



HORIZON TOWER

HORIZON STARTS HERE

THE DEPARTURE TO NEW  
HORIZONS NEEDS AN  
EXTRAORDINARY  
STARTING POINT.

WHERE TO START  
IF NOT HERE?

Completed in 2003, the HORIZON TOWER is a real landmark in the office district of Eschborn. It combines the full-service concept with an excellent location in the Rhine-Main region. The functional H-shaped layout of the building consists of a slightly curved central structure and two connected, adjoining buildings.

With 23 floors and approx. 41,000 sqm of rental space, companies will find an inspiring ambience for working, networking, and cultivating customer relationships. Modern services support the company and its employees in successfully achieving their goals.



HIGH-QUALITY  
OFFICE SPACES  
VALUE  
STARTS HERE

Office spaces can be arranged flexibly and offer the possibility of having any type of office, whether single, double, combi, or open-plan. The 23 floors are connected by a total of 12 lifts. The three-storey lobby is spacious, open, and cosmopolitan. Office users have access to a 24/7 reception, a café bar, a canteen with an attractive outdoor area, and various places to relax and talk.



14

88

HEIGHT IN METRES

23

FLOORS

7,412

AVAILABLE IN SQM

# THE HORIZON TOWER

## INSPIRATION

## STARTS HERE



|                                   |   |
|-----------------------------------|---|
| Constructed                       | 2003                                    |
| Total Area of the Building        | 40,866 sqm                              |
| Starting at                       | 744 sqm                                 |
| No. of Floors                     | 23 (GF - 22 <sup>nd</sup> floor)        |
| No. of underground parking spaces | 799                                     |
| No. of outdoor parking spaces     | 98                                      |
| Certification                     | BREEAM Very Good, aspires to excellence |
| Bicycle parking                   | available                               |
| E charging station                | possible (quantity as required)         |
| Lobby                             | representative lobby                    |
| Permanently staffed reception     | available (24/7)                        |
| Canteen                           | available                               |
| Café                              | available                               |
| Flexibly rentable meeting rooms   | Office and Business Centre              |
| No. of lifts                      | 10                                      |
| No. of freight/firefighter lifts  | 2                                       |

|   |   |
|---|---|
| Cooling/ Heating                                | Concrete core activation                              |
| Ventilation                                     | Underfloor convectors with pre-conditioned supply air |
| Locking system                                  | Access control system, chip cards                     |
| Interior sun shading                            | Electrically operated blinds                          |
| Opening windows                                 | Yes   |
| Office lighting                                 | LED floor lamps                                       |
| Glass fibre                                     | available   |
| Air-conditioned servers                         | Yes   |
| Cabling   | Cavity/raised Floor                                   |
| Clear room height<br>Office area standard floor | 2.76m   |
| Façade Grid                                     | 1.35m   |



**HORIZON TOWER**  
Alfred-Herrhausen-Allee 3-5, 65760 Eschborn

MACRO-LOCATION ESCHBORN

RHEIN-MAIN

STARTS HERE



With a population of around 22,000, Eschborn is an attractive centre in the Rhine-Main region. The town is directly on the border of the urban area of Frankfurt. It benefits from excellent connections to the city's infrastructure. Frankfurt International Airport can be reached in just a few minutes by S-Bahn or car.

The perfect combination of central location, economic power, and high quality of life between the Main and Taunus make Eschborn the "place to be" for companies from all across the globe. A sustainable and forward-looking tax policy, with a trade tax assessment rate (Hebesatz) of 330%, provides growth-friendly conditions for corporations, medium-sized companies and new start-ups.

# MACRO\_LOCATION ESCHBORN

RHEIN-MAIN

STARTS HERE



**11 mins**

Frankfurt Airport by car



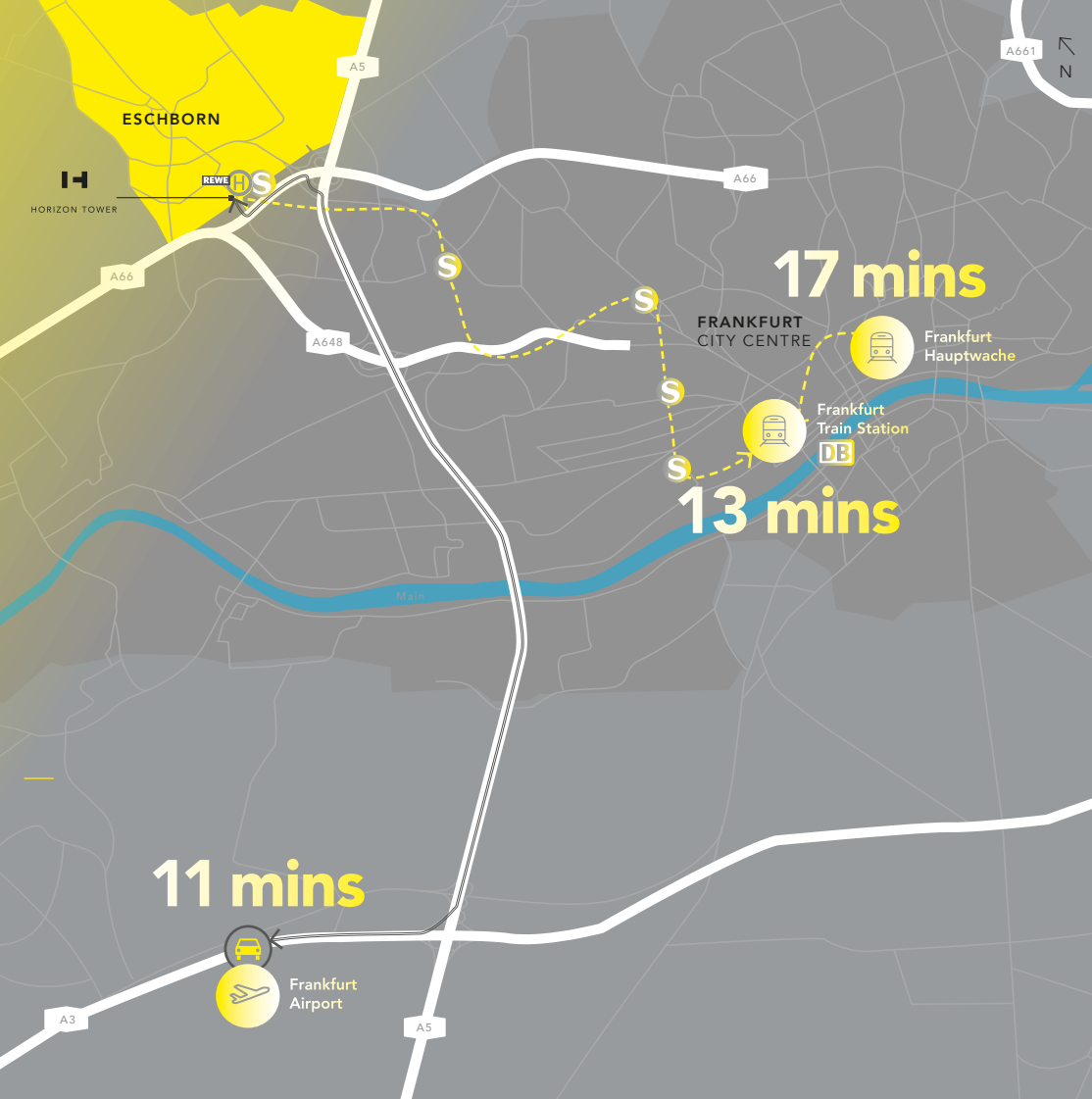
**13 mins**

to Frankfurt main station by train



**17 mins**

from the city centre to Horizon Tower by train



## CONNECTIONS CONNECTIVITY STARTS HERE

|                                     |                      |
|-------------------------------------|----------------------|
| Bus Stop<br>Wilhelm-Fay-Straße Nord | <b>1 mins</b> → 130m |
| S-Bahn<br>Eschborn-Süd Station      | <b>1 mins</b> → 230m |
| A66 – A5 – A648<br>Motorways        | <b>2 mins</b>        |
| Frankfurt<br>Airport                | <b>11 mins</b>       |
| Frankfurt<br>Train Station          | <b>13 mins</b>       |
| City Centre<br>Frankfurt            | <b>17 mins</b>       |

Eschborn is a location with quick and easy routes. Public transport links, local shops, sports, fitness, and wellness facilities are all just a few minutes' walk away.

Thanks to the excellent connections to the north-south and east-west motorways (A66, A5 and A3), all destinations in Frankfurt and the Rhine-Main region can be

reached in just a few minutes. Four bus lines and two S-Bahn lines offer a great congestion-free alternative to road traffic.

Easy accessibility to Frankfurt's airport and main railway station speed up travel within Germany, Europe, and the whole world.

## MICRO\_LOCATION

## QUALITY OF LIFE

## STARTS HERE











The office district of Eschborn offers tenants in the HORIZON TOWER an excellent infrastructure for the supply of everyday goods and services within walking distance. While on their breaks or outside of working hours, employees can do their shopping, meet up with colleagues, business partners, or customers for lunch in one of the many restaurants, or relax after work in one of the nearby fitness and wellness facilities.

Guests at business events, conferences, or customer events will find comfortable accommodation in one of the many first-class hotels in the area. These are quickly and easily accessible on foot, meaning that journeys by taxi, for example, are not necessary. All these features make the office district of Eschborn a meeting place of which everyone will have fond memories.



## WITHIN WALKING DISTANCE

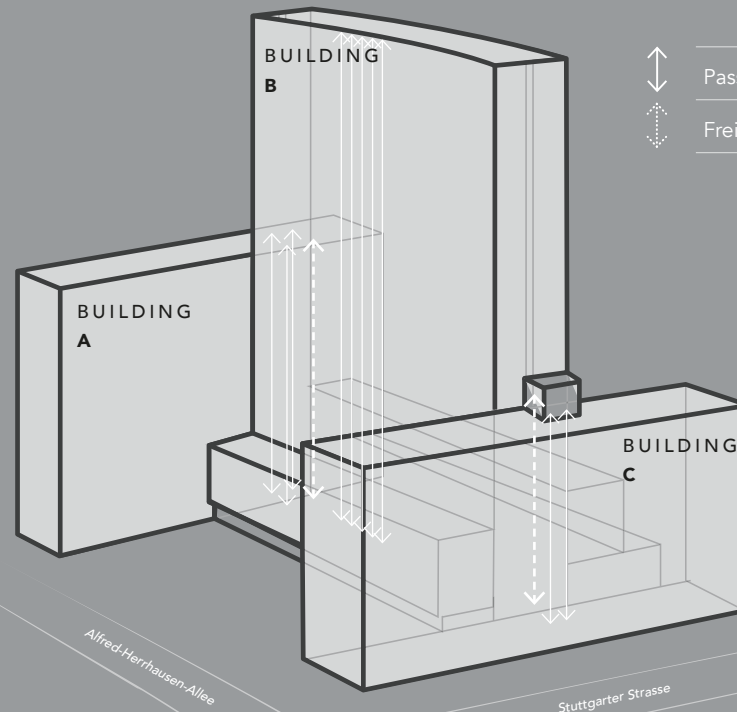
-  **Hotels:** B Hotel, Leonardo Hotel, MOXY, Hyatt House, the niu Belt, Mercure Hotel Frankfurt Eschborn Ost, Apart-Hotel
-  **Shopping and supplies:** REWE, Denns BioMarkt, Selgros & Co.
-  **Restaurants and Catering:** MoMo, dean&david, Best Worscht In Town, Ristorante Trinacria, Bombay Curry House, Royal Persian Food, Santiago Latino Grill, Pasta Paolo, Burger King, Food Avenue Eschborn
-  **Fitness and Wellness:** FITSEVENELEVEN, ELEMENTS
-  **Human Resources:** Randstad
-  **Health:** Eschborn Dental Team, Cardiology and Angiology Practice
-  **Recreation:** Unterwiesen Park
-  **Public Transport:** Bus and S-Bahn



INNER VALUE  
**SUSTAINABILITY**  
 STARTS HERE



- Meets the latest green building standards
- BREEAM Very Good certification
- Energy efficient building cooling
- Resource-saving LED lighting
- Accessibility guaranteed
- Sufficient green areas with comfortable seating are available around the building
- Restaurant and Café-Bar in the building with a range of culinary offers
- Smart control of the building's technical systems
- Access control with code card including cashless payment function for restaurant and café
- Smart lighting and blind control
- E charging station available (at least 11KW/22KW possible)
- Very good parking ratio (1:46 sqm)
- Outside, visitor, and underground parking spaces
- In-house Facility Management Team and 24/7 online on-call service



|    |                            |    |
|----|----------------------------|----|
| ↑↓ | Passenger Lifts            | 10 |
| ⋈  | Freight/Fire Brigade Lifts | 2  |

**BREEAM**<sup>®</sup>

OUTLOOK  
PERSPECTIVE  
STARTS HERE



SERVICE

SERVICE ORIENTATION

STARTS HERE



## GASTRONOMIC SERVICE

ENJOYMENT

STARTS HERE



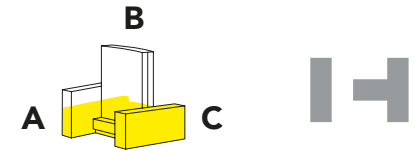
### Restaurant – Café – Catering

- Varied gastronomic offer with canteen
- Recently modernised dining room with spacious outdoor terrace
- Barista Café-Bar with snacks and drinks
- Individual in-house catering for conferences and events
- Newly designed lobby with an inviting atmosphere and attractive interior design



# FLOOR PLAN FOR FLOORS 3 - 8

approx. 2,628 sqm, separable from approx. 1,000 sqm



## ● WORKSTATIONS/PLACES

|                               |     |
|-------------------------------|-----|
| Open Plan                     | 121 |
| Single Office                 | 3   |
| Double Offices                | 5   |
| Team Offices (6 workstations) | 1   |
| Number of workplaces          | 16  |

156

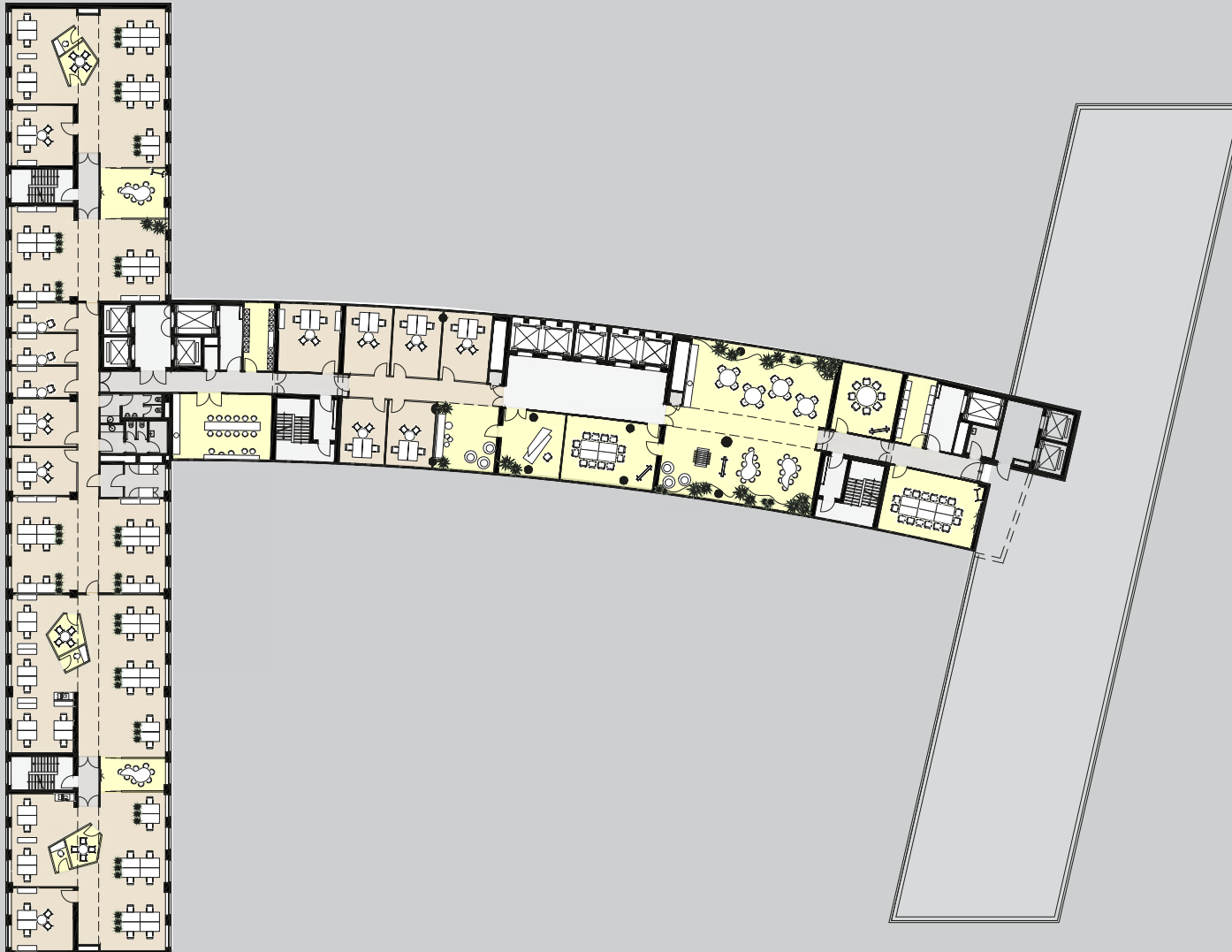
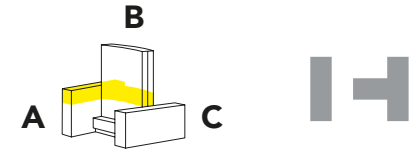
## ● CONFERENCE

|                              |   |
|------------------------------|---|
| Phone Room/Think Tank        | 8 |
| Conference/Meeting 4 people  | 3 |
| Conference/Meeting 8 people  | 4 |
| Conference/Meeting 12 people | 2 |
| Conference/Meeting 20 people | 1 |



# FLOOR PLAN FOR FLOORS 9 - 12

approx. 1,736 sqm

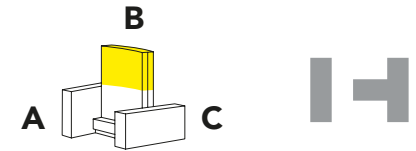


| ● WORKSTATIONS/PLACES        |            |
|------------------------------|------------|
| Open Plan                    | 68         |
| Single Office                | 3          |
| Double Offices               | 10         |
| Number of workplaces         | 16         |
|                              | <b>107</b> |
| ● CONFERENCE                 |            |
| Phone Room/Think Tank        | 5          |
| Conference/Meeting 4 people  | 3          |
| Conference/Meeting 8 people  | 1          |
| Conference/Meeting 12 people | 1          |
| Conference/Meeting 16 people | 1          |



# FLOOR PLAN FOR FLOORS 13-22

at approx. 744 sqm



## ● WORKSTATIONS/PLACES

|                |           |
|----------------|-----------|
| Open Plan      | 28        |
| Single Office  | 2         |
| Double Offices | 2         |
|                | <b>34</b> |

## ● CONFERENCE

|                              |   |
|------------------------------|---|
| Phone Room/Think Tank        | 6 |
| Conference/Meeting 10 people | 1 |
| Conference/Meeting 12 people | 1 |



## DISCLAIMER

## CONTACT HERE



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65760 Eschborn

[horizon-eschborn.de/en](http://horizon-eschborn.de/en)

### ASSET MANAGEMENT

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### PHOTOGRAPHS

Klaus Helbig Photographie

[klaushelbig.de](http://klaushelbig.de)

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