

A low-angle photograph of a modern, multi-story office building with a light-colored facade and large, dark-framed windows. The building is partially obscured by vibrant green foliage in the foreground, which is slightly out of focus. The sky is a clear, bright blue. A semi-transparent white rectangular box is centered over the upper portion of the image, containing text.

DESIGN OFFICES

# ERLANGEN KOLDESTRASSE

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PIONEERING WORKING LANDSCAPES



# SITE

## TOP FEATURES

An address that leaves a lasting impression with your customers and staff: Design Offices Koldestraße is located at one of most attractive locations in the Nuremberg metropolitan region. In a trend-setting building, representatives of new work come together on four floors with the aim of shaping the future in flexible, state-of-the-art working environments. Directly adjacent to this, the new Siemens Campus is currently being erected. And the nearby university is home to the "high potentials" of tomorrow. What's more, the Erlangen South area boasts an excellent infrastructure. Whether your employees work here on a temporary or permanent basis, this location is sure to have a positive effect on the success and reputation of your business.

- Highly attractive location in the Erlangen South area
- Adjacent to the new Siemens Campus
- Coworking, conferences and events across 3,700 m<sup>2</sup>
- Prestigious business address near Nuremberg
- Great variety of leisure activities and top infrastructure
- Quick access to the Nuremberg Airport



LOCATION | PROSPEROUS AREA





# NEW WORK

## MODERN WORKING WORLDS

The wide range of tasks facing us in the modern world of work calls for utmost flexibility. Drawing on national and international research and our own extensive experience, we have developed the trend-setting Design Offices Method – based on four essential ways of working (see diagram at left). We have the perfect setting for any situation – and you can switch between them as required. Our top priority is ensuring that everyone at our site is comfortable and at ease at all times. Therefore, we have not only created perfectly designed workplaces, but also a genuinely pleasant atmosphere – light and airy, matched by ideal, fine-tuned acoustics. This gives you the perfect space for communication and interaction. Comprehensive service offerings meeting all your needs round off the package.

- The perfect working environment for all your requirements
- Flexibility for companies, employees and teams
- Working environments in line with the unique Design Offices Method
- A pleasant and contemporary working environment



### FOCUS

Accomplish your tasks with optimal efficiency in your own office, while accessing a wide range of service offerings. The solution: our **Office Spaces**



### COLLABORATE

Work with exciting people and discover interesting brands – benefit from ever new inspiration close at hand. The solution: our **Coworking Spaces**



### EDUCATE

Multi-functional spaces for seminars, coaching, project work, meetings and presentations. The solution: our **Conference Spaces**



### SOCIALIZE

Networking events for productive brainstorming. Spectacular settings and excellent catering. The solution: our **Event Spaces**

# OFFICE SPACES

## INSPIRING AND STYLISH

The office you always dreamed of. Everything has been chosen with care – right down to the last detail. The pioneering lighting and acoustics concept allows you to work efficiently without any disturbance. Whether you're alone or with your team: There is quiet space for everyone to advance their projects. Our friendly service team is on hand if you need anything. If you're in the mood, there are plenty of opportunities to talk to communicative people from a range of different business sectors and do a bit of networking – at the meeting and coffee points as well as in the coworking spaces.

Whatever solution you go for, you will benefit from convenient amenities and facilities that you would otherwise only see in major corporations. This includes: Reception service, mail service, communal areas, 24/7 access, regular cleaning, Nespresso machine, kitchenette, WiFi, multi-function devices and many other amenities.

- Inspiring working environments that enhance creative thinking
- Perfect for individuals and teams
- A wealth of opportunities for successful networking
- Excellent service offerings which leave nothing to be desired

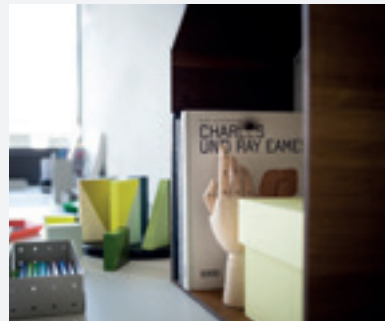
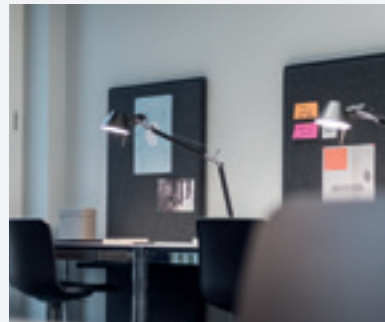
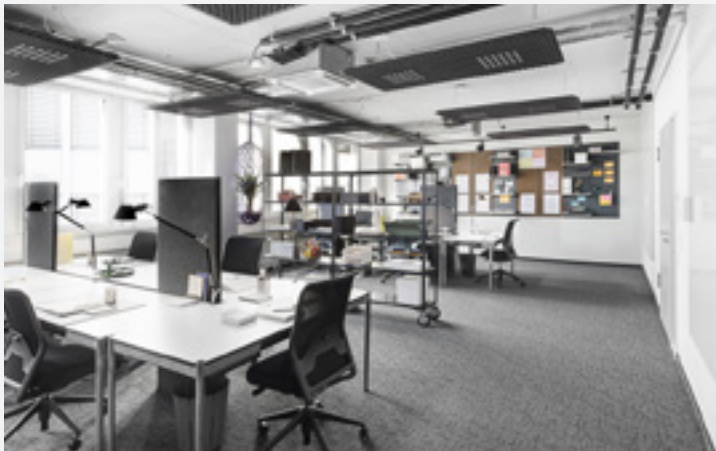


# OFFICE PRODUCTS

## TEAMS & INDIVIDUALS



- As individual as you are
- The right size for every team
- Bookable furnished or unfurnished
- Scalable service packages
- Flexible contract periods
- More than 2,600 m<sup>2</sup> of office spaces



We will provide you with the precise solution you require. After all, we offer four different office products that can be flexibly adapted to your needs. Even if you want to work with a team of up to 350 people – we can make it all happen.

**Flexible Office (S, M, L):** You can have as much space as you need. Flexible Office S is the perfect solution for 1 to 3 people. The M package is made for teams of 4 to 6 people. The Flexible Office L provides plenty of room for 7 to 10 people.

**Project Office:** If you want to come up with innovative ideas, you are going to need an exceptional environment. Project teams and working groups will find everything they need for interacting in professional business environments. Project Offices can be booked for a minimum of three months with no long-term commitment.

**Day Office:** Here, you can focus on following up on appointments and preparing meetings as well as meeting customers or partners. You can book a modern office for just as long as you happen to need it – even at short notice.

**Work Loft:** Companies seeking to foster staff creativity are today focusing on agile working practices. Our Work Loft is ideally equipped for this and provides project teams with a wide range of flexible working environments in a single room. No matter how complex your tasks are, you'll find the optimal solution here.

# COWORKING SPACES

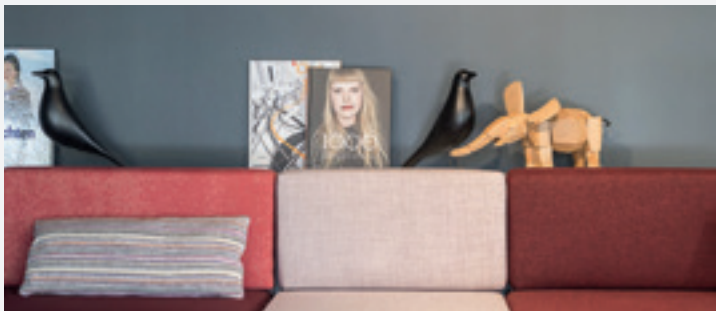
## PERFECTLY CONNECTED

Coworking is revolutionising the world of work because it provides the flexibility we need today. When they use the coworking areas, people can be really flexible about their work, enjoying all the benefits of a professional business environment and excellent service. Plug & Play means you're up and running right away. As a member of a highly professional community of the best minds from all sectors, coworking will help you find new partners and explore new potential and opportunities.

More and more large and medium-sized companies have recognised the unrivalled benefits of coworking, and rely on flexible and inspiring working environments for their project teams. Design Offices is currently the only provider on the market capable of servicing these demands convincingly, positioning the company as the number 1 for corporate coworking in Germany.

- Design Offices is the number 1 provider for corporate coworking in Germany
- Coworking is the best catalyst for successful networking
- Promoting interaction and maximising efficiency
- A source of inspiration for exciting new ideas
- Community hub





# COWORKING PRODUCTS

## MAXIMUM FLEXIBILITY

Design Offices offers two different coworking products:

**Coworking Lounge:** Sit around the table with the brightest and most creative people from a wide range of business sectors. Sit where you like. Book for as long as you like – even by the hour. The lounge is available from 8:30 am to 6:00 pm Monday to Friday.

**Coworking Desk:** A work station set up specifically for you and the way you work – whenever you need it, 24/7. There are three packages to choose from: S, M and L. Free WiFi and use of printer, scanner and copier – are our standards. Extras included with the bigger packages include the option to store materials securely, your own private desk, your own business address and use of coworking lounges at all Design Offices locations in Germany.

- Access to the community
- Totally flexible availability
- State-of-the-art infrastructure
- Perfectly connected



# CONFERENCE SPACES

## WHERE KNOWLEDGE IS GENERATED

Meetings are where you set the course for your future success. This calls for optimum flexibility – guaranteed with our Conference Spaces. Bookable for a half or full day (some even by the hour), they provide the ideal setting for everything from one-to-ones to conferences hosting up to 120 people. You decide on the seating arrangements. Naturally, we will provide the most advanced technology: High-resolution flat screens, powerful projectors and a special tech trolley for brilliant presentations, write-on walls and flip charts, WiFi as well as PC and Apple adaptors – we have it all at hand. We also provide an excellent catering service if required.

- Seminars, training, workshops, coaching and one-to-ones
- With the best technology and service offerings



- Exklusive Tagungsflächen in Top Lage
- Zukunftsweisendes Setting für Ihre Veranstaltung
- Komplett ausgestattet mit der neuesten Technik
- Professioneller Conference-Service



# CONFERENCE PRODUKTE

## FÜR MEHR INTERAKTIVITÄT

Egal was für eine Veranstaltung Sie mit Kollegen oder Kunden planen, hier finden Sie den perfekten Rahmen.

**Training Room:** Ein zukunftsweisender Seminarraum, ideal für Tagungen, Schulungen und Präsentationen. Nach Ihren Wünschen individuell eingerichtet, und zwar genau so, dass Ihnen hier die maximale Aufmerksamkeit der Teilnehmer gewiss ist. Durch ein modernes Trennwandsystem können mehrere Räume auch zu einer Arena verbunden werden.

**Meet & Move Room:** Ganz auf die neuesten Kreativtechniken eingerichtet. Man findet alles, was für Design Thinking, Scrum und Kanban gebraucht wird, genau wie für klassische Brainstormings. Das außergewöhnliche Raumdesign, die modernen Möbel und die exzellente Ausstattung fördern die Ideenfindung.

**Fireside Room:** Besondere Gespräche brauchen einen außergewöhnlichen Rahmen. Den bietet der Fireside Room. Vintage Mobiliar, dimmbare Lichtstimmung und ein „knisterndes Kaminfeuer“ schaffen die perfekte Atmosphäre für vertrauliche Gespräche.

**Work Lab:** Das stylische Ambiente und die flexible Einrichtung schaffen die perfekten Voraussetzungen für ein neues Denken. Bei Barcamps, Impulsvorträgen, Workshops oder Netzwerkveranstaltungen genießen die Teilnehmer alle Freiheiten. Im Zentrum des Labs steht eine Treppe, die wie ein Forum genutzt werden kann. Hier können ohne Weiteres mehrere Teams gleichzeitig produktiv sein.



# EVENT SPACES

## UNFORGETTABLE PARTIES

At a high-tech location like Erlangen, exciting events turn into celebrations. On the spectacular rooftop terrace of the Koldestraße, your guests are treated to a stunning view. This alone will turn your special event into an experience that will be remembered for a long time to come: Whether you are planning a standing reception, exclusive dinner or a networking event - or simply drinking a toast with colleagues after a successful day.

**Rooftop Bar:** The 220 m<sup>2</sup> terrace features direct access to the three conference spaces, which can be optionally integrated into events.

- Catering to every taste
- Plenty of space for your invited guests
- Great for corporate or private events
- The best place for successful networking
- Our service is second to none, and we can also organise lounge furniture, a DJ, photographers, decorations and much more

# CONTACT

SEE YOU SOON

If you have any questions about our service offerings or specific enquiries, please get in touch with us:

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Service opening hours: Mon–Fri 8:30 am–6:00 pm

More information:  
[www.designoffices.de](http://www.designoffices.de)

