



BALSERHAUS

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ADDRESS

SenckenberganLocation 10 – 12
60325 Frankfurt/Main

USE

Office

PLOT

2,200 sq m

LETTABLE AREA

2,800 sq m

YEAR OF CONSTRUCTION

1951

ARCHITECT

Ernst Balser

balserhaus is a listed office building, constructed in 1952 by Frankfurt architect Ernst Balser. Located in a prime position on Senckenberganlage, it has been described by Architectural Digest as an “architectural jewel of the 1950s (AD 9/2021).

PROPERTY

- Listed office building built by the Frankfurt post-war modernist architect Ernst Balser
- Approx. 2,800 m² rental space on three floors; 28 parking spaces on a plot of 2,200 m²
- Diversified tenant roster comprising of companies from the financial, media and creative industry
- Das Gebäude wurde 1952 vom Architekten Ernst Balser gebaut und gilt seitdem als eines der „schönsten und ausgefallensten vergessenen Gebäude Frankfurts“ sowie als „Kulturmonument des Frankfurter Westends“ (AD 9/2021)
- State-of-the-art floor plates with efficiency and flexibility

LOCATION

- Frankfurt is the economic powerhouse in the heart of the Rhine-Main area with a population of 5.7 million inhabitants.
- Frankfurt, more than any other city, has become a symbol of Germany's economic strength and its global significance.
- The listed building is situated on a prime site at Senckenberganlage between the neighborhoods Westend and Bockenheim, in close proximity to the fair grounds and directly opposite the new building projects OneForty West and Senckenberg-Turm (99 West).





ACQUISITION

2022

|→ INITIAL SITUATION

Maintenance backlog

Outdated building services

Poor perception in the leasing market

Listed status (interior and exterior) as a hurdle

No new lettings at market level

PROJECT PLANNING / REDEVELOPMENT MEASURES

Transformation of the previously rigid single-room layout into a modern, high-quality tenant fit-out with glass partitions and open-space components

Heritage-compliant refurbishment of the façade and glass staircase

Renovation of building services (electrical and IT cabling as well as air conditioning)

SELLER

Pension fund

(lacking capacity and vision for refurbishment and repositioning)

POTENTIAL/OPPORTUNITIES

Unique corner location on Senckenberganlage with large parking area

Close coordination with the heritage authority, leveraging long-standing relationships to unlock potential (e.g. layout modifications)

Distinctive architectural quality of the 1950s

Office unit sizes ranging from 200 sq m to 350 sq m

RESULT

Repositioning of the listed corner building as Balserhaus within Frankfurt's office leasing market

Letting of all office space (approx. 3,000 sq m)

Holding phase with sustainable distribution yield

