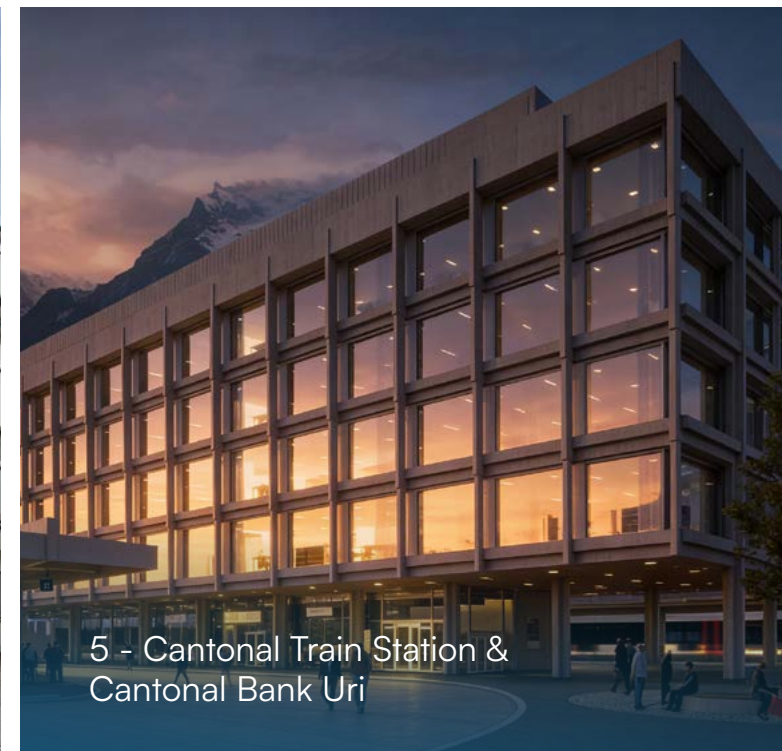
3 - Vena Development



4 - Maillart-Building



5 - Cantonal Train Station & Cantonal Bank Uri



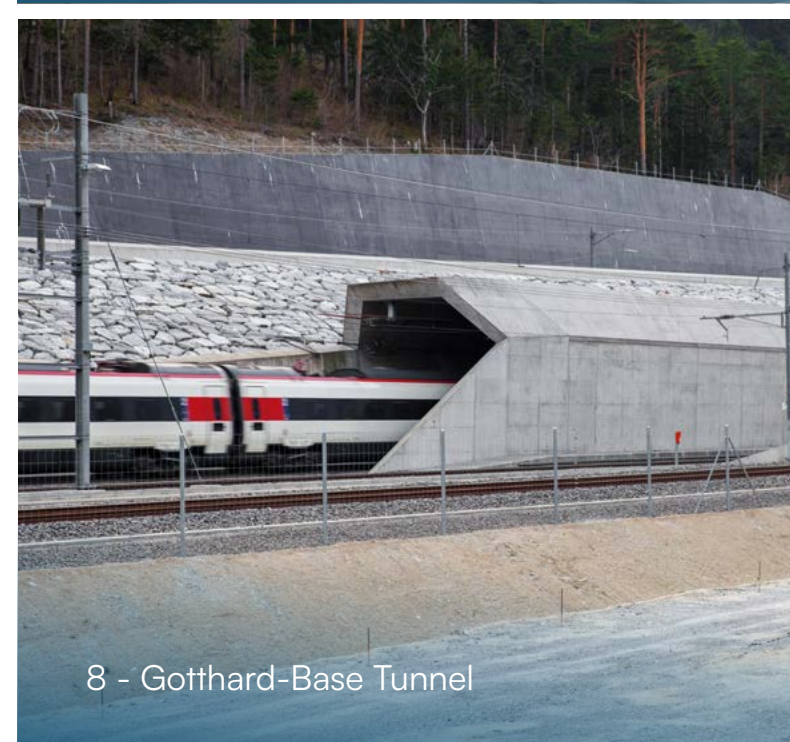
6 - Cubo Development



7 - Züblin -Silo



8 - Gotthard-Base Tunnel



9 - West-East-Connection



Nature-connected. Inviting. Contemporary.

This is how the innovation park presents itself from the outside. The wooden facade blends gently into the natural surroundings. Greened areas, native trees, and shrubs establish the connection to Uri's nature-oriented environment.



Facade

Wooden facade with articulation. Prefabricated elements (e.g. Ligno Trend). Wood-metal windows.

Greening

Native plants, trees and shrubs. Gravel paving. Wild garden landscaping.

Roof

Green flat roof with photovoltaic system. On-site rainwater infiltration system.

South Facade

Generous window surfaces connecting interior and exterior. Maximum natural daylight on all floors.

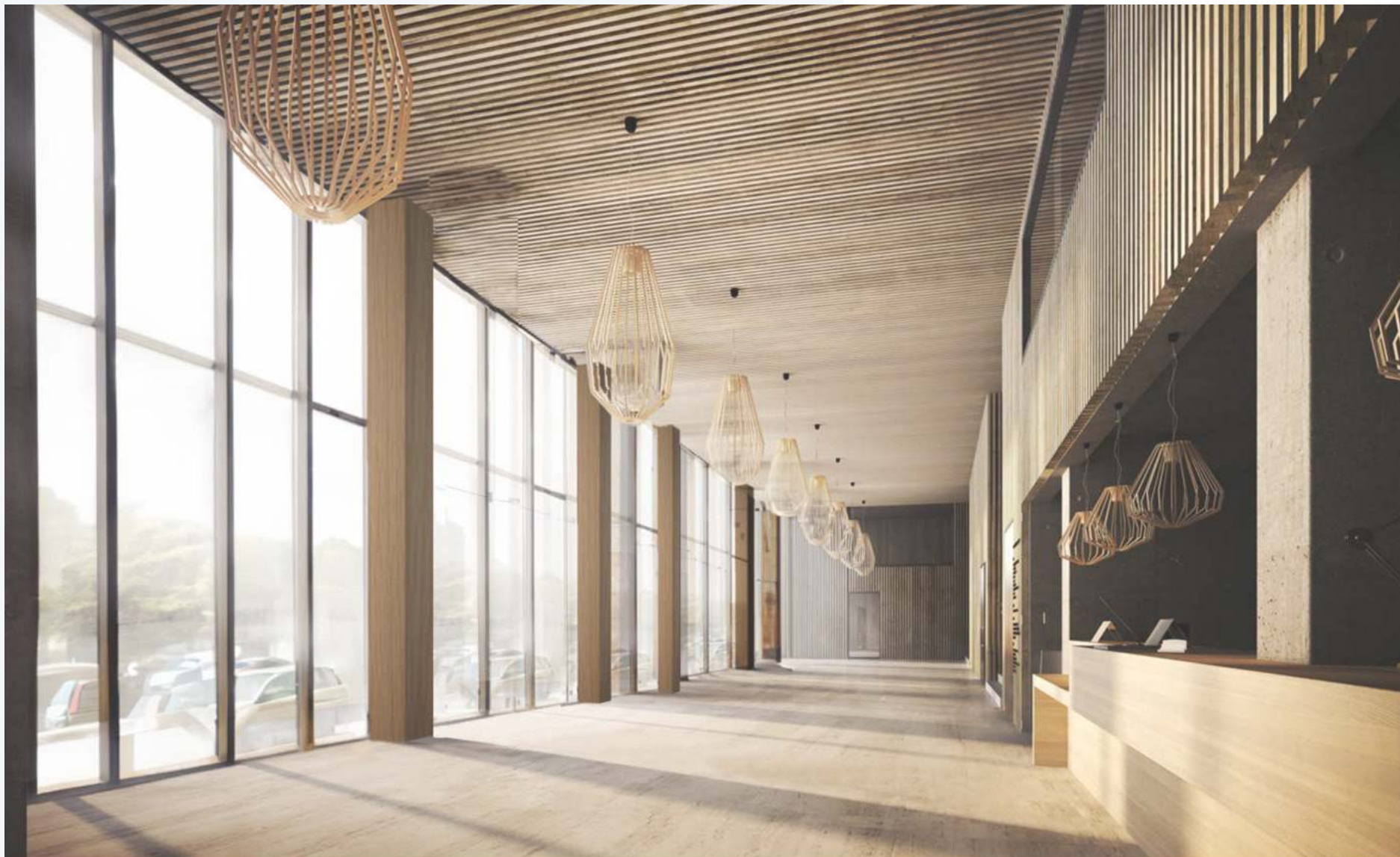
Interior

Lobby & Entrance

Spacious, bright, modern.

The large windows flood all rooms with natural daylight. They ensure a pleasant working atmosphere throughout the day.

Reference Image entrance hall



Reference Image Helpdesk

Interior

Event & Seminar Spaces

Flexibel, elegant, impressive.

Our event spaces adapt to your needs, whether it's a corporate party, seminar, or networking event. State-of-the-art technology and stylish design create an impressive backdrop for unforgettable moments.

Reference Image Event Room



Reference Image Event Room

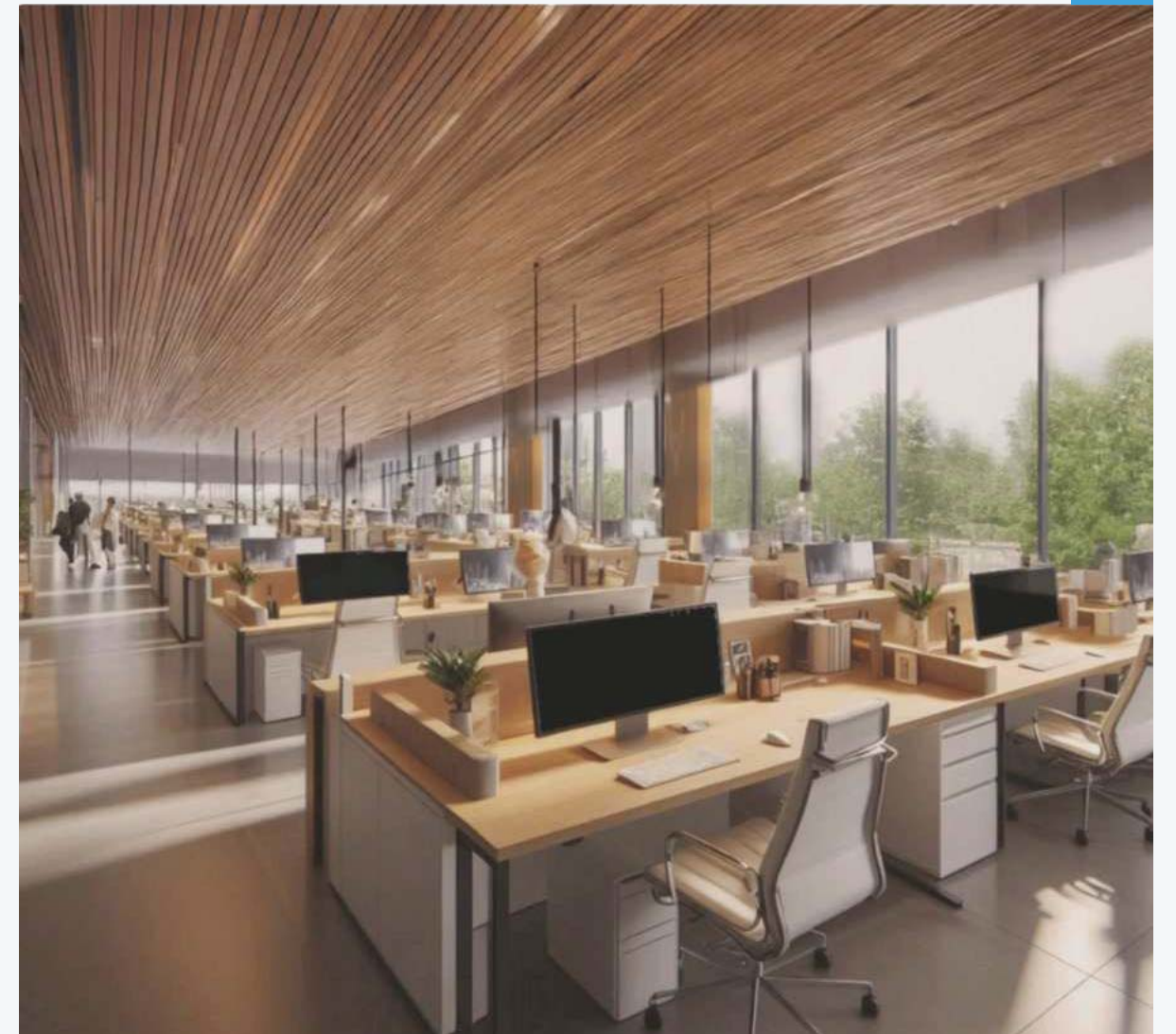
Interior

Office & Workspace

Open, professional, inspiring.

The bright open workspaces promote creative exchange and efficient work, while the soundproof meeting rooms provide quiet for productive meetings, a perfect balance in the modern workday.

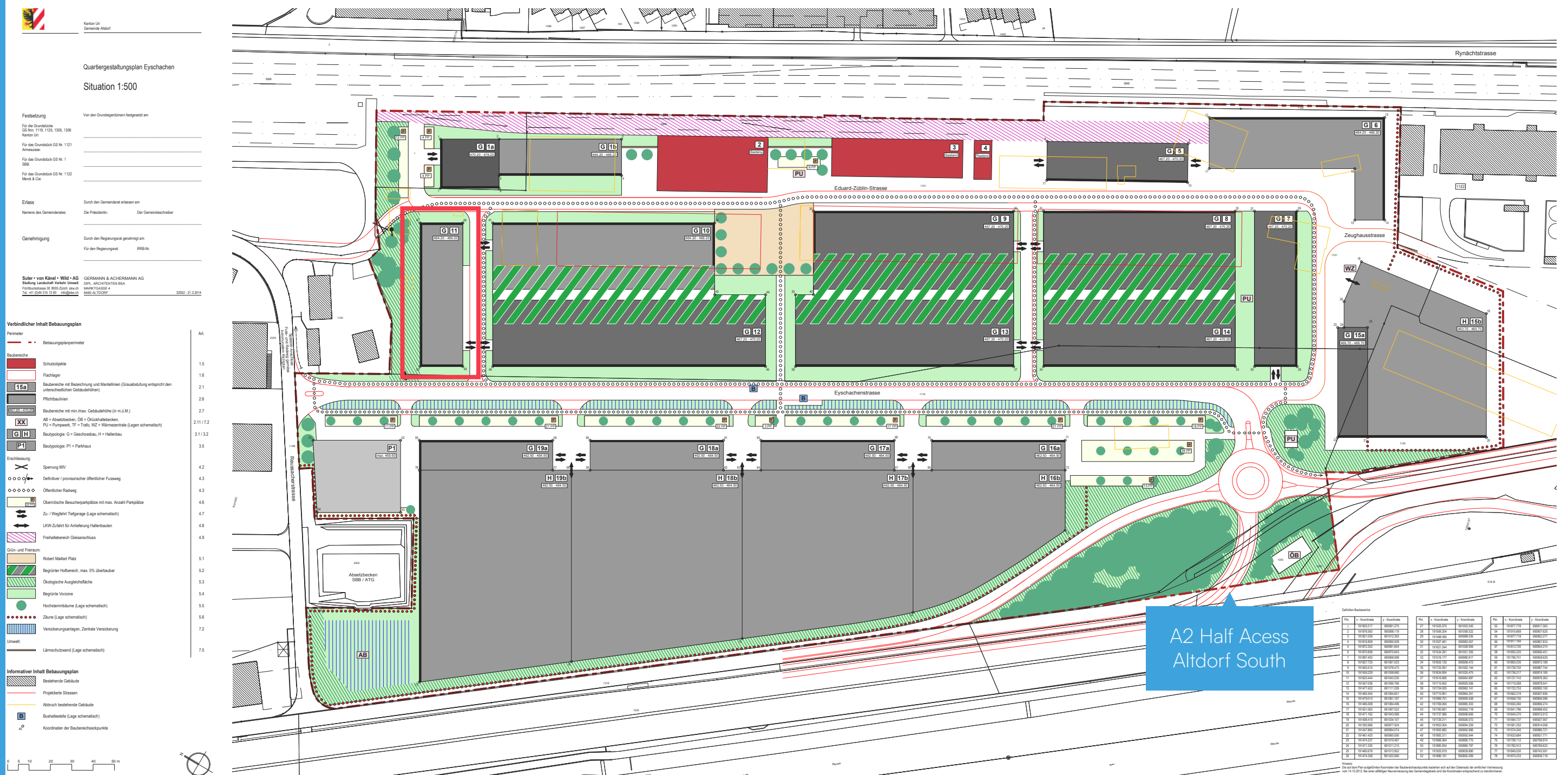
Reference Image Meeting room



Reference Image Workspace

Site Overview

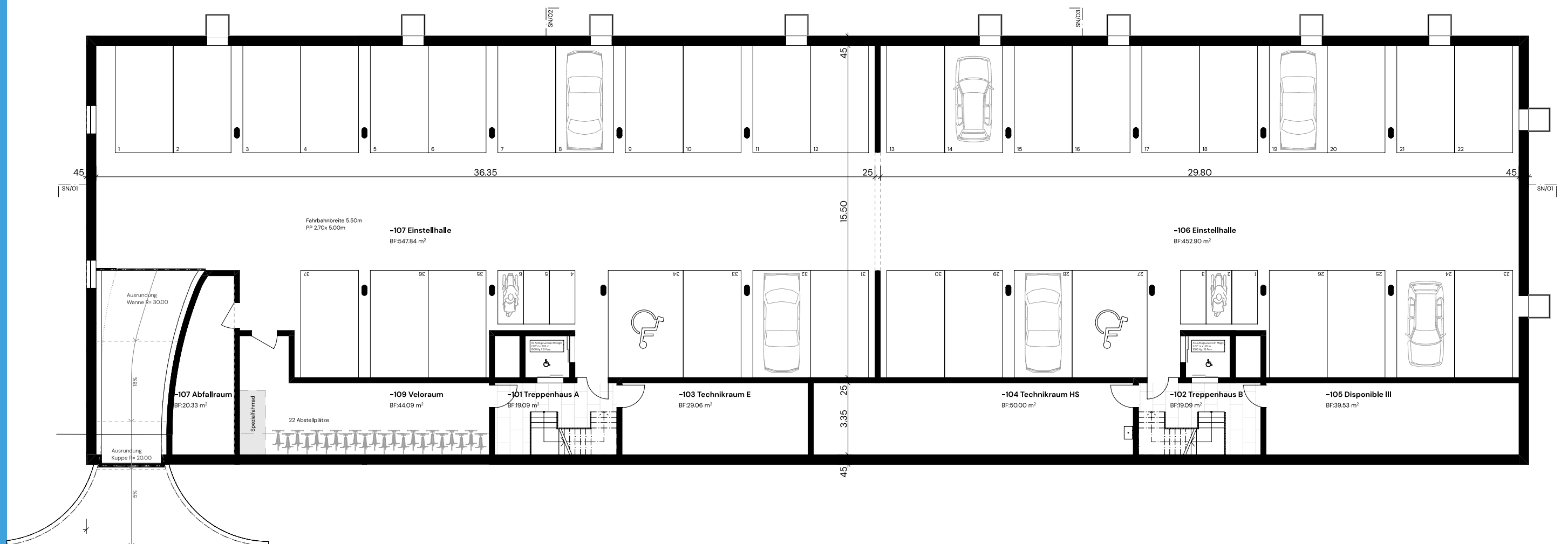
The master plan shows the planned final development of the Werkmatt area. The Businesspark Gotthard (G11) is located in the northern section, directly adjacent to the cantonal train station. Internal access including parking regulates the approach to the site and ensures a traffic-calmed organisation.



Floor Plans

Lower Ground Level

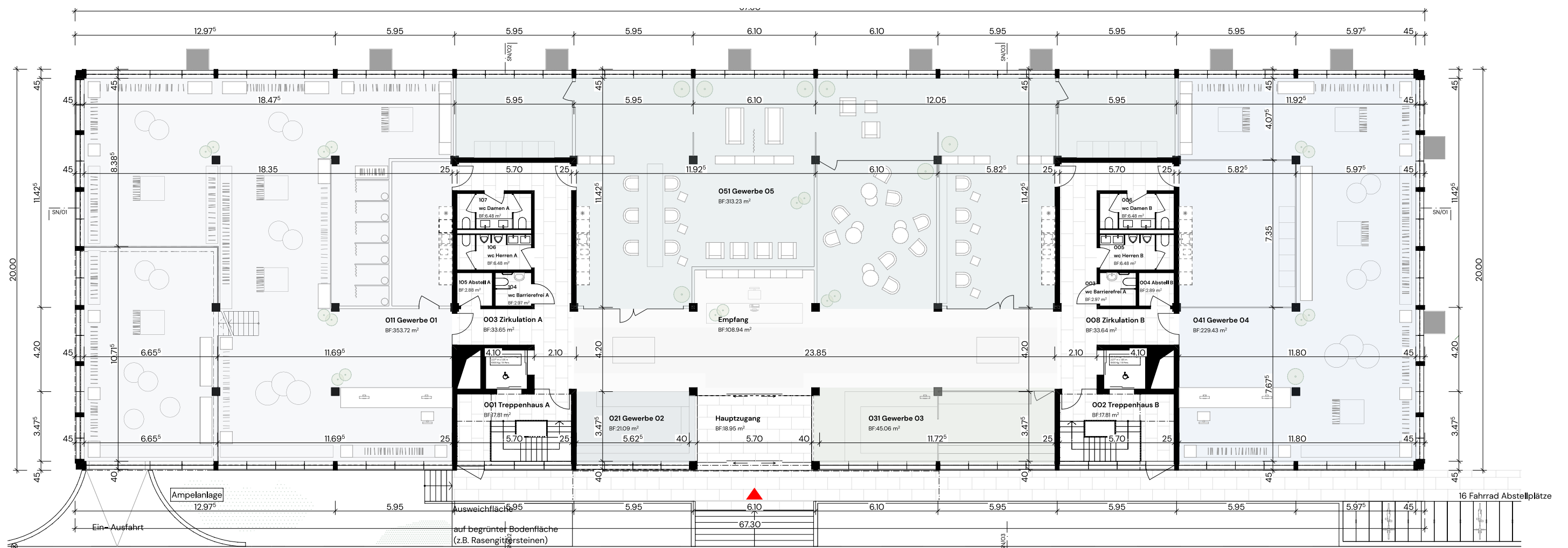
Secure underground parking with two lift-accessed staircase cores and all technical infrastructure for the building.



Floor Plans

Ground Floor

Main entrance, reception, and five spaces ranging from 21 to 355 m² all available as shell construction for tenant fit-out.

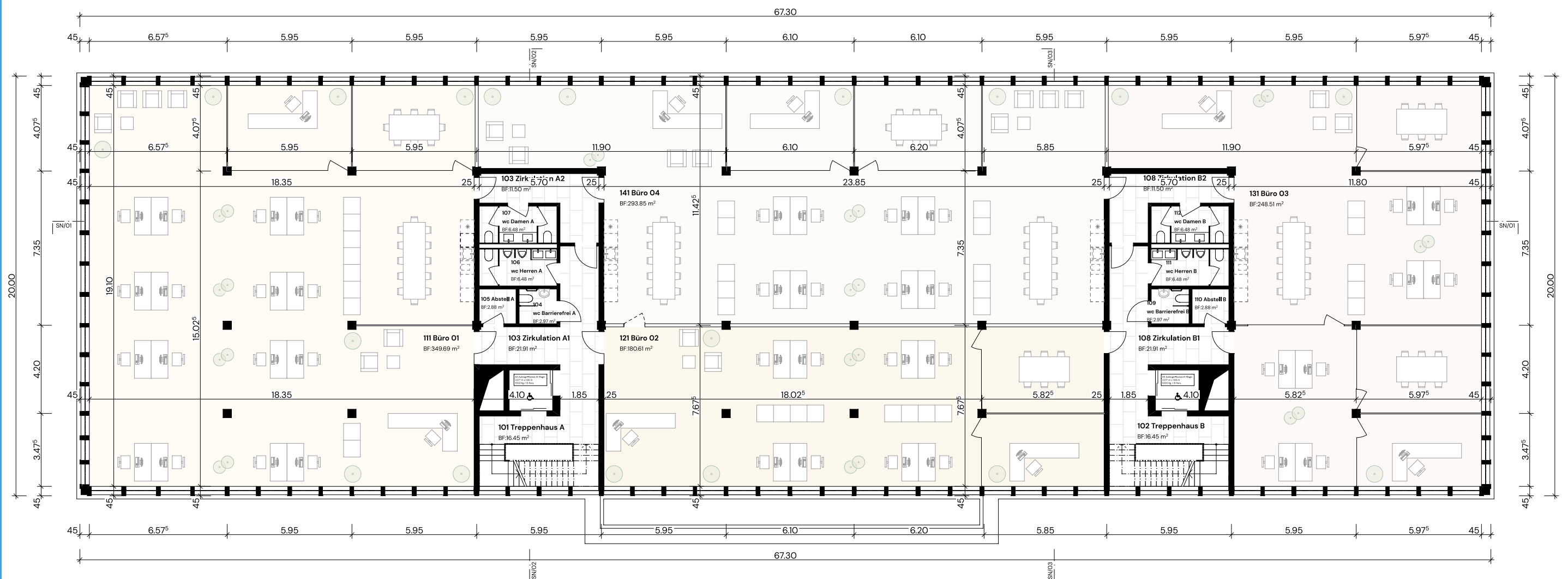


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QUERSTRASSE NORD

Floor Plans

1st Floor

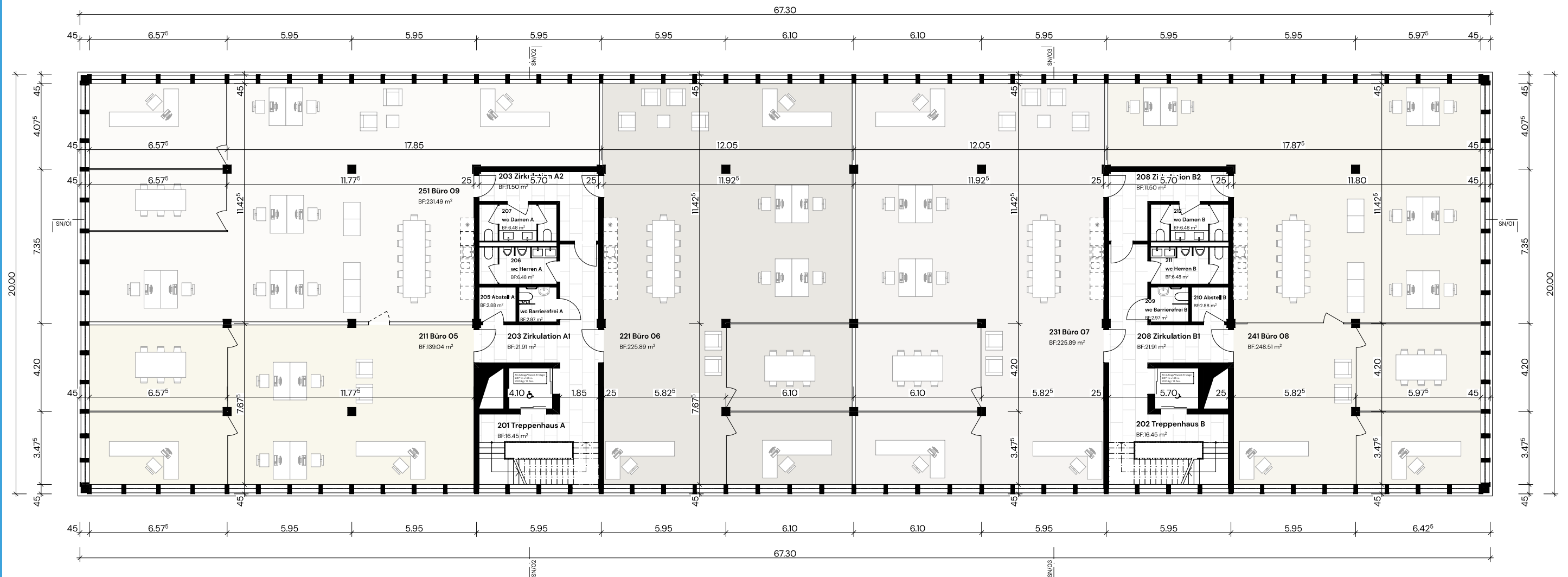
The first floor offers four adaptable spaces ranging from 185 to 356 m², all handed over as shell construction ready for tenant fit-out.



Floor Plans

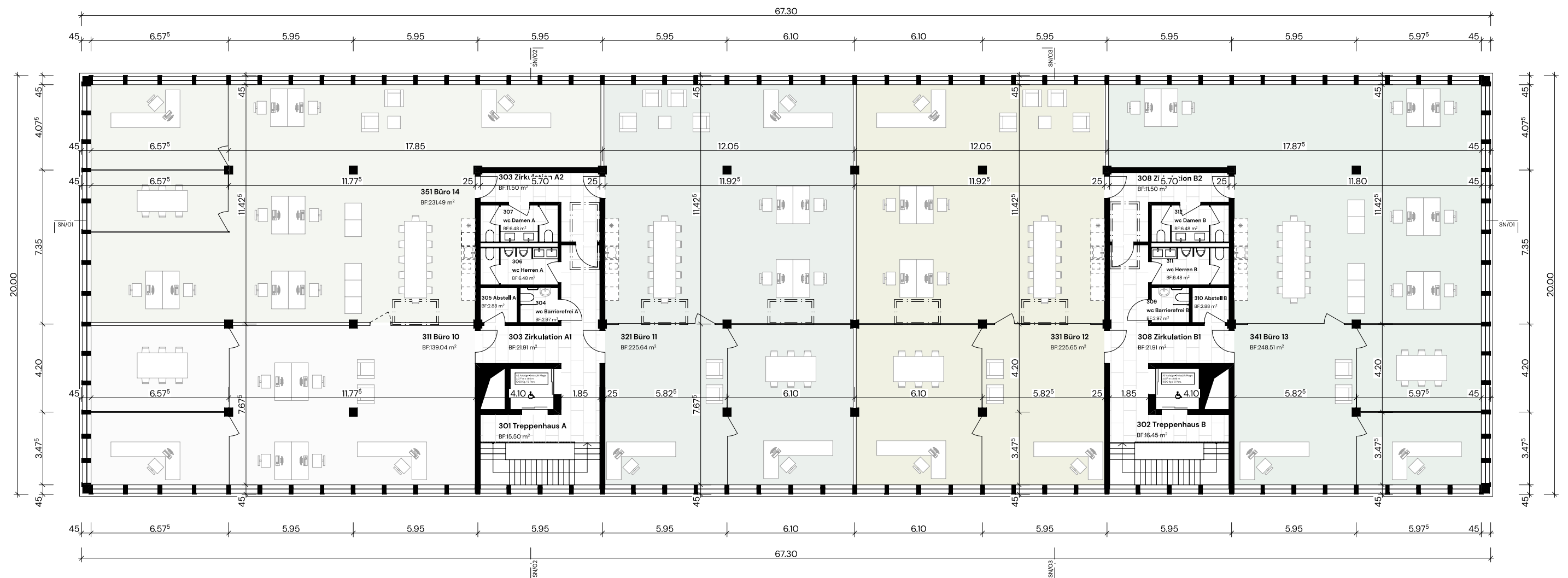
2nd Floor

Five office spaces with generous natural light on all sides, each independently accessible and fully adaptable to individual tenant requirements.



3rd Floor

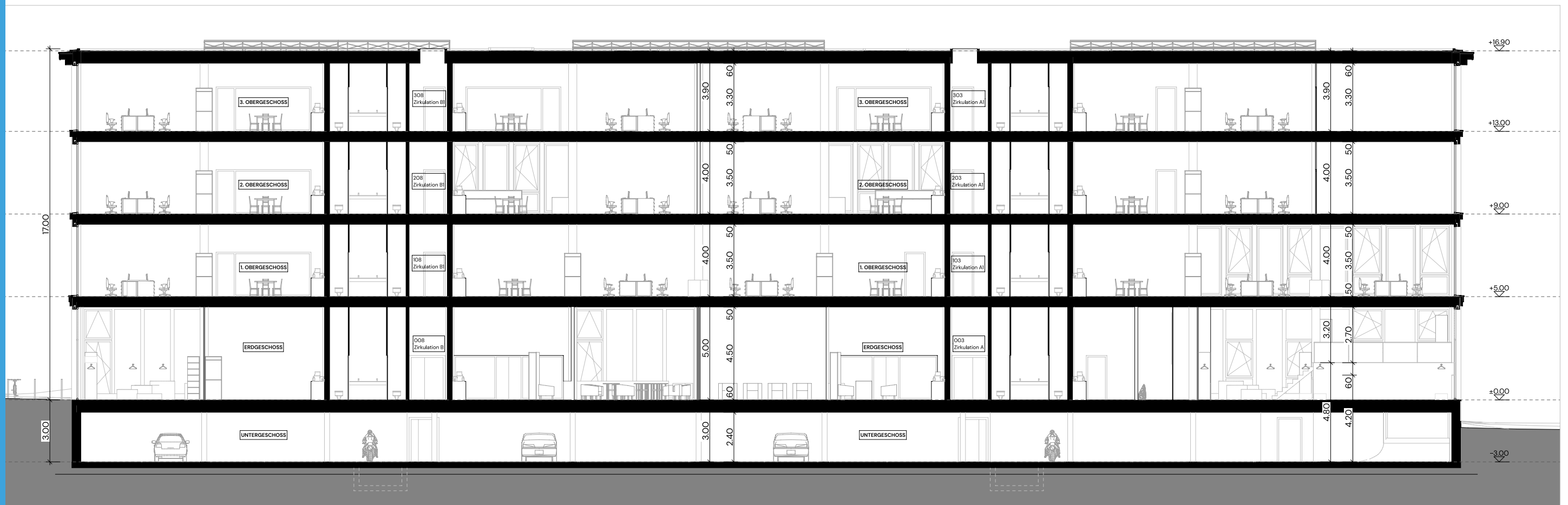
The top floor combines office spaces with a designated area for gastronomic use, with views over the Uri valley floor.



Floor Plans

Building Section

A cross-section through the full building length, showing the structural system, floor heights and the relationship between the underground parking level and the four floors above ground.



Schedule

Milestones

Construction is underway, with completion and handover scheduled for Q2 2028.



Available Rental Spaces

Premium office space in one of Switzerland’s most connected new developments, at rental rates 15% below the current market benchmark.

Key metrics

Floor	GFA	NFA Net Floor	Floor Height	Gross Volume
UG 1	1'311.24 m2		3.00 m	3'933.72 m3
EG	1'311.24 m2	1'185.36 m2	5.00 m	6'556.20 m3
OG 1	1'311.24 m2	1'206.09 m2	4.00 m	5'244.96 m3
OG 2	1'311.24 m2	1'206.09 m2	4.00 m	5'244.96 m3
OG 3	1'311.24 m2	1'206.09 m2	3.90 m	5'113.84 m3
Total	6'556.20 m2	4'803.61 m2		26'093.68 m3

Rental Spaces 23% Commercial / 77% Office

Floor	Type	Net Floor	Rental Price	Rent per year	Rent per month
UG	Parking space	37 Stk	125 CHF	55'500 CHF	4'625 CHF
	Outdoor parkin space	28 Stk	80 CHF	26'880 CHF	2'240 CHF
UG	Motorcycle parink space	6 Stk	50 CHF	3'600 CHF	300 CHF
EG	Office / Commercial 01	354.71 m2	198 CHF / m2 / a	70'232 CHF	5'853 CHF
EG	Office / Commercial 02	21.10 m2	198 CHF / m2 / a	4'177 CHF	348 CHF
EG	Office / Commercial 03	45.23 m2	198 CHF / m2 / a	8'955 CHF	746 CHF
EG	Office / Commercial 04	229.95 m2	198 CHF / m2 / a	45'530 CHF	3'794 CHF
EG	Office / Commercial 05	314.15 m2	198 CHF / m2 / a	62'201 CHF	5'183 CHF
EG	WC + Circulation	99.21 m2	198 CHF / m2 / a	19'644 CHF	1'637 CHF
OG 1	Office 01	355.83 m2	190 CHF / m2 / a	67'607 CHF	5'634 CHF
OG 1	Office 02	185.14 m2	190 CHF / m2 / a	35'176 CHF	2'931 CHF
OG 1	Office 03	253.59 m2	190 CHF / m2 / a	48'181 CHF	4'015 CHF
OG 1	Office 04	299.49 m2	190 CHF / m2 / a	56'902 CHF	4'742 CHF
OG 1	WC + Circulation	98.66 m2	190 CHF / m2 / a	18'745 CHF	1'562 CHF
OG 2	Office 05	143.09 m2	190 CHF / m2 / a	27'187 CHF	2'266 CHF
OG 2	Office 06	230.35 m2	190 CHF / m2 / a	43'767 CHF	3'647 CHF
OG 2	Office 07	230.35 m2	190 CHF / m2 / a	43'767 CHF	3'647 CHF
OG 2	Office 08	253.59 m2	190 CHF / m2 / a	48'181 CHF	4'015 CHF
OG 2	Office 09	236.76 m2	190 CHF / m2 / a	44'983 CHF	3'749 CHF
OG 2	WC + Circulation	98.66 m2	190 CHF / m2 / a	18'745 CHF	1'562 CHF
OG 3	Office 10	143.09 m2	200 CHF / m2 / a	28'618 CHF	2'385 CHF
OG 3	Office 11	230.35 m2	200 CHF / m2 / a	46'070 CHF	3'839 CHF
OG 3	Office 12	230.35 m2	200 CHF / m2 / a	46'070 CHF	3'839 CHF
OG 3	Office 13	253.60 m2	200 CHF / m2 / a	50'719 CHF	4'227 CHF
OG 3	Office 14	236.76 m2	200 CHF / m2 / a	47'351 CHF	3'946 CHF
OG 3	WC + Circulation	98.66 m2	200 CHF / m2 / a	19'732 CHF	1'644 CHF

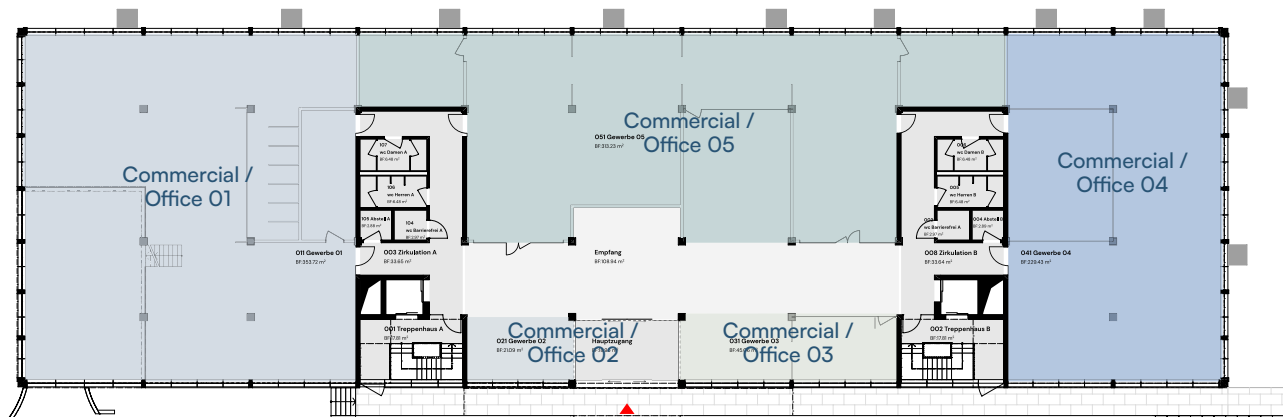
Office rental prices are about 15% lower than the current prices for new buildings at the UKB train Station
Commercial 23% / Office 77%
1 Workstation per 30 m2 (GFA-20%) - 4'195.97m2 / 30 m2 = 140 Workstations

All information provided without guarantee

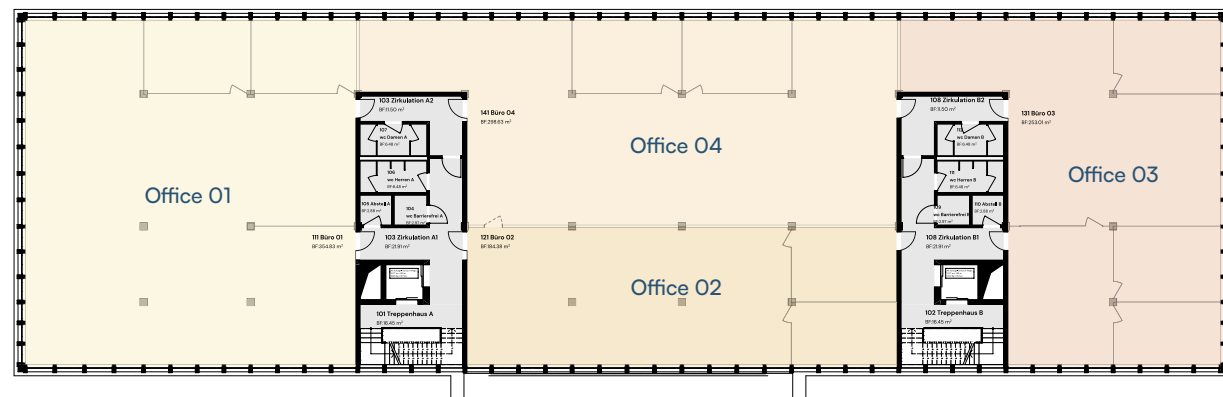
Overview of Rental Spaces

All spaces are available as shell construction, ready for individual tenant fit-out.

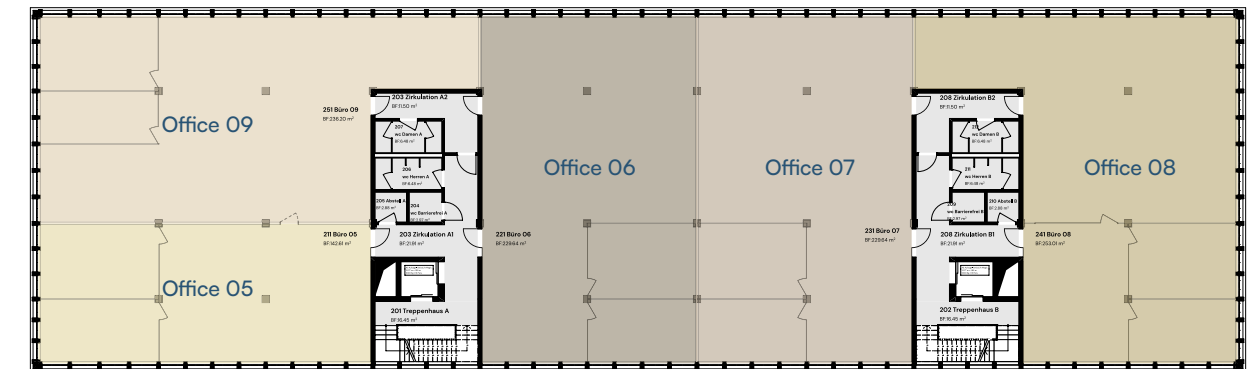
Ground Floor



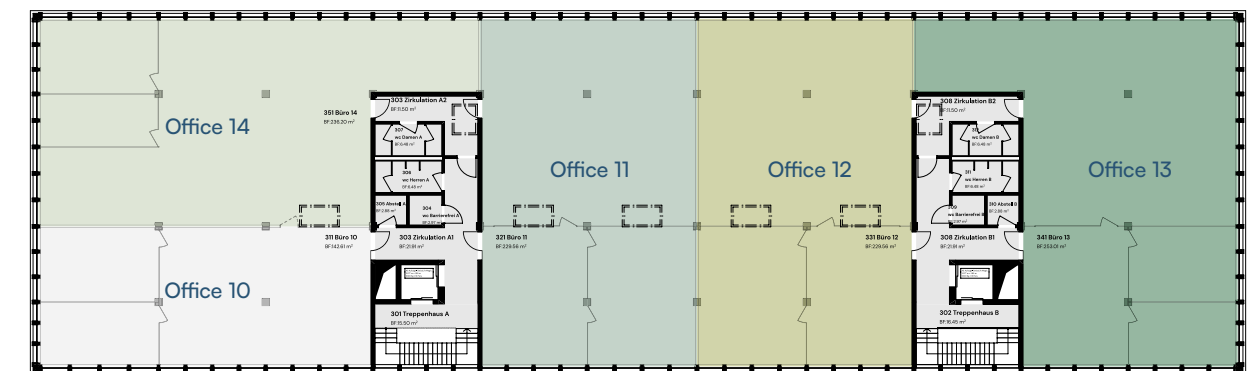
1st Floor



2nd Floor



3rd Floor



Ground Floor

	Commercial / Office 01 354.70 ⁵ m ²
	Commercial / Office 02 21.09 ⁵ m ²
	Commercial / Office 03 45.22 ⁵ m ²
	Commercial / Office 04 229.95 ⁵ m ²
	Commercial / Office 05 314.14 ⁵ m ²

1st Floor

	Office 01 355.82 ⁵ m ²
	Office 02 186.13 ⁵ m ²
	Office 03 253.58 ⁵ m ²
	Office 04 299.48 ⁵ m ²

2nd Floor

	Office 05 143.09 m ²
	Office 06 230.35 m ²
	Office 07 230.35 m ²
	Office 08 253.58 ⁵ m ²
	Office 09 236.75 ⁵ m ²

3rd Floor

	Office 10 143.09 m ²
	Office 11 230.35 m ²
	Office 12 230.35 m ²
	Office 13 253.59 ⁵ m ²
	Office 14 236.75 ⁵ m ²

For the latest availability status of the units, please visit: businesspark-gothard.ch

Reservation: Rental Spaces may be subject to adjustment due to the construction.

Materials & Technology

PROPERTY DETAILS

Property Name / Address:
Office & Commercial Building
Werkmatt
6460 Altdorf UR

Project Standard:
Approx. 14 office rooms ranging from 140 m² to 350 m²
5 commercial rooms ranging from 20 m² to 350 m²
37 parking spaces in the underground parking garage

1. GENERAL

The client intends to build an office and commercial building with an underground parking garage on the construction area G11 of the “QGP Eyschachen”. As the tenants of the various rental spaces are not yet known, the building application will be submitted without specific tenant fit-outs (as a shell construction). A separate permit must be obtained for the final tenant fit-outs before implementation.

2. BUILDING PERMIT

The application will be submitted to the municipality at the beginning of Q3 2024. The expected approval is anticipated in Q4 2024.

3. BUILDING LEGAL SITUATION

The construction area G11 is located within the 2014 Eyschachen development plan, which was created by the authorities. The present project complies with all required parameters.

4. PROJECT BUILDING DESCRIPTION

The new construction project is distinguished as a standalone building in the northern part of Werkmatt. It is located just five minutes on foot from the new Uri cantonal train station and the new building of the Uri Cantonal Bank. The southern part of Werkmatt is home to the planned A2 half-access, which is currently in development. Construction is planned to begin in Q2 2025 and the building is expected to be operational by the end of 2026. The building envelope and technical installations will meet the latest innovative standards of technology. Multi-story open spaces inside will enhance the sense of an open work environment. The layouts of the individual offices are flexible and can be adapted to meet the specific needs of tenants. The top floor is designed for a gastronomic operations with attractive views over the Uri valley floor.

Room Program:

- 1st UG Floor
- 2 x Staircases, each with 1x Passenger Elevator
- 2 x Technical Rooms
- 1 x Bicycle Room
- 1 x Waste Room
- 1 x General Room
- 37 Parking Spaces
- 6 Motorcycle Parking Spaces

Ground Floor

- Main Entrance
- 2 x Staircases, each with 1x Passenger Elevator
- 2 x Ladies’ Restrooms
- 2 x Men’s Restrooms
- 2 x Barrier-Free Restrooms
- 2 x Storage Rooms
- 2 x Circulation Areas
- 5 x Commercial (Office) Spaces — Tenant Fit-Out Option

1st — 3rd Floors

- 2 x Staircases, each with 1x Passenger Elevator
- 2 x Ladies Restrooms
- 2 x Men’s Restrooms
- 2 x Barrier-Free Restrooms
- 2 x Storage Rooms
- 2 x Circulation Areas
- 4 bis 5 x Office Spaces — Tenant Fit- Out Option

5. PARKING SPACES COMPLIANCE ACCORDING TO ART. 50.12 PARA. 3

Required standard demand met:

Available:
Underground parking garage = 37 parking spaces

6. NOISE PROTECTION AND AIRFLOW REGULATIONS

For the construction area G11, compliance with the emission limit values for sensitivity level IV must be demonstrated in the building permit process.

7. FIRE SAFETY

According to the concept of the safety planner.

8. RENTAL SPACES

All rental spaces will be handed over in shell construction. Specific tenant fit-outs should be submitted for approval individually.

9. CONSTRUCTION TIMELINE

The client intends to complete the office and commercial building between Q3 2025 and Q1 2027.

Materials & Technology

10. MATERIALIZATION (informal, subject to change)

Shell construction

The exterior walls below ground level will be made of concrete with appropriate sealing and insulation. The facade above ground level will be constructed using a prefabricated wooden structure in elements (e.g. Ligno Trend). The windows will be a combination of wood and metal. Some interior walls, as well as office and staircase partition walls, will be made of reinforced concrete. Remaining walls will be lightweight construction (tenant fit-out). A structural calculation will be provided by the civil engineer. The rising building structure will have a primary load-bearing structure made of wood. Ceilings will be made of wood, with a preference for Ligno Trend.

Roofs

The roof will consist of a wooden ceiling, with approximately 20cm of insulation above, sealed with a two-layer bitumen membrane. A photovoltaic system will be installed. Roof drainage will be internal, with a separately insulated pipe network. The water will be directed into a stormwater infiltration system on-site. Increased requirements for sound and thermal insulation properties. Fall protection will be provided by parapets at the windows. The facade colors are based on a separate color concept. Inviting, restrained signage (tenant-specific advertising according to tenant fit-out) is desired.

Solar Protection

Windows in office and commercial spaces will be designed according to the energy certificate concept.

Installations

Electrical Installations

General high-voltage and low-voltage systems, main distribution board in the technical room, and sub-distributions to the staircases of each floor. Central metering, if possible, coordinated with the location of the water meters. Rising shafts sealed according to regulations. Power and lighting installations in common areas. Lighting fixtures in common areas and wet rooms on each floor. Grounding, lightning protection. Low-voltage installations include telephone and TV connections in all office rooms, doorbell system.

Heating

At least 50% of the heating demand (space heating and hot water) must be covered by renewable energy. Heat generation will be provided via a geothermal or groundwater heat pump or similar. Heat distribution will be via transport pipes in the basement connected to distribution boxes leading to the stairwells of each floor. Room heating will be thermostatically controlled (e.g. underfloor heating). Details on the specific products and devices will follow before construction begins.

Ventilation

Ventilation is only planned for the basement and closed wet rooms. Office spaces can be ventilated upon request.

Sanitary Installations

Water supply connection of 50mm from the existing connection to the Altdorf water supply network. Central metering station with individual consumption monitoring. Hot water generation via a central boiler connected to the ground-source heat pump (GSHP). Office connections in CNS pipes, internal distribution systems using Sanipex. Wastewater pipes in PE pipes, soundproofed. Disposal lines and connection to the public sewage system as per detailed design. Sanitary fixtures in offices and equipment will be individually selected, following modern standards and market norms.

Kitchen Facilities

The kitchen facilities are tenant fit-out. A small kitchenette with 6 units per office space, built to a modern standard, equipped with plasma filter exhaust hoods (recirculating)

Fit-Out

- Flooring UG

Basement and technical rooms with cement screed or polished concrete.

- Flooring in Underground Parking Polished concrete or monolithic concrete

- Flooring in Staircases

Polished underlayment

- Flooring in Office Spaces

Polished underlayment

- Flooring in Commercial Spaces

Polished underlayment

- Wall Finishes

Formwork type 2, glazed plaster and tile cladding in common areas. Basement: concrete or lime-danstone walls painted.

- Ceiling Finishes

Staircases with exposed concrete. Generally, the ceilings outside the offices will be raw and glazed.

- Carpentry / Metal Work

Building entrance doors: Electric sliding doors made of glass and metal, with a locking system featuring with security cylinders, main entrance doors from Keba.

- Interior Staircase Railing

Railing made of fire-galvanized and powder-coated steel spindles, handrail in metal.

- Exterior

Access area to the building entrance, as well as pedestrian and vehicle paths, will be paved with sidewalk tiles or asphalt. Remaining exterior areas will be landscaped or covered with gravel. Landscaping will include low shrubs, grasses and trees from locally native plants, with grasses generally designed as a wild garden.

Contact & Sales / Rental

Your new location in the heart of Switzerland



Sales & Rental

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Architecture & Development

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Additional photography: unsplash.com, werkmatt-uri.ch, AI images