



## About the way to Ikaros 2.0

From its construction onwards the office complex located 560-562, rue de Neudorf was occupied by two major tenants, Deloitte and Nordea Bank. When SQUARE METER started working on the premises mid of 2018, it was obvious, that putting the property, constructed between 2002 and 2005, back on the rental market, would be a great challenge.

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The first step of the mission was to negotiate the exits of both tenants as Deloitte planned to leave mid of 2019 and Nordea Bank step by step to empty the last space at the beginning of 2021.

At the same time a new strategy had to be prepared and implemented: as it was not certain to find again large tenants, the divisibility of the office complex was analysed to create a multi-tenant-building, that would meet easier the requirements of the real estate market.

Part of the multi-tenant-concept was to provide services on the street levels of the office complex, to link both blocks that were separated before and to open the building to external people as well.

The plan could be successfully implemented, while the office complex got a new branding and identity. The result is as follows:

The office complex IKAROS 2.0 consisting of two buildings Artemis and Apollo, providing together approx. 25,000 m<sup>2</sup> of office space, approx. 5,000 m<sup>2</sup> of archives and approx. 800 interior parking spaces, was

transformed to be able to accommodate companies of all sizes.

The three bright entrance areas of both buildings are accessible from rue de Neudorf. Each entrance has a different address.

The street levels of both blocks are linked by a brand-new wooden staircase and provide services to the tenants as well as to outside visitors. The idea was to create an environment in the style of a mini-galleria offering a restaurant, a sandwich shop with coffee bar, a child care, a concierge service, a reception area with meeting rooms, etc.

IKAROS 2.0 benefits from high quality technical equipment and complies with the latest standards. It provides flexible, efficient, and comfortable surfaces for occupants. The offices are equipped with modern technical equipment such as cooled ceilings, raised floors, ventilation, and external blinds.

The construction and fitting out works are near their completion.

In the next step SQUARE METER mandated three real estate agencies, REALCORP, INOWAI and JLL, to find new tenants. Amongst these REALCORP was particularly active by introducing 4 of the 7 tenants, that rent spaces in the office complex today.

Many thanks to all the brokers for this good collaboration!

#### IKAROS 2.0 IS FULLY OCCUPIED

The office complex IKAROS 2.0 is now ready for its second lifecycle: SQUARE METER is really happy to announce that the last available areas (945 m<sup>2</sup>) have been rented recently and that the office complex having a size of approx. 25,000 m<sup>2</sup> is now fully occupied.

The last available spaces were rented by the Luxembourg State. Three different entities of the Luxembourg State have chosen the IKAROS 2.0 to run their activities successfully: the first is “Centre des technologies de l'information de l'Etat” (CTIE), the second is “Administration des contributions directes” (ACD) and the third is “Maison de l'économie sociale et de l'innovation sociale” (MESIS).

With the three entities, the State occupies an area of approximately 18,000 m<sup>2</sup> spread over the two buildings Artemis and Apollo. The high quality and flexibility, the large number of parking spaces and the different services installed on the street levels of the complex have contributed to the decision for this site.

#### THE OTHER TENANTS AT IKAROS 2.0

Since the beginning of the marketing of the property five other companies have chosen to settle down here:

ARAMARK, The Brasserie CHEZ L'ANCIEN, the childcare NASCHT, REVIVA CAPITAL and NORDEA INVESTMENT FUNDS.

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