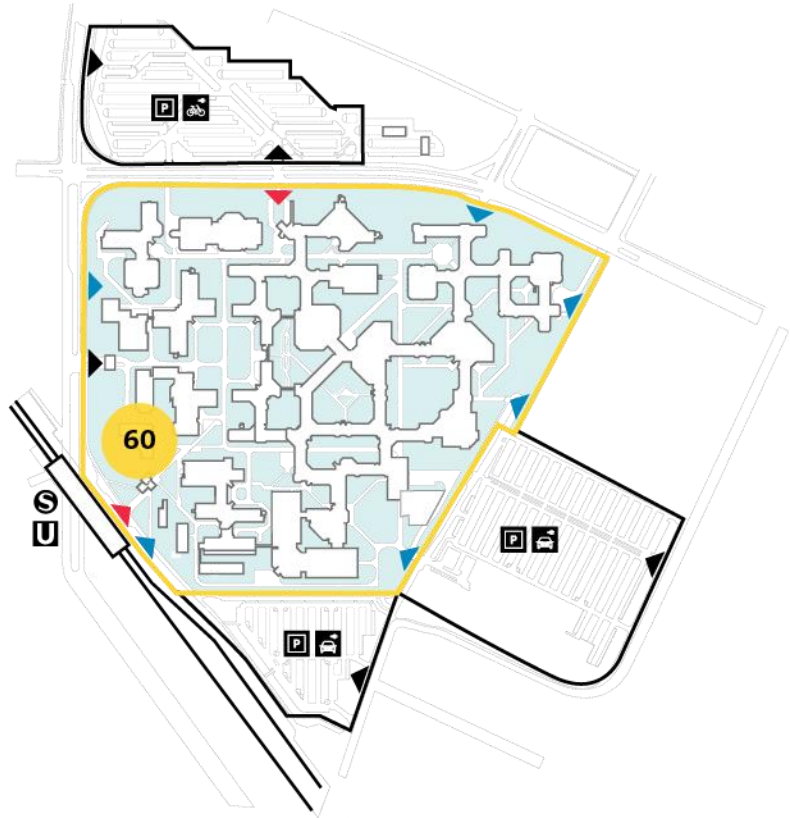


# Building 60

## Location and appearance



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



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

**Total**

**2. Floor**

**Brutto floor area**

1.138 m<sup>2</sup>

1.138 m<sup>2</sup>

**Availability**

as of now

# Building 60

## Rental area and conditions

### Rental area

1.138 m<sup>2</sup> BGF Office

Rental of individual wings possible

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

Renting 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 euros/m<sup>2</sup> BGF

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

Further services optional

Parking spots included in base rent

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



Example floor plan - 2nd floor

# Building 60

## Equipment

### Construction-technical

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Area-wide LAN cabling

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

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Individual connection of media (heavy current) possible

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

---

Window ventilation

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Exterior sun protection

---

Acoustically effective fixtures

---

Energy-efficient building operation according to Siemens standard

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Logistical connection through underground traffic channel

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Areas monitored with fire detectors

---

Special areas in addition via ceiling-mounted cooling cassettes

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Electrical power supply via floor outlets/tanks

---

Spaces for electrical subdistribution in each rental unit

### Office space

---

High quality of stay

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Clear room height 3.00 m

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Room depth from 4,50 to 7,00 meters (if necessary corridor is available), otherwise 12 meters

---

Generous, opening windows for maximum light incidence

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Raised floor available

---

Central tea/coffee kitchens on each hallway

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Sanitary facilities in the core area with separate WC units

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Passenger and freight elevator (2.5t)

---

Basement rooms available

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Individual area and room design possible

---

Card reader device for access control to the rental area

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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:

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# See you. In MuniCubes.



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