



THE  
SQR  
FRANKFURT

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



6

SHOPS



11

CAFÉS AND RESTAURANTS



3,125

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

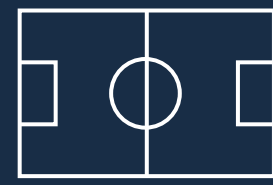


100,000

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

CREATED TO CONNECT. DESIGNED TO INSPIRE





HYPER CONNECTIVITY



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



# Access to everything, connected to everywhere

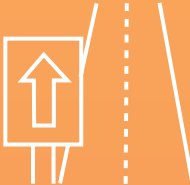
For business, travel or leisure, The Squire's premium location delivers unparalleled convenience and connectivity.



10

MINUTE

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



MOMENTS AWAY FROM THE AUTOBAHN



15

MINS

AWAY FROM FRANKFURT CITY CENTER BY TRAIN

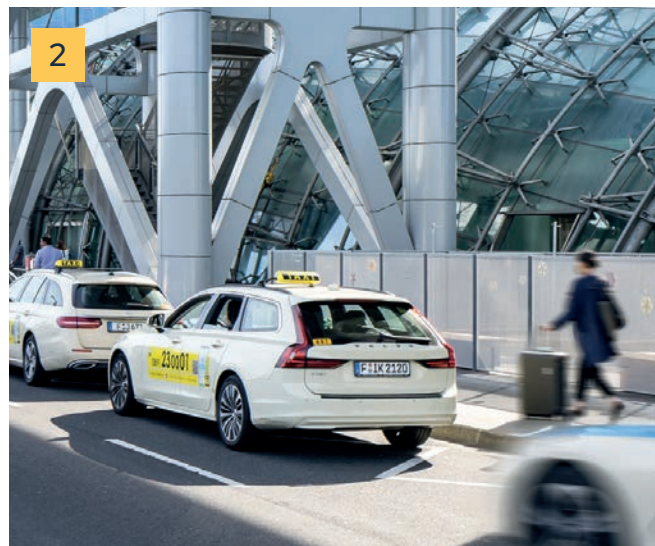


DEDICATED TRAIN STATION IN THE BUILDING'S BASEMENT

CONNECTING PEOPLE TO EACH OTHER AND TO THE WORLD.







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



# Europe on your doorstep





# Frankfurt's only hub building

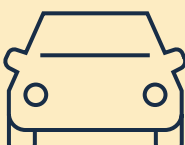
The Squire has all the prestige and presence of a city-centre office building without any city-centre traffic congestion and parking challenges.



12

MINS

FRANKFURT CENTRAL STATION BY TRAIN



15

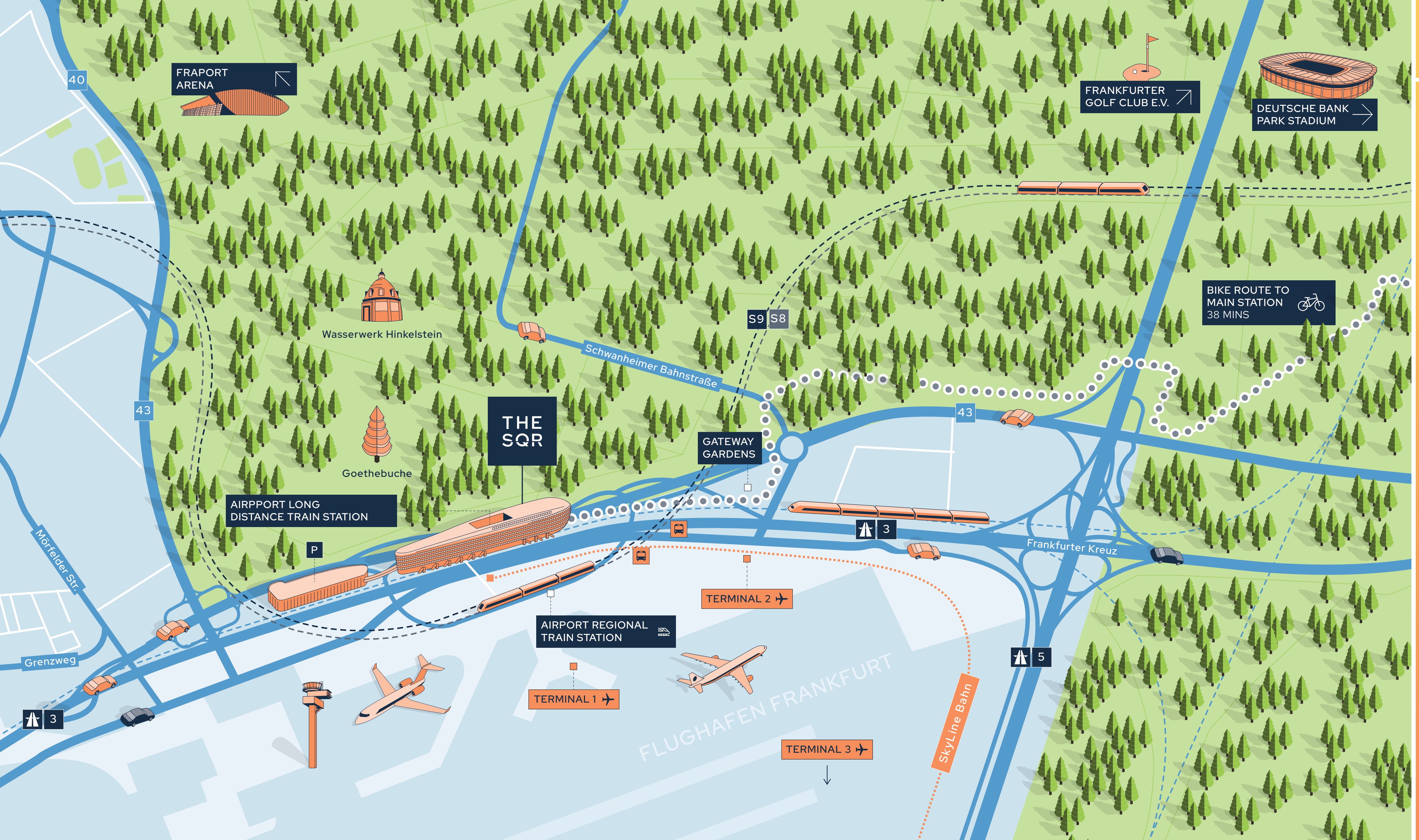
MINS

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

W E L C O M E



The Squire 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

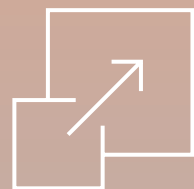
Thriving businesses need space to grow, diversify and pivot, often at pace and scale to take advantage of emerging opportunity. With 100,000 sq m of high specification office space, The Squire offers dynamic accommodation that's ready to grow and adapt whenever you are.



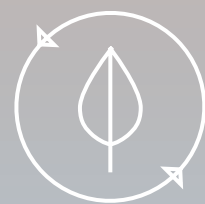
LEED GOLD CONSTRUCTION  
AND ACQUIRING  
BREEAM CERTIFICATE



100,000  
SQ M OF HIGH SPECIFICATION  
OFFICE SPACE



FLEXIBLE FIT-OUT AND  
FUTURE-PROOF DESIGN



ABUNDANCE OF NATURAL  
LIGHT AND BIOPHILIC DESIGN

SPACE THAT GROWS WITH YOUR BUSINESS.

A SPACE THAT GROWS WITH YOUR

BUSINESS. A SPACE THAT GROWS WITH YOUR

M C





# First impressions count

## THE SQAIRE SQUARE

Flooded with natural light and indulgently proportioned, the atrium is a stunning entrance to an epic building. It's focal point – a town square – where people meet to do business, catch up with colleagues, run town hall meetings or enjoy diverse cultural events.

## THE ATRIUM

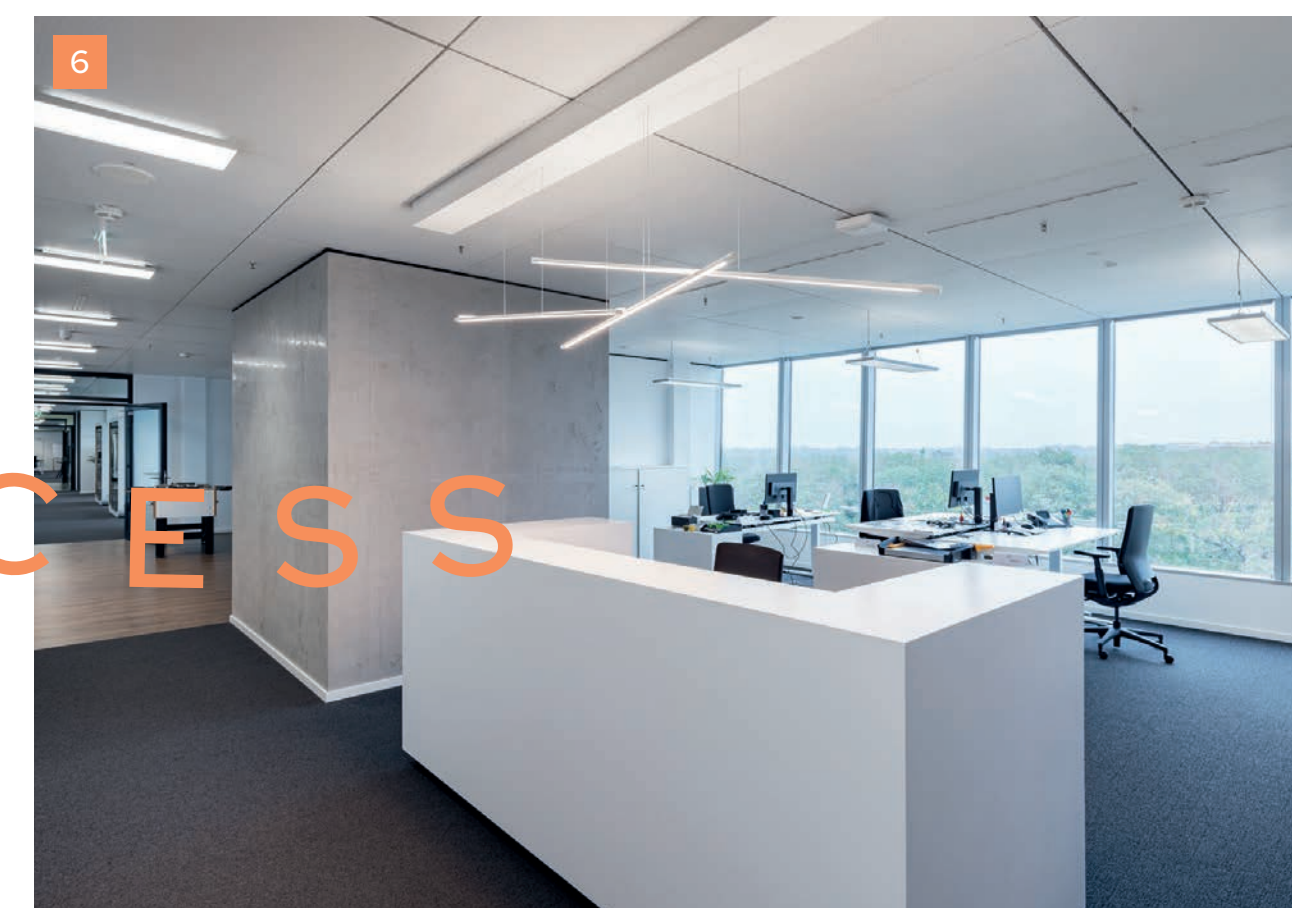


# New standards, new panoramas

VIEW ON THE FOREST

Designed and built to push boundaries, The Squire is a natural home for globally ambitious businesses. It takes office accommodation to the next level, with quality fit out, future-proof design and space that grows as you do, all combining to create a business environment like no other.





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 Squire 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.

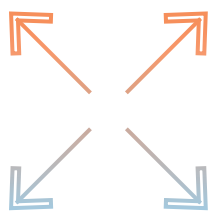




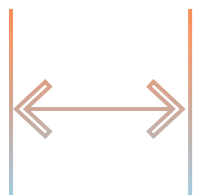
# Office technical specifications



**FLEXIBLE FLOOR  
PLANS AND CELLULAR  
OFFICE LAYOUT**



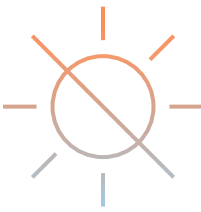
**HIGHLY EFFICIENT USAGE  
THROUGH AN AXIS GRID  
OF 1.25 M**



**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 GROWS WITH YOU

The Squire 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

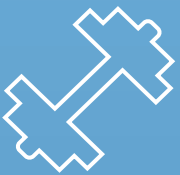
AWARD WINNING HOTELS  
WITH A TOTAL OF 583 ROOMS



BUSINESS CENTRE AND  
CONFERENCE CENTRE

 11

CAFÈS AND RESTAURANTS,  
6 SHOPS INCLUDING A  
SUPERMARKET



FIRST CLASS CONCIERGE  
SERVICE AND FITNESS CENTRE

LIFE MADE EASIER. BUSINESS

EASIER. BUSINESS MADE BETTER.

MADE BE



LIFE MADE





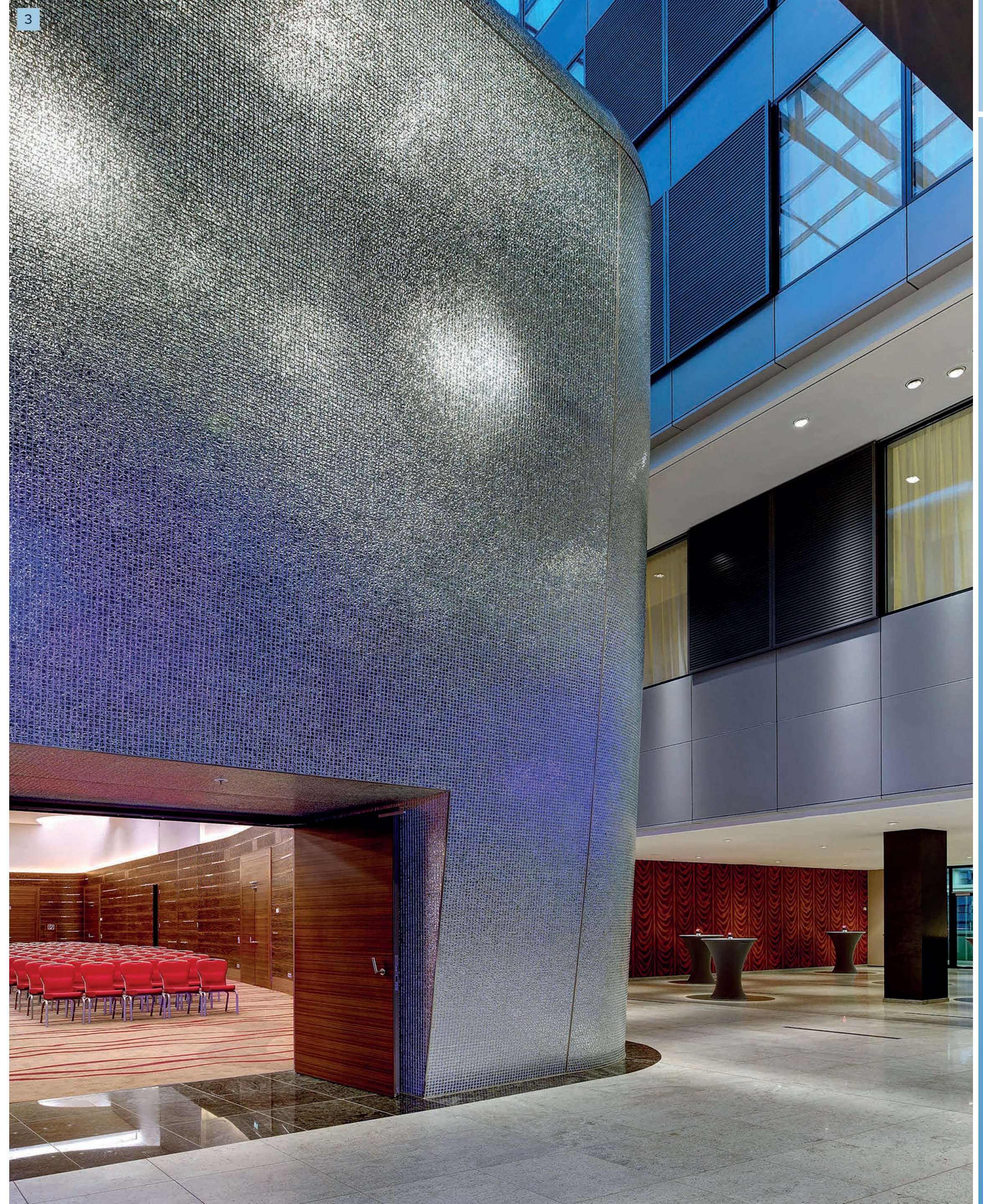
1. RISE Restaurant at The Hilton
2. Kindergarden
3. Haferkater
4. Paulaner





HILTON HOTEL LOBBY





1. Hilton deluxe suite
2. Hilton executive lounge
3. Hilton ballroom globe and foyer





A great place to work in.  
An equally great place  
to work out

FITSEVENELEVEN







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





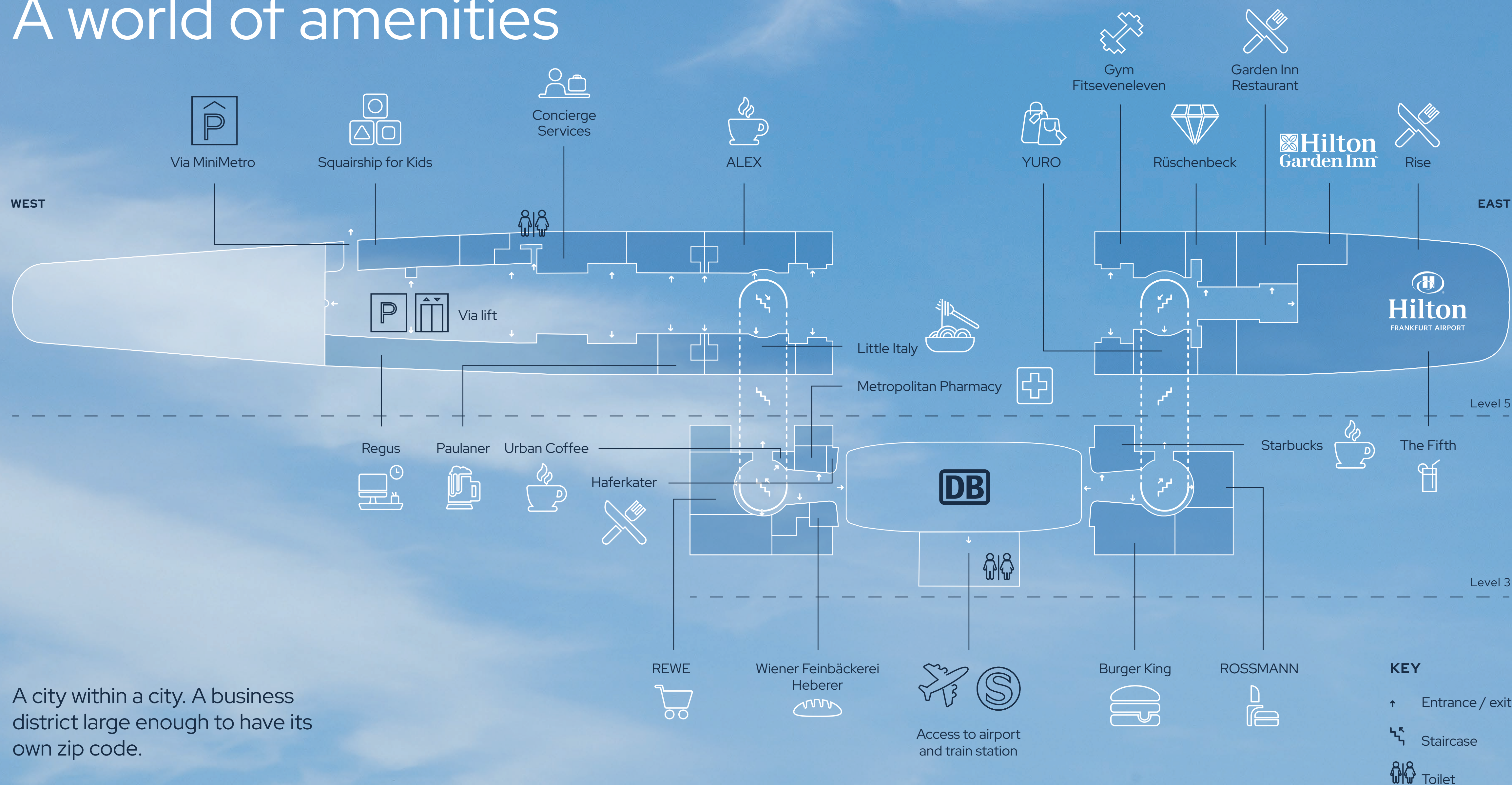
JUWELIER RÜSCHENBECK



Your everyday  
made easy



# A world of amenities



A city within a city. A business district large enough to have its own zip code.



# Frankfurt's original 24/7 destination

A WORLD OF OPPORTUNITIES  
TO EXPERIENCE

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





## SPECIFICATION

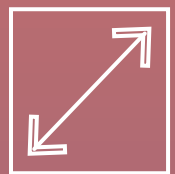


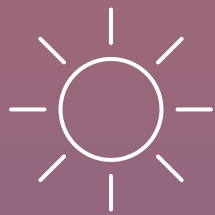
A DESIGN BENCHMARK IN SIZE  
AND SCALE, WHERE FORM AND  
FUNCTION UNITE



# Where the world thrives

The Squire 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.

 **140,000**  
SQ M TOTAL RENTAL SPACE

  
**DESIGNED TO ENHANCE  
NATURAL LIGHT**

 **11**  
FLOORS

  
**BIOPHILIC DESIGN**

FORGING NEW PATHS, REACHING

NEW PATHS, REACHING NEW HEIGHTS.

HING NEW HEIGHTS. FORGING





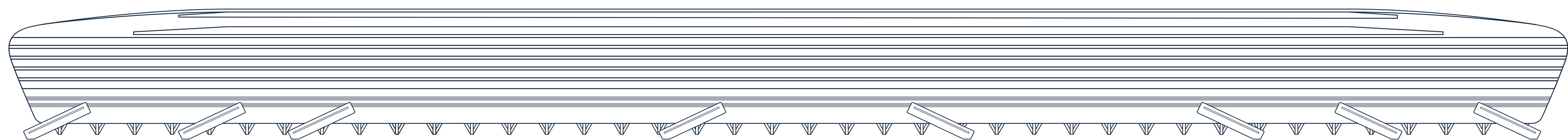


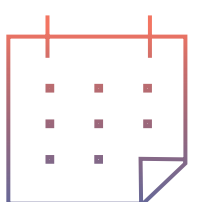
# A place for growth, innovation and success

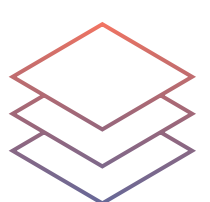
The Squire is aiming for a BREEAM accreditation and will shortly have over 100 EV fast charging points throughout the multistorey car park. A photovoltaic system is also planned for The Squire parking.



# Dynamic in form and function

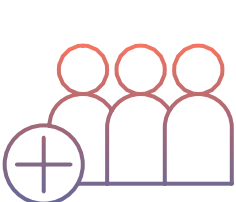


 2011  
CONSTRUCTION YEAR

 11  
FLOORS

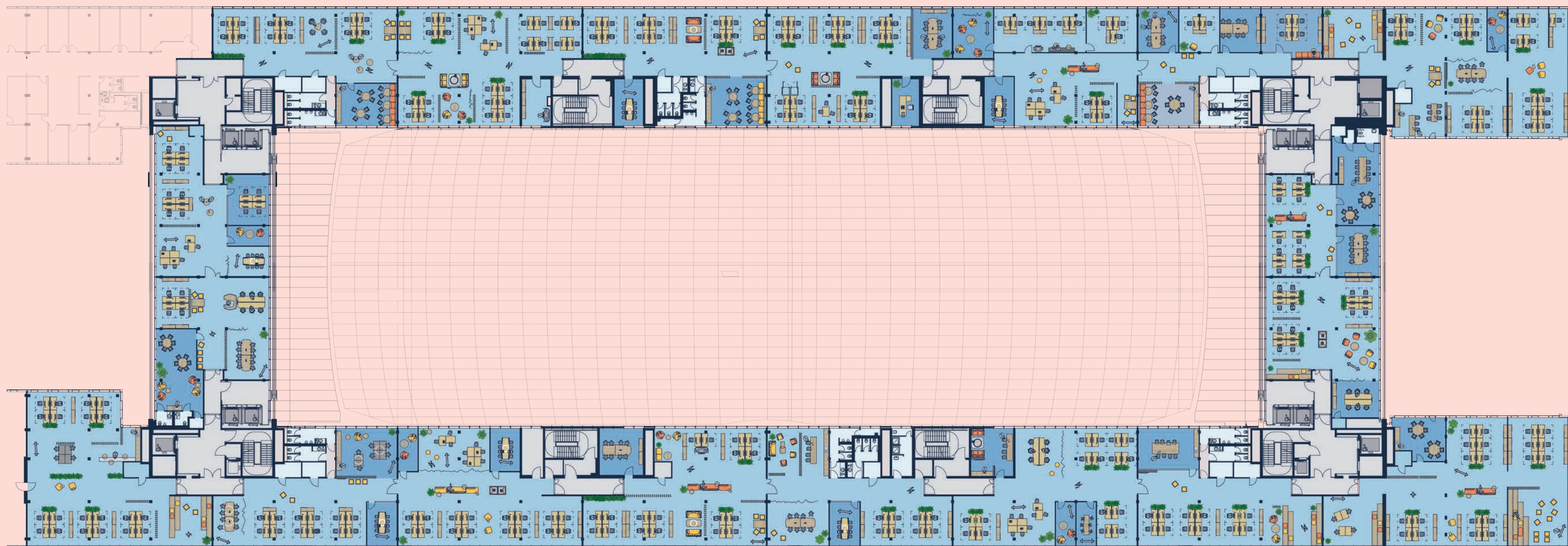
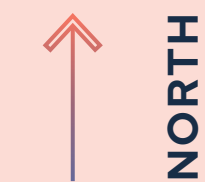
100,000  
SQ M TOTAL OFFICE  
RENTAL SPACE

350,000  
TONS TOTAL WEIGHTS

 BUSINESS CENTRE WITH  
CONFERENCE ROOMS

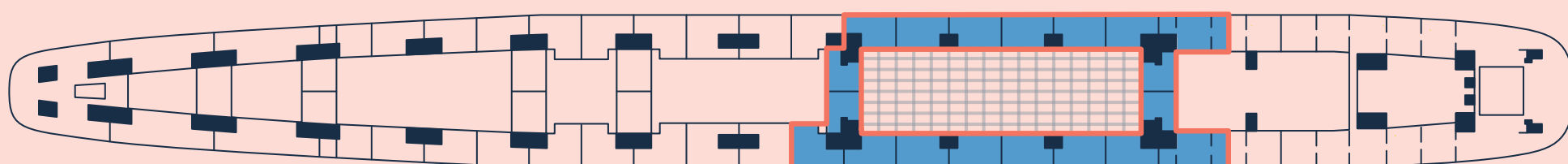


# Typical space plan 6,000 sq m



## KEY

- Office
- Meeting room
- Core
- Lifts

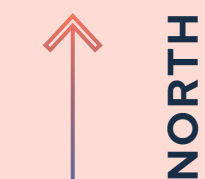


*#Team Ninie .*

Plan not to scale. For indicative purposes only.



# Typical space plan 1,680 sq m

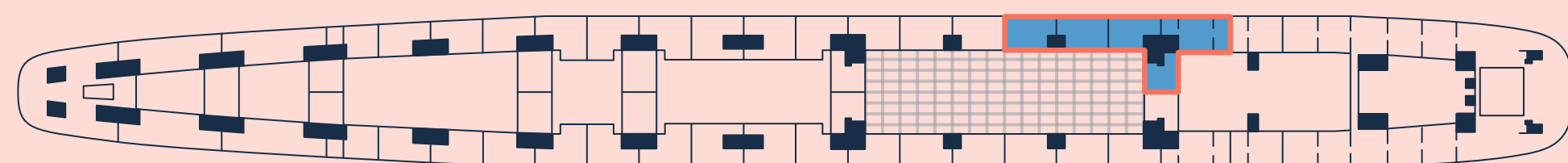


## KEY

- Office
- Meeting room
- Core
- Lifts

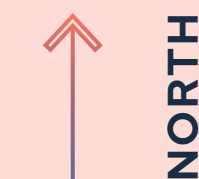
*#Team Ninie.*

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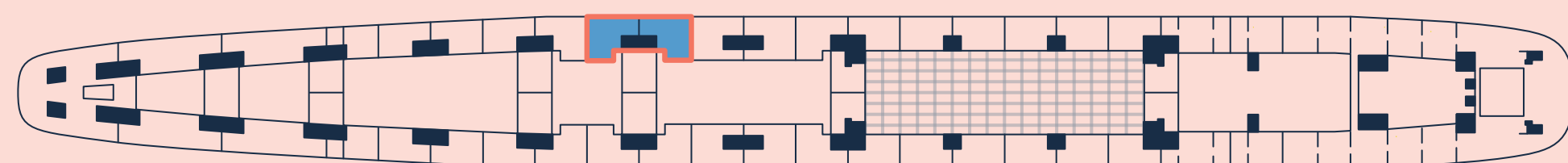


# Typical space plan <1,000 sq m



## KEY

- Office
- Meeting room
- Core
- Lifts

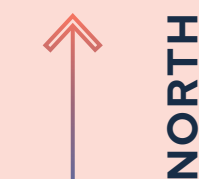


*#Team Ninie.*

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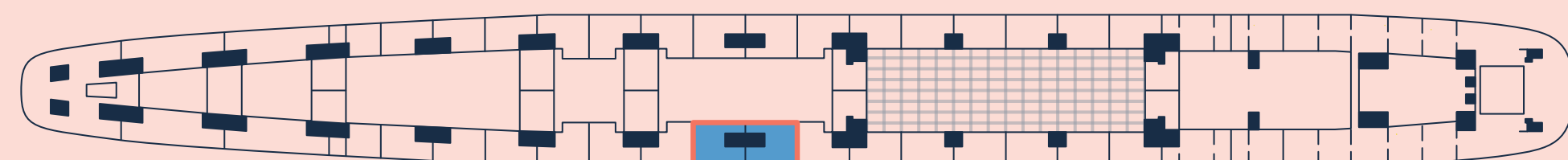


# Typical space plan 500 sq m



## KEY

- Office
- Meeting room
- Core
- Lifts



*#Team Ninie.*

Plan not to scale. For indicative purposes only.



# 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 Squire’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 than 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 Squire 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.

STANDARD FOR DESIGN





## CONTACTS



A PLACE WHERE THE  
WORLD CONNECTS





# The world starts here



# Contacts

SANDRA BREITWIESER  
+49 (0) 69 208 347 66  
sb@proksrealestate.de

MARCUS SCHIER  
+49 (0) 170 48 14 719  
ms@schierrealestate.de

60600 Frankfurt am Main

CHRISTINA DIEHL  
+49 (0) 69 133 836 119  
c.diehl@sonar-re.com

MERT EVISEN  
+49 (0) 151 171 283 77  
m.evisen@sonar-re.com

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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