

11 RUE DE BITBOURG
LUXEMBOURG HAMM

AG REAL ESTATE



EDITO

With MOTION, AG Real Estate is developing a building that offers its users a high-quality and flexible workspace with a campus feel. This new project aims to meet BREEAM and WELL Building Standard™ high certification standards, ensuring its occupants a high level of well-being in a sustainable building. Particular attention has been paid to the proposed services and the outdoor spaces, including spacious loggias, green terraces and four landscaped patios separating the campus entities. With this project we provide the tertiary real estate market an exceptional property that meets the environmental and flexibility criteria sought by the majority of our clients, while maintaining an excellent quality/price ratio for Luxembourg City.

BILLY RIOU - Development Manager



SUMMARY

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01 INTRODUCTION

MOTION BUSINESS ON THE MOVE

over
1,000 sqm
OF EXTERIOR SPACE

FUTURE PROOF

20,000 sqm
OF TOTAL OFFICE SPACE

FLEXIBLE FLOOR
PLANS

WELLBEING
AT WORK

5
INTERCONNECTED
ENTITIES

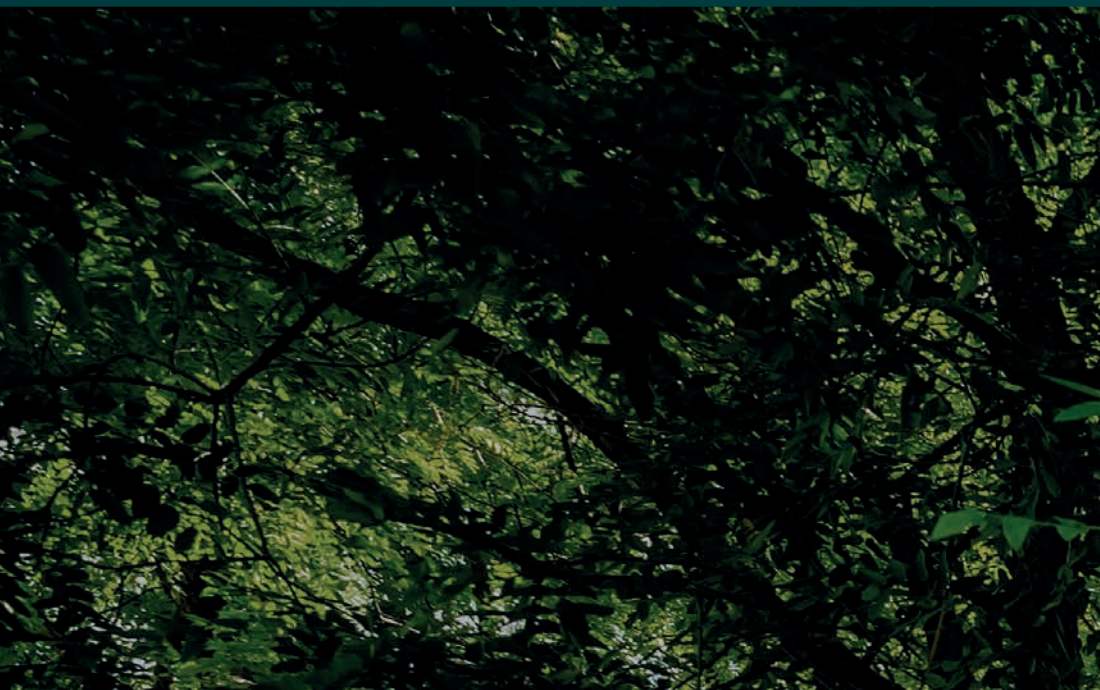
CAMPUS



BREEAM[®]
EXCELLENT

5
SEPARATE
ENTRIES





02 LOCATION

LOCATION IS EVERYTHING

The up-and-coming Hamm district offers an attractive and strategic location close to the city center, the main motorways and the international airport. Europe’s major capitals and financial centers are within easy reach, as are neighboring countries France, Germany and Belgium.

Within walking distance to the renovated Cents-Hamm train station, and with easy access to the A1 motorway and the nearby PC1 bicycle route, connecting Hamm via the meandering Alzette with Luxembourg City, MOTION clearly meets today’s demands in multimodal mobility options.







FROM LUXEMBOURG CITY

 18 min

 9 min

 9 min

FROM NEIGHBOURING COUNTRIES

FRANCE	BELGIUM	GERMANY
 20 km	 30 km	 30 km
From Paris:	From Brussels:	From Berlin:
 1h	 2h30	 1h30

PUBLIC TRANSPORT

 Train

 Tramway

 Highway

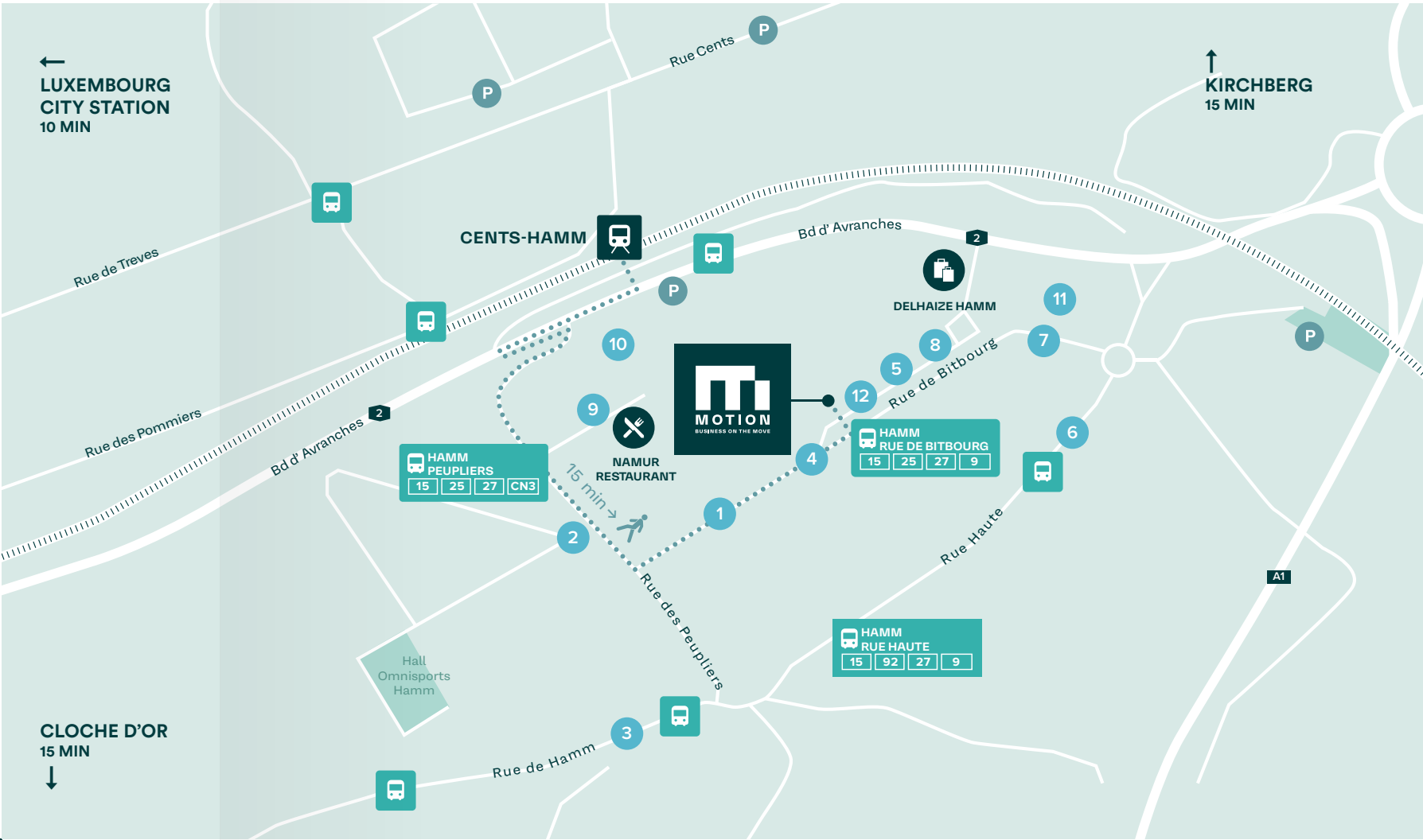



A DESTINATION IN THE MAKING

Once home to a flourishing textile industry, Hamm is getting a new lease on life with a mixed tertiary and service offer, including, among others, offices, restaurants, a shopping center, fitness studio.


The wide range of companies and institutions that have chosen Hamm provides ample opportunities to create a thriving and exciting area, fueled by synergy and collective intelligence.

While the Luxembourg city center and its cultural offering remain within reach, marked walking routes and fitness trails in MOTION’s vicinity offer a healthy nature break during lunch hour or after an intense day at the office.







Line 15 guarantees direct access to the city center in 15 minutes



15 min walk from the CENTS-HAMM station



A few minutes away from the future shopping center and the DELHAIZE HAMM



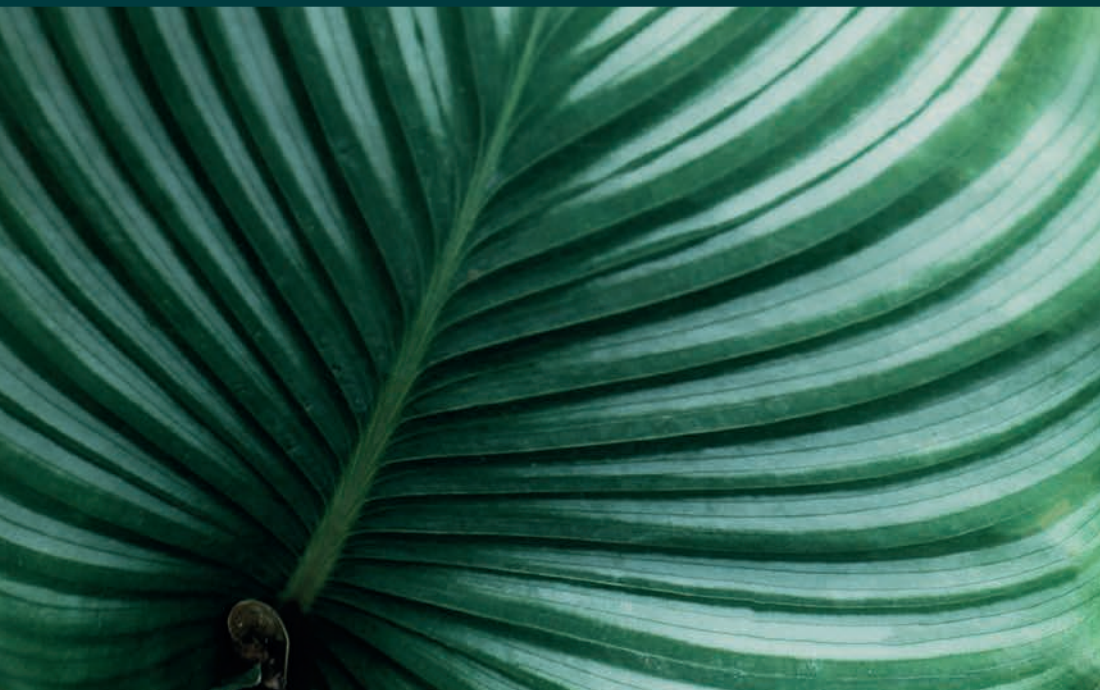
Several parking lots nearby

BUSINESSES IN THE VICINITY

- 1 Telkea Group
 - 2 AC Investment SA
 - 3 St Georges International School Luxembourg
- 4 Arendt Services SA
 - 5 Ministry of Family, Integration, and Greater Region
 - 6 Customs Administration and Assizes
 - 7 National Health Directorate Audiophonology Service
- 8 ADEM (Employment Development Agency)
 - 9 Police Grand Ducale
 - 10 Siemens
 - 11 Apex
 - 12 Grant Thornton

A CONNECTED AND FLEXIBLE BUILDING





03 THE ENTITIES



ENERGY IN MOTION

MOTION is designed as an airy, open and spacious ensemble of five distinct and interconnected entities.

Each offers large and flexible floor plans that can be easily adapted to various company requirements. They are separated by landscaped patios and all benefit from their own, independent entrance leading to a spacious glass lobby, providing companies a unique identity within the campus.

« The layout and architectural design of the project offer high-quality workspaces bathed in natural light, thanks to large and generous glass facades. From the third floor up, the architecture reveals the 5 main units, in a deliberate design choice, relying on an intuitive reading of the campus with its distinct entities, while offering compact, rational spaces and surfaces. The design gives off a light, open and spacious feeling. »

PHILIPP CARNOL - ASSAR Architects

SUSTAINABLE DESIGN



Particular attention has been paid to the choice and sourcing of noble and natural materials to reduce the building's environmental impact, both during construction and throughout its lifetime performance.

Wood as the predominant material for the interior spaces is thus both an aesthetic and sustainable architectural choice, creating a friendly and warm atmosphere. The direct natural light provided by the numerous glass facades also contributes to employee well-being.



SETTING THINGS IN MOTION

Growth, flex working, health and safety requirements... companies are regularly confronted with changing needs in office space. Be it open space, partitioned or collaborative offices, MOTION is designed with the new ways of working in mind and offers businesses unparalleled flexibility. Its five entities, with floor areas ranging from 3,000 to 4,000 sqm, are fully divisible and can meet the requirements of a wide range of company set-ups, setting in MOTION the exchange of ideas, skills and resources.

**3,000 TO
4,000 sqm**
floor plans

20,000 sqm
of total
office space

**DAYLIGHT
FOR 100%**
of floor areas

1 855
total workforce





A WORKPLACE IS MORE THAN A PLACE TO WORK

Well-being at works equals more creativity, higher productivity and increased collaboration.

Today’s workplace needs to be a source of well-being, stimulating creativity, increasing productivity and strengthening collaboration. MOTION responds to these needs by offering services that help its users create a better work-life balance.



MULTIPURPOSE
CONFERENCE
SPACES



117
CAR
PARKING
SPACES



PROVISIONS FOR
A RESTAURANT
ON THE GROUND
FLOOR

96 sqm
BICYCLE
PARKING



FITNESS AREA
WITH LOCKERS
AND CHANGING
ROOMS

NATURE CONSISTS IN MOTION

Outdoor spaces are an integral part of MOTION’s design. Its five entities are separated by spacious and bright landscaped patios, designed as an open invitation to informal meetings and other functions. They form a natural transition from the interior workspaces, bringing people closer to nature, providing a change in perspective and some fresh air. Each has a distinct identity, inspired by one of the four elements (water, earth, air and fire), and is planted with indigenous vegetation and fruit trees adapted to the local climate. The cobblestone pathway that runs along the entire campus, connecting the patios, encourages encounters and relaxation.

1,000 sqm
of accessible
terraces and
loggias

4 PATIOS
totalling 2,050 sqm

TARGETED CERTIFICATIONS



BREEAM®
EXCELLENT





04 TECHNICAL

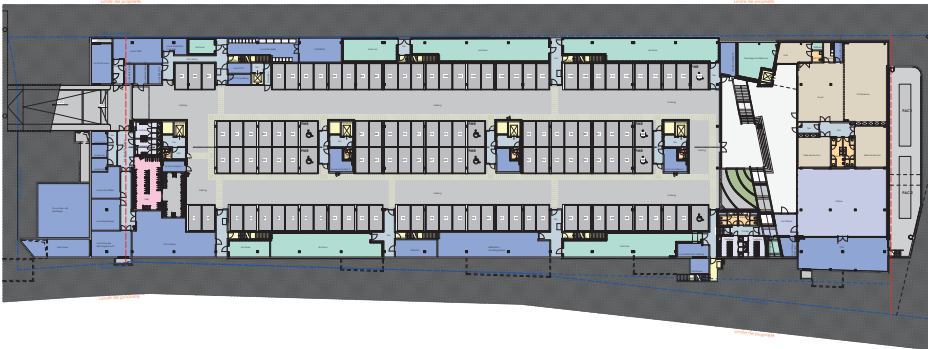
FLOOR AREA TABLE

	M1		M2	
FLOORS	FA	EXTERIOR	FA	EXTERIOR
+4	345	70	345	70
+3	736	34	782	39
+2	929	44	1 133	73
+1	958	42	1 176	28
GF	734	90	626	-
TOTAL	3 702	280	4 062	210
WORKFORCE	625 p		337 p	

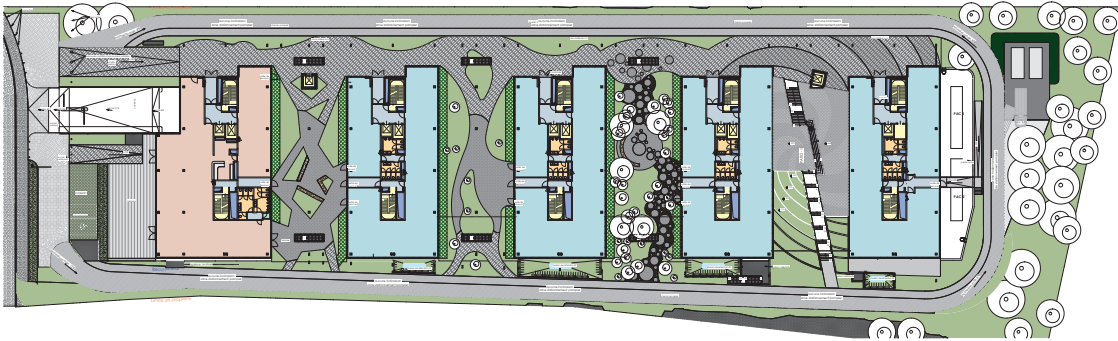
M3		M4		M5	
FA	EXTERIOR	FA	EXTERIOR	FA	EXTERIOR
345	70	345	70	323	70
771	33	801	33	818	34
985	44	897	46	908	52
999	15	928	15	922	40
643	-	660	-	676	-
3 743	162	3 631	164	3 647	196
303 p		294 p		296 p	

FLOOR PLANS

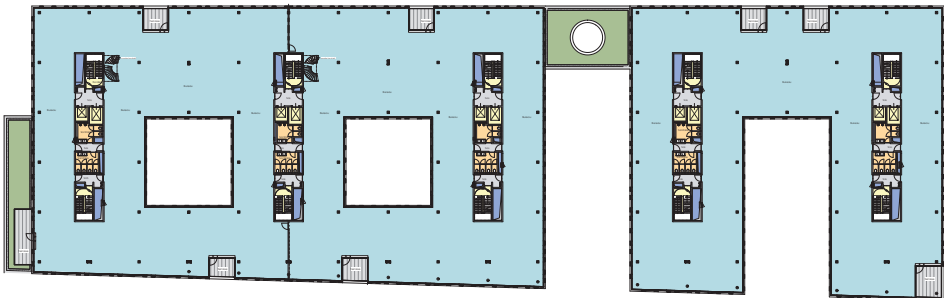
-1



GF



+1



- | | | | |
|----------------------|----------------------|----------------------|-----------------------------|
| None | Meeting - conference | Cloakroom | Provisions for a restaurant |
| Office | Storage | Bikes | Terraces |
| Circulation | Fitness | Sanitary facilities | |
| Vertical circulation | Parking | Technical facilities | |

+2



+3



+4



TECHNICAL SPECIFICATIONS

FACADE

- Glass parts - individual aluminium window frames, partially fitted with frames that can be opened
- Opaque parts - prefabricated wood panels with thermal insulation, or masonry, or prefabricated panels (interior wood / exterior metal cladding)
- Windows with electric blinds

HEATING, VENTILATION AND AIR CONDITIONING

- Air treatment provided by air handling units with variable airflow
- Heating and air conditioning provided by two heat pumps (HP) with a nominal capacity of 1250 kW

ELECTRICITY

- Photovoltaic Panels

PARKING

- 117 parking spaces on the 1st basement level
- 24 charging stations for electric cars in the basement
- 11 kW terminals, via a self-regulating management system

ARCHITECTURE

- 5-storey building
- 5 distinct entities (from a 280 sqm unit to units of any multiple thereof)
- Landscaped visible roofs
- Numerous accessible terraces
- Adjustable per 135 cm (open space, partitioned offices...)
- Reversible hot/cold false ceilings

ENVIRONMENT

- Presence detectors and lighting intensity control devices
- Use of LED lights
- Optimal connection to various mobility infrastructures



OTHER

- Archive space in the basement
- The building is equipped with an access control system for the following doors:
 - main entrances (car park entrance, main lobbies)
 - access from the car park to the stairs / elevators
 - predisposition for office doors (rented spaces)
- Access to each entrance by covered pedestrian alley

Elevators:

Per unit: 1 elevator (-1 to +4) cabin depth 210 cm
1 elevator (GF to +4)
1 conference elevator (-1 to GF)
1 car park elevator (-1 to GF)

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