



FINALLY AN OFFICE THAT'S THERE FOR YOU

THE 'FULL SERVICE' CONCEPT IS NOW MOVING INTO OFFICE PROPERTIES

You don't simply rent office space in St Martin Tower. You rent a complete set-up which includes a service infrastructure. All the desirable services are right there in the building. Not only is this convenient – it also boosts employee satisfaction. Our concept reduces your costs as they are shared across every tenant.

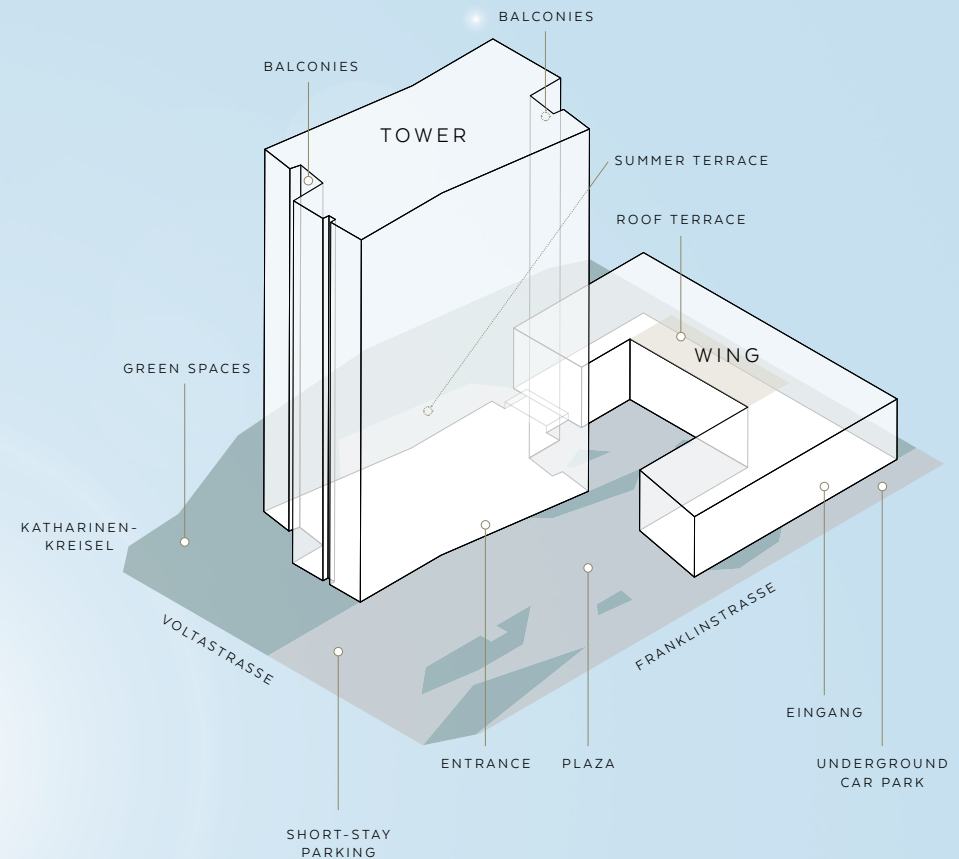


TOWER + WING

ALWAYS ATTRACTIVE

TOWER FACTS

- Year of construction: 2015
- Approx. 16,350 m² of office space
- 18 floors
- Each with its own balcony
- 368 underground car park spaces and nine additional underground car park spaces for visitors, bicycle parking in the Plaza
- High space efficiency and flexible office layouts, allowing for individual, combination and open-plan offices
- Planning grid: 1.30 m
- Ceiling height: approx. 3.00 m



TOWER + WING
ALWAYS ATTRACTIVE



OUR BUILDING

ALWAYS ATTRACTIVE

PEOPLE + ENVIRONMENT

- Complies with the latest green building standards
- Gold DGNB certificate
- Concrete core cooling for energy-efficient building cooling
- State-of-the-art LED interior lighting
»Sequence« from Zumtobel
- Ventilation units for an individually adjustable fresh air supply



INTELLIGENT FACILITY MANAGEMENT

- Video surveillance at all access points
- Access control with a code card featuring a contactless payment function for the restaurant and cafe
- Tailored tenant branding on the video wall in the foyer
- Lifts with destination control
- Intelligent light and blind management
- E-charging stations already in place in the building
- On-site facility management team and round-the-clock online on-call service

OUR BUILDING

ALWAYS WELL CONCEIVED



FULL SERVICE FOR 18 OFFICE FLOORS

- Conference centre for all kinds of occasions
- Restaurant and cafe with outdoor areas
- Wi-Fi and mobile phone reception throughout the building
- The St Martin Tower concierge team provides all the tenants with a wide array of services such as mail services, a booking service, dry cleaning, visitor reception, etc.
- The building's own gym across approx. 150 m² with generously sized shower areas. Tenants can use the gym to exercise in a relaxed atmosphere in their lunch break or after work
- Day care centre with approx. 40 spaces for children aged between six months and six years. The provider DRK focuses on modern education methods and proficient employees
- The stylishly furnished roof terrace on the Wing roof is exclusively at the tenants' disposal

CONFERENCE CENTER
ALWAYS FLEXIBLE



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CONFERENCE/MEETING ROOMS FOR FOUR TO 70 PEOPLE

- Very well-lit rooms thanks to floor-to-ceiling windows that afford a view of the St Martin Tower green spaces
- Electronic booking system for round-the-clock bookings or simply call the concierge
- Tailored conference area catering is offered by the building's food service operations. You can alternatively see to the catering yourself using the large pantry kitchen in the conference area

SIMPLE BOOKING OF ELEVEN ROOMS

- Three large and stylish conference rooms with direct access to the restaurant and cafe
- Eight flexible meeting rooms to meet different needs
- All rooms with state-of-the-art technical equipment/media technology
- Terrace and foyer can likewise be used for stand-up receptions
- Balcony access for breaks in the fresh air

FOOD SERVICES
ALWAYS DELICIOUS



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ALWAYS DELICIOUS

RESTAURANT

- Attractive, friendly restaurant with front-of-house cooking
- The various fresh and healthy midday meals are served at three stations
- Seating for 120 indoors and 90 outdoors

CAFE

- Open from 8 a.m. to 5 p.m.
- Pleasant meeting place
- The perfect place to meet visitors and business associates in a relaxed setting

CATERING

Tailored catering is offered by Karst Catering.

- Catering in the conference rooms
- Catering for special events
- In-house catering on the office floors



The friendly Karst Catering team offers high-quality food and beverages.
WWW.KARST-CATERING.DE

THE LOCATION
ALWAYS EASILY ACCESSIBLE



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AROUND THE TOWER

- A hub between the autobahn, the city and the airport
- Tram and bus stop right outside

BY BUS + TRAIN

- Trade fair centre: 8 min.
- Central railway station: 13 min.
- City centre: 17 min.

BY CAR

- A5 and A66: 4 min.
- Central railway station: 6 min.
- Airport: 11 min.

A 12-minute walk to the trade fair centre.



HERE FOR YOU
PERSONALLY

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