

CITY TOWER OFFENBACH

BERLINER STRASSE 74-76
OFFENBACH/FRANKFURT

c10



COMER
GROUP
INTERNATIONAL

MAKE YOUR BEST DAY, EVERYDAY

CITY TOWER

Icon,
Eye-catcher,
Business
at its best



Best Facts

COMPELLING AT FIRST SIGHT

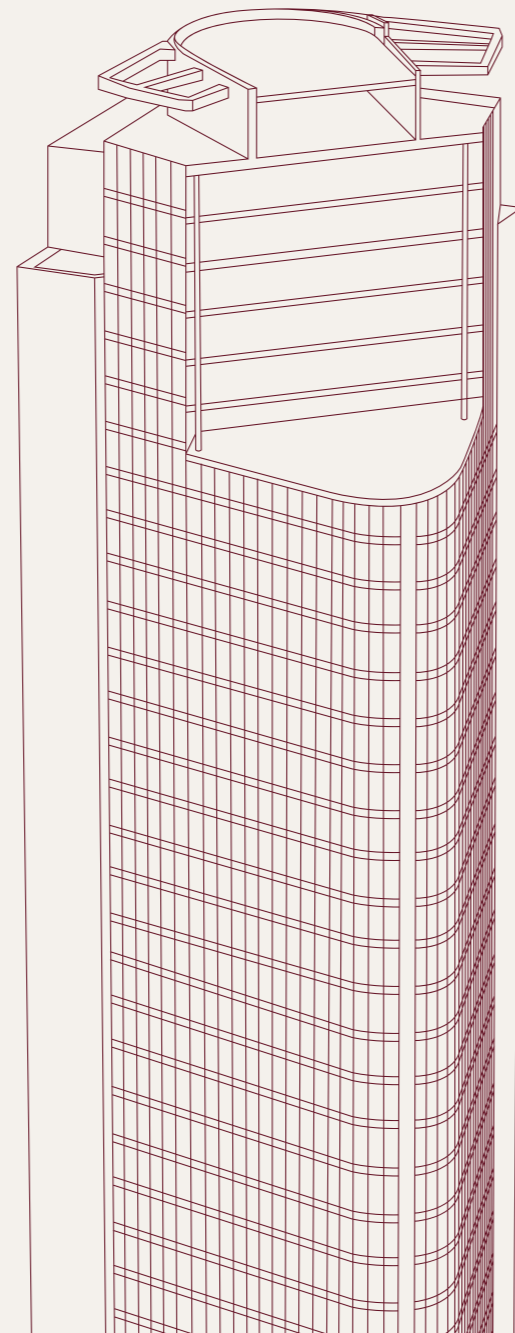
120 m
high

25,000 sqm
total BGF (GFA)

755 sqm
standard floor

2003
completion

32
floors



- No.1 Address and most central office location in Offenbach
- High-quality office space
- Optimal link to Frankfurt Airport and Frankfurt city centre
- Impressive landmark building
- 360-degree panoramic views of the river Main, Frankfurt and the surroundings



What Offices! What an amazing view! The Main attraction!



HIGHEST
STANDARDS,
AS FAR AS THE
EYE CAN SEE

The appeal of *City Tower* is boosted by almost floor-to-ceiling glazed facades and top materials. The prestigious entrance, which creates a lavish and inviting ambience, provides access to all 32 floors.



High-quality, bright and turnkey office accommodation with 3m high ceilings, coupled with flexible layouts and individual fit-out to your requirements, e.g. for 'New Work' environments. The floor layout options for modern work environments and the high space efficiency optimally complement this modern office building, in a class of its own. Since its completion, it has

created enthusiasm and acclaim among staff, clients and residents of Offenbach. Not least thanks to the unique, breath-taking **360° panoramic views over Frankfurt, the river Main and the surroundings** - that can be enjoyed at after-work events with business partners and colleagues, exclusively in the accommodation on the 30th floor.



Offenbach on stream

THE CITY ON THE RIVER
MAIN UNDERGOING EXHIL-
ATING CHANGE TOWARDS
THE FUTURE

For insiders, Offenbach is already the location of tomorrow - and with its population of *132,000*, much more than just the fifth largest city in Hesse.

Thanks to ambitious, forward-looking projects, it is a showpiece location in the Frankfurt/ Rhine-Main metropolitan region - with one of the highest levels of purchasing power, among the most investment-friendly regions in Europe. In this dynamic business location, home to well-known companies like Honeywell Building Solutions, Danfoss A/S, Falken Tyre and Levi Strauss Germany, a variety of key, forward-looking projects are being planned and enthusiastically promoted.

Prime locations & Abundant economic strength

They include the remodelling and upgrading of the "Kaiserlei" services park and the impressive "Designport" project on Hafenallee that, as *an urban creative neighbourhood*, will be home to the University of Design and a variety of creative companies.



The same applies to the planned innovation campus, to be established as a forward-looking business location. What's more, there are plans not just for reconfiguring the city centre but also the ground-breaking development of the east of Offenbach, where "Quartier 4.0", a district with new working and living environments will be constructed.

One thing is clear: Offenbach, already well-established, is developing into one of the most attractive and innovative business locations in the region. And it boasts a building that already symbolises all of this.

In a prime location.



Outstanding in Offenbach

**THE PRESTIGIOUS CITY
TOWER: AS SPECTACULAR
AS IT IS VISIONARY**

It's not only the city that looks up to it: *City Tower* is outstanding in every respect. A landmark building and architectural masterpiece with its harmonious forms and elegant natural stone façade. Its 120-metre height symbolises a virtually endless flow of successful enterprises, creative visions, enormous business power and achievements that are outstanding in the fullest sense of the word.

No wonder that, over the years, numerous companies from a great variety of sectors have established themselves here. Many have celebrated successes - with plenty more to come.

Maybe soon it will also be yours... because the high quality of *City Tower* guarantees an equally strong feeling of well-being and the "pride factor" for your staff - generating real enthusiasm that reflects in their motivation every day.

SVENJA OLTMANN,
HEAD OF IT

Offenbach is a thriving business location so there are many office buildings in the city. But none is as unique as *City Tower*. There's no doubt it's the No.1 among office buildings - the flagship in Offenbach. Honestly: People I know who work in Frankfurt are always telling me, "Lucky you! We have nothing as special as that here."



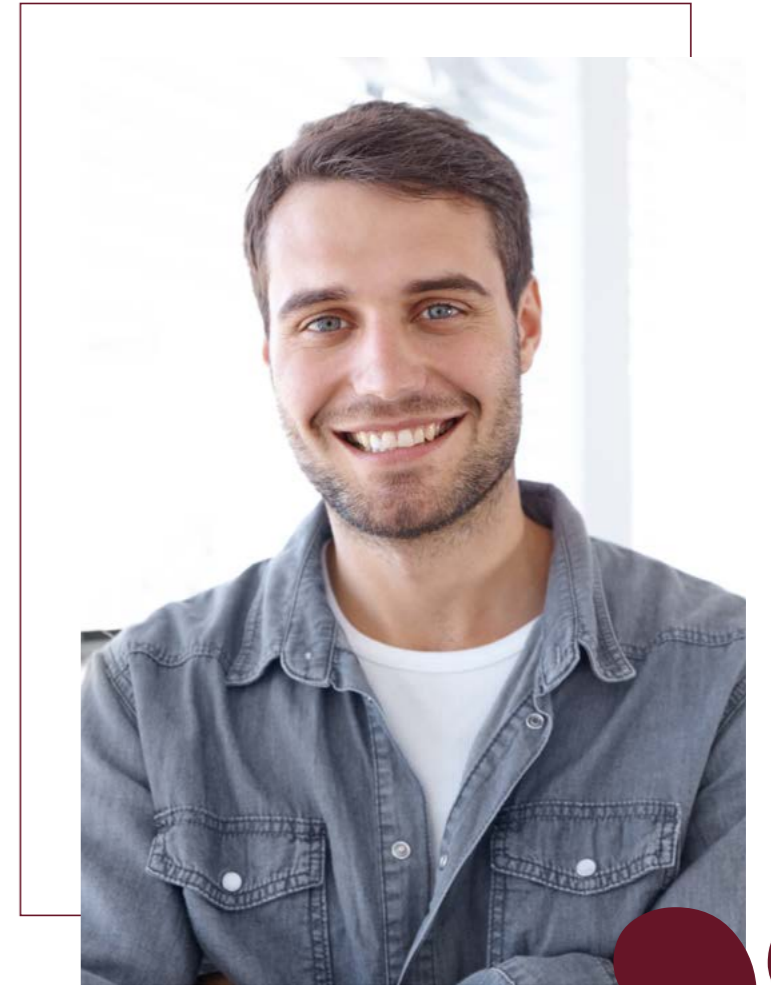
In the best company: Networking, chatting, after-work activities

The financial metropolis of Frankfurt is just a stone's throw from Offenbach's business district - to their mutual benefit. It's clear that there are immense opportunities for successful networking and enjoying a high quality of life & leisure: from the superb cultural facilities in Frankfurt, the 'City of Goethe', the high standard of living in both

cities with their culinary diversity and numerous bars and shopping areas, to inviting parks and world-class trade fair events. And Offenbach is playing an ever-increasing role in this synergy. As well as emerging from the shadow of the Frankfurt skyline.

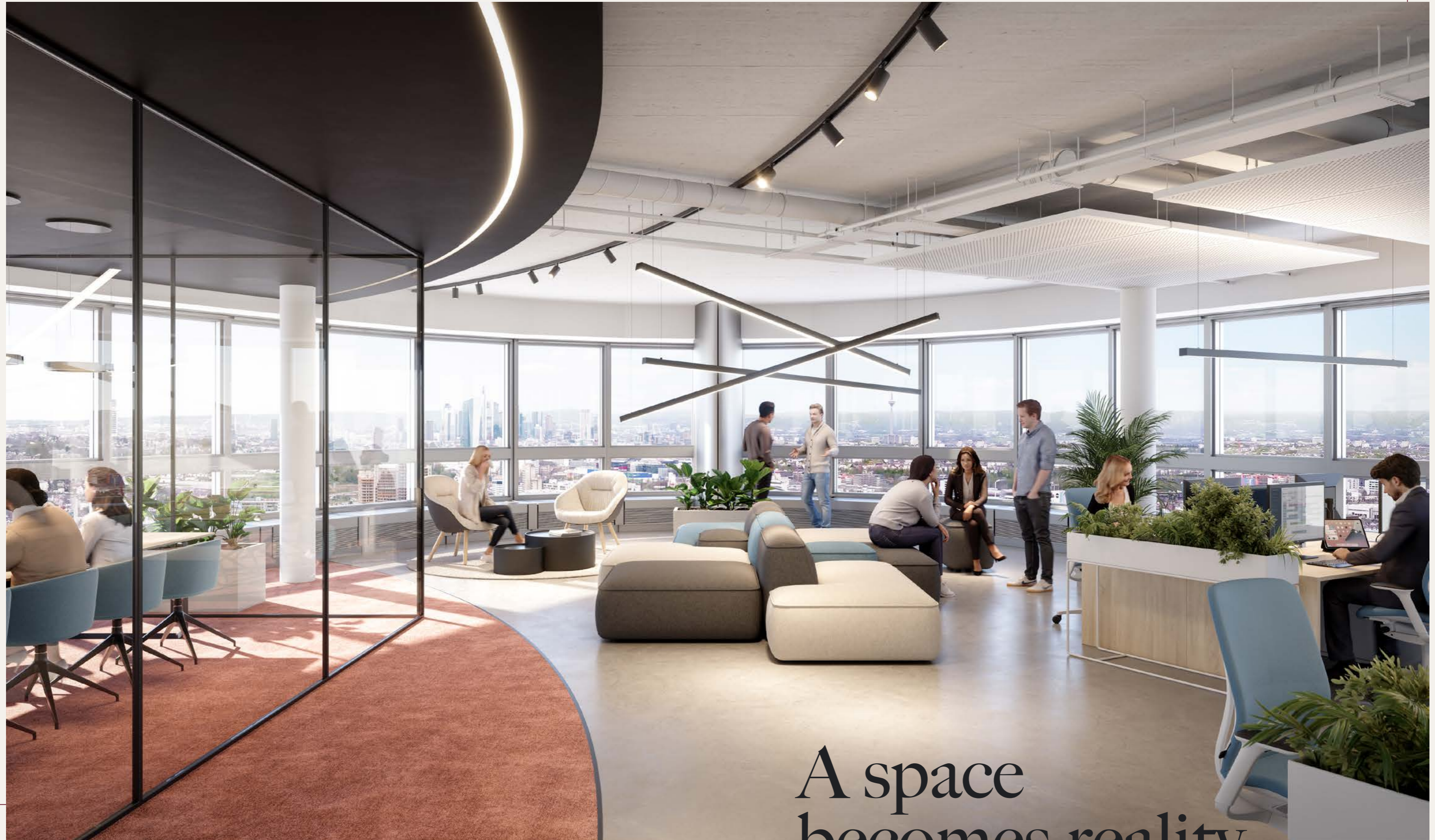
FOR TOP BUSINESS
RELATIONSHIPS UP
AND DOWN THE MAIN





THOMAS BERG,
CHIEF OPERATOR

"As I always say, you never get a second chance to make a first impression. After I first caught sight of *City Tower* from afar and then stood outside it and looked up, I knew: This is where we are meant to go. It had such an allure, a sense of ability to create and achieve great things. Even back then, it already radiated the feel of being at the cutting edge. And today, nothing about this has changed. Not just me: we all wanted to be in City Tower. And only in *City Tower*."



A space
becomes reality.

World Offenbach

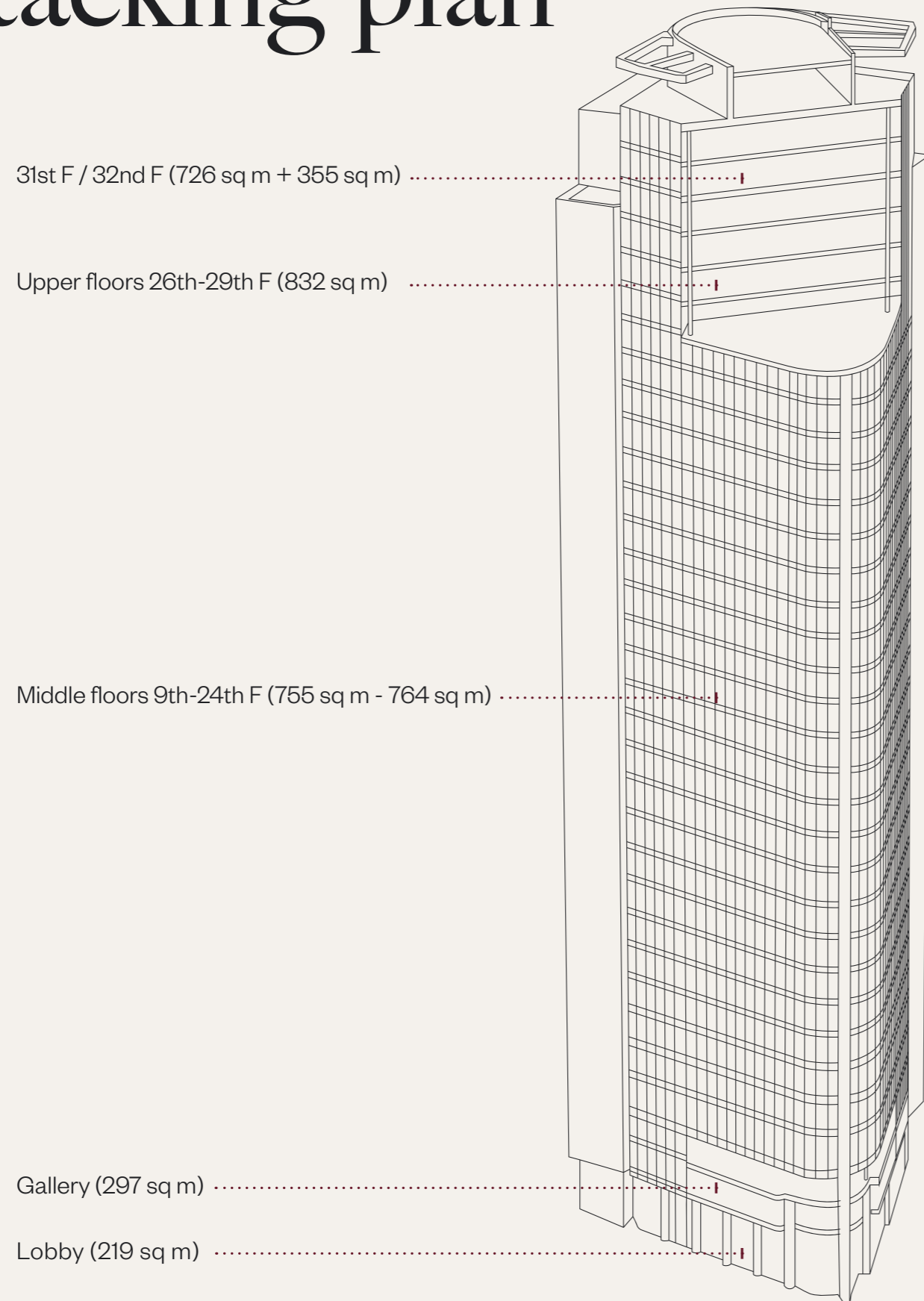
ONE CITY - ALL CONNECTIONS. TO EVERYWHERE

From City Tower you can travel in record time and in a relaxed manner to all the destinations your schedule requires. Whether via the dense motorway network around the Frankfurter Kreuz interchange, from the adjoining S-Bahn station, the central railway station just a few minutes away, or from Frankfurt Airport, the hub of Germany, which is within fast and easy reach. This also applies to the staff and management of the numerous companies, from Germany and abroad, who chose Offenbach as a great business location, because of its excellent infrastructure and location in the heart of Hesse.

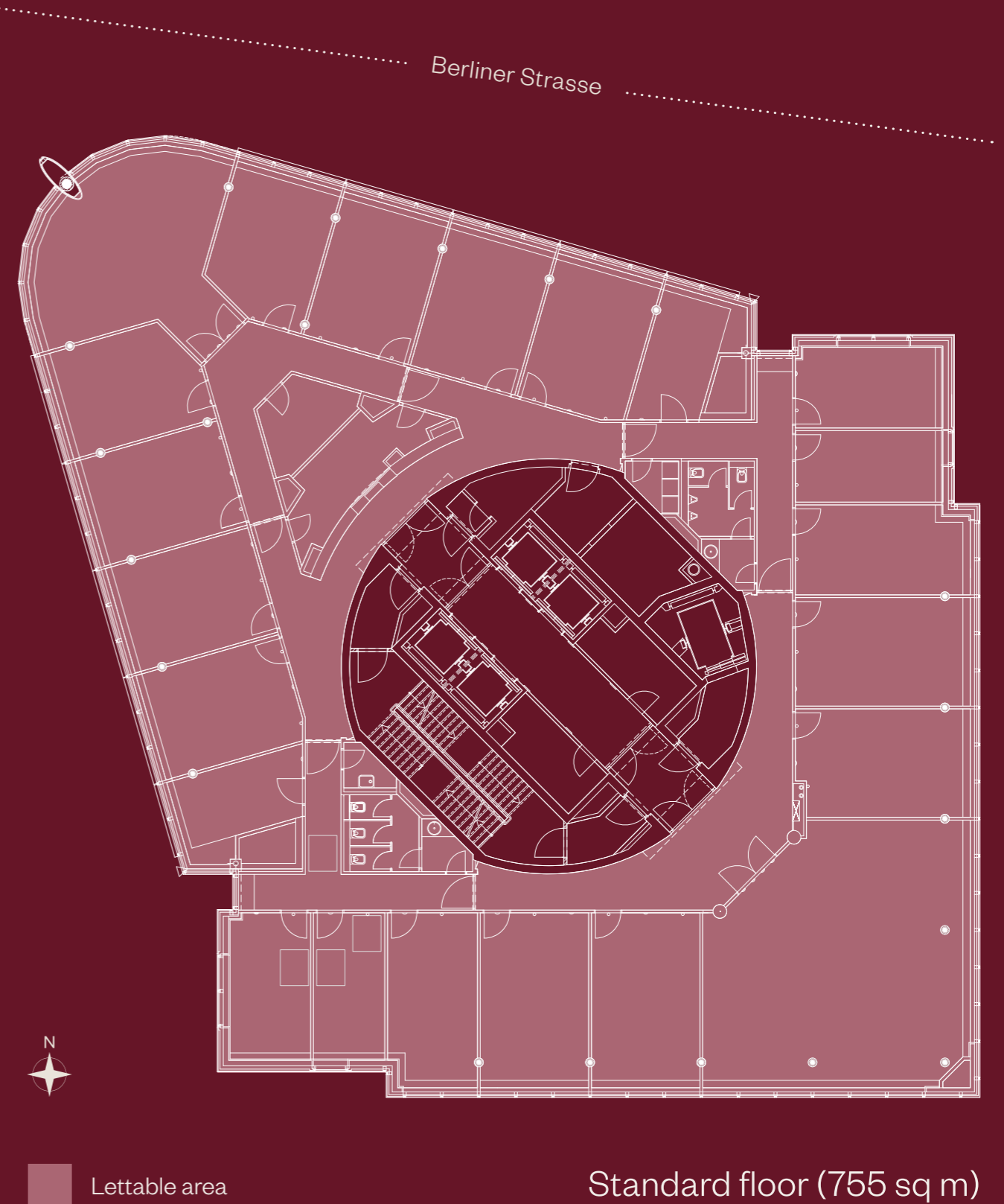
And they stayed.
For example, in City Tower.



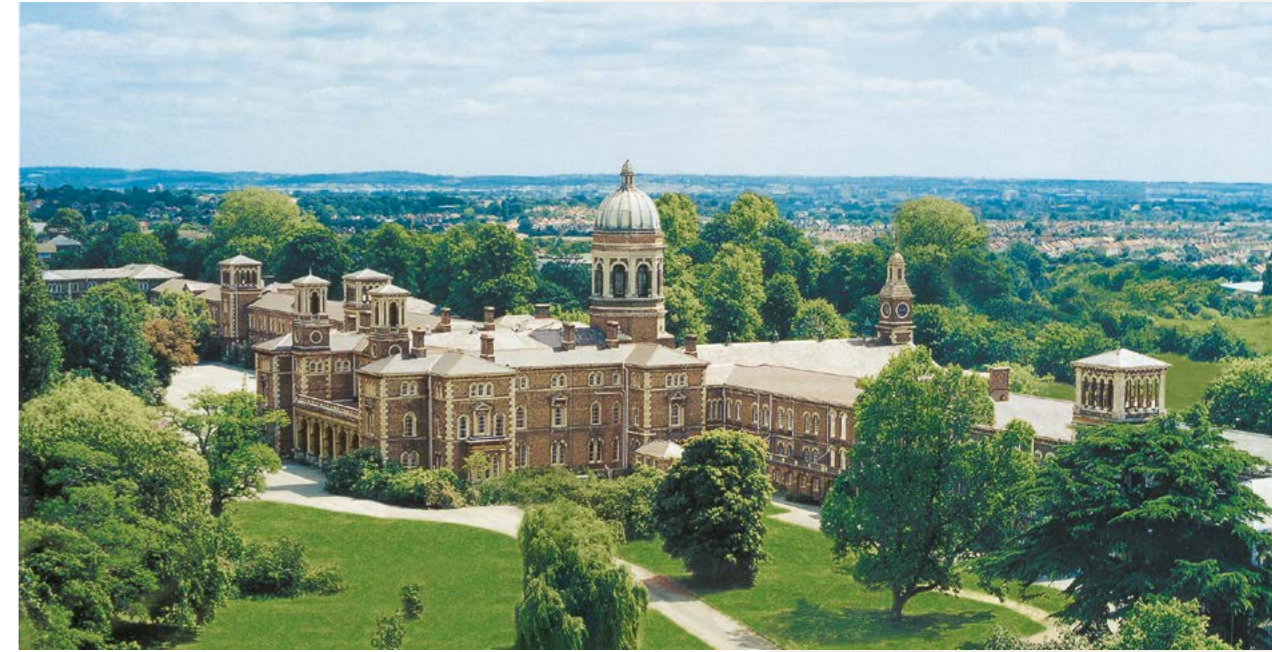
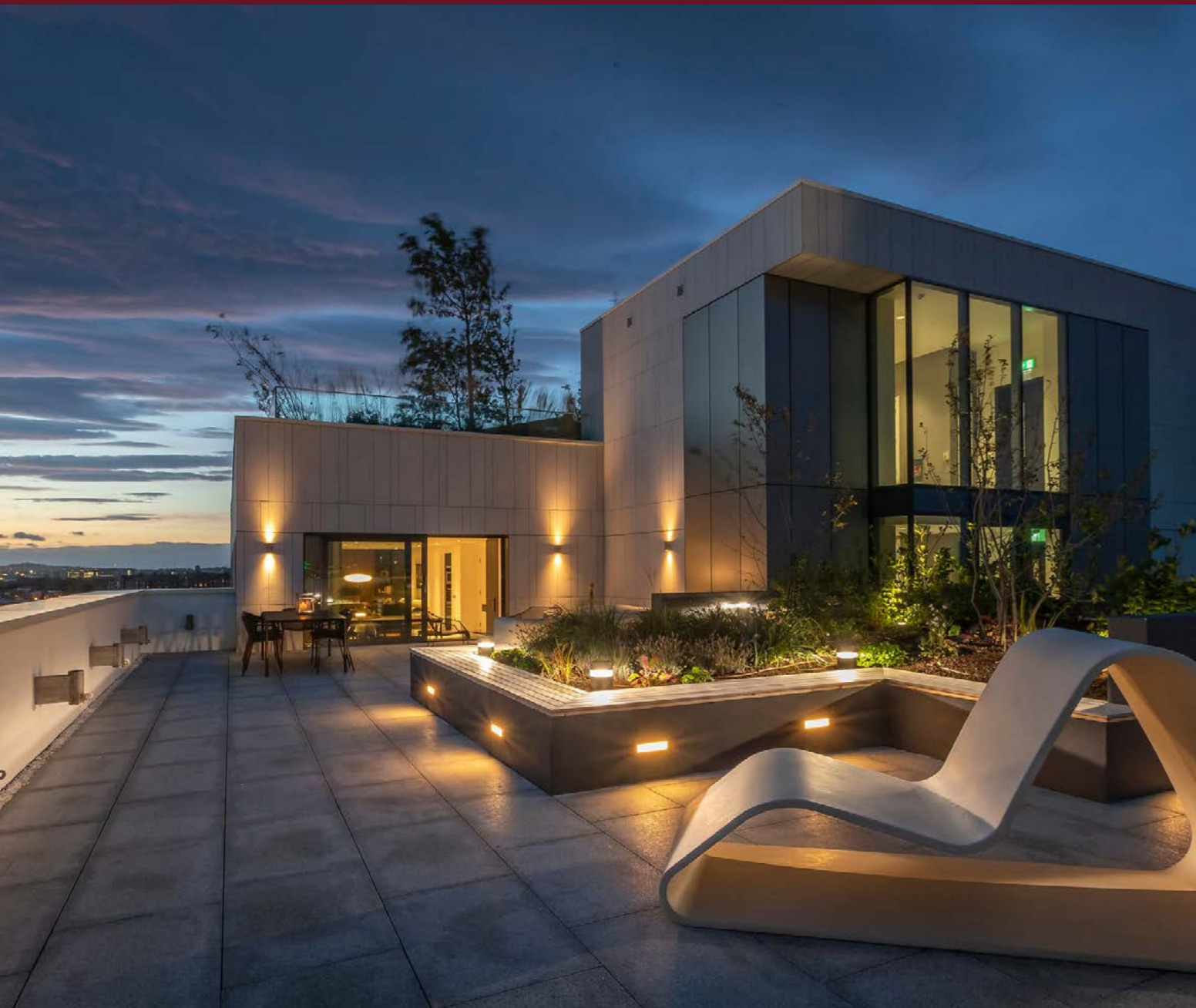
Stacking plan



Layout plan



Comer Group International



The Comer Group International is one of the largest and most successful property companies in UK, Ireland, Germany and Greece.

The current business was established over 30 years ago in United Kingdom. After a great deal of tenacity and hard work, three partners have created a leading property company with substantial development and investment interests in a number of market sectors, including: luxury residential homes, office parks, retail parks, hotels and leisure facilities.

With a substantial land bank and an extensive development programme, The Comer Group International is continuing its major expansion in a number of property development sectors. The proven exceptional financial acumen of The Comer Group International together with the direct and hands-on management style enables it to positively predict trends ahead of the market and capitalise on new opportunities as they arise. A lateral entrepreneurial management structure facilitates rapid transaction comple-

tion without a lengthy corporate process that many of its competitors have to undertake.

The Comer Group International has laid a very solid foundation to exploit forthcoming opportunities. Through astute planning and strategy the company is confident of achieving its ambitious growth plans.

Future success is eagerly anticipated as the company continues to implement its many development plans with inspiration, organisation, reputation and a highly experienced team.



City Tower and your business: working together in Offenbach?

**WE WILL BE HAPPY TO
ADVISE YOU AND TO
ANSWER ALL YOUR
QUESTIONS.**

Now is the time to secure your unique opportunity for exclusive office space in Offenbach's most prestigious office building - a stone's throw from Frankfurt and with breath-taking 360° panoramic views over Frankfurt and the river Main. Make your company part of an economically strong and visionary city that

provides decision-makers, creatives and investors with a high level of freedom and inspiration - and is setting groundbreaking standards in terms of planning and location development. In a word: in Offenbach, completely new and highly promising avenues are already being opened. Will you join us?

Contact

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