



WESTEND TOWER

GLORAM

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ADDRESS

Grüneburgweg 58 – 62
60322 Frankfurt/Main

USE

Office, Retail

PLOT

1,900 sq m

LETTABLE AREA

8,135 sq m

ARCHITECT

HPP Architekten

Westend Tower is a landmark office tower in Frankfurt's Westend. The asset benefits from the urbanity of Grüneburgweg, its terraced façade with unique skyline views, as well as a multi-story underground carpark. Floor plans are designed with flexibility in mind to meet the needs of varying future occupier scenarios.

PROPERTY

- 8,000 sq m lettable area, laid out over 16 floors, on a plot sized 1,914 sq m
- Ensemble of four main buildings: a group of terraced lower blocks with facades of natural stone arranged around two high-rise glass towers
- 70 parking spaces in the two-level underground garage / competitive parking space ratio of 1/82 sqm office space in a central location
- Year of construction 1970 (HPP Architects from Düsseldorf), refurbishments in 1988 and 2009
- Diverse mix of office, retail, and F&B tenants
- Flexible layouts and variable unit sizes offering maximum flexibility
- Unique 360-degree panoramic view of Frankfurt's skyline and the Taunus mountains

LOCATION

- Frankfurt is the economic powerhouse in the heart of the Rhine-Main area with a population of 5.7 million inhabitants. More than any other city, it has become a symbol of Germany's economic strength and its global significance.
- The Westend, in immediate proximity to the financial district, the city center, and lush parks make it an extremely requested business and residential district.
- Architecturally, Frankfurt's Westend is a well-balanced mix of modern high-risers and historical buildings from the Wilhelminian era. Ubiquitous urbanity best describes this upscale district's atmosphere.
- The building complex is prominently situated on a corner lot, which makes it highly visible on the bustling Grüneburgweg.
- Excellent connectivity by subway, bus, bike or car as it is conveniently accessible by public and private transport networks.





ACQUISITION

2019

|→ INITIAL SITUATION

Maintenance backlog

Outdated building services

Low ceiling height (2.60 m)

Poor perception in the leasing market

High vacancy and no new lettings

 PROJECT PLANNING /
REDEVELOPMENT MEASURES

New building permit (opening up rental spaces without mandatory corridors)

Removal of suspended ceilings and refurbishment of ribbed ceilings to create a loft character

Renovation of building services (electrical and IT cabling, air conditioning including cooling via heat pumps)

High-quality tenant fit-outs with glass partition walls

Refurbishment of the underground car park

SELLER

Pension fund / insurance company

(anchor tenant had moved out; no budgets or risk appetite for a core refurbishment)

 POTENTIAL/OPPORTUNITIES

Unique location on the urban Grüneburgweg

Sightlines to the skyline and extending to the Taunus mountains

Existing building structure with rental units ranging from 130 m² to 270 m² (boutique offices)

Rooftop terraces

Two-storey underground car park

 RESULT

Repositioning of the office high-rise as Westend Tower within Frankfurt's office leasing market

Letting of all office and retail space (approx. 8,000 sq m) at prime market levels

Certification achieved

Long-term refinancing secured

Holding phase with sustainable distribution yield

