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**CONTACT**

Commercial space  
rentals Rosental Mitte  
Immobilien Basel-Stadt,  
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# **RO-1055**

## **OFFICE, LAB AND STORAGE BUILDING, MULTI-TENANT.**

**Mattenstrasse 22, 4058 Basel**

Office	30–1,700 m <sup>2</sup>
Lab/workshops	50–1,400 m <sup>2</sup>
Storage area	50–2,700 m <sup>2</sup>

Floors	2nd basement level, ground floor, 7th floor
Construction year	1959
Conversion and renovation	ongoing
Rental price	on request



Exterior view, reception area



Meeting room

**The property is situated within a closed site. The building offers a great deal of flexibility in terms of adjustable room layouts.**



Commercial space, storage space



Office space



Lab space



Individual office



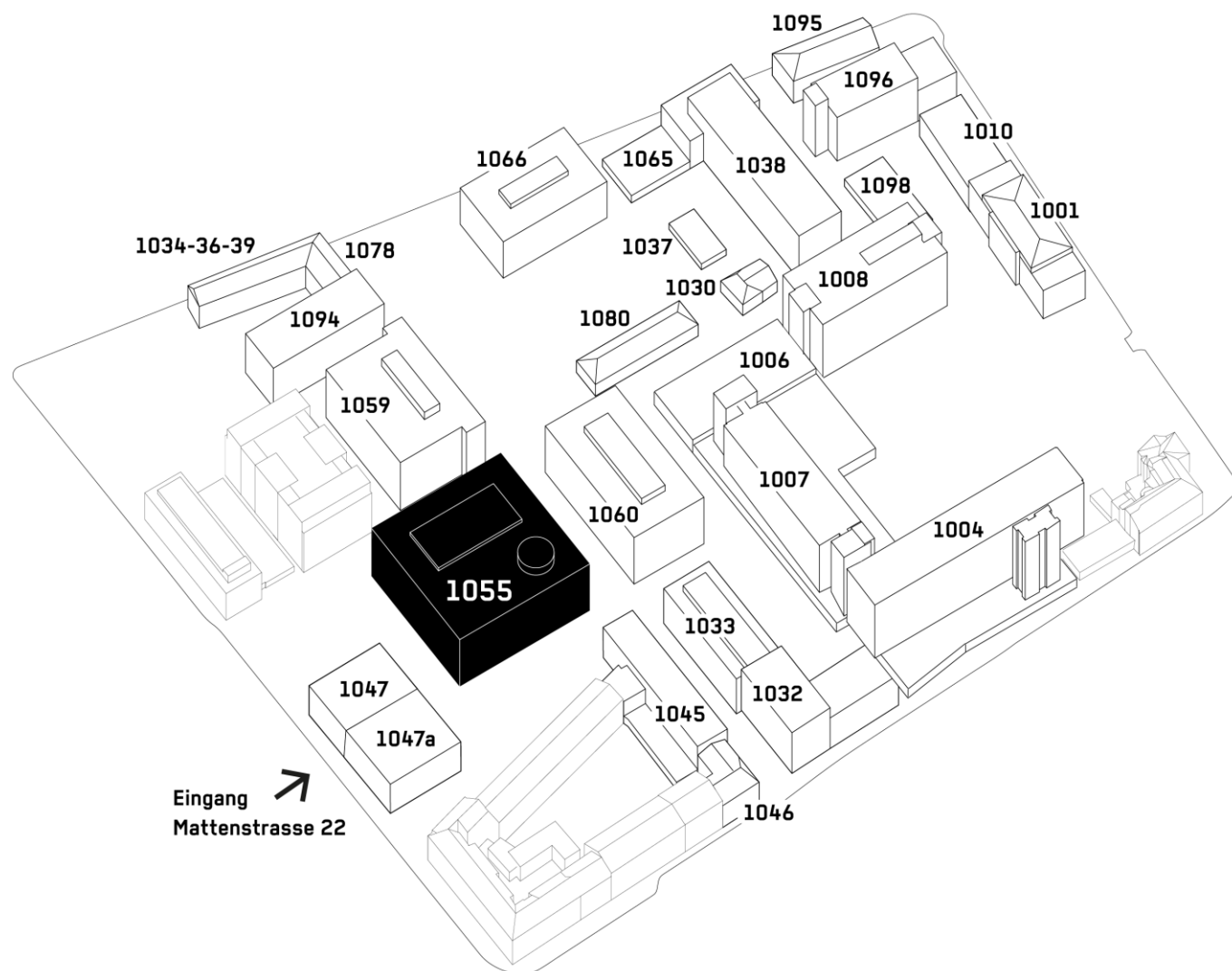
### **Building facilities**

- Passenger lifts
- Goods lift 4,000 kg, suitable for transport of chemicals
- Truck ramp
- Meeting room on ground floor is available for all building users
- Central supply with compressed air, vacuum and demineralised water
- Ventilation including cooling in lab areas and workshops
- Wide range of service providers located in the building
- Various room complexes and space layouts
- Large building depth, areas for special usage
- Large storage areas in basement
- Specified load up to 2,000 kg/m<sup>2</sup>
- Public kiosk on ground floor
- Smoking area (outside)
- No standard layout
- No parking spaces
- Not barrier-free

### **Catering**

- On site: Biopark restaurant, kiosk
- Wide range of options nearby

## Overview of the site.



### Rosental Mitte is developing into an open and lively district.

The Rosental Mitte site covers 68,000 m<sup>2</sup> and is centrally located between Badischer Bahnhof station and the trade fair grounds (Messe) in the urban, multicultural Kleinbasel district. The neighbourhood is easily accessible thanks to its proximity to the motorway and national, regional and local public-transport links.



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