



Property Description

Location:

The quayside known as “quai des Bergues” benefits from an exceptional location within the perimeter of the “rade de Genève” (lakefront).

The buildings are near a communication node in one of the busiest sections of the City of Geneva, a public transport hub that is very easily accessible. They are close to the main railway station.

Building description:

The premises form a unit of terraced buildings which were built partly in the 18th and 20th century. The buildings have period facades primarily made of stone. They are of high quality and benefit from an interior fit-out to the standards of a first class bank. The buildings comprise ten floors: two basements, ground floor and seven upper floors. The premises offer numerous possibilities, flexibility and adaptability for other service activities such as trusts, financial companies and law firms.





Laquefront Geneve

Prime Location Buildings in Geneva.

Consisting of 8 buildings, they can be sold as a package or separately. It is actually being reconvered and works are due July 2008.

Prices in excess of : 18.000 \$FR (+/-11.890 €) per sqm + 2% brokerage fees

Commercial Properties in Geneva:

At this stage, it is the only documentation authorised to be circulated by the proprietors. The property is situated on the lake and located a few blocks away from the famous 'Hotel des Bergues' (Four Seasons).

Interested parties should note that the properties are not for sale as such and are therefore not on the market. Consequently, there is no price tag as such and proprietors have not mandated any entity in order to promote their sale.

Please note that the buildings are presently vacant as they are undergoing complete interior renovation until the month of July 2008. The property would ideally suit a first-class bank or multinational offices or even be re-designed for a hotel project.

Likewise, in the eventuality that the commercial tenants are more than one entity, the price of each sq.m will vary from one building to another.

Recommend a visit to the premises for a personal evaluation of its commercial value. This can be done at a very short notice.

Any offer or should reach the proprietor through me, via a Letter of Intent, including the amount offered per square meter.

Surfaces

Quai des Bergues, Building No.1

<u>Floors</u>	<u>Total area</u>	<u>Office area</u>	<u>Ground Fl</u>	<u>Storage</u>
GF+7	135.00m ²	135.00m ²		
GF+6	284.00m ²	284.00m ²		
GF+5	284.00m ²	284.00m ²		
GF+4	284.00m ²	284.00m ²		
GF+3	284.00m ²	284.00m ²		
GF+2	284.00m ²	284.00m ²		
GF+1	284.00m ²	284.00m ²		
GF	286.00m ²		286.00m ²	
GF-1	120.00m ²			120.00m ²
GF-2				

TOTAL	2,245.00m²	1,559.00m²	286.00m²	120.00m²

Quai des Bergues, Building No.2

<u>Etages</u>	<u>Total area</u>	<u>Surf. bureau</u>	<u>Ground Fl.</u>	<u>Storage</u>
GF+7	153.00m ²	153.00m ²		
GF+6	392.00m ²	392.00m ²		
GF+5	392.00m ²	392.00m ²		
GF+4	392.00m ²	392.00m ²		
GF+3	392.00m ²	392.00m ²		
GF+2	392.00m ²	392.00m ²		
GF+1	392.00m ²	392.00m ²		
GF	427.00m ²		427.00m ²	
GF-1	331.00m ²			331.00m ²
GF-2				

TOTAL	3,263.00m²	2,505.00m²	427.00m²	331.00m²

Quai des Bergues, Building No.3

<u>Floors</u>	<u>Total area</u>	<u>Surf. bureau</u>	<u>Ground Fl.</u>	<u>Storage</u>
GF+7	150.00m ²	150.00m ²		
GF+6	222.00m ²	222.00m ²		
GF+5	222.00m ²	222.00m ²		
GF+4	222.00m ²	222.00m ²		
GF+3	222.00m ²	222.00m ²		
GF+2	222.00m ²	222.00m ²		
GF+1	222.00m ²	222.00m ²		
GF	206.00m ²		206.00m ²	
GF-1	190.00m ²			190.00m ²
GF-2				

TOTAL	1,878.00m²	1,482.00m²	206.00m²	190.00m²

Quai des Bergues, Building No.4

<u>Floors</u>	<u>Total area</u>	<u>Office area</u>	<u>Ground Fl.</u>	<u>Storage</u>
GF+7	215.00m ²	215.00m ²		
GF+6	284.00m ²	284.00m ²		
GF+5	284.00m ²	284.00m ²		
GF+4	284.00m ²	284.00m ²		
GF+3	284.00m ²	284.00m ²		
GF+2	284.00m ²	284.00m ²		
GF+1	284.00m ²	284.00m ²		
GF	341.00m ²		341.00m ²	
GF-1	190.00m ²			190.00m ²
GF-2	190.00m ²			190.00m ²

TOTAL	2,440.00m²	1,919.00m²	341.00m²	380.00m²

Quai des Bergues, Building No.5

<u>Floors</u>	<u>Total area</u>	<u>Office area</u>	<u>Ground FL</u>	<u>Storage</u>
GF+7				
GF+6	161.00m ²	161.00m ²		
GF+5	161.00m ²	161.00m ²		
GF+4	161.00m ²	161.00m ²		
GF+3	161.00m ²	161.00m ²		
GF+2	161.00m ²	161.00m ²		
GF+1	161.00m ²	161.00m ²		
GF	150.00m ²		150.00m ²	
GF-1	140.00m ²			140.00m ²
GF-2				

TOTAL	1,258.00m²	966.00m²	150.00m²	140.00m²

Quai des Bergues, Building No.6

<u>Floors</u>	<u>Total area</u>	<u>Office area</u>	<u>Ground FL</u>	<u>Storage</u>
GF+7				
GF+6				
GF+5				
GF+4				
GF+3	64.00m ²	284.00m ²		
GF+2	64.00m ²	284.00m ²		
GF+1	64.00m ²	284.00m ²		
GF	110.00m ²		110.00m ²	
GF-1				
GF-2				

TOTAL	302.00m²	102.00m²	110.00m²	0.00m²

Total all Buildings

<u>Floors</u>	<u>Total area</u>	<u>Office area</u>	<u>Ground FL</u>	<u>Storage</u>
GF+7	653.00m ²	653.00m ²		
GF+6	1,343.00m ²	1,343.00m ²		
GF+5	1,343.00m ²	1,343.00m ²		
GF+4	1,343.00m ²	1,343.00m ²		
GF+3	1,407.00m ²	1,407.00m ²		
GF+2	1,407.00m ²	1,407.00m ²		
GF+1	1,407.00m ²	1,407.00m ²		
GF	1,520.00m ²		1,520.00m ²	
GF-1				971.00m ²
GF-2				190.00m ²

TOTAL	11,584.00m²	8,903.00m²	1,520.00m²	1,161.00m²