

# RFR

RFR Management GmbH



**Frankfurt** am Main

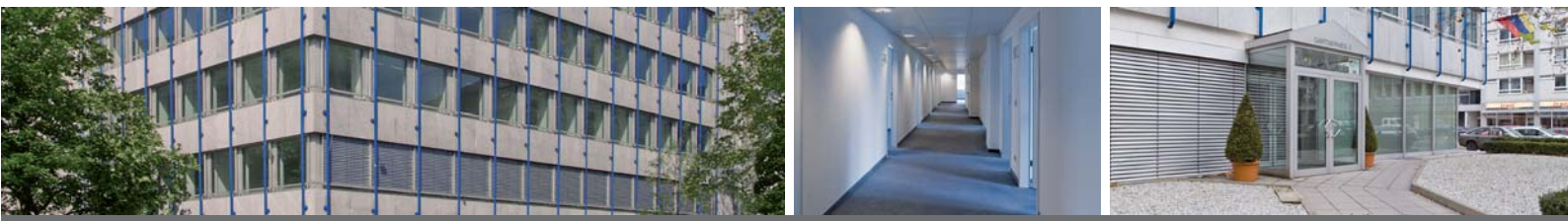
**Eschersheimer Landstrasse 19-21  
60322 Frankfurt am Main**

The Bright Side of Modernity

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## The Dynamics of Frankfurt

### Frankfurt and its Diplomats

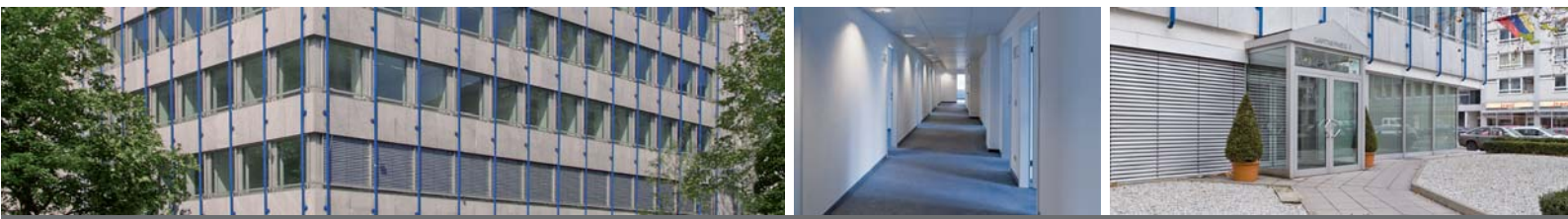
While the free Imperial City of Frankfurt was never Germany's capital, it has always been the nation's city of trade fairs and trading, a central European transportation hub, and it has always attracted foreign missions and agencies. This tradition continues to be very much alive, and the moniker "Diplomats' Quarter" for Frankfurt's cosmopolitan Westend suggests as much.

The locales chosen by foreign dignitaries are not necessarily the opulent mansions of the late nineteenth century. In a city that is home to architects such as Ernst May and Hans Poelzig, even great powers such as the United States prefer to set themselves up in function-oriented modernist buildings. It is a preference you will find wherever an appropriate, congenial environment for staff members coincides with a well-equipped building of an architectural school that is marked by a prestigious character and interior. The estate located at Eschersheimer Landstrasse 19-21 is a case in point.

### Sense of Purpose Meets Joie de Vivre

This vibrant neighborhood, at the border between Westend – a district dominated by nineteenth century mansions while studded with unobtrusive office buildings – and Nordend – marked by upper-class residences – is home not just to consulates, trade missions and tourist boards. Many independent professions have taken quarter here, too, with stately edifices housing law offices, auditors and consulting firms of global renown.

Few other places offer as complete a supply infrastructure as this location, or a comparable range of restaurants, cafés, or opportunities for shopping and strolling. The proximity to the glitzy retail palaces between Hauptwache and Zeil, to the quiet streets of the Westend, or to Oederweg, one of Frankfurt's most charming shopping streets, makes this site one of the most popular addresses in town.



## Eschersheimer 19-21: Right in the Middle of Things

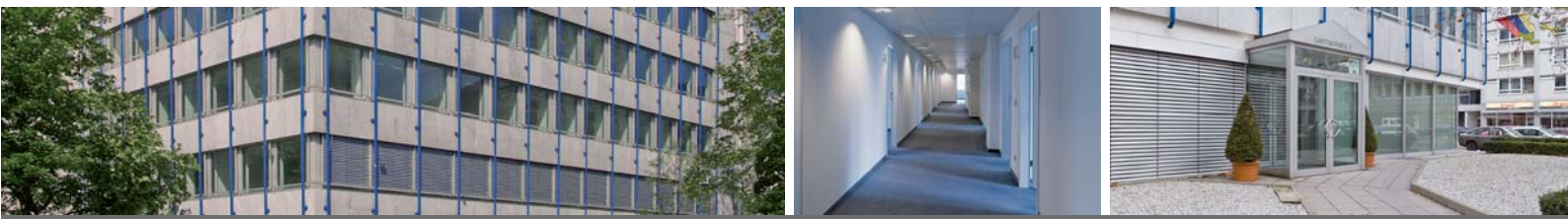
### **On the Sunny Side**

The seven-storey office building is located in an excellent downtown location, on the corner of Eschersheimer Landstrasse and Gaertnerweg. It is part of a multi-component modern development. On the south side, the building overlooks late nineteenth century buildings. The small square that the street forms where it branches into Gaertnerweg and Fellnerweg provides a profusion of light and space. A large sycamore grows right in front of the house, casting kaleidoscopic specks of green light into the rooms on the intermediate levels.

Eschersheimer Landstrasse itself is a four-lane north-south artery serving downtown Frankfurt. Within easy walking distance of the building, you will find the "Eschersheimer Tor" subway station, frequented by the lines U1, U2 and U3. Also just a short walk away is Hauptwache, train stop for all urban transit trains. Northbound Eschersheimer Landstrasse connects to the A66 freeway, making the site perfectly accessible by car.

### **Modernity Committed to a Sense of Wellbeing**

Seen from the outside, the bright building almost resembles a cube. Typifying the architectural style of modernism, large-space window rows define the façade on three sides. White marble cladding enhances the impression. Added more recently, a grid of blue metal piping structures the otherwise smooth surfaces. White marble, combined with frosted aluminum and expansive glazing extends the same touch of light and brightness into the white interior of the lobby. The technical infrastructure of the building is truly state-of-the-art, featuring air conditioning, a server room on each floor, Cat-5 cabling, and much, much more.



## Eschersheimer 19-21: Facts and Figures at a Glance

### Basic Details

- Location: Eschersheimer Landstrasse 19-21 (corner of Gaertnerweg and Fellnerstrasse), 60322 Frankfurt.
- 7-storey modern office building in good downtown location.
- Several floors are let to consulates general, and one tourist board.
- Bright office space with flexible layout and high-tech features define the upper floors.

### Features

- Passenger elevator
- New prestigious entrance area
- Variable floor-plan, using a flexible dividing-wall system
- Modern office standards
- Suspended ceilings with integrated lighting
- Cat-5 cabling through window-sill cable ducts

- Server room on each floor
- Air conditioning
- Galley
- Gender-segregated sanitary facilities on each floor
- Professional facility management

### Parking

- 1 car parking space is still to let in the courtyard.
- 3 car parking spaces are still to let in the underground car park.

### Basic rent rate

€ 15.50 / m<sup>2</sup> / month, plus VAT

Service charges

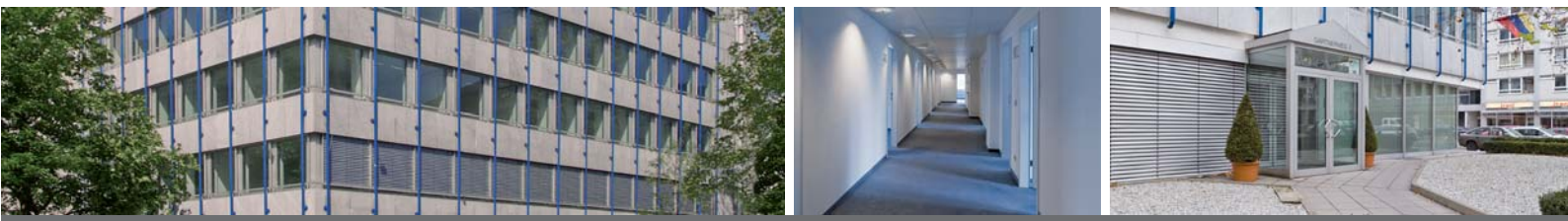
€ 3.00 / m<sup>2</sup> / month, plus VAT

Ground floor € 1.950 month, plus VAT

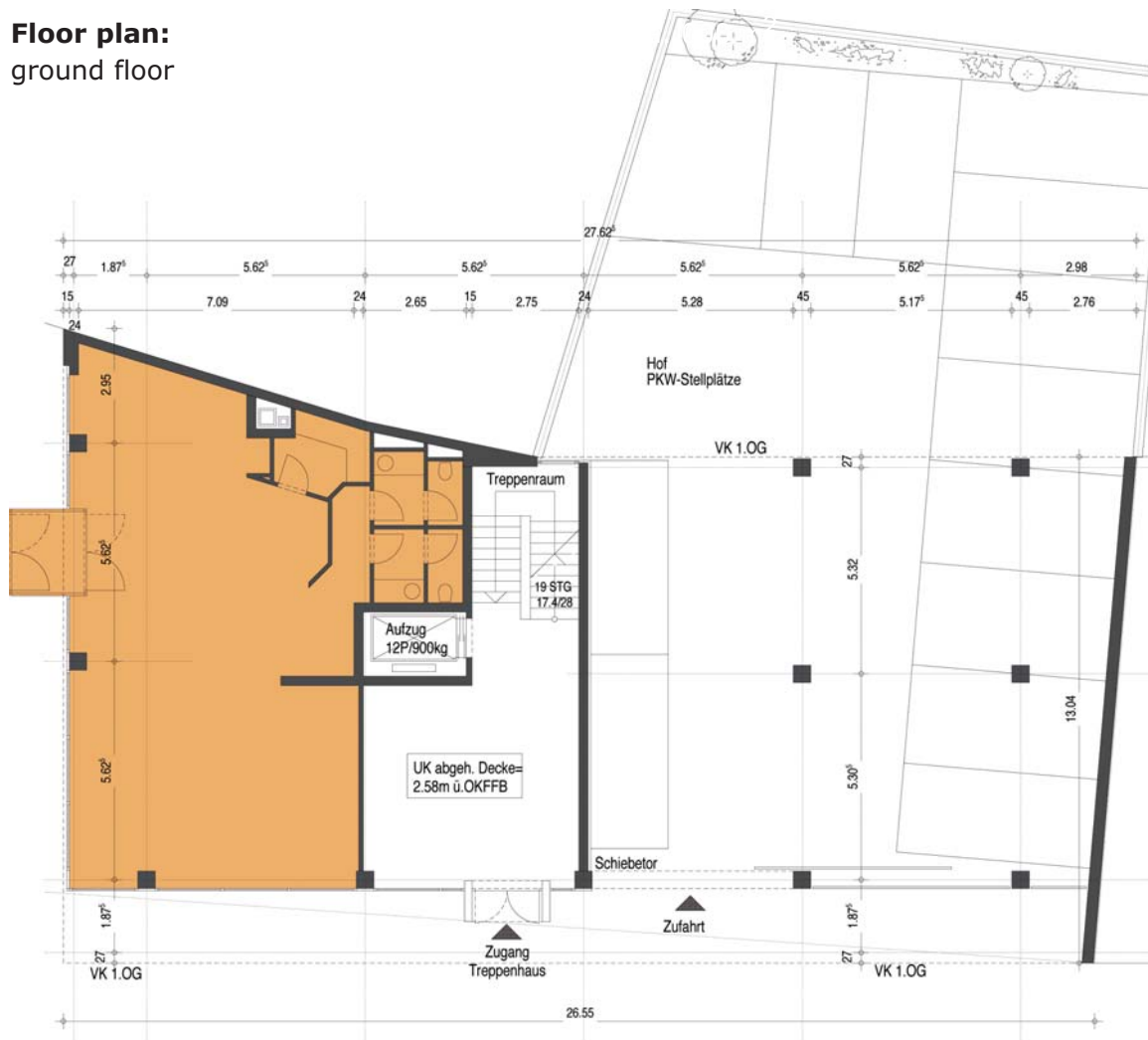
**Floor space available on short notice.  
Lettings directly through the owner.  
No brokerage charged.**

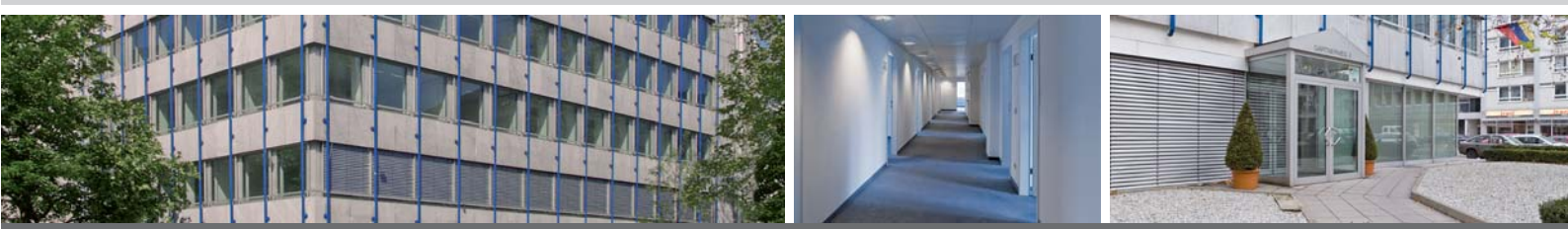
### Gross lettable area about 2,000 m<sup>2</sup>

Floor	Area	Available floor space
Ground floor	about 104 m <sup>2</sup>	
1 <sup>st</sup> floor up	about 321 m <sup>2</sup>	
2 <sup>nd</sup> floor up	about 321 m <sup>2</sup>	
3 <sup>rd</sup> floor up	about 321 m <sup>2</sup>	about 321 m <sup>2</sup>
4 <sup>th</sup> floor up	about 321 m <sup>2</sup>	
5 <sup>th</sup> floor up	about 321 m <sup>2</sup>	
6 <sup>th</sup> floor up	about 299 m <sup>2</sup>	

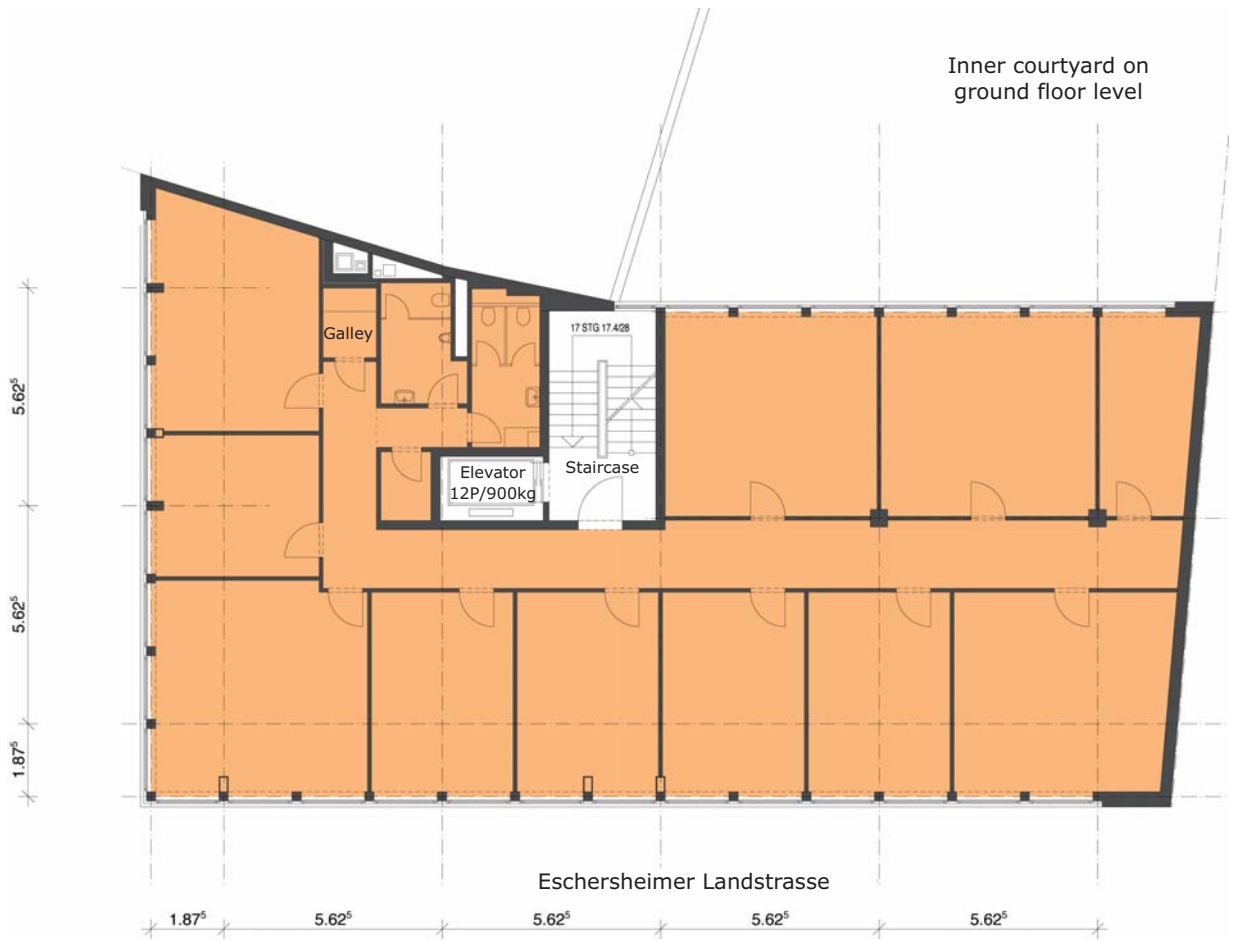


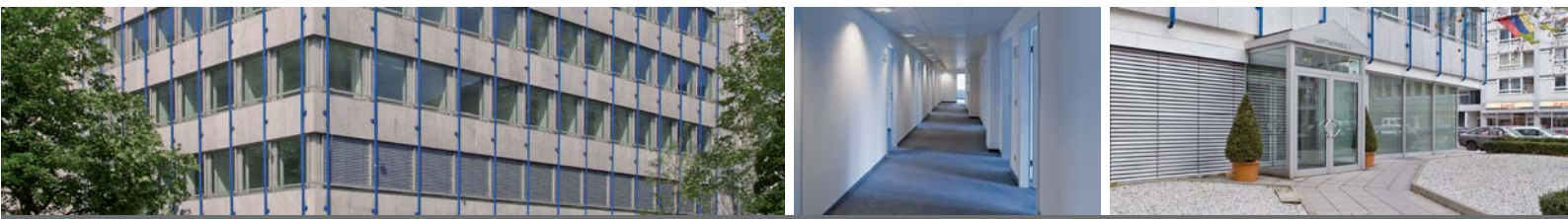
**Floor plan:**  
ground floor





**Floor plan:**  
3<sup>rd</sup> floor up





**Site map:**

Eschersheimer Landstrasse 19-21  
 Gaertnerweg 2  
 60322 Frankfurt am Main

