



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 nd 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 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



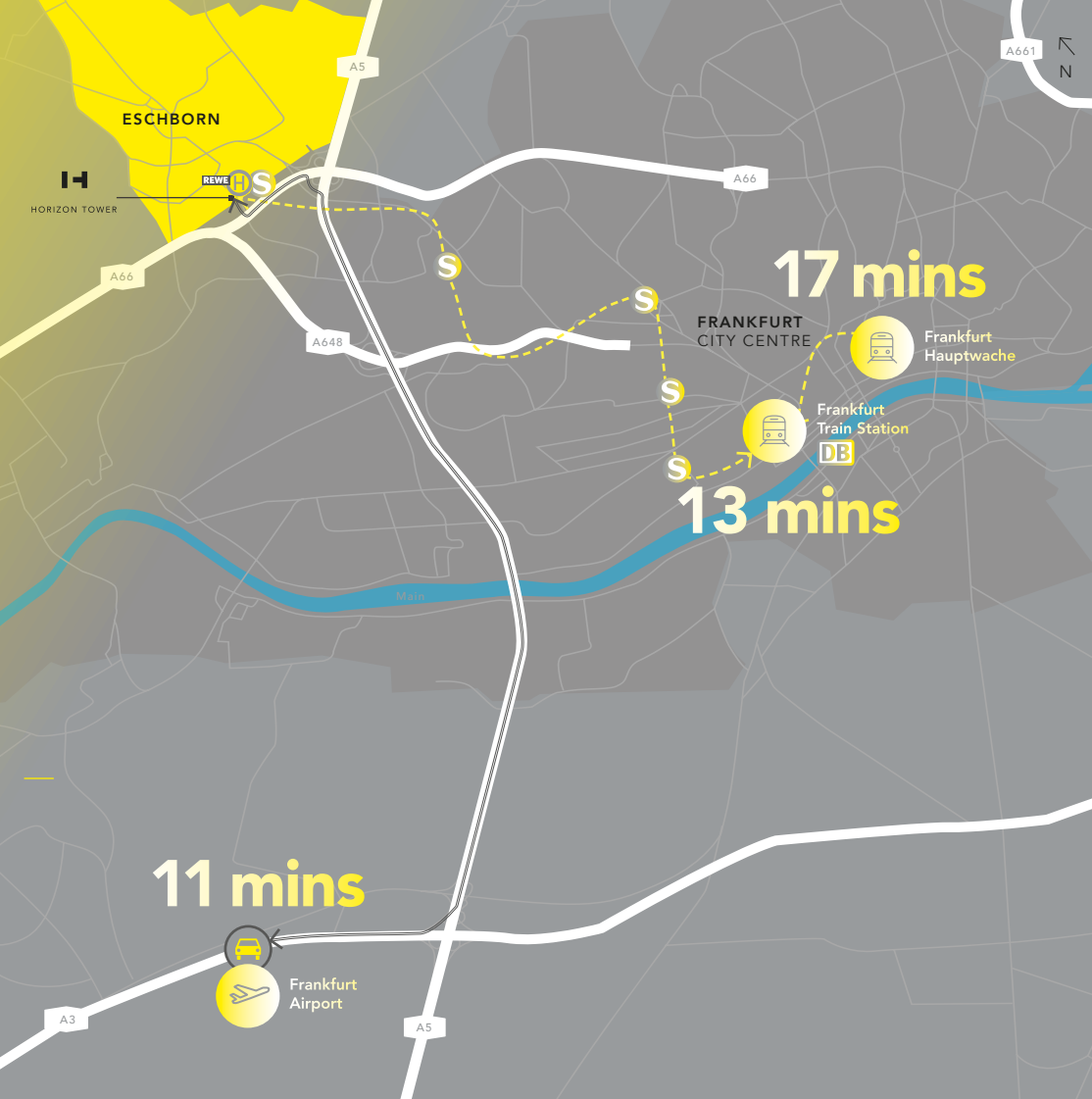
13 mins

to Frankfurt main station by train



17 mins

from the city centre to Horizon Tower by train



CONNECTIONS CONNECTIVITY STARTS HERE

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

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.



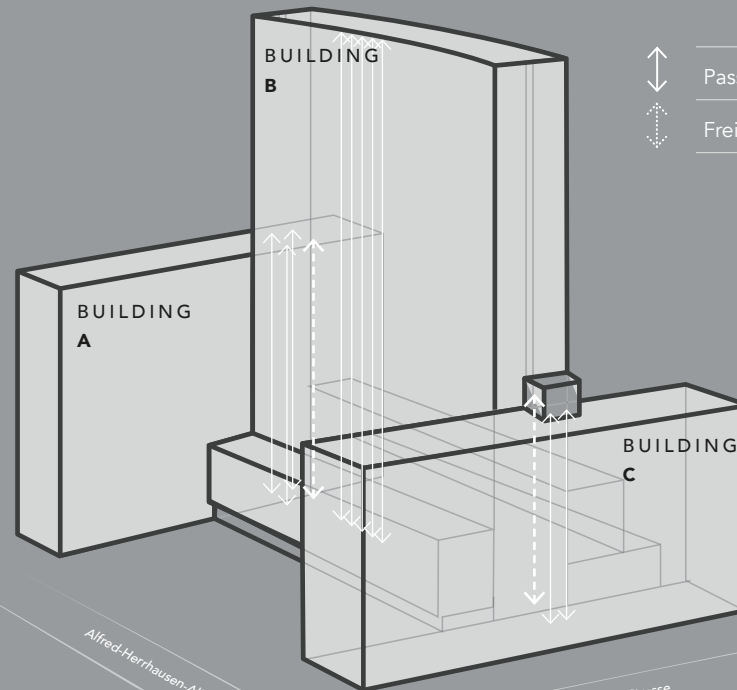
WITHIN WALKING DISTANCE

-  **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
- WiredScore Gold 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

Alfred-Herrhausen-Allee

Stuttgarter Strasse

BREEAM®



WiredScore
GOLD

OUTLOOK
PERSPECTIVE
STARTS HERE



SERVICE

SERVICE ORIENTATION

STARTS HERE



GASTRONOMIC SERVICE

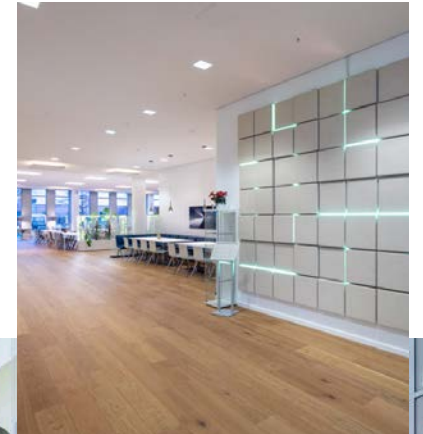
ENJOYMENT

STARTS HERE



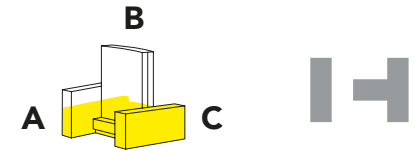
Restaurant – Café – Catering

- 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

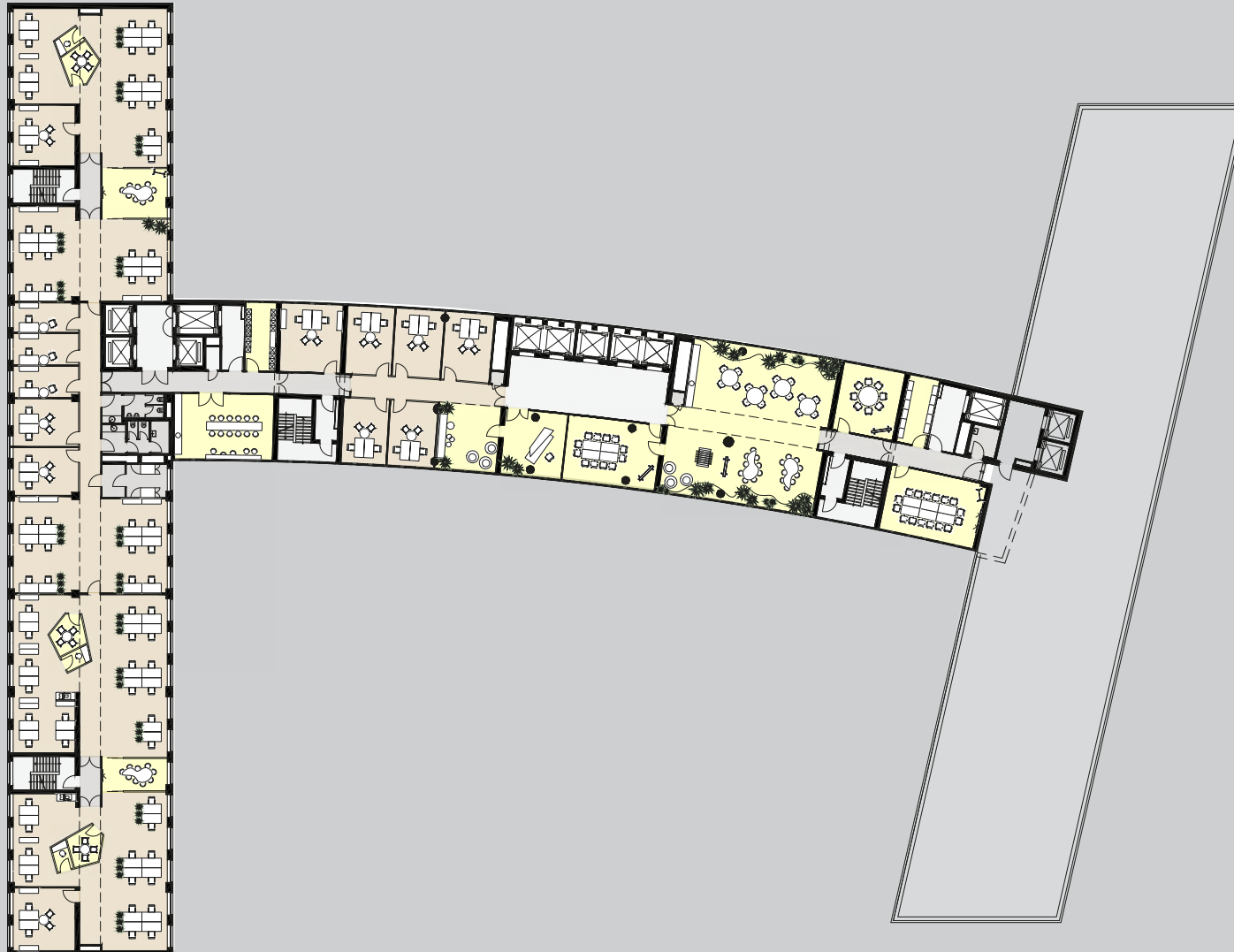
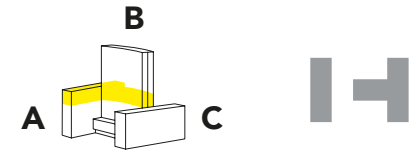
● CONFERENCE

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
	107

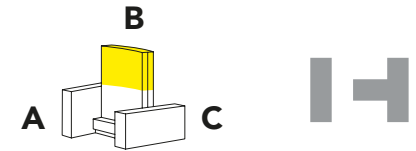
● CONFERENCE

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
	34

● CONFERENCE

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



DISCLAIMER

CONTACT HERE



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PHOTOGRAPHS

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