The office tower Trade was developed in 2001 and was occupied by Commerzbank, initially as a trade centre and later as a pure office building. The building is divided in height into three areas: the ground floor, the first to third floors, each with a mezzanine floor and atrium. The fourth to sixth floor have a separate atrium.

A special feature is a floor-to-ceiling height of 8 m on the first to the third floors and a mezzanine floor to the perimeter of each floor. On each floor, safety stairwells are located and a central group of elevators with lobby is being rebuilt providing efficient means of central access to all floors. This access and egress configuration allows a division of each floor into two separate rental areas. The basement floors will accommodate a gymnasium, parking area, bicycle hub as well as a technical room and archive space.

Calculation standart

The aim is to achieve LEED/Wall Standard certification in Gold.

Area characteristics

<table>
<thead>
<tr>
<th>Property</th>
<th>Area in m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property area</td>
<td>29,637 m²</td>
</tr>
<tr>
<td>Gross floor area above-ground</td>
<td>32,192 m²</td>
</tr>
<tr>
<td>Tenant area GIF basement</td>
<td>21,637 m²</td>
</tr>
<tr>
<td>Tenant area basement</td>
<td>25,660 m²</td>
</tr>
</tbody>
</table>

Calculation approach population density

<table>
<thead>
<tr>
<th>Area approach (per workplace)</th>
<th>1.10 sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toilet facilities according to workplace directive with 1:10 sq m articulated</td>
<td>1.10 sq m</td>
</tr>
<tr>
<td>Design of ventilation systems</td>
<td>1.10 sq m</td>
</tr>
<tr>
<td>Elevator calculation</td>
<td>1.10 sq m</td>
</tr>
</tbody>
</table>

Development

- Entrance area with reception. Access is provided through two revolving doors in the southern area. Depending on the arrangement of the rental areas, additional access doors can be created.
- The development of the rental area is provided via an elevator vestibule with two possible tenant areas accessible.
- The rental areas each have two structurally separate (escape) stairwells. From the first to the third floor, each rental area has an additional (escape) stairwell.
- Another internal staircase provides access from the lower ground to the ground floor.
- A separate freight elevator resp. fire brigade lift per rental area gives access from the lower ground to the sixth floors.

Accessibility

- Barrier-free motor-operated doors in the entrance areas.
- Barrier-free access from the underground car park via the lift systems, there are a total of nine barrier-free parking spaces in the parking floors.
- Wheelchair-accessible elevators, handles and mirrors, barrier-free telephone, auditory signal. The galleries can be accessed barrier-free via the fire brigade lifts, which have been equipped accordingly with appropriate features.
- On each floor, with the exception of the galleries, there are disabled facilities equipped with bathroom in DIN 38450 standard.

Supply and disposal

Delivery of larger goods via Varenhopstrasse – an internal loading yard can be used by trucks up to a height of approx. 3.85 m. Vertical supply and disposal is provided via the two service lifts.

Building structure

- A basement and a lower ground floor with storage area and technical room.
- Underground parking with approx. 367 parking spaces and barrier-free parking spaces.
- Bicycle garage with about 174 bicycle spaces, as well as toilet and shower area with lockers.
- Ground plus six upper floors and a basement and lower ground floor.
- From ground to third floors, the floor expansion amounts to approx. 85 m in length and about 57 m in width, each with a gallery in the edge area of the floor.
- Fourth to sixth floors are roof structures with a reduced area floor.
- Two fine sections per floor with two usage units, each about 2,200 sq m.
- Each floor is accessed via four security staircases.

Support structure

- Reinforced concrete skeleton construction with four stiffening columns heads.
- The standard floor ceilings were made in situ-concrete with a thickness of 35 cm.
- The transfer ceiling paneling (ceiling above third floor), for absoption of loads of the staggered floors was made of in-situ concrete with a thickness of 50 cm.
- All ceilings, with the exception of the staggered storeys, are built with reinforced concrete columns heads.
- The office spaces are designed for a traffic load of 2.25 m² (including partition wall surcharge), the ground floor and the intended areas for the fitness areas are designed for a traffic load of 5.5 kN/m² (including partition wall surcharge).
- The reinforced concrete columns and reinforced concrete composite columns mainly exist as round columns, in parts of the basement there are rectangular reinforced-concrete columns.
- The foundation is made by a basced reinforced concrete floor slab with a medium thickness of 160 cm.

Grids

- Structural grid 10.30 m x 10.30 m
- Expansion grid 3.05 m x 3.05 m

Clear room height

The building has different room heights in the rental property as well as in individual sections on the floor.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor</td>
<td>CRH 3.10 m, suspended ceiling 0.80 m, floor structure 0.10 m in black screen</td>
</tr>
<tr>
<td>Office spaces</td>
<td>CRH 5.00 m, suspended ceiling 0.45 m/0.80 m, floor structure 0.10 m in double-floor</td>
</tr>
<tr>
<td>Galleries</td>
<td>CRH 3.00 m, suspended ceiling 0.20 m, floor structure 0.10 m in double-floor</td>
</tr>
<tr>
<td>Office spaces</td>
<td>CRH 3.10 m, suspended ceiling 0.14 m, floor structure 0.10 m in double-floor</td>
</tr>
<tr>
<td>Tenant area</td>
<td>CRH 2.00 m, floor structure 0.05 m in lower-ground floor</td>
</tr>
</tbody>
</table>

Façade

All-glass façade as a transom/mullion construction, double-glazing with partially unbreakable, thermal insulation glazing outside sun protection/veranel blinds, motor operated.

In parts of the south façade, a storey-high façade cladding consisting of staggered metal pipes is provided, which additionally serves as shading.

Lifts

In total, there are six new passenger elevators in the property as a central group. These are accessed from the main foyer through an open elevator vestibule with separation systems (speed gates with access control and intrusion of the lift systems).

Walls

- Rear wall coloured wall panel with glazed surface, wooden handrail, side panels in black plate, polished, panel doors in brushed stainless steel.
- Illuminated ceiling.

Flooring

- Bright stonework equal to elevator vestibule. Furthermore, there are two separate freight elevators/fire service lifts for the delivery of all floors (basement to sixth floor) as well as two passenger elevators that connect the two basement floors with the ground floor.

DEVELOPMENT DESCRIPTION SPECIAL - AREAS

Lobby

Similar to a hotel lobby, the foyer is equipped with high-quality materials, prepared for an optional beverage landing as well as open communication islands, etc. with high-quality interior design, and special acoustic equipment that can be used jointly, depending on the tenant area arrangement. The design and development of the lobby is determined by the number, type of use and orientation of the rented area. The lobby can be divided in the middle, so that two separate entrances with private reception in the upper rental areas are possible.

Walls

Plasterboard walls according to fire protection requirements F30-A, F90-A. Reinforced concrete walls (existing) with painting. Similar to a hotel lobby, the foyer is equipped with high-quality materials, prepared for an optional beverage landing as well as open communication islands, etc. with high-quality interior design, and special acoustic equipment that can be used jointly, depending on the tenant area arrangement. The design and development of the lobby is determined by the number, type of use and orientation of the rented area. The lobby can be divided in the middle, so that two separate entrances with private reception in the upper rental areas are possible.

Ceiling

- Suspended ceiling particularly accentuated, wooden edge lamellas, acoustically effective, alternatively expanded metal such as office space.
- Stone covering with stone base on floating screed.
- Stainless steel, cabinet side walls stainless steel, polished black, cabinet back laminate, coloured, wooden handrail, floor equal to elevator vestibule, high-quality illuminated ceiling.

Rental areas ground floor / first floor

The design and arrangement of the rental areas depends on the tenant structure, the handover to the tenant takes place as a ‘refined shell’ construction, so that the floor structure and the suspended ceiling, as well as partitions can be individually designed by the tenant. The partitions to the lobby and atrium are decorated with a wall cladding made of acoustically effective wooden panels. Floor-to-ceiling windows or glass door elements can be installed. All technical and structural conditions for use as office, retail or restaurant are provided. In the southwest area, a passenger lift is optionally available as a connection to the rental areas in the lower ground.

Roof terraces

Extensively green roof areas with selective intensive greening and two terraces with woodland flooring on the fourth floor for the exclusive use of the two rental areas. On the roof area above the sixth floor, there is a roof terrace with wooden decking and pergola construction as a pre-equipment for sun protection sails to be installed by the tenant in the case of a division into two rental areas, this is exclusively usable for the eastern rental unit.

Underground parking

In the basement and the lower ground, there is the underground car park, which is accessed via a common ramp with the neighbouring building and is secured with its own barrier system and a trailer parking. Car and waste disposal rooms are also provided for all rental units.

Reception

A reception desk as joinery work with appropriate pre-equipment for all required safety and other technical installations is provided. The reception is accentuated by special effect lighting. Design depending on the arrangement of the rental areas on the ground floor.

Atrium

The atrium is glazed in the upper floors, as an option adhesive film protection is possible as a visual screen, in the false ceiling in the area of the atrium a recess for the tenant-side installation of a blind or privacy protection is provided. Special effect lighting is provided. The atrium is designed with a bench made as joinery work and a green wall or a planting bed and particularly accentuated in floor covering made of parquet or stone.

Lift vestibules/lift cabins

Walls

Plasterboard walls depending on fire protection requirements F30-A, F90-A. Wall design coloured and with acoustically effective wooden wall panels with individual room-high interior windows. Doors in the rental area access as glass framed doors, other doors in the wall cladding as a jip door.

Ceiling

Suspended ceiling particularly accentuated, wooden edge lamellas, acoustically effective, alternatively expanded metal such as office space.

Flooring

Stone covering with stone base on floating screed.

Lift cabin

Doors stainless steel, cabinet side walls stainless steel, polished black, cabin back laminate, coloured, wooden handrail, floor equal to elevator vestibule, high-quality illuminated ceiling.
The design and layout of the 1,400 sq m rental area depends on the tenure structure, the handover to the tenant takes place as a ‘refined shell construction’, the existing double floor allows both use as an archive or server room and as a fitness studio or conference area. The raised floor can be removed in coordination with the landlord, if necessary, to achieve a greater room height (up to 2.35 m). Provision for mechanical ventilation is provided. Upon request, additional areas in the lower ground can be made available as further storage and archive space.

**DEVELOPMENT DESCRIPTION – OFFICE**

**Office area first to third floors**

The over-high office floors are equipped with an atrium, which is shatterproof. The glazing is newly added and meets the current building physics requirements for sound and heat protection. Optionally, a film adhesive is possible as a visual protection, in the area of the atrium a recess for the tenant-side installation of a blind or privacy protection is provided in the false ceiling.

**Walls**

Plasterboard walls depending on fire protection requirements F30-A, F90-A. In the core area reinforced concrete with acoustically effective wall panels in wood and metal, doors as glass framed doors. Glass walls as flexible system walls [tenant fit-out]. All partitions in the open-space area must not be raised to the ceiling for fire protection reasons. For special rooms with higher requirements, solutions are available as set cubes with own sprinkle supply and acoustically effective ceilings as tenant fit-out (e.g. System Renz or Lindner). Optional rental area partition walls in plasterboard wall construction right up to the raw ceiling.

**Ceiling**

Reinforced concrete, smooth paint, mechanical ventilation as exposed installation.

**Floor**

Vinyl planks in wood or stone look, wooden base in matching colours.

**Bicycle garage**

On the lower ground, there are all necessary facilities for cyclists, such as showers, toilets, changing rooms and lockers.

**Bicycle room**

**Walls**

Masonry walls, design according to fire protection concept, multi-coloured artistically designed painting (e.g. graffiti, effect lighting on wall and ceiling).

**Ceiling**

Reinforced concrete, dark paint, mechanical ventilation as exposed installation.

**Floor**

Rubber nib pad, ramming protection as required, bicycle racks.

**Shower rooms**

Plasterboard walls, design according to fire protection concept, Planking suitable for use in wet areas [poo-eval], painting, tiles on all walls room-high, bench wood, splash guard as all-glass wall.

**Ceiling**

Reinforced concrete, latex painting, mechanical ventilation.

**Floor**

Standard planking, smoothed and painted, tiles on object wall plasterboard stud wall construction right up to the raw ceiling.

**Bicycle garage**

Optional rental area partition walls as plasterboard stud wall construction.

**Walls**

Plasterboard walls, design according to fire protection concept, Planking suitable for use in wet areas [poo-eval], painting, tiles on all walls room-high, bench wood, splash guard as all-glass wall.

**Ceiling**

Reinforced concrete, smooth Q2, painted colour.

**Floor**

Vinyl planks in wood or stone look, wooden base in matching colours.

**Toilet facilities**

Plasterboard walls, design according to fire protection concept, Standard planking, smooth, coloured paint, wooden seat, lockers for clothes and lockers for valuables.

**Ceiling**

Reinforced concrete, suspended ceiling expanded metal, revisable, with integrated lighting and fire protection relevant installations. Colour: white.

**Floor**

Vinyl planks in wood or stone look, wooden base in matching colours.

**Office area fourth to sixth floors**

**Walls**

Plasterboard walls depending on fire protection requirements F30-A, F90-A. In the core area reinforced concrete plastered and painted. Doors as glass framed doors, other doors as system doors [tenant fit-out] or as HPL-covered wooden doors analogous to the light grey inventory. Glass walls as system walls [tenant fit-out]. Optional rental area partition walls as plasterboard stud wall construction.

**Columns**

The reinforced concrete columns are smooth and painted, white paint.

**Ceiling**

Louvered strip waffle slab ceiling made of perforated metal panels, acoustically effective as a cooling ceiling with integrated lighting, air outlets slotted rails, colour white.

**Floor**

A double floor expands over the entire office area. For the covering the Landlord will provide 7 mm carpet compatible with the raised floor structure.

**Glare protection**

In addition to the external sun protection along the façades partially internal anti-glare blinds are provided, horizontally displaceable on a roller system.

**Office area first to third floors**

**Walls**

Plasterboard walls depending on fire protection requirements F30-A, F90-A. In the core area reinforced concrete with acoustically effective wall panels in wood and metal, doors as glass framed doors, other doors in the wall cladding as a rip door. Glass walls as flexible system walls with corresponding glass doors [tenant fit-out]. Optional rental area partition walls in plasterboard stud wall construction right up to the raw ceiling.

**Ceiling**

Underneath the gallery, reinforced concrete ceilings, smooth and painted. Cooling sail metal, perforated, acoustically effective, colour white. Above the gallery, louvred strip waffle slab ceiling made of perforated metal panels, acoustically effective as a cooling ceiling with integrated lighting, air outlets slotted rails, colour white.

**Floor**

Double floor expands over the entire office area, for the covering the Landlord will provide 7 mm carpet compatible with the raised floor structure.

**Glare protection**

In addition to the external sun protection along the façades partially internal anti-glare blinds are provided, horizontally displaceable on a roller system.