

A photograph of two modern, curved glass skyscrapers with white horizontal bands, set against a clear blue sky. The buildings are viewed from a low angle, looking up. The image is partially obscured by a white diagonal shape that separates the top image from the text below.

PORTFOLIO

Properties for
your business

 **EUROPA-CENTER**

Who we are

EUROPA-CENTER — flexible office space with a vision

Individually scalable office space makes EUROPA-CENTER a flexible solution for companies of all sizes. At our locations in Hamburg, Barcelona, Berlin, Bremen, Essen and Frankfurt, we create modern working environments that grow with your requirements.

As a property owner, we think long-term. Our approach is based on our shareholders and two non-profit foundations. We develop and operate our properties ourselves, with a comprehensive 360°

service that offers planning, construction, commercial management and facility management from a single source. This ensures smooth processes and personal support, from leasing to ongoing operations.

We don't sell, we stay. EUROPA-CENTER stands for reliability, flexibility and genuine partnership.

EUROPA-CENTER. Office space that keeps pace with your business.



Our services



Comprehensive support
Internal leasing management



Individual floor plans
And leased area fit-out by our construction teams



Lump-sum utility charges
Lease agreements with budget certainty



Sufficient parking spaces
In our own multi-deck and underground garages

EUROPA-CENTER, as a portfolio holder, offers a 360° range of products for comprehensive service: from office property development to construction and leasing as well as its operation.

This integrated approach creates freedom for day-to-day business, ensures a premium working environment and means that office space is utilised efficiently.



Fixed points of contact
During the tenancy



City proximity
Well-connected property locations



Flexibility
When space needs change



Environmentally friendly and sustainable
For our leased spaces

Our figures

1972

Founded in Hamburg

2

Charitable
foundations

28

Buildings

205^{k m²}

Leasable space in portfolio

70

Million euros of portfolio value



250

Million euros of projects planned
and under construction

97

Percent lease rate in portfolio

2013

International expansion

Our locations



EUROPA-CENTER develops and builds office, hotel and logistics properties for its portfolio at future-oriented locations in Germany and Europe.

We rely on potential, trust in our locations and authentic growth.

1 Hamburg

Properties from p. 10 onwards

2 Bremen

Properties from p. 20 onwards

3 Hanover

Expansion location

4 Berlin

Properties from p. 32 onwards

5 Essen

Properties from p. 38 onwards

6 Cologne

Expansion location

7 Frankfurt am Main

Properties from p. 44 onwards

8 Barcelona

Properties from p. 48 onwards

9 Madrid

Expansion location



Transparent
and central



EUROPA-CENTER Cube 74 is situated in City-Süd, Hamburg and houses the head office of EUROPA-CENTER AG.

It offers a central location with direct motorway and public transport access and has an ideal connection with the Hammerbrook suburban railway station right at the door.

The light-filled office spaces meet the demands of modern work while the wrap-around terrace on the upper floor offers an expansive view of the neighbourhood and canals.

2003

Completion

3,800 m²

Gross floor space

2,900 m²

Leasable space

6

Levels (B1-4)

26

Car parking spaces



Flexible and
iconic



EUROPA-CENTER City Süd has defined this Hamburg neighbourhood with its striking facade since 1992.

It offers flexible office space, outstanding transport connections and a wide variety of food and beverage offerings. The idyllic outdoor areas by the Mittelkanal canal make the location particularly attractive.

1992

Completion

38,200 m²

Gross floor space

25,800 m²

Leasable space

12

Levels (B2-9)

342

Car parking spaces



Central and dynamic



EUROPA-CENTER Corneo has been successfully repositioned after an extensive revitalization and addition of more storeys.

As the site of the Hamburg branch of federal government buildings, it impresses with excellent transport connections as well as direct proximity to the idyllic Mittelkanal canal, which offers ideal possibilities for a relaxed break.

1987

Completion, 2018 revitalization

12,500 m²

Gross floor space

7,200 m²

Leasable space

8

Levels (B2-5)

130

Car parking spaces

 AIR 24 |  AIR 30



Individual and sustainable

The EUROPA-CENTER Air 24 and Air 30 twin buildings in Finkenwerder, Hamburg, were developed in cooperation with Airbus and are aligned optimally with the needs of the corporation and its suppliers.

They offer sustainable, energy-efficient buildings based on green building standards, including geothermal heating, modern HVAC technology, efficient building controls and high-grade IT cabling.

Both buildings have a Breeam certificate.

2013/15

Completion

33,600

 m²

Gross floor space

28,300

 m²

Leasable space

7

Levels (B1-5)

554

Car parking spaces



Flexible
and close to
the Elbe



EUROPA-CENTER Air Dock is situated in Finkenwerder, Hamburg and will offer flexible office spaces close to Airbus.

A food and beverage offering with an outdoor terrace is being planned along with terraces with a view of the park and Elbe river.

Modern, hybrid ceiling canopies will ensure a pleasant indoor climate while floor-to-ceiling windows and glass walls will bathe the offices in light. The facade will combine brick architecture with modern design.

Efforts are being made to achieve DGNB gold certification.

In planning

12,000 m²

Gross floor space

8,700 m²

Leasable space

7

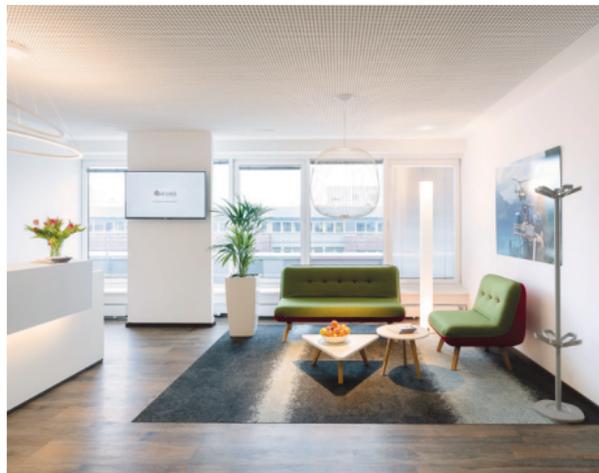
Levels (B1-5)

45

Car parking spaces and additional
124 bicycle parking spaces



Traditional
and
premium



EUROPA-CENTER Airportstadt in Bremen offers modern, prestigious office spaces in a prime location directly at Bremen airport.

Featuring outstanding connections, strong infrastructure and numerous food and beverage offerings, it is ideal for businesses.

2004

Completion

32,000 m²

Gross floor space

23,700 m²

Leasable space

8

Levels (B1-6)

188

Car parking spaces



Green and
attractive



EUROPA-CENTER Wing in Airport-Stadt, Bremen, is currently under construction and will open in 2026 as a new landmark on the Flughafenallee boulevard.

Two-story loggias and open communal areas are planned to encourage interaction and exchange.

Vertical networking ensures short distances and facilitates internal communication. The building meets the KfW 55 standard and already has a DGNB gold pre-certificate.

2026

Planned completion,
currently under construction

15,500 m²

Gross floor space

10,500 m²

Leasable space

7

Levels (B1-5)

130

Car parking spaces



Modern and
close to
the airport



EUROPA-CENTER Aviation 1 is situated close to Bremen airport right in front of the Airbus plant. The modern office spaces are ideal for Airbus suppliers.

The office fit-outs meet the highest standards and modern technology ensures a pleasant working environment.

2008

Completion

12,700

 m²

Gross floor space

11,300

 m²

Leasable space

6

Levels (ground floor-5)

126

Car parking spaces



Progressive
and
sustainable



EUROPA-CENTER Aviation 2 is one of our planned new-build projects in Airport-Stadt, Bremen.

Sustainability is one of the project's core themes. The building will meet high sustainability standards by using photovoltaics, geothermal energy and heat pump technology, reaching the KfW 40 standard.

Particular attention was paid to the design of the outdoor spaces.

In planning

5,000 m²

Gross floor space

4,800 m²

Leasable space

6

Levels (ground floor-5)

137

Car parking spaces

EUROPA-CENTER HOTEL DEVELOPMENT

Ideal for travellers



This IHG Holiday Inn Express is a 3-star hotel developed by EUROPA-CENTER just a few steps away from the airport terminal in Bremen's Airport-Stadt.

Operated by Success Hotel Management GmbH, it offers over 170 rooms, 33 of which long-stay apartments, plus 2 conference rooms and a breakfast room with an outdoor terrace.

2009

Completion, 2013 expansion

25,000 m²

Gross floor space

170

Rooms

6

Levels (ground floor-5)

56

Car parking spaces

EUROPA-CENTER LOGISTIC DEVELOPMENT

Efficient and expandable



This logistics park developed, leased and sold by EUROPA-CENTER is in LogInPort Bremerhaven, close to the EUROGATE container terminal and comprises two logistics halls with 40,000 m² of floor space.

The halls are efficient and designed for a long service life and offer double-sided delivery as well as modern office and recreation areas.

With a high-speed network and 24/7 operation possibilities, it is an optimal site. A further 70,000 m² of land is available for expansions of the logistics park.

You are welcome to contact us for more information.

2009

Completion

70,000 m²

Land

40,000 m²

Hall space

2,000 m²

Office and recreation areas



Innovative and
distinctive



EUROPA-CENTER Adlerduo in Adlershof, Berlin, offers modern office spaces with tall windows, spacious balconies and rooftop terraces. Two landscaped internal courtyards and the heritage-listed Isothermal Sphere Laboratories create a unique atmosphere at this academic location, which also has well-developed food and beverage offerings.

The building meets green building standards and uses geothermal heating, solar energy and rainwater. Intelligent technology controls the indoor climate, lighting and outdoor sunshades.

DGNB gold certification has been obtained.

2015

Completion

36,000

 m²

Gross floor space

26,200

 m²

Leasable space

7

Levels (B1-5)

150

Car parking spaces



Modern and
sustainable



EUROPA-CENTER Am Forum in Adlershof, Berlin, makes a fantastic impression with a curved, golden facade.

The leased spaces offer freedom for innovative concepts, are energy efficient and are designed for sustainability.

Contemporary food and beverage options and attractive outdoor areas make the building a vibrant meeting place. Situated ideally in the heart of the Adlershof business and academia location.

DGNB gold certification has been obtained.

2019

Completion

5,800

 m²

Gross floor space

5,150

 m²

Leasable space

4

Levels (ground floor-3)

580

Car parking spaces in the EUROPA-CENTER garage



Efficient and
versatile



EUROPA-CENTER Ecowiss in Adlershof, Berlin, offers clean and timeless architecture. The ground floor accommodates flexible spaces for offices, research and laboratories while the above floors serve as efficient office spaces.

The building captivates with sophisticated floor plans and user-specific design. There is a dedicated parking garage to complete the offering.

2019

Completion

3,800 m²

Gross floor space

2,610 m²

Leasable office area and
860 m² leasable hall area

5

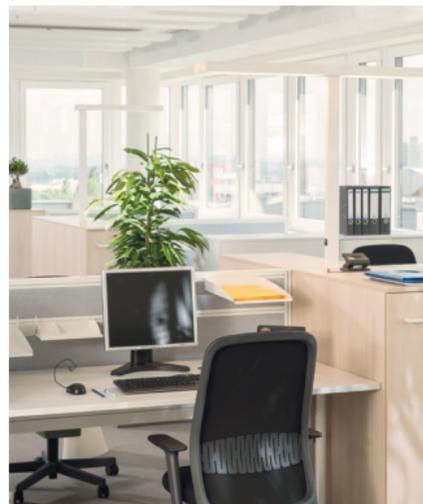
Levels (ground floor–4)

580

Car parking spaces
in the adjoining garage



Breezy and
modern



EUROPA-CENTER Akzent in Essen offers modern and efficient workspaces in a central location not far from the city centre.

The striking building is characterized by intelligent building control which enables exceptionally low resource consumption. The offering is complemented with a canteen that gives an added boost to the comfort and well-being of tenants and employees.

Two spacious rooftop terraces and stylish interiors create space to recharge.

DGNB gold certification has been obtained.

2013

Completion

14,800

 m²

Gross floor space

9,700

 m²

Leasable space

9

Levels (B2-6)

95

Car parking spaces



Inviting and
progressive



EUROPA-CENTER Trineo in Essen combines three building wings into an ideal location for teamwork and synergy.

The green spaces, seating and attractively designed internal courtyard ensure a pleasant work environment.

2018

Completion

29,000 m²

Gross floor space

16,300 m²

Leasable space

9

Levels (B2-6)

270

Car parking spaces

EUROPA-CENTER HOTEL DEVELOPMENT

Strong hotel expansion



The 3-star superior hotel the niu Cobbles, developed by EUROPA-CENTER, was the first niu hotel of now 52 niu hotels operated by the Novum Group. Situated close to the Essen city centre, it impresses with a convenient location.

Ideal for tenants of EUROPA-CENTER office buildings, tourists and business travellers. The hotel offers a restaurant, a bar with an outdoor terrace and modern interior and rooms in an industrial design with down-to-earth Ruhr region charm.

2018

Completion

5,500 m²

Gross floor space

146

Rooms

8

Levels (ground floor-7)

12

Car parking spaces



Futuristic
and perfectly
connected



EUROPA-CENTER Flow in Frankfurt Gateway Gardens not only impresses with the curved and flowing shapes of the facade designed by KSP Engel, but also simultaneously reflects the dynamism between the office building and the connecting campus.

With 530 underground parking spaces, charging stations and 350 bicycle parking spaces, the building offers optimal convenience. The prime location directly at the airport, the long-distance railway station, the A3 and A5 highways and the subway makes EUROPA-CENTER Flow the ideal location for future-oriented businesses.

Preliminary DGNB gold certification has been obtained.

2023

Completion

59,300

 m²

Gross floor space

32,400

 m²

Leasable area, of which approximately 800 m² for food and beverage

17

Levels (B3-13)

530

Car parking spaces



Urban and spacious



EUROPA-CENTER Grid, currently in planning, will bring urban flair with colonnades, an elegant facade and a vegetated plaza to Eschborn.

Numerous rooftop terraces and open areas will offer space for green meetings and networking. The office ensemble is aiming for DGNB certification.

In planning

58,000 m²

Gross floor space

27,200 m²

Leasable area in part 1 ≈ 12,500 m²

Leasable area in part 2 ≈ 14,700 m²

14

Levels (B1-12)

600

Car parking spaces,
numerous charging stations

EUROPA-CENTER HOTEL DEVELOPMENT

Kick off in Spain



This 4-star, superior IHG hotel in Sant Cugat, Barcelona, was developed by EUROPA-CENTER on the edge of the Catalonia metropolis and offers a full-service restaurant and meeting centre.

This hotel marks the start of further EUROPA-CENTER hotel developments on the Iberian peninsula.

A DGNB Gold certificate has been obtained.

2022

Completion

10,200

 m²

Gross floor space

208

Rooms, including 2 suites

7

Levels (B1-5)

159

Car parking spaces,
8 charging stations

EUROPA-CENTER HOTEL DEVELOPMENT

Comfort in Spain



This IHG Hotel Holiday Inn Express & Suites in Sabadell, Barcelona, was designed by EUROPA-CENTER and is currently under construction. It is part of a complex that includes a hotel and a 750 m² restaurant.

The hotel will offer 110 rooms and 20 suites upon completion. In the future, there will be a pool in a green outdoor area to invite guests to relax.

Efforts are being made to achieve DGNB gold certification.

2025

Planned completion

4,600

 m²

Gross floor space

130

Rooms, including 20 suites

7

Levels (B1-5)

89

Car parking spaces



Pioneering
and green



EUROPA-CENTER Barcelona in Sant Cugat will be our first office property outside Germany once it's finished.

The building, designed by Batlleiroig, will offer top-of-the-line technology and sustainability as well as outstanding work-life balance with 1 square metre of green area per 1.5 square metres of office space.

The largest office centre outside of Barcelona's city walls, it will offer a variety of amenities and hold LEED platinum, WELL platinum and WiredScore platinum certification.

In planning

45,100 m²

Tower A - Office ≈ 8,399 m²

Tower B - Aparthotel ≈ 9,078 m²

Tower C - Office ≈ 15,508 m²

12

Levels (B1-10)

309

Car parking spaces

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Disclaimer

All information, disclosures, illustrations and calculations have been compiled with the greatest care. However, liability cannot be accepted for their completeness, precision and accuracy. Subject to changes.

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It is our pleasure
to advise you.

