

# Building 75

## Location and appearance



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



**Rental area m<sup>2</sup>**

**Total**

**3. Floor**

**Brutto floor area**

3.065 m<sup>2</sup>

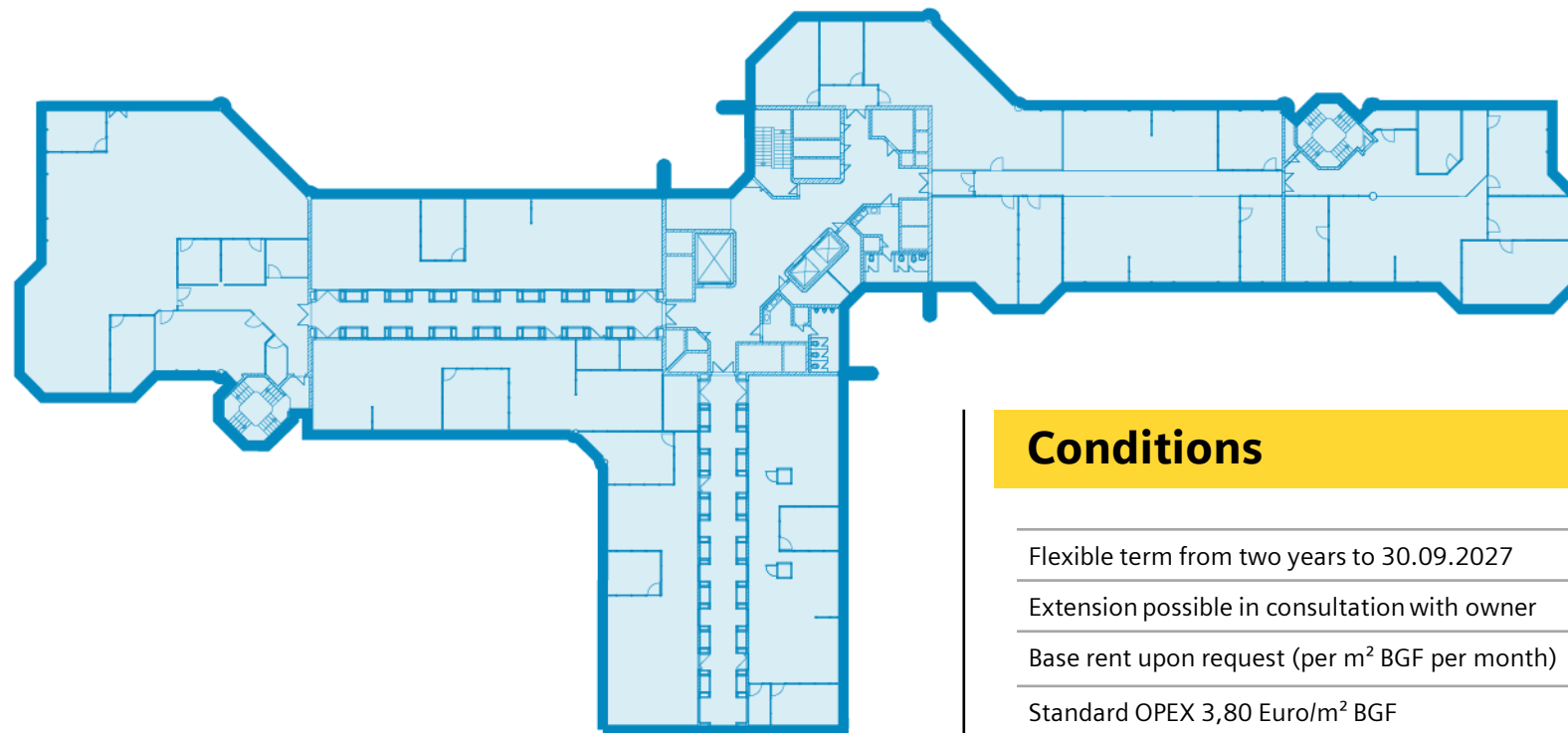
3.065 m<sup>2</sup>

**Availability**

as of now

# Building 75

## Rental area and conditions



Example floor  
plan - 3rd floor

### Rental area

3,065 m<sup>2</sup> BGF office space on one floor

Three hallways

Complete renting or renting by floor possible

Least rentable unit 400 m<sup>2</sup>

Rental of further space possible during the term of the contract

### Conditions

Flexible term from two years to 30.09.2027

Extension possible in consultation with owner

Base rent upon request (per m<sup>2</sup> BGF per month)

Standard OPEX 3,80 Euro/m<sup>2</sup> BGF

OPEX special services 2.40 euros/m<sup>2</sup> 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

# Building 75

## Equipment

### Construction-technical

---

Area-wide LAN cabling

---

Raised floor with 3 kN support load for optimal cable routing in the office areas

---

Teilweise Estrichboden mit 10 kN/m<sup>2</sup>

---

Individual connection of media (gas, heavy current) possible

---

Wall connection for plasterboard or system partition walls possible on any window axis

---

Window ventilation

---

Exterior sun protection

---

Acoustically effective fixtures

---

Energy-efficient building operation according to Siemens standard

---

Partial central supply/media shafts to serve the area (e.g. gas).

---

Logistical connection through underground traffic channel

---

Areas monitored with fire detectors

---

Special areas in addition via ceiling-mounted cooling cassettes

---

Electrical power supply via floor outlets/tanks

---

Spaces for electrical subdistribution in each rental unit

### Office space

---

High quality of stay

---

Clear room height 3.00 m

---

Room depth from 7.25 to 10.00 meters (pulpit), otherwise 14.00 meters

---

Generous, opening windows for maximum light incidence

---

Raised floor in the east wing and pulpit, screed floor in the south and west wing

---

Very modern Meet&Talk areas in user spaces

---

Barrier-free, first-class sanitary facilities in the core area with separate WC units

---

Floor lamps in the office area (customizable)

---

Passenger and freight elevator (2.5t)

---

Basement rooms 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](mailto:sven.engelhardt@siemens.com)

M: +49 173 23 90 757



# See you. In MuniCubes.



**MuniCubes**  
**Plug. Play. Perform.**

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

Errors and changes may occur. The information in this document contains only general descriptions or performance features which do not always apply as described in the specific application or which may change as a result of further development of the products. The desired features shall only be valid, if they have

been explicitly agreed upon at the time of the conclusion of the contract. All product names may be trademarks or other rights of Siemens AG, its affiliates or third parties, the use of which by third parties for their own purposes may infringe the rights of the respective owners. For all designations referring to persons, the

selected expression means persons of any gender, even if the masculine form is used for easier readability. All given measurements are approximate.

Status: March 2022 © Siemens 2022 . All rights reserved.