



BerlinEstates

Exposé

Federal Police Office Mainz-Kastel



Overview

Objekt Nr.:	20653WZ
Address	Anna-Birle-Straße 11 55252 Wiesbaden
Plot size	10.100 m ²
Total built area:	13.297 m ²
Parking spaces:	Parkhaus
Net (cold) rent per annum:	1228554 €
Net (warm) rent per annum:	1600992 €
Price:	13.900.000 €
Agency fee:	5,95% incl. VAT

Contact person

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Berlin Estates

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Macro-location

The property is located between the cities of Mainz and Wiesbaden. Both state capital cities are central and vital business locations in the Rhine-Main region. As a western gateway to the Rhine-Main region, Mainz and Wiesbaden are part of one of the most important and dynamic economic areas in Europe.

Mainz Kastel, the bridgehead town on the Rhine, connects the provincial capital cities of Wiesbaden and Mainz, i.e. the federal states of Hesse and Rhineland-Palatinate. Since its founding as a Roman camp - around 12 to 9 BC - Kastel has been a historical place. It is one of the three so-called AKK districts of Wiesbaden together with Amöneburg and Kostheim. Since 1945 these former suburbs of the city of Mainz are administered by the Hessian state capital. Since its founding as a Roman camp - around 12 to 9 BC, Kastel has remained a historical place. Many remnants from the history of the Romans can be found here. The Society for Home History (GHK) has a tremendous share in this, with its museum in the Reduit, the history of the past in an excellent way. But Kastel has developed throughout history to become a modern district with well-developed business areas..

ECONOMIC DATE

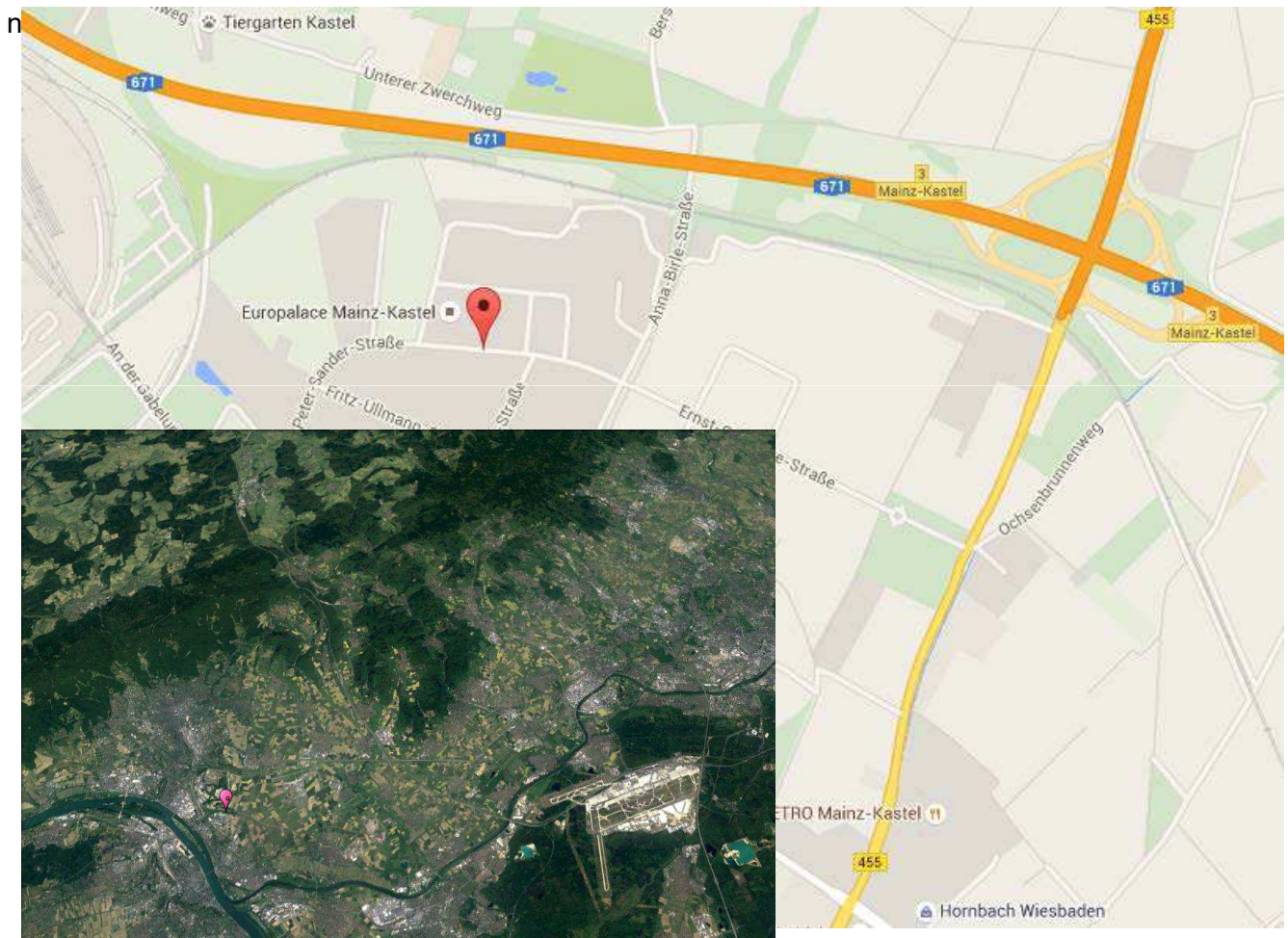
Federal State	Hessen
City	Wiesbaden
Population	12.916
Unemployment rate	8,8 %
Purchasing power	97
Centrality characteristics	111





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Commercial area -Petersweg- in Mainz-Kastel, 2 min to the BAB. Deutsche Post AG Freight / Distribution Center, Aldi, as well as other companies and commercial buildings in direct



City center: ca. 11 Min.



Train station: ca. 5 Min.



Airport Frankfurt: ca. 25 Min.



A3: ca. 2 Min.



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Grundstücks-, Objekt- und Mietdaten

LAND

Size of plot	10.100 m ²
Number of buildings	1
Use	Office, parking space

OBJECT

Total rentable spce ca. 13.297 m²

Parking spaces	Parkhaus
Number of floors	4 (incl. ground floor)
Number of basements	1
Monument protection	No

RENTAL DETAILS

	IST (cold)	IST (warm)
Rental income per month	102.416 €	133.416 €

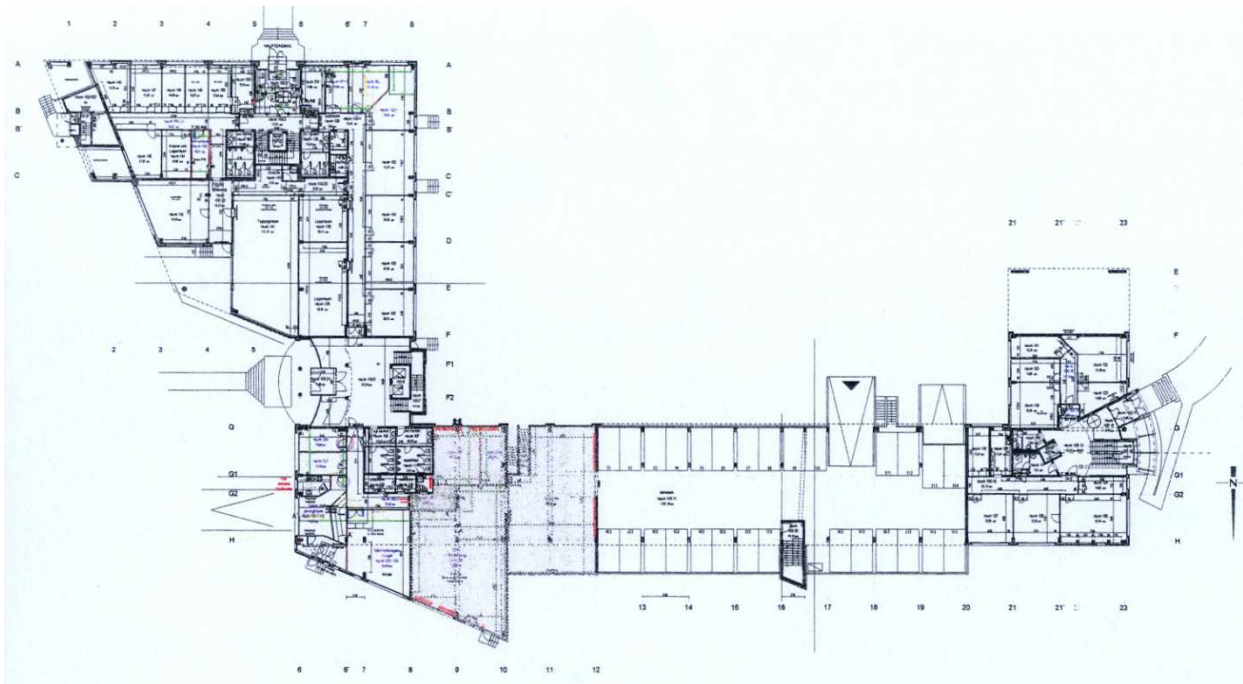
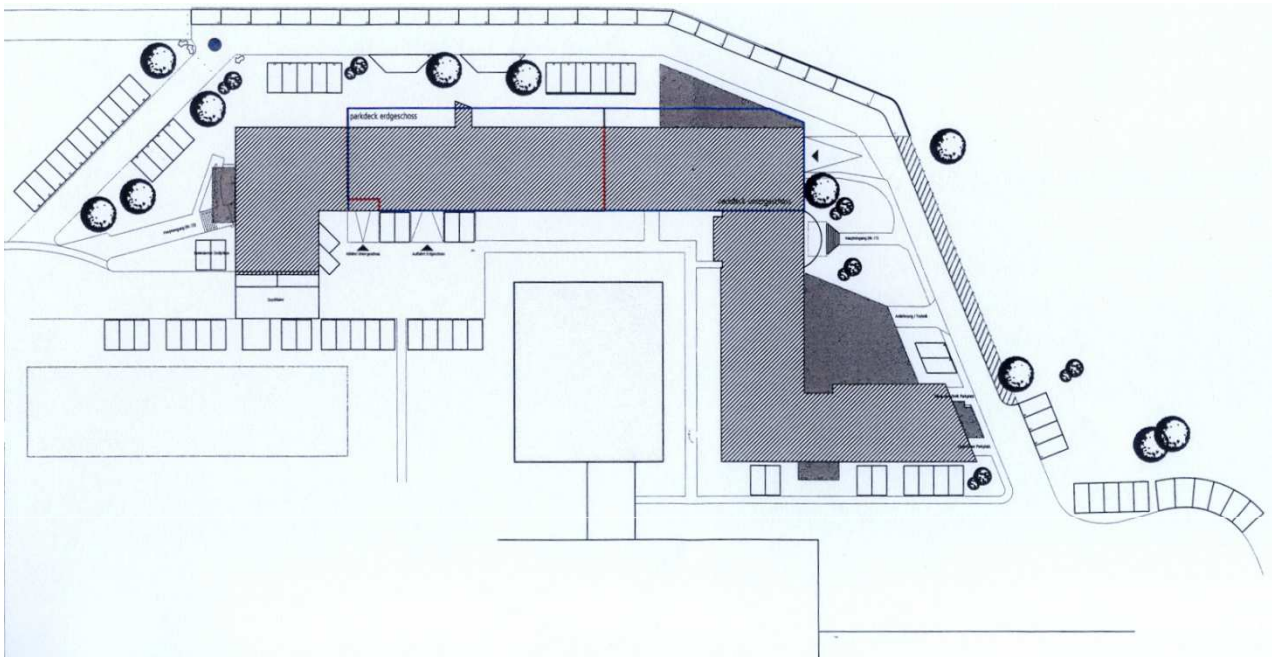
Photos





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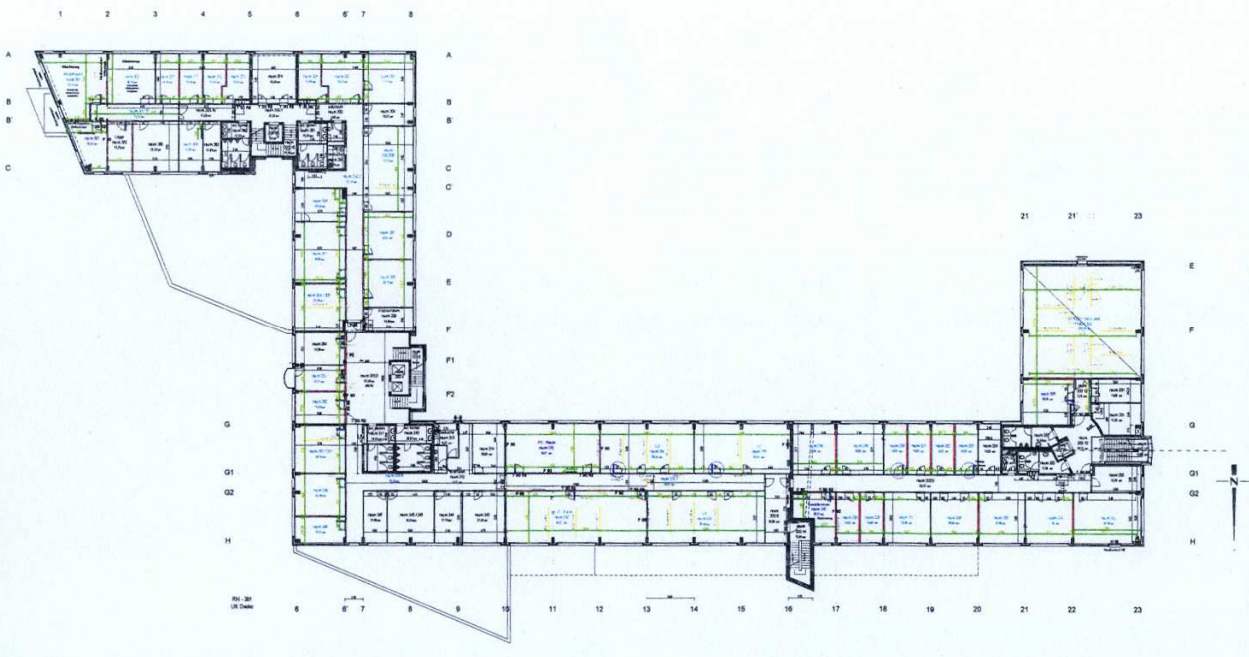
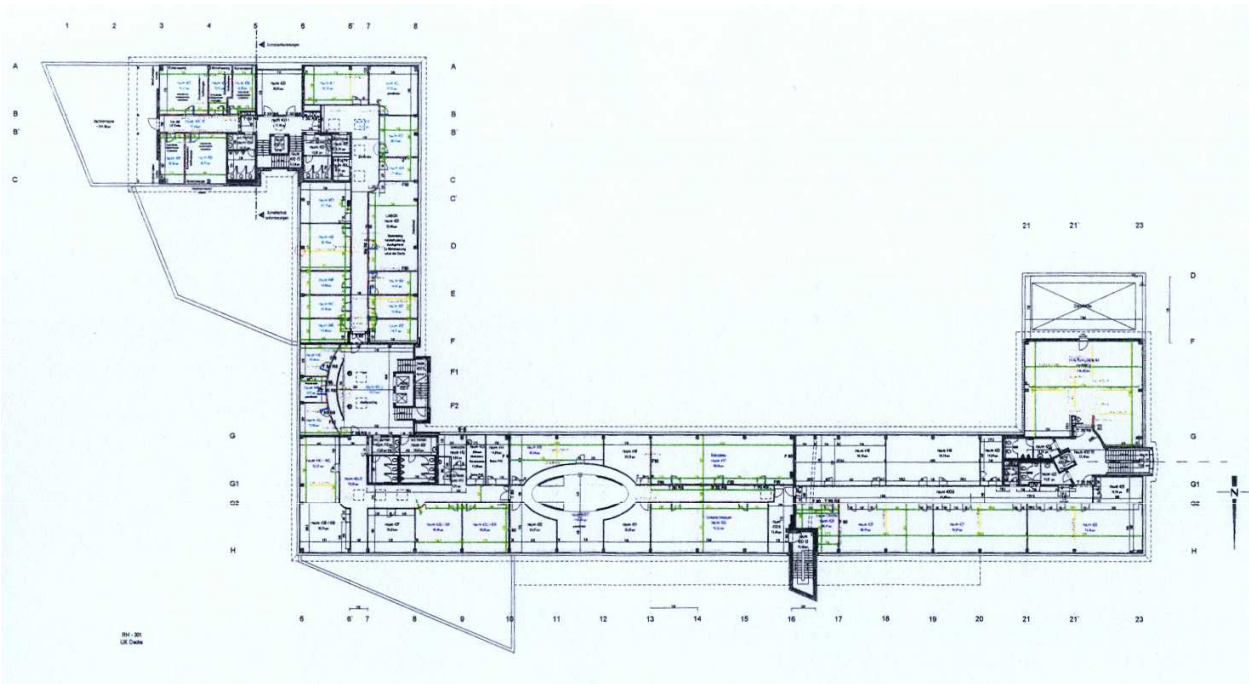
Location plan and Floor plan EG (ground floor)





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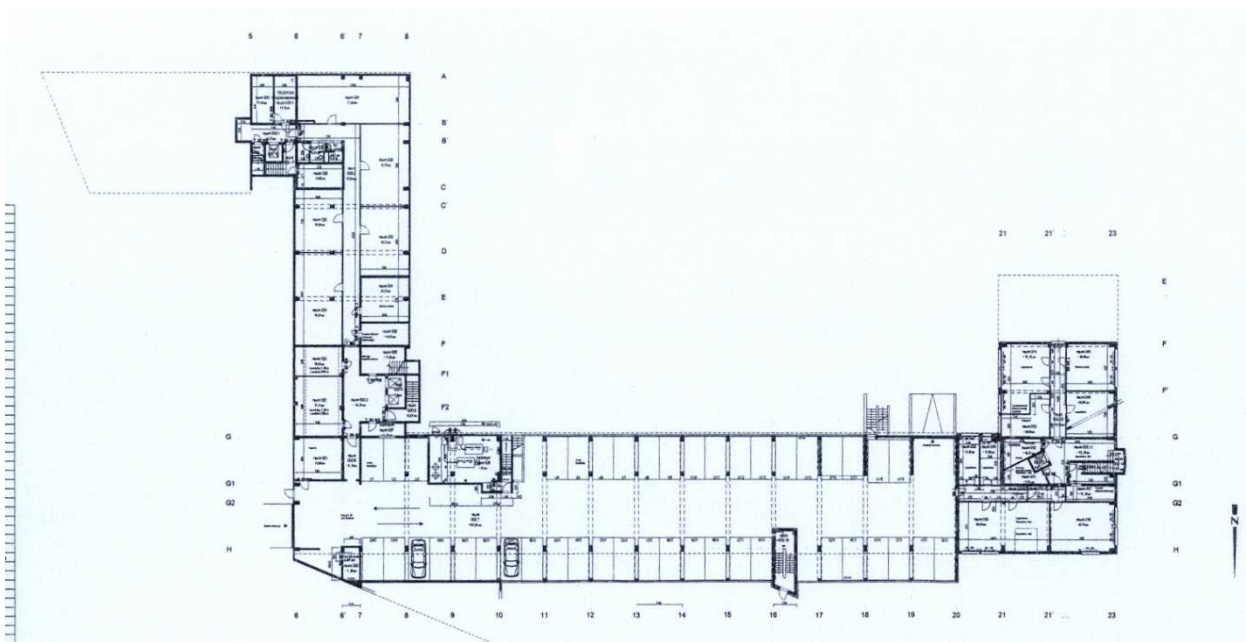
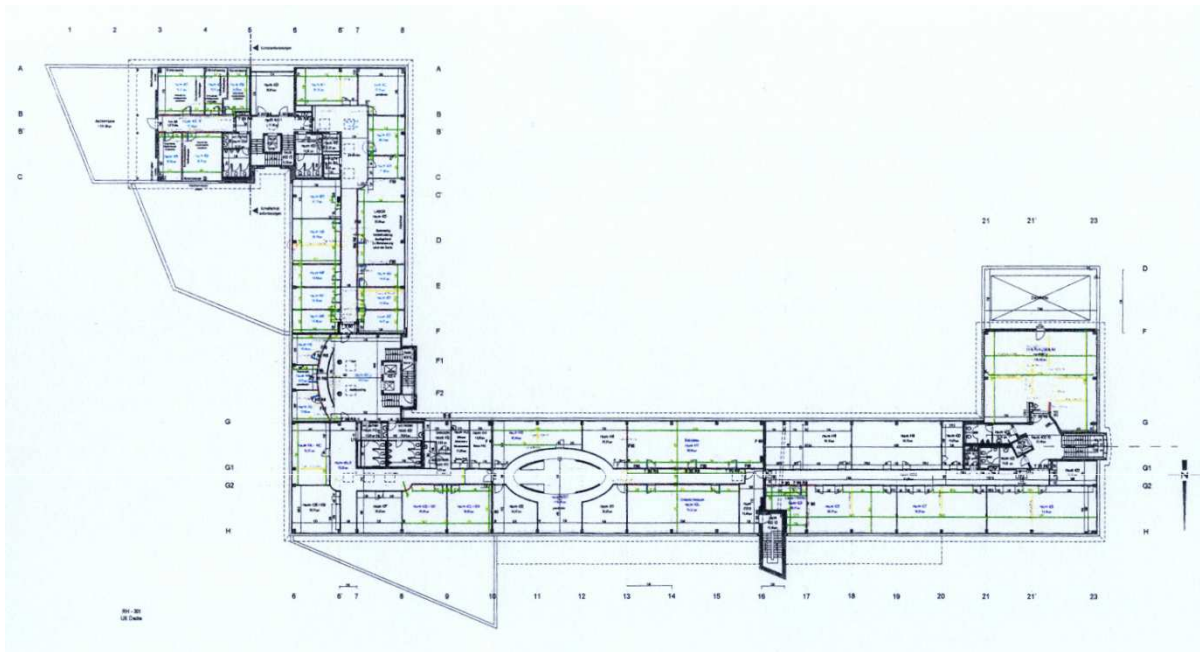
Floor Plans 1 & 2 OG





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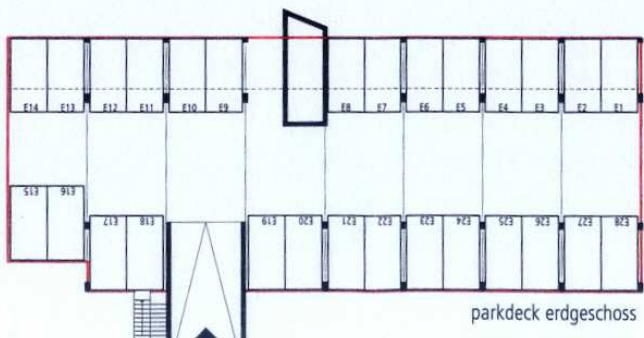
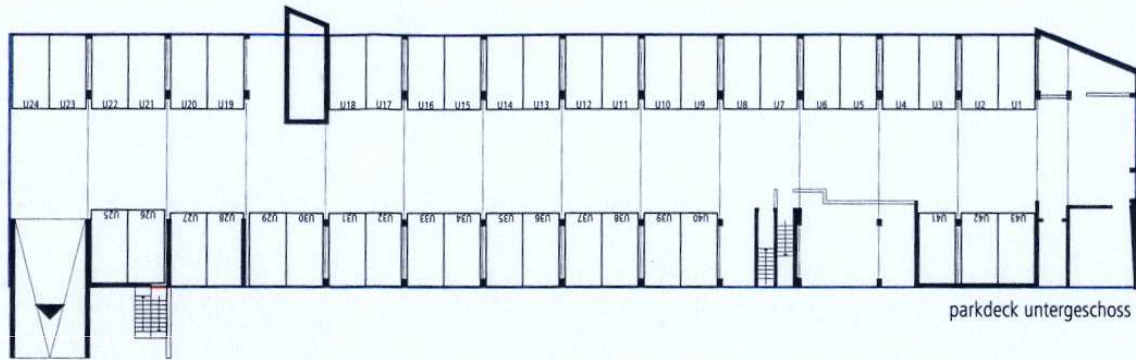
Floor plans 3 & 4 OG





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Floor plans Parking spaces UG 6 EG





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Terms of contract

Price

Potential buyers are invited to submit a bid for the sale object.

This offer is only intended for the recipient personally, a transfer of this offer to a third party is only permitted with our express written consent.

We would like to point out that the seller offers no guarantee or warranty and accepts no liability regarding the correctness or completeness of the information provided, as well as on the information regarding the quality of the purchased item. Proper due diligence should be undertaken by the prospective buyer prior to a purchase decision.



Terms of service

1. Brokerage fee / commission

The brokerage agreement with us comes either by written agreement or also by the utilization of our brokerage activity on the basis of, for example, the object exposé and its conditions or by means of information provided by us.

2. Procurement claims arise

Our claim to commission shall arise as soon as, as a result of our proof or our mediation, a contract has been concluded with regard to the object named by us. In this case, co-operation is also sufficient. If the contract is concluded on terms other than those originally offered or if this is effected by way of another object of the contractual partner established by us, this does not affect our commission claim, provided that the transaction concluded is economically identical to the transaction we offer; Success does not differ materially from the offered transaction. The same applies if a contract other than that originally provided is concluded (eg purchase instead of rent or vice versa). Our claim for commission shall also remain in force if the concluded contract expires upon the occurrence of a dissolution condition. This shall be the case if the contract is extinguished by the exercise of a statutory or contractual right of rescission, insofar as the indemnity shall be exercised by a person who is a member of a party for reasons beyond the control of the person of a party.

3. Follow-up business

We shall also be entitled to demand a commission if, in the temporal and economic context, the contractual relationship between you and your contractual partner, which is attributable to the existing brokerage contract, is concluded by means of the first contract,

4. Maturity of the commission claim

Our commission is earned and payable at the conclusion of the contract or at the conclusion of an equivalent transaction, which is related to the brokerage activity performed by us. The payment is due immediately without deduction. Pursuant to Section 286 (3) of the German Civil Code (BGB), the payer shall be in default at the latest if he does not make payment within 30 days of the due date and receipt of the invoice. Deferred interest will be claimed after 30 days.

5. Commission rates

The following rates are agreed upon with the conclusion of the brokerage agreement between you and us.

All commission rates are exclusive of the statutory value-added tax of currently 19%.

a) purchase

Bei An- und Verkauf von Grundstücken und grundstücksgleichen Rechten sowie bei Übertragung von Gesellschaftsrechten errechnet sich die vom Käufer auf den erzielten Gesamtkaufpreis zu zahlende Provision wie folgt:

-Price from -	€ 10,1 Mio. bis € 25,0 Mio.	5 %	zzgl. 19% MwSt.
Price from -	€ 25,1 Mio. bis € 50,0 Mio.	4 %	zzgl. 19% MwSt.
Price from --	€ 50,1 Mio. bis € 100,0	3 %	zzgl. 19% MwSt.
Price from -	Mio. € 100,1 Mio.	2 %	zzgl. 19% MwSt.

6. Offers

Our offers are based on the information given to us by the client or other information officers. The offers are given to the best of our knowledge. They are free and non-committal. We can not accept liability for the correctness, completeness and up-to-dateness of the information in our offers / exposés. We reserve the right to make mistakes and to sell or rent

7. Transfer

Our demonstration and mediation activities, exposés, offers and notifications are solely intended for the addressed recipient, to be treated confidentially and not to be made accessible to third parties. In the case of a transfer to third parties without our consent, you are the recipient of our proof-of-service agreement, which is the responsibility of the third party without having agreed with us a brokerage agreement. Further claims for damages on our part remain reserved.

8. Previous knowledge

If the object we have proven or the opportunity we have demonstrated to conclude a contract is already known to you, then you are obliged to notify us in writing without delay, ie at the latest within three days from receipt of our proof / exposition. If this is not the case, you are obligated to pay a commission on the basis of the General Terms and Conditions of Business at any time upon the conclusion of a contract for the object which we have verified.

9. Action for third parties

We are also entitled to act for the other part of the contract either free of charge or for consideration, unless there is a conflict of interests.

10. Fulfillment and jurisdiction

Place of performance and jurisdiction is Frankfurt am Main.

11. Severance clause

Should one or more of the above provisions be or become invalid, the effectiveness of the remaining provisions shall not be affected. The invalid provision shall be replaced between the parties by a provision which is closest to the economic interests of the contracting parties and which is not contrary to the contractual agreement.

20 January 2017