

OpernTurm

The Art of Excellence

Fact Sheet OpernTurm, Status: Juni 2014

Project Name	OpernTurm
Address	Bockenheimer Landstrasse 2-4 60306 Frankfurt/Main, Germany
Owner	Opernplatz Property Holdings S.a.r.l. & Co. KG,
Developer	Tishman Speyer Properties Deutschland GmbH
Construction	2007-2009 by Tishman Speyer Properties Deutschland GmbH
Primary Tenant	UBS Deutschland AG
Additional Tenants	Allen & Overy LLP Ashurst LLP BlackRock Investment Management (UK) Limited 3i Germany Excellent Business Center GmbH K+L Gates LLP Manufactum GmbH & Co. KG Morgan Lewis & Bockius LLP
Transport Connection	Subway lines: U 6, U 7 Subway Station: Alte Oper
Property Area	Approx. 10,300 sqm
Lettable Space	Total: approx. 66,000 sqm
Height	Tower: 170 meters, 42 floors
Number of Parking Spaces	580 (of which 250 are public)
Car park operator	APCOA Autoparking GmbH
Environmental Certification	The OpernTurm is one of the first recently constructed office skyscrapers in Europe to be certified according to the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.
Energy Performance Certificate	The OpernTurm consume 23 percent less energy than the guideline stipulated by the German Energy Saving Regulation (EnEV 2007). This will prevent an added 1,800 tons of carbon dioxide emissions annually.
Rothschild Park	Furthermore, the construction of the OpernTurm means that half of the former building site area (5,500 sqm) is returned to the neighboring Rothschild Park as additional green space. This increased green area allows valuable rain water to drain away and helps in reducing the number of "heat islands" typical of city centers, as it contributes to improved heat absorption. Additionally, the entire 30,000 sqm of the Rothschild Park will be

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	redesigned and replanted.
Façade	In comparison to a glass façade, the natural stone façade saves 20% of the energy required for cooling an office floor. High-performance glazing and shade provided by façade ledges reduce direct solar radiation.
Ventilation	All windows can be opened, so that the office cooling system can be shut off and “free cooling” is enabled. The climate concept in the lobby was optimized through CFD simulations (Computational Fluid Dynamics), through which additional energy is conserved.
Illumination	Energy-saving and individually controllable lighting systems, as well as daylight-controls reduce energy consumption.
Heating	Utility-supplied heat is a by-product of power generation; it requires only half of the primary energy and reduces pollutant emissions by 50%.
Air Conditioning	A hybrid heating and cooling ceiling cools the concrete core of the building at night and saves 30% of the energy consumed by traditional cooling ceilings. Turbocor compressors are combined with conventional compressor technology for the cooling machines. This increases the efficiency and lowers the power consumption. The cooling machines are replaced entirely by “free cooling” during the winter months.

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