



WEST
END
_SKY

SIMPLY
INDEPENDENT

WELCOME TO A COMFORTABLE OFFICE

Ulmenstraße 30
60325 Frankfurt am Main



„Deka
Immobilien

WESTEND SKY
ULMENSTRASSE 30
60325 FRANKFURT AM MAIN

COM- PLETELY COMFORT- ABLE

The location and architecture of new WESTEND SKY guarantee highest comfort and independence. WESTEND SKY not only offers the opportunity for you to be the only tenant of 15,736 sq m in Frankfurt am Main, it also provides various options for customised use. Standard floors offer up to 1,396 sq m to provide a number of flexible possibilities. And as the tenant of the 13th floor, including three additional floors, you have full access to the lounge and rooftop terrace featuring a spectacular panoramic view over Frankfurt and of the Taunus hills. So reside in comfort today and experience a new sense of freedom. Simply contact us on +49 69 71 47-15 67.



FACTS & FIGURES

- Total of 15,736 sq m of office space, single and multi-tenant options available
- 14-storey office building (ground floor plus 13 upper floors) featuring a high-quality natural stone façade
- Generous rooftop terrace on the 9th and 13th floors
- Rooftop lounge on the 13th floor, exclusively for tenants of the three upper floors, with a panoramic view of Frankfurt's skyline and a view of the Taunus hills
- Two-storey lobby with central manned reception area
- Access control system available
- Tenant space on each floor, spanning around 1,116 to 1,396 sq m
- Division of the floors into open-plan, combination and cellular units
- Up to four conference rooms available on the ground floor (approx. 42 to 72 sq m, max conference room size of approx. 190 sq m)
- Showers on the 1st floor
- Public bistro with terrace on the ground floor
- Smoker's area in the courtyard
- Underground car park with 112 spaces as well as bicycle stands
- Four lifts, three for passengers and one for goods
- Potential LEED Gold certification
- High-quality specifications of the rental space:
 - Floor-length windows with three-pained windows
 - Electric external solar shading
 - Openable windows on every other window axis, internal sun blinds
 - Partition wall system, partly made of glass for a flexible use of the accommodation according to need
 - Clear floor to ceiling height of approx. 2.75 m in the offices, approx. 2.50 m in the corridors
 - LED ceiling lighting, LED downlighters in the corridors
 - CAT-7 cable as well as optical-fibre cable
 - Raised floors with trunking, incl. three data ports per workstation
 - Air conditioning via combined heat and chilled ceiling, controlled for each individual room with operating elements
 - Open pantry in each tenant space

HIGH QUALITY SMART SOLUTION

With the ambition to offer the highest quality of use, such as with the premium office fittings, and to strive for the LEED Gold certification, WESTEND SKY pays heed to the principle: comfort is the best foundation for being able to develop both independently and freely. Therefore, WESTEND SKY greets its visitors in its prestigious and generous two-storey lobby with a personal reception area. The bistro, which is open to everyone and features a chic outdoor terrace, underscores the high standards placed on quality – just like the conference rooms which are of the highest technical quality and open to each tenant and for any occasion.



LESS STRESS MORE SUCCESS



The average worker spends approximately 1,920 hours per year in the office. Naturally, this time should be as comfortable as possible. The relaxed location of WESTEND SKY, between the Wilhelmina-style villas and glass façades, conveys a pleasant feeling of peace and harmony – rare in today's urban environment. The close proximity to the banking district, pedestrian zone, trade fair grounds, Taunusanlage park and main train station make WESTEND SKY a comfortable location – even the airport is just 20 minutes away. If you, too, would like to use this comfortable setting for your goals: feel free – simply contact us on +49 69 71 47-15 67.

PRELIMINARY TENANTED AREAS

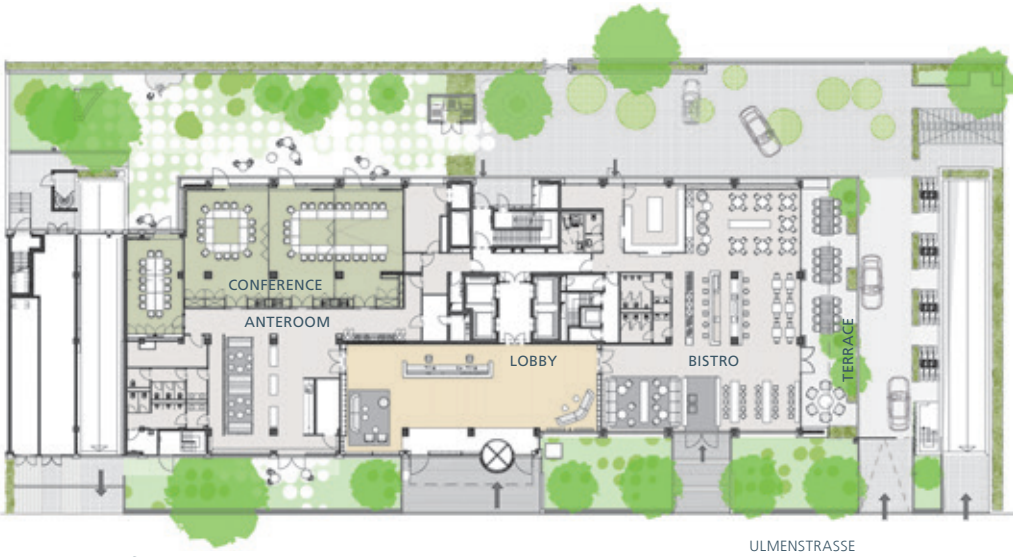
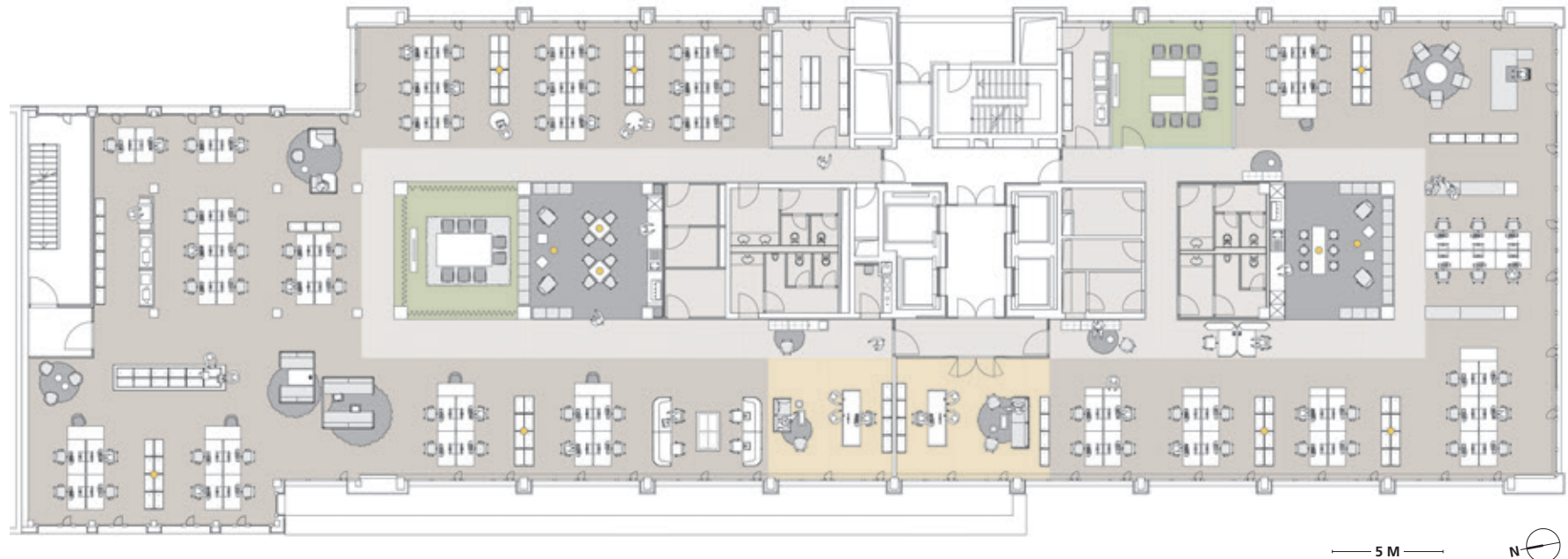
Use	Floor	Tenanted area (approx.)
Office	13th floor & terrace (190 sq m)	368 sq m
Office	12th floor	416 sq m
Office	10th & 11th floors	1,116 sq m each
Office	9th floor & terrace (160 sq m)	1,276 sq m
Office	8th floor	1,373 sq m
Office	7th floor & balcony (17 sq m)	1,389 sq m
Office	2nd–6th floors	1,396 sq m each
Office	1st floor	1,223 sq m
Bistro, terrace	Ground floor & terrace (97 sq m)	479 sq m
Total tenanted area (approx.)		15,736 sq m
Storage	1st basement level	174 sq m
Parking spaces	1st basement level	48
Storage	2nd basement level	275 sq m
Parking spaces	2nd basement level	64
No. of parking spaces	1 parking space/133 sq m of office space	

Information not binding.

2nd–8th floors (standard) Example open floor plan solution*

Tenanted area – approx.
1,396 sq m each
Capacity – 85 workstations

* All layouts are preliminary drafts
and not binding.



Ground floor
Example conference area, lobby, bistro with outdoor terrace*

ULMENSTRASSE

FLEXIBLE FLOOR PLANS_ VARIOUS SPACES

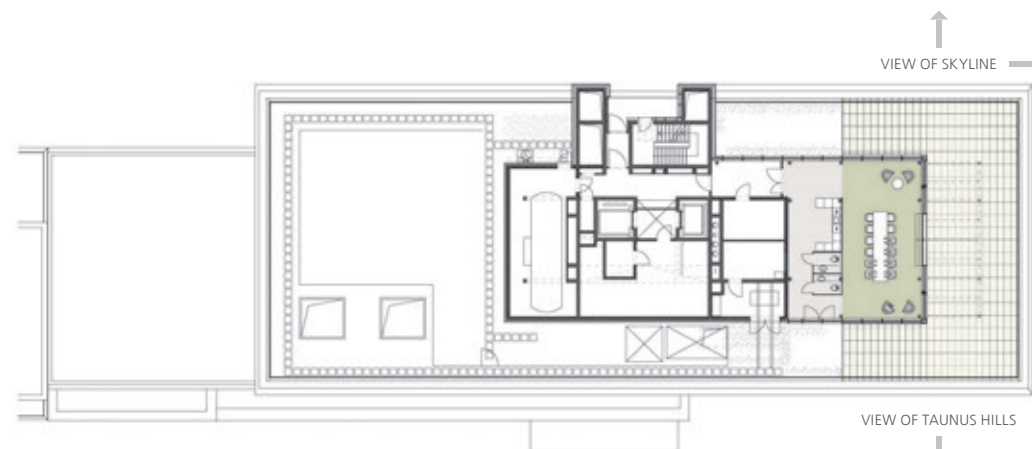


9th floor

Example open floor plan solution*

Tenanted area – approx. 1,276 sq m (Terrace approx. 160 sq m)

Capacity – 72 workstations



13th floor

Example conference area with rooftop terrace*

Tenanted area – approx. 368 sq m (Terrace approx. 190 sq m)

* All layouts are preliminary drafts
and not binding.

FEEL FREE TO GET IN TOUCH WITH US

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 **Finanzgruppe**