

RFR

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Frankfurt am Main

**Muenchener Strasse 7
60329 Frankfurt am Main**

Vibrant with International Ambience

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Frankfurt. Multiculturalism at Work.

Where the World Congregates

Even before the "Alte Bruecke" bridging the Main river was built in the eleventh century, the "Franken Furt" ford was one of the principal places of commerce along the European North-South trade routes. This is the place where the first sample fair was organized, over the years developing into the Frankfurt trade fair, one of the most important in Europe. The burgeoning city also became the banking hub of Germany and continental Europe. A liberal spirit, international outlook, and tolerance have always been the hallmarks of this trading town.

More than elsewhere, you feel the cosmopolitan flair in the quarter between the central train station and Taunusanlage, seat of the European Central Bank (ECB) and of most major German banks, and it is here that you find the address Muenchener Strasse 7. There are restaurants and snack bars all around, while grocery stores of any nationality, hotels, travel agencies and telecommunications stores highlight the cultural idiosyncrasies of the street scenery. In fact, its ambience makes the quarter resemble similar districts in Paris, London or New York in miniature.

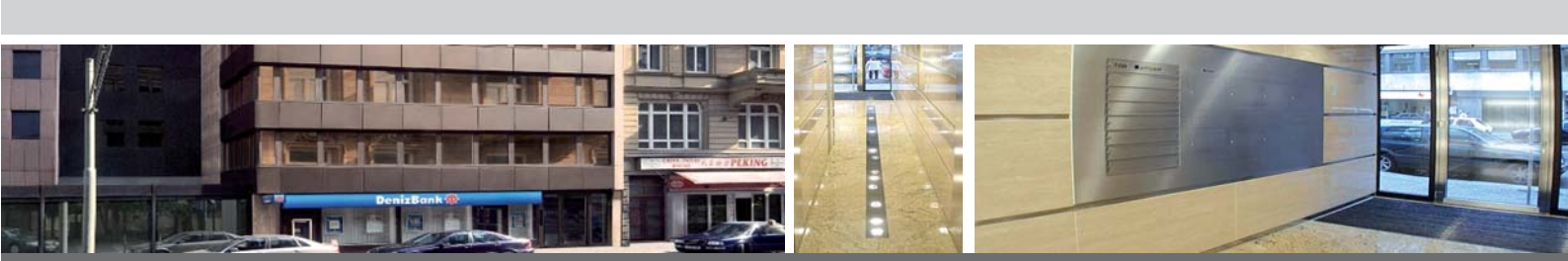
Various foreign tourist boards and numerous of the city's 150 diplomatic missions and foreign bank branches are seated here as well. Unsurprisingly, three floors at Muenchener Strasse 7 are used by just such a branch office.

Metamorphosis of a Quarter

Today, the quarter, which was built in the nineteenth century as an opulent development of stately town houses in the period style for the affluent burghers of Frankfurt, is protected as landmark site.

Kaiserstrasse, running through the district's center, has been completely redeveloped after years of a twilight existence "off limits". Patrician houses were remodeled, and trees now line the boulevard that was restored to its erstwhile nineteenth century splendor, and that has quietly, become a new attraction almost before anyone noticed. The district has drawn many up-and-coming young advertising and Internet agencies. Renowned law offices have begun to move into the quarter's lavishly refurbished townhouses.

Today, it has become popular among the bankers and businessmen "next door" to take a quick time out in the sunny cafés and patios amidst the colorful hustle and bustle, no matter what time of year.



Muenchener Strasse 7: Banking and Trade

Frankfurt, the Gateway to the World

The office building at Münchener Strasse 7 is located on a street that runs parallel to Kaiserstrasse at the eastern end of Bahnhofsviertel district and in immediate vicinity of the expansive Willy-Brand-Platz with the Schauspiel Frankfurt playhouse and the Euro Tower of the ECB. The building is framed by the headquarter of Deutsche Vermögensberatung and a patrician late nineteenth century townhouse. Across the street from Münchener Strasse 7 lies the Fürstenhof, an opulent late-nineteenth century palace, today housing the Private Wealth Management of Dresdner Bank.

The office building comes with superior accessibility via the directly adjacent Taunusanlage, a four-lane artery connecting downtown Frankfurt to the freeway. Street cars 11 and 21 stop right in front of the house, and across the street, on Willy-Brand-Platz, you will find the eponymous subway station, frequented by six lines. The main train station is located within sight and less than a five-minute walk away. From here, you can reach Frankfurt's Rhine-Main Airport in just 12 minutes, and trains will take you to Amsterdam, Berlin, Brussels, Hamburg, Munich, Paris or Zurich in under 4 hours.

Tranquility where Life is most Vibrant

On its north side, the 8-storey modern office building of minimalist design features large expanses of bronze mirror glazing. As accentuating contrast to the dark façade, the prestigious entrance area is kept in bright tones of yellow marble, travertine, white glass, aluminum, stainless steel, and halogen lights. While in tune with the city's multicultural heartbeat, this office building offers the peacefulness, brightness, and high-end features you would expect from a banking location, making it ideal for internationally active companies.



Muenchener Strasse 7: Facts and Figures at a Glance

Basic Details

- Location: Muenchener Strasse 7, 60329 Frankfurt, Germany.
- 8-storey office and business building in central location.
- Business rooms on the ground floor and two other floors are let to a bank company.
- Light-suffused office space with high-tech features define the upper floors.
- Raised in 1973, meticulous technical modernization of the interior in 2004.

Features

- Thermopane windows
- Passenger elevator
- Suspended ceilings with recessed BAP lights
- Window sill cable ducts
- High-quality carpeting, suitable for wheelchairs

- Galley
- Gender-separate sanitary facilities on each floor
- Alarm plant
- Prestigious entrance area
- Professional facility management

Parking

- Car parking spaces are available for rent in the neighborhood.

Basic rent rate

€ 12.50 / m² / month, plus VAT

Service charges

€ 3.00 / m² / month, plus VAT

Floor space available on short notice. Custom floors plan can be implemented any time, even later on. Lettings directly through the owner. No brokerage charged.

Gross lettable area about 1,350 m²

Floor	Area	Available floor space
Basement	about 70 m ²	
Ground floor	about 220 m ²	
1 st floor up	about 162 m ²	
2 nd floor up	about 162 m ²	
3 rd floor up	about 162 m ²	
4 th floor up	about 162 m ²	
5 th floor up	about 162 m ²	
6 th floor up	about 162 m ²	
7 th floor up	about 162 m ²	about 162 m ²

