



A NEW COMPANY HEADQUARTERS - ACCORDING TO YOUR WISHES!

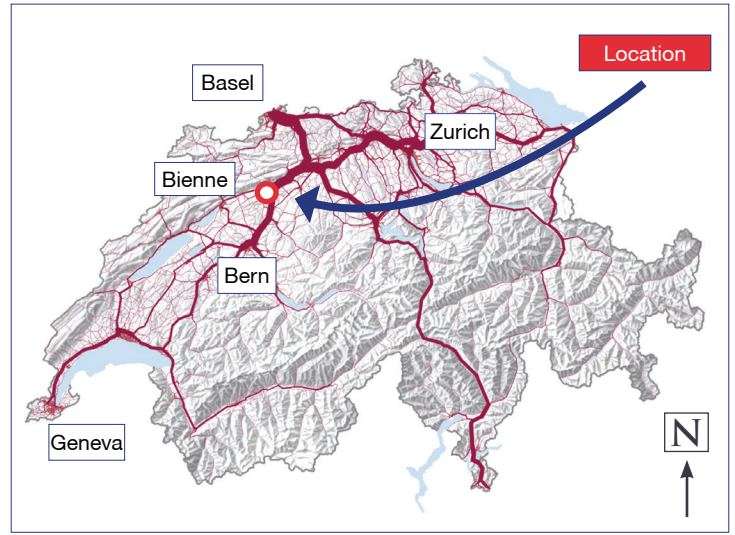
A MODERN & INNOVATIVE QUARTER UNFOLDS AT THE ECONOMIC HUB OF SOLOTHURN
WITH EXTENSIVE INFRASTRUCTURE & EXCELLENT TRANSPORT CONNECTIONS

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SWISS
COMMERCIAL
INVEST

HIAG



LOCATION

- » „Built-to-suit“ space for long-term tenants from approx. 2,500 sqm
- » New construction of up to 36,000 sqm office & commercial space
- » Individual development & realization by the Swiss developer HIAG
- » 5 min from Solothurn, the economic hub of the Swiss Mittelland
- » AAA location, known for precision technology & biotech
- » 1 million inhabitants / 480'000 employees within 40 min
- » Seat of well-known companies like Johnson & Johnson, Biogen, SBB Cargo, Omya, Curtis, Glutz, Megasol, Schaffner, Ypsomed
- » Railway station (Biberist Ost) walking distance / Biberist center 4 min
- » Only 3.5 km distance from the highway A1 (Bern-Zurich)
- » Only 3.0 km distance from the highway A5 (Luterbach-Biel)

PARCEL

- » Location name: Fabrikstrasse, 4562 Biberist / SO
- » Parcel of plot 777, size of the parcel approx. 15,000 sqm
- » Industrial zone I1; building height limited to a maximum of 20 m
- » permitted are industrial, service and commercial enterprises
- » Storage and transshipment function with track usage permitted
- » No utilization rate, green areas 5%, sensitivity level IV
- » High-performance infrastructure (50 kv electricity, gas, steam)
- » Active track connection (siding) to the area is available
- » Non-binding rental offer on the basis of the space details
- » Building application can be submitted immediately
- » Approximately 2 years planning and construction time

LOCATION

Solothurn

MINUTES

Public transport 11 / Car 5

Bienne

Public transport 37 / Car 25

Basle

Public transport 75 / Car 50

Zurich

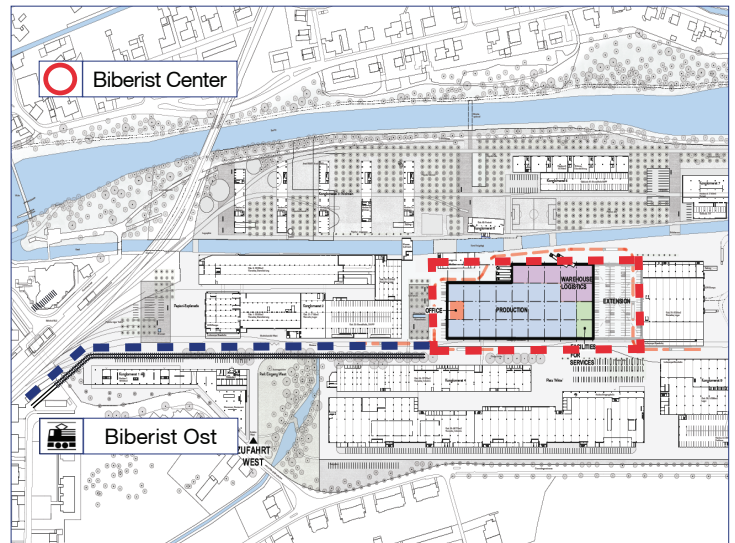
Public transport 75 / Car 75

Highway A1 / Kriegstetten

3.0 km / MIV 4

Highway A5 / Solothurn Süd

3.5 km / MIV 6



NEXT STEPS

We would be pleased to present this development project to you in a meeting at HIAG. Following this introduction, we would like to learn more about your company and your interest in this site. Subsequently, we will send you a personalised concept study, a brief project description and an indicative timetable. We will send you the key data of the future lease contract in the form of an indicative offer. This will give you a good insight into the planned construction and the financial components of this project.

The process up until this point will not incur any costs or obligations for you.