

# Le Rhône

**The Ultimate Workplace Experience**





## Le Rhône

**The ultimate workplace experience.**

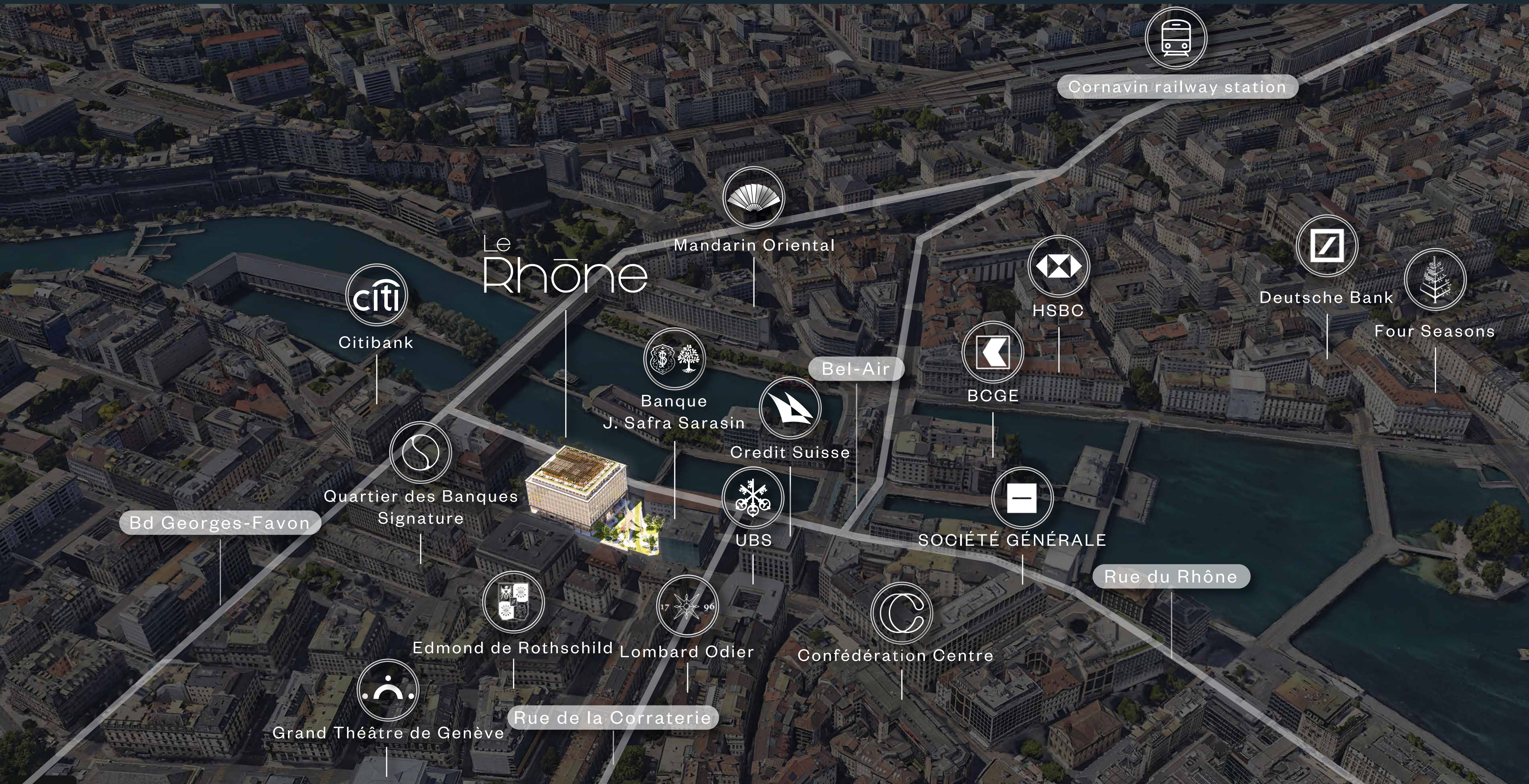
Set in the heart of Geneva's Quartier des Banques.

World class office spaces, first class health and wellness amenities and three internationally acclaimed culinary experiences.









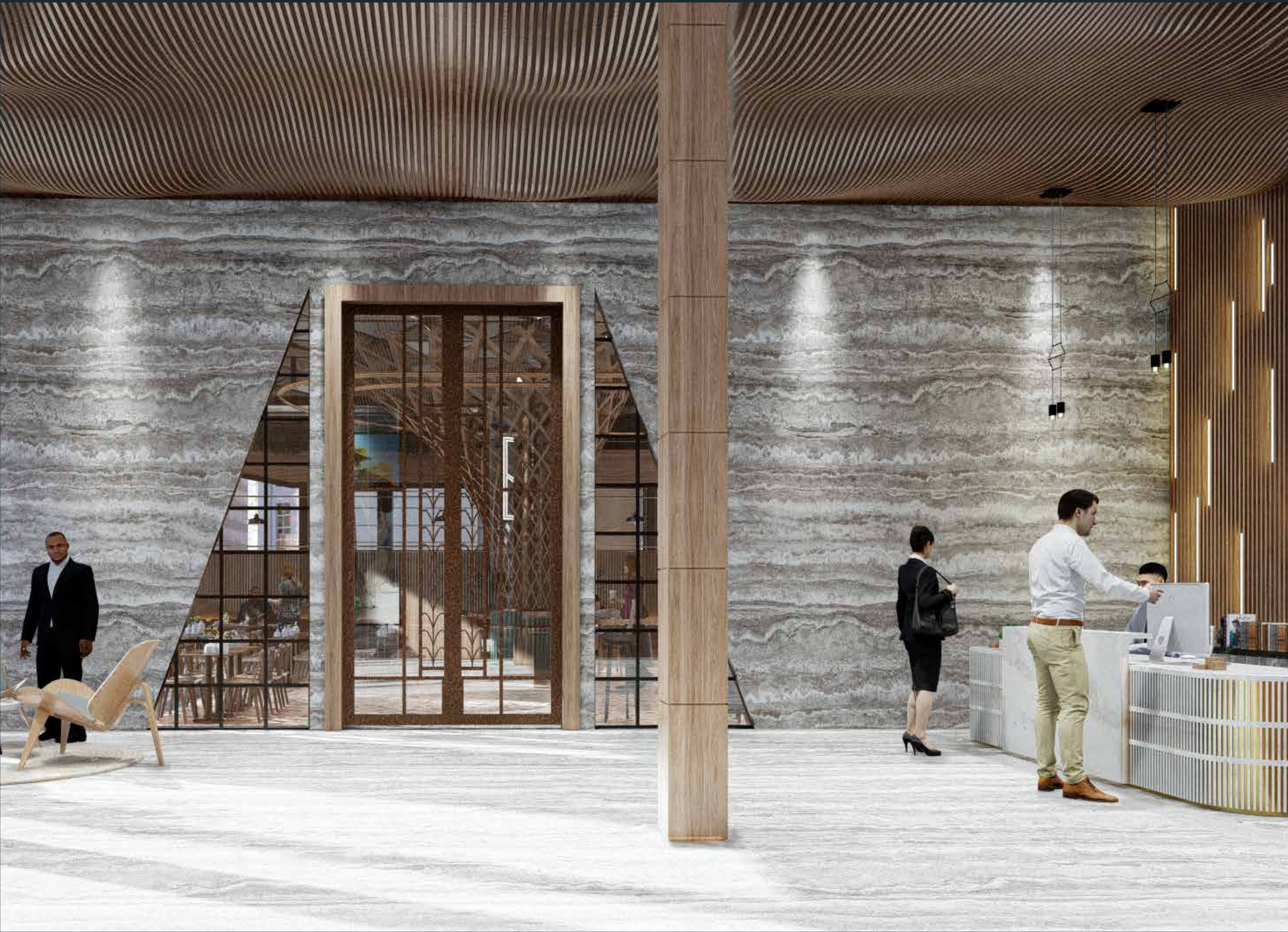




## Place de Hollande

Place de Hollande will be a 1.738 sqm state of the art naturalized urban space with a contemporary sculpture.





## Le Rhône

Breathtaking contemporary architecture and world class office spaces with spectacular views.



## Amenities



### Le Rhône

Efficient floorplates



### Impressive scale

4.5m high reception area with a dedicated reception presence



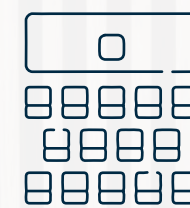
### 360° views

Floor to ceiling windows



### Best in class Sustainability

High Performance Energy and LEED ranking



### Auditorium

More than 300 seats of dedicated auditorium and conference room facilities



### Health&Wellness

Unparalleled wellness amenities with an indoor pool, spa and gym facilities



### Retail

New flagship retail lake facing with abundant natural light and proximity to Place Bel-Air



### F&B Experience

World class restaurant experiences and stunning rooftop



### Prominent location

On a revitalised historic square



### Facilities

Ample end of journey facilities



### Connected

Bel-Air station with Tram to Main Station



### Unique Environment

Harmony of the green space, water and a masterpiece of contemporary art





Area schedule

Terrace	Roof Terrace	906 sqm	8
	Restaurants	1'370 sqm	7
Terrace	Offices	1'542 sqm	6
	Offices	1'542 sqm	5
	Offices	1'542 sqm	4
	Offices	1'542 sqm	3
	Offices	1'542 sqm	2
	Offices	1'432 sqm	1
Lobby/Retail/Restaurant		1'017 sqm	RDC
Retail		943 sqm	-1
Gym/Spa/Pool		738 sqm	-2
Auditorium/Gym/Spa		1'452 sqm	-3
Technical		922 sqm	-4
Technical		877 sqm	-5

View plan →



## 2nd - 6th Floor. Open plan.

1.542 sqm

### WORKSTATIONS

**156**

Open plan

### CLIENT SUITES

**1**

Seven-seater  
quiet room  
(7 seats)

**1**

Eight-seater  
project room  
(8 seats)

**1**

Eight-seater  
dynamic room  
(8 seats)

**1**

Six-seater  
project room  
(6 seats)

**2**

Eight-seater  
meeting rooms  
(16 seats)

**3**

One-seater  
phone booths  
(3 seats)

**4**

Four-seater  
quiet booths  
(16 seats)

**2**

4-seater  
meeting booths  
(8 seats)

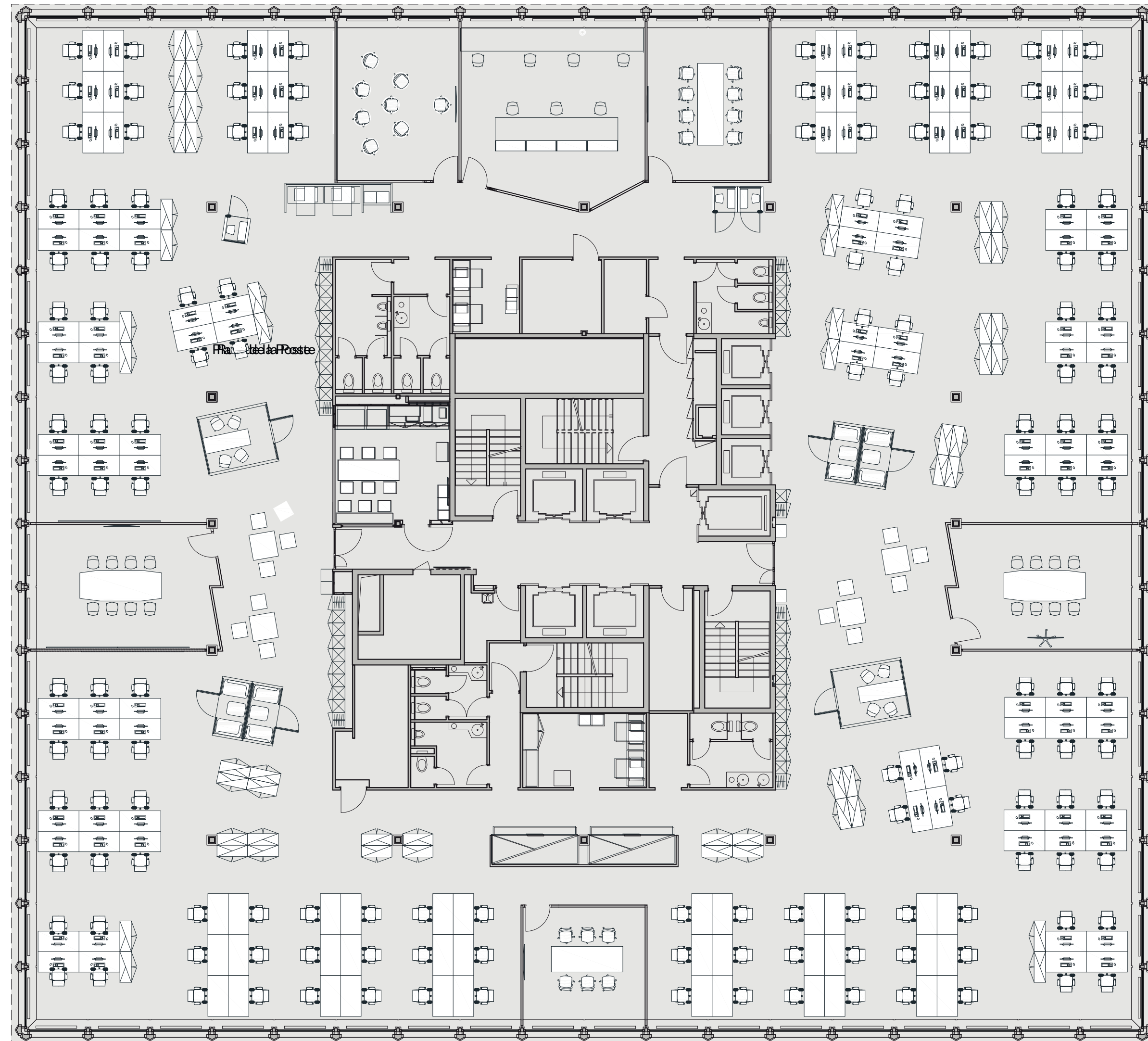
- Efficiency

- Flexible floor plates

- High density

- Natural light and floor to ceiling windows on 4 facades

- Exceptional 360° view of the lake, the Rhône and the old town





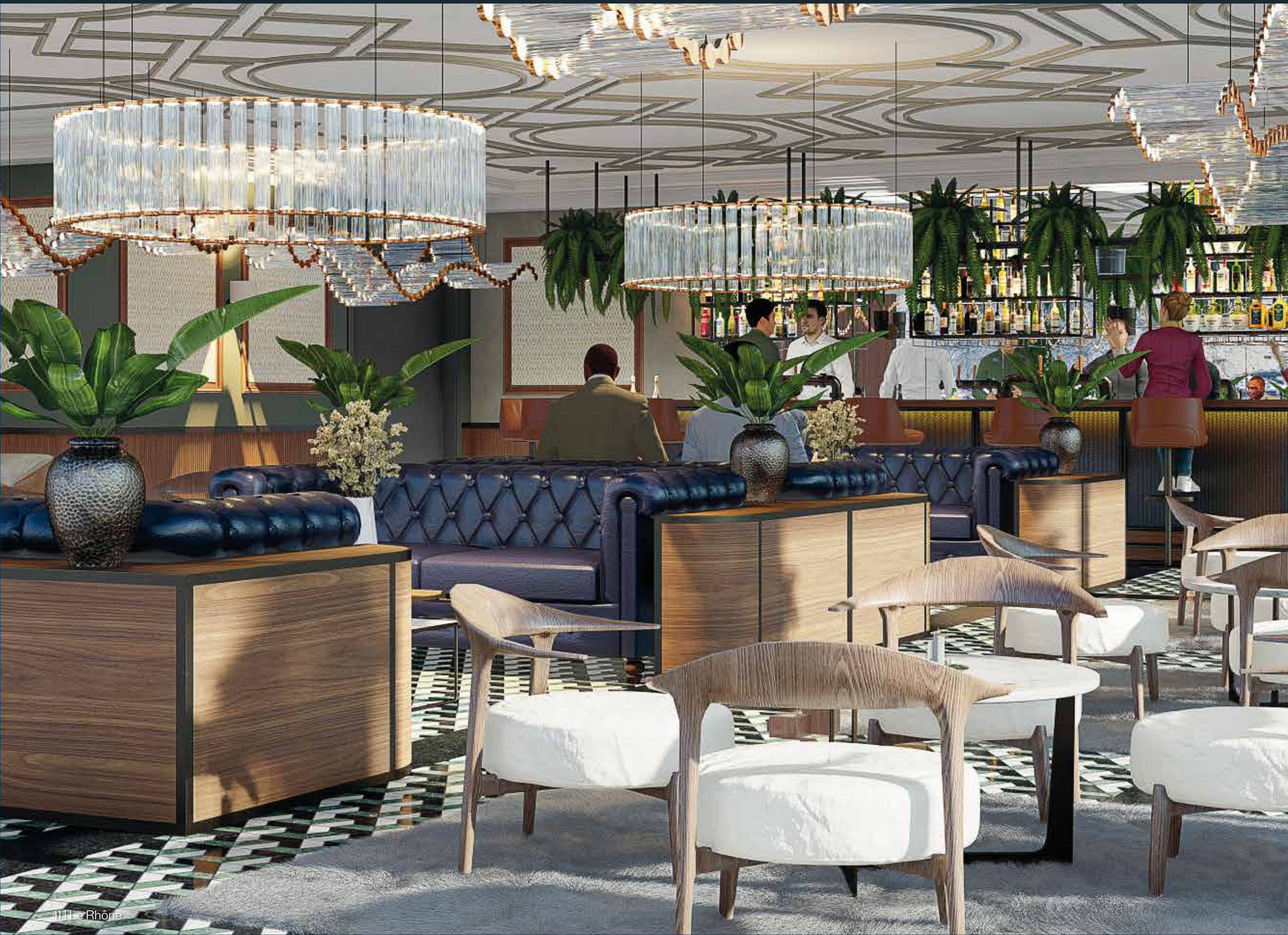


## Open space floors with breathtaking views

Best in class office space







**World renowned  
food and beverage  
experiences**





## Breathtaking rooftop

Roof terrace with 360° view of Geneva





World class  
Gym & Spa  
experience







**Lake facing retail  
with Lower Ground  
Floor with natural light**



**Restaurant with  
adjacent Terrace  
& Green space**





Technical specifications

Solar Pannels

On the rooftop  
Photovoltaic: 152 pannels  
Solar: 75 pannels

Reliable Power

Tenant standby generator  
allocation available\*

Green Label

Energy-efficient building  
LEED & HPE Certified

Deliveries

1 x Goods lift capacity load  
1500 kg

Passenger lifts

4x10 persons  
and 3x5 persons

Floor loads

1st to 7th floor 300 kg/sqm

2.97m

Floor to ceiling height

110

Bike racks\*\*

Parking

24 internal places

Heat Generation

Heat pump related  
to Genilac system

Global Ventilation

Building ventilation capacity  
143000m³/h

Windows

Ug = 0.6 W/sqm,  
Triple Glass

Air Cooling

Global cooling capacity 1251 KW  
Genilac system

Cooling Distribution

Chilled ceilings from GF to 7th floor

Fiber introduction

2 different introductions

480/227v

Provided by SIG, 3 phases

Security system

Access control  
and Control Unit badges

\* Subject to separate agreement    \*\* allocated on -1 below floor





## The Ultimate Workplace Experience



Enquiries

**SPGI** | COMMERCIAL  
PROPERTY  
ADVISORS

le-rhone.ch

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