

IMPRESSIVE OFFICE SPACE

ON TRACK FOR THE FUTURE

**PROFILE: OFFICE SPACE IN BUILDING B852
AT INDUSTRIEPARK HÖCHST**



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THE SITE FOR YOUR SUCCESS

WITH MORE THAN FOUR SQUARE KILOMETERS OF AREA, OVER 90 COMPANIES AND WELL OVER 22,000 EMPLOYEES, INDUSTRIEPARK HÖCHST IS THE LARGEST, BEST-EQUIPPED RESEARCH AND INDUSTRIAL SITE IN THE RHINE-MAIN REGION.

Infraserv Höchst, the site operator, keeps the park running smoothly with a comprehensive portfolio of services ranging from utilities and waste disposal to logistics and facility management all the way to full-service plant operation. Thanks to Infraserv Höchst's extensive experience with demanding construction projects, tenants can rely on the operator to provide effective, needs-based planning when constructing new buildings or converting existing space.

It is a challenge to maintain the availability of all the building systems and equipment. Infraserv Höchst has the expertise to develop a carefully balanced operations and maintenance plan that combines cost-optimized support with superior reliability.



**OFFICE SPACE
BUILDING B852**

DIRECT ACCESS TO ALL MARKETS

**LOCATED IN THE CENTER OF THE RHINE-MAIN ECONOMIC REGION,
INDUSTRIEPARK HÖCHST IS AN INNOVATIVE CHEMICAL AND
PHARMACEUTICAL SITE IN THE EUROPEAN HEARTLAND.**

The park, with its mature infrastructure, provides an ideal environment for high-tech research and production firms. Its appeal is enhanced by its close proximity to key sales, procurement and financial markets. In addition, Industriepark Höchst boasts an outstanding logistics infrastructure with excellent access to road, rail, water and air transportation, including the second largest air hub on the European continent.





NETWORKING FOR SUCCESS

90 NEIGHBORING COMPANIES IN RELATED INDUSTRIES PLUS A HOST OF WORLD-CLASS RESEARCH OUTFITS AND UNIVERSITIES IN THE RHINE-MAIN-NECKAR REGION MAKE UP A DENSE NETWORK THAT YOU CAN PUT TO WORK FOR YOU.

There are 150,000 students at the region's thirteen universities. The park is located near the Max Planck Institutes for Biophysics, Chemistry, Polymers and Brain Research, plus the headquarters of the Fraunhofer Society, the Paul Ehrlich Institute and the FIZ Frankfurt Biotechnology Innovation Center. Additional training is available at Infracerv Höchst's own continuing education center, Provalidis, not to mention the symposia and conferences regularly held at the park.

FORWARD-LOOKING **OFFICE ARCHITECTURE**

EXPERIENCE INSPIRATION AT A HIGHLY FUTURISTIC BUILDING DESIGN. THE „SHIP ON STILTS“ IS A PERFECT COMBINATION OF OFFICE, CONFERENCE AND PROJECT SPACE. THE BRIGHT, OPEN BUILDING DESIGN INVITES YOU TO CREATE YOUR OWN FLOOR PLANS WITH FLEXIBLE INTERIOR DESIGNS.

Multi-purpose building B852 offers a host of design options at different levels. Visitors and suppliers can reach the building without having to undergo the usual registration formalities at the park. The extraordinary ship-like architecture exemplifies beauty and innovation and transforms your headquarters into a unique business card for you, your staff and your visitors.



View from the park



BUILDING FACTS AT A GLANCE

THE „SHIP ON STILTS“ WAS CONSTRUCTED IN 2003 AS AN OFFICE AND MULTI-PURPOSE BUILDING. LOCATED WITHIN WALKING DISTANCE OF THE FRANKFURT HÖCHST TRAIN STATION AND DIRECTLY IN FRONT OF THE EAST GATE, VISITORS CAN EASILY ACCESS IT FROM INSIDE AND OUTSIDE THE PARK.

Move-in-ready office units are located throughout the building on the 2nd to 6th floors. The floors can be divided along the central axis of the building. This produces closed areas with a main useful floor area of approx. 350 m² or 720 m² each. The planning grid for finishes and improvements is 1.25 m x 1.25 m. Offices offer ample space with depths of approx. 5.40 m. Intelligent building automation with single room control ensures optimum air-conditioning and ventilation.





East view with a view of the park



Parking lot nearby

BASIC FACTS ABOUT B852

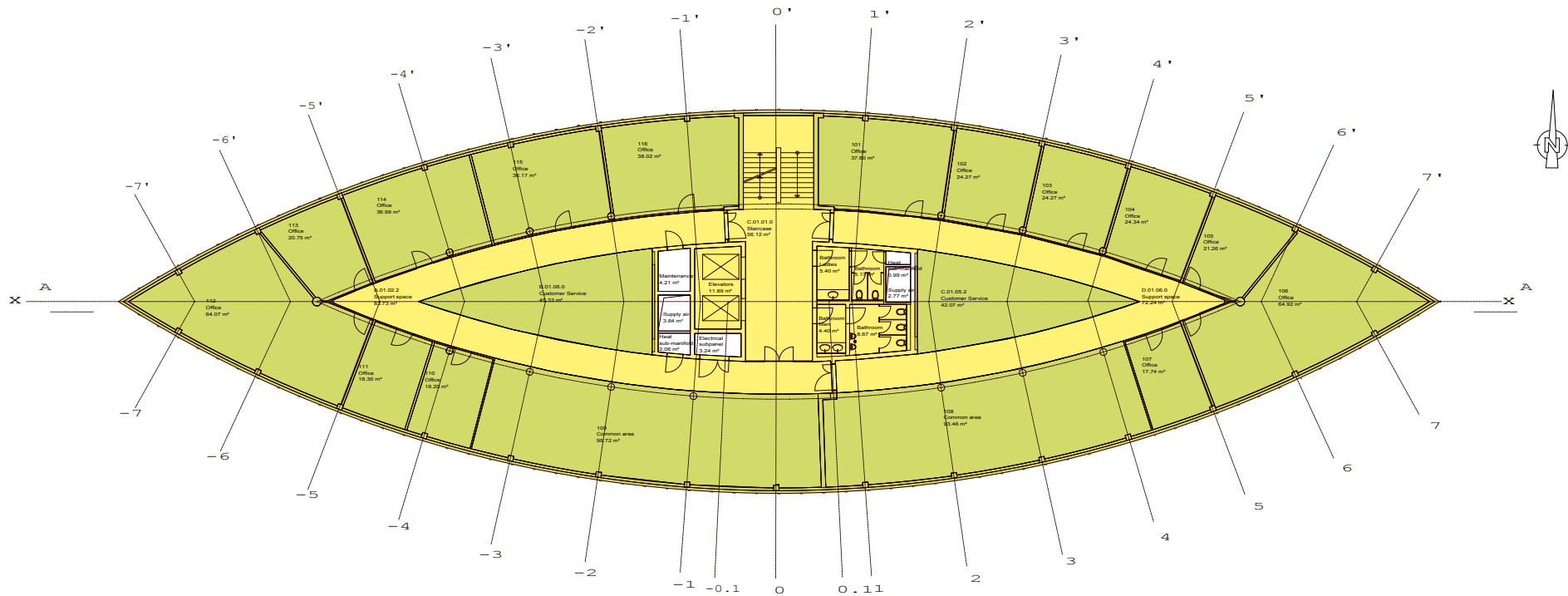
Year built	2003
Number of floors	6
Total rental space in building	Approx. 5,900 m ²
Lot size	3,574 m ²
Useful floor space (UFS) per floor	Approx. 720 m ² (for 2 nd to 6 th floor)
Floor-to-floor height	Approx. 3.50 m
Clear ceiling height in offices	Approx. 3.00 m in 2 nd to 6 th floor; approx. 3.60 m in 1 st floor
Stairs	One central staircase
Elevator	2 passenger/freight elevators, each with a capacity of 1,600 kg/21 passengers
Facade	Glass facade with combined sunblocking and heat insulation glazing
Smallest rental unit	On 1 st floor: approx. 70 m ² UFS On 2 nd to 6 th floor: approx. 350 m ² UFS
Floor load capacity (max. live floor load)	500 kg/m ² (equals 5 kN/m ²)
Current anchor tenants	LyondellBasell, Basell Polyolefine GmbH, DAK Gesundheit, New England Biolabs GmbH
Availability	Negotiable
Car parking spaces	Available on the property and directly adjoining areas

ENERGY CONSUMPTION B852

Acc. to energy certificate as of 24/09/2020
Consumption (heating): 168 kWh/(m ² x a)
Consumption (electricity): 123 kWh/(m ² x a)

FLOOR PLAN

OF AVAILABLE SPACE ON 2ND FLOOR



LEGEND

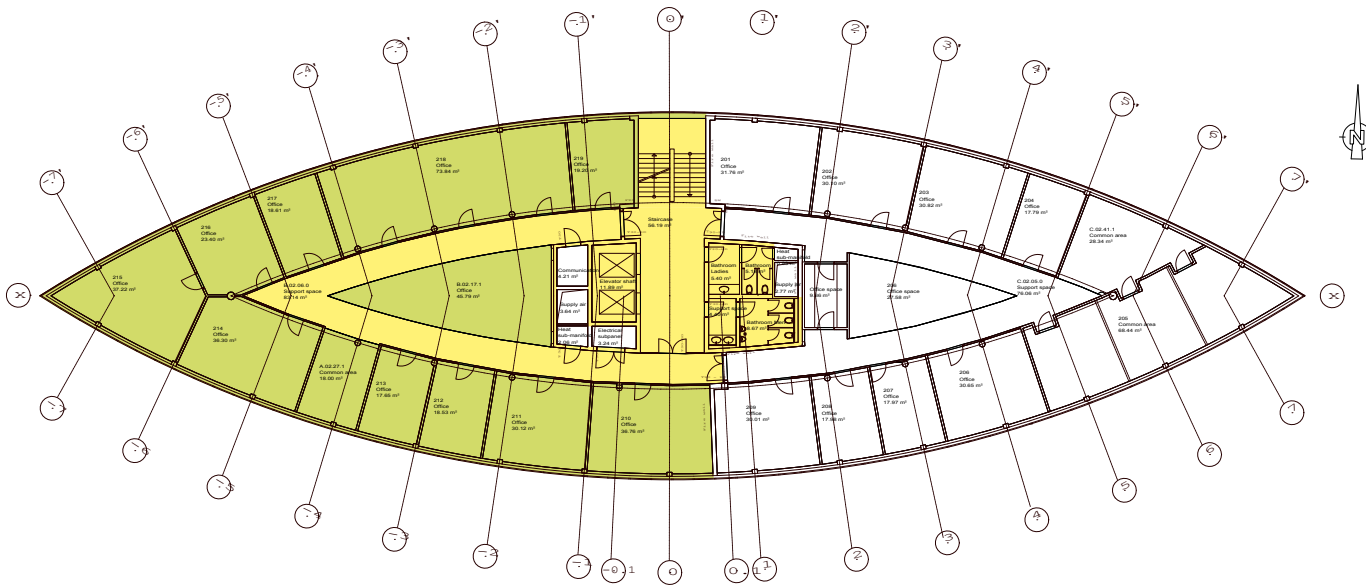
- Office space
- 2nd floor (727.53 m²)
- 3rd floor (375.43 m²)
- Common areas

All data in m² useful area



FLOOR PLAN

OF AVAILABLE SPACE ON 3RD FLOOR



- SPECIAL FEATURES**
- Open architecture with individual and open plan offices and
 - Individual, flexible room partitioning with lightweight walls
 - Open plan provides flexibility in
 - Brightly lit rooms thanks to glass facade
 - Two combined passenger/freight elevators
 - Accessible bathroom in first floor
 - Intelligent building automation for optimal air conditioning and ventilation; single room control
 - Fiber optic line to the building
 - Alarm system for entire first floor connected to IPH's Emergency Control Center
 - Floor boxes for IT/phone
 - Office



A LOOK INSIDE
THE BUILDING



FEATURES AND AMENITIES OF RENTAL SPACE IN BUILDING B852

COST GROUP ACCORDING TO DIN 276	STANDARD FEATURES
300 Construction	
350 Flooring	Floor load capacity: 500 kg/m ² (equals 5 kN/m ²) Offices on first floor: natural stone Offices on 2 nd to 6 th floor: needle felt carpet Staircase, lobby: natural stone
340 Walls	Offices and hallway: some offices are sectioned off from the hallway by glass walls. Load-bearing walls or drywall walls: ingrain wallpaper painted white with emulsion paint.
350 Ceilings	Offices: false ceiling, drywall, white.
330 Windows	Aluminum window frames, insulated glazing, sashes are fixed but every other sash can be opened in case of an emergency.
330 Sunshades	Interior sunblocking blinds.
340 Doors	Doors and hardware meet fire safety requirements.
400 HVAC and plumbing	
430 Ventilation	Offices on 1 st to 6 th floors: facade ventilation units. On floors above ventilation system.
430 Cooling	Offices on 1 st to 6 th floors: facade ventilation units with cooling unit on roof.
420 Heating	On 1 st floor: static radiators (partially as in-floor heating) with thermostatic valves. On 2 nd to 6 th floors: facade ventilation units in offices.
470 Safety systems	Alarm system for entire first floor connected to the Emergency Control Center

400 Electrical	
440 Power supply	230 V, 16 A.
440 Lighting	Office on first floor: suspended strip lighting. Offices on 2 nd to 6 th floor: mobile floor lamps. Hallway/project space 2 nd to 6 th floor: Fixed surface-mounted ceiling lamps.
450 Information technology	Cat 6 cabling. Data and phone jacks in floor boxes.
450 Fire alarms	Fire alarm system with smoke and fire alarm call points as required by the building/fire code and permit.
450 Safety systems	Electro-acoustical warning system via speakers.
440 Power distribution	One electrical panel per floor.
470 Furnishings	
470 Equipment	Rental space on first floor: kitchenette with dishwasher and refrigerator.

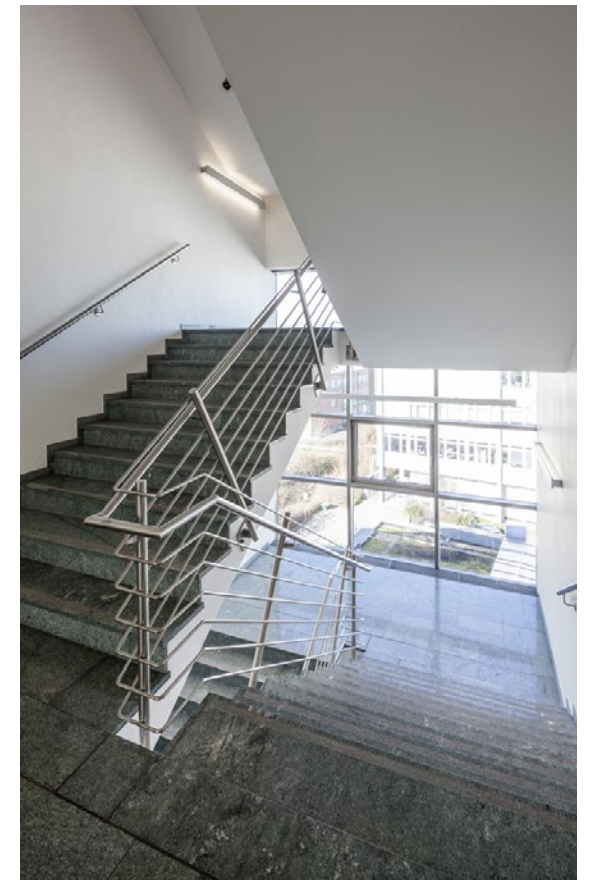
The above features only describe the standard features for the rental space. Other services can also be provided on request.



OTHER SERVICES ON REQUEST

- IT and voice or data communications
- Custodial and postal services
- Room furnishings and equipment
- Relocation management
- Parking spaces within walking distance of the building





LOCATION AT INDUSTRIEPARK HÖCHST

LOCATION AT INDUSTRIEPARK HÖCHST

Located right in front of Industriepark Höchst

Visitors and suppliers can reach the building directly without having to undergo Industriepark Höchst's security formalities.

Within walking distance of the Frankfurt Höchst train station

Bus stops for park and public bus service nearby





Parking available nearby

Frankfurt Airport is only five minutes away by car

Coffee shop / snack bar within easy walking distance

Provdavis School is located next door

LEGEND

-  Location of Building B852
-  Parking
-  Internal bus route
-  Staff restaurant





View from the window facing north/east



Adjoining park on the western side



Nearby parking for employees and visitors



Sun deck and café/bistro for breaks



Contact us if you are interested or have any questions.

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