

A low-angle, upward-looking photograph of a modern skyscraper. The building features a historic stone base with arched windows and a central entrance, which is topped by a modern glass and steel upper section. The sky is blue, and green tree branches are visible at the top and sides of the frame. A semi-transparent white rectangular box is overlaid on the upper half of the image, containing text.

**DESIGN OFFICES**

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**FRANKFURT  
WIESENHÜTTENPLATZ**

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PIONEERING WORKING LANDSCAPES

Wiesenhüttenplatz 25





# “We enable a free choice of workspace.”

Michael O. Schmutzer  
Founder & CEO

Digitalisation has brought radical change to the world of work. Today, working routine is all about flexibility and mobility, but it's still important to have a place where you like to work and feel comfortable. We offer inspiring working landscapes that provide space for creativity and autonomy. With our individually tailored solutions and services that leave nothing to be desired, we attract a wide range of start-ups, creative minds and project workers – as well as an increasing number of SMEs and established corporates, for whom we provide the perfect setting for temporary project teams – making us the No. 1 in Germany in the field of corporate coworking.



# SITE

## IN THE BEST COMPANY

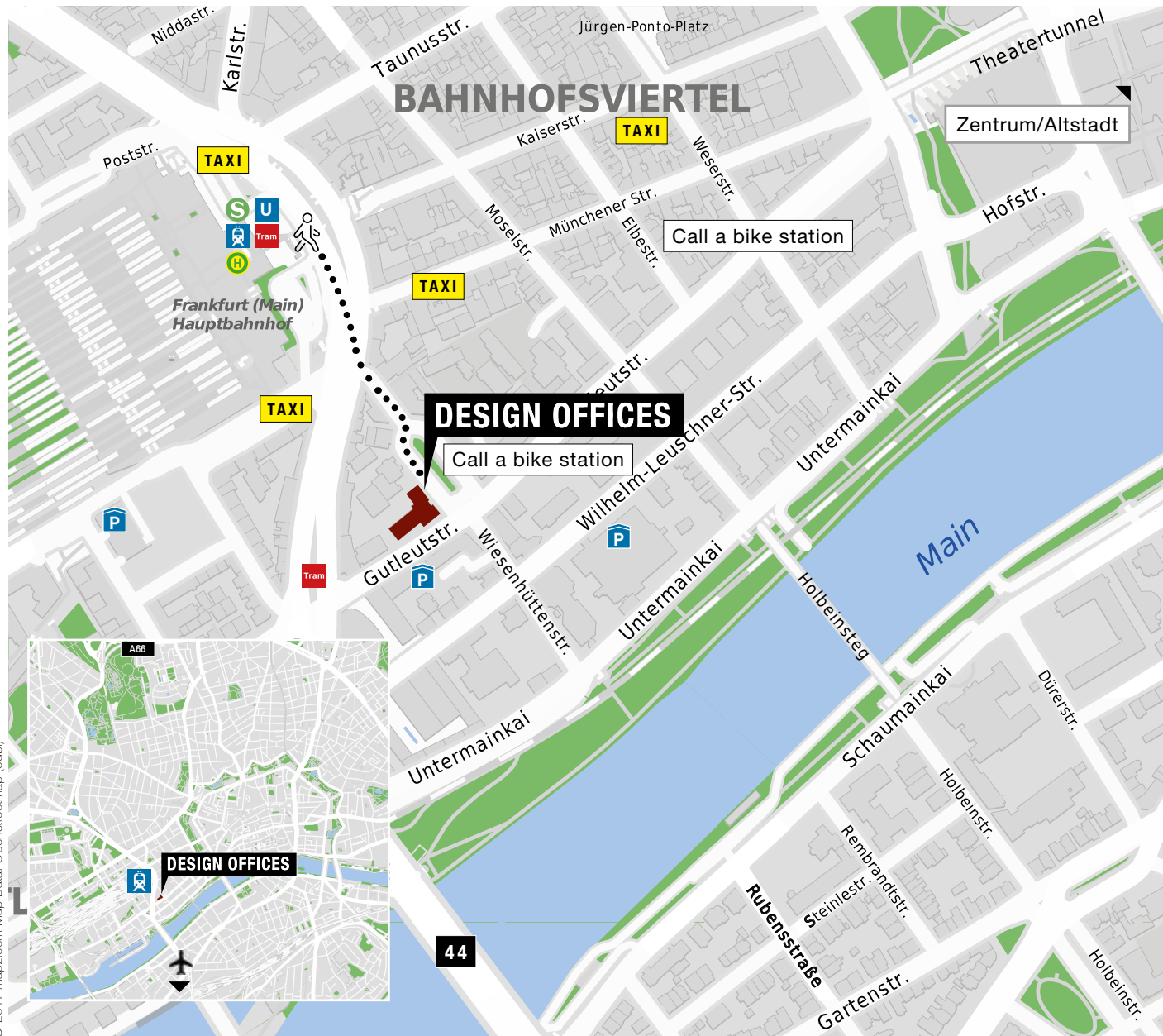
The Frankfurt Wiesenhüttenplatz site – flanking the small park of the same name – is home to a truly special location. The building features a fascinating mix of architecture with a listed sandstone façade complemented by modern elements. The central location between the main station and banks of the Main offers excellent accessibility. The vibrant nearby Bahnhofsviertel brings together diversity, creativity and business to create an exhilarating mix. The area is currently transforming and major players like DVAG, Deutsche Bundesbank, Credit Suisse, Linklaters and Goldman Sachs going forward appreciate the unique atmosphere and cultural diversity of this part of Frankfurt. This is the perfect setting for those involved in the new approach to work. On a surface area of 4,246 m<sup>2</sup> and spread over five floors, you will find everything you need here for a modern work routine. Numerous hotels, restaurants, the city centre, the Main and a range of museums are just minutes away on foot. The inviting green space in front of the building and the nearby Main with its beautifully designed shoreline development offer plenty of space for rest and recreation.

- Lively district currently being transformed
- Wide selection of eateries, bars and cultural activities
- Short distances, good shopping options locally, ideal accessibility
- Close to the banks of the Main, museum district and city centre



LOCATION | AT THE HEART OF A PULSATING CITY





# DIRECTIONS

## FRANKFURT WIESENHÜTTENPLATZ

### Public transport:

- Main station | 600 m
- (S1–S9, U4, U5)
- (ICE, IC, EC, RE, RB)
- (Tram 11, 16, 17, 21)
- (Bus 33, 37, 46, 64, n8, n83)
- Baseler Platz | 300 m
- (Tram 12, 16, 21)

### Directions by car:

- Access via the A3 motorway  
(A5, A648, B8, B44)

### Parking:

- Baseler Platz car park  
(Gutleutstraße 89)
- Am Hauptbahnhof car park  
(Mannheimer Straße 35)
- Apcoa Intercontinental car park  
(Wilhelm-Leuschner-Straße 32)

### Immediate surroundings:

- Main station | 4 Min.
- City centre 18 Min.
- Frankfurt Opera | 10 Min.
- CBD | 14 Min.
- Fair | 17 Min.
- Städel Museum | 11 Min.



LOCATION | IMPRESSIONS





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# 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**



### EDUCATION

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



### SOCIALIZING

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 and the DO Eatery.

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



We will provide you with the precise solution you require. After all, we offer three different office products that can be flexibly adapted to your needs. Even if you want to work with a team – 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 2 people. The M package is made for teams of 3 to 4 people. The Flexible Office L provides plenty of room for 4 to 6 people.

**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.

**Virtual Office:** More and more individuals have no fixed place of work – they can do their job from anywhere. But you need the right address if you want to impress customers and business partners – and ours is one of the best. And it can also be utilized as your official company address.



# 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 No. 1 for corporate coworking in Germany.

- Design Offices is the No. 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 Spaces:** 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 200 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
- Writable walls





- Custom setting for your event
- Fully equipped with the latest technology
- Tasteful design und high-quality furniture
- Friendly and comprehensive service



# CONFERENCE PRODUCTS

FOR ALL TYPES OF AUDIENCE

Whether you're planning an event with colleagues or customers, you can rely on us to provide the perfect setting.

**Training Room:** A pioneering teaching space – ideal for meetings, training and seminars in larger groups. Customised to suit your requirements and specifically designed to keep attendees totally focused on what you have to deliver.

**Meet & Move Room:** When you want to shake things up with ground-breaking ideas, these spaces are designed for the most advanced creative approaches, such as design thinking, scrum – and classic brainstorming, too. Stylish design and modern furniture smooth the idea generation process, while write-on magnetic walls, white boards and pin boards are great for display and illustrations.

**Fireside Room:** Special conversations call for an exceptional setting – the Fireside Room. Vintage furniture, dimmable mood lighting and a „crackling open fire“ create the perfect environment for confidential conversations.



# EVENT SPACES

## UNFORGETTABLE PARTIES

Whether you opt for the DO Eatery, the Project Room with dining terrace or the Rooftop Lounge – the city's most sought-after event locations are ready and waiting for you. Your event here will long be remembered: no matter whether you're planning a standing reception, an exclusive dinner or a networking event – or you simply want to drink to a successful day with colleagues. The well-stocked bar in the DO Eatery and the impressive view of the city skyline provide a stylish setting for your event.

- Catering to every taste
- Plenty of space for your invited guests
- Our service is second to none, and we can also organise lounge furniture, a DJ, photographers, decorations and much more



# ROOMS FOR VENUES

## BREATHTAKING EXPERIENCES

Design Offices Frankfurt Wiesenhüttenplatz is the go-to venue for energising meetings and inspiring events.

**DO Eatery:** Enjoy break-time catering, lunch – or simply an excellent cup of coffee. In the evening, the space turns into a 280 m<sup>2</sup> event location – a fantastic venue for you and up to 200 guests.

**Rooftop Lounge:** The contrasts between urban hustle and bustle, park feeling and the inspiring setting mean your events are guaranteed to open up new perspectives and provide an unforgettable experience for all. The 600 m<sup>2</sup> lounge area can be extended to include the adjoining meeting room.

**Project Room:** One particular highlight is our large project room on the ground floor with a surface area of 60 m<sup>2</sup> – complete with its own private dining terrace.

- The perfect spot for networking
- Ideal for corporate or private events
- Excellent service
- First-class catering





# CONTACT

SEE YOU SOON

If you have any questions about our services or specific enquiries, feel free to get in touch with us:

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

More about our site:

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

Other sites in Frankfurt am Main:

- Design Offices Frankfurt Barckhausstraße,  
Barckhausstraße 1
- Design Offices Frankfurt Westendcarree,  
Gervinusstraße 15–17