

# LUCY

BUSINESS SPACES  
IN THE BEST LIGHT





# ALL THE BENEFITS AT A GLANCE

## FOR THE FINANCIALLY-SAVVY

The tax burden for companies in the Canton of Lucerne is lower than in Basel, Geneva or Zurich, which makes Baselstrasse 61 b an exciting location for you. Higher profits, competitive advantages, planning security and simply having more funds available are all clear advantages.

## FOR THE OPPORTUNISTS

The ambience on Baselstrasse is urban, lively, authentic, but not polished. Neighbourhoods like this have developed into trendy hotspots everywhere. It is a playground for talented people, new ideas and confident employers. You can join the fun because the building is in a very modern condition with plenty of space for your chosen use.

## FOR THE FORWARD-THINKING

The property includes a car park, which is an advantage that will pay off. The building is not far from the motorway, and the generous number of parking spaces will make things easy for your customers, business partners and, of course, your employees when they arrive.

## FOR THE ENVIRONMENTALLY-CONSCIOUS

Lucerne railway station is around a 15-minute walk from Baselstrasse 61 b, and there are also various bus routes available, making getting here by public transport a breeze.











# BUSINESS SPACES IN THE BEST LIGHT

LUCY offers 3,205 m<sup>2</sup> of optimally designed commercial space across seven floors. Until the end of July 2025, Baselstrasse 61 b was used by Lucerne University of Applied Sciences and Arts for its offices and training rooms. It is a high-quality, carefully maintained property in a district that will see significant improvements in the coming years thanks to the initiatives of the City of Lucerne and various neighbourhood groups. The variable spaces on offer are available immediately and can be tailored precisely to your needs, your range and your strategic focus.

## READY FOR A NEW DEVELOPMENT

The high standard of fittings, excellent public and private transport links, the car park with around 200 spaces, the fully equipped kitchen, the spacious terrace and the various floor options make LUCY an ideal location for education, healthcare, offices, commerce, sport and culture. The fair rent and the fact that the commune of Lucerne has one of the lowest tax rates in the canton also mean that LUCY is an attractive choice from an economic perspective.





LOCATION

## CENTRAL WITH GREAT CONNECTIONS

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This premium property is located in an urban district on the edge of central Lucerne, which is currently dominated by a vibrant night-life area full of bars and clubs. At first glance, the property might not completely fit in with its surroundings, but it has the ability to pioneer a positive transformation of the district, particularly due to the people who will call the building home in future. Currently, the building acts as a link between modern educational facilities in the south and the residential and service areas in need of enhancement in the north.

### TWO WORLDS

The streets around the building are dominated by old premises that are mainly used for housing, but are also home to vibrant retail businesses. The Güttschwald forest stretches out behind Baselstrasse, while the Reuss river flows nearby. For anyone who likes to spend time by the lake or in the old town, several bus routes head towards the railway station from the Kreuzstutz and Güttsch stops.









Emmenbrücke

By car 13 mins.

A2

H

Spitalstrasse

On foot 16 mins.

Lucerne old town

Zürichstrasse

By car 7 mins.

On foot 16 mins.

Baselstrasse

Chateau Gütsch,  
Sonnenberg  
mountain

Reuss river

By car 7 mins.

Pilatusstrasse

Railway station,  
Lucerne Culture and  
Congress Centre,  
boat/shipping transport  
connections





## DISTANCES

From Baselstrasse 61b	Distances	On foot	By car	Public transport
Gütsch bus stop	300 m	2 mins.	1 min.	–
Lucerne railway station	2.2 km	22 mins.	9 mins.	12 mins.
Zug	29.8 km	–	31 mins.	50 mins.
Zurich main station	51.3 km	–	44 mins.	64 mins.
Zurich airport	62.0 km	–	58 mins.	77 mins.









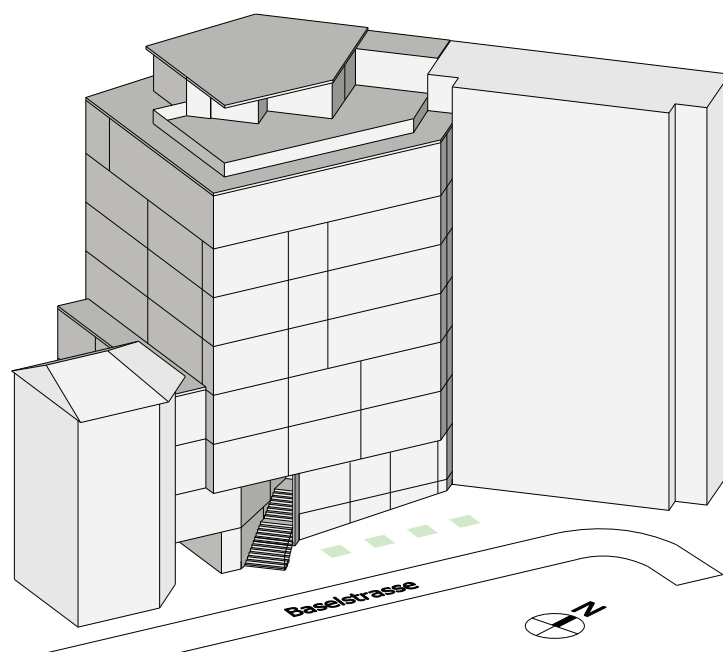




WHAT'S ON OFFER

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SPACIOUS,  
STYLISH AREAS







The well-kept space, which is right in the heart of the city and well connected, is multi-functional, spacious and open, making it both inspiring and calming. It is therefore the perfect place for ideas and talent, as well as for new businesses and companies that benefit from brisk customer activity.

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## SEVEN FLOORS OF OPEN SPACE

Spread across the ground floor and six upper floors, the property offers 3,205 m<sup>2</sup> of office space in total. A fully equipped kitchen, ample basement space and the roof terrace with views of Lucerne round off what's on offer, providing comfort and space to breathe.











## CONTACT

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