



OPERN  
PLATZ  
XIV

F R A N K F U R T

IN A CITY LIKE FRANKFURT, FUELLED BY ENERGY AND MOMENTUM, GENUINE OPPORTUNITIES ARE RARE – BUT WHEN THEY DO ARISE, THEY ARE NOT ONLY EXCEPTIONAL, THEY ARE UNMISSABLE.



Where Frankfurt's  
**ELEGANCE**  
**CREATES** *the perfect setting for*  
*the most exceptional* **QUALITY.**

At Opernplatz 14, elegance, urbanity and inspiring architecture combine to create a working environment that sets new standards. A prime property in the heart of Frankfurt that exudes style and offers companies the ideal stage to develop ambitious ideas and make an impact. Here, work becomes an expression of utmost quality and excellence.



MORE THAN JUST A GOOD ADDRESS –  
IN A CLASS OF ITS OWN.

Opernplatz XIV is designed for the select few who are committed to excellence and setting new standards. It is precisely these people who benefit from the ideal setting in the heart of Frankfurt's business district.

A prestigious address at the very epicenter of the international financial and business district, surrounded by top-class dining and haute couture. The same applies, of course, to the prestigious and highly exclusive office spaces of Opernplatz XIV, which can be designed entirely according to your own preferences.



Opernplatz 14  
60313 Frankfurt am Main

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IN A PLACE WHERE TIME-HONOURED VALUES SERVE AS A FOUNDATION AND FRANKFURT'S VITALITY REMAINS PALPABLE TO THIS DAY, THIS IS WHERE SPACES UNFOLD FOR ALL THOSE SEEKING MORE THAN THE OBVIOUS. A PLACE THAT DOES NOT COMBINE MODERNITY AND TRADITION, BUT UNITES THEM NATURALLY – AS A STAGE FOR AMBITIOUS GOALS IN A NEW ERA OF ASPIRATION.

(06) PROPERTY  
(14) LOCATION  
(20) IN-HOUSE-SERVICES  
(30) CONTACT

# FEEL *the Excellence* in BUSINESS.

MODERN OFFICE SPACES DESIGNED  
TO THE HIGHEST STANDARDS.

Success is no coincidence, but the result of high aspirations and ability. Your workplace at Opernplatz XIV offers everything you need to ensure that performance, concentration and enjoyment work together in your favour.

A first-class "state of the art property" that fulfils modern demands for sustainability and ESG conformity as well as the highest requirements for flexible space configurations and innovative building technology.

Enjoy the very best. Every day.

EVERYTHING YOU COULD  
WISH FOR TO CREATE  
THE PERFECT WORKING DAY.

The combination of the prestigious address and modern and efficient spaces gives this location a special aura. Light-flooded rooms, high-quality materials, and versatile workspaces create an environment that supports professional processes and is inviting at the same time.

The result is a workplace that combines elegance with functionality and makes everyday life pleasant and efficient.





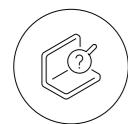
WORKING ENVIRONMENTS THAT  
COMBINE CLARITY, COMFORT, AND  
MAXIMUM FUNCTIONALITY.

Bright office areas, clear lines, and  
equipment that effortlessly supports  
modern work processes – all of these  
elements define the feel of this location.

Open meeting zones, social zones, and  
communicative lounge areas, high-  
quality materials, and well thought-out  
details create an environment in which  
professionalism and well-being  
complement each other harmoniously.



A level of design quality that you can sense just by reading about it.



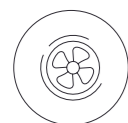
**TOTAL GROSS AREA**

34,038 sq m

Comprising:  
 Hotel: 14,332 sq m  
 Offices: 7,839 sq m  
 Apartments: 4,961 sq m  
 Fitness: 4,109 sq m  
 Dining: 1,589 sq m  
 Retail: 310 sq m

**LETTABLE OFFICE SPACE:**

2,958.34 sq m



**VENTILATION**

Mechanical supply and exhaust ventilation system



**SUN PROTECTION**

Electrical, fitted externally



**YEAR OF CONSTRUCTION**

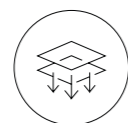
2016



**AIR CONDITIONING TECHNOLOGY**

Cooling ceiling/cooling sail

Option for additional split air conditioning systems



**FLOOR-TO-CEILING WINDOWS**

Openabler



**SHOWERS**

and changing room



**ACCESSIBLE**

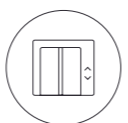
Yes



**PARKING SPACES**

320 spaces available

E-charging facilities available



**LIFTS**

5 passenger lifts



**LUXURY APARTMENTS**

25 Apartments



**FLOOR-TO-CEILING HEIGHT**

Up to 2.90 m



**BICYCLE PARKING SPACES**

Large number of bicycle parking spaces in the basement



**RAISED FLOOR**

Ideal for cabling



**STYLISH LOBBY**

with full-time concierge service

The future begins where responsibility becomes a matter of course.

We are aware of the importance of sustainability. For this reason, ESG certification was already carried out in 2016.

**The result is a LEED Gold certification.**

For us, however, certification does not mark the conclusion, but rather the beginning of an ongoing commitment to holistic sustainability. Together with our tenants, we strive for an intensive, transparent dialogue in order to develop effective measures, use resources responsibly and make the location fit for the future in the long term.

Our aim is to establish sustainability as a lived practice in day-to-day operations as well as in strategic development.



OPERNPLATZ XIV –  
WHERE AMBITION AND IDEAS  
ARE GIVEN THEIR OWN STAGE,  
AND ELEGANCE MEETS THE HIGHEST  
STANDARDS OF EFFICIENCY.



*Everything is*  
**SET**  
*for the* **BIG**  
**PERFORMANCE.**



*Nowhere else in the city brings*

# TOGETHER FRANKFURT'S QUALITIES

*finest* *quite like here.*






The neighbourhood is a mixture of tradition and modernity: top-class institutions, international companies, and the finest restaurants share this unique location, which serves as a grand stage for everyday life.

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# A location that needs no explanation. You simply have to experience it!








Every journey is short, every view impressive, every detail carefully characterised by the special atmosphere of this place. Opernplatz is not just an address – it is a statement.

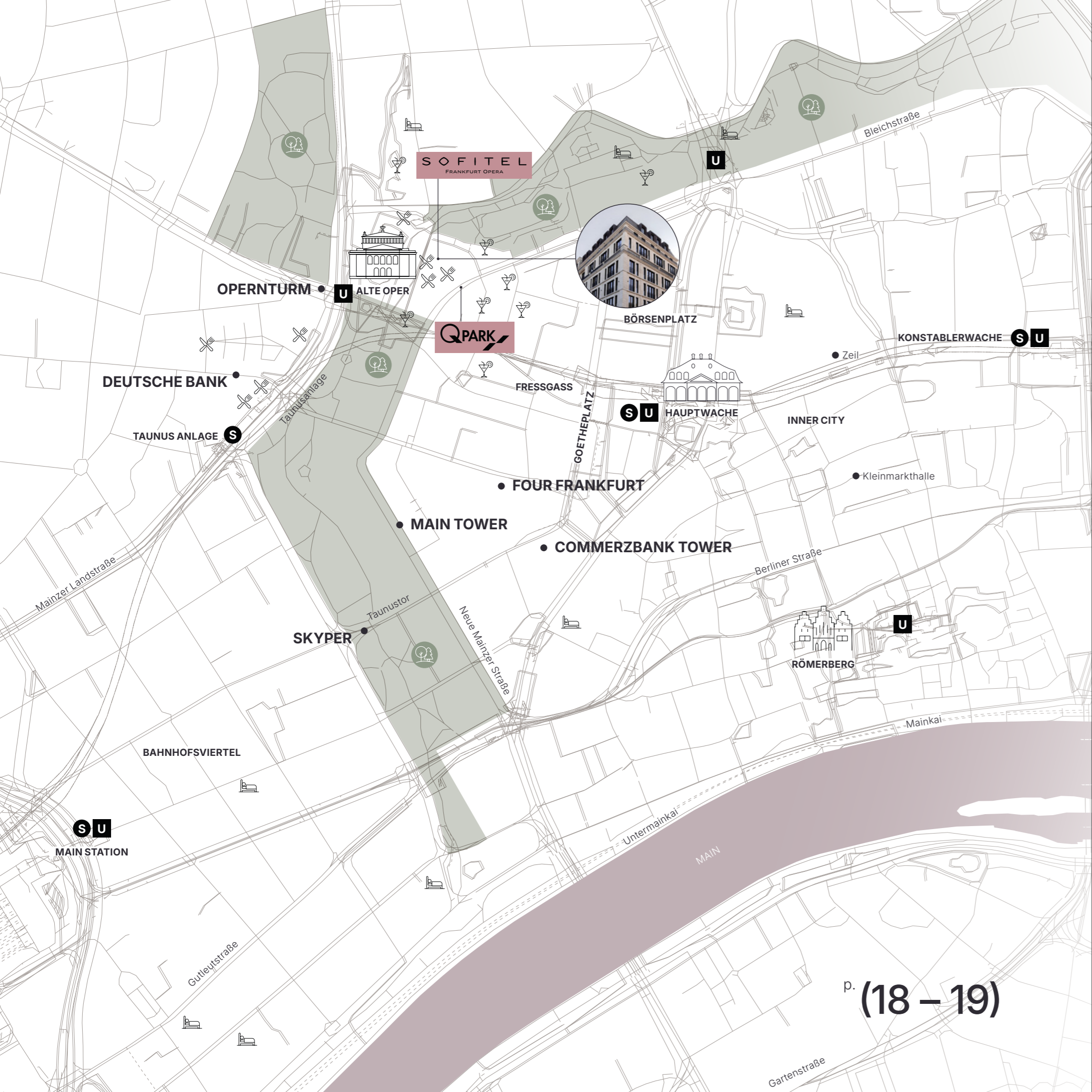
FRANKFURT AIRPORT		approx. 20 min.
OLD TOWN		approx. 15 min.
MESSE FRANKFURT		approx. 10 min.
MAIN STATION		approx. 10 min.
MAIN		approx. 10 min.

## PUBLIC TRANSPORT

ALTE OPER		approx. 200 m
TAUNUSANLAGE		approx. 350 m
HAUPTWACHE		approx. 700 m

## IN-HOUSE

-  SOFITEL FRANKFURT OPERA
-  RESTAURANT SCHÖNEMANN
-  MILLER & CARTER STEAKHOUSE
-  ALFIO'S
-  CASA DE ROSÉ
-  BLACK LABEL FITNESS FIRST
-  BERRY'S BOOTYCAM





MILLER & CARTER  
- STEAKHOUSE -



ALFIO's  
ITALIAN CUISINE WITH A TASTE OF SICILY  
RESTAURANT & BAR



CASA  
de  
Rosé



SCHÖNEMANN



At this place  
**COMFORT,  
SERVICE  
and QUALITY**  
are redefined.

Culinary highlights right on the doorstep. Whether it's a business meeting with guests from overseas or a quick lunch with colleagues – excellent culinary variety is part and parcel of the area surrounding Opernplatz XIV at any time of day.





*A truly*  
**SPECIAL  
EXPERIENCE –  
MOST EXCLUSIVE  
HOTEL** *right  
next door.*

At SOFITEL Frankfurt Opera, you and your guests can enjoy the French way of life "par excellence." Knowing that this 5-star luxury hotel is located in the same building as your office means enjoying Frankfurt's finest side every day – at the utmost comfort.

Discover 150 elegant rooms and exclusive suites designed in noble Parisian chic, offering a distinguished and comfortable retreat for business partners and valued guests, defined by refined French art de vivre.

The hotel exudes a stylish atmosphere, complemented by an exclusive pool and spa area that invites you to relax. Look forward to personalised service and refined cuisine with regional touches to round off your stay perfectly.



# ANYTHING YOU COULD WISH FOR IS ALREADY HERE!

S O F I T E L  
FRANKFURT OPERA

Turn your next business meeting or conference into an extraordinary event. The light-flooded conference rooms of the adjoining SOFITEL – inspired by Parisian neighbourhoods – offer modern facilities and unique views. Every room is an unforgettable experience for your guests.

And you can round off your event in style on the Schönemann Terrace on the 6th floor, with views of the skyline. A dream setting for any occasion – especially ideal in the summer months.

## AVAILABLE MEETING ROOMS

LE MARAIS	93-320 sq m
SAINT-HONORÉ	60 sq m
SAINT-GERMAIN	30 sq m
QUARTIER LATIN	32 sq m
ÎLE SAINT-LOUIS	53 sq m

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Being so centrally located means enjoying the best things life has to offer, all within easy reach. Benefit from a wide range of services that are available to you directly in the building.

Whether it's catered breakfast or lunch delivered directly to your office from the Schönemann hotel restaurant, or a little time out in SOFITEL's luxurious spa area – you won't find a wider range of business-related amenities anywhere else.

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# EVERYTHING YOU NEED. ALL WITHIN EASY REACH.



S O F I T E L  
FRANKFURT OPERA

FIT AND MOTIVATED  
THROUGHOUT THE DAY.

BLACK Label Fitness First and Barry's Bootcamp provide an active way to unwind – located directly at your doorstep, within the same building, and offering a modern, high-performance training environment that integrates seamlessly into your daily routine.



**BARRY'S**

**Q-PARK** Quality in parking

Are you travelling by car?  
With Q-Park you can enjoy convenient, cashless parking in the immediate vicinity of the Alte Oper or Opernturm, for example. 320 parking spaces and 8 e-charging stations in the building's underground car park – including direct lift access to the office areas. Perfect for employees and guests.



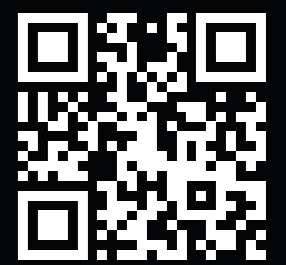


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Opernplatz14.com



NOTHING LESS THAN THE BEST