“We cannot see into the future, but we can lay the groundwork for what is to come – the future is for us to build.”

Antoine de Saint-Exupéry
French writer and pilot (1900 – 1944), lent his name to one of the streets at Gateway Gardens
ARE YOU A GATEWAY GARDENER?


What you need if you feel like straying from well-trodden paths to shorten your distances, and if you want to put old habits to the test and try alternative approaches, is a new location that permits and encourages new thought and action.

Welcome to Gateway Gardens!
Where do the companies we admire for their brisk success and their casual way of doing business actually have their operating base? Do they hide behind glass façades in the anonymous seclusion of business quarters or stand-alone office towers in the world’s metropolises? If you decide to take a separate approach, you will need a special corporate location in order to let your employees unfold their potential. A place as mobile and as organic as possible. Defined by a sense of proximity in order to foster close ties to clients and partners. Marked by a very special ambience conducive to the mutual interaction between different characters. We think of this vision of a forward-looking location as a “global business village.” And that is exactly what we are implementing at Gateway Gardens.
GLOBAL
Gateway Gardens will cause resident companies to change their outlook, and will give the people who work here a new angle. On the world. On Europe. On Germany. Because this place brings distant places near. Both in a geographic and in an applied sense. This is where the most diverse corporate cultures come face to face with people from every corner of the world, creating a fascinating atmosphere of diversity and exchange. Where relationships are deepened, projects discussed, milestones set, deals arranged and concluded. Without detours or loss of time in a setting that looks nothing like an airport or a railway station. Whether you see Gateway Gardens as a door to the world or a bridgehead in Europe is a matter of your personal point of view.
The location of Gateway Gardens in direct proximity to Frankfurt International Airport and to the ICE high-speed train station has more benefits to offer than meets the eye. Anyone who works here, though, comes to appreciate them on a daily basis. For one thing, you can meet clients and partners from all over the world right here, without getting stuck in traffic or having to travel long distance and without causing extra pollution. But Gateway Gardens will also accommodate your visitors’ busy schedules because you can arrange to meet them prior to boarding, just off the plane, or between flights – even on very short notice. Not least, you benefit from the rich variety of shops, restaurants, service providers and amenities found directly at Frankfurt Airport City.
The business reality of international competition is not characterised by big fish swallowing small fry, but by the early bird catching the worm. Which is good for you, if you are a fast-moving enterprise starting from the pole position at Gateway Gardens. If you wish to play the global markets, you are perfectly positioned here at the intersection of key transport arteries. Some of the global players have already become aware of this advantage, staked their claims, and relocated their headquarters. The transport and logistics group DB Schenker is a case in point. Another example would be the world’s leading airline caterer, LSG Sky Chefs. Or airlines like Condor or SunExpress. Internationally active engineering companies such as Imtech, medical technology firms such as Hoya Surgical Optics, or chartered accountants and tax consultancies such as Schiff-Martini. Inspired by the cosmopolitan ambience of Gateway Gardens, they all exploit the locational advantage of having direct connections to their global target markets right at their doorsteps.

HOME TURF FOR GLOBAL PLAYERS.
What does business success actually depend on? Being in the right place at the right time? Knowing the right people, and working with them? Thinking outside the box that confines your own field of expertise? Exchanging, sharing, discussing resources, facilities, know-how and experience? Focusing on your core competency? Having passion, a creative mind-set, and a stimulating ambience? There is reason to believe that no plan will guarantee success. Then again, you can certainly improve your chances to succeed. Which is exactly what we had in mind when designing Gateway Gardens. So the ground is prepared, and all you need to do is take root.

*Your potential clients: around 335,000 cars, around 154,000 air travellers, and 23,000 train travellers per day
Sharing and benefiting from it – this may initially sound contradictory. But if you share work, knowledge, and experience across corporate and industry boundaries, you will speed up the time it takes your ideas to achieve market maturity. This is why Gateway Gardens actively encourages interaction and collaboration among resident companies. Like on a campus, research and practical application go hand in glove here. And do so not just in get-togethers or symposia at the quarter. We realised our first idea for a cluster in the form of the HOLM (House of Logistics and Mobility). Other applications are to follow. The focus of another cluster could conceivably be on topics like “environment” or “energy.” Other topics eligible for this business site include “medicine and pharmaceuticals” or “IT and telecommunications.” Gateway Gardens will continue to make a proactive effort to turn neighbours into partners.
So you think that trying to solve tomorrow’s challenges with yesterday’s solutions is not a good idea? Are you one of those enterprising spirits who detect opportunities before they turn into trends? And you are well aware that truly creative minds owe their innovativeness to 80% to one-one-one communication? If so, Gateway Gardens is the perfect location to turn your innovative ideas into reality. With more than 335,000 cars passing the site every day, chances are that your prospective clients are very close at hand. Add to this more than 154,000 air travellers and 23,000 rail travellers from all over the world. Among them many potential business partners with whom you might discuss your ideas, and client leads to whom you could present your innovations. The perfect parameters for testing new concepts in the areas of retail, service, leisure, hospitality, gastronomy, or healthcare, among others.
INSPIRATION NEEDS SPACE TO UNFOLD.

Your place of business is more than just an architectural shell for your workplaces. It actually represents your company, defines its image, and conveys a sense of your business reality. If you feel like moving your enterprise out of the shadows of faceless corporate towers, you will find an entirely different setting at Gateway Gardens that will lend unique architectural shape to your identity. Here, you still have the option to build innovative structures that reveal the creative minds they shelter. Thus, each property at Gateway Gardens becomes a showpiece of international contemporary architecture. Meaning architecture that, rather than presenting innovative design to the four directions, communicates it inward and – considering the airport’s proximity of the airport – upward, too.
WHERE ELSE CAN YOU GET EXTRA TIME?

The division of labour is a principle that has made our civilisation vastly more efficient. It explains why companies need not take care of everything in-house and need not keep everything on hand in order to make their business prosper. Having a rich range of essential amenities and services in the immediate vicinity the way you do at Gateway Gardens saves money and valuable human resources while keeping your operation lean. Whether you need a driver or want to host your own conferences, and whether you wish to take your clients out for fine dining or require accommodation nearby: You will find everything on location at Gateway Gardens. And whenever you do need something from outside, the quarter’s own white-glove service will organise it for you. You may actually hire a VIP shuttle that will take your premium clients directly from Gateway Gardens to the airport. Impossible? Not for us.
VILLAGE
Take a moment to consider just how much time you and your staff spend at your workplace every day. And ask yourself why people keep distinguishing between time spent on and time spent off the job. The stated goal of Gateway Gardens is to reconcile these seeming opposites. For only if feel good at work, and are not easily distracted by personal issues, will they deliver top performance. Feeling at home at your workplace not least because it is set inside a green environment will help to achieve this as much as the ready availability of amenities and services on site does. You may call it work-life balance – we think of it as the “village” aspect of our “global business village” concept. It presents new opportunities for your company, too.

* Oaks at Gateway Gardens and in the woods
If you expect your employees to deliver peak performance all day long, perhaps it is time you considered hiring androids. But be warned: even these need to recharge. Alternatively, you may combine workday and private life in ways from which both your employees and your company stand to benefit. Gateway Gardens will relieve your staff of chores that they would otherwise have to tend to after work, and which could therefore distract them on the job. Amenities include a dedicated day-care centre, convenience shopping venues, and a white-glove-service that will run private errands, too. An integrated park, a work-out trail, a gym, a rich variety of restaurants and many other amenities and services will also help to balance the strain of a demanding job.
Gateway Gardens is so much more than a great site at a unique transport hub. The location right next to one of the largest municipal woodlands, stands of trees on the grounds, a central park, and extensive green areas – all of these make Gateway Gardens the green heart of Frankfurt Airport City. Being so close to nature keeps reminding us of our responsibility vis-à-vis the environment. Nature also teaches us how to run things in sustainable ways. This explains why we designed Gateway Gardens to become the first commercial quarter that was awarded a DGNB Gold certificate for green buildings. We achieved this, for instance, by earmarking no less than half of the rooftop area for sod roofs, returning much of the surface area to nature. Charging stations on the premises ensures that Gateway Gardens plays its part in helping to reduce pollution through the use of electric cars. Moreover, there is a fascinating work-out trail where employees and visitors can spend time outdoors and let nature inspire them. Being more just a state-of-the-art corporate location, Gateway Gardens present itself as a vibrant natural habitat.
Be it in your professional or private life: Time is your most valuable asset. Gateway Gardens will give you and your employees extra time. Just by letting you get to your destinations quicker on your regular travels near and far. It will also shorten your commute between home and workplace. Choose any means of transportation you can think of. Direct access to the A3 and A5 makes rush-hour congestions on your way to the motorway a thing of the past. Commuting back and forth from Frankfurt takes only around 15 minutes. Green alternatives to the car include regional and rapid transit trains, public bus lines, private shuttles, and rental bicycles right at Gateway Gardens, giving you convenient and flexible options for getting to and around the complex. Situated in the Rhine-Main metro region with its catchment area of 35 million residents, Gateway Gardens is no more than one hour away from any of the region’s major cities. And vice versa.
TIME TO CHANGE YOUR OUTLOOK.

Gateway Gardens will shift your perspective. It will make you challenge your set approach, and suggest surprisingly new and plausible responses. For one thing, it will make you reconsider just where the life of the mobile international business community actually transpires. You will find that Gateway Gardens is not another trading estate well away from Frankfurt’s financial district, but is part of an evolving hub outside the gates of the Rhine-Main metropolis that has enormous appeal for companies with an international perspective. It is nothing less than a paradigmatic shift. Relocating your headquarters to Gateway Gardens means turning your back on the past, and facing the future. Let us give you a tour of this innovative quarter halfway between the woods and the world. A global business village awaits you.
GATEWAY GARDENS
THE GREEN HEART OF FRANKFURT AIRPORT CITY.

Location:
- north-east of Frankfurt Airport City
- north of Frankfurt International Airport
- Right next to the A5/A3 motorway junction
- 15-20 minute commute by car to downtown Frankfurt

Eligible Types of Use:
- Office and services
- Hotels, conferencing and convention facilities
- Restaurants
- Retail
- Leisure, health & fitness
- Airport-related services
- Educational and research institutes
- Outdoor/fitness
- Automotive suppliers
- Software/technology/IT and high-tech industry

Dimensions:
- Total area of quarter: c. 35 hectares
- Zoned development area: c. 250,000 sqm
- Gross floor area total: c. 700,000 sqm
- Gross floor area singular: c. 4,000 sqm

Note: The text is overlaid on an aerial map of the area, showing major roads and locations such as Frankfurt International Airport,木材, Munich, Nuremberg, and Darmstadt. The map is oriented with north at the top.
GATEWAY GARDENS
TODAY AND TOMORROW.
STAFF
WORK-LIFE BALANCE
IN A VERY SHORT TIME FROM THE AIRPORT TO THE MEETING
RELAXING: GREEN QUARTER OF FRANKFURT AIRPORT CITY
The innovative dynamic of the global business village is also manifest in its one-off architecture. Gateway Gardens intends to take new approaches in its urban-planning language of form that are positively exciting. That is why the project partners Fraport AG, Gross & Partner Grundstücksentwicklungsgesellschaft, OFB Projektentwicklung, and the City of Frankfurt am Main secured the planning permit for the estate via an approved local development plan. Doing so minimises the planning risks for investors.

Gateway Gardens is the only prime location of its kind, and represents the last remaining Grade A site at Frankfurt Airport. Unsurprisingly, investor interest is sky high. Gateway Gardens has now launched a design study process for another four high-rises up to 80 metres tall along the northern and eastern access roads. The idea is to present investors and occupiers with design alternatives for bespoke landmark buildings characterised by extraordinary architecture. 16 international architectural firms submitted their design drawings for these highly conspicuous, portal-like sites. A high-level judging panel selected a shortlist of eight from these 16 design drawings.

Let the trend-setting architecture in one of the economically strongest regions in Europe amaze you. Discover the architecture of Gateway Gardens.
Architecture proposed by Hadi Teherani

**KEY RATIOS**

- GBA: 34,853 sqm
- Lettable area: 27,587 sqm
- Number of floors: 22
- Height: 81 m

- Ideal for head quarters / flagship offices of firms that want to be seen: optimal signature effect
- Beacon like, landmark building with the potential of achieving global exposure
- Exceptional architecture
- Matchless visibility from the A5 motorway and airborne aircraft, and Frankfurt proper
- Unobstructed view

Architecture proposed by Zaha Hadid

**KEY RATIOS**

- GBA: 37,678 sqm
- Lettable area: 27,125 sqm
- Number of floors: 20
- Height: 78 m

- Outstanding landmark building
- Exceptional architecture
- Perfect visibility from the A5 motorway / airborne aircraft, and Frankfurt proper
- Line of sight: Linking the site to Frankfurt’s inner city and airport through the orientation of the open atrium
- Unobstructed view
Renting floor space in a new architectural highlight
Unmistakeable entree with scenic view of the woodlands next door and the signature skyline of Frankfurt beyond

Architecture proposed by Behnisch Architekten

Renting floor space in a new architectural highlight.
The "airgarden" integrates outdoor-like, landscaped recreational spaces within the building.
Integral holistic approach for mechanical and electrical engineering, architecture and ecology

Architecture proposed by HPP
DATA, FACTS, ADVANTAGES.

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**TOTAL FLOOR SPACE:**
35 hectares overall, an urban quarter accommodating c. 18,000 employees

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**PROXIMITY:**
Next to airport, ice station, A3/A5 motorway junction

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**OPPORTUNITIES:**
The green part of Frankfurt Airport City

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**IDENTITY:**
Extraordinary architectural latitude

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**ENVIRONMENT:**
On the edge of the forest, plus proprietary park

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**REGION:**
Excellent public transportation access (bus, trains*) to the Rhine-Main Metro region

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**GLOBAL:**
Ideal for multinational players

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**NUMBER OF STAFF:**
Superior work-life balance

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**TOGETHER:**
Synergy effects by cooperating on the ground

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* Yet to be completed
A LOCATION OF MATCHLESS MOBILITY IN EUROPE

• By air: directly at Frankfurt International Airport
• By car: directly at Europe’s busiest motorway interchange (A3/A5)
• By rail (long-haul): ICE high-speed railway station at Terminal 1, offering 175 service connections per day
• Public Transportation: public transport: rapid transit system by 2019 (S8/S9); metro bus, regional coach and shuttle stops at the quarter, with high service frequency to the airport and downtown Frankfurt; regional railway station at Terminal 1
• Woodland cycle trails (downtown Frankfurt / Gateway Gardens)

SITES:

• About 35 hectares of gross development area for c. 700,000 sqm of gross floor area
• Altogether 20 attractive development sites with plot sizes of 1,400 to 20,000 sqm
• Matchless prime location: the last available Grade A location right at the airport today
• Opportunity for conspicuous landmark buildings of pronounced stand-alone character

USE:

• Target sectors: logistics/mobility, pharmaceuticals/medicine/healthcare, aviation, research/education, environment/energy policy shift (“e-city”)
• Types of use: administrative, services, trade, hospitality
• High quality of stay because of proprietary park with old-growth trees
• Renowned resident companies: e.g. DB Schenker, Condor, LSG Sky Chefs, Imtech, Sun Express

FACILITIES:

• Academic and research institutes (e.g. HOLM, sponsored by 20 different universities)
• Hotels, convention and conference venues as well as restaurants, retail units, and leisure facilities
• manager lounge (business network run by Manager Magazin)

FACT & FIGURES
The airport grounds are owned by Fraport AG Frankfurt Airport Services Worldwide. Frankfurt airport has a workforce of around 80,000, making it Germany’s single biggest place of employment. Fraport operates on four continents through direct and indirect participating interests.

www.fraport.de

Gross & Partner Grundstücksentwicklungs-gesellschaft mbH realises sophisticated office and residential real estate as well as neighbourhood developments such as Überseequartier in Hamburg. Gross & Partner serves as one-stop provider of bespoke properties, covering the entire service spectrum from the planning stage to the handover. This leaves the company in control at every stage of a given project, and ensures delivery on the performance promised to the investors: to create long-term asset value.

www.gross-partner.de

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As at: September 2015

Design, concept, copy: BETTER:HEISIG WA gmbh
Edited by: Barbara Vogel
Printed by: omb2


OFB Projektentwicklung GmbH develops real estate projects in the role of project manager, general contractor, construction supervisor, adviser, funding/leasing expert, and facility manager. It is a member company of the Sparkassen Financial Group, held via Landesbank Hessen-Thüringen.

www.ofb.de

The rapid transit project at Gateway Gardens is realised by:

The rapid transit project is financed by:

Federal Republic of Germany – State of Hesse – City of Frankfurt – European Union

Von der Europäischen Union kofinanziert
Transeuropäisches Verkehrsnetz (TEN-V)

Gateway Gardens is a joint venture of: