



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)

CREATED TO CONNECT. DESIGNED TO INSPIRE

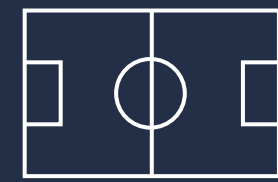


100,000

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



HYPER CONNECTIVITY



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

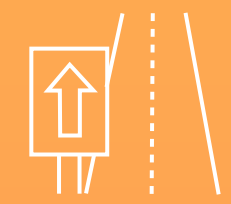
Access to everything, connected to everywhere

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



DEDICATED TRAIN STATION IN THE BUILDING'S BASEMENT

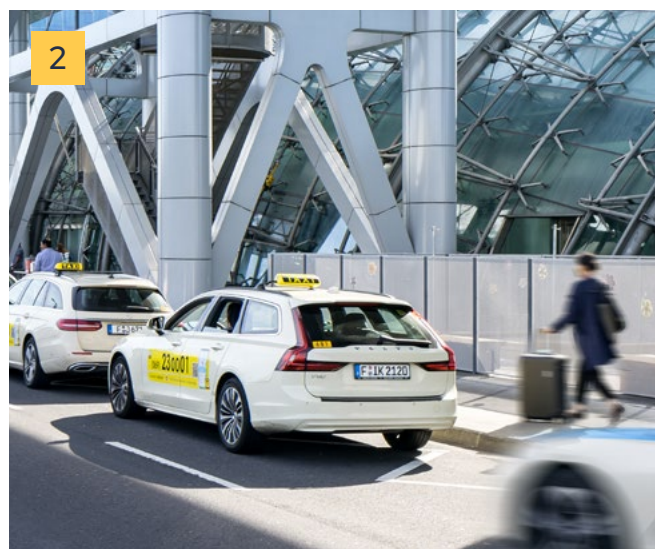


15 MINS

AWAY FROM FRANKFURT CITY CENTER BY TRAIN

CONNECTING PEOPLE TO EACH OTHER AND THE WORLD. OTHER AND TO





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

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

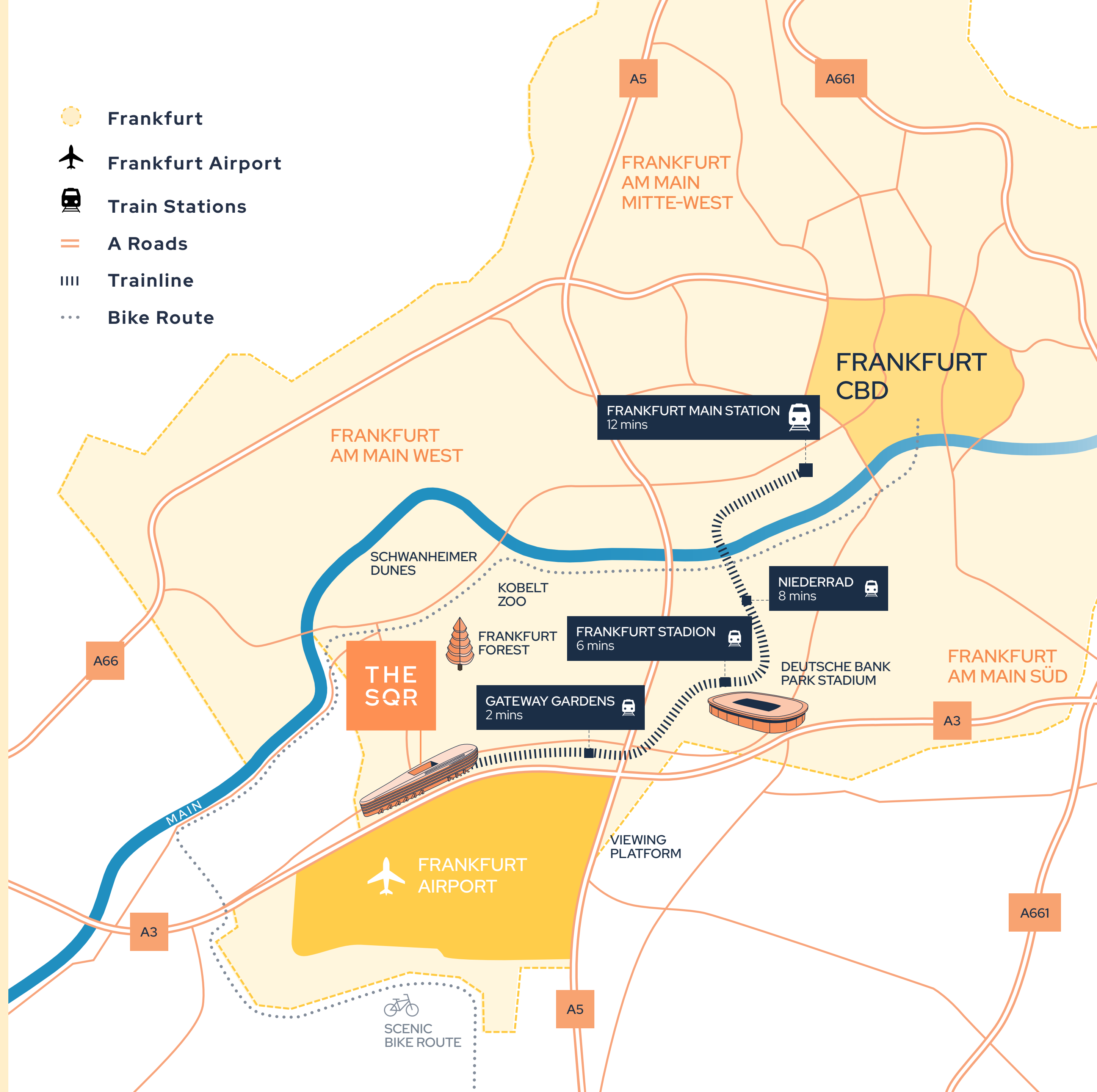


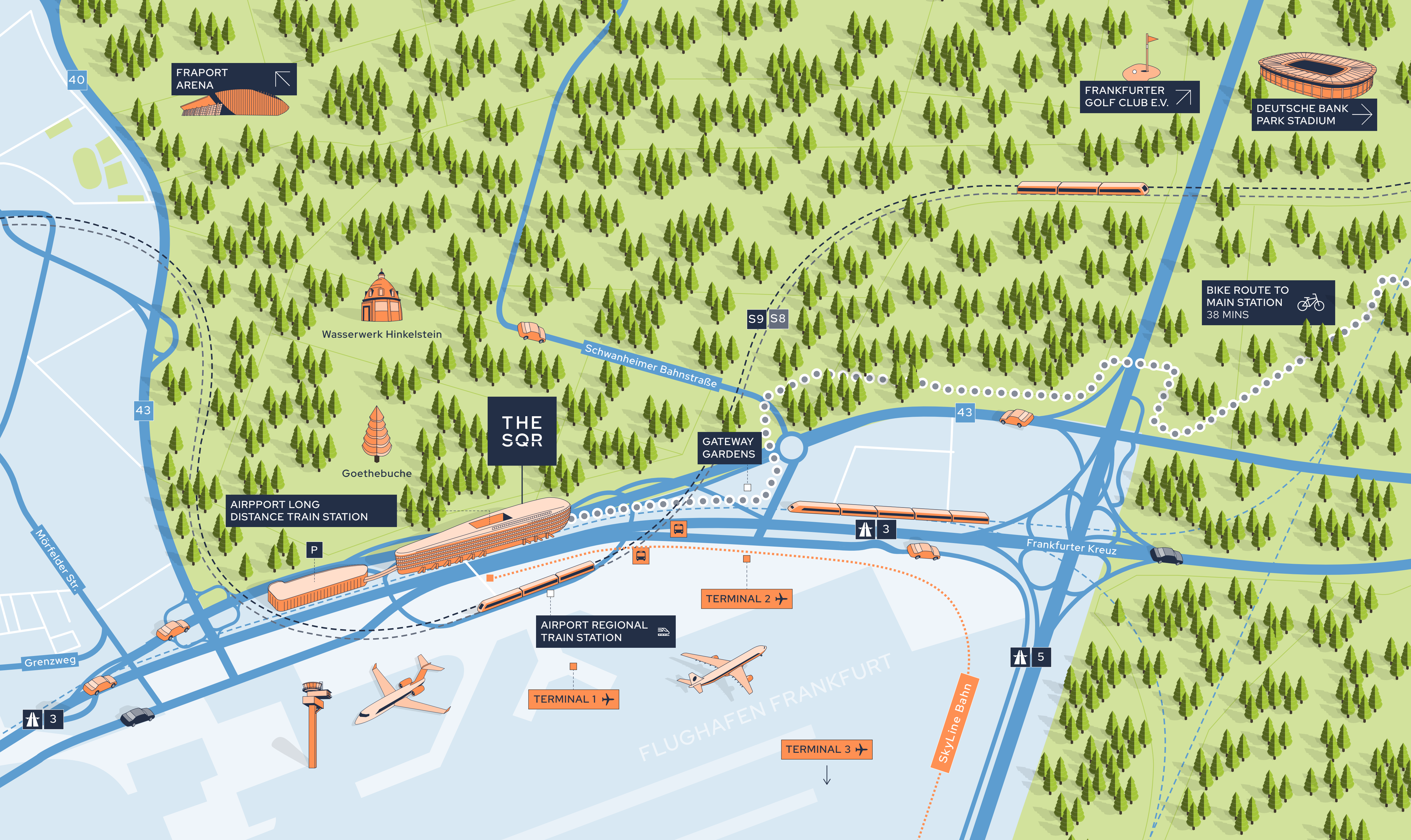
15 MINS

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



T O
T H E
W O R L D

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.

 **100,000**
SQ M OF HIGH SPECIFICATION OFFICE SPACE

 **FLEXIBLE FIT-OUT AND FUTURE-PROOF DESIGN**

 **ABUNDANCE OF NATURAL LIGHT AND BIOPHILIC DESIGN**



LEED GOLD CONSTRUCTION AND ACQUIRING BREEAM CERTIFICATE

A SPACE THAT GROWS WITH YOUR

SPACE THAT GROWS WITH YOUR BUSINESS.

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

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.

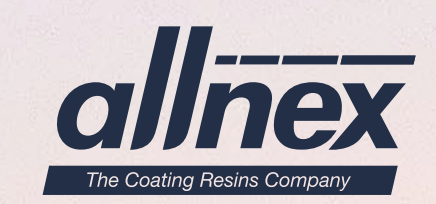


- 1. Office space
- 2. Breakout areas
- 3. Meeting room detail
- 4. Meeting rooms
- 5. View on the forest
- 6. Fitted reception area

SPACE THAT EMPOWERS SUCCESS

Success attracts success

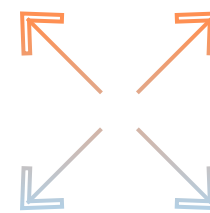
The Squire is already home to some of the world's most respected organisations and businesses. Although they come from a variety of sectors they are all drawn here by the same compelling reasons: unrivalled transport connectivity and space shared with equally ambitious, forward-focused brands.



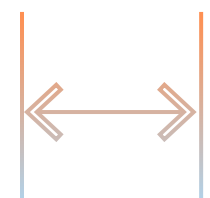
Office technical specifications



FLEXIBLE FLOOR PLANS AND CELLULAR OFFICE LAYOUT



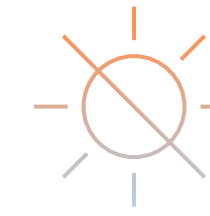
HIGHLY EFFICIENT USAGE THROUGH AN AXIS GRID OF 1.25 M



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

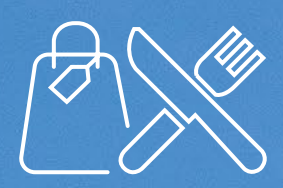
Influencing innovation and sustaining success

A SPACE THAT GROWS WITH YOU

The 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.



**AWARD WINNING HOTELS
WITH A TOTAL OF 583 ROOMS**



**BUSINESS CENTRE AND
CONFERENCE CENTRE**



**FIRST CLASS CONCIERGE
SERVICE AND FITNESS CENTRE**



**CAFÈS AND RESTAURANTS,
6 SHOPS INCLUDING A
SUPERMARKET**

LIFE MADE EASIER. BUSINESS

MADE BE

EASIER. BUSINESS MADE BETTER.

LIFE MADE

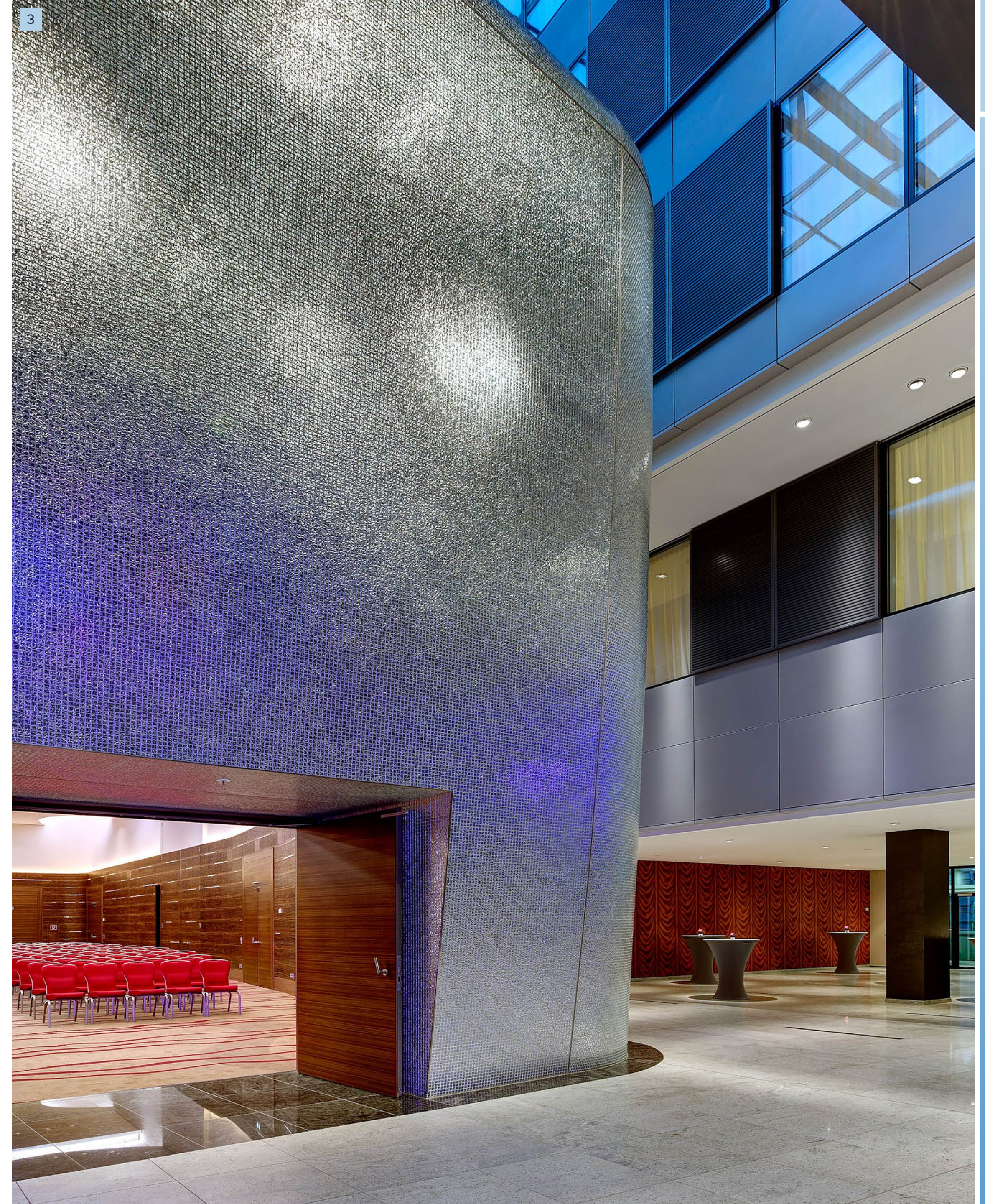




1. RISE Restaurant at The Hilton
2. Kindergarden
3. Haferkater
4. Paulaner



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

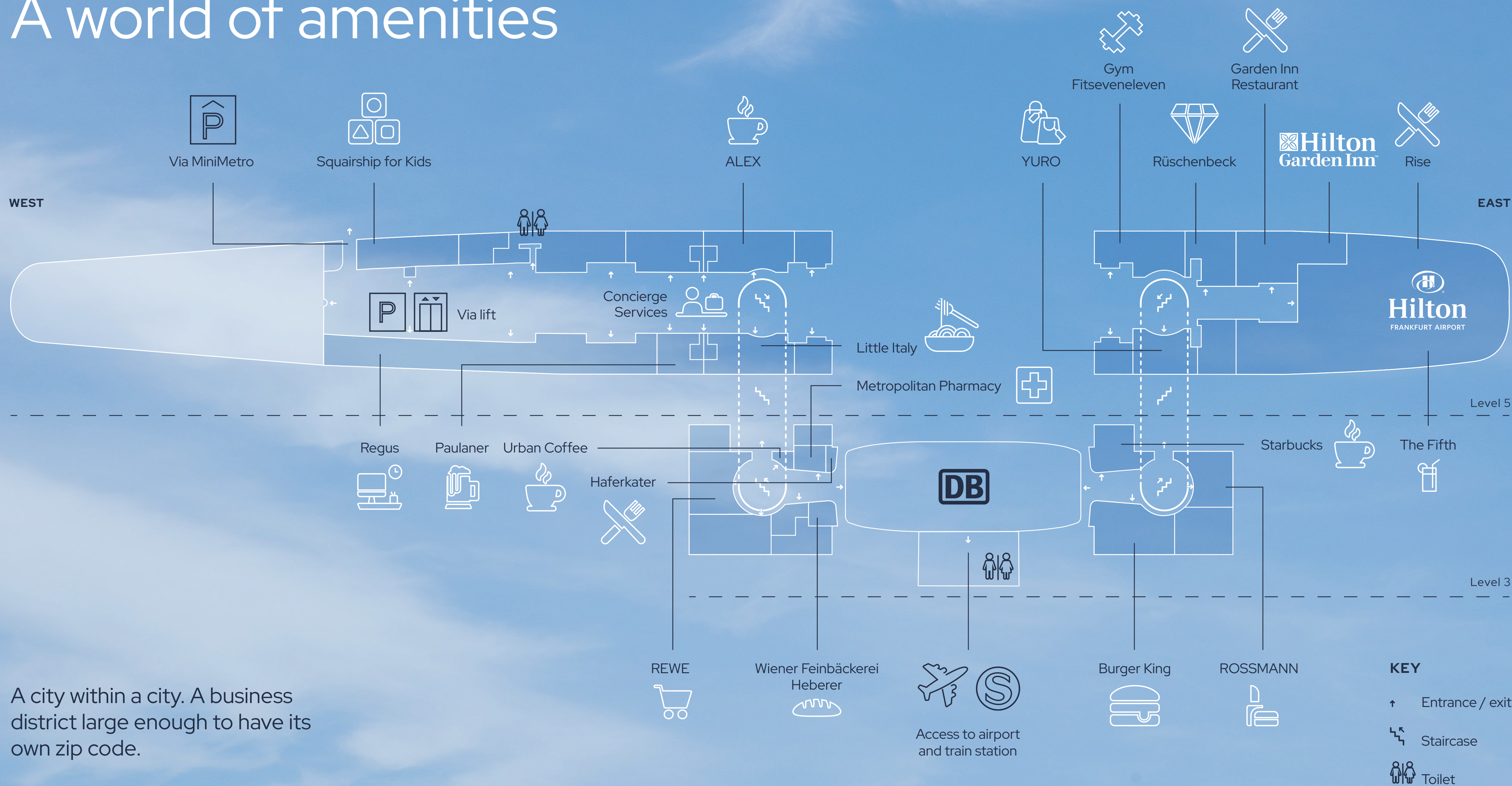


JUWELIER RÜSCHENBECK



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**


BIOPHILIC DESIGN

 **11**
FLOORS

FORGING NEW PATHS, REACHING

NEW PATHS, REACHING NEW HEIGHTS.

FORGING NEW HEIGHTS, REACHING

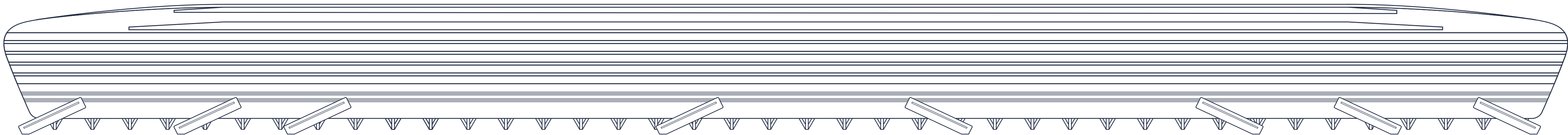




A place for growth, innovation and success

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

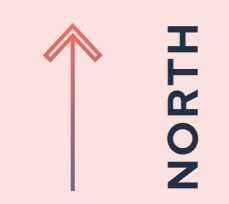
 **11**
FLOORS

100,000
SQ M TOTAL OFFICE
RENTAL SPACE

350,000
TONS TOTAL WEIGHTS

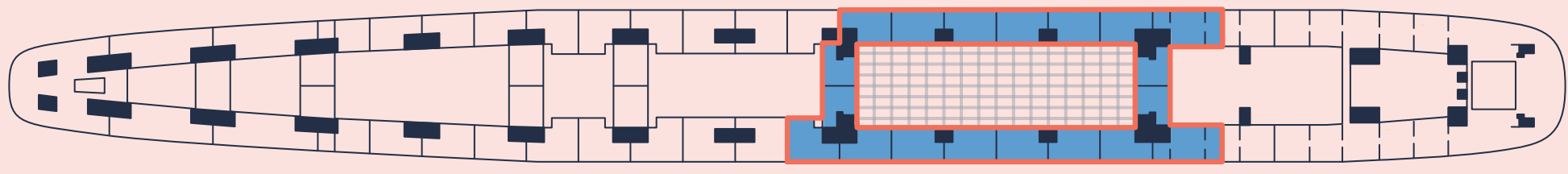
 **BUSINESS CENTRE WITH
CONFERENCE ROOMS**

Typical space plan 6,000 sq m



KEY

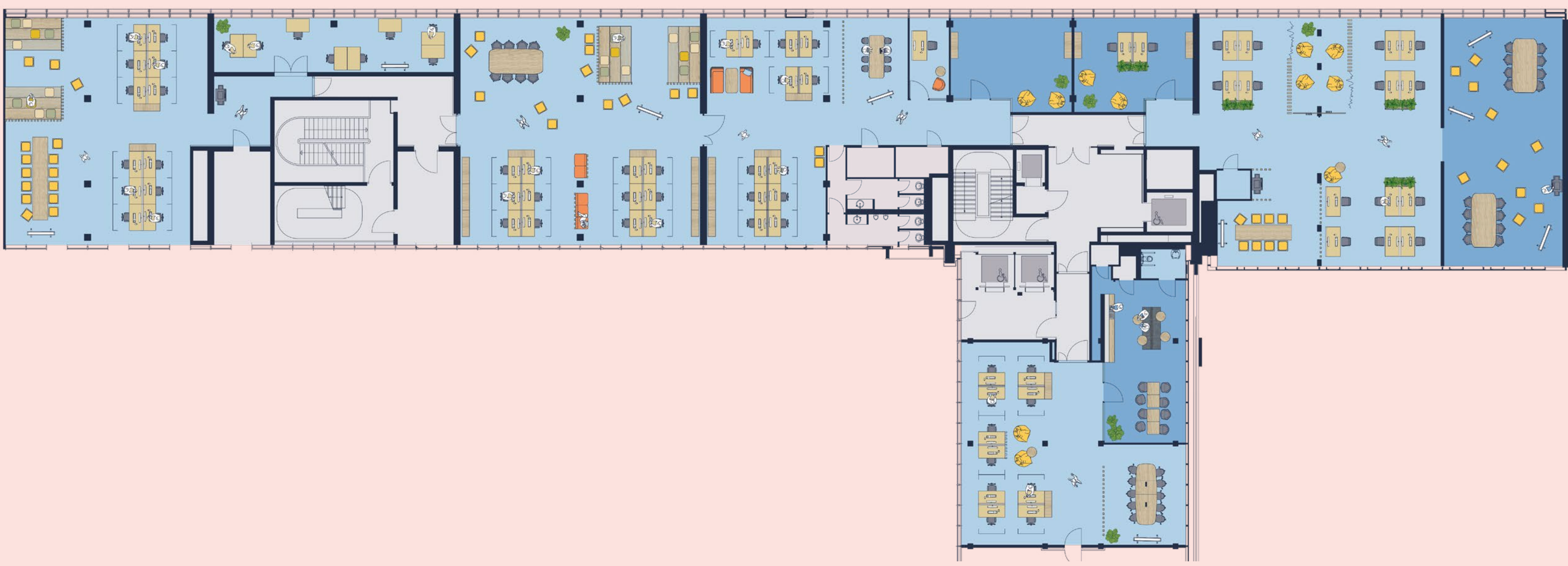
- Office
- Meeting room
- Core
- Lifts



#Team Ninic.

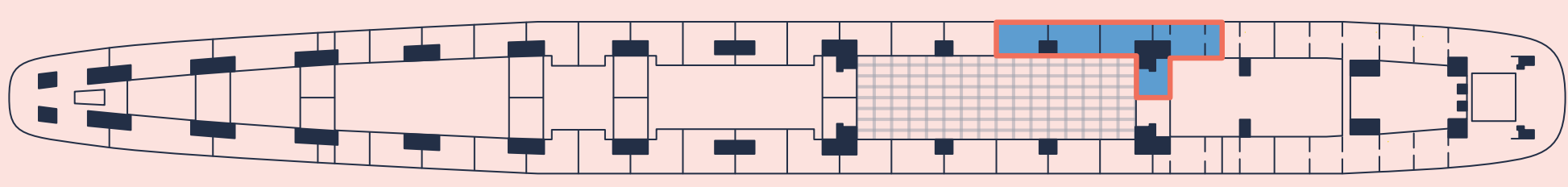
Plan not to scale. For indicative purposes only.

Typical space plan 1,680 sq m



KEY

- Office
- Meeting room
- Core
- Lifts



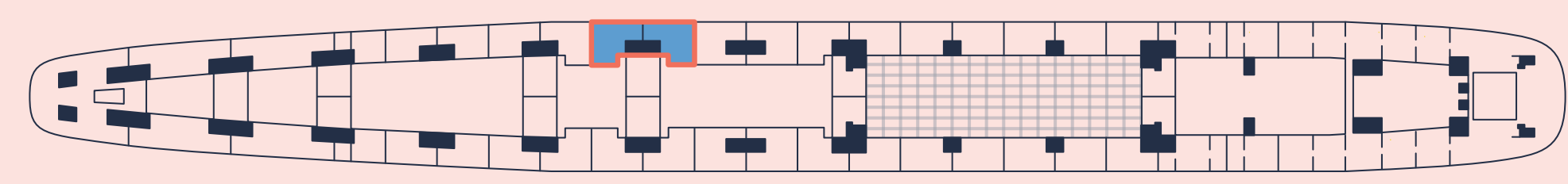
#TeamNinic.

Plan not to scale. For indicative purposes only.

Typical space plan <1,000 sq m



- KEY**
- Office
 - Meeting room
 - Core
 - Lifts



#TeamNinic.

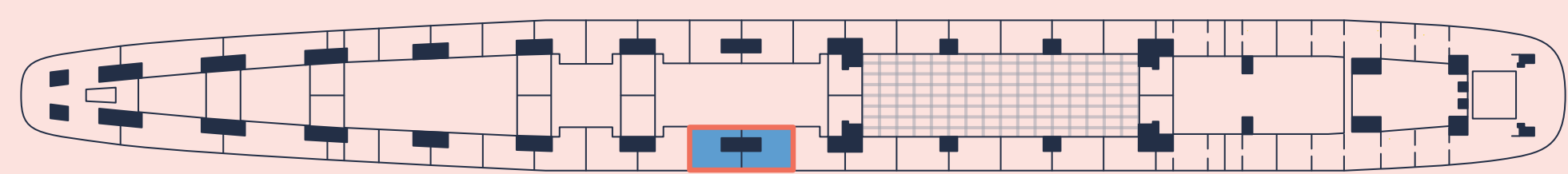
Plan not to scale. For indicative purposes only.

Typical space plan 500 sq m



KEY

- Office
- Meeting room
- Core
- Lifts



#TeamNinic.

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



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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. April 2026.

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