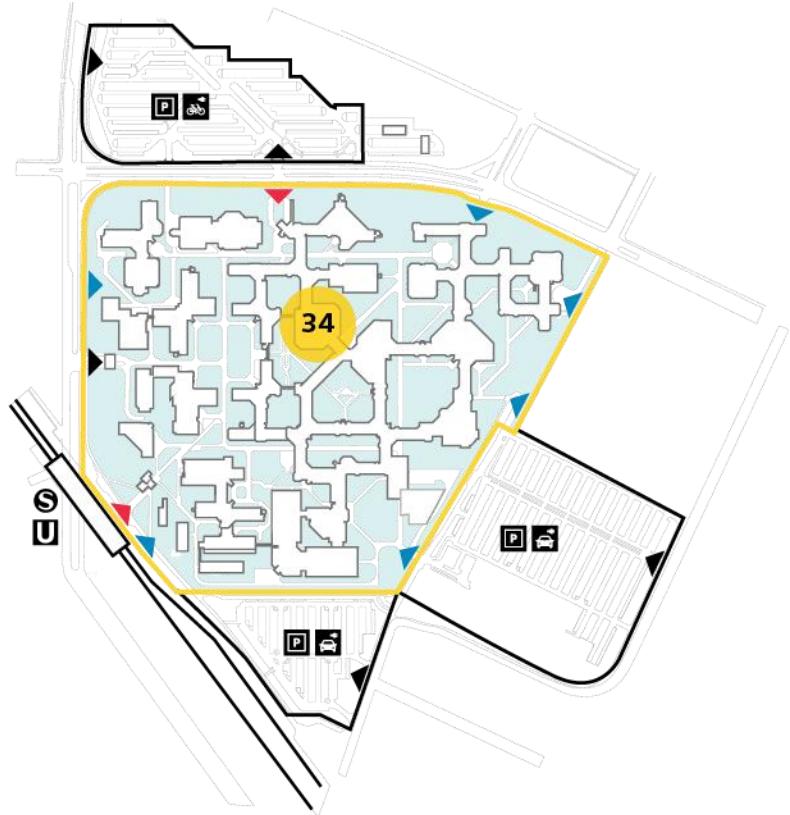


Building 34

Location and appearance



- ▶ entrance with reception
- ▶ entrance with turnstile
- ▶ vehicle entrance



Rental area m ²	Total	Ground Floor	1. Floor
Brutto floor area	3.387 m ²	2.535 m ²	852 m ²
Availability		as of now	immediately

Building 34

Rental area and conditions

Rental area

3,387 m² BGF office on two floors

Complete renting or renting by floor possible

Rental of further space possible during the term of the contract

Ground floor: two interior spacious terraces

Conditions

Flexible term from two years to 30.09.2027

Extension possible in consultation with owner

Base rent upon request (per m² BGF per month)

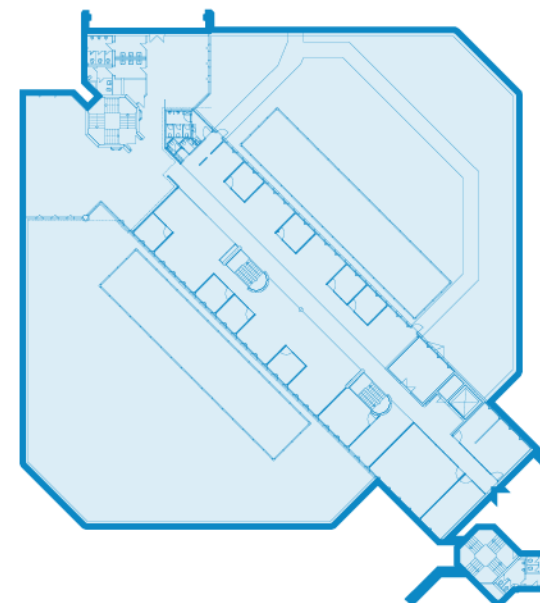
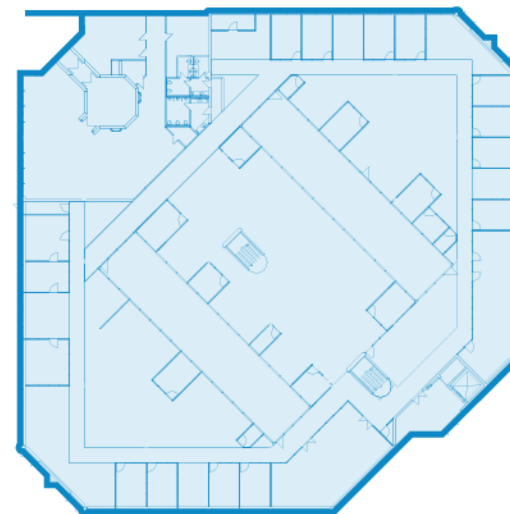
Standard OPEX 3,80 Euro/m² BGF

OPEX special services 2.40 euros/m² BGF

Further services optional

Outdoor parking spots included in base rent

Cost-free advising for room and space planning as well as for conversion measures



Example floor plan - 3rd floor & ground floor

Building 34

Equipment

Construction-technical

Area-wide LAN cabling (EDP tertiary cabling optional)

Raised floor for optimum cable routing in the office areas

Individual connection of media e.g. heavy current possible

Draft-free cooling due to sophisticated interior cooling system

Double exchange of air in the offices with 100% fresh air

Exterior sun protection

Acoustically effective fixtures

Energy-efficient building operation according to Siemens standard

Logistical connection through underground traffic channel

Areas monitored with fire detectors

Cooling by component activation via floor (energy floor), special areas also via ceiling cooling cassettes

Electrical supply via floor tanks

Spaces for electrical subdistribution in each rental unit

Office space

High quality of stay

Clear room height 3.50 m on the ground floor

Clear room height 3.00 m on the 1st floor

Room depth from 8.00 to 20.00 meters

Generous, openable windows for maximum light incidence

Raised and screed floor

Central tea/coffee kitchens on each hallway

Barrier-free, first-class sanitary facilities with separate WC units

Floor lamps in the office area (customizable)

Passenger and goods elevator

Basement space available

Individual area and room design possible

Card reader device for access control to the rental area

MuniCubes is ready for success. Are you?

MuniCubes has an aura as a location that offers innovation-oriented companies the best conditions for their growth. Combined with the advantages of the cosmopolitan city of Munich and the security of the landlord Siemens, the ensemble offers a future-proof address. Are you in?



Experience MuniCubes now for yourself.

Arrange an appointment with:

Sven Engelhardt
Head of Location Management
Siemens AG / Siemens Real Estate

sven.engelhardt@siemens.com

M: +49 173 23 90 757



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Siemens AG
Siemens Real Estate
Otto-Hahn-Ring 6
81739 München
[siemens.com/MuniCubes](https://www.siemens.com/MuniCubes)

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