



360°
VIEW
VISION
OVERVIEW

HEILBRONNER STR. 190 • STUTTGART

BÜLOW TOWER



360° VIEW VISION OVERVIEW

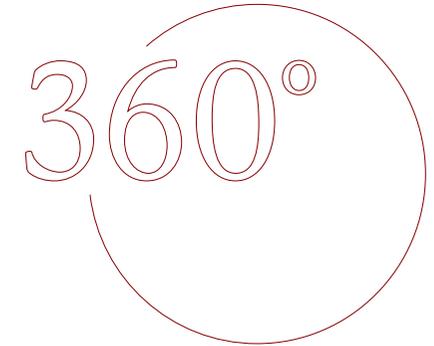
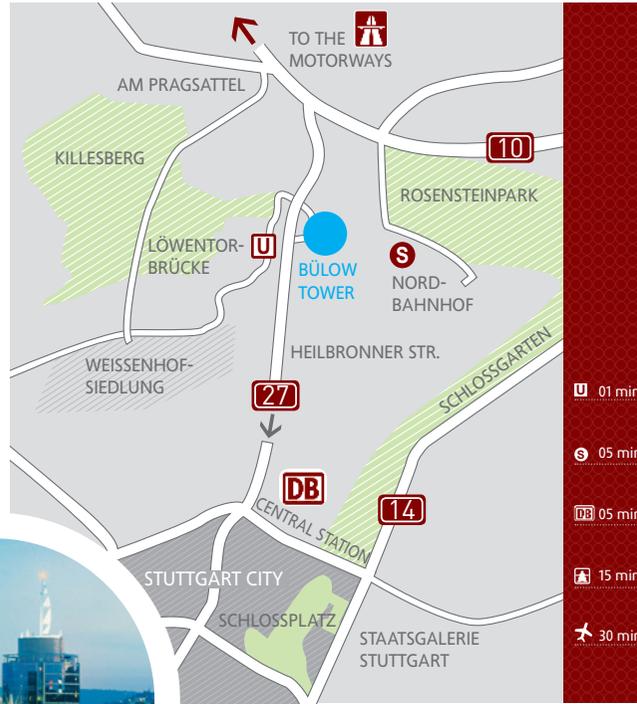
01

FACTS & FIGURES

interface between nature and city

- Address: Heilbronner Straße 190, 70191 Stuttgart
info@buelow-tower.de, www.buelow-tower.de
- Architecture: 15-storey ensemble of buildings, consisting of a round tower with penthouse level and three-winged base construction, completion: 1991
- Areas: approx. 14 000 m² total area, approx. 400 m² of this area for catering purposes, 244 parking spaces in an own underground garage as well as short-term parking spaces in front of the property
- Rehabilitation: 2012–2013, Energy efficiency measures, Green building certification





02
LOCATION
the vibrant Stuttgart

The Bülow Tower is comfortably situated half-way up the hill below the Pragsattel. At the interface between nature and city, this is one of the most attractive locations for companies in Stuttgart.

On the one hand, it is only a few minutes away from the city centre and located at an important connecting road of Stuttgart, the federal highway B 27. On the other hand, it is surrounded by extensive parks and lakes. The recreational value due to the immediate vicinity to these green spaces encourages the labour productivity.

One of the major advantages of the Bülow Tower is the very good connection to the individual and public transport.

- The subway station “Löwentorbrücke” (U 6, U 7) is located directly in front of the Bülow Tower. With the 1 Euro ticket, the central station and the city centre can be reached in approx. 5 minutes
- The tram stop “Nordbahnhof” (S 4) is just a 5 minutes walk from the building
- The Bülow Tower is located immediately at the Stuttgart link B 27
- By car, the travel time to the city centre is approx. 5 minutes
- The trans-regional motorway network can be reached in approx. 15 minutes via the federal motorway junction BAB 8 Stuttgart-Zuffenhausen
- The travel time to the airport and to the Stuttgart Fair is approx. 30 minutes by car or tram



360°

03

ARCHITECTURE

take advantage of the characteristic feature of a tower: the clear views

With more than 56 meters the Bülow Tower is a unique architectural symbol. The cylindrical tower with its elegant, mirrored glass façade is, together with the rotating, illuminated roof sail, visible from a great distance. The whole complex of buildings is divided into three wings annexed in a windmill style and the central 15-storey tower.

The access to all rental units takes place centrally via the core of the tower. The office space is oriented towards the façade offering a fantastic panorama view over the city and landscape. The Bülow Tower erected by the architects Kieferle & Partners in 1991 is impressive because of its clean forms and timeless, contrasting design.



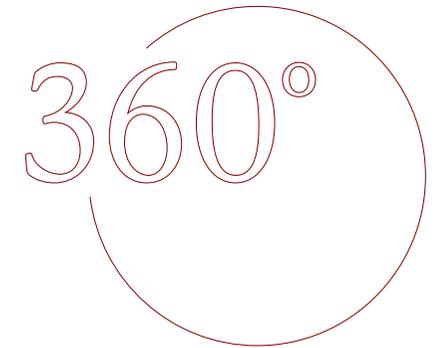
BÜLOW TOWER GOES GREEN



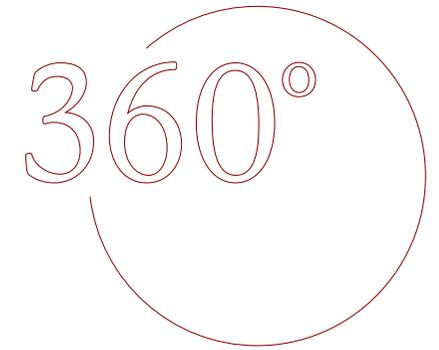
The following measures have been implemented in 2012 and 2013:

- Installation of new chiller
- Dismantling of the cooling tower
- Replacement of the air humidification system
- Provision for a chilled ceiling system
- Optional room-by-room climate control
- Renovation of the building management system
- Use of potable / fire extinguisher water
- Fire protection measures

By actively undertaking measures to improve energy efficiency, Bülow Tower was transformed into an environmentally sustainable building while keeping operating costs at their lowest possible level. Thus, the LEED Existing Building certification was achieved on a gold level in 2014.



04
REHABILITATION
Bülow Tower goes green



05
PREMISES
A prestigious welcome

Visitors to the premises first find themselves in a two-storey entrance foyer flooded with light. The foyer also houses the central reception, which is manned throughout work hours. All office units can be reached from the foyer via three modern lifts and a central stairway. Deliveries are also possible to all floors by means of a goods lift.



360°

06

FIT-OUT

the combination of efficiency and comfort



- central access via 2-storey reception hall with reception and mail service
- double glass façade with electrically operated sunblinds and opening windows
- peak-load cooling throughout the whole building area
- district heating
- 6 passenger lifts
- standard ceiling height (office space) 2.75 m
- centre-to-centre grid 1.25 m
- operating costs €3.80/m² plus VAT
- offices furnished with built-in cabinets
- cavity floors with branch canals and parapet cabling
- 244 parking spaces in three-storey underground garage and 6 outdoor parking spaces
- valet parking for vintage cars with increased safety standard
- locking system with electronic chips
- entrance area, staircase and underground garage under video surveillance



360°

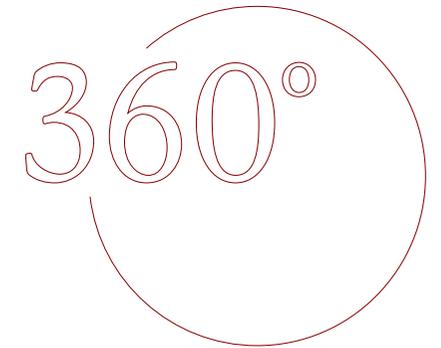
07
SERVICE
all-round care

Our service offer includes:

- ✔ Mail service
- ✔ Breakfast service
- ✔ Shirt service
- ✔ Pharmacy courier service
- ✔ Flower service
- ✔ Fruit service
- ✔ Beverage service
- ✔ Catering
- ✔ Newspaper service
- ✔ Catering/in-house cuisine
- ✔ Children's daycare facilities

✔ Vintage car parking

In the private underground garage, we offer, in addition to the normal parking spaces, a valet parking for vintage cars with increased safety standard.



08

CHILDREN'S DAYCARE CENTRE

Care for the next generation

"Bülowkids", the children's daycare centre, offers 30 places for employees' children aged 0 to 3, 10 public places for children aged 0 to 3, and 15 public whole-day care places for children aged 0 to 6.

"Bülowkids" is located on the ground floor in light and welcoming rooms. The generously dimensioned outdoor play area, designed with great attention to detail, is accessible directly from the daycare centre.



360°

09

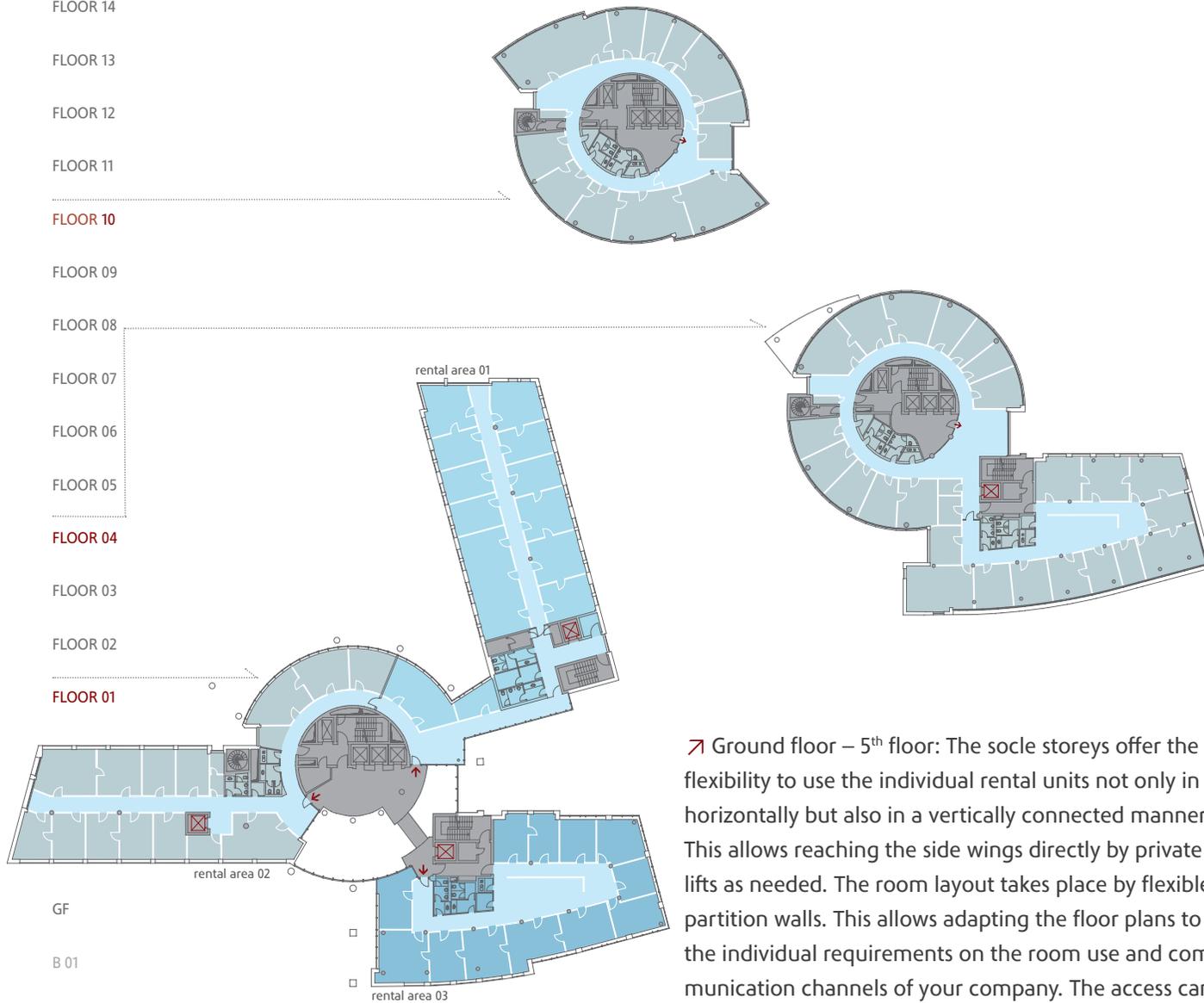
GASTRONOMY

Food & drink in Gostoso

gostoso 

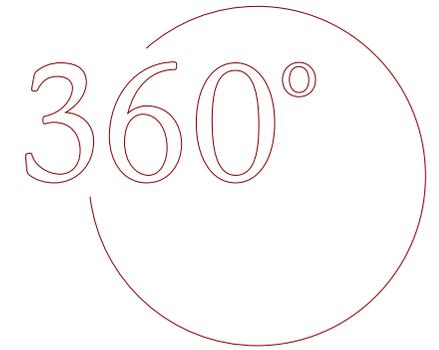
The Gostoso bistro is located on the ground floor of the building. Here tenants and their visitors as well as guests from neighbouring buildings can enjoy a best-quality selection of seasonal food and drink. The bistro has a delicious selection of ever-changing lunchtime items that can satisfy both large and small appetites alike. The bistro is open weekdays from 9am to 3pm. The reliable and competent kitchen team are happy to cater for events of all kinds.

FLOOR 15
 FLOOR 14
 FLOOR 13
 FLOOR 12
 FLOOR 11
 FLOOR 10
 FLOOR 09
 FLOOR 08
 FLOOR 07
 FLOOR 06
 FLOOR 05
 FLOOR 04
 FLOOR 03
 FLOOR 02
 FLOOR 01
 GF
 B 01
 B 02
 B 03



➤ Ground floor – 5th floor: The socle storeys offer the flexibility to use the individual rental units not only in a horizontally but also in a vertically connected manner. This allows reaching the side wings directly by private lifts as needed. The room layout takes place by flexible partition walls. This allows adapting the floor plans to the individual requirements on the room use and communication channels of your company. The access can be controlled by an electronic chip system.

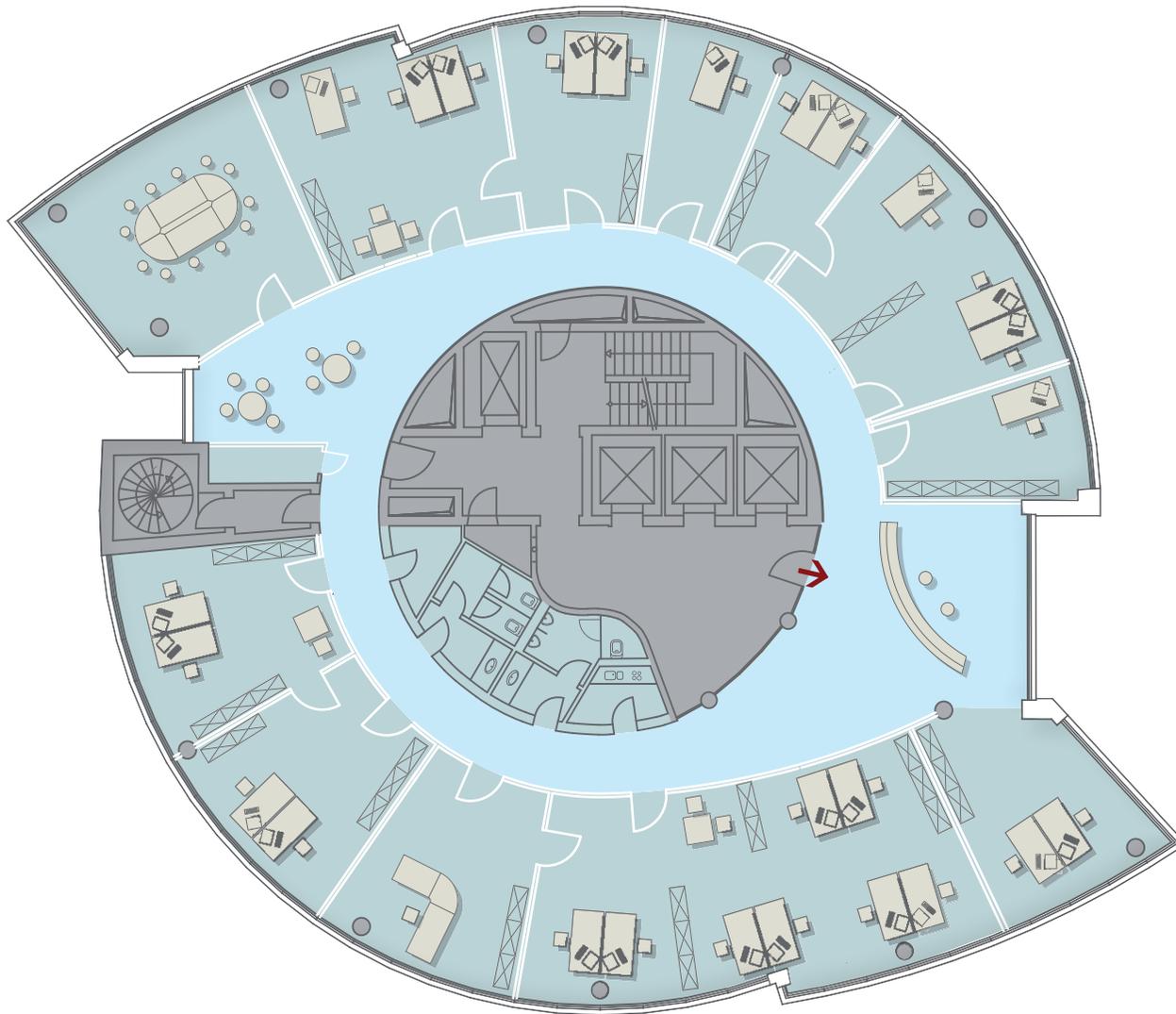
➤ 6th – 15th floor: In the tower floors, the offices are arranged around the curved service area. This offers you and your employees short distances, representative entrance and corridor areas as well as a panorama view from all offices.



10
AREAS

individual room shapes with 360° view

➔ RENTAL AREA ACCESS ■ COMMON AREA ⊠ PRIVATE LIFT



360°

11
DESIGN AND FURNISHING CONCEPT
floor 10

You will be impressed by the unusual shapes and the utilization concept which can be designed individually. The floor areas of variable sizes are outstanding because of a functional, varied and clear structure. We will be happy to make an individual design and furnishing concept for your company based on your requirements.

➔ RENTAL AREA ACCESS ■ COMMON AREA

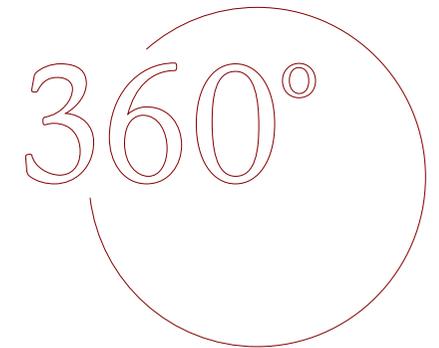


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CONTACT

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PROPERTY

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