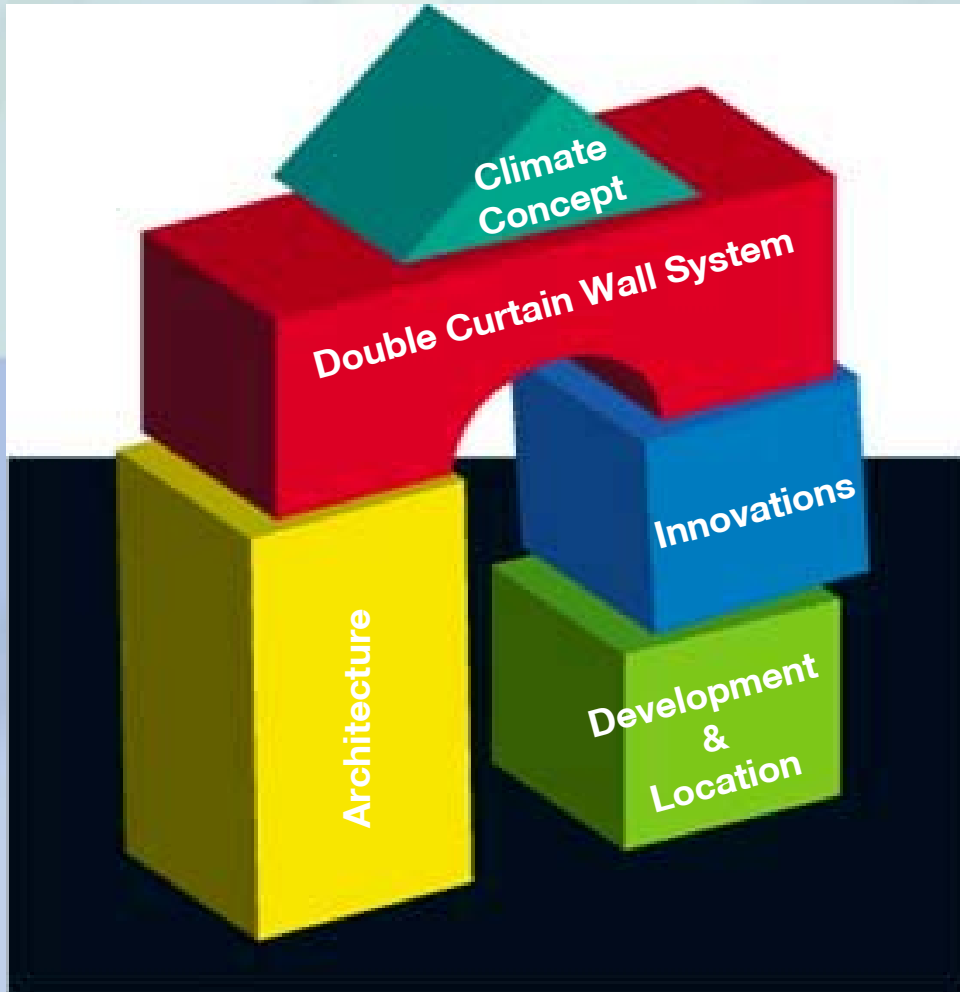


The Prisma Office Building

An Office Building of
the Future





Development & Location

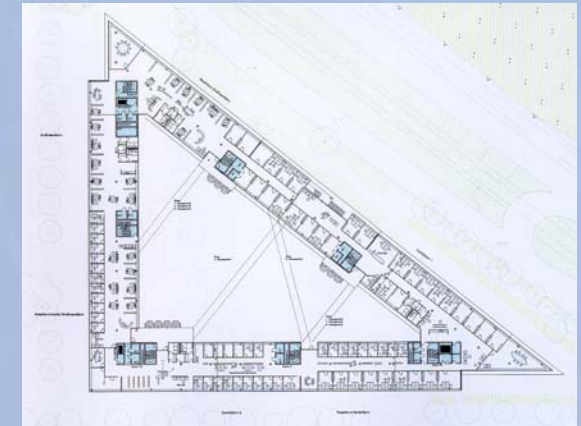
- Owner of the property is a special purpose company of a closed ended property fund, the former owner was HOCHTIEF itself.
- Development, planing and construction by HOCHTIEF development group
- Guaranteed maximum price contract form with HOCHTIEF Construction.
- 20-year lease with fixed indexation and commitment to maintain during the lease time with HOCHTIEF AG as tenant
- Sublease between HOCHTIEF AG and a triple A rated DGZ-bank for 10 years.

Location

- Frankfurt Niederrad location is distinguished by its good traffic connection between city and airport and by its well-established office district.

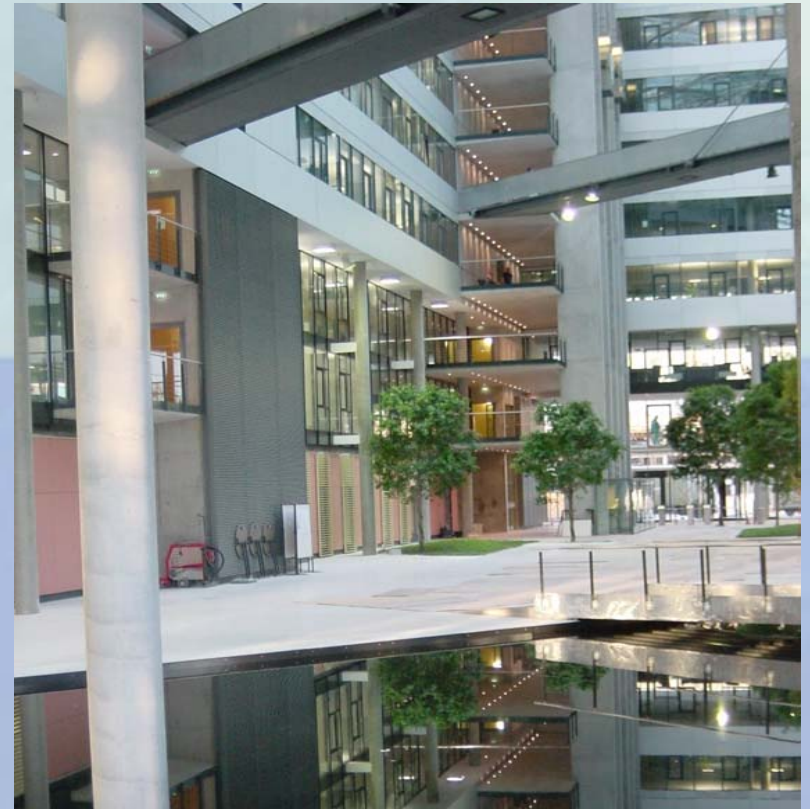
Architecture

- 11 story, 45 m high office building
- Roofed over atrium with an artificial lake
- Triangular shaped, like a prism
- Translucent, multifaceted and visually appealing
- GSF: 47,000 m² = 506,000 sf



Innovations

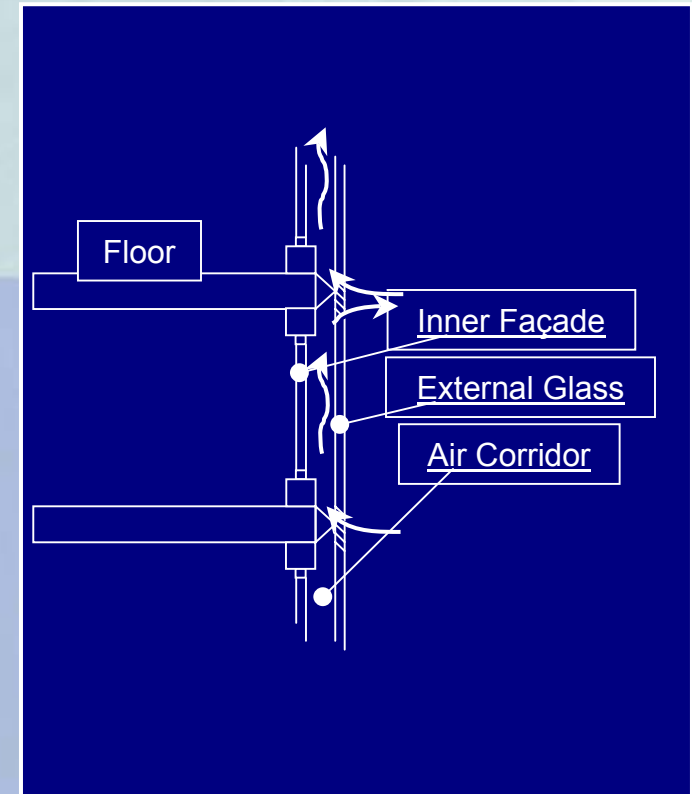
- Translucent and movable office partitions and flexible working spaces
- Energy-saving climate concept using natural light and sunlight
- Double curtain wall glass façade



Double Curtain Wall System

The advantages of the system are:

- The air corridor improves heat reduction and natural ventilation.
- The external glass skin improves sound reduction.
- Windows in the inner external walls can be opened without compromising security, while providing natural ventilation.
- Blinds can be integrated into the air corridor, where they are protected.
- No further interior blinds are necessary.



Climate Concept



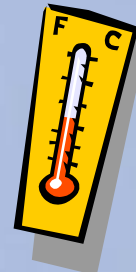
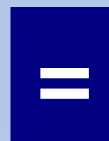
Air



Sophisticated Architecture



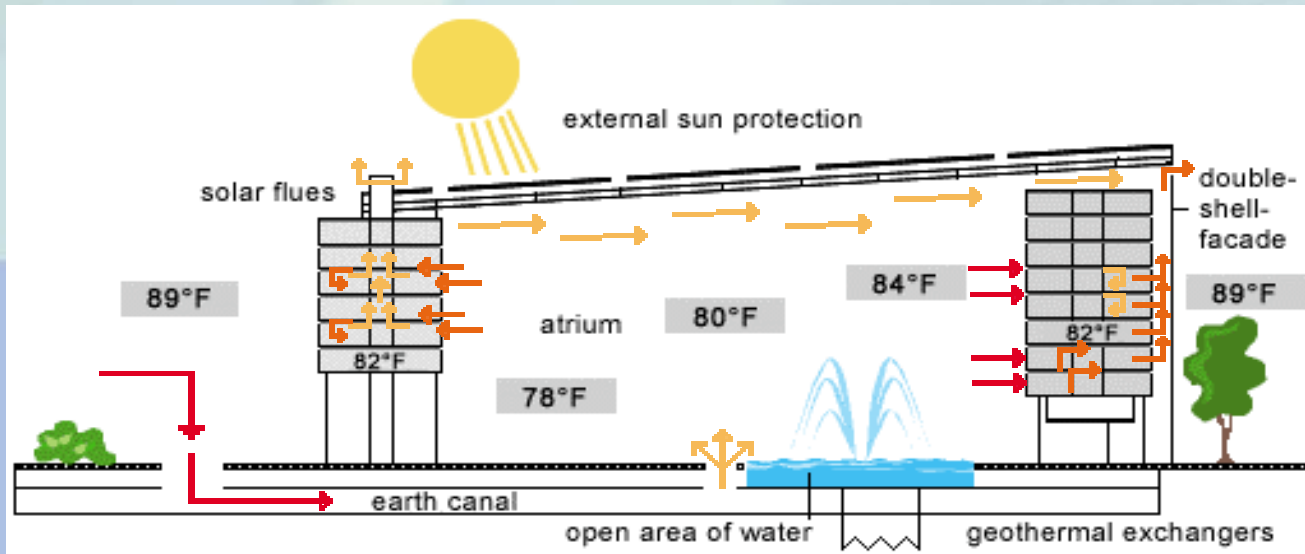
Bright Minds



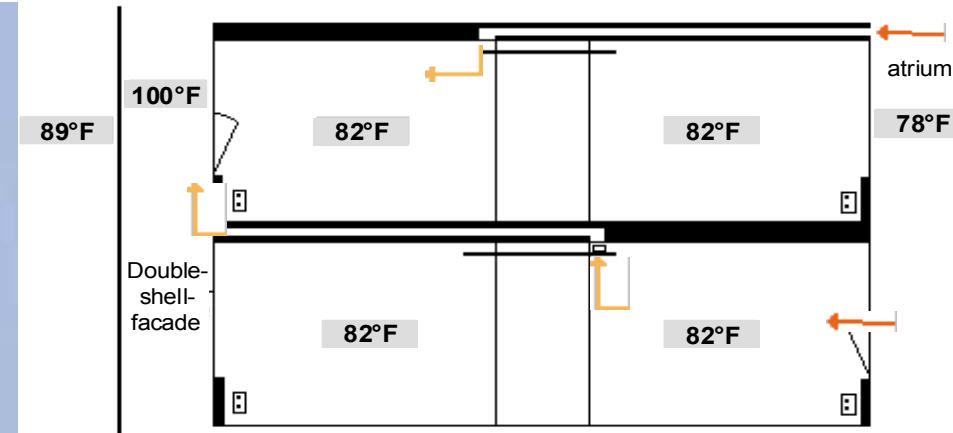
Energy-saving Office
Climate Control System

Climate Concept Summer

Building section

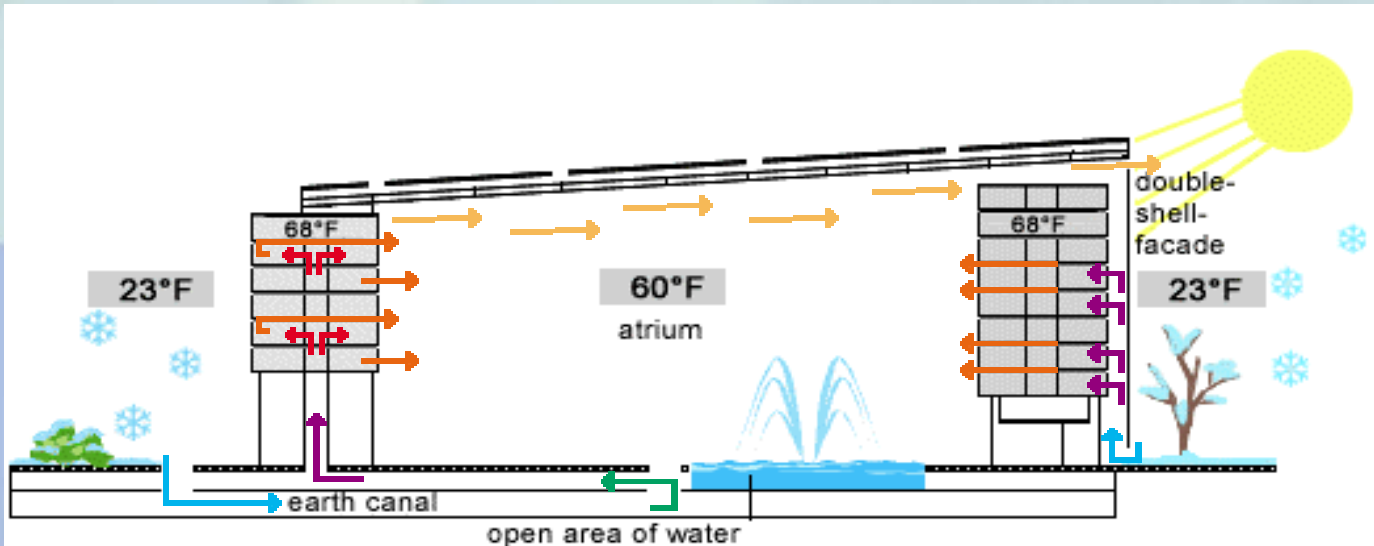


Office section

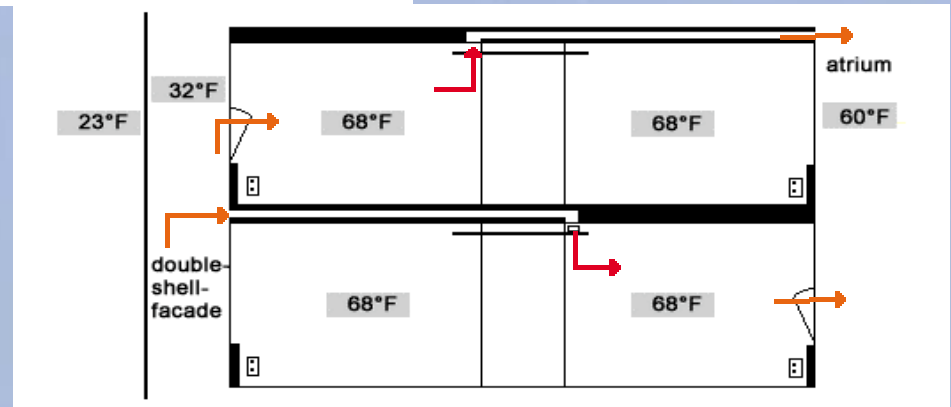


Climate Concept Winter

Building section



Office section



Technical Data

➔	Construction Costs	79 Mio. EUR DM/ m²	\$ 73 Mio. DM/sf
➔	Lease per m² (sf)	16.60 EUR/ m²	\$ 1.55/sf
➔	Yearly lease	6.66 Mio. EUR	\$ 6.15 Mio.
	Plant	13,910 m²	150,000 sf
	GSF (above grade)	47,000 m²	506,000 sf
	GSF (total)	67,000 m²	721,000 sf
	Building seize	130 x 106 x 160 m	425 x 345 x 525 ft
	Atrium	3,100 m²	33,350 sf
	Lake	2,400 m²	25,825 sf
	Working Spaces	1,000	
	Parking Spaces	450	

Cost Analysis

[DM/m²]

2,200
1,800

Standard
Office
Building

Prisma
Office
Building

2,300

■ Construction Costs
■ Operation Costs

Operation Costs

± 0

Standard
Office
Building

■ - 2,00 DM/m²
p.m.
Prisma

