

WEST
END
_SKY

SIMPLY
INDEPENDENT



AN OFFICE LOCATION
FULL OF AMENITIES AND
MOTIVATING DETAILS

ULMENSTRASSE 30 / 60325 FRANKFURT AM MAIN

..Deka
Immobilien

SIMPLY INDEPENDENT



It is the sum of the WESTEND SKY's many amenities that lets you be so independent and so successful.

CENTRAL LOCATION



STAFFED LOBBY



PUBLIC RESTAURANT



CONFERENCE ROOMS



PANORAMIC VIEWS



SPACE EFFICIENCY



UNDERGROUND CAR PARK





WELCOME TO THE WEST

Things are looking up. Thanks to clever planning and ambitious architecture, the Westend offers you a promising, centrally located launch pad for your business according to the motto "the greater the comfort, the finer the freedom". Rigorously developed and realised, the new WESTEND SKY is specially geared towards companies that want to be as free and independent as possible.

This is reflected in its many amenities and interesting details, including a restaurant with outside terrace, breathtaking roof terraces on the 9th and 13th floors, an imposing lobby with staffed reception, and elegant conference rooms. Ideal conditions for anyone looking to spread their wings at this exclusive business location.





PERFECT PLANNING

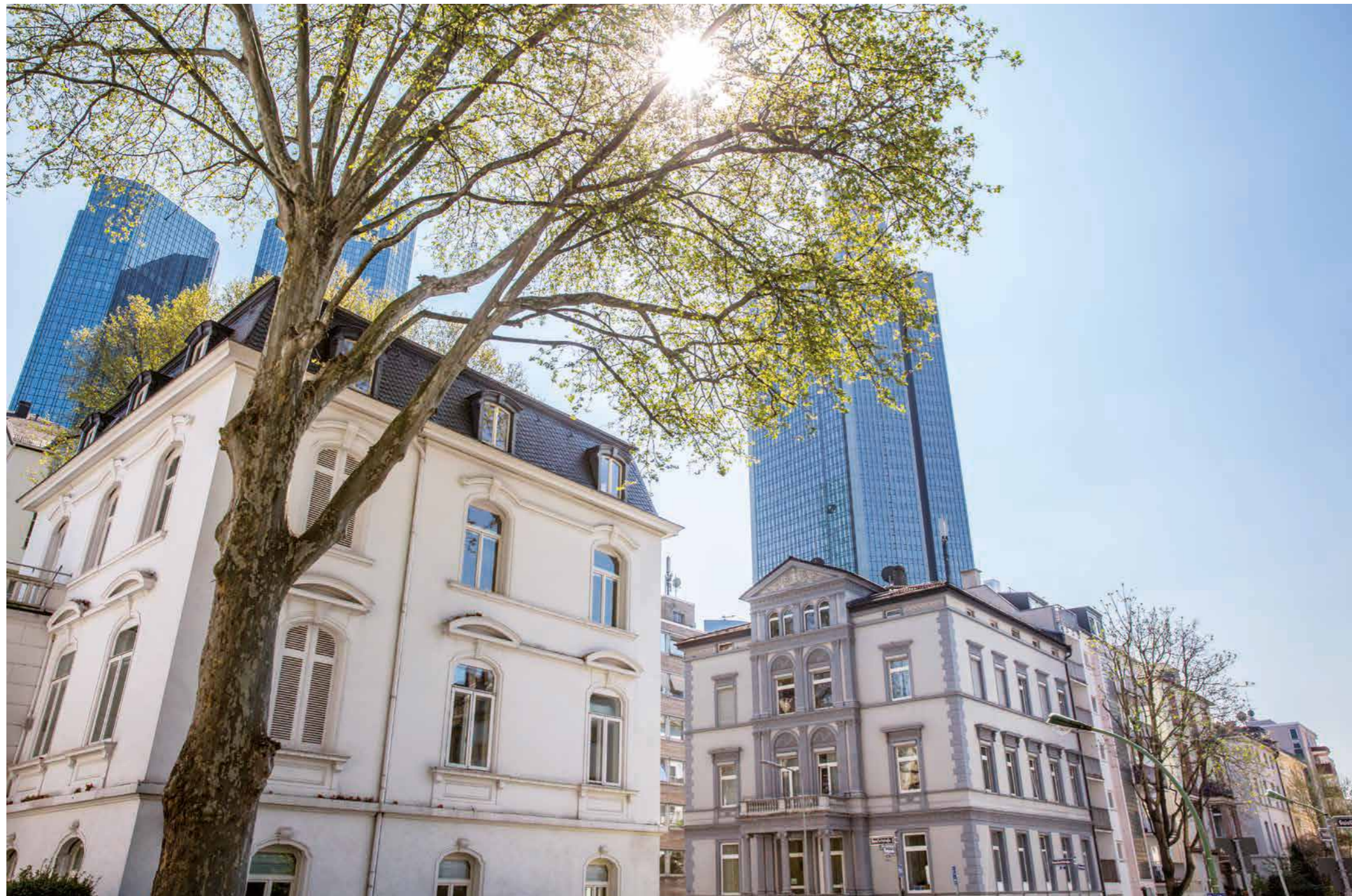
The WESTEND SKY is situated so firmly in the heart of Frankfurt's Westend that you can easily get to wherever you want to be – from other city-centre locations to the whole wide world. From culture, commerce and currywurst to shopping, the station and the stock exchange, everything is within easy reach – and Frankfurt International Airport is only a 15-minute drive away. Just in time. Isn't it nice when a plan comes together perfectly?





RECREATIONAL ACTIVITY

The exclusive location at Ulmenstr. 30 in Frankfurt's Westend has many facets. Formerly a residential district for well-heeled locals and home to luxurious Wilhelminian villas, today it is an exclusive business location and a high-end residential address. An ideal environment for companies with a bright future. The nearby Taunusanlage and Rothschildpark offer calm and relaxation. High culture at the Alte Oper and the shopping streets of Goethestr. and Zeil ensure plenty of variety and inspiration. The trendy bars, high-end clubs and gourmet restaurants in the neighbourhood reinforce the impression of a truly international location – and rightly so.



15
MINUTES
BY CAR

TO FRANKFURT AIRPORT

01
MINUTE
ON FOOT

TO THE PUBLIC RESTAURANT

05
MINUTES
ON FOOT

TO THE ALTE OPER

07
MINUTES
BY PUBLIC
TRANSPORT

TO THE MAIN RAILWAY STATION

08
MINUTES
BY CAR

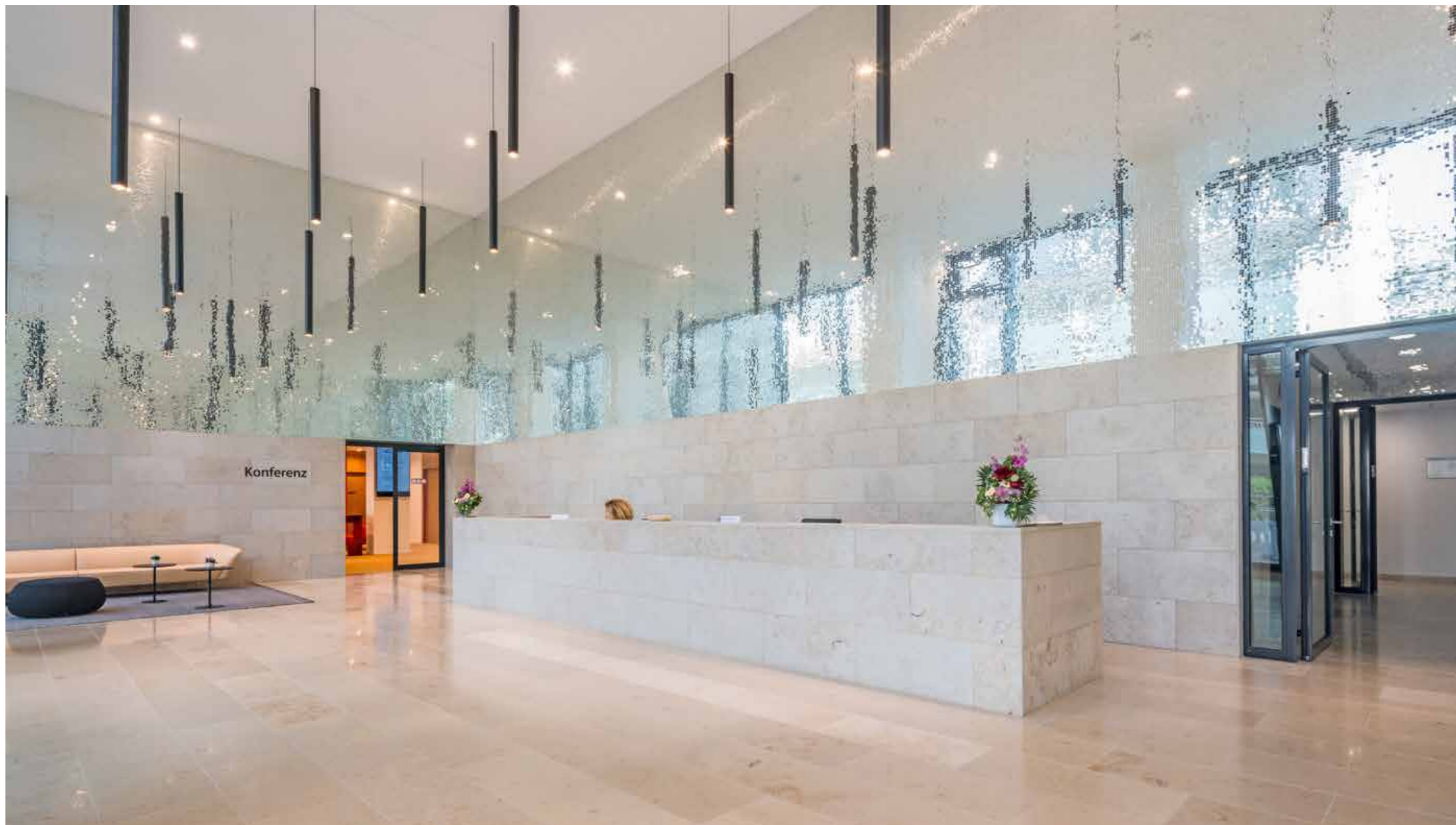
TO MESSE FRANKFURT





EXCLUSIVE ENTRANCE

The unmistakable signature of the architects, high-quality materials and balanced lighting make the lobby of the WESTEND SKY exactly what you would expect from a first-class address: an imposing and prestigious location with an impressive atmosphere. Free from excess and attitude, the lobby helps to enhance your company's image. This is where your name will stand – and where your visitors will enjoy a friendly welcome before proceeding to the conference rooms, the restaurant, or up to the roof terrace or your offices. Simply follow your aspirations. The generous architecture and inspiring interior ensure that visitors enjoy a stylish reception and provide an appropriate backdrop for interesting discussions and encounters.



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480 SQ M

AGREEABLE AMBIENCE

PUBLIC BISTRO



CONFERENCE ROOMS



A comfortable spot by the window or outside on the terrace, accompanied by an espresso and a tasty snack? The WESTEND SKY restaurant, which is open to the public, will satisfy every need and requirement. The stylish and spacious ambience can be used for a relaxed break or a varied experience. Just as you wish.
Booking: 069/94 94 72 64

510 SQ M OF SPACE FOR

COMFORTABLE CONFERENCING



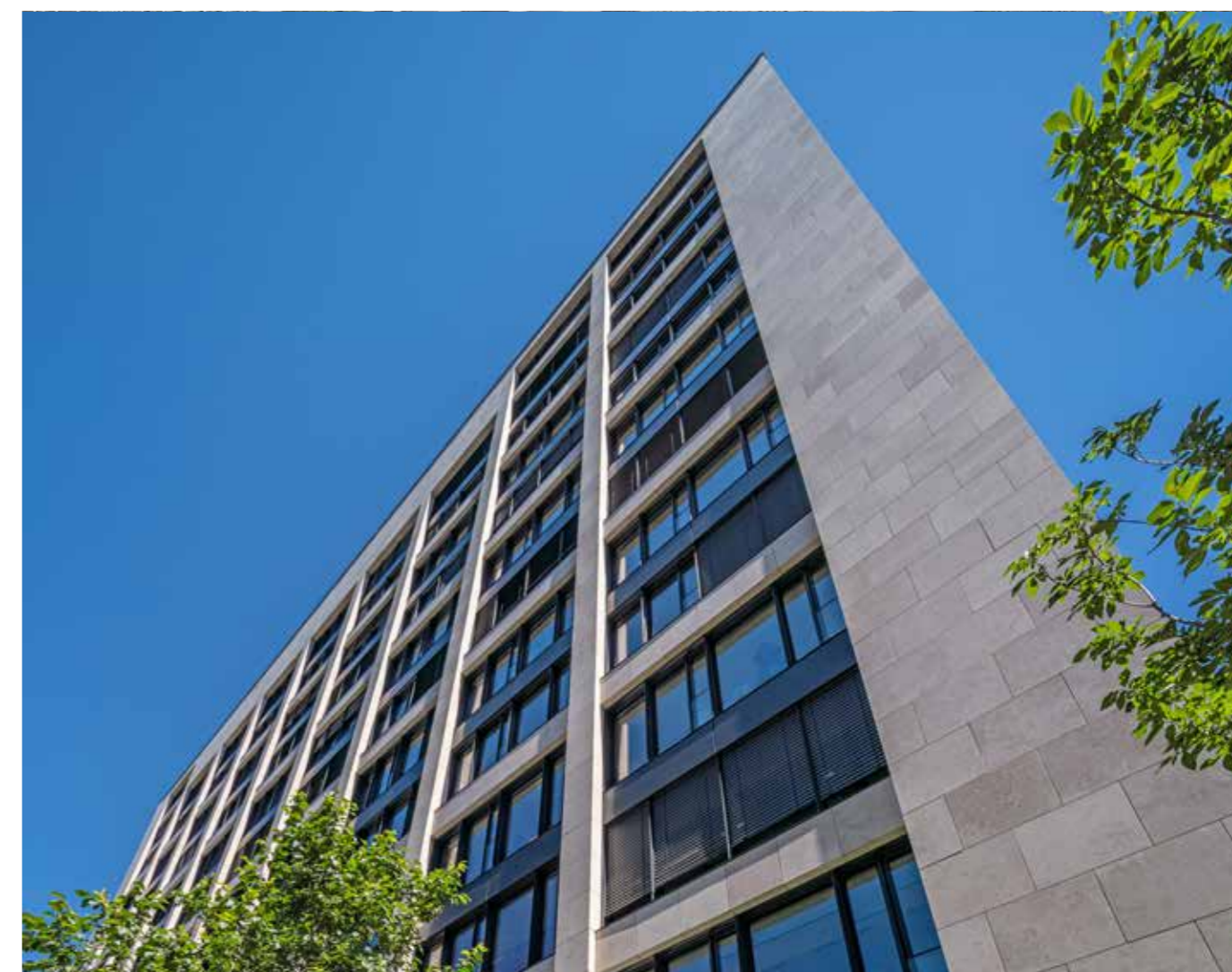
The conference rooms on the ground floor, which are fitted with state-of-the-art technology, offer an ideal environment for events. Planned exclusively for tenants and with flexible partitioning as required, attendees can enjoy the culinary delights of the in-house restaurant.



368 SQ M INCLUDING ROOF TERRACE

STYLISHLY DESIGNED

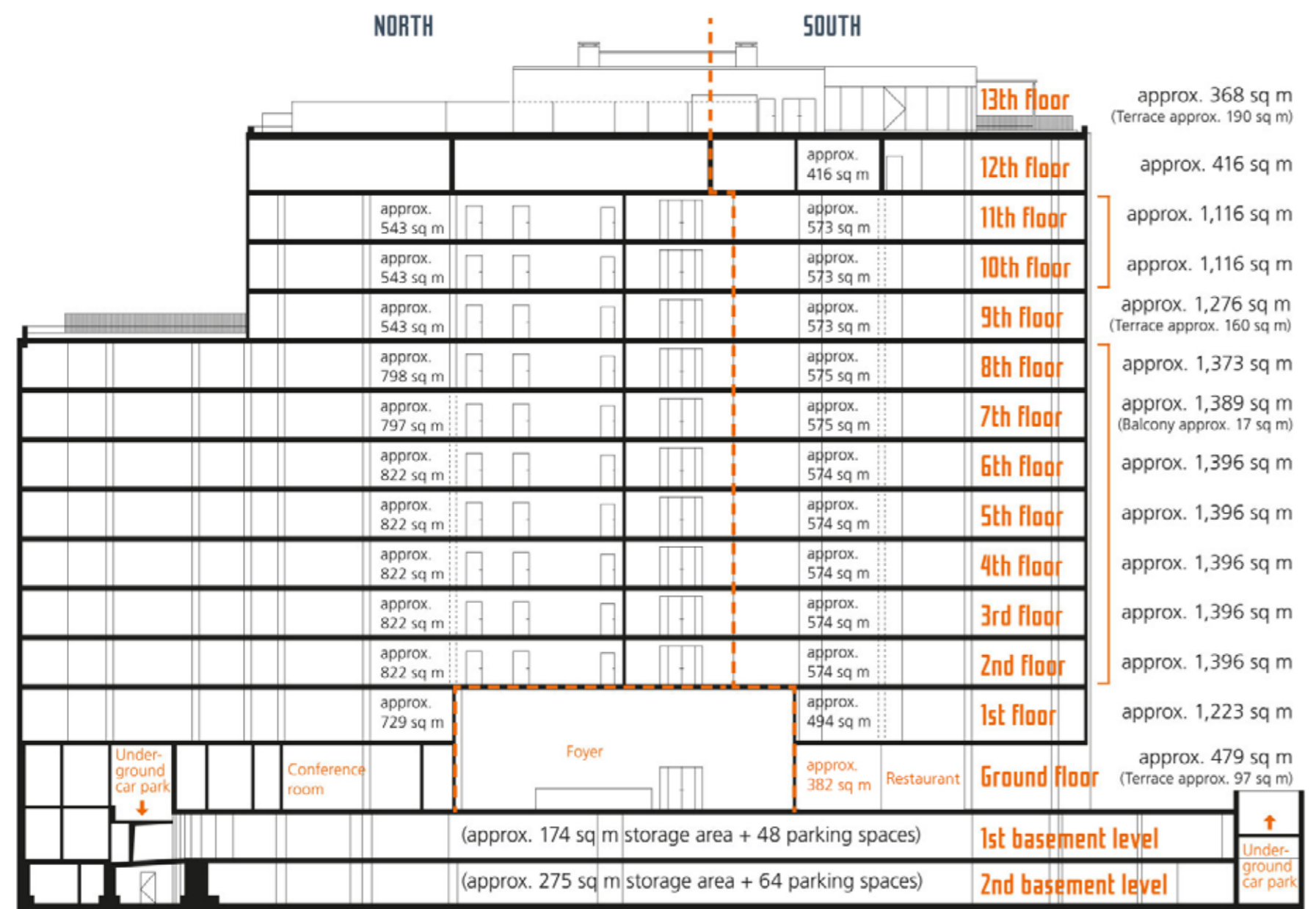
On top of the world – with a near-panoramic view. Freedom comes as standard in the stylish office level on the 13th floor. Enjoy the spectacular views of the banking district and the Taunus mountains.





ENJOYABLY EFFICIENT

Whether you prefer individual or open-plan offices, the office space at the WESTEND SKY boasts high-quality facilities and is ideally suited to making your work as comfortable as possible.



Parking quotient for offices
approx. 133 sq m / parking space

➔ Total lettable area
Office + Restaurant
approx. 15,736 sq m

These specifications are not binding



ABSOLUTELY ATTRACTIVE

- CENTRALLY LOCATED 14-STORY OFFICE BUILDING
- TOTAL OFFICE SPACE OF 15,736 SQ M
- ROOFTOP TERRACES WITH BRIGHT PROSPECT
- UP TO 1,396 SQ M PER FLOOR PLATE
- FLEXIBLE LAYOUT FOR CUSTOMISED USE
- HIGH QUALITY FIT-OUT
- PRESTIGIOUS TWO-STORY LOBBY WITH RECEPTION
- PUBLIC RESTAURANT WITH TERRACE
- COMFORTABLE CONFERENCE ROOMS
- LEED GOLD CERTIFICATION

➔ SIMPLY INDEPENDENT

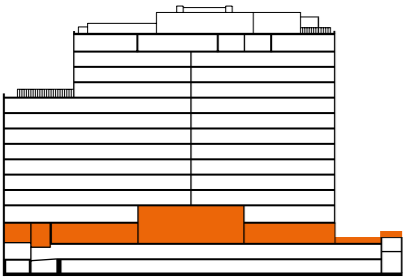


15,736 SQ M

CULTURE AND COMFORT

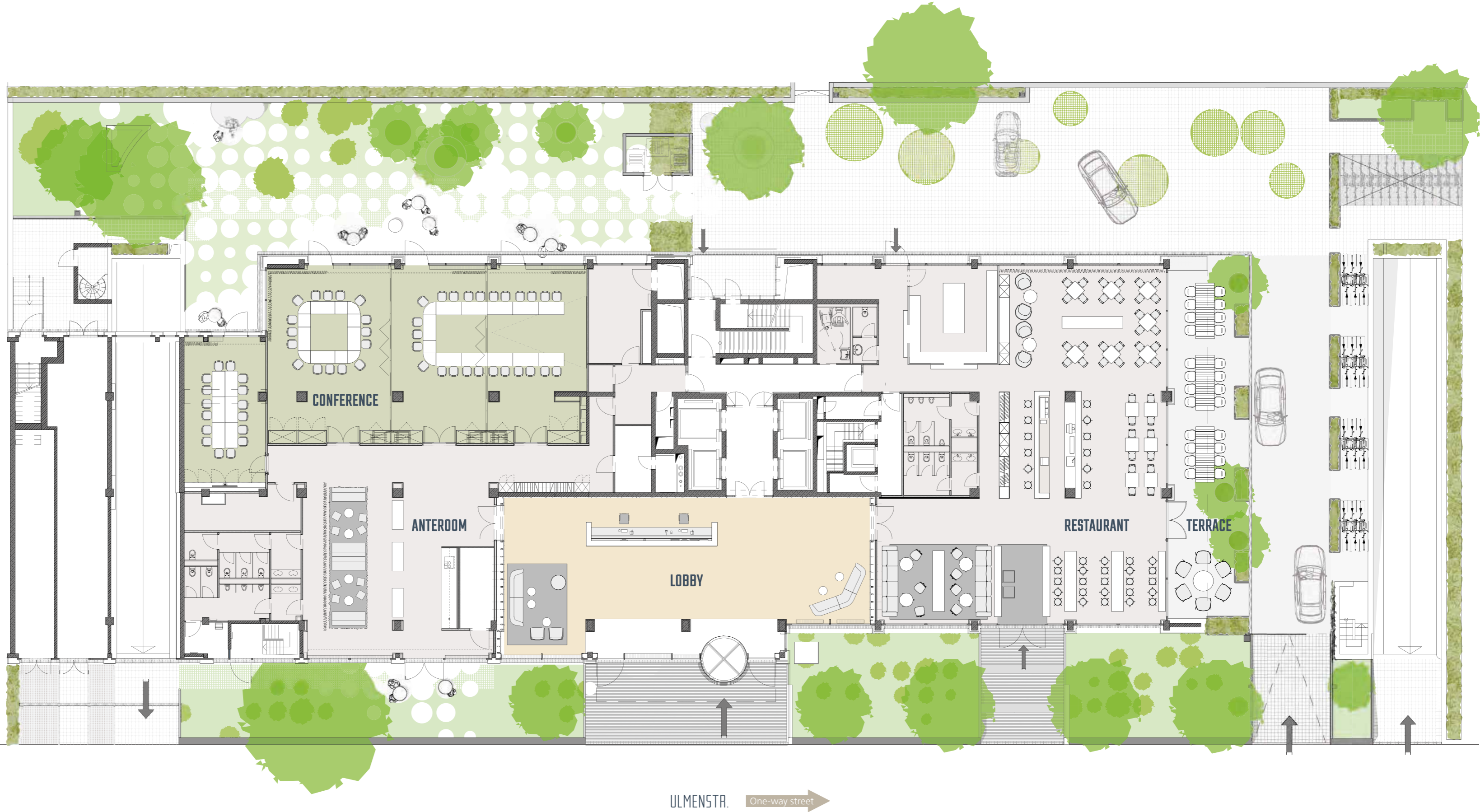
If you spend a lot of time in the office, comfortable furnishings and an inspiring atmosphere are particularly important. The offices are designed efficiently and in great detail, with floor-to-ceiling windows that can be opened in every other window axis, a cooling system and LED dimmer ceiling lights, open kitchenettes and high-quality fitted carpets all ensuring a pleasant working environment. The floors of the WESTEND SKY can be flexibly partitioned as open-plan, combination or individual offices, giving aspirational companies the perfect conditions for realising their corporate culture while meeting the highest expectations.



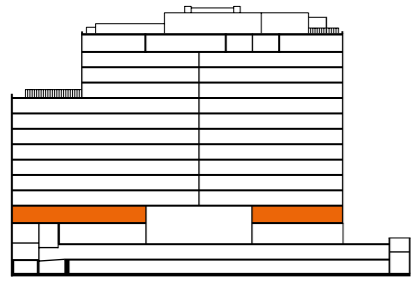


Ground floor – Example of conference area, lobby, bistro with outside terrace*

*All floor plans are indicative preliminary designs.



ULMENSTR. One-way street



First floor – Example of combination office with group workstations*

Rental area: approx.

1,223

 sq m

North area occupancy: 26 workstations

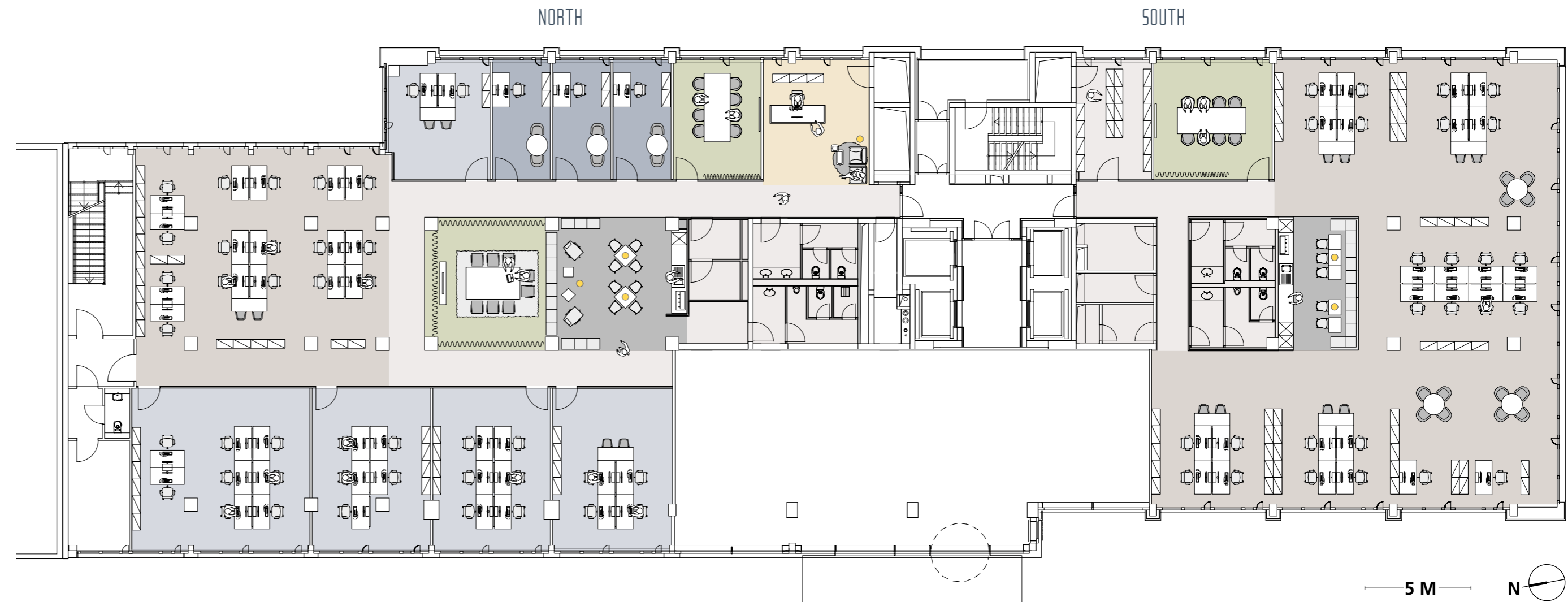
South area occupancy: 45 workstations

Total occupancy:

71

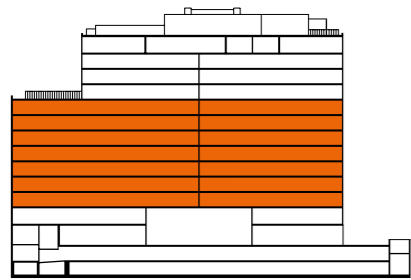
 WORKSTATIONS

*All floor plans are indicative preliminary designs.



FACTS & FIGURES

- Total office rental area 15,736 sq m, single-tenant and multi-tenant options
- 14-storey office property (ground floor + 13 upper floors) with high-quality stone façade
- Generous roof terraces on the 9th and 13th floors exclusively for the tenants
- 13th-floor roof lounge exclusively for tenants of these areas with panoramic views of the Frankfurt skyline and the Taunus mountains
- Two-storey lobby with staffed central reception
- Access control system possible
- Rental unit per standard floor approx. 1,116–1,396 sq m
- Floors can be laid out as open-plan, combination and individual offices
- 4 conference rooms exclusively for our tenants. These can be combined in different ways.
- Shower rooms on 1st basement floor
- Public restaurant with sun-terrace on ground floor facing south
- Smoking area in yard
- Underground car park with 112 parking spaces and bicycle parking
- Four passenger lifts, including one goods lift
- LEED Gold certification
- High-quality fit-out standard:
 - Triple-glazed floor-to-ceiling windows
 - Electrically operated external solar shading; internal sun blinds
 - Openable windows in every second window axis
 - Partition walls, some fully glazed, to allow flexibility when space requirements change
 - Clear floor to ceiling height: 2.75 m in offices and 2.50 m in corridor areas
 - LED ceiling lights; LED downlighters in corridor areas
 - CAT 7 and fibre-optic cabling
 - Raised floors with floor boxes including three data ports per workstation
 - Air conditioning via combined heating/cooling ceiling, single-room control with room control elements
 - Open kitchenette in each rental unit



2nd – 8th floors (regular floor)
Example of individual partitioning/combination offices*

Rental area: approx.

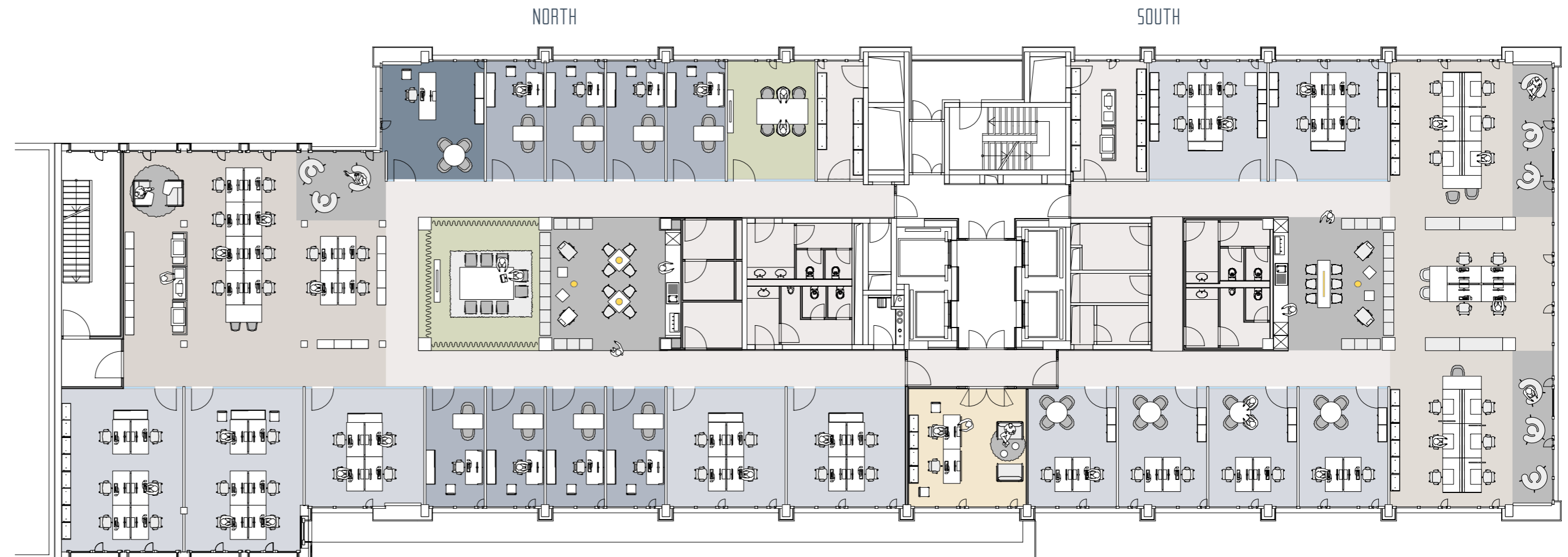
1,396 sq m each

North area occupancy: 34 workstations

South area occupancy: 45 workstations

Total occupancy:

79 WORKSTATIONS



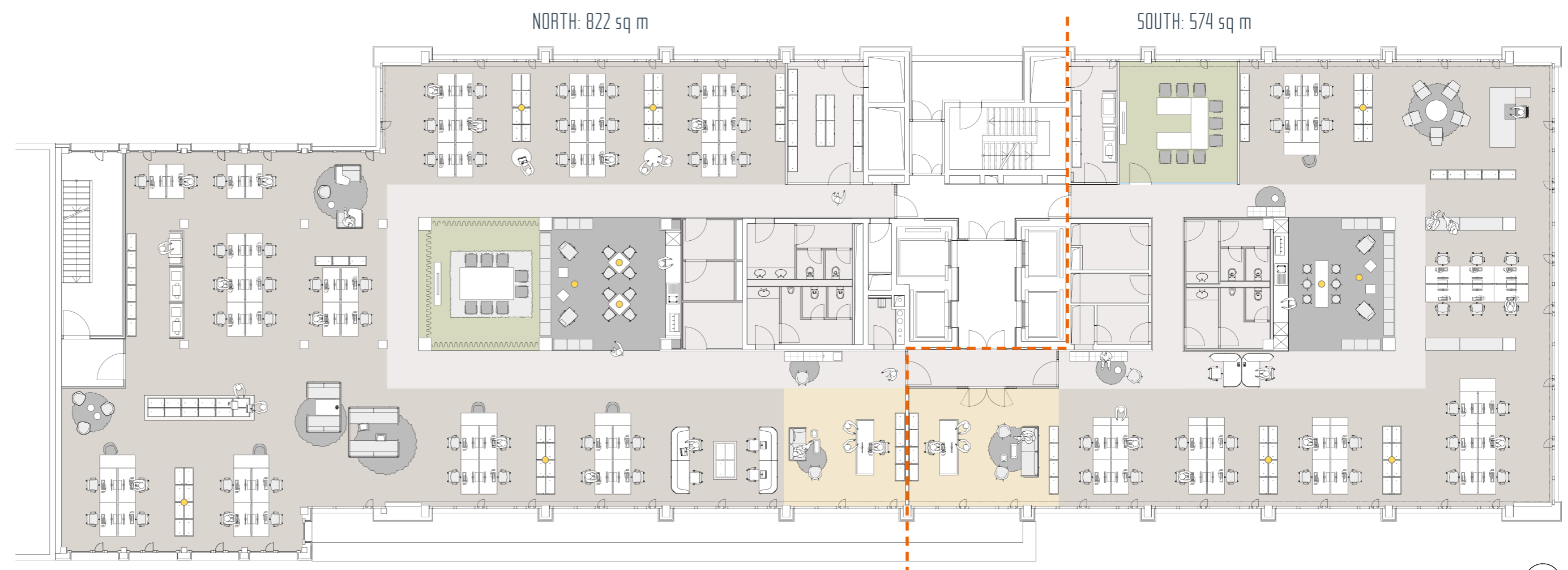
2nd – 8th floors (regular floor)
Example of two rental units/open-plan solution*

Rental area: approx.

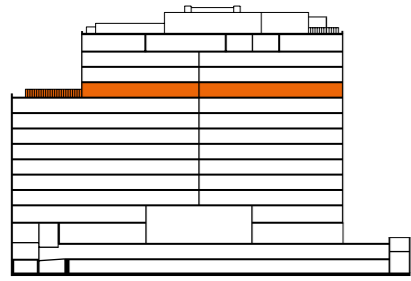
822 sq m NORTH
574 sq m SOUTH

North area occupancy: 53 workstations

South area occupancy: 32 workstations



*All floor plans are indicative preliminary designs.



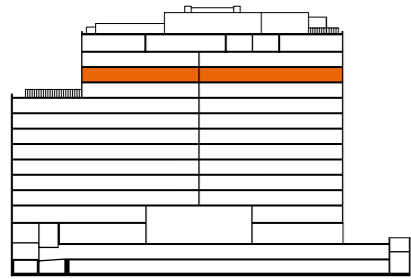
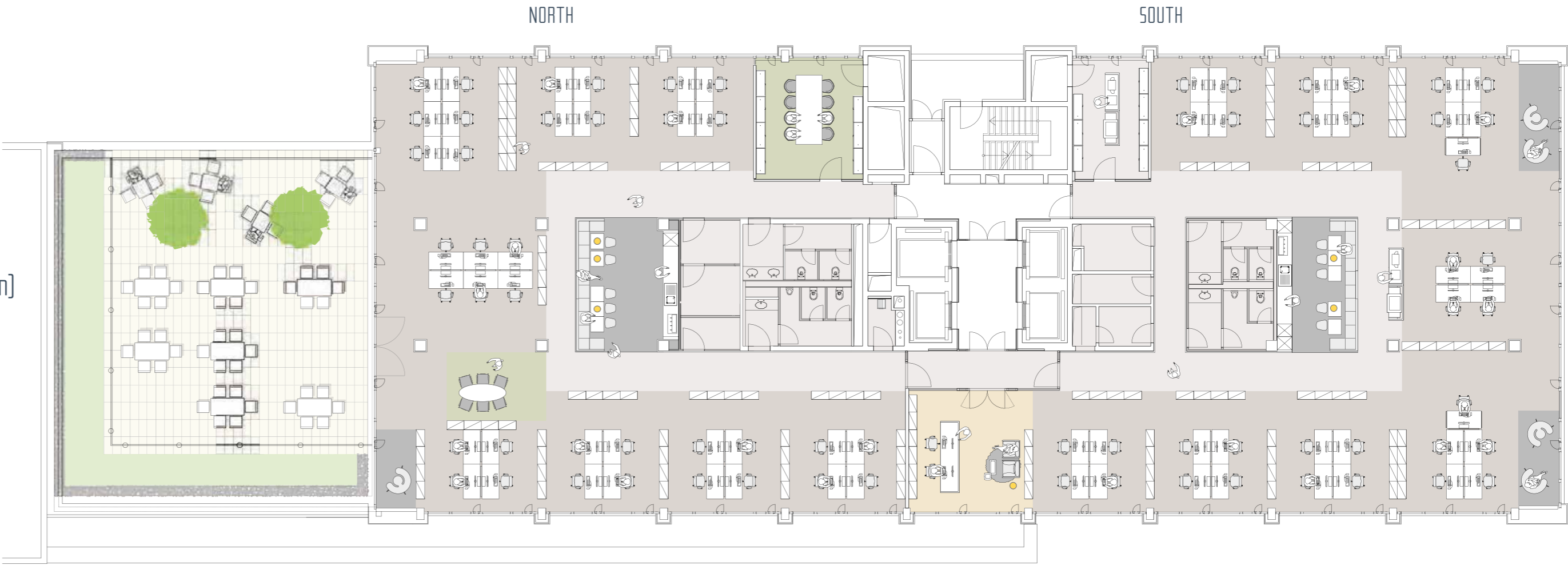
9th floor – Example of open-plan solution*

Rental area: approx.

1,276 sq m including terrace (approx. 160 sq m)

North area occupancy: 36 workstations
 South area occupancy: 36 workstations
 Total occupancy:

72 WORKSTATIONS



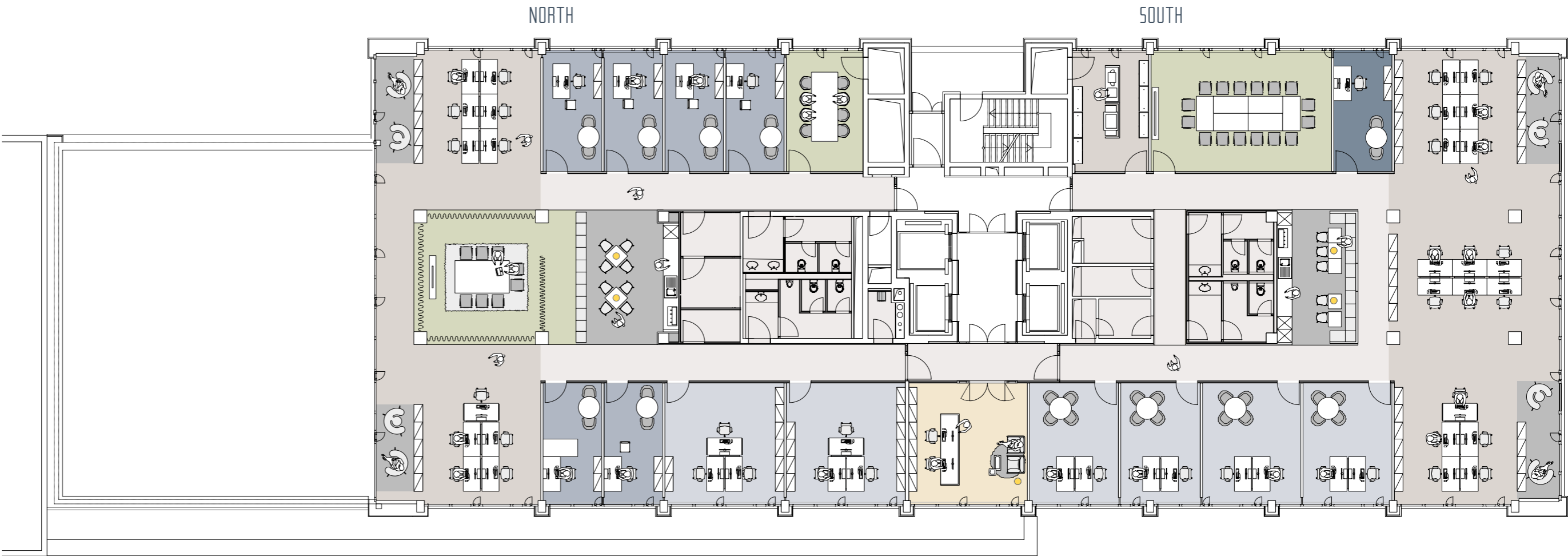
10th floor – Example of combination office with group workstations*

Rental area: approx.

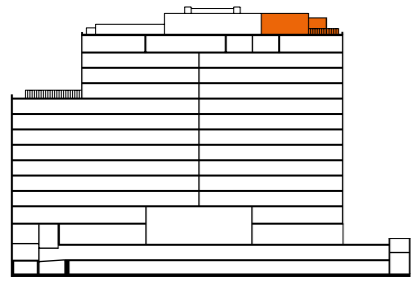
1,116 sq m

North area occupancy: 28 workstations
 South area occupancy: 23 workstations
 Total occupancy:

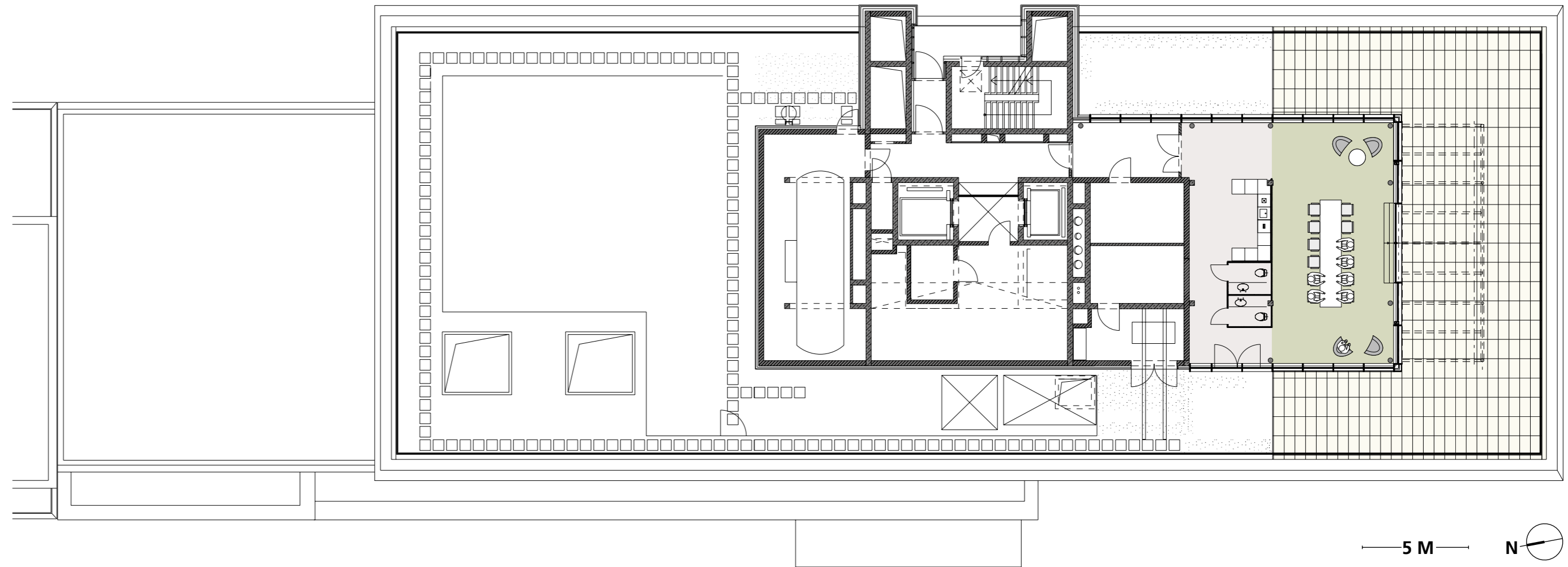
51 WORKSTATIONS



*All floor plans are indicative preliminary designs.

**13th floor – Conference area with roof terrace***

Rental area: approx.

368 sq m including terrace (approx. 190 sq m)*All floor plans and visualisations are indicative preliminary designs.

FEEL FREE TO GET IN TOUCH WITH US

RENTAL CONTACT

JÖRN MITTENZWEI

+49 69.71 47 15 67

westendsky@deka.de



westendsky.de

„Deka
Immobilien

Deka Immobilien GmbH
Lyoner Str. 13
60528 Frankfurt am Main
Germany

www.deka-immobilien.com

 Finanzgruppe