

WHERE THE WORLD CONNECTS



GATEWAY TO WORLD

A gateway, a meeting place, for multiple audiences, tastes, aspirations and desires.



HYPER CONNECTIVITY

The continent's ultimate business and lifestyle hub. It seamlessly links to the airport, train stations, motorway, city centre, CBD and beyond.



GLOBAL LANDMARK

An utterly unique and architecturally authentic icon. Where form and function unite.



SYNERGISTIC ENVIRONMENT

One roof to meet, travel, work, shop, dine, stay and relax. A fully integrated mini-metropolis, open to all. A place made for the future.



ALL YOU NEED

A complete offer, ultra-connectivity and gateway to the world deliver frictionless possibilities. Life made easier.





LOCATED ADJACENT TO ONE OF THE WORLD'S GREATEST AIRPORTS, AND WITH ITS **OWN RAIL HUB AND FAST AUTOBAHN ACCESS**



SHOPS



CAFÈS AND RESTAURANTS



3,125

PARKING SPACES INCL. 100 ELECTRIC CAR CHARGING **SPACES (COMING SOON)**





SQ M TOTAL RENTAL OFFICE SPACE



BREATHTAKING VIEWS ONTO FRANKFURT FOREST AND ONLY 3 MINS AWAY BY CAR



CLOSE PROXIMITY TO DEUTSCHE BANK PARK AND GATEWAY GARDENS



HYPER CONNECTIVITY



THE SQUAIRE IS SIMPLY GERMANYS'S LARGEST AND BEST-CONNECTED OFFICE BUILDING

Access to everything, connected to everywhere

For business, travel or leisure, The Squaire's premium location delivers unparalleled convenience and connectivity.



10 MINUTE

WALK FROM FRANKFURT AIRPORT'S DEPARTURE GATES, MAKING INTERNATIONAL TRAVEL ALMOST EFFORTLESS



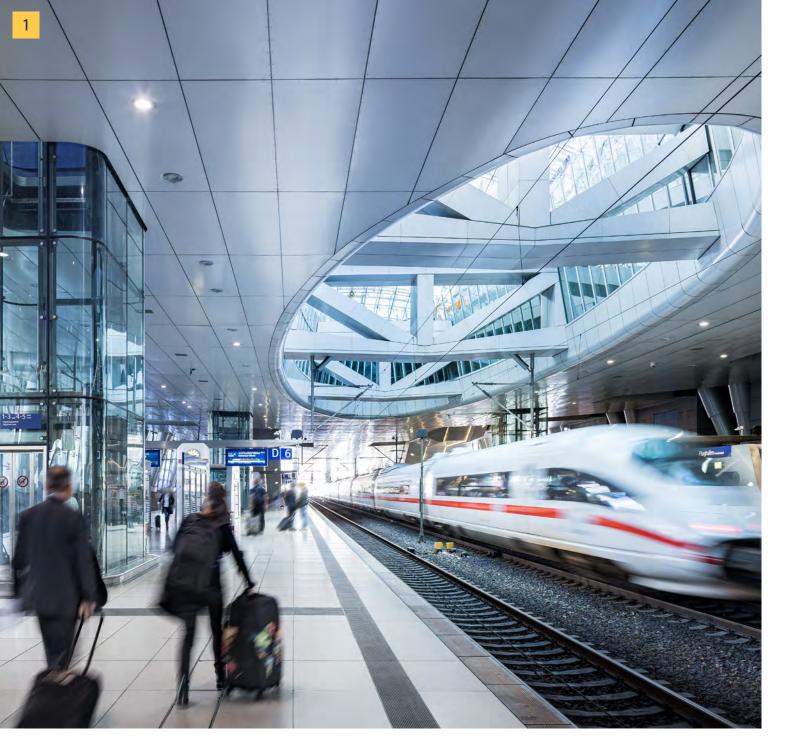
MOMENTS AWAY FROM THE AUTOBAHN





DEDICATED TRAIN STATION IN THE BUILDING'S BASEMENT







- 1. Frankfurt Flughafen Fernbahnhof
- 2. The Squaire taxi
- 3. Frankfurt Airport
- 4. MiniMetro to car park
- 5. The Squaire Parking











Frankfurt's only hub building

The Squaire has all the prestige and presence of a city-centre office building without any city-centre traffic congestion and parking challenges.



15 MINS

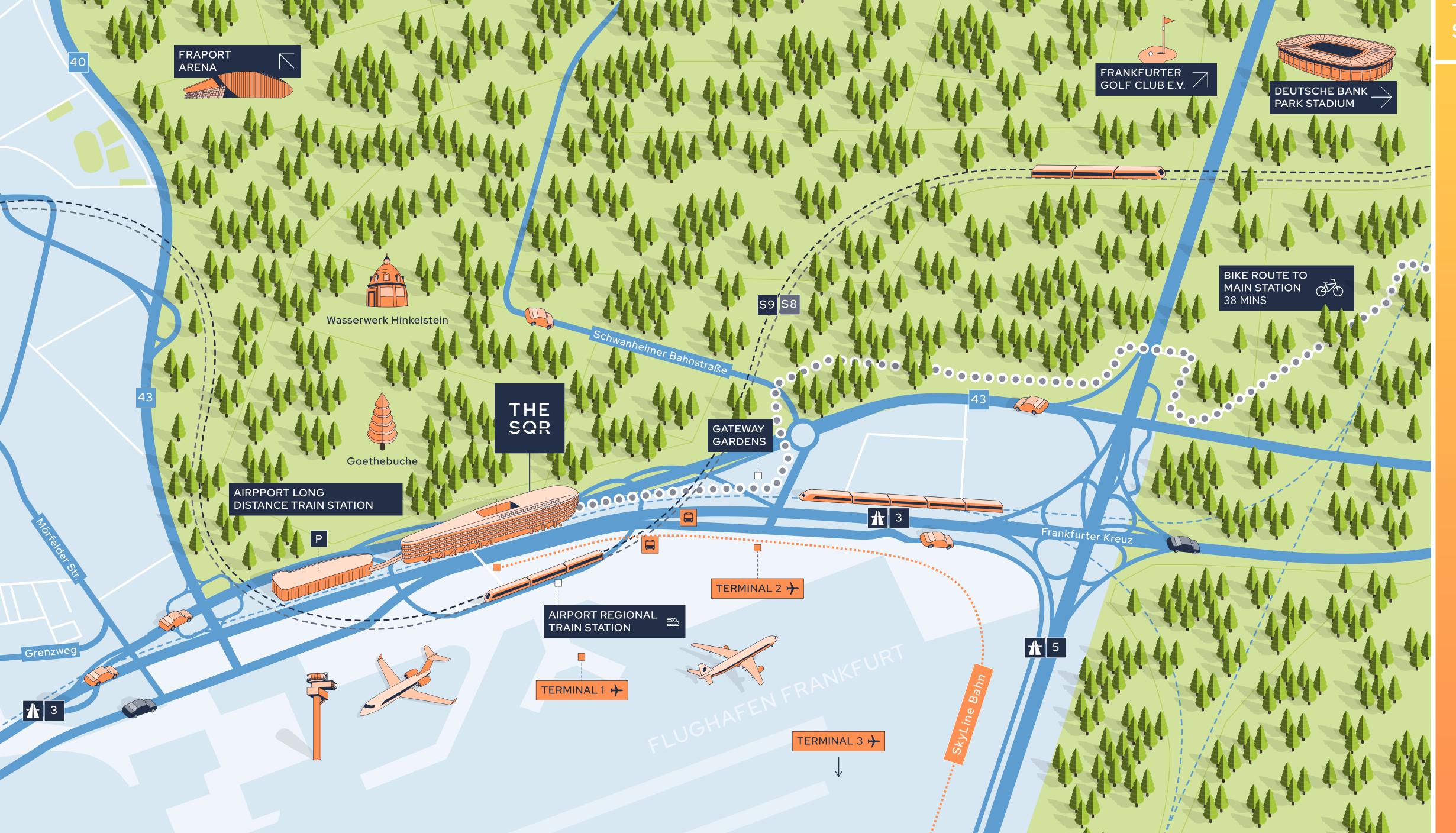
STATION BY CAR

FRANKFURT CENTRAL

FRANKFURT CENTRAL **STATION BY TRAIN**

TRAVEL TIME IN MINUTES		
	By train	By car
Frankfurt South	17	14
Frankfurt East	20	24
Offenbach	21	27
Mainz	17	3′
Eschborn	35	17
Wiesbaden	35	24







Home to the hyper-connected

WELCOME

The Squaire has unrivalled links to everywhere: the city centre, motorway, train station, airport and beyond. Getting here from anywhere and to anywhere is a breeze. It's the ultimate business and lifestyle hub.



THE SQUAIRE

A PLACE BUILT FOR PIONEERING BUSINESS AND AMBITIOUS TALENT

Thriving businesses need space to grow, diversify and pivot, often at pace and scale to take advantage of emerging opportunity. With 100,000 sq m of high specification office space, The Squaire offers dynamic accommodation that's ready to grow and adapt whenever you are.



100,000 m

SQ M OF HIGH SPECIFICATION OFFICE SPACE



FLEXIBLE FIT-OUT AND FUTURE-PROOF DESIGN

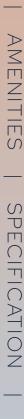


LEED GOLD CONSTRUCTION AND ACQUIRING BREEAM CERTIFICATE



ABUNDANCE OF NATURAL LIGHT AND BIOPHILIC DESIGN



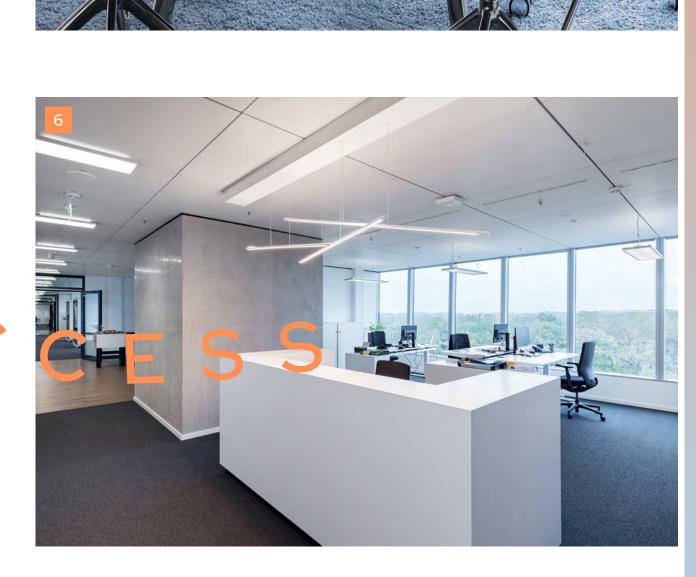






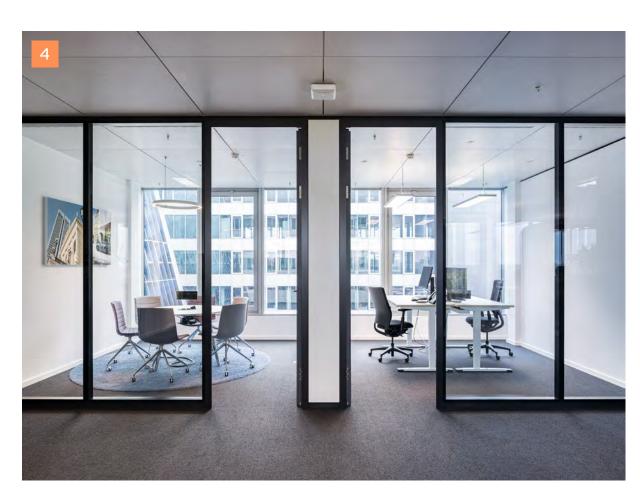


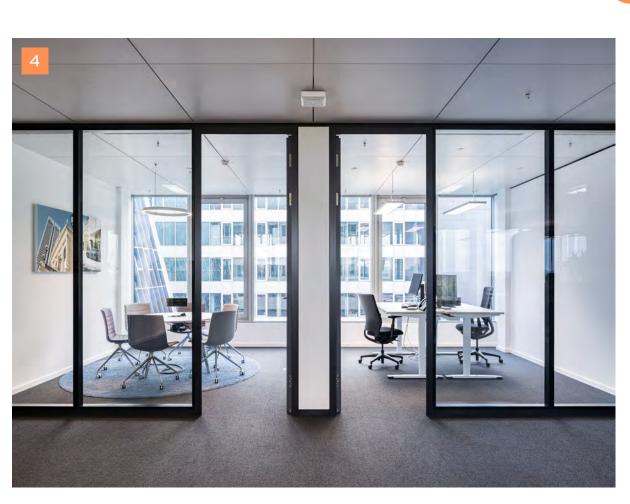






- 2. Breakout areas
- 3. Meeting room detail
- 4. Meeting rooms
- 5. View on the forest
- 6. Fitted reception area





Success attracts success

The Squaire is already home to some of the world's most respected organisations and businesses. Although they come from a variety of sectors they are all drawn here by the same compelling reasons: unrivalled transport connectivity and space shared with equally ambitious, forward-focused brands.















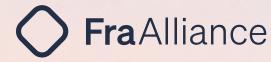


























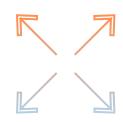


Office technical specifications





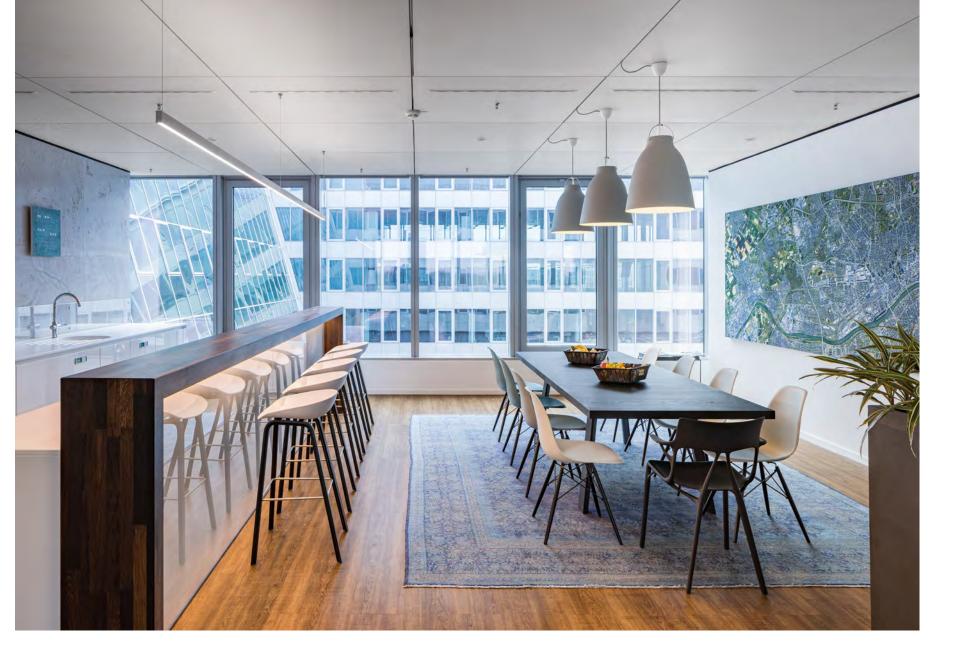
FLEXIBLE FLOOR
PLANS AND CELLULAR
OFFICE LAYOUT



HIGHLY EFFICIENT USAGE THROUGH AN AXIS GRID OF 1.25 M



BUILDING DEPTH OF APPROX. 10.80 M TO 18.50 M





ELECTRICAL

ANTI-GLARE SHIELDS

(EXTERNAL FAÇADE)

SUN BLOCK AND SOUND PROOF GLAZING



FLOOR-TO-CEILING HEIGHT OF 2.75 M



PRIVATE
HIGH-PERFORMANCE
DATA CENTRE



ULTRAFAST INTERNET (UP TO 1TB)





AIR CONDITIONING FOR HEATING AND COOLING VIA CEILING SYSTEM



CAVITY FLOOR WITH RAISED FLOOR PANELS

Influencing innovation and sustaining success

A SPACE THAT

The Squaire is Germany's largest office building, making it an ideal international HQ. The internal floorplan is also extremely flexible, with room for smaller businesses to grow when success demands greater scale.



LIFESTYLE, AMENITIES AND MORE



WORK, SHOP, DINE AND ENJOY AT THE SQUAIRE

All you could ask for, when you need it

It's a destination in itself

– a place to work, shop,
dine and relax. A unique
city within a city where
life is enjoyed effortlessly
alongside business, with
both thriving together
as a result.



7

AWARD WINNING HOTELS WITH A TOTAL OF 583 ROOMS



BUSINESS CENTRE AND CONFERENCE CENTRE



CAFÈS AND RESTAURANTS, 6 SHOPS INCLUDING A SUPERMARKET



FIRST CLASS CONCIERGE
SERVICE AND FITNESS CENTRE



LIFE MADE EASIER. BUSINESS

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- 2. Kindergarden
- 3. 1889 Cantine Michelin
- 4. Paulaner
- 5. kpOchs Hairdresser

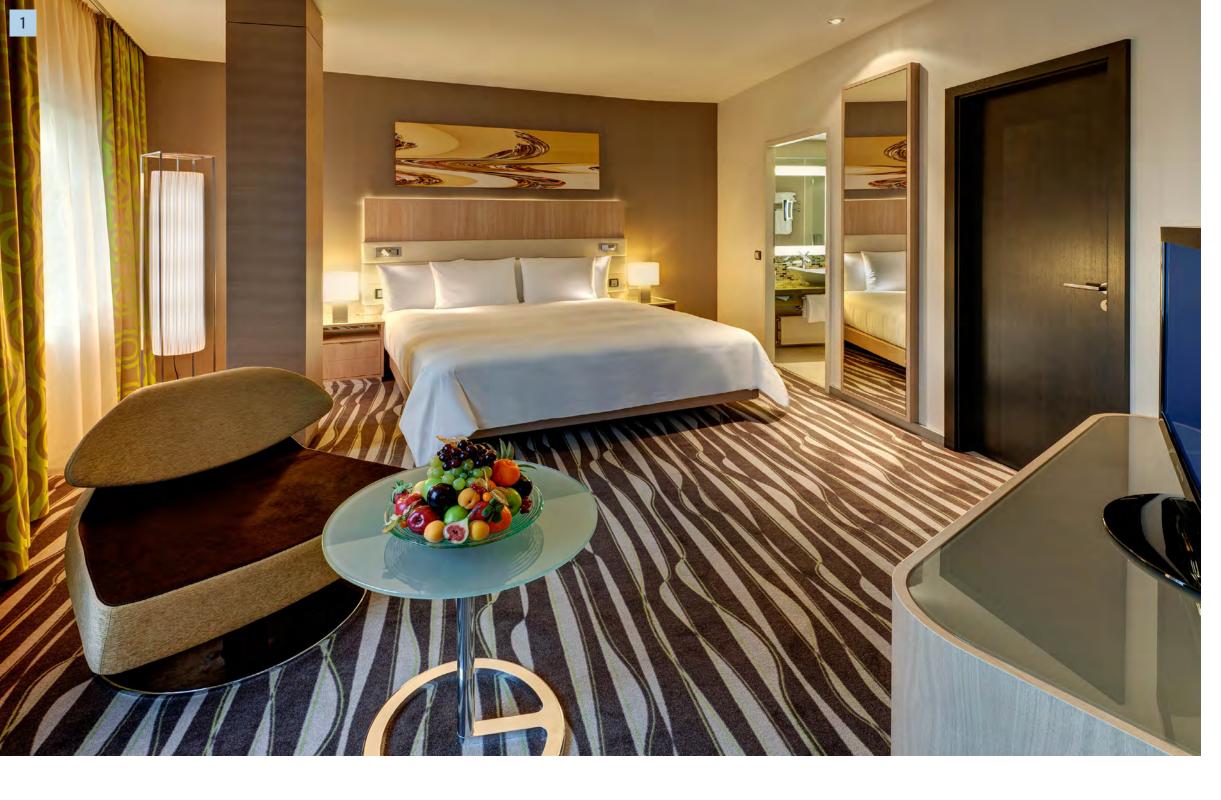






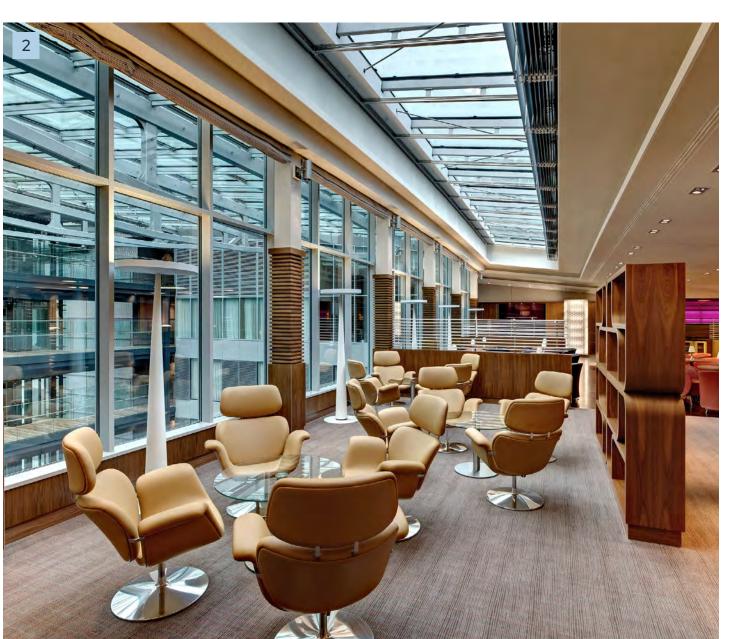


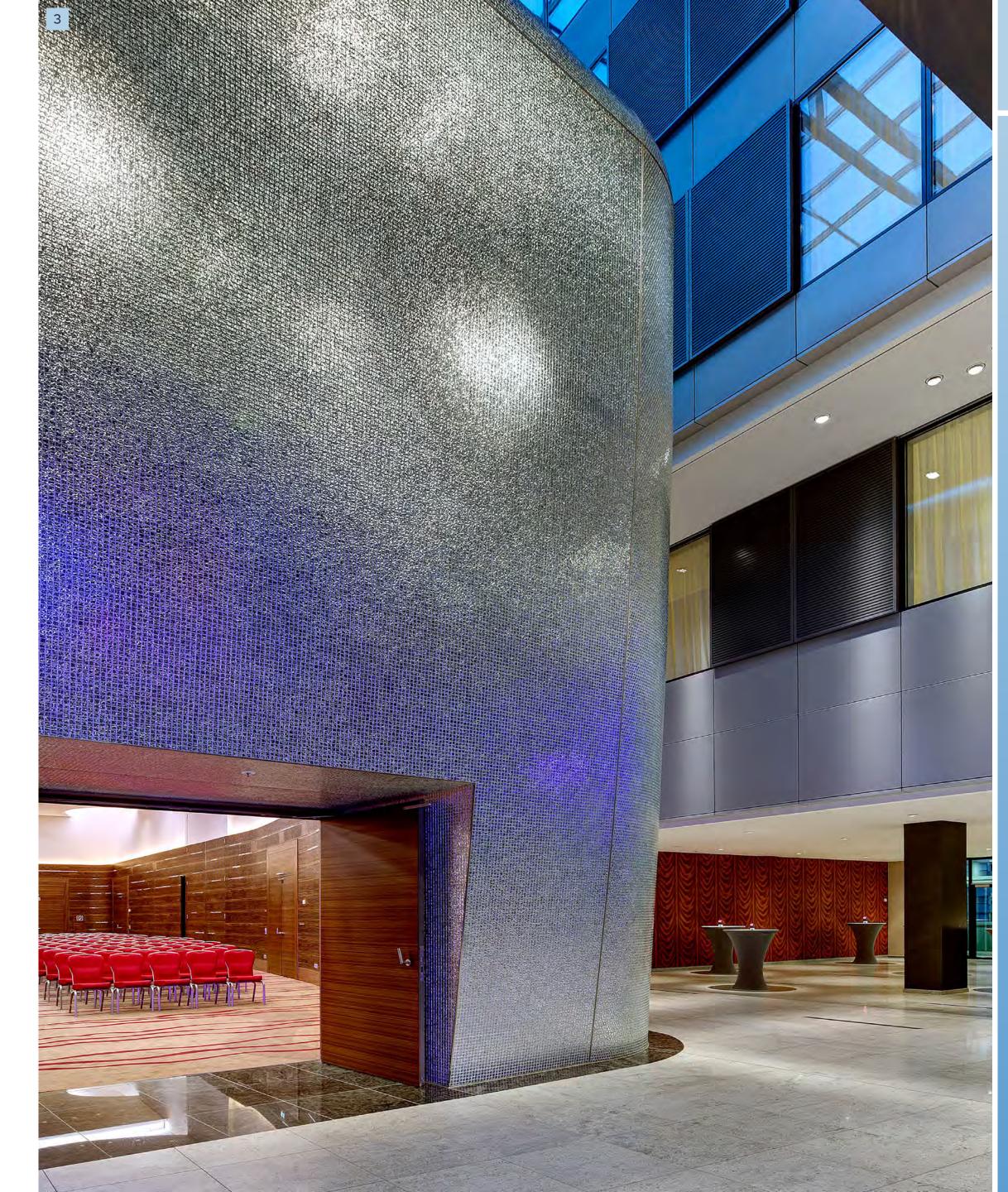






- 2. Hilton executive lounge
- Hilton ballroom globe and foyer











FITSEVENELEVEN





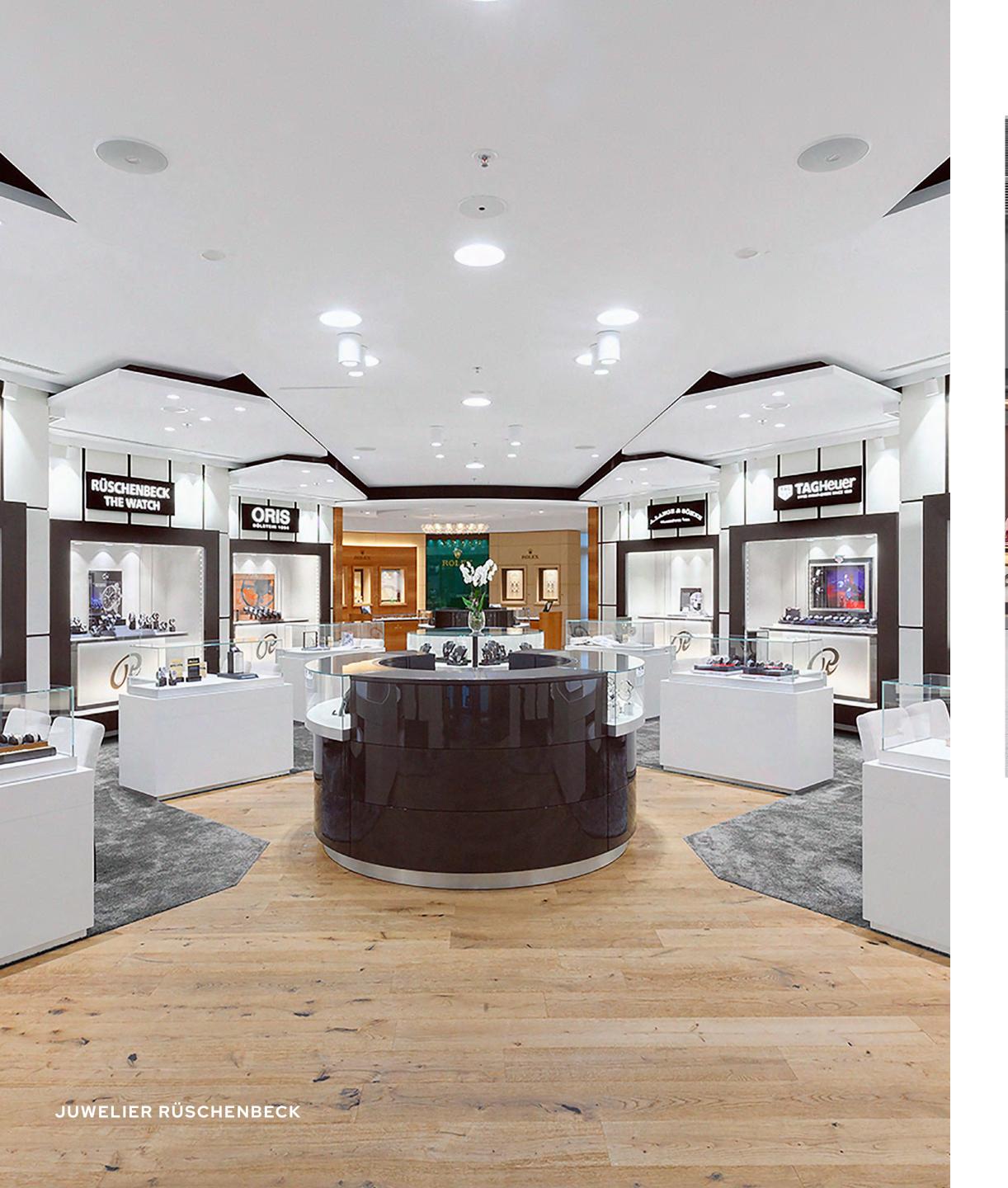




- 2. REWE
- 3. YURO
- 4. ALEX
- 5. Starbucks Coffee



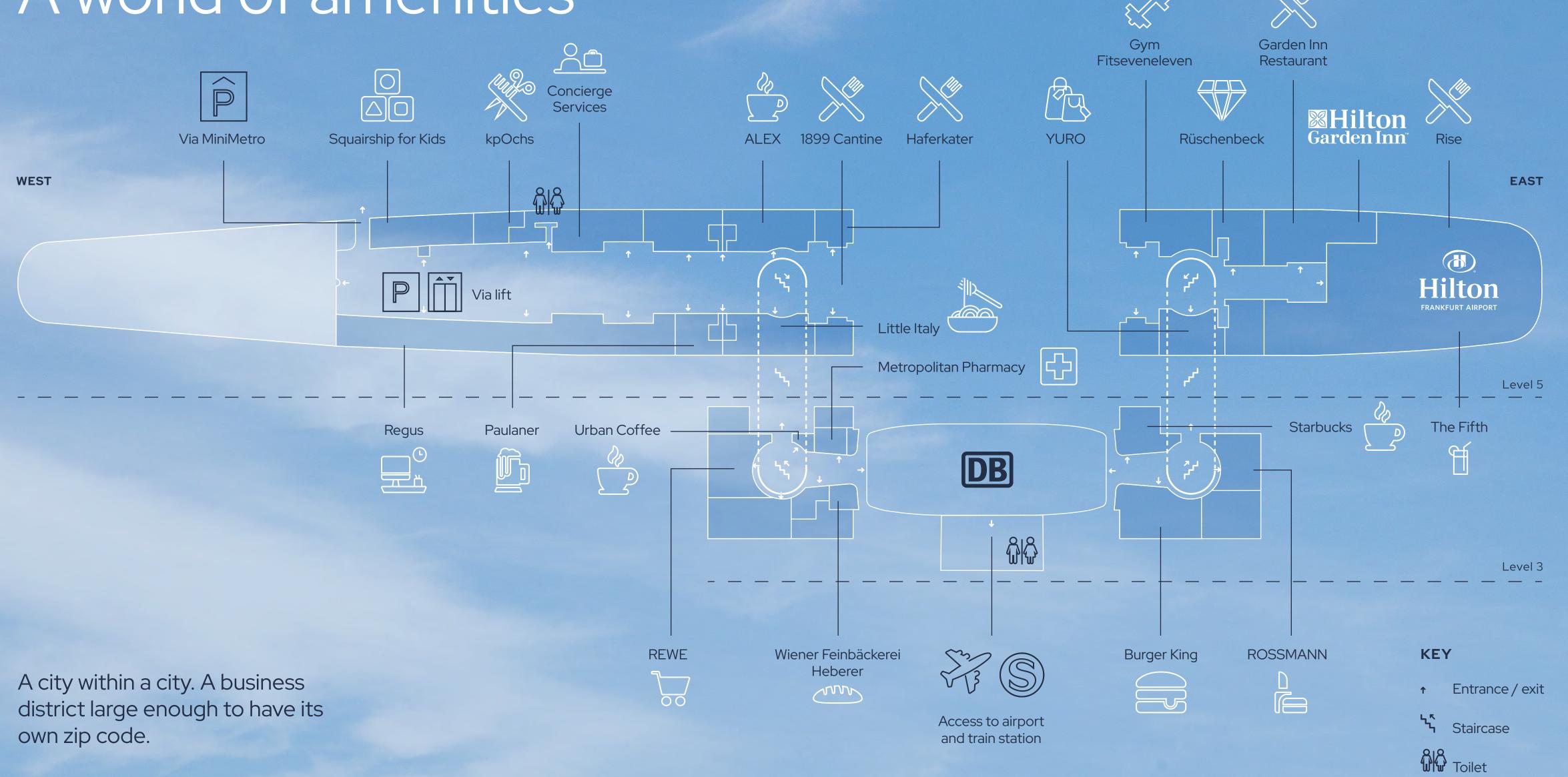






Your everyday made easy

A world of amenities



Frankfurt's original 24/7destination

AWORLD OF OPPORY

The Squaire is a gateway to the world, an inspirational example of thinking beyond convention. From here, anywhere and anything is possible.



SPECIFICATION



A DESIGN BENCHMARK IN SIZE AND SCALE, WHERE FORM AND FUNCTION UNITE

Where the world thrives

The Squaire is designed to enhance the wellbeing of everyone who uses it. Biophilic design extends throughout the space. The building makes the most of natural daylight, helping to reduce energy consumed by interior lighting.





DESIGNED TO ENHANCE NATURAL LIGHT



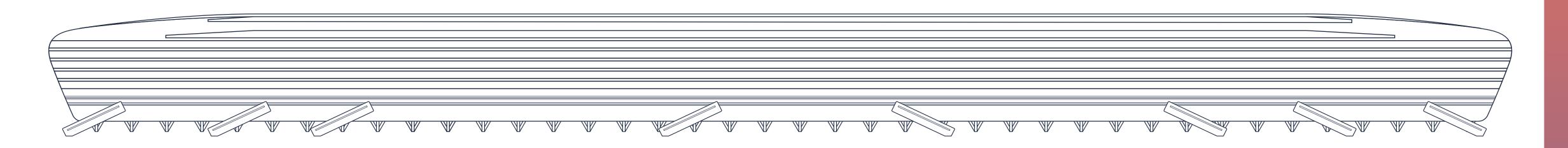


BIOPHILIC DESIGN





Dynamic in form and function

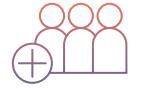












BUSINESS CENTRE WITH CONFERENCE ROOMS

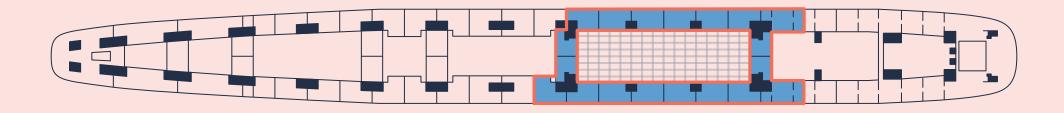
Typical space plan 6,000 sq m







- Office
- Meeting room
- Co
 - Lifts





Typical space plan 1,680 sq m





KEY

- Office
- Meeting room
- O Core
- Lifts



Plan not to scale. For indicative purposes only.

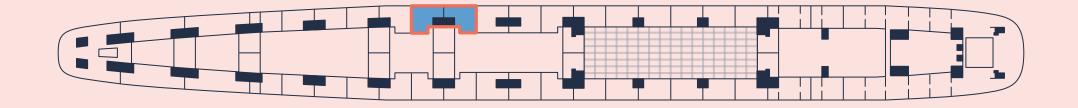
Typical space plan < 1,000 sq m





KEY

- Office
- Meeting room
- Core
- Lifts



#tenm Ninic.

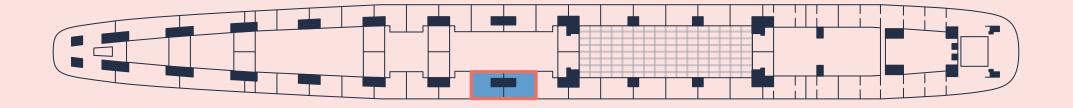
Typical space plan 500 sq m





KEY

- Office
- Meeting room
- O Core
- Lifts



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A place for all our futures

WHAT WE HAVE ACHIEVED SO FAR

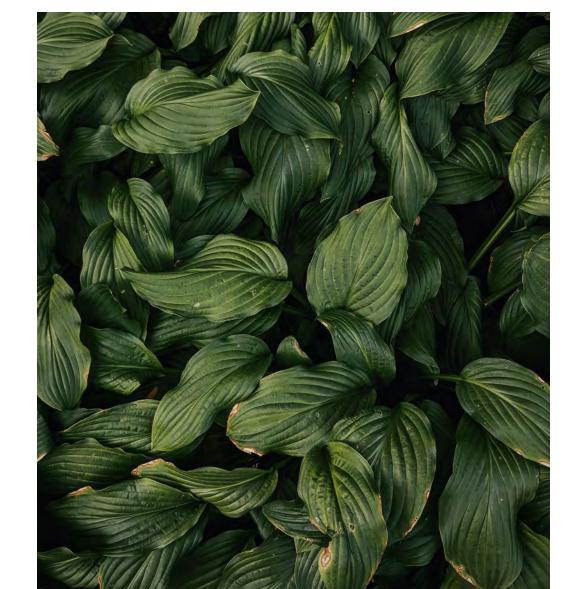
20-40% energy saving

Reduction of operating costs through energy management system

IoT to optimise elevator operations

The wellness of people and the positivity found in social interaction are key to The Squaire's success. The difference we can make to the local and global environment is also part of that plan – a landmark building that has the size to deliver a meaningful difference. We take that responsibility seriously and every aspect of the building is optimised for sustainability.





COMING SOON

20 e-superchargers in the building

More then 100 e-charging stations in our multi-storey car park

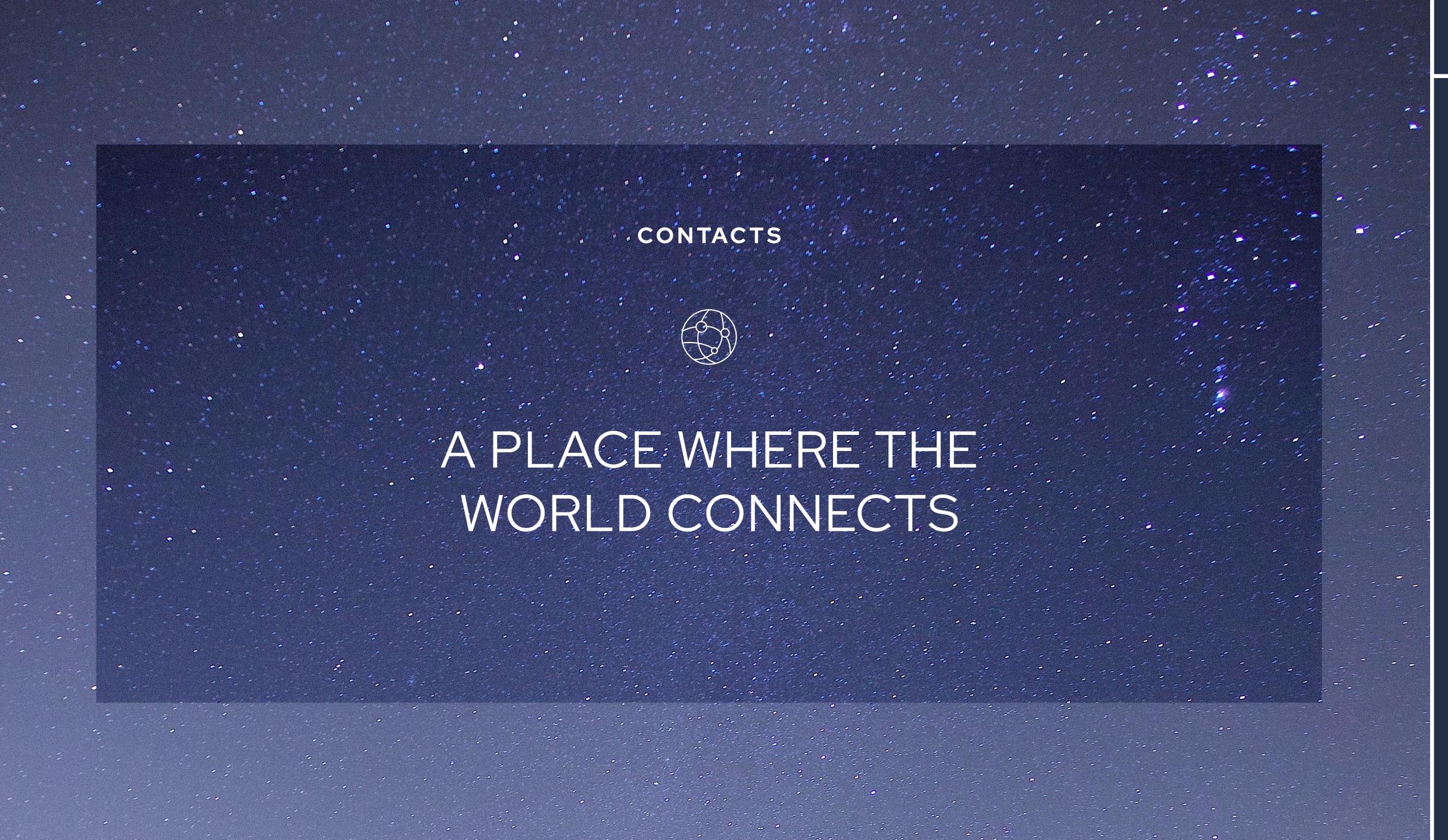
Installation of a photovoltaic system on the roof of the parking garage

The next generation global landmark

SETTING THE

The Squaire is a people-first design, purposefully created to enhance wellbeing and encourage positive social interaction. It's optimised for business, travel and leisure, with everything on-site, everywhere connected and everyone welcome.







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IMPORTANT NOTICE: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale. May 2025.

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SCHIER REAL ESTATE

Discover more: www.thesquaire.com

THE SQR