

# 488



## Description

488 is one of the most environmentally friendly buildings developed in Luxembourg today, it is the first LEED certified building in Luxembourg and has attained a GOLD LEED label. The combination of light natural stone in conjunction with large windows and tomorrow's technology enhances the overall construction and design of the asset. The building offers 4,300 m<sup>2</sup> of offices and ample parking spaces.

It delivers 3.5 upper office floors and a ground floor level and two

## 488, route de Longwy Merl L-1940 Luxembourg Luxembourg

Office Rental Fee (m <sup>2</sup> / month)	Available Office Space :
-	-
Service Charge: -	Min. Office Space for Rent: 293 m <sup>2</sup>

## 488, route de Longwy Merl L-1940 Luxembourg Luxembourg

Min. Office Space for Rent: 293 m<sup>2</sup>

## Spatial Data

<b>Office Building Category:</b>	Green office buildings
<b>Building Status:</b>	Exist
<b>Office Space in Total :</b>	4313 m <sup>2</sup>
<b>Available Office Space :</b>	-
<b>Rentable Offices :</b>	-
<b>Min. Office Space for Rent :</b>	-

underground parking levels. 488 is strategically located close to all the amenities in Luxembourg City and is only a stone's throw from direct access to the main highways linking Germany, Belgium and France.

## Description of Location

488 takes full advantage of its luxembourg city location, in terms of accessibility and amenities. In addition, the multitude of available transport services in the luxembourg city area represents a large benefit to 488. The luxembourg city district where 488 is located is home to major companies such as BIL, Citigroup, Raiffeisen, La Mondiale, Sodexo, La Bâloise Assurances and many others.

**Add-on Factor:** -

---

**Occupancy Rate:** -

---

## Financial Information

**Office Rental Fee:** -

---

**Service Charge:** -

---

**Min. Rental Period:** 3 years

---

**Financial Guarantee:** -

---

[Rent Calculator »](#)

## Parking

Type of Parking	Spaces	Parking Fee
Surface Parking	-	-
Underground	33 slots	-

---

## Additional Info

**Year of Construction:** December 1, 2012

---

**Year of Renovation:** -

---

**Tenants:** -

---

## Services

- ✓ Bank
- ✓ Cashpoint (ATM)
- ✓ Supermarket
- ✓ Bike parking place
- ✓ Restaurant
- ✓ Swimming pool
- ✓ Cafe
- ✓ Showers
- ✓ Public transport
- ✓ Car wash
- ✓ Storage space in garage

## Specifications

### Technical details

- ✓ High quality finishes
- ✓ Suspended ceiling
- ✓ IP switchboards
- ✓ Access control
- ✓ Carpeting
- ✓ Air-conditioning system
- ✓ Audio warning system
- ✓ Alarm system
- ✓ Modern telecommunication system
- ✓ Building Management System (BMS)
- ✓ Smoke/heat detectors
- ✓ Fire-safety system
- ✓ Sound-proof
- ✓ Mechanical ventilation
- ✓ Attractive design of common areas
- ✓ Storage areas on the underground level
- ✓ HVAC

### Meters

- ✓ Utility meters
- ✓ Individual energy consumption meters

### Windows

- ✓ Openable windows
- ✓ Wooden doors
- ✓ Tilt windows

### Building provided services

- ✓ Gardening services
- ✓ 24-hour security
- ✓ Cleaning windows on the outside
- ✓ Snow removal
- ✓ Lift maintenance
- ✓ Security
- ✓ Real estate administration and management

### Power Supply

- ✓ Main power supply
- ✓ Auxiliary power supply

### Lift

- ✓ Lift

