

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.



MINUTE

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



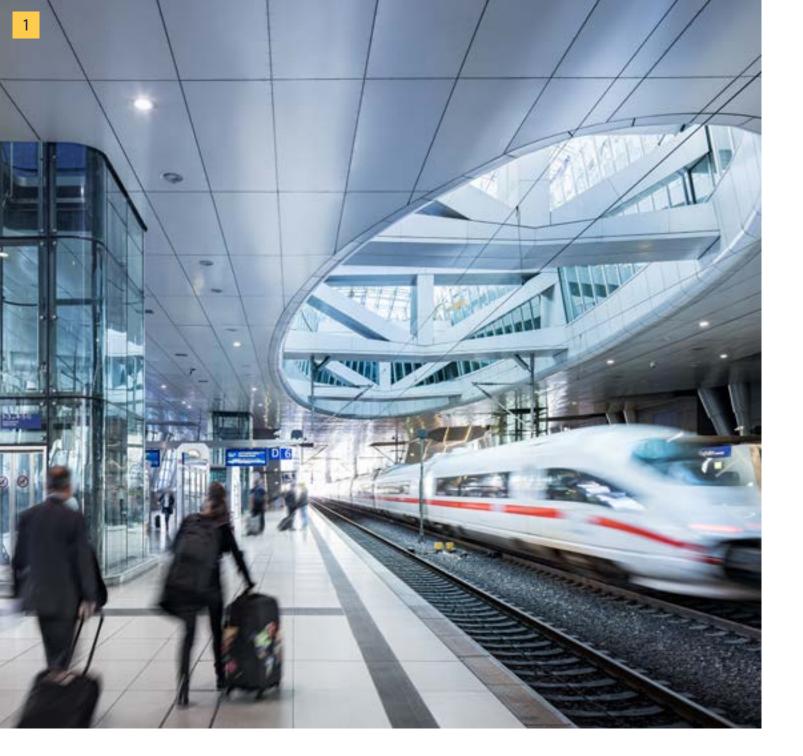
**MOMENTS AWAY FROM** THE AUTOBAHN

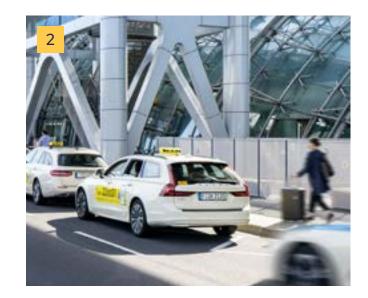




**DEDICATED TRAIN STATION IN** THE BUILDING'S BASEMENT



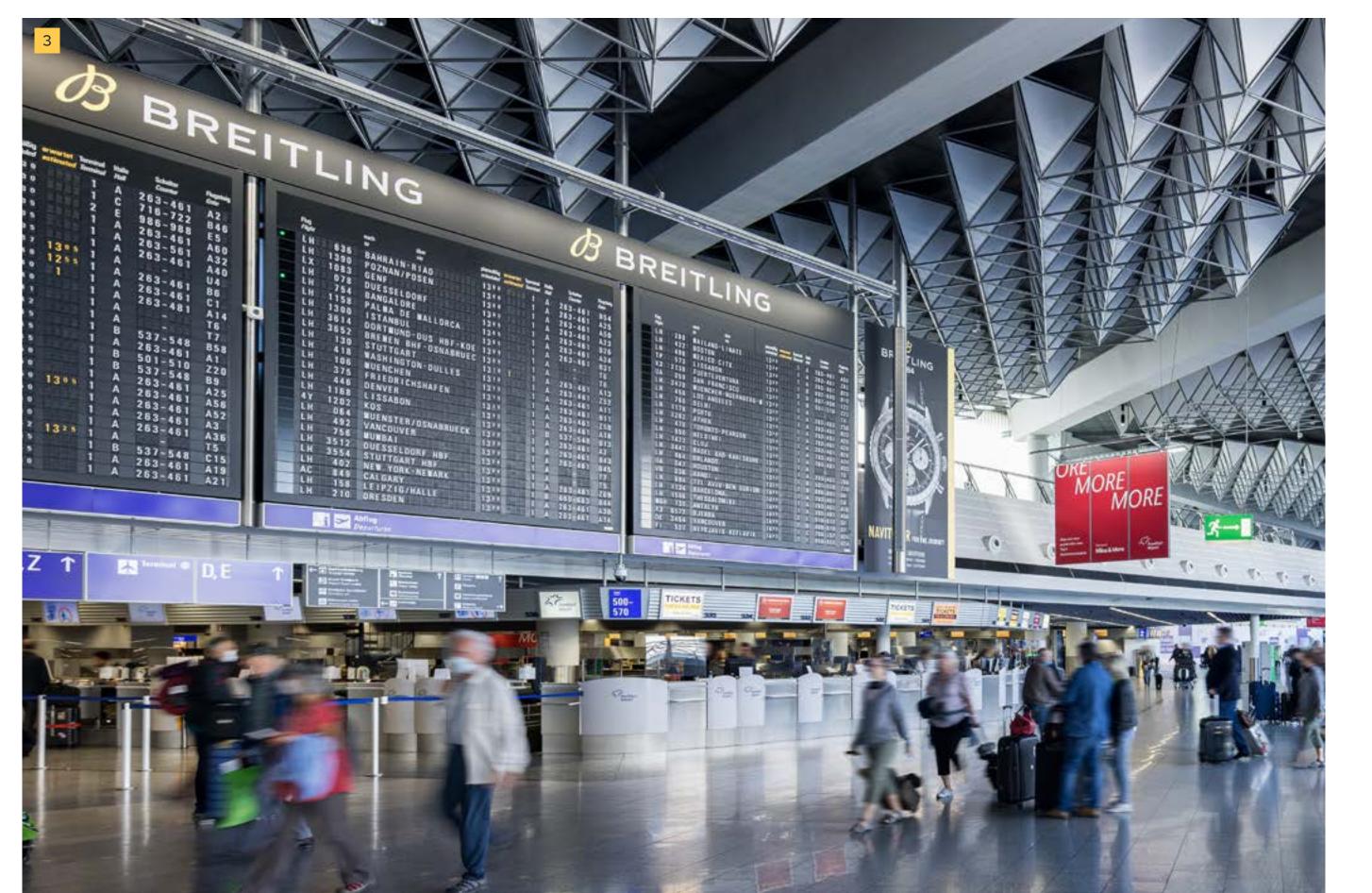




- 1. Frankfurt Flughafen Fernbahnhof
- 2. The Squaire taxi
- 3. Frankfurt Airport
- 4. MiniMetro to car park
- 5. The Squaire Parking















### 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.



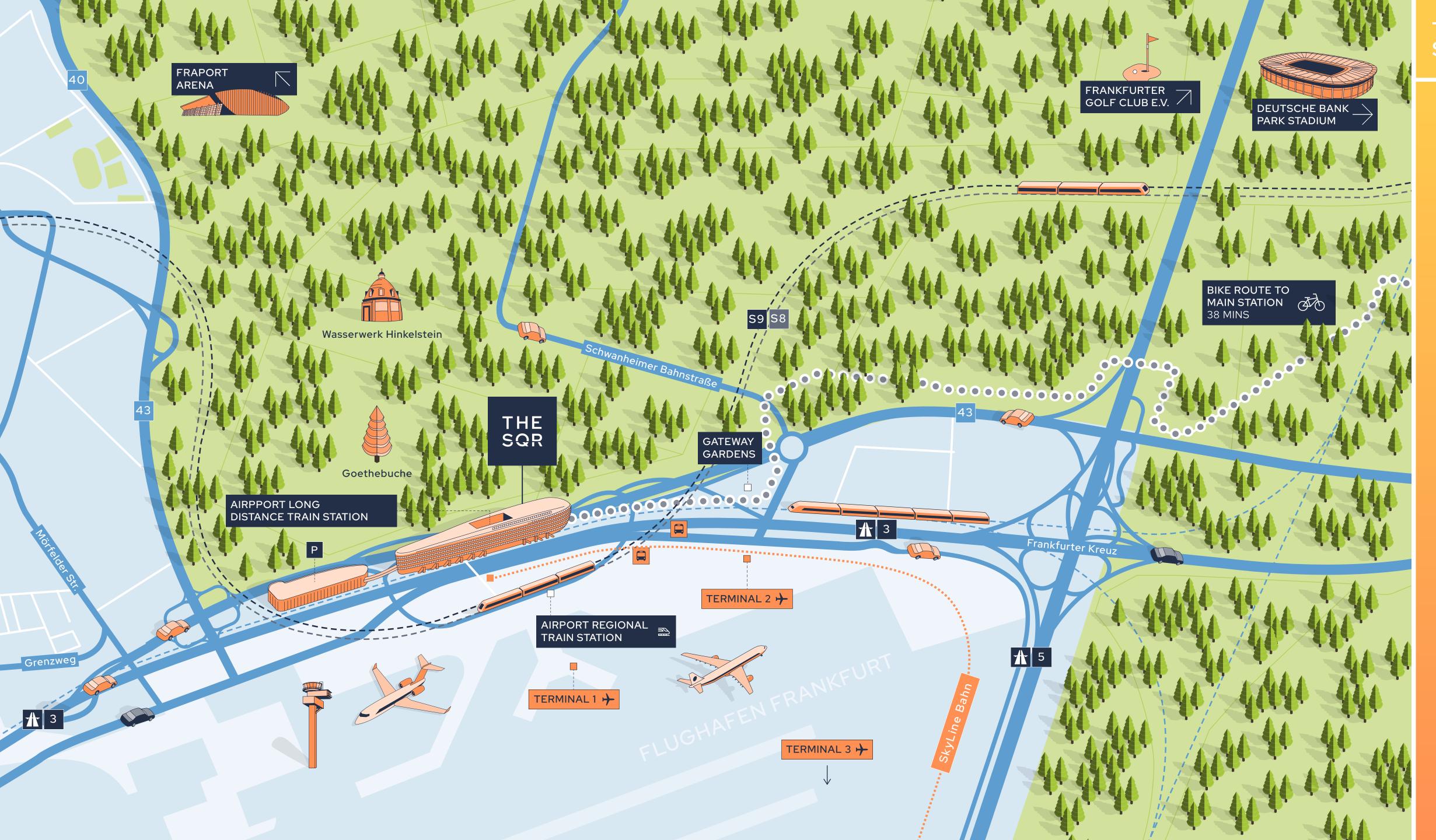
FRANKFURT CENTRAL **STATION BY TRAIN** 



FRANKFURT CENTRAL **STATION BY CAR** 

TRAVEL TIME IN MINUTES		
	By train	By car
Frankfurt South	17	14
Frankfurt East	20	24
Offenbach	21	27
Mainz	17	31
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

### Flexibility that unlocks opportunity

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** 

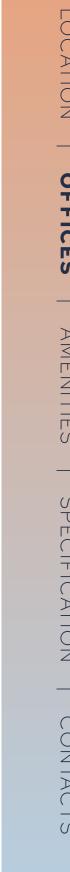


LEED GOLD CONSTRUCTION AND ACQUIRING BREEAM CERTIFICATE



ABUNDANCE OF NATURAL LIGHT AND BIOPHILIC DESIGN











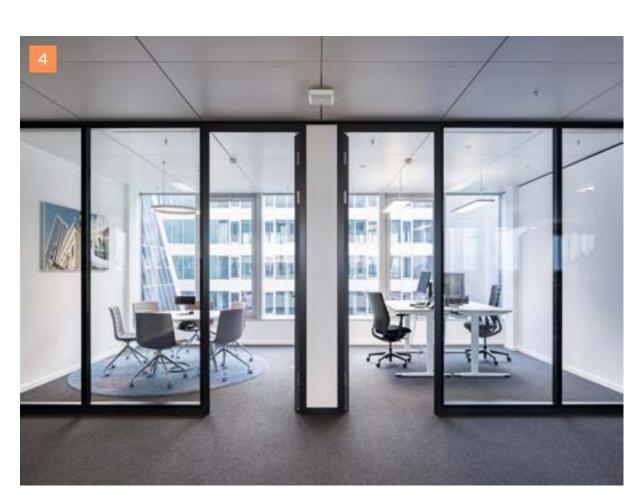




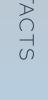
1. Office space

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.















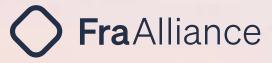




























## Office technical specifications

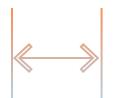




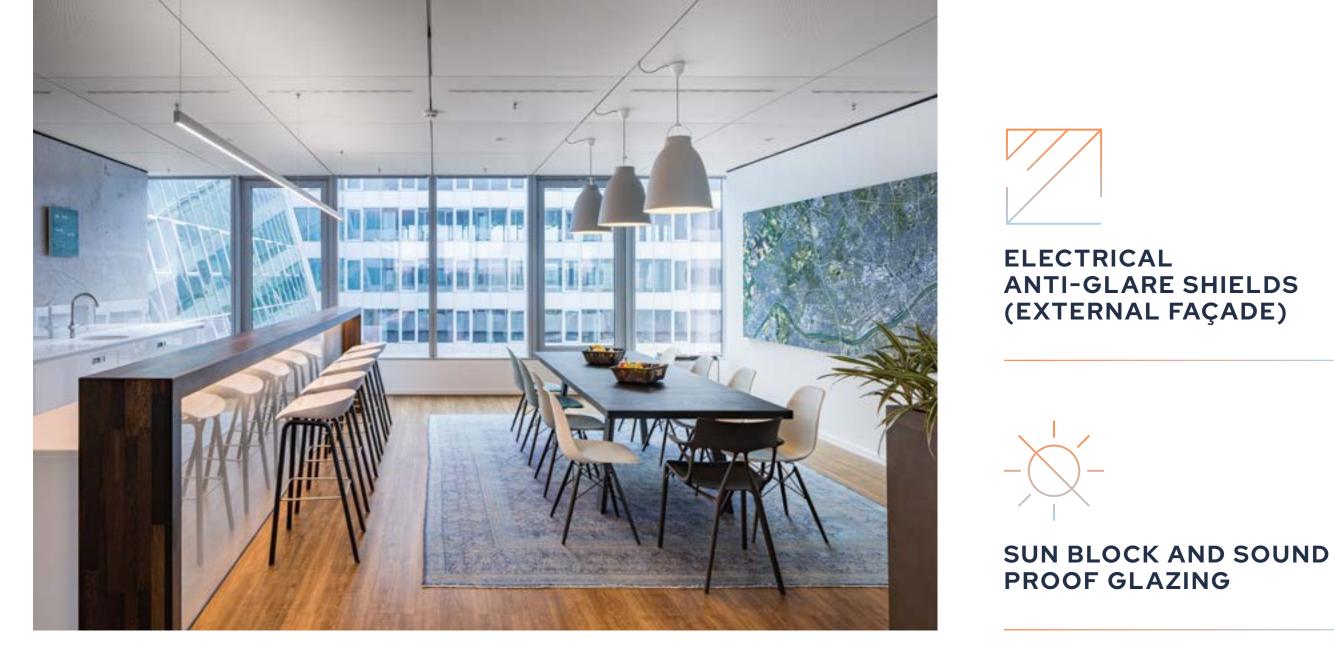
FLEXIBLE FLOOR
PLANS AND CELLULAR
OFFICE LAYOUT



HIGHLY EFFICIENT USAGE THROUGH AN AXIS GRID OF 1.25 M



BUILDING DEPTH OF APPROX. 10.80 M TO 18.50 M





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.



2

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







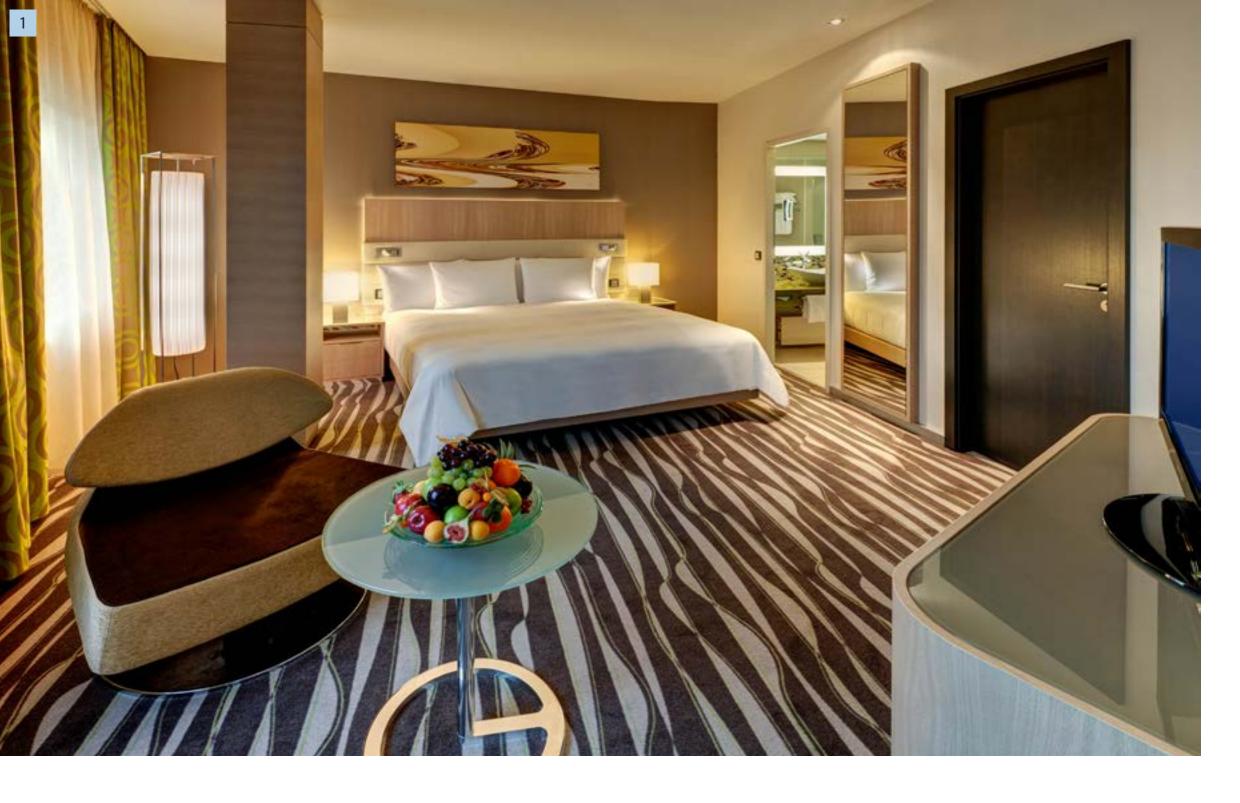






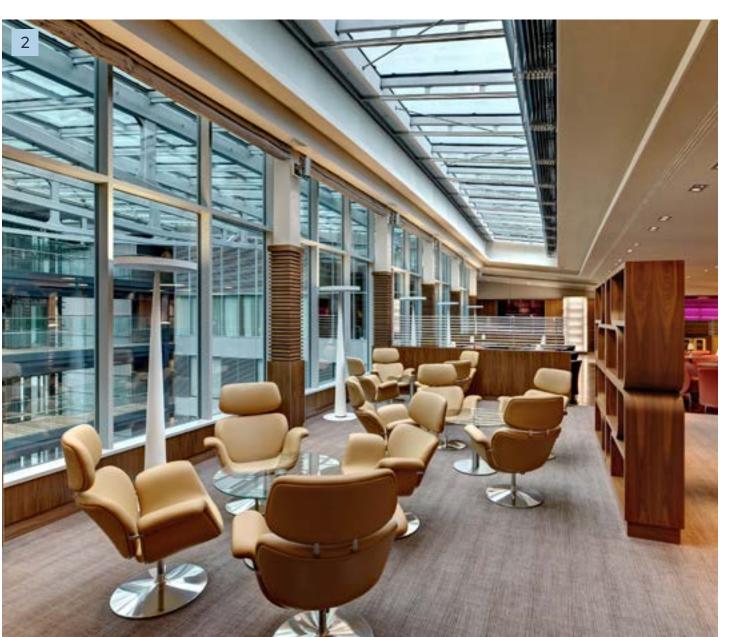
- 1. RISE Restaurant at The Hilton
- 2. Kindergarden
- 3. 1889 Cantine Michelin
- 4. Paulaner
- 5. kpOchs Hairdresser

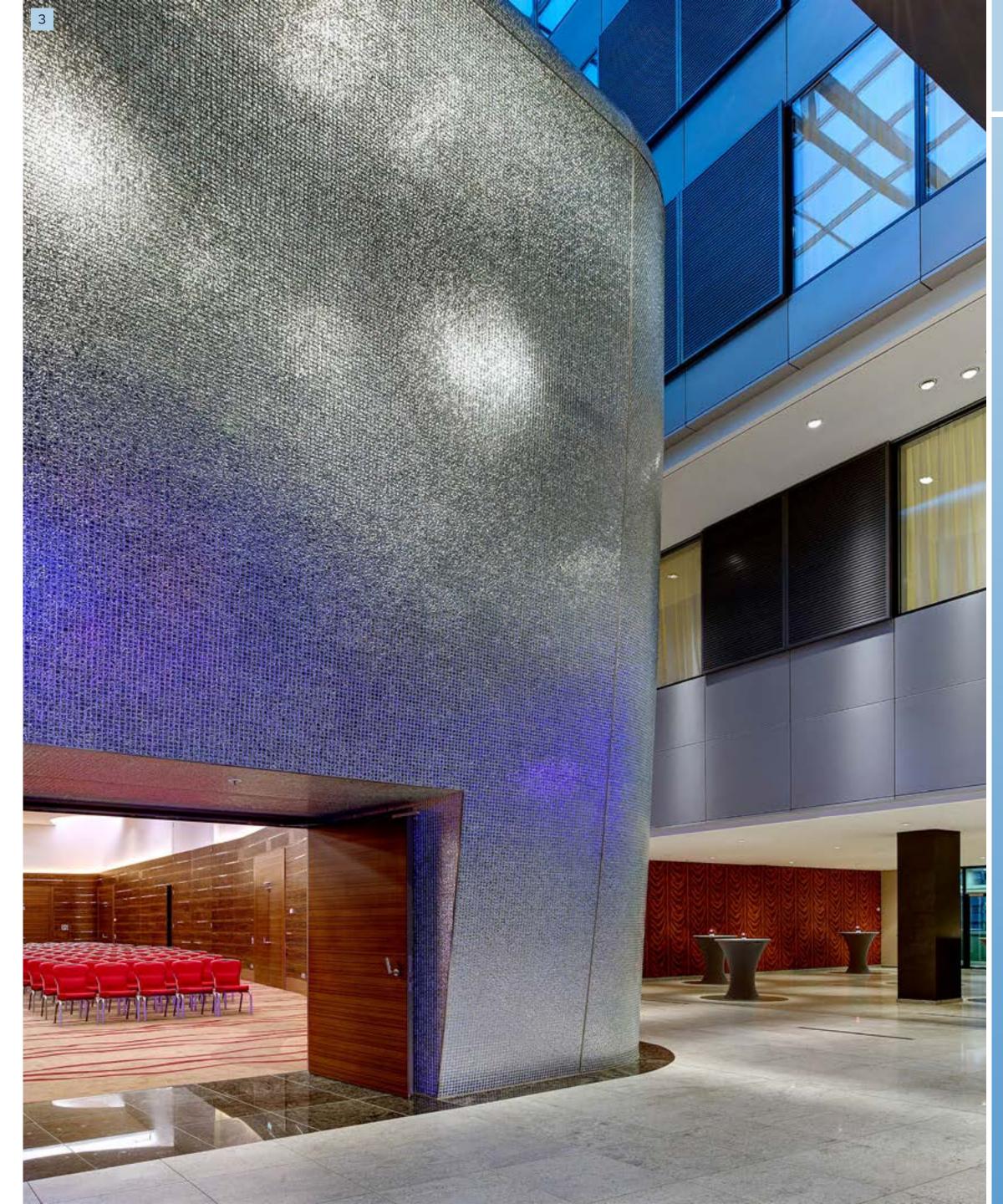




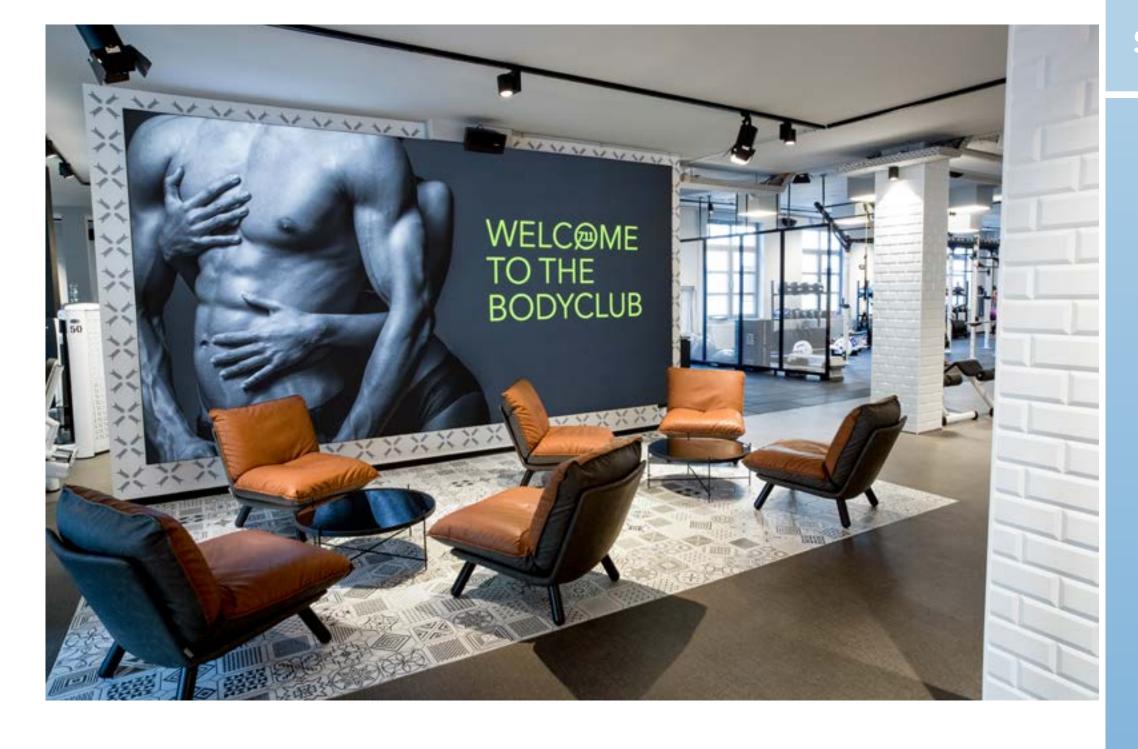


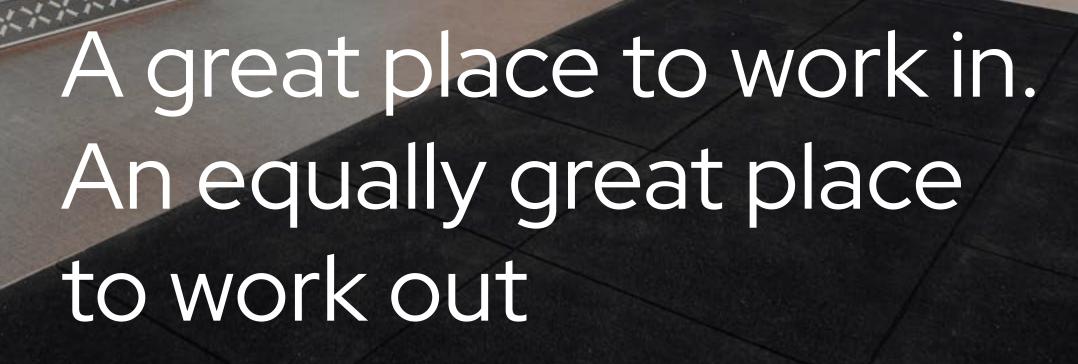
- 2. Hilton executive lounge
- Hilton ballroom globe and foyer











FITSEVENELEVEN





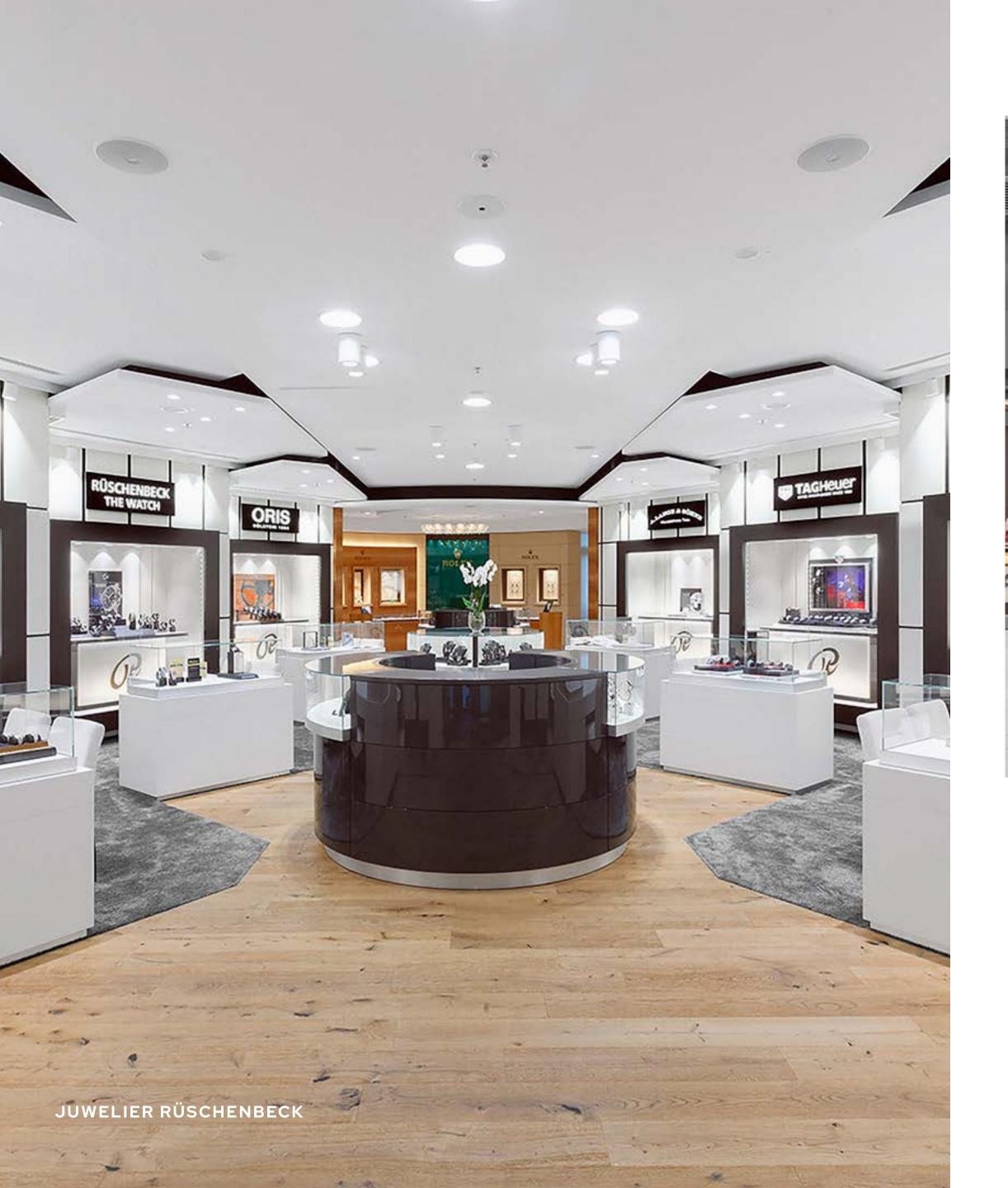


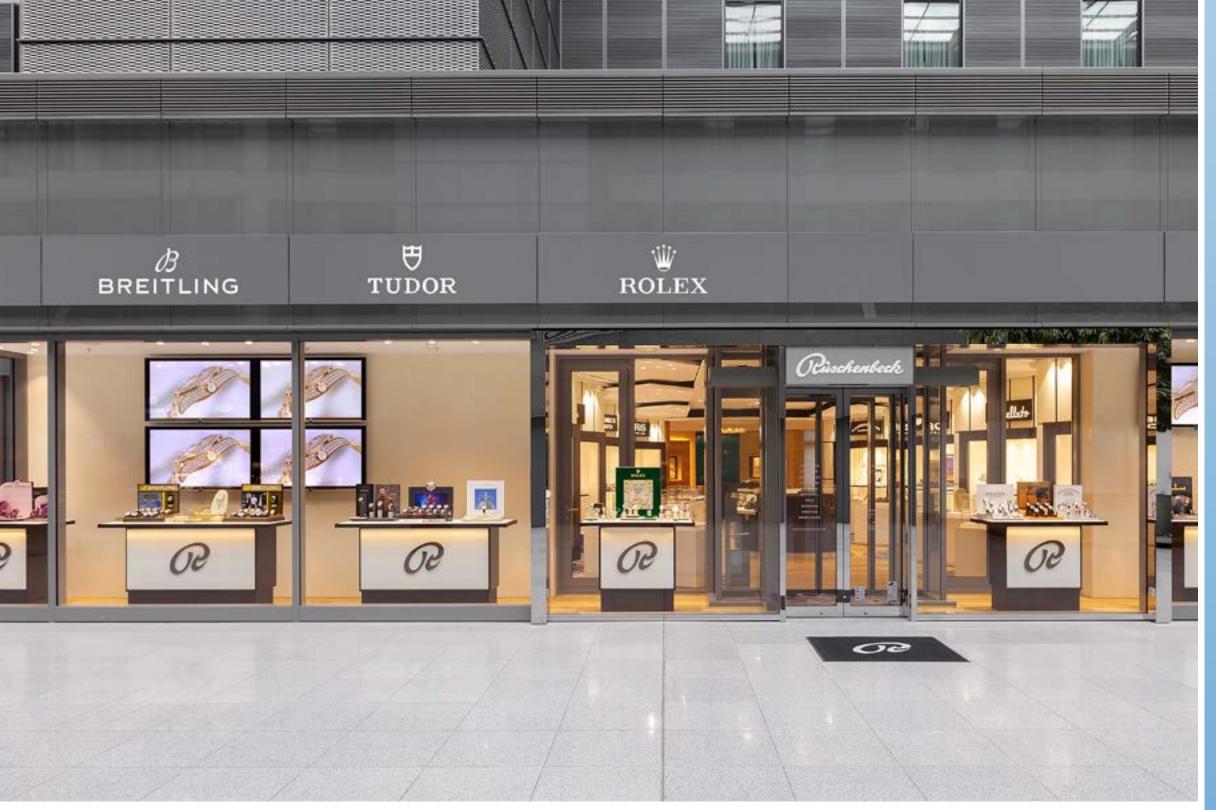


- 1. Little Italy
- 2. REWE
- 3. YURO
- 4. ALEX
- 5. Starbucks Coffee



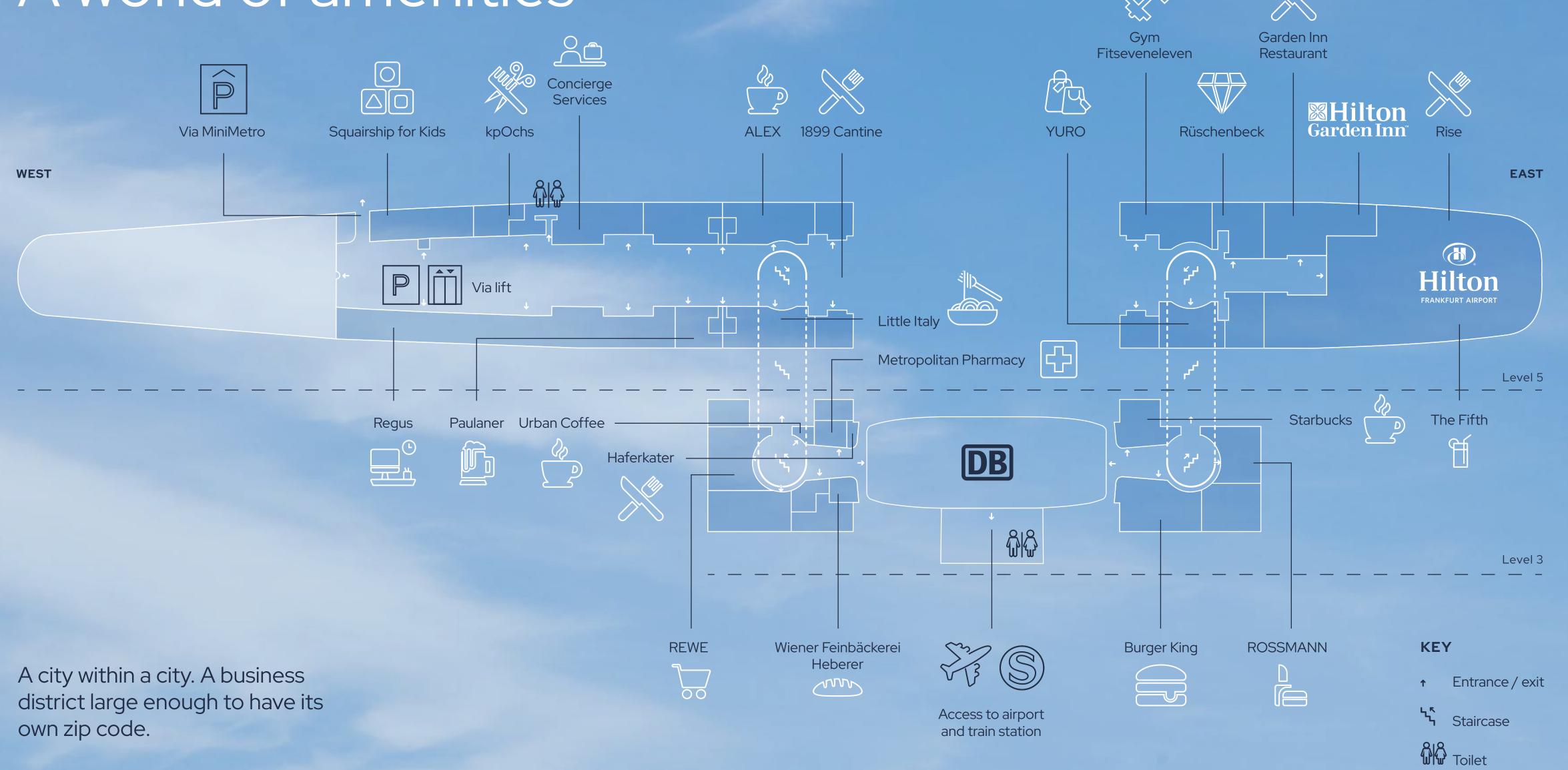






Your everyday made easy

### A world of amenities



## Frankfurt's original 24/7destination

A WORLD 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



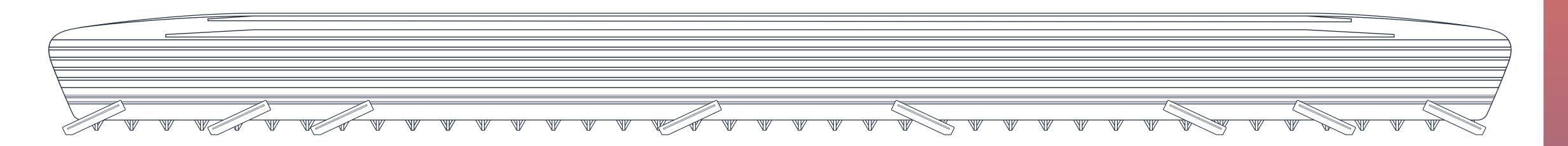


**BIOPHILIC DESIGN** 





### Dynamic in form and function

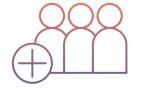








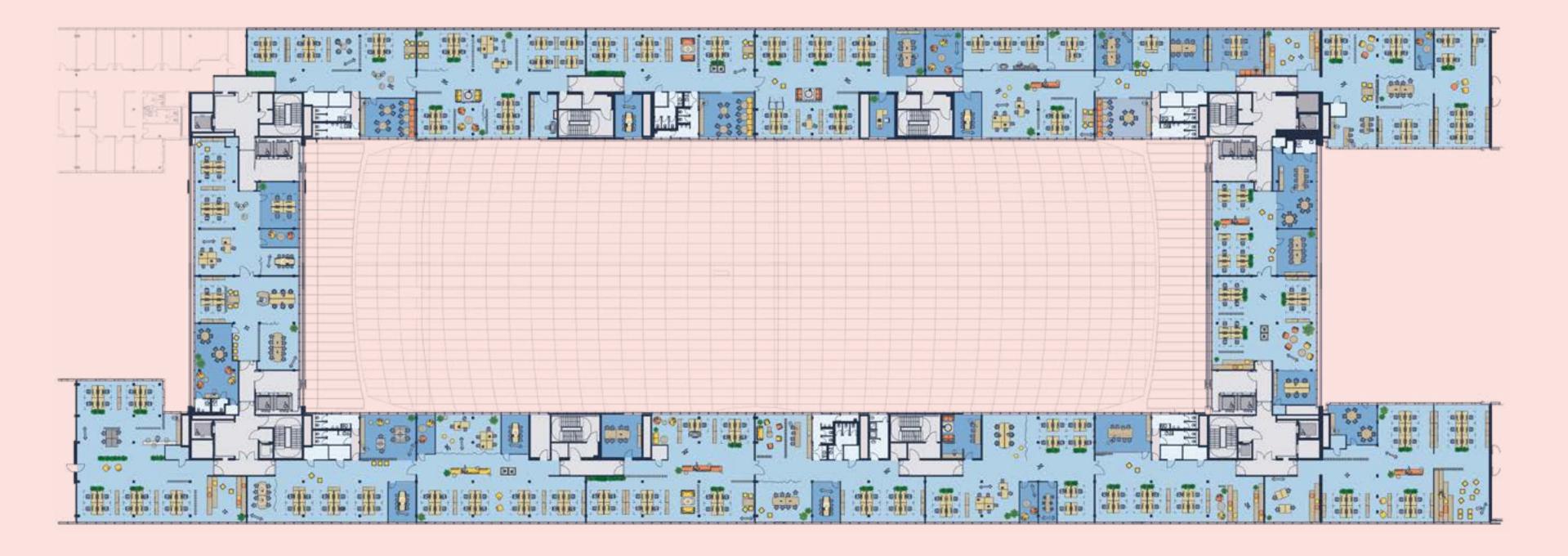




BUSINESS CENTRE WITH CONFERENCE ROOMS

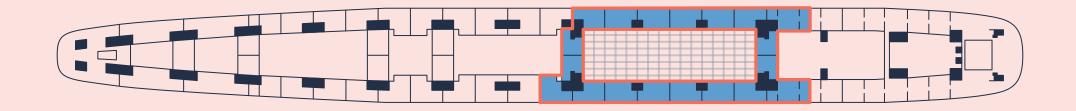
### Typical space plan 6,000 sq m





### KEY

- Office
- Meeting room
- Core
- Lifts



#team Ninic.

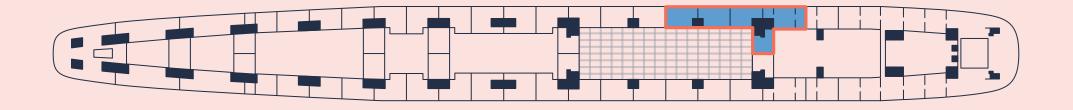
### Typical space plan 1,680 sq m





### **KEY**

- Office
- Meeting room
- O Core
- Lifts



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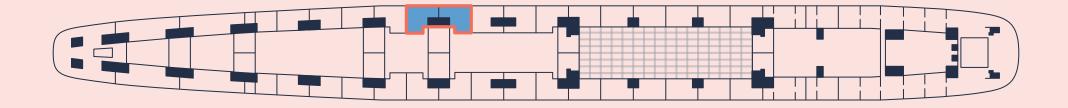
## Typical space plan < 1,000 sq m







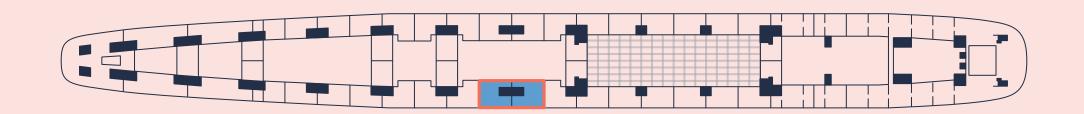
- Office
- Meeting room
- Core
- Lifts



#tenm Ninic.

## Typical space plan 500 sq m







### KEY

- Office
- Meeting room
- Core
- Lifts



### 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

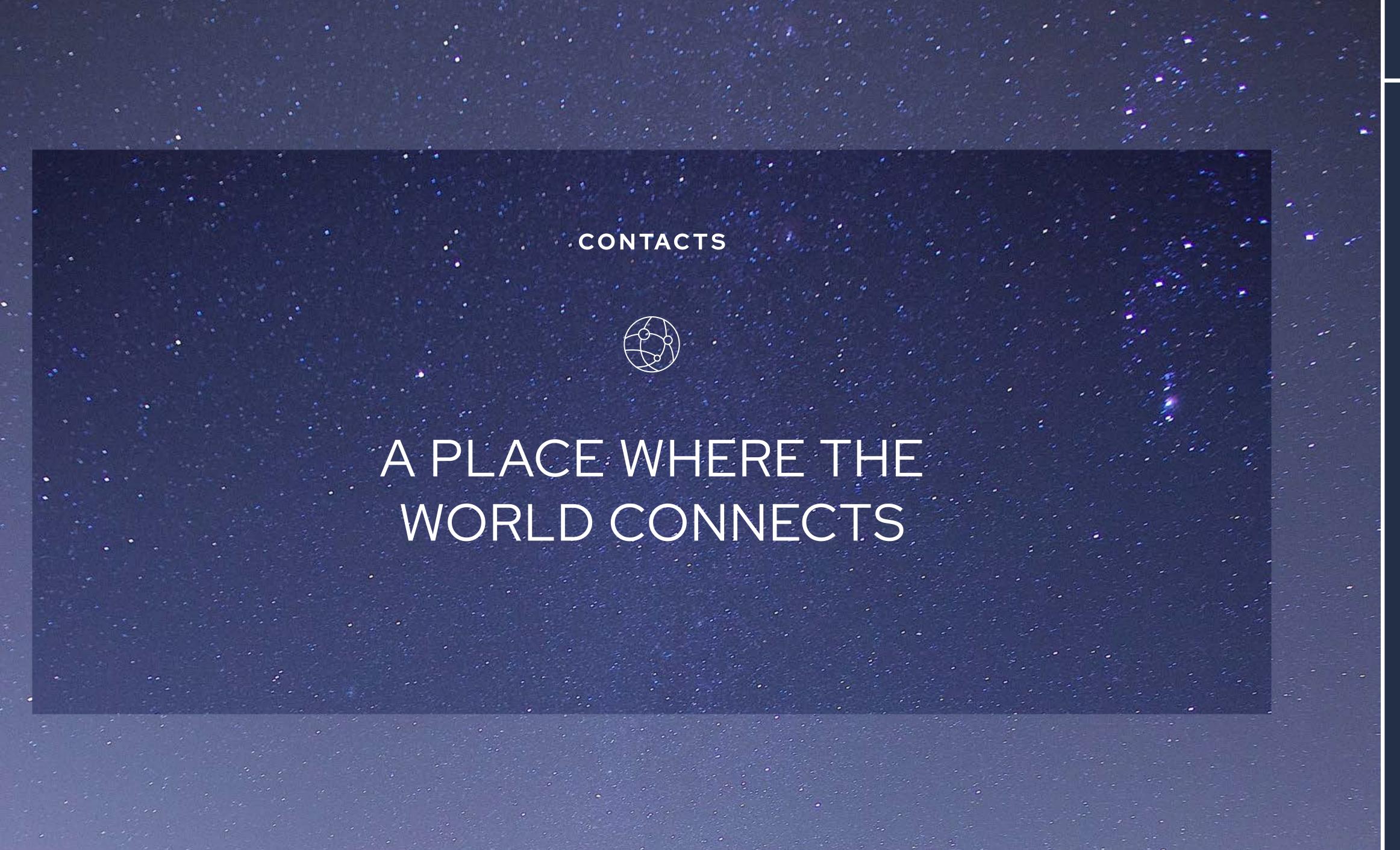
Installation of a photovoltaic system on the roof of the parking garage

## 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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DISCLAIMER

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. July 2025.

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Discover more: www.thesquaire.com

