

Building structure & concept

The representative entrance hall with the 4-storey high open space and the arena-like staged basements is reached at ground level from the driveway. From there, the office tower (stairs and 4 lifts) and the utility units on the ground floor can be accessed. There is a reception desk that can be jointly used by all tenants in the entrance area of the foyer.

Outdoor areas

The driveway to the main entrance, visitors and/or courtyard parking spaces (37 spaces), underground garage ramp and delivery area are conveniently reached from the central driveway on Mergenthalerallee (barrier system with access control system/video intercom system).

Between the terrace and the entrance area, there is a partially covered and wind-protected relaxation zone with fountains and seating that can be used by the tenants in the building and visitors.

Facade

Sandwich structure with window elements that can be opened, sunshades on the outside.

Interior Finish & Fittings

Room heights in the office approx. 2.75 m.

Cavity floors in office/corridor areas with carpeting (suitable for wheelchairs, antistatic).

The offices and corridors have glassfibre wallpaper covered in each case with a coat of dispersion paint in the tenant's chosen colour.

Doors with steel frames, door leaves made of wood, currently natural wood veneer.

EDP/Electrical sub-distribution room per rental unit.
Kitchenette connection per rental unit.

Separate WCs for men and women; floors and walls tiled, anterooms with natural stone washbasins.

Technical building equipment (extract)

Heating:

Hot water central heating (gas)

Ventilation:

Mechanical aeration and extraction system, office ventilation is conditioned with heating and cooling (partial air conditioning system).

Peak load cooling / Refrigeration:

Additional cooling of the office areas in the tower with so-called cooling baffles; in the basement levels through cooling ceilings.

Central cold water system for connection of tenant's own recirculation cooling units (i.e. for server rooms).

Telecom connections/Carrier, Cable TV connection:

Telecom line network and/or house connection in each rental unit.

Access controls

Installation of an access control system with contactless card readers at all entrances to the building, underground garage and tenant area entrance doors in the lift lobby.

System with door opening function, coupled to intercom system.

Accessibility

All entrances and storeys can be reached are easily accessible, free of any barriers. There is a WC suitable for the handicapped on the ground floor.

We reserve the right to make changes