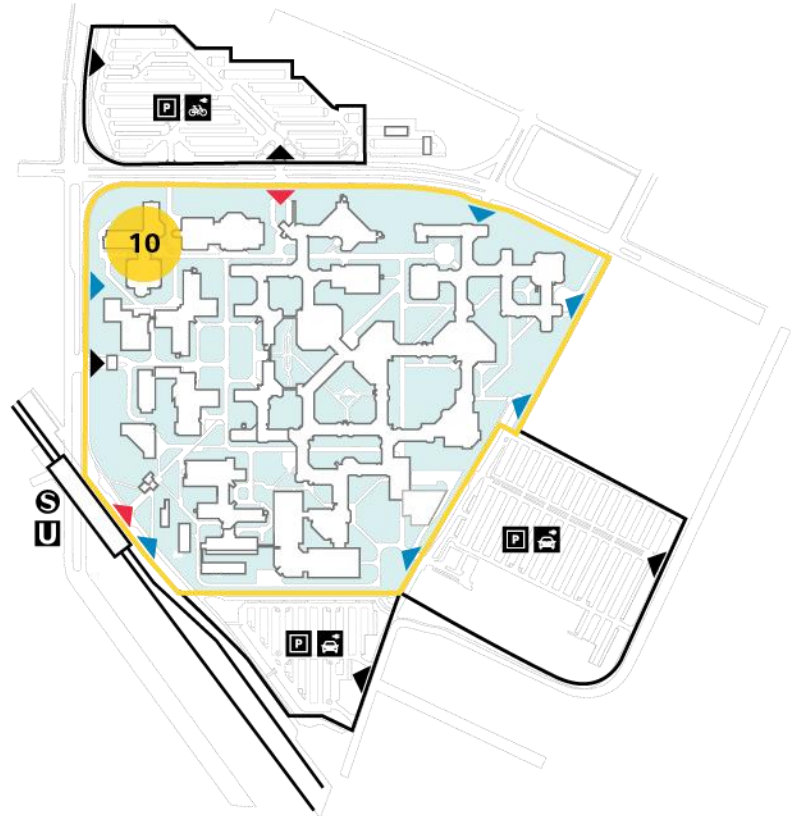


# Building 10

## Location and appearance



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



Rental area m <sup>2</sup>	Total	2. Floor	3. Floor
<b>Brutto floor area</b>	4.293,3 m <sup>2</sup>	2.083,1 m <sup>2</sup>	2.210,2 m <sup>2</sup>
<b>Availability</b>		as of now	as of now

# Building 10

## Rental space and conditions

### Rental space

4.293 m<sup>2</sup> BGF office on two floors

Rental possible by floor or individual wings

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

Rental of additional space possible during term

### Conditions

Flexible term beginning at two years to  
30.09.2027

Extension possible after consultation with owner

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

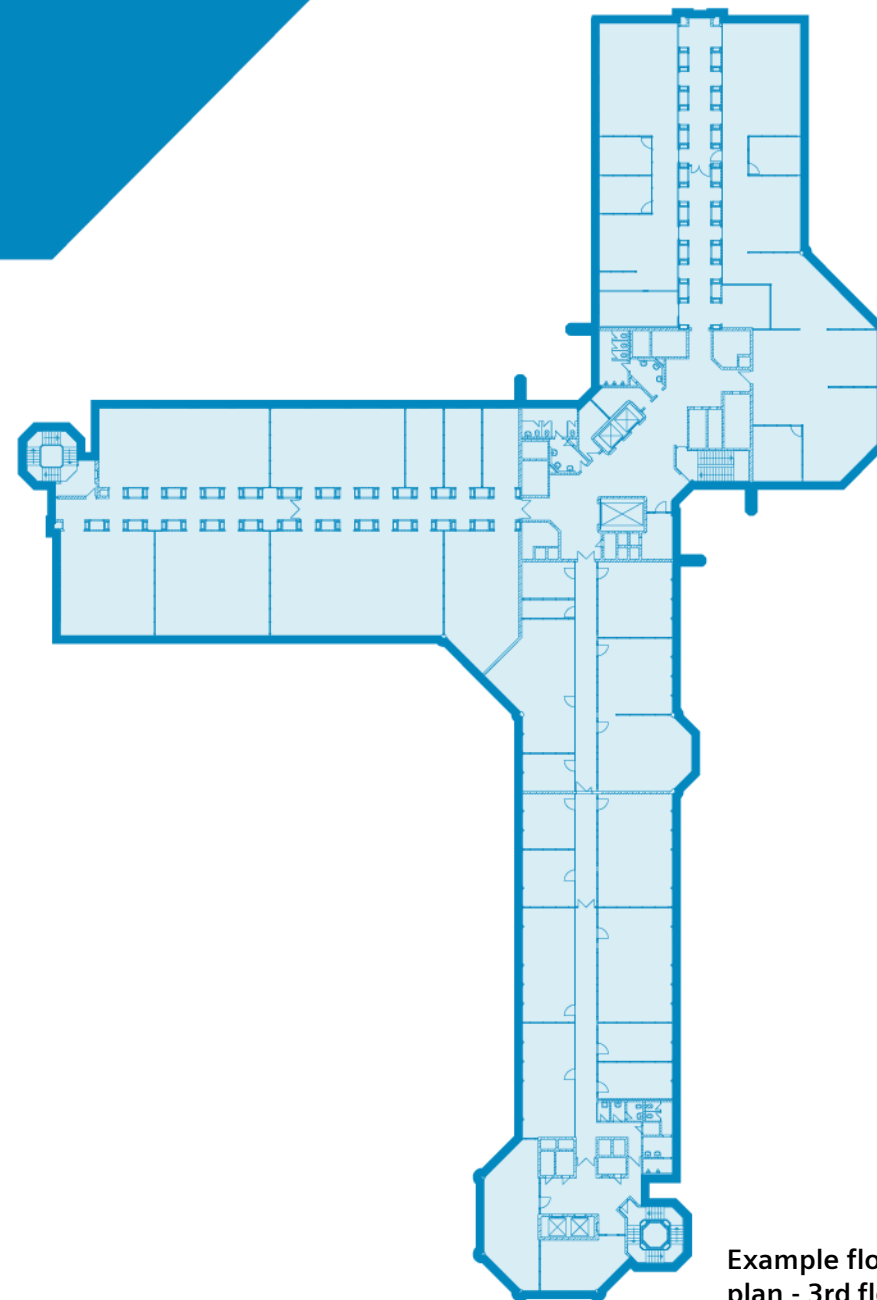
Standard OPEX 3,80 Euro/m<sup>2</sup> BGF

OPEX special services 2,40 Euro/m<sup>2</sup>

Further services optional

Parking spots included in the basic rent

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



Example floor  
plan - 3rd floor

# Building 10

## Equipment

### Structural-technical

Area-wide LAN cabling (EDP tertiary cabling optional)

Double/cavity floor for optimal cable routing in the office areas

Individual connection of media (gas, heavy current) possible

8Wall connection for plasterboard or system partition walls possible on any window axis

Draft-free cooling due to sophisticated interior cooling system

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

Exterior sun protection

Acoustically effective fixtures

Energy-efficient building operation according to Siemens standard

Partial central supply shafts for supplying the area with media (e.g. gas)

Logistic connection through underground traffic channel

Areas monitored with fire detectors

Cooling by component activation via floor (energy floor), special areas additionally 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 3.00 m

Room depth from 5.00 to 7.00 meters

Generous, openable windows for maximum light incidence

Adaptable carpet

Central tea/coffee kitchens on each corridor

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

Basement space available

Individual area and room design possible

Card reader device for access control to the rental area

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

[sven.engelhardt@siemens.com](mailto:sven.engelhardt@siemens.com)

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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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