

Business Campus  
München: Garching



*Growth works in surroundings as fertile as these. Where do you work?*

# More than just offices



© wilkdesign.de



### Anticyclical and visionary

Business Campus Munich: Garching is a multifunctional office-building and service-sector park on 19 hectares of land with approximately 220,000 m<sup>2</sup> of space for offices, businesses and wholesale and service enterprises in an attractive, park-like setting.

Thanks to our anticyclical strategy, which is geared to a timeframe of ten years or more, we have realized two extremely successful projects to date, i.e. Gewerbepark Regensburg and Süd-West-Park Nürnberg. Our recipe for success also includes sound customer consultation, customized space solutions, a shopping mall, a hotel, a conference center and a fitness center – for striking a healthy balance between one's professional life and one's family and leisure time.

### An intelligent location

- **Concept:** A multifunctional office-building and service-sector park
- **Location:** In Garching-Hochbrück, within view of the new Allianz Arena, five minutes from Schwabing by car, with its own subway station
- **Getting there:** At the "Garching-Süd" exit, so you always travel against the flow of traffic during rush hour
- **Companies:** A dynamic, functional combination of offices, businesses, restaurants and service-providers
- **Service:** An active management team on location sees to the tenants' every need
- **Ambience:** Work in park-like surroundings with luscious lawns, trees, fountains and a lake
- **Flexible rental space** with a variety of décor and furnishings



# An optimum location



## Easy to reach

- Travel against the flow of heavy traffic
- 20 minutes from the airport
- Five minutes from Schwabing
- Ample parking
- Three minute walk to the U6 subway
- Located directly on the A9 motorway (Munich-Nürnberg-Berlin)

## Business Campus' neighbors:

Allianz Arena, BMW, Etap Hotel, European Southern Observatory (ESO), GE General Electric Global Research Center, Ibis Hotel, Max-Planck Institute, Sanofi-Synthelabo, the Technical University of Munich, Voith, Zeppelin Baumaschinen GmbH, and many more.

"In addition to advantages regarding location, reachability and infrastructure, Süd-West-Park has another great selling point: its outstanding price-benefit ratio."

Ronald Neuhaus, Managing Director, Region South  
O<sub>2</sub> (Germany) GmbH & Co. OHG, Tenant in Süd-West-Park  
Nürnberg



*Munich:Garching – A brilliant future*

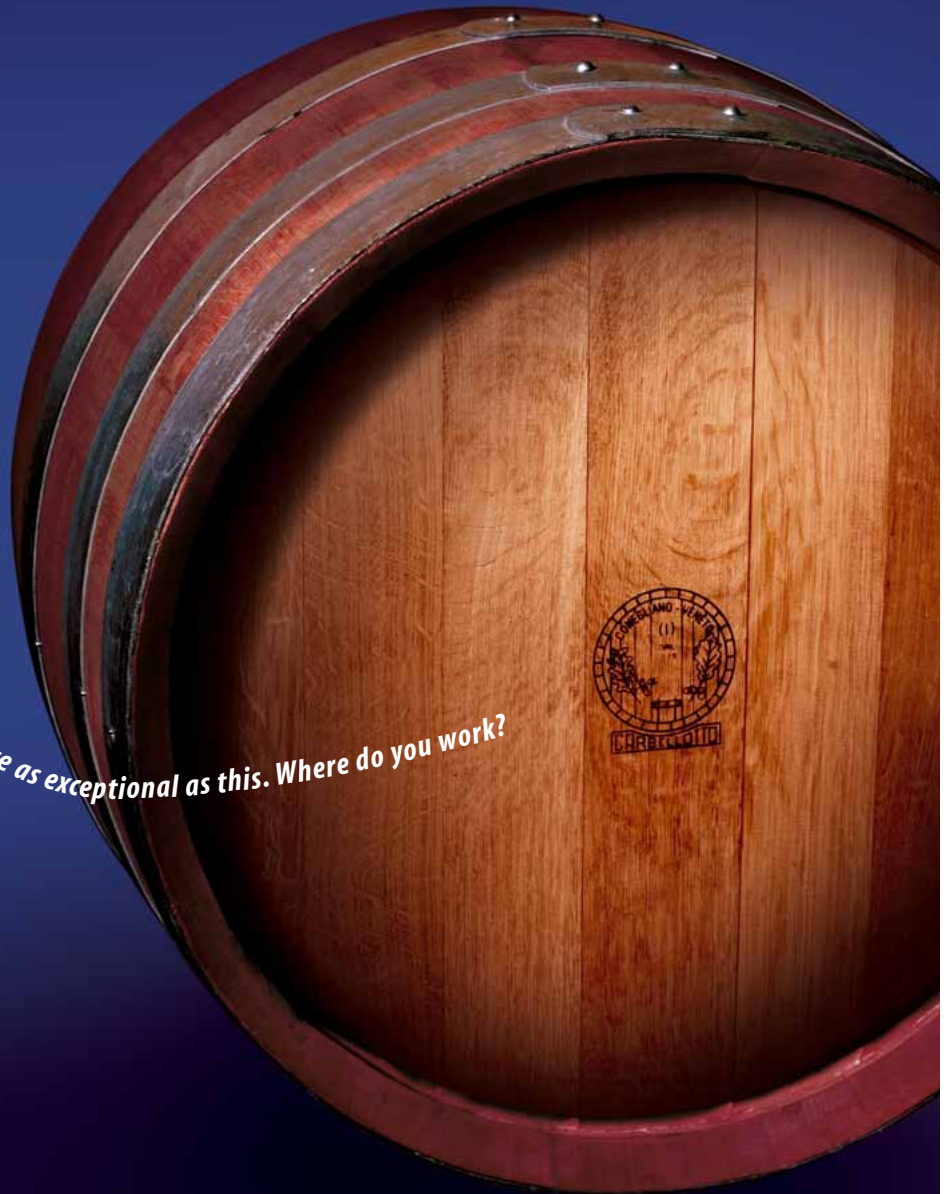
The Munich region is one of the largest economic centers in Europe. It has a strong IT industry, a large concentration of media enterprises and is home to the world headquarters of BMW and Siemens.

Compared to other metropolitan areas, Munich has the highest purchasing power, highly qualified employees, high wage/salary levels and low unemployment. The city of Garching borders directly on Munich in the north, but it has a much lower trade-tax assessment rate.

*"Starnberg is rich, but Garching is smart!"*

The Technical University of Munich and internationally renowned research institutes tend to attract leading corporations. Just recently General Electric opened its new Global Research Center in Garching. And BMW is opening a new press center directly next to the Business Campus Munich:Garching. Besides its obvious advantages as a business location, Garching also has a pleasant living environment and a modern infrastructure. It's easy to feel good in Garching!

*Grapes work in a place as exceptional as this. Where do you work?*



# Business is blossoming



"amazon.de has been a tenant in the Gewerbe-park in Regensburg since 2002. Our decision to move there was based on two key factors: First, some very creative solutions were found for the complicated requests that we had regarding the interior work, and second, we were given quality and deadline guarantees that we could rely on. Our employees appreciate the outstanding infrastructure and good restaurants in the area, and plenty of parking is available."

*Markus Mertl, Contact Center General Manager  
amazon.de, Tenant Gewerbe-park Regensburg*



The world has more than its share of monotonous office buildings made of steel and glass. Business Campus Munich:Garching offers its tenants more – much more. A harmonious ambiance with offices, businesses and service-providers in a park-like setting with a lake, cafés and restaurants on the outskirts of Munich that one can reach directly by car or subway. This concept, which is based on the model of our successful parks in Regensburg and Nürnberg, is unique throughout the greater Munich area.

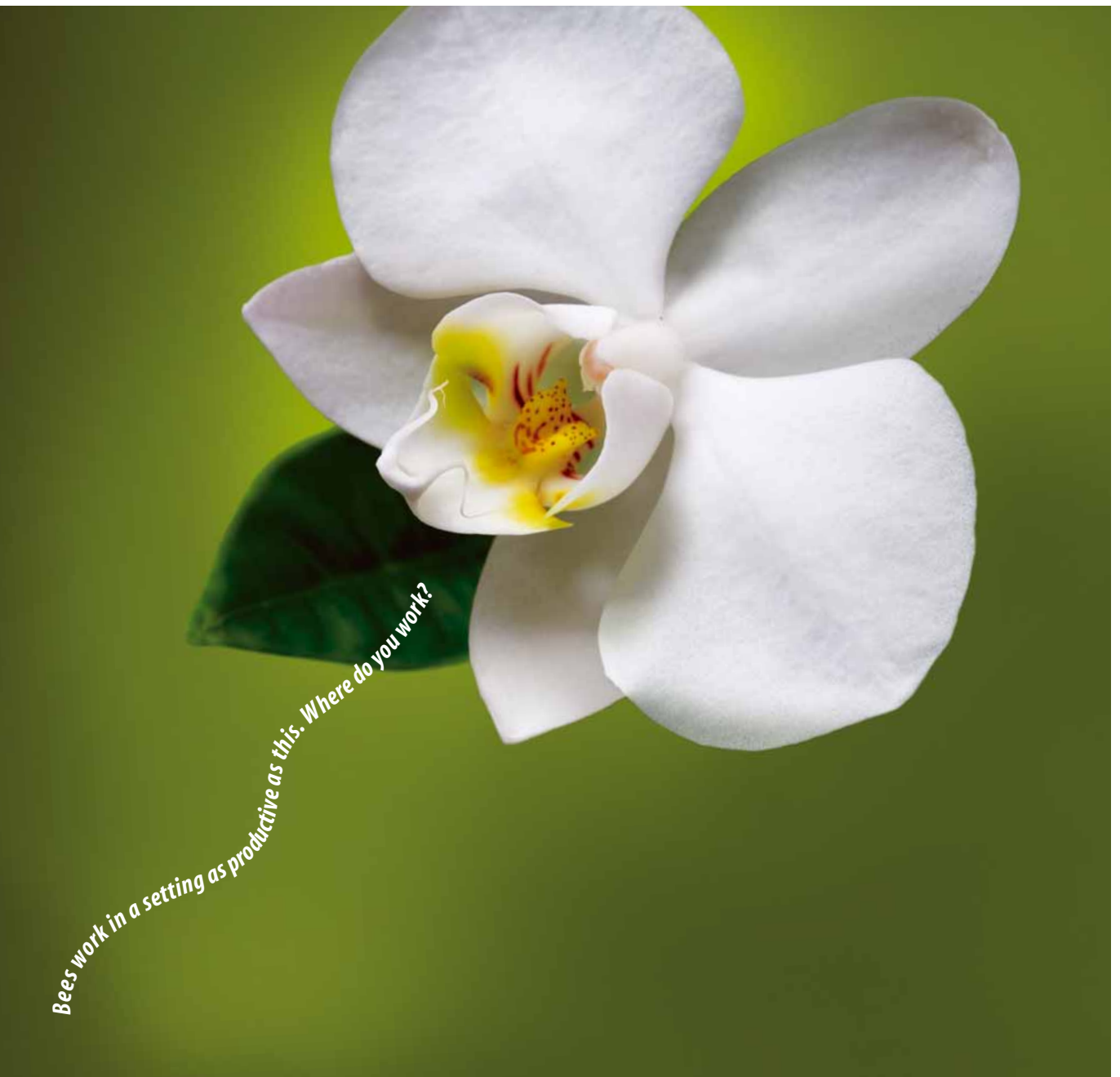
### *A campus for working and living*

The Business Campus was developed over the course of ten years. Once completed, it will be "home" to approximately 7,000 employees. Buildings will be situated along a network of congestion-free, ring-shaped streets. The park-like grounds with lush green lawns, trees, fountains and

a lake will create an extremely inviting atmosphere. Free parking for customers will be available at points frequented by large numbers of visitors. Employees park in underground and high-rise parking garages.

### *Multifunctional and full of variety*

The buildings that emerge during each phase of construction form several local centers with their own ambiance and character. The buildings' distinguishing features include superior construction quality and optimum layout flexibility. Their clear-cut structure allows tenants in separate building sections to effectively present themselves as if they were in their own building. The ground floor of the first building, which will be completed at the end of 2006, will feature a restaurant overlooking the manmade lake.



# Customized or off the rack



### *Customized to a tee:*

- + Flexibility in the type of real estate
- + Flexibility in the size of the rental space
- + Flexibility in the location
- + Flexibility in décor and technology

= Flexibility in business

### *Facts and figures*

- Rentals from 150 – 25,000 m<sup>2</sup>
- Total space: 220,000 m<sup>2</sup>
- Landscaped/water-covered areas: 80,000 m<sup>2</sup>
- Parking spaces: 4,000

"BSH Bosch und Siemens Hausgeräte GmbH chose Gewerbepark Regensburg because it makes such optimum use of space, and that is what makes our special combination of offices and endurance-testing facilities with their specialized technical equipment possible."

*Albert Riederer, Real Estate Department, BSH Bosch und Siemens Hausgeräte GmbH, Tenant in Gewerbepark Regensburg*

### *Rentals from S to XXL*

Business Campus Munich:Garching offers its tenants different types of real estate – for offices, multifunctional space, retail space, service operations, wholesale, distribution, light production and many other purposes. The intelligent design of the buildings allows for rentals ranging from 150 m<sup>2</sup> to more than 3,000 m<sup>2</sup> on a single level or 25,000 m<sup>2</sup> for an entire building – anything is possible. The spectrum ranges from a customized specialty shop to a large-scale retail outlet with an efficient logistics operation in the background.

### *Flexible in space and function*

The buildings at the Business Campus can be used strictly as office space, but they are also suitable for use as warehouses, presentation space, service centers, retail space or development and laboratory facilities in conjunction with modern administrative space.

If necessary, different room heights, ceilings with higher load-bearing capacities and practical elevators can also be made available. Rigid office structures are expensive in the long run – for tenants and owners alike. That is why the Business Campus has rentals in nearly any size and combination and with any décor.

*Progress works in a place as tailored as this. Where do you work?*



# Convenience for your well-being



#### Planned shops and facilities:

- Restaurants
- Bank
- Grocery store
- Dry cleaners
- Travel agency
- Child care
- Fitness center
- Pharmacy
- Drug store
- Copy service
- Car rentals
- Hotel/conference facilities

"ING DiBa is a tenant with approximately 700 employees in Süd-West-Park Nürnberg. Besides its technical features and the fact that it is so easy to reach, the reason we selected this location was the infrastructure. Our employees like using the restaurants, bakery, cafes and various shopping opportunities in the park. And all the landscaped areas and fountains contribute considerably to the pleasant atmosphere."

*Hermann Zeilinger, Member, Board of Directors, ING-DiBa AG, Tenant in Süd-West-Park Nürnberg*

### *An intelligent concept*

Anyone who has ever worked in a mundane office environment knows the disadvantages. The integrated office, business and service-center concept of the Business Campus means a much higher quality of life both at the office and at home.

All the shops and businesses for taking care of everyday needs make it easier to establish a balance between one's professional life, family life and free time – and that increases employee motivation considerably.

### *Working and living*

Eating lunch with clients at the restaurant overlooking the lake, picking up a few groceries, getting money from the ATM, working out at the gym or booking a vacation after work – that is what makes the Business Campus an attractive location where people not only like to work, but where they enjoy taking care of personal business, as well. We look specifically for companies and businesses that offer a comprehensive range of products and services for all tenants.



# Playing first fiddle



Tenants include service providers in the following sectors:

- IT/network services
- Telecommunication consulting
- Catering
- Security service
- Courier service
- Lettering service
- Airport shuttle
- Office services
- Occupational health
- Interior design
- Landscaping
- Power supply
- Building-management services
- Space management
- Moving service

"The Süd-West-Park has an outstanding infrastructure and gives the employees of the companies that rent space here several alternatives when it comes to shopping, restaurants and grocery/specialty stores."

*Ronald Neuhaus, Managing Director, Region South,, O. (Germany)  
GmbH & Co. OHG, Tenant in Süd-West-Park Nürnberg*

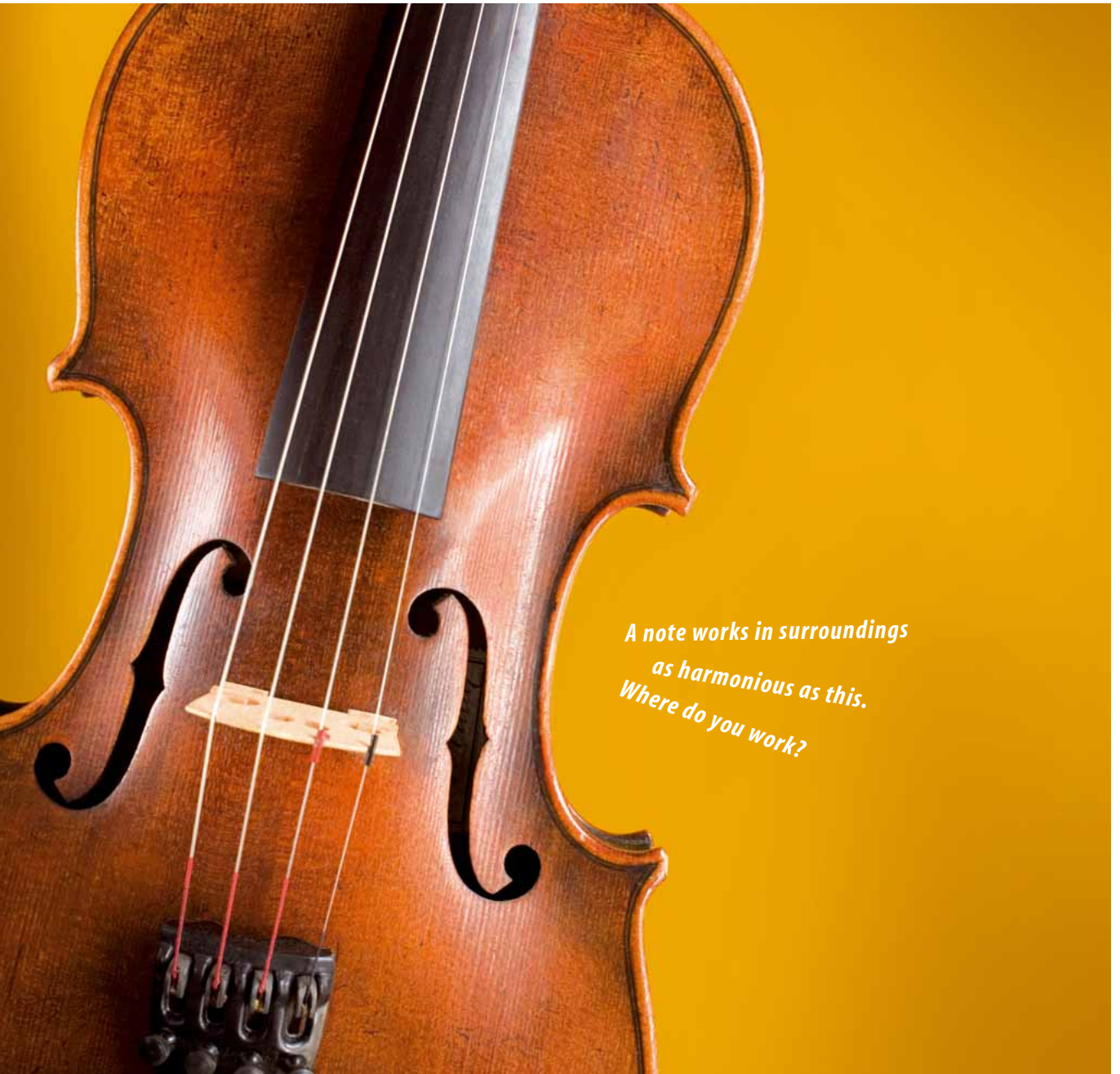
*We'll take care of things for you*

At the Business Campus Munich: Garching, our tenants' well-being has top priority. It is an integral part of the concept that is already so highly praised by tenants at our industrial parks in Regensburg and Nürnberg.

The professional management team that works full time at the Business Campus carries out a number of routine tasks on behalf of its tenants, allowing them to successfully concentrate on their core businesses.

*Genuine added value for tenants*

The management team organizes a number of specific services that give its tenants, their employees and their visitors genuine added value. The range of services that makes their everyday business routines easier is very large: It includes simple, yet appreciated services such as a dry cleaning and laundry service as well as complicated, important services such as IT administration or telecommunications consulting. Thanks to general agreements with the service providers, campus tenants generally enjoy better rates.



*A note works in surroundings  
as harmonious as this.  
Where do you work?*

# A concept for success



Süd-West-Park Nürnberg



Gewerbepark Regensburg

The Business Campus Munich:Garching was developed and is now being operated and maintained by a group of companies managed by Dr.Vielberth Verwaltungsgesellschaft mbH in Regensburg, which coordinates management and service requirements for high-quality commercial locations where more than 800 rental partners currently do business.

The group has proven its real-estate expertise on several occasions: Gewerbepark Regensburg and Süd-West-Park Nürnberg are extremely successful and highly coveted locations. Thanks to this experience, Business Campus Munich: Garching is a unique and unrivaled concept in the greater Munich area.

"We still feel that choosing Süd-West-Park was a good decision. The factors that speak in favor of Süd-West-Park include flexible space management if the amount of office space that we need should increase or decrease, creative support in space planning and rapid response times in the event of technical malfunctions."

*Oliver Edelmann, SE C COM, Infineon Technologies AG, Tenant in Süd-West-Park Nürnberg*

The figures in this brochure are based on the status of planning in January 2006 and have been included for information purposes only. They are subject to change without notice. This documentation was compiled to the best of our knowledge and belief. However, we cannot accept liability for accuracy or completeness. This brochure does not represent a contractual offer.

Three white ceramic mugs are stacked on a dark, curved surface. The background is a solid, vibrant orange color. The mugs are slightly offset, creating a sense of depth. The lighting is soft, highlighting the glossy finish of the mugs.

*We would be pleased to answer  
your questions personally  
in a non-binding meeting.*

A9 motorway  
"Garching Süd" exit

Frauenkirche

Zugspitze

Olympic Tower

Allianz-Arena

Leopoldstrasse

BMW Building

Uptown

# Excellent prospects



Business **Campus** Management GmbH  
85748 Garching bei München  
Telefax (+49 89) 30 90 99 93 0

**Telefon (49 89) 30 90 99 90**  
**[www.businesscampus.net](http://www.businesscampus.net)**

Business **Campus**  
München: Garching

