



FOCUS BUSINESS

OFFENBACH HARBOR
FOCUS ON THE VENTURE

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MAGAZINE



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OFFENBACH HARBOR

MORE THAN A STRONG
BUSINESS LOCATION



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FOCUS BUSINESS

OFFENBACH HARBOR FOCUS ON THE VENTURE

The development of the new district with a mix of dwellings, offices, gastronomy and retail is dynamically forging ahead. The majority of the building plots have been allocated, construction has hit full stride and the first tenants have settled in.

RENOWNED INVESTORS ARE ENTHUSIASTIC ABOUT THE VERSATILITY AND THE POTENTIAL OF THE SUSTAINABLE QUARTER AT THE SOUGHT-AFTER WATERSIDE LOCATION WHICH HAS BEEN AWARDED A PRE-CERTIFICATE IN GOLD BY DGNB (GERMAN SUSTAINABLE BUILDING COUNCIL).

Each of these entrepreneurs stands for high quality and has extremely high demands when it comes to their project. They profit from a boundless degree of flexibility and the strategic orientation of Offenbach Harbor. Through a constant exchange between investors and ourselves as the site developer, we ensure that the overall development of the site remains perceivable at all times for everyone involved.

Now the focus is on commerce: St. Gobain Building Distribution Deutschland is moving into their new Germany Headquarters at the Harbor Plaza. Their developer Groß & Partner is marketing the adjacent office building Hafensinsel 11. Andrzej Lyson is constructing the Quartierszentrum in the heart of the district with shops and gastronomic opportunities on the ground floor. We are now starting the second marketing phase for commercial locations at the Hafenallee and on the opposing tip of the harbor island; a place that is destined for representative office space or a premium hotel. In addition there is the possibility of acquiring a prime property with high rise building rights as one of the last plots at the Harbor Plaza.

A LIVING ENVIRONMENT OF TOMORROW IS EMERGING AT OFFENBACH HARBOR. WE ARE LOOKING FORWARD TO SUCCESSFULLY PURSUING THE ONGOING DEVELOPMENT TOGETHER WITH ALL PARTNERS. SHAPE THE FUTURE WITH US!

*Daniela Matha, CEO
OPG Offenbacher Projektentwicklungsgesellschaft mbH*

THE BRAND
FOR THE

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WORKING ENVIRON- MENT OF TOMORROW

Offenbach Harbor offers a great usage mix and generous open space resulting in a representative location with high degrees of sojourn quality and numerous design options for businesses that appreciate an inspiring, creativity-promoting environment when competing for the best talents. We have more outstandingly well-connected prestigious waterside plots available.

And there is more: Offenbach Harbor makes companies fit for the future. Lifestyles are changing. New technologies and processes are changing the markets and working methods of our highly mobile knowledge society. With short distances and the possibility to work, live, relax and enjoy leisure time in one single area, companies at the harbor are well braced for tomorrow's requirements. Worldwide city rankings rate creativity, smartness, life quality, transport quality, sustainability;* all of these and more are first in line at Offenbach Harbor.

*Source: Fraunhofer IAO, IAT University of Stuttgart: Future City Quarters – Zukunftsfähige Stadtquartiere für die moderne Gesellschaft, May 2014.

»THE POSSIBILITY OF SYNERGISTIC INTEGRATION OF WORK AND LEISURE IS BECOMING AN ESSENTIAL ATTRACTOR FOR COMPANIES AND STIMULATING URBAN QUARTERS.«

Prof. Dr.-Ing. Wilhelm Bauer, Institute Director of Fraunhofer-Institute for Work Management and Organisation IAO, Stuttgart, and Institute for Human Factors and Technology Management (IAT), University of Stuttgart

Offenbach Harbor has established itself as a future-oriented, creative brand. This gives companies on the site an ideal basis to develop their own strong profile at a representative address.

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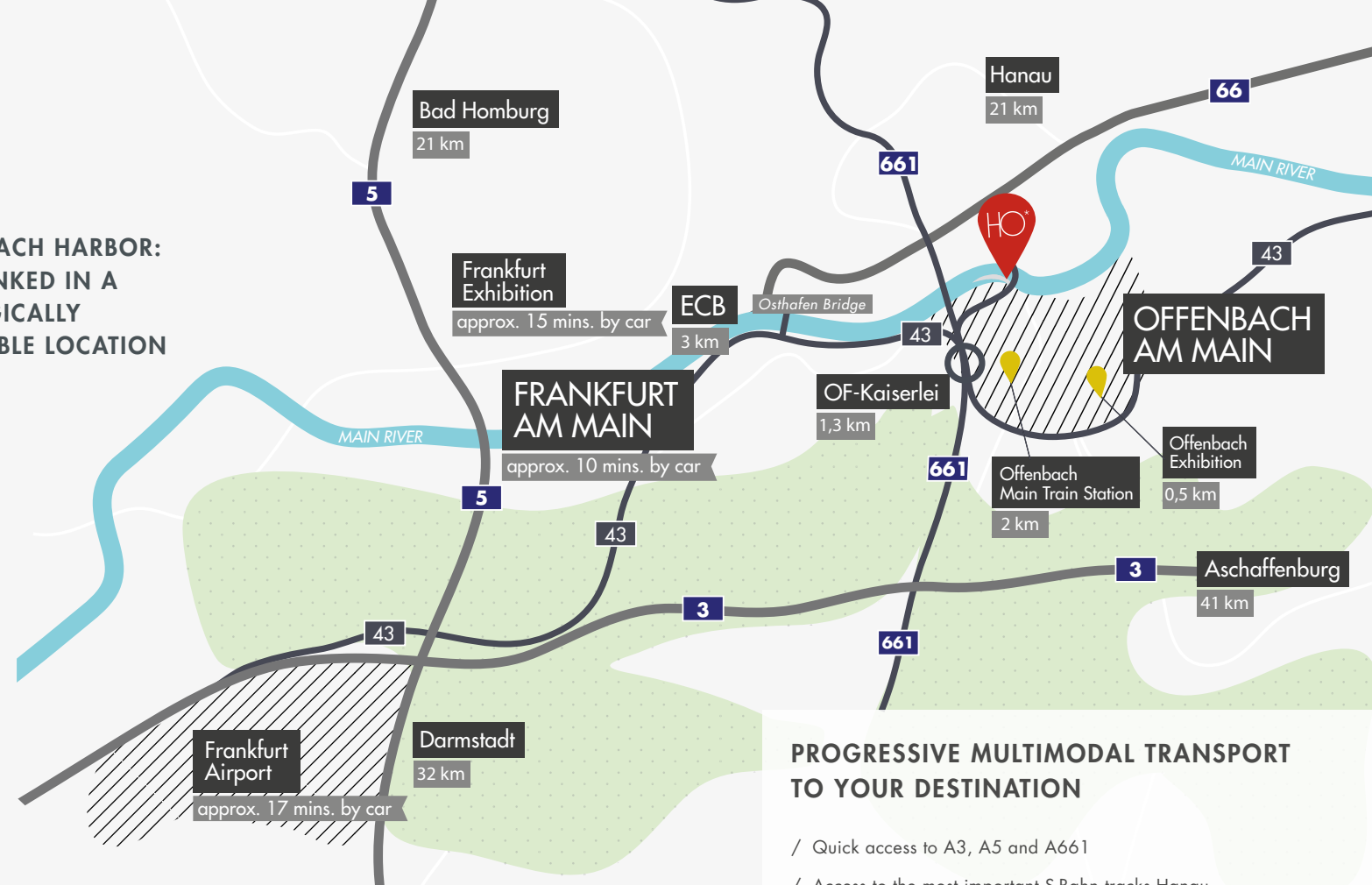
»OFFENBACH HARBOR SHOWS US THAT NO BORDERS LONGER EXIST BETWEEN THE CITIES OF FRANKFURT AND OFFENBACH. THE CARL-ULRICH-BRIDGE AND THE NEW OSTHAFEN BRIDGE LINK FRANKFURT'S NEW MIDDLE FRANKFURT OSTEND WITH THE CITY OF OFFENBACH SO THAT, IN THIS CASE, WE CAN SPEAK OF A TRUE FUSION IN THE METROPOLITAN AREA.«

Ardi Goldman, CEO of Hafengut GmbH, Developer of the project LUV & LEE at Offenbach Harbor

SIMPLY MOBILE

KEYWORD: MOBILITY COMFORT
A mere 17 minutes by car to the airport, in a few minutes on the freeway and eco-friendly on the go: All the options are open at Offenbach Harbor. You can reach your destination quickly. Just choose the mobility option that offers you the most comfort.

OFFENBACH HARBOR: WELL-LINKED IN A STRATEGICALLY FAVORABLE LOCATION



PROGRESSIVE MULTIMODAL TRANSPORT TO YOUR DESTINATION

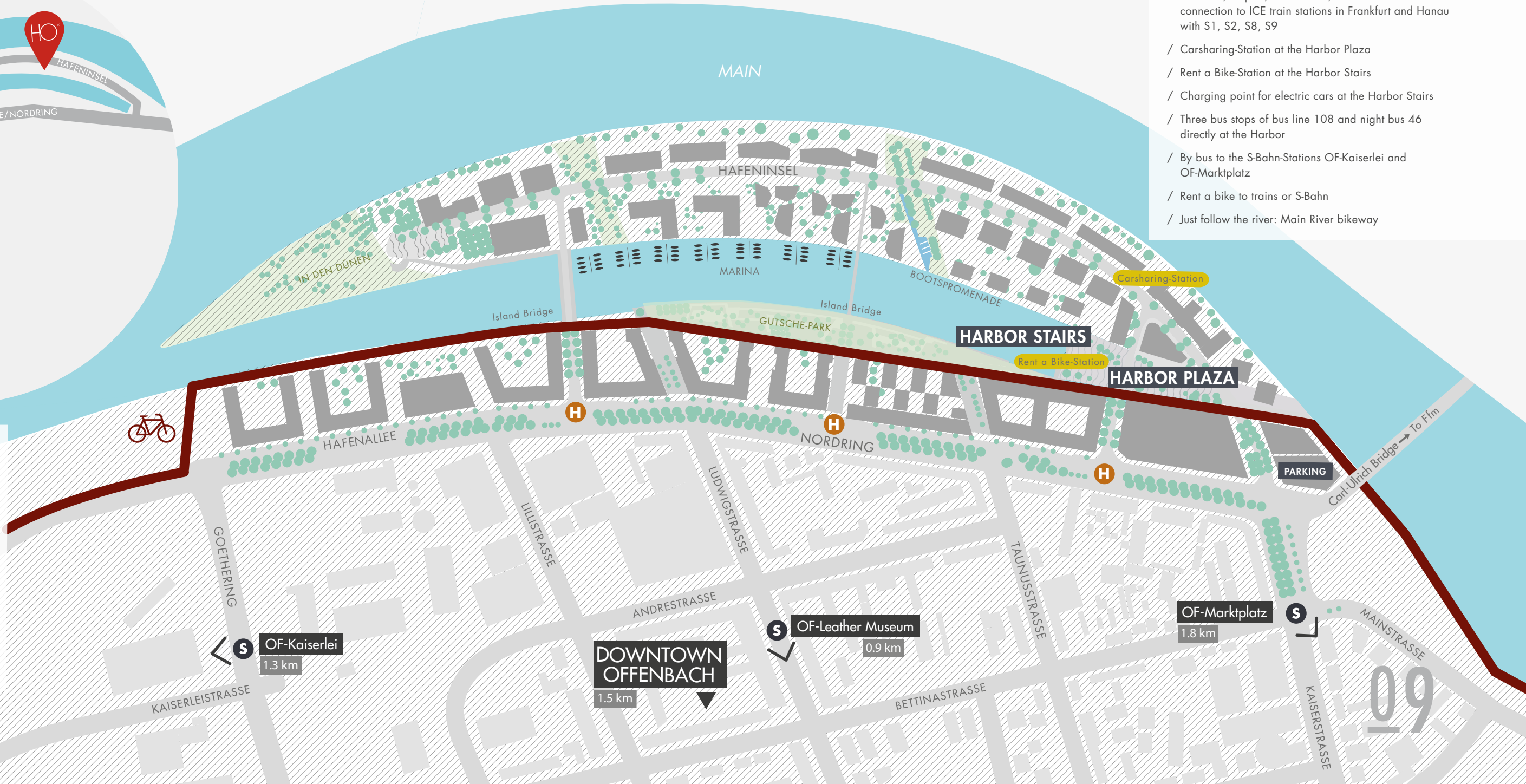
- / Quick access to A3, A5 and A661
- / Access to the most important S-Bahn tracks Hanau, Frankfurt, Airport, Wiesbaden, Mainz as well as connection to ICE train stations in Frankfurt and Hanau with S1, S2, S8, S9
- / Carsharing-Station at the Harbor Plaza
- / Rent a Bike-Station at the Harbor Stairs
- / Charging point for electric cars at the Harbor Stairs
- / Three bus stops of bus line 108 and night bus 46 directly at the Harbor
- / By bus to the S-Bahn-Stations OF-Kaiserlei and OF-Marktplatz
- / Rent a bike to trains or S-Bahn
- / Just follow the river: Main River bikeway

GREAT CONNECTION FROM OF-KAISERLEI TO OFFENBACH HARBOR



KEYWORD: METROPOLITAN REGION
Innovative, international and economically strong: the metropolitan region Rhine/Main. As a globalization hub it counts as one of the strongest growing economical and knowledge places and attracts talents from all over the world. The leading founder city Offenbach am Main is young, creative and likeable. Alongside the Offenbach Exhibiton, the creative cluster around the Hochschule für Gestaltung (HfG) Offenbach (University of Art and Design) counts as one of the city's sources of inspiration.

OFFENBACH LIES RIGHT IN THE MIDDLE.



SPACE FOR A NEW WORK APPROACH

BUILDING PLOTS IN OFFENBACH HARBOR

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BUILDINGPLOT

I MK

HIGH RISE AT HARBOR PLAZA

Plot Area: 2,780 m²

GFA: 13,600 m²

Max. Height: 75 m

Gastronomy on ground floor

Landmark, Skyline view towards Frankfurt

BUILDINGPLOT

IV MI

HIGH RISE AT THE MARINA

Plot Area: 3,500 m²

GFA: 17,300 m²

Max. Height: 70 m

Exposed position, direct access to the Island park, Skyline view towards Frankfurt; ideal for representative office space with gastronomy

#1a

HARBOR ISLAND CENTER
Projektgesellschaft Horn GmbH



Commercial (GFA: 18,000 m²) + 156 condominiums + rental housing

#1b

HARBOR ISLAND CENTER
MUC Real Estate GmbH



Hotel Commercial (GFA: 6.800 m²)

#2

ABG HAFENINSEL
ABG Frankfurt Holding GmbH



178 rental housing

#3

HAFENGOLD
DIH Deutsche Wohnwerte GmbH & Co.KG



152 condominiums

#4

LUV & LEE
Hafengut GmbH
A project by Ardi Goldman



Gastronomy + 27 condominiums

#5

HAFENINSEL 11



Commercial (GFA: 4,400 m²)

#8

HAFENZENTRUM
Prime Properties Am Hafen Offenbach GmbH & Co. KG



Retail (GFA: 5,100 m²) + 97 Rental units

#6

SAINT-GOBAIN
Groß & Partner Grundstücksentwicklungsgesellschaft mbH



Commercial (GFA: 6,250 m²)

#7

HAFENARKADEN
Gemeinnütziges Siedlungswerk GmbH Frankfurt/Main



Gastronomy + retail + 36 senior residence

■ being marketed
■ already marketed



BUILDINGPLOT

V GE

HIGH RISE AT IN DEN DÜNEN

Plot Area: 7,000 m²

GFA: 31,100 m²

Max. Height: 75 m

Landmark with high visibility, ideal for high-class hotel usage and representative office space. Construction of an additional parking garage is possible

BUILDINGPLOT

VI GE

MAINKAI

Plot Area: 5,800 m²

GFA: 10,900 m²

Max. Height: 18.5 m

Prominent location, access to the Harbor Island via bridge; ideal for office users that appreciate the closeness to the creative scene HfG/Heyne factory

BUILDINGPLOT

VII GE

HAFENALLEE

Plot Area: 11,950 m²

GFA: 21,100 m²

Max. Height: 18.5 m

Prominent location at the Hafenallee from direction Frankfurt. Direct proximity to leisure- and cultural institutions

#9

HARBOR SCHOOL + DAYCARE CENTER
City of Offenbach



Daycare center and all-day elementary school with sports hall

#10

MARINA GARDENS OFFENBACH
PRIMUS developments GmbH



122 condominiums + rental housing (GFA 16,500 m²)

#11

HOCHSCHULE FÜR GESTALTUNG (HfG)
State of Hesse



University of Art and Design (HfG)

#12

MAIN ATRIUM
i Live Holding GmbH



206 Lifestyle apartments, Alnatura Super Natur market

#13

AHOI-LOFTHAUS AM MOLENPARK
Bee Capital GmbH



Gastronomy + Retail (GFA: 2,600 m²)

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LIFE TAKES PLACE
AT THE HARBOR

WORKING, LIVING, EDUCATION, LEISURE, CULTURE

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Short distances, impulses for new ideas and plenty of room for relaxation make life attractive in the harbor district. The diversity combines areas of life across all generations and the entire daily routine: from the day care center, to the University through to senior dwellings, from a morning jog to a business lunch, running everyday errands, the occasional visit to the hairdresser or doctor - right through to a sundowner with splendid harbor views - everything is possible.

Cultural and leisure institutions significantly contribute to the creative flair of the district. An urban micro cosmos has already formed, which makes Offenbach Harbor a valued meeting place, even beyond the city borders. The University of Art and Design (HfG) prominently anchors the education issue at the harbor. The harbors own all day school with its daycare center contributes to the family and employee friendliness of Offenbach Harbor.



University of Art and Design (HfG)



50% open space – a lot of room for relaxation, leisure and sports



Watersports along with the harbors' own marina form part of it



Daycare center and elementary school with sports hall



A gym is good, the harbor steps are better: sport and wellness in the fresh air



Barefoot in the sand, thoughts are free: a short vacation in the island park at the dunes



A crowd favorite: the once temporary cultural center Hafen 2 has long become an institution



Home grown fruit, vegetables and flowers: the urban gardening project is bringing people together



Hafenzentrum



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OFFENBACH HARBOR

A PIECE OF HOME
A HARBOR FOR COMPANIES

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The revitalization of the former industrial harbor preserves the history with a passion for detail. Generously laid out open space and selected high quality materials create an authentic place with charisma.

— Overall Area
approx. 256,000 m²

— Water Area
approx. 60,000 m²

— Net building land
approx. 126,000 m²

— Parks, Green Areas
approx. 26,000 m²

— Promenades, Plazas, Pathways
ca. 27,000 m²

— Gross Floor Area (GFA) total
approx. 310,000 m²

— Promenade paths along water edge
2.6 km

Legal land-use plan in force

» OFFENBACH HARBOR OFFERS ONE OF THE SELDOM POSSIBILITIES IN THE RHINE/MAIN AREA TO SETTLE IN A VERY ATTRACTIVE WATER LOCATION THAT IS EXCELLENTLY CONNECTED AT THE SAME TIME. A WELL THOUGHT-THROUGH QUARTER WITH A DIVERSE MIX OF LIVING, OFFICES, SHOPS, CULTURAL INSTITUTIONS AND GREEN AREAS IS EMERGING HERE.«

*Investor Jürgen Groß, Managing Director of Groß & Partner
Grundstücksentwicklungsgesellschaft mbH, Developer of the project
Saint-Gobain at Hafen Offenbach*

SUSTAINABILITY

Providing the entire area with CO₂-neutral district heating makes it easier to comply with the currently required energy standards.



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TALK TO US!

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OPG – PARTNER TO THE CITY OF OFFENBACH

The successful revitalization of the former industrial harbor delivers strong impulses for Offenbach as a modern creative and business location. As a 100 % subsidiary of the Stadtwerke Offenbach consortium from the real estate business segment, the OPG team contributes by creatively implementing strategically important development projects to urban land potentials and increasing their value.

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