

Press Kit

Gateway Gardens – Gateway to Europe

The Global Business Village at
Frankfurt International Airport



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Welcome to the Global Business Village

Gateway Gardens is a “Global Business Village” in the European heartland, and with a projected gross external area of 700,000 square metres on a 35-hectare plot one of the largest neighbourhood developments of any airport city in Europe.

Until 2005, Gateway Gardens was a residential area for the families of US Air Force personnel working at the former US Rhein-Main Air Base. Since then, the compound has become not just a part of Frankfurt's Airport City, but also an official new district of the city proper, billed as “Frankfurt Gateway Gardens.” The driving force behind Gateway Gardens is the joint commitment of Fraport AG, Gross & Partner Grundstücksentwicklungsgesellschaft mbH, OFB Projektentwicklung GmbH, and the City of Frankfurt am Main.

Since 2008, the year when the first building completed at Gateway Gardens, around 50 percent of the properties have been marketed. The combined workforce of the companies adds up to around 5,000 people. By the time the quarter is completely developed, up to 18,000 people will work here. The concept and idea underlying the project is to link companies and individuals in what may well be the most central and most mobile location in Europe.

Global – Linking the World's Markets

Gateway Gardens connects the economic flows across the world by applying a simple concept called “proximity.” Located at one of the world's biggest airports, in the heart of Frankfurt Airport City, at a major high-speed railway station, and the most heavily frequented motorway junction in Europe. This sort of mobility and proximity translates into direct access to international or indeed global business contacts and markets. This makes the district one of the best connected sites in the world.

Business – Being in Direct Touch with Great Ideas and Opportunities

Few things are as important as having global business contacts, and Gateway Gardens offers bright minds a variety of options for comparing notes, developing new business ideas, and acquiring new clients. After all, Gateway Gardens straddles a knowledge, transport and innovation hub. Collaborations are facilitated not just by the conveniently accessed location but also by the unique campus character. And networked creativity is encouraged by the presence of hotels, conferencing and meeting facilities, and not least by the fact that even the compound's park has WiFi access. In the era of networked technologies and optimal transport, up to 80 percent of all innovative ideas are still developed face to face. This personal contact is a key to success. Add to this the special attitude that resident companies tend to have: Creative, highly productive, and innovative companies are a source of inspiration and create an unmistakable business climate. Gateway Gardens provides an optimal platform for cluster logistics and mobility, as well as for healthcare / pharmaceuticals / medicine or aviation-related enterprises.

Village – Having Your Own Park within a Vibrant Urban Quarter

The development of this new district in Frankfurt places a premium on urbanity and a diverse mix of residents. This high grade environment is attractive for companies searching for capable and highly motivated employees. The high-quality work environment will include retail venues for doing your shopping right in the neighbourhood, restaurants for taking breaks, a daycare centre to make life easier for working parents, and work-out opportunities in the park to stay in shape. Service providers and non-discretionary retailers will help to shorten personal after-work to-do lists. The subject of healthcare is covered by resident doctors at the Medical Centre, which shall be raised at the western entrance of the plot. The idea is to better synchronise the professional and the private life, and to save time above all. With its proprietary park, Gateway Gardens is the green heart of Airport City.

Overview

Location

The global business village Gateway Gardens is situated within walking distance of Terminal 2 and with direct access to the other terminals of Frankfurt International Airport. The area is the hot spot of the steadily expanding Frankfurt Airport City – a place full of options and opportunities. The objective is to develop the site into a meeting point of international characters and a high quality of stay, defined by modern architecture and urbanity. The enormous appeal and dynamic of Gateway Gardens is explained not just by its centrality within Europe and in the heart of the Rhine-Main region but above all by the excellent transportation access that comes with the location.

Accessibility

There is arguably no other place in Europe with transport access as superior as that of Gateway Gardens: Located right next to an airport, a high-speed and a regional train station, it also boasts direct motorway access to north/southbound A5 and the east/westbound A3, while being within easy reach of the city. The close proximity to one of the world's largest airports puts 4,800 direct flights weekly to more than 300 destinations within walking distance, along with 188 long-distance service connections per day at the nearby high-speed railway station. The site also straddles the “Frankfurter Kreuz” motorway interchange, one of the most important transport hubs in Europe, and benefits from direct or indirect ramps to the motorways A3 and A5 and the B43 dual carriageway. Buses and trains of the public mass transit system connect Gateway Gardens to one of the economically strongest metro regions in Europe. Construction of the dedicated rapid transit station, “Gateway Gardens,” has started and will be completed by 2019. It takes only 9 minutes to reach Frankfurt Central Station and 15 minutes to the European Central Bank. The quality of the infrastructure extends the site's catchment area well beyond the region up to a radius of 200 kilometres, home to 46 million people.

Sustainability

Gateway Gardens is the green heart of Frankfurt Airport City. The parklands of “Gateway Garden” with its old-growth trees and the location right next to Frankfurt's municipal forest set the scene for the entire quarter. In order to ensure that the natural environment will continue to play a key role, the project's focus is on sustainability.

- The quarter is hooked up to the district heating network.
- The planned high-rises have to comply with and have to excel by 30 per cent the statutory requirements of the “EnEV” German Energy Saving Ordinance
- E-mobility: e-bikes and e-cars will be available for hire. Pedelects are already available for the Gateway Gardens staff.
- Shuttle buses are to be converted to electric power.
- The entire compound of 35 hectares is the first estate to be certified with the DGNB Certificate for business districts and was awarded the Platinum certificate.

Project Structure

Gateway Gardens is a joint project of the City of Frankfurt am Main and Grundstücksgesellschaft Gateway Gardens GmbH, together with these partners: Fraport AG, Gross & Partner Grundstücksentwicklungsgesellschaft mbH, and OFB Projektentwicklung GmbH. The City of Frankfurt, on the one hand, and the private investors, on the other hand, each hold a 50-percent interest in the Gateway Gardens Projektentwicklungsgesellschaft GmbH. The function of the private-sector partners who formed the joint venture of Grundstücksgesellschaft Gateway Gardens is to develop the compound and put it on the market. The development rights have already been secured. The plots will be sold to investors, who will realise their real estate projects within the framework of the local development plan.

Usage Concept

The diverse mix of uses envisions architectonically sophisticated office and services buildings, meeting and conferencing venues, hotels, aviation-related facilities, as well as retail units, building was the first office high-rise to be awarded a LEED Gold international sustainability certificate by the U.S. Green Building Council. The streets will be designed as tree-lined avenues.

Milestones

1945-2005

Gateway Gardens served as residential complex for US military personnel working at the US Air Base at Frankfurt Airport – billed as the “Gateway to Europe,” and representing the largest US airbase outside the United States.

1999/2005

In 1999, it was resolved to close the U.S. airbase and to return it to civilian use by the end of 2005.

2004

The companies Grundstücksgesellschaft Gateway Gardens and Gateway Gardens Projektentwicklungs-GmbH are formed.

June 2008

Opening of the new Frankfurt district Gateway Gardens. **LSG Sky Chefs**, the world's largest provider of airline catering, has completed its single largest production plant at the site.

June 2010

Park Inn by Radisson (209 rooms) becomes the first hotel to open at Gateway Gardens.

January 2012

With **Meininger Hotel Frankfurt/Main** Airport the second hotel at Gateway Gardens opens for business, offering 168 rooms.

March 2012

Condor Flugdienst GmbH moves its group head office to Gateway Gardens. The new building is also home to the airline's flight operation centre, training centre and flight simulator.

May 2012

SunExpress, the German Turkish airline, opens its German head office.

June 2012

The **Schiff-Martini & Cie. GmbH** tax services firm moves to Gateway Gardens.

August 2013

DB Cargo moves its worldwide headquarter into the 68-metre tall Alpha Rotex office. The “Gateway Garden” park with 23,000 sqm opens.

September 2013

HOYA Surgical Optics relocates its EMEA headquarter into the Condor building.

October 2013

Frankfurt's City Council approves the construction of the metro railway line to Gateway Gardens. With **HCS Group** another tenant moves into Alpha Rotex.

June 2014

The **House of Logistics & Mobility** (HOLM) has raised and officially opened its new building as interdisciplinary research and educational facility.

August 2014

Starwood Hotels & Resorts and Bari Group open the first **Element** brand hotel in Europe with 133 rooms.

September 2014

The financing agreement for the construction of the metro railway serving Gateway Gardens was signed by the State of Hesse, the City of Frankfurt, the rail carrier Deutsche Bahn, and the RMV transit authority.

October 2014

Gateway Gardens is first estate to be certified with the DGNB Certificate for business districts in platinum.

April 2015

Alpha Rotex welcomes **MHP - A Porsche Company**, a leading consulting firm, as new tenant.

March 2016

Start of construction for the planned metro railway link.

November 2016

Hampton by Hilton informs that beginning 2017 construction work for a new hotel (196 rooms) will start. Opening is scheduled for 2018. Start of tunnel work for the metropolitan railway. The completion and commissioning of the station is scheduled for end of 2019.

December 2016

Opening of the new **Holiday Inn Frankfurt Airport** Hotel with 288 rooms.

January 2017

Europa-Center AG announces the construction of a 34,000 sqm office building.

March 2017

Moxy Frankfurt Airport (305 rooms) opens for business.

August 2017

Opening of the **first rapid-loading station** at Frankfurt Airport. At the west entrance of Gateway Gardens four charge columns are now available. The construction of the **Gateway Gardens Plaza** is imminent. From the end of 2018 the first tenants (supermarket, bakery, fashion group, fitness studio as well as a bilingual day care center and a boarding house with 160 rooms) are to move in. Dr. Helmut Greve Bau- und Boden-AG announces that from the beginning of 2018 the "**AirPark Frankfurt**" will be built.

November 2017

Topping out ceremony for the new corporate headquarters of **Schiff-Martini & Cie. GmbH**. Relocation is scheduled for September 2018. The mechanical engineering company **Kion Group** relocates about 250 employees in the newly built headquarter.

January 2018

Hyatt Place Frankfurt Airport (312 rooms) opens for business.

May 2018

Agendis Business Center opens at **Exupéry 10** its third subsidiary in Frankfurt with a gross floor area of 2.200 sqm.

June 2018

The construction of the **b'mine CarLoft Hotel** has been announced (241 Rooms) and is planned to be completed by 2020. Furthermore the building company **Goldbeck** announced the construction of their new Rhein-Main subsidiary. The building will have a gross floor area of 6.000 sqm and is aimed at serving 150 employees as a new office.

July 2018

The construction of the new Frankfurt subsidiary of the multinational technology company **Siemens** has been announced. The construction is planned to begin in 2019 and the relocation of the current subsidiary from Niederrad to Gateway Gardens is scheduled for 2022. **Hoya Surgical Optics** has been a tenant in Gateway Gardens since 2013 and has expanded its current office at Exupéry 10.

August 2018

Mundipharma lets a gross floor area of 2.500 sqm at **Exupéry 10**. The pharmaceuticals company relocates their current German headquarters from Limburg to Gateway Gardens.

Currently almost 5.000 employees are working in Gateway Gardens!

Facts & Figures

Location

- Centrally located in the **heartland of Europe**
- Embedded in the **Frankfurt-Rhine-Main metro region**
- A **separate urban sub-district, "Frankfurt Gateway Gardens,"** part of **Frankfurt Airport City**
- Directly next to **Frankfurt Rhine-Main Airport**, built in 1936, and one of the largest airports in the world today, reporting more than 64,5 million passengers and around 2.2 million tons of air cargo in 2017, which puts it in fourth place by passengers (behind London-Heathrow, Paris Charles-de-Gaulle and Amsterdam) and in first place by freight volume in Europe. In addition to the two parallel runways built in 1949, a third runway (West) was added in 1984, and a fourth one (North-West) in 2011 (raising the peak capacity to 88 million passengers). Over 175,000 passengers frequent the airport per day, with nearly 30 % of them opting for rail-bound means of transportation. About 100 airlines flying out of Frankfurt offer 4,790 direct service connections to around 300 destinations in more than 100 countries. The airport itself and Airport City represent Germany's single largest local employer. Around 500 firms employ a combined workforce of more than 81,000 employees.
- Metropolitan location: 46 million consumers with substantial purchasing power live within a 200-kilometre-radius catchment area.

Accessibility

- **By plane:** Directly next to Frankfurt International Airport, where more than 100 airlines offer around 4,800 direct flights to around 300 destinations worldwide each week.
- **By long-distance train:** The Frankfurt Airport railway station offers 188 long-distance service connections per day (26,000 travellers).
- **By car:** Located right by the Frankfurter Kreuz motorway interchange, with an average frequency of 335,000 vehicles per day the busiest in Europe.
- **By rapid transit train:** Rapid transit station "Gateway Gardens" (lines S8 and S9), completion is scheduled for 2019.
- **By bus:** Several public transport bus lines

Floor space

- about 35 hectares in gross area of building land (about 250,000 sqm of net development area)
- about 700,000 sqm of gross external area
- attractive development sites ranging from about 1,400 sqm to 25,000 sqm in size
- attractive rental option in modern, customized buildings

Usage Types

- High-end office and service-sector areas
- Hotels, conferencing and convention facilities
- Restaurants, retail units, and leisure venues
- Aviation-related uses
- Educational and research institutions

Development Rights Secured

- Development sites have been zoned pursuant to the Federal Land Utilisation Ordinance (BauNVO), permitting flexible area planning.
- Existing development rights for Gateway Gardens (local development plan no. 851)

Marketing progress

Grundstücksgesellschaft Gateway Gardens already succeeded in placing around 50 percent of the sales volume on the market.

The Project Partners

Gateway Gardens is a joint project of the City of Frankfurt am Main and Grundstücksgesellschaft Gateway Gardens GmbH.

Fraport AG, Gross & Partner Grundstücksentwicklungsgesellschaft mbH, and OFB Projektentwicklung GmbH each hold a participating interest of one third in the property company **Grundstücksgesellschaft Gateway Gardens GmbH**. The property company directly handles the development and infrastructure provision for the compound, and the plot sales.

Together, these private-sector partners hold a 50-percent stake in the project development company **Gateway Gardens Projektentwicklungs-GmbH**, with the City of Frankfurt am Main holding the other 50 percent. The function of Gateway Gardens Projektentwicklungs-GmbH is to facilitate the marketing process in the best interest of the City of Frankfurt am Main and in the interest of the other partners.

Fraport AG

Operating one of the world's major aviation hubs, Fraport AG counts among the leading conglomerates in the international airport business. Together with its partners, the group is developing Frankfurt Airport City into an outstanding mobility, recreational, and real estate location. More than 500 firms and institutions use the facilities provided by Fraport AG. Over 81,000 employees working at Frankfurt Airport make it Germany's largest local place of employment.

Gross & Partner

As one of Germany's leading owner-operated project development companies, **Gross & Partner Grundstücksentwicklungsgesellschaft** concentrates on the development of high-end office, residential, and hospitality properties. Rather than limiting its work to the property as such, Gross & Partner keeps its eye on the overall urban planning idea when realising capital works projects such as Überseequartier, the centrepiece of HafenCity in Hamburg, the former Deutsche Bank plot in Frankfurt and Gateway Gardens, the global business village at Frankfurt Airport City.

OFB Projektentwicklungsgesellschaft

Domiciled in Frankfurt am Main, OFB is one of the leading full-service companies for the project development and construction management of commercial properties. With the experience of 55 years in the real estate industry, OFB delivers a robust foundation for a successful collaboration. The service spectrum of OFB extends from project developments at its own risk or on behalf of third parties, to site development, and all the way to general contracting. Through OFB Projektentwicklung GmbH, the entire group of companies is owned by Landesbank Hessen-Thüringen and part of the conglomerate of German Sparkassen finance group.

Frankfurt am Main

The city of Frankfurt am Main has been one of Germany's key metropolises since the middle ages. As Europe's leading trade fair location (most notably the auto fair IAA and the book fair), it has always been a city of merchants and bankers. Home to the ECB, and still centrally located along the most important international transportation routes in Central Europe, this city of 730,000 has become a hub within the global economy.

Image Gallery of Gateway Gardens

The images, charts and animations represent but a very small selection. For more of the same, please go to our homepage, or get in touch with us directly.



View towards Frankfurt



View to Airport



View from Terminal 2



HOLM Building



Park Inn Hotel



Meininger Hotel



Element Hotel



Holiday Inn Hotel



Condor Building



Holiday Inn Open Lobby



Moxy Hotel



Kion Group



S-Bahn-Station



Schiff-Martini



Hampton by Hilton



Alpha Rotex



Hyatt Place



Hyatt Place Eingang



Gateway Gardens Plaza



AirPark Frankfurt



Europa-Center Gateway
Gardens



Goldbeck Building



B'mine Hotel

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