

TOWNUS
CHIEF CONNECTION OFFICES

A WORLD WIDE WELCOME

Best connectivity

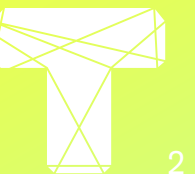
Internationally linked

Established business location

Natural environment



Townus is an ensemble of three buildings in the well-established office location of Oberursel. It combines everything an ambitious company would expect from a state of the art office building – best individual development potential, flexible layout options, a trendsetting work environment and the highest level of connectivity, situated in surroundings with outstanding quality of life.





NETWORKING EXCELLENCE

Townus is located right in the heart of Europe. All relevant destinations (analogue or digital) can be reached easily and reliably.

In addition to its excellent location and connections, an exceptionally good Internet connection is essential for a sustainable digital infrastructure.

Right from the beginning, the internationally acknowledged Wired-Score GmbH consulted the design process and ensures the Townus' excellent online connectivity as part of its WiredScore certification.





#OBERURSEL

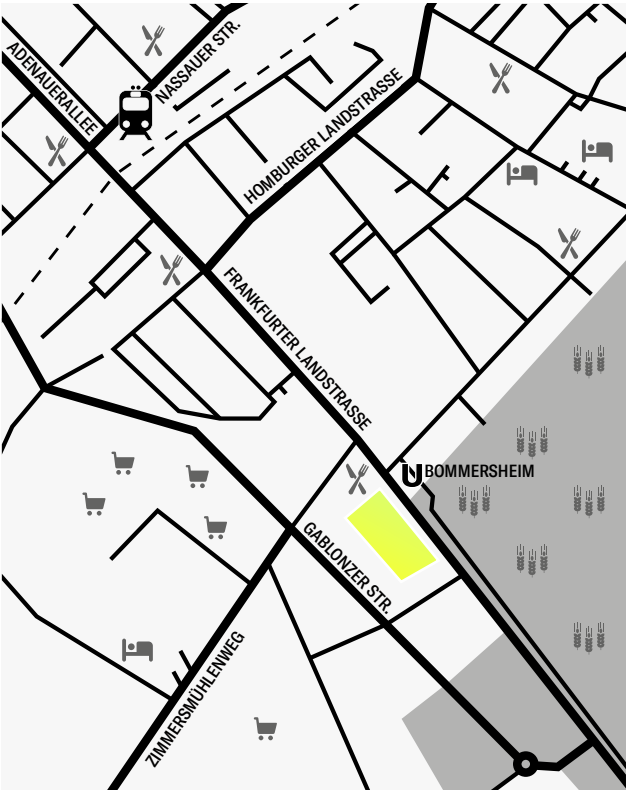
Green light for business goals

Oberursel combines many things you would look for elsewhere – established urban structures, notable international companies and fast connections to nearby Frankfurt and from there to the world.

Thanks to its excellent infrastructure as well as shops, restaurants, leisure facilities and service providers, Oberursel is a location that can be described as the place to be – without a doubt. With kindergartens, schools, sports and shopping facilities and plenty of free parking – in Oberursel you won't lack for anything. Furthermore, there's more than enough natural green scenery and fresh air to share.



underground station in the immediate vicinity of Townus at Frankfurter Landstrasse 66



CHARMING AND FRIENDLY

The premium and progressive style of Townus is also reflected in the foyer. Generously proportioned, open and receptive to the outside world, it welcomes its visitors with a hint of sophisticated charm and a refreshing breath of straight forwardness.





TOPPED WITH DELICIOUS CUISINE

Choose a comfortable spot in the refectory, where you can enjoy a fresh espresso and a tasty snack. The ambitious plans for Townus include an exclusive in-house catering business that leaves nothing to be desired. A convenient amenity that is not only good for your own work-life balance but also ideal for meetings with staff and clients.

Our comprehensive wellbeing programme guarantees ideal conditions for your staff at Townus. The FITSEVENELEVEN gym (Black label) provides in-house options to work out at the highest level.



YOUR CO-WORKERS APPRECIATE AN APPEALING WORK- PLACE

If you demand a lot from your staff, you should also set high standards in terms of ambience, facilities and location. After all, today it’s no longer just about a place to do a job but also an inspiring environment and ideal opportunities for personal development.



Property characteristics

Total area	Approx. 13,700 sqm (Gross floor area, above ground)
Rentable area	Approx. 12,740 sqm (Commercial rental space, above ground)
Smallest possible unit	Approx. 250 sqm (commercial rental space)
Occupation	from Q1 2024
Cable management	Cavity floor
Sun protection	External as venetian blinds
Cooling	Heated and chilled canopy ceilings
Ventilation system	Supportive
Dimension between axes	Approx. 1.35 m
Net Ceiling height	Approx. 3.00 m below canopy ceilings
Lighting	Standalone luminaires
Ceilings	Concrete ceilings with acoustic metal canopy ceilings
Parking spaces	Approx. 267 (parking deck), Approx. 24 (underground car park), Approx. 13 (outdoor spaces)



Digital connectivity
WiredScore certified



PRIME EXAMPLE OF FLEXIBILITY

No matter whether you prefer individual or open-plan offices or other office arrangements, the layout of Townus has been so generously designed that you may put all your ideas and wishes into practice with great flexibility.

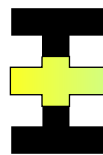
Floor	Unit 1	Unit 2	Unit 3	Office space for lease
Ground floor	174 sqm	307 sqm	970 sqm	
Level 1	leased	leased	964 sqm	
Level 2	790 sqm	leased	807 sqm	
Level 3	793 sqm	leased	810 sqm	
Level 4	793 sqm	leased		
Level 5		leased		
Total	approx. 2,550 sqm	approx. 307 sqm	approx. 3,551 sqm	approx. 6,408 sqm

The designated areas can each be subdivided and combined. The smallest available rental unit would be approx. 250 sqm.

Figures are rounded and based on the german "gif" standard.

Already 50% of office space leased.

FOR EXAMPLE ONE TENANT



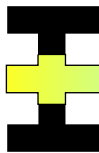
Standard floor plan

Cubicle office

Unit 2.3	38 WPs
commercial rental space	Approx. 750 sqm



FOR EXAMPLE TWO TENANTS



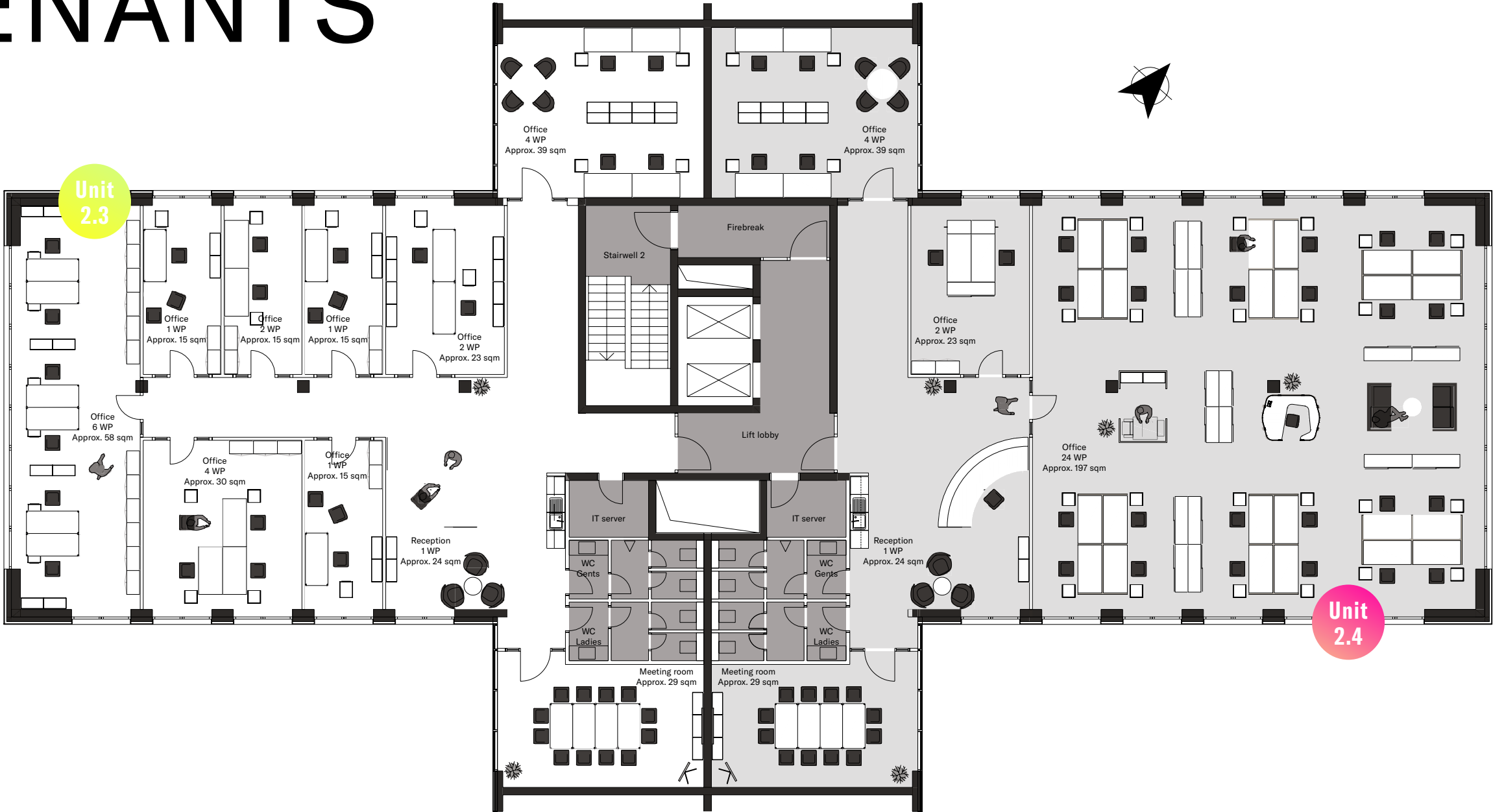
Standard floor plan

Cubicle office

Unit 2.3	22 WP
commercial rental space	Approx. 360 sqm

Open plan

Unit 2.4	31 WP
commercial rental space	Approx. 390 sqm



TOWNUS

CHIEF CONNECTION OFFICES

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Disclaimer:

This brochure consists of non-binding project information. We check all the details carefully of course. However, errors and mistakes unfortunately cannot be ruled out. For this reason, we must exclude any liability.

The facilities shown are only layout examples.