

THE SQUAIRE



Basic Information about THE SQUAIRE

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THE SQUAIRE

New Work City – New Dimension of Working and Living

Directly at Frankfurt Airport, atop the high-speed train station, and right next to the motorway, lies THE SQUAIRE. The building is 660 metres long, 65 metres wide, and provides 140,000 square metres of usable space – which would accommodate up to 7,000 employees in its office areas and a total of around 10,000 people in the building every day. The situation is complemented by a versatile mix of usages. Looking forward, THE SQUAIRE creates an innovative working and living environment as it resembles like a complete city under one and the same roof. The utilization concept bears the name “New Work City.”

Putting People Centre Stage

The New Work City concept focuses on the individual, his or her networks and his or her time. After all, employees are the essential key factor for corporate success in today's knowledge society. That is why THE SQUAIRE has optimised the working environment. According to the US consultancy firm Art Gensler, nine out of ten US white-collar workers are convinced that the environment has a decisive influence on their contentment and thus on their motivation and productivity on behalf of their company.

Personal Contacts

The idea underlying New Work City is to facilitate direct communication. It is based on an insight by Professor Tom Allen (MIT): 80 percent of all innovative ideas are born in personal conversations. THE SQUAIRE offers versatile communication areas for a variety of occasions, including atriums, restaurants and cafés, the business lounge, or the Business and Conference Center. This creative environment enhances the quality of business contacts, for instance with top-tier managers who are within easy reach when passing through Frankfurt Airport.

Time Savings

The New Work City facilitates daily time management, providing enhanced scope for what's really important in business career and private life. Locating to this entire city under one roof, with the airport just in front of the office door, the train station in the underground car park level, and the most important motorways just around the corner, saves both time and money, and reduces stress levels. The concept also includes a concierge service, a number of medical practices, fitness and wellness options, shopping venues for any need, restaurants, two Hilton Hotels, a day-care centre, and a total of 3,100 parking spaces inside the building and just two minutes away in the adjacent THE SQUAIRE Parking multi-storey car park. All this means ample time savings and minimise planning stress, and thus benefit both the employees and the company as a whole.

More Success

In modern working environments such as New Work City, the world's highest-performing companies earn 38 percent more – this being the finding of a Gensler survey. Satisfied employees show a higher level of motivation, feel more at home in their company, and take sick leaves less often. This turns the New Work City concept into an economic success factor, and it pays for a company to invest in it, because it implies a competitive edge that starts with the recruitment of the best talents.

THE SQUAIRE

Facts & Figures

General:

Length	660 m
Width	65 m
Height	45 m (9 levels)
Total Space	200,000 m ²
Rentable space, total	143,000 m ²
Offices	94,500 m ²
Hotels	34,500 m ²
Retail & restaurants	5,900 m ²
Atriums	13,000 m ²
Carparking spaces	3,100 m ² - including 600 in the building and 2,500 in the SQUAIRE Parking, a multi-storey carpark under construction

Tenants:

KPMG, Deutsche Lufthansa AG, HILTON Frankfurt Airport, HILTON Garden Inn Frankfurt Airport, Arthur D. Little, NEMAK Europe, plug and work Business- and Conference Center, Welldone, Bilfinger Berger, REWE, Glocken Bäckerei Bakery, Starbucks, l'Occitane en Provence, Ihr Platz, VIRGIN Media Store, EAT, TAVO to go, Rüschenbeck Jeweller, Coiffeur kpOchs, Paulaner Nr. 1, Jing Jing Restaurant, Lucullus, TAVO, Connection 5 (Steigenberger) and the 360° bar

Construction:

Weight	350,000 t
Steel	20,000 t
Concrete	60,000 t
Elevators/Escalators	97
Doors	7,000
Cabling	4,000 km
Facade surface	145,000 m ²
Glass roof	2,000 panes

Participants:

Building owners	IVG Immobilien AG (97%) and Fraport AG (3%)
Architect	JSK International Architekten und Ingenieure GmbH
Shell and core construction	Ed. Züblin AG
Services and technical equipment	YIT
Fit-out	ARGE Innenausbau, Lindner AG, Czaplá
Facade	Yuanda
Elevators	Thyssen, BLT
Investment total	around EUR 1 billion

Dates:

Start of planning	2000
Foundation ceremony	March 1, 2007
Topping-out	June 3, 2009
Facade completed	July 2, 2010
Opening	in several steps during 2011

THE SQUAIRE

Images

The following images can be downloaded in high definition under: www.thesquare.com/en/press/

Please use the references.



Corporate Information

IVG Immobilien AG

IVG Immobilien AG is one of Europe's leading real-estate companies. Its 590 employees manage assets in the amount of EUR 22 billion in 19 locations. Through its subsidiaries in major German and European cities, IVG is in charge of portfolio office properties with a market value of EUR 4.3 billion. It also builds and runs underground oil and gas storage caverns in northern Germany. IVG is a market leader in the field of special real-estate funds for institutional investors. Together with the closed-end real-estate funds for private investors, IVG manages funds and mandates with a volume of EUR 15.1 billion.

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FRAPORT AG

Fraport AG (formerly known as Flughafen Frankfurt/Main AG) is the owner of the airport site, offering its facilities to airlines and other users, such as the German Air Traffic Control, a large number of authorities and licence holders — all in all more than 500 firms and institutions. More than 70,000 employees, of whom more than 18,500 work for Fraport AG and its subsidiaries and stakeholders on the ground, make Frankfurt Airport the largest workspace in Germany. In 2010, Fraport counted approx. 53 million passengers in Frankfurt and handled more than 2.2 million tons of air freight.

The Fraport corporation reported annual results of EUR 157.3 million with a turnover of just under EUR 2 billion in 2009.

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