

**Available
now!**

B.munich

**RENT THE
DIFFERENCE**

b-munich.de





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What if your
OFFICE was at
the front row of
Munich's new
**BUSINESS
DISTRICT?**

Office

6,550 m²

Office spaces

550 m²

Exclusive roof terraces

1. - 6.

Floors

Retail

60 - 850 m²

Retail spaces

5

Retail units

GF + LL

Floors

Take a **LOOK** at your future **OFFICE**

B.munich



Take a **LOOK** at your future **OFFICE**

B.munich



What if your **ENVIRONMENT SURPRISES** you every day?

- Exclusive roof terraces in the inner courtyard
- Clear room height
Office 3,0 – 3.50 m
5.50 m at the 6th floor
Retail 3.95 – 4.35 m
- Surrounding window fronts with triple glazing
- Online access control system
- Video intercom systems
- Accessible entrances
- Underground garage
(11 parking spaces) + wallboxes
- 82 covered bicycle parking spaces



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Take a **LOOK** at your
future **OFFICE!**
Start **360° TOUR**



What if **WORKING GREEN** felt **EFFORTLESS?**

- DGNB Gold & Wired Score
- Ventilation system with heat recovery, air filters & sound insulation
- District heating & cooling
- Heating & cooling sails for optimal room temperatures
- External sun protection
- Intensively greened roof terraces
- Retention areas on the roof

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What if Munich's
HOT SPOTS
were part of your
NEIGHBOURHOOD?



0 Min.

Munich Central Station

6 Min.

Sendlinger Tor

3 Min.

Karlsplatz Stachus

9 Min.

Marienplatz

3 Min.

Theresienwiese

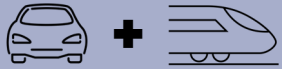
10 Min.

Alter Botanischer Garten





What if all **ROADS** led to your **OFFICE**?



23 Min.

Olympiapark

30 Min.

Allianzarena

26 Min.

Augsburg

45 Min.

Munich Airport

30 Min.

Munich fair

1h 15 Min.

Garmisch-Partenkirchen



B.munich

What if you had
HUNDREDS of
OPTIONS for
shaping your
everyday work?

+ 20

Restaurants & cafés

+ 55

Hotels

+ 5

Pharmacies

+ 25,000

Passers-by every day

+ 8

Supermarkets

+ 10

Bars

+ 5

Parking garages

+ 250,000

m² new office and commercial
space to be built by 2027

Within a radius of 500 metres



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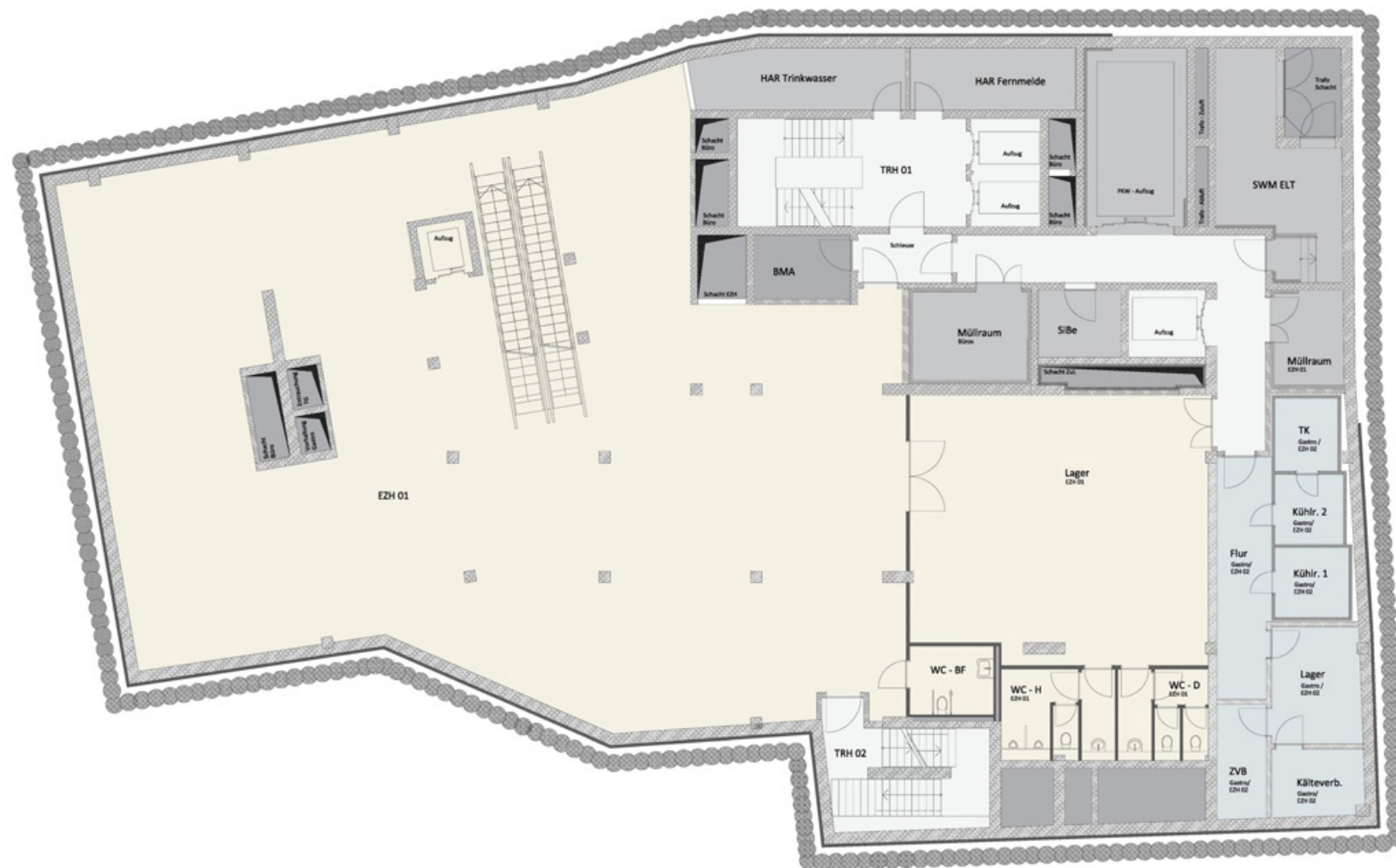


RETAIL 01

LL with entrance on GF approx. 829 m²

Break room (on the 1st floor) approx. 51 m²

approx. 880 m²



RETAIL 02

GF with a small storage room in the LL approx. 744 m²

Break room (on the 1st floor) approx. 29 m²

RETAIL 03

GF „tiny store“ Bayerstrasse approx. 65 m²

RETAIL 04

GF „tiny store “ Bayer-/ Schillerstrasse approx. 111 m²

RETAIL 05

GF „tiny store “ Schillerstrasse approx. 63 m²

approx. 1,012 m²



1st floor

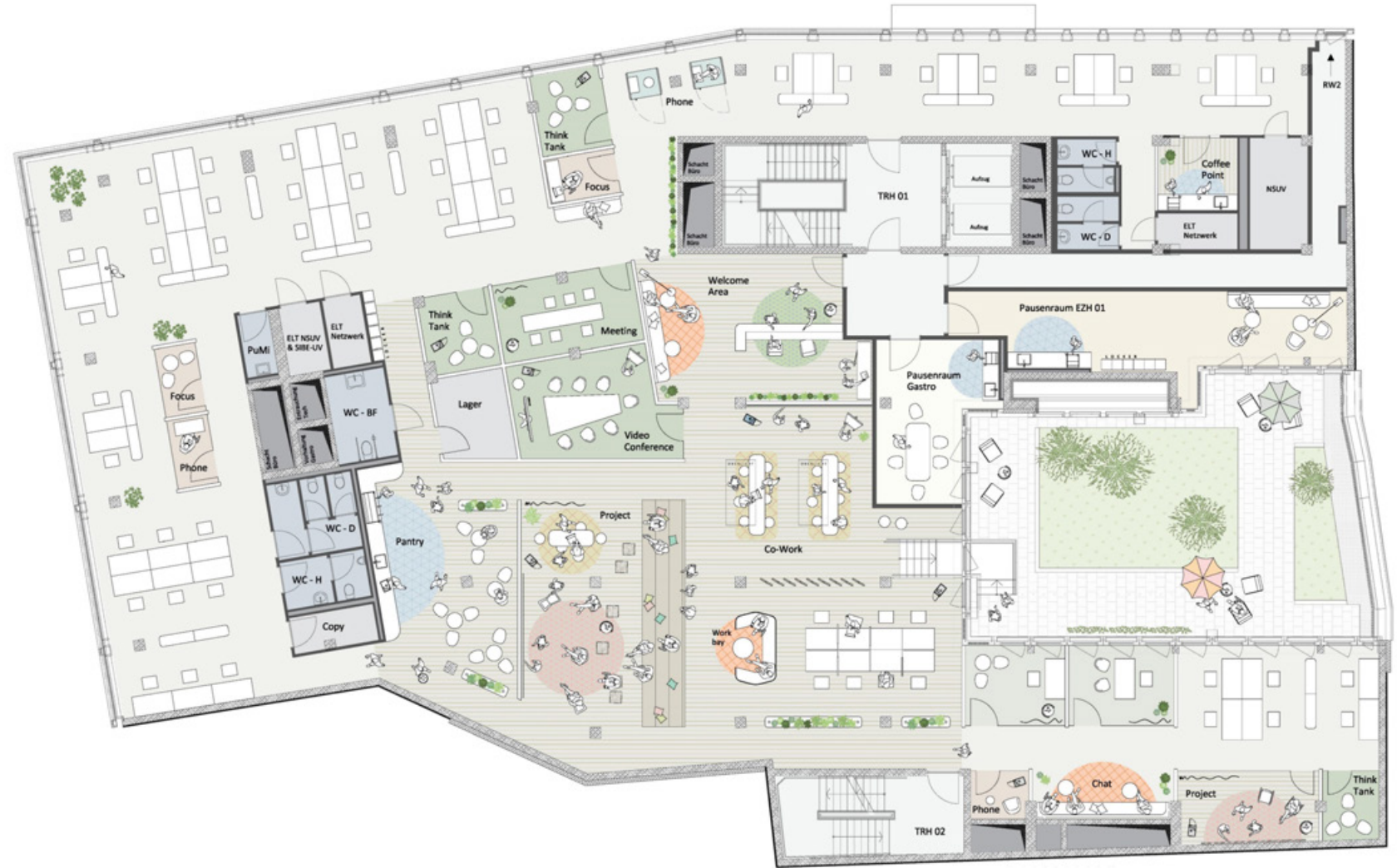
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OFFICE

Office space approx. 1,141 m²

Roof terrace approx. 134 m²

approx. 1,274 m²



2nd floor

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OFFICE

Office space approx. 1,224 m²

Roof terrace approx. 55 m²

approx. 1,280 m²



3rd floor

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Office space approx. 1,155 m²

Roof terrace approx. 54 m²

approx. 1,209 m²



4th floor

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OFFICE

Office space

approx. 1,154 m²



5th floor

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OFFICE

Office space approx. 1,019 m²

Roof terrace approx. 108 m²

approx. 1,127 m²



6th floor

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OFFICE

Office space approx. 742 m²

Roof terrace approx. 215 m²

approx. 957 m²



RENT THE DIFFERENCE

RENTAL COMMISSION-FREE

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CBRE

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A joint venture between Büschl Unternehmensgruppe and ehret+klein

Disclaimer

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