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Eschborn/_{Ts.}

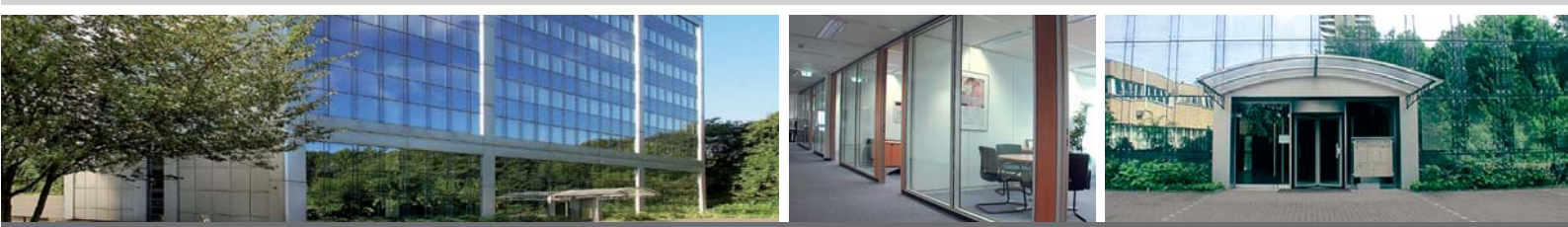
**Mergenthaler Allee 35-37
65760 Eschborn/Taunus**

Eschborn in the Taunus Foothills –
Germany's Finest Investment Climate

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Eschborn. Up and Coming.

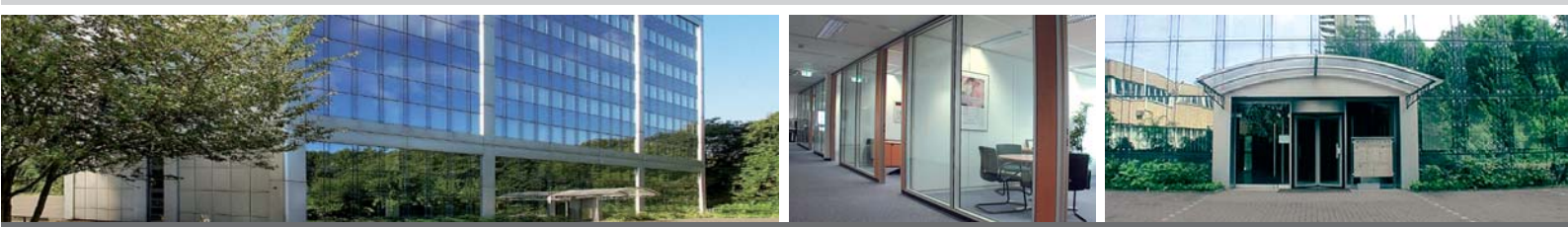
Eschborn. At Home in Two Regions.

Eschborn with its district Niederhochstadt is one of twelve towns and communities belonging to Main-Taunus County. At the same time, Eschborn is located in the very heart of the Rhine-Main region. On its southern boundary, the town borders directly on the metropolis of Frankfurt, and thus benefits from its great traffic connectivity. In the north, the peerless residential community of Kronberg is a neighbor just as prominent.

Economically Booming

Eschborn shows a steep growth curve. This town just outside the city limits of Frankfurt has a native population of about 20,000. The number of people working here, however, contrasts sharply with the number of residents: Nearly 27,000 people have their workplace in Eschborn, many of them with companies

of global renown. In addition to outstanding traffic connections – what with two freeway exits, two urban transit lines, and the proximity to Frankfurt Airport – there are certain soft factors that make Eschborn the location of choice. A nationwide survey recently rated the location as having the best investment climate of all communities in German conurbations, probably not least because the corporate tax rate is temptingly low for a place so close to the city.



Mergenthaler Allee.

Services Worldwide

Mergenthaler Allee is an address where you feel the heartbeat of Eschborn's southern commercial district. A number of prominent companies have settled in the immediate vicinity, including Arcor, Ernst & Young, Deutsche Bank, Deutsche Telekom, IBM, and Vodafone. About 90 percent of the resident businesses belong in the service sector. Predictably, the infrastructure is rather high-end therefore. Downtown Frankfurt, Rhine-Main Airport, and the Frankfurter Kreuz freeway junction are all just a few minutes' drive away. The "Eschborn Sued" urban transit station, several hotels, as well as numerous gastronomic venues are within walking distance. In summer 2008, another top tier company will join the illustrious residents of Eschborn's south end commercial district: Deutsche Börse AG recently announced that it would relocate to Eschborn.

Free-Standing Solitaire

The estate at Mergenthaler Allee 35-37 is located at the end of a quiet alley branching off the street. Bus no. 58 stops right in front of the building. It is an imposing, freestanding modern office structure of nine floors. Nearly the entire façade is composed of sleek double-glazing. A new canopy roof concept for the entrance will be realized soon. Staff and visitors are welcomed by a lavish lobby area, from where two elevators lead up to the bright and expensively carpeted office floors. The partitioning of the large rooms can be varied, as a modern system of dividing walls permits you to quickly adjust the floor plan to your current requirements. This sort of flexibility makes the property ideal for single, combined or open-plan office concepts. Ceilings are suspended, with recessed lighting fixtures. Each floor comes with a galley and two sanitary facilities.



Mergenthaler Allee 35-37: Facts and Figures at a Glance

Basic Details

- Location: Mergenthaler Allee 35-37, 65765 Eschborn.
- Modern, 9-storey office building in central location in the southern business district
- Sunny, technically fully equipped, flexible office space.
- Raised in 1990, new entranceway canopy coming soon.

Features

- Modern office building with highly presentable double-glazed façade
- Prestigious entrance area
- Each floor comes with spacious rooms, a galley, and two sanitary facilities
- Perfectly suited for single, combined or open-plan office concepts
- Variable floor plan, using a modern dividing wall system
- Suspended ceilings with integrated, recessed lighting
- Cable ducts

- Cat 5 cabling
- High-quality carpeting
- Thermopane windows, manually operated
- Professional facility management

Parking

- 8 car parking spaces at € 50.00 a month can be rented in the yard area.
- 24 car parking spaces at € 80.00 a month can be rented in the underground car park.
- Located across the street from the property is a large parking lot with 120 spaces that can be rented at € 80.00 a month each.

Basic rent rate

€ 9.50 / m² / month, plus VAT

Service charges:

€ 3.00 / m² / month, plus VAT

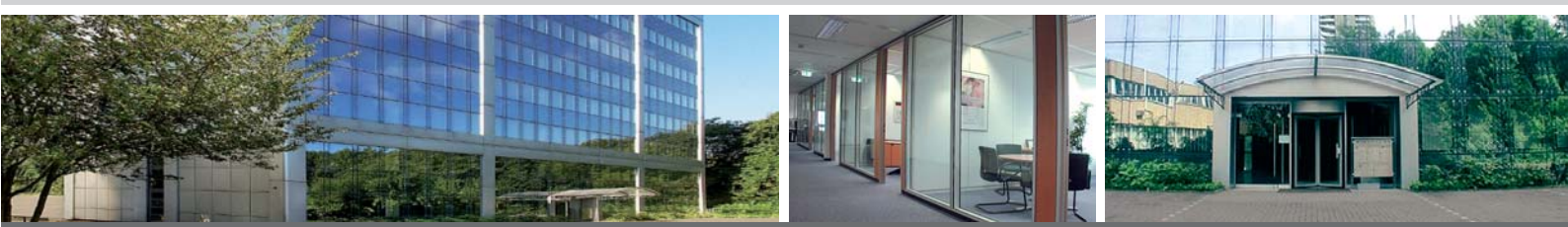
Floor space available on short notice.

Lettings directly through the owner.

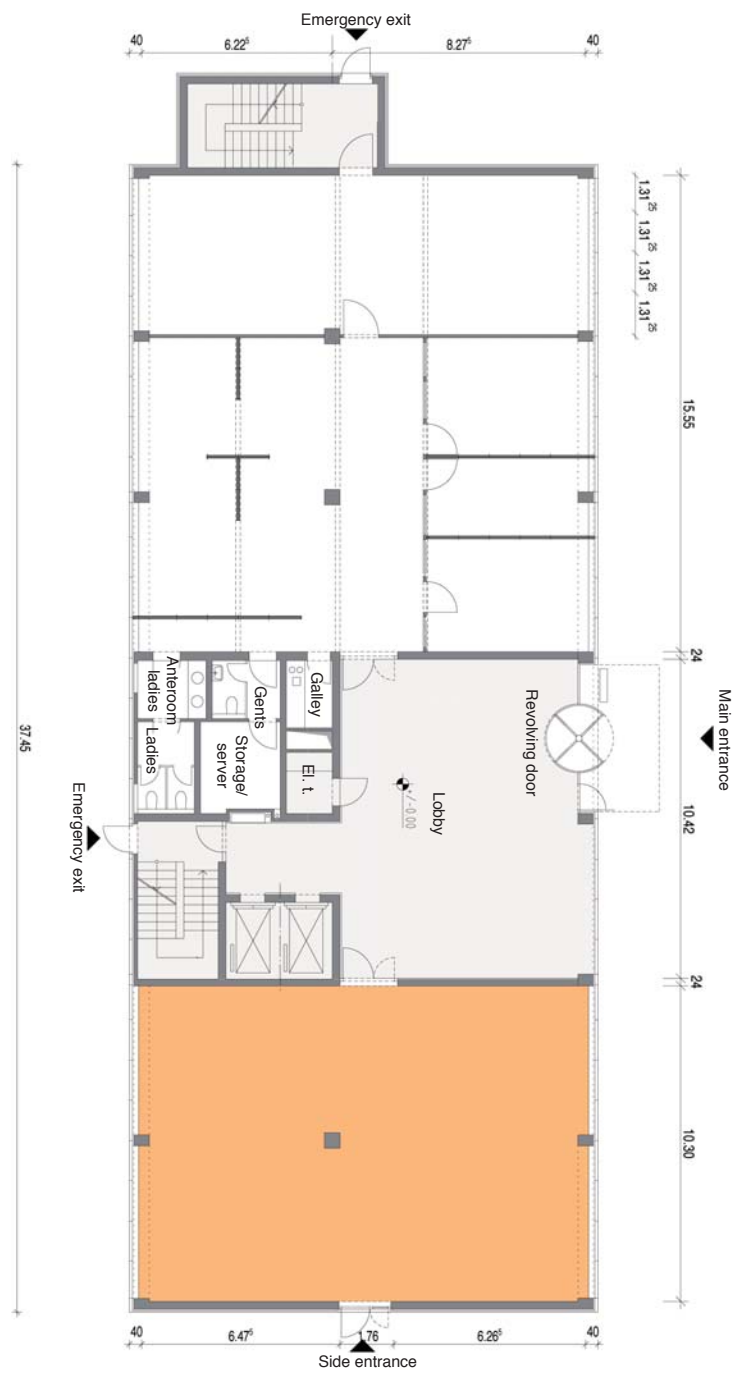
No brokerage charged. We will gladly help you set up a floor plan.

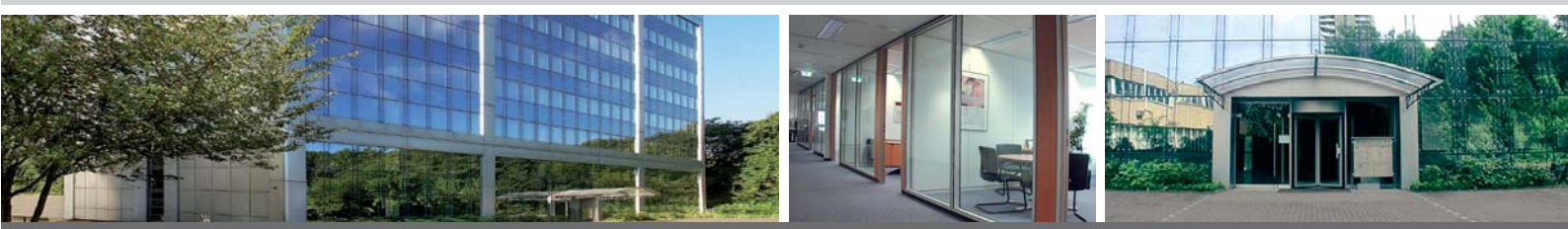
Gross lettable area about 4,700 m²

Floor	Area	Available floor space
Ground floor	about 263 m ²	about 171 m ²
1 st floor up	about 527 m ²	about 527 m ²
2 nd floor up	about 527 m ²	about 527 m ²
3 rd floor up	about 527 m ²	about 527 m ²
4 th floor up	about 527 m ²	
5 th floor up	about 527 m ²	
6 th floor up	about 527 m ²	
7 th floor up	about 527 m ²	
8 th floor up	about 527 m ²	

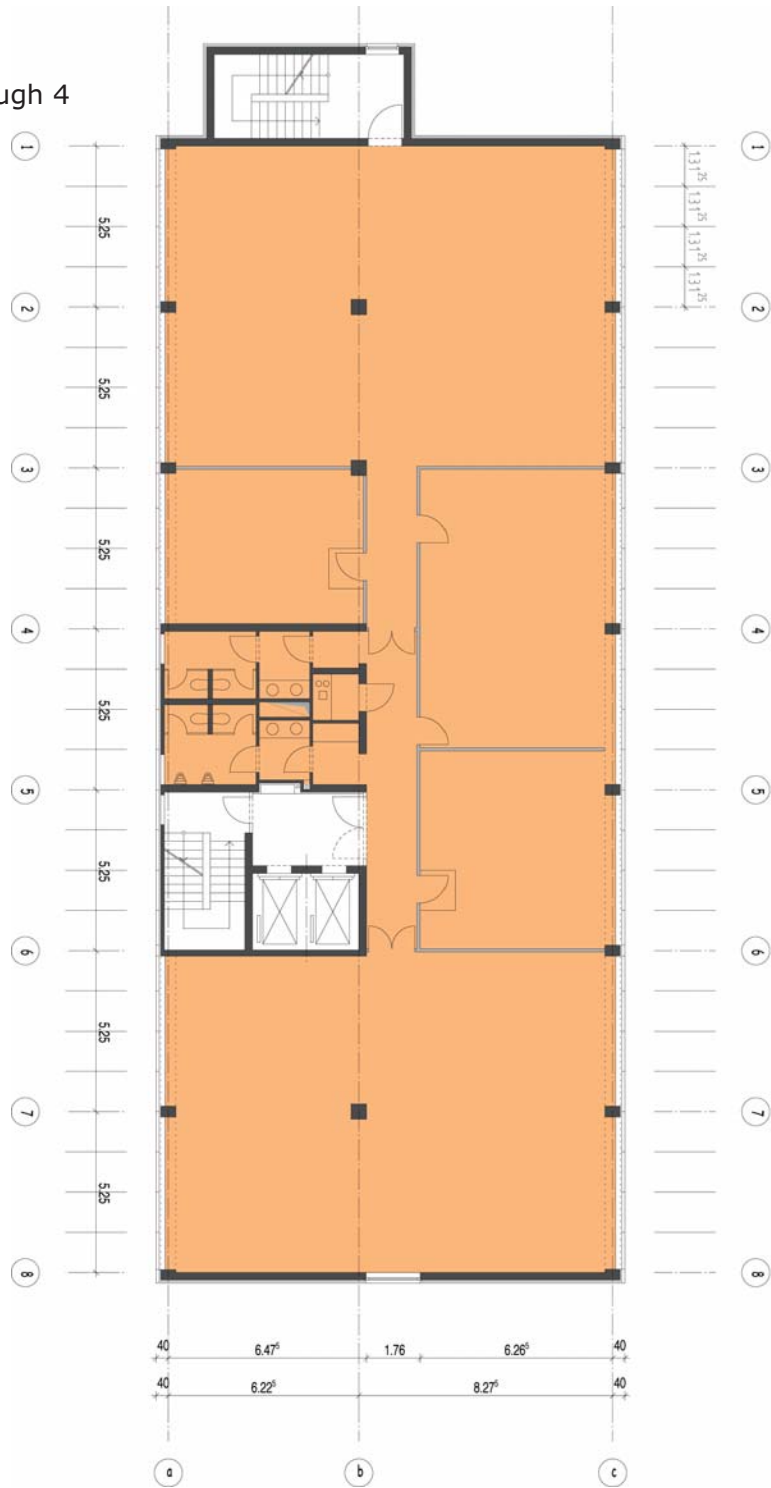


Floor plan:
Ground floor





Floor plan:
Upper floors 1 through 4





Site map:

Mergenthaler Allee 35-37
Gewerbegebiet Sued
65760 Eschborn/Taunus, Germany

