

RFR

RFR Management GmbH



Frankfurt am Main

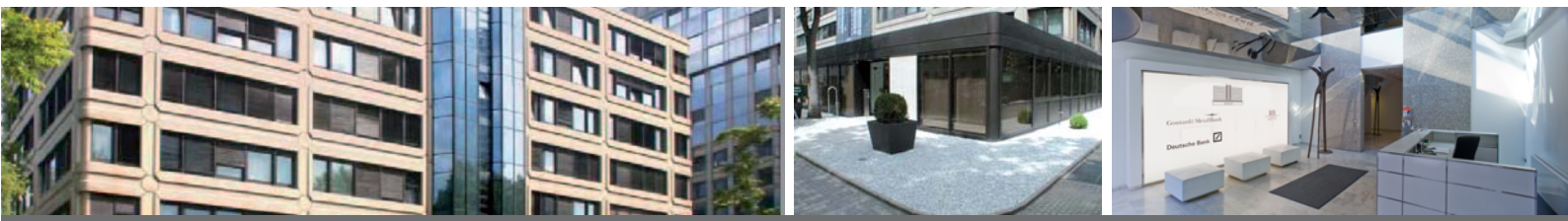
**Guiollettstrasse 54
60325 Frankfurt, Germany**

Frankfurt-Westend,
Upper Tier Business

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Frankfurt. Big in Business.

Frankfurt's Consistency

Frankfurt is a city of contrasts. Buildings that played a key role in Germany's history include the Kaiserlicher Dom or Paulskirche, the cradle of German democracy, and these are in turn surrounded by the most recent, award-winning high-rises. Reconstructed half-timbered houses stand next to post-modern museum edifices. Contrasts define not just the cityscape, but inspire a special way of life that combines a love of spare-time adventure and the ambition to excel.

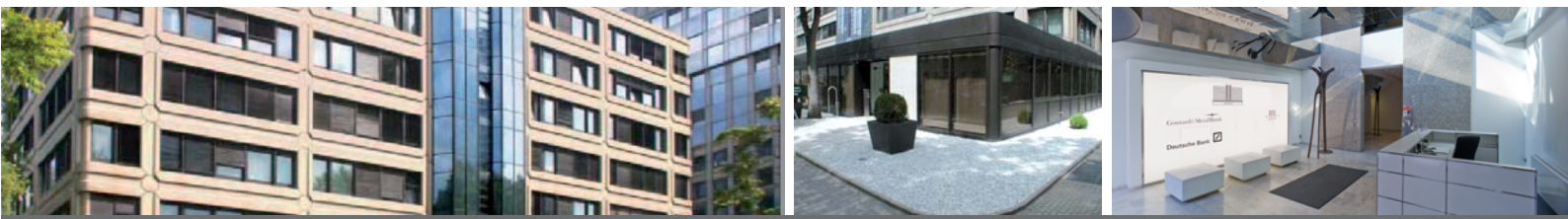
At the same time, Frankfurt is a city of continuity. Here, at the erstwhile market town at the old bridge across the Main river, the first sample fair was held, the basis for what was soon to become the most important banking business north of the Alps and the hotbed for dynasties such as the Rothschilds. The Marshall Plan and the KfW bank for economic recovery, the Deutsche Börse later on, the Bundesbank and the European Central Bank, have all helped to turn the city into one of the most important financial centers.

Service Provider Hub

Yet apart from its role as financial hotspot, Frankfurt is a good address in many other ways as well. Among other things, it is home to the leadership in global service networks. International law firms, investment companies, asset managers, consultant groups, and film production companies, and communication agencies of global renown, all have their seat in the metropolis at the confluence of Rhine and Main. On top of everything else, Frankfurt happens to be Europe's most important transportation hub.

A Big Little City

While probably being Germany's smallest metropolis, Frankfurt today competes not just with Paris and London, but also stands its ground in the global competition with New York, Singapore, and Tokyo. Because in business, Frankfurt is big.



The Westend District

In Good Company

Just like London, Frankfurt added a residential area west of town in the nineteenth century. Affluent citizens resettled in classicist suburban mansions and summer residences built in the imperial style of the time and complemented by expansive gardens.

To this day, the Westend district is defined by the upper-class architecture of the imperial era. Small one-way home zone streets, gardens, parks and parklands continue to be the main traits of this residential area. Studded conspicuously with old-growth trees, the Westend turns a lush deep-green color in the summertime, contrasting favorably with the red sandstone built into many of the houses.

City Offices in Frankfurt

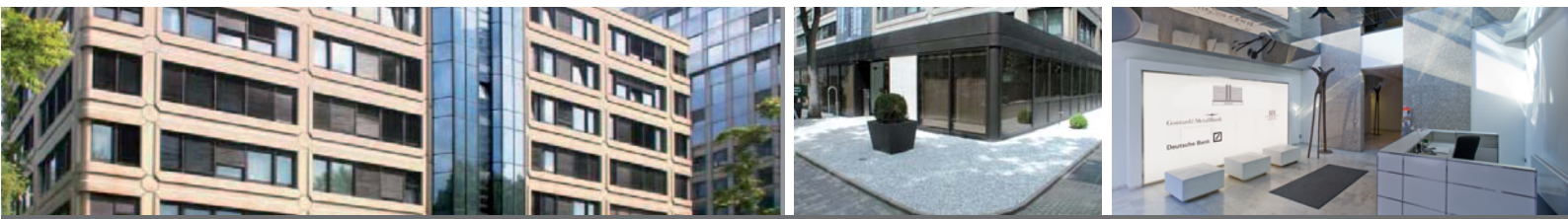
A blend of mansions, late nineteenth century residences, and integrated high-end office buildings of modern provenience characterize the cityscape of this prestigious business and residential quarter so close to the inner city.

On its southeastern fringe, the Westend is bordered by the imposing skyline of Frankfurt's financial district. At its eastern edge, the district meets the inner city in the vicinity of Opernplatz. The campus of Johann Wolfgang Goethe University lies a short distance away to the North and West.

A Retreat right in the Middle of Things

Less than a five-minute walk from the well-known meeting place of Opernplatz and the Westend's famous food lane, Fressgass, you will find the office building Guilletstrasse 54. The house is located on a small street running parallel to Bockenheimer Landstrasse that bisects the Westend, dividing it into a southern and a northern part. Screened by the bank towers and surrounded by ancient trees, the building is situated in a sunny and quiet location.

The modern eight-storey building is fringed by classic residential buildings, and adjacent to one other office building. Private gardens and parklands make up the surroundings to the left and rear of the building. Diagonally across from it is another public park.



Guiollettstrasse 54: An Ambience Inspiring Efficiency

Industrious Tranquility

Guiollettstrasse 54 allows you to make a concentrated effort while in a most pleasant environment. The self-contained office floors, the expansive windows command an extraordinary view of Frankfurt's skyline, including the City-Haus, the Westendtower, the Frankfurt Business Centre (FBC), and the Trianon building.

Short Ways, Easy Access

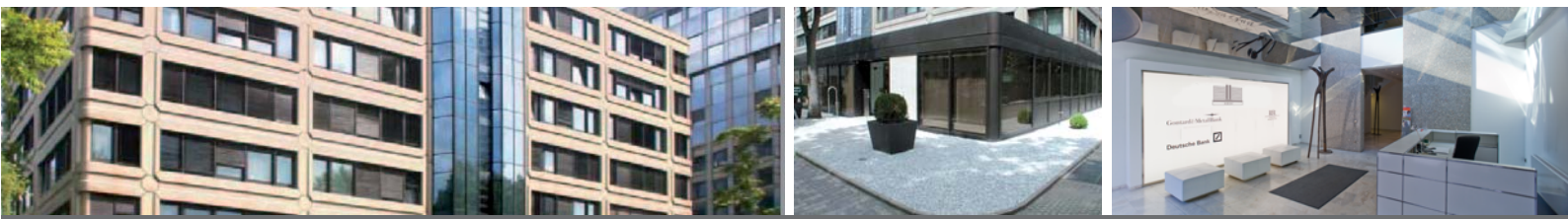
Guiollettstrasse is easily accessible from anywhere in the region, using any of the eight urban transit lines, either of two subway lines, or the bus. There is ample parking inside and outside the building, facilitating the daily commute by car. In this compact city, though, a number of business people actually ride their bikes to work, taking advantage of the excellent network of bicycle lanes to do a bit of exercising on their way to the office.

The immediate neighborhood in the Westend, as well as the inner city close by, offer a rich variety of venues for shopping, business lunches or errands of any kind. Also, the Westend is home to some of the best restaurants in town. In short, the infrastructure catering to the daily needs of people could hardly be better.

Extremely Well Designed

The hall-like ground floor protruding from the building corpus of Guiollettstrasse 54 has the effect of a pedestal, distracting from the actual size of the building. The façade is interrupted by a vertical expanse of blue two-way mirror panes that reflect the bank towers in the distance. It guides the beholders gaze upward, making the façade itself look smaller.

The building's facing, made of brightly colored high-quality metal alloy, recalls art objects from the late 1980s. The facing girds the non-glassed-in parts of the building, and bestows a futuristic touch to it.



Guiollettstrasse 54: Security and Prestige

Visibly Valuable Aesthetics

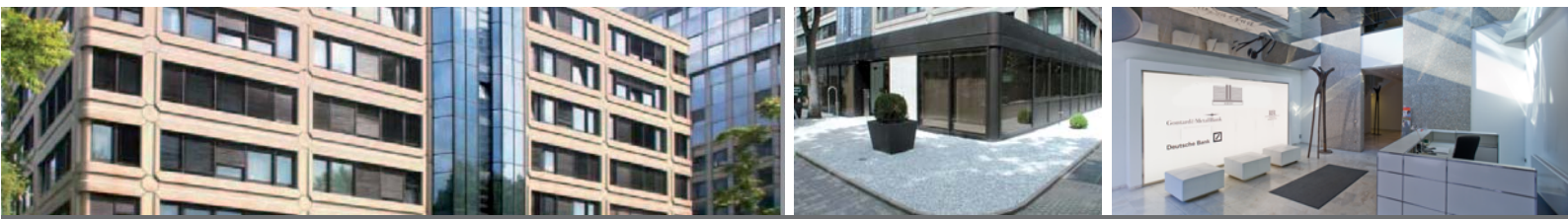
Snowy white gravel and dark-green decorative greenery fringe the building. Thus, the landscaping extends the white-hued lobby on the outside and forms a genteel contrast with the dark anodized, cantilevered facing of the ground floor.

The main entrance – newly constructed in March 2005 – ushers visitors into the prestigious lobby that features a patio, white marble, light-grey granite, and white USM furnishings, and, of course, the doorman service.

A separate entrance leads to an open-plan office that can also be used as central lobby or for corporate representations. Other resident enterprises include a bank and a real estate company.

State-of-the-Art Building Services and Security

The security level of the building, as well as its technological features are high-end, as you would expect from this Westend location. Air conditioning, parapet ducts, Cat 5 cabling, a large server room of nearly 60 m² with raised floor, also CCTV surveillance of all access ways, a RFID-chip controlled access system, security service, doormen – the professional facility management ensures that nothing happens in terms of technology and security that is not supposed to happen.



Guiollettstrasse 54: Facts and Figures at a Glance

Basic Details

- Location: Guiollettstrasse 54 (Westend), 60325 Frankfurt am Main, Germany.
- Eight-storey office building in prestigious, quiet downtown location, offering self-contained office floors.
- In part rented to renowned financial, legal, and real estate service providers.
- Sunny, technically fully equipped, flexible office space, incl. Cat 5 cabling
- Built 1980, main entrance newly constructed in 2005 and modernized in 2009.

- Thermostat-controlled radiators
- Wall-to-wall carpeting in offices
- Recessed ceiling lighting
- Fully furnished galleys
- Air-conditioned bank vaults

Basic rent rate

€ 18.50 / m² / month, plus VAT

Service charges

€ 4.20 / m² / month, plus VAT

Floor space available on short notice.

Lettings directly through the owner.

We will gladly help you set up a floor plan.

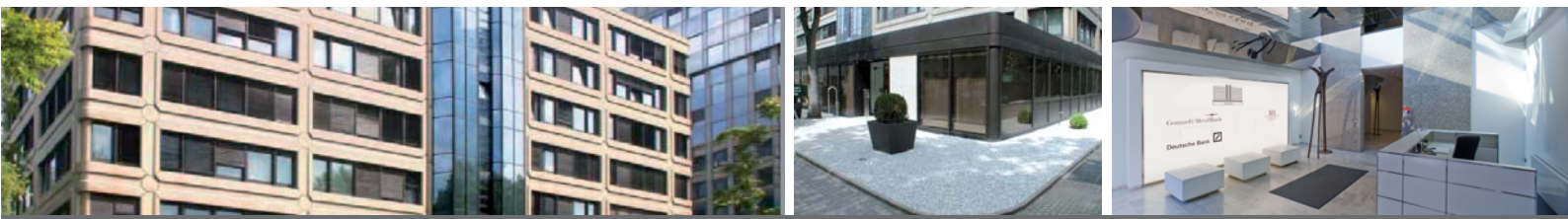
No brokerage charged.

Features

- Custom floor plan, using dividing wall system
- Doorman service, security service
- Passenger elevators
- Controlled air conditioning; windows open even if A/C is running

Gross lettable area about 5,262 m²

Floor	Area	Available floor space
Basement	about 995 m ²	about 995 m ²
1 st floor up	about 705 m ²	
2 nd floor up	about 594 m ²	
3 rd floor up	about 594 m ²	
4 th floor up	about 594 m ²	
5 th floor up	about 594 m ²	about 594 m ²
6 th floor up	about 594 m ²	about 594 m ²
7 th floor up	about 594 m ²	about 594 m ²



Guiollettstrasse 54: Features in Detail

Floor Plan

- Flexible floor plans, dividing rooms into single and open-plan offices.
- Efficient floor space usage by optimizing the ancillary floor space ratio.

Building Features

- Galley on each floor, including sink, refrigerator and dishwasher.
- Air-conditioned vaults on the ground floor and in the basement (20 m² each).
- Server room on the ground floor (59.4 m²), equipped with raised floor, and fully air-conditioned, RAS facility beneath the raised floor.

Room Features

- Metal grid ceilings with integrated grid lighting and adjustable air vents for the air conditioning.
- Air conditioning controllable for each half of each floor; windows will open even if A/C is running.
- Thermostat-controlled radiators beneath each window.
- Offices have wall-to-wall carpeting.

Cabling/Telecommunication

- Circumferential parapet ducts below window level.
- Cat 5 cabling.
- Incoming telco service lines by providers Colt, Telekom, and Arcor

Services

- Reception desk staffed 7:30 am through 06:00 pm (doorman service)
- Professional facility management
- Upon request, assistance with the creation of a floor plan

Security

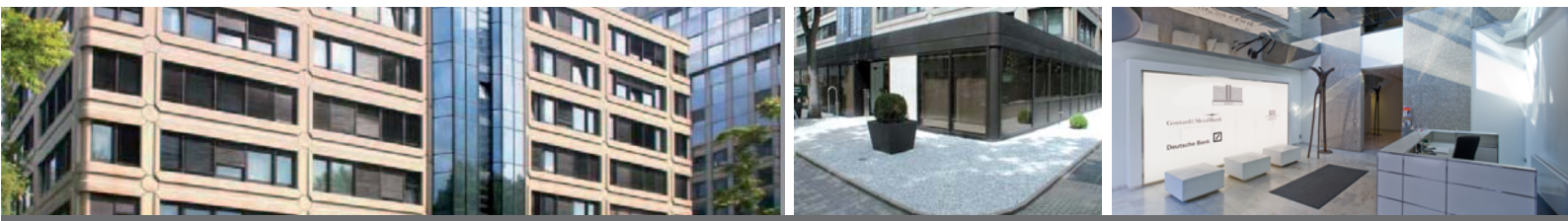
- CCTV surveillance of access areas
- Security and key service by security firm. Several patrols both per night, and in the daytime on weekends and holidays
- Motion detectors in the hallways on each floor, with signal escalation via the burglary detection system operated by a security firm
- Card-controlled access control system at the yard access and underground parking ramp, as well as at the access doors to each floor and to the underground park deck.
- Access outside the reception business hours only for authorized personnel
- Access privileges controllable on individual level via the access control system

Transportation Access

- Urban transit (S-Bahn station "Taubusanlage", about 300 m away)
- Subway (U-Bahn station "Westend", about 300 m away)

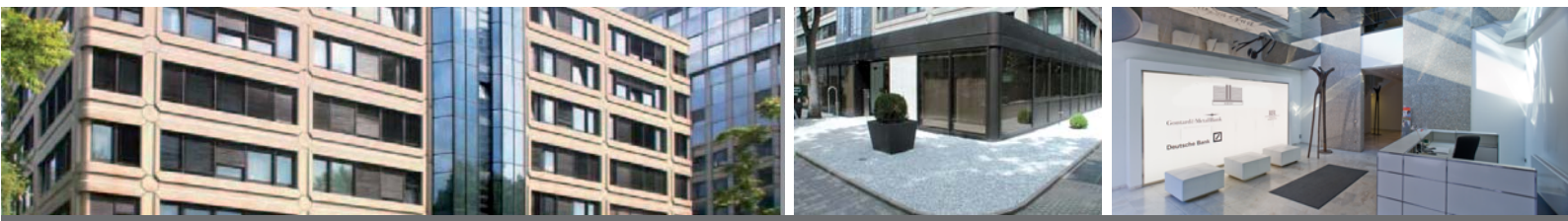
Parking

- courtyard spaces or underground car park for rent according to availability



Floor plan:
Basement





Floor plan:
typical floor plan

