

**Available
now!**

B.munich

**PREMIUM
WORKSPACES**

b-munich.de

B.munich

B. at the **FRONT ROW** of Munich's new **BUSINESS DISTRICT.**

Office

6,550 m²

Office spaces

550 m²

Exclusive roof terraces

1. - 6.

Floors

Retail

60 - 850 m²

Retail spaces

5

Retail units

GF + LL

Floors



Take a **LOOK** at your future **OFFICE**

B.munich



Take a **LOOK** at your future **OFFICE**

B.munich



B. SMART, just like the **BUILDING SERVICES.**

- Exclusive roof terraces in the inner courtyard
- Clear room height
Office 3,0 – 3.50 m
5.50 m at the 6th floor
Retail 3.95 – 4.35 m
- Surrounding window fronts with triple glazing
- Online access control system
- Video intercom systems
- Accessible entrances
- Underground garage
(11 parking spaces) + wallboxes
- 82 covered bicycle parking spaces



B.munich

B.munich

**Arrange a
visit now!**
+49 157 50162028

Take a **LOOK** at your
future **OFFICE!**
Start **360° TOUR**





B.munich

B. a PIONEER
with state-of-the-art
WORKING
ENVIRONMENTS.

- DGNB Gold & Wired Score
- Ventilation system with heat recovery, air filters & sound insulation
- District heating & cooling
- Heating & cooling sails for optimal room temperatures
- External sun protection
- Intensively greened roof terraces
- Retention areas on the roof

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B. PART of Munich's CENTRAL BUSINESS DISTRICT.

S U BUS Tram R DB 

0 Min.

Munich Central Station

6 Min.

Sendlinger Tor

3 Min.

Karlsplatz Stachus

9 Min.

Marienplatz

3 Min.

Theresienwiese

10 Min.

Alter Botanischer Garten





B. CONNECTED to Munich's HOT SPOTS.



23 Min.

Olympiapark

30 Min.

Allianzarena

26 Min.

Augsburg

45 Min.

Munich Airport

30 Min.

Munich fair

1h 15 Min.

Garmisch-Partenkirchen



B.munich

Google Maps



B. AMAZED

by Munich's
DIVERSITY.

+ 20

Restaurants & cafés

+ 55

Hotels

+ 5

Pharmacies

+ 25,000

Passers-by every day

+ 8

Supermarkets

+ 10

Bars

+ 5

Parking garages

+ 250,000

m² new office and commercial
space to be built by 2027

Within a radius of 500 metres



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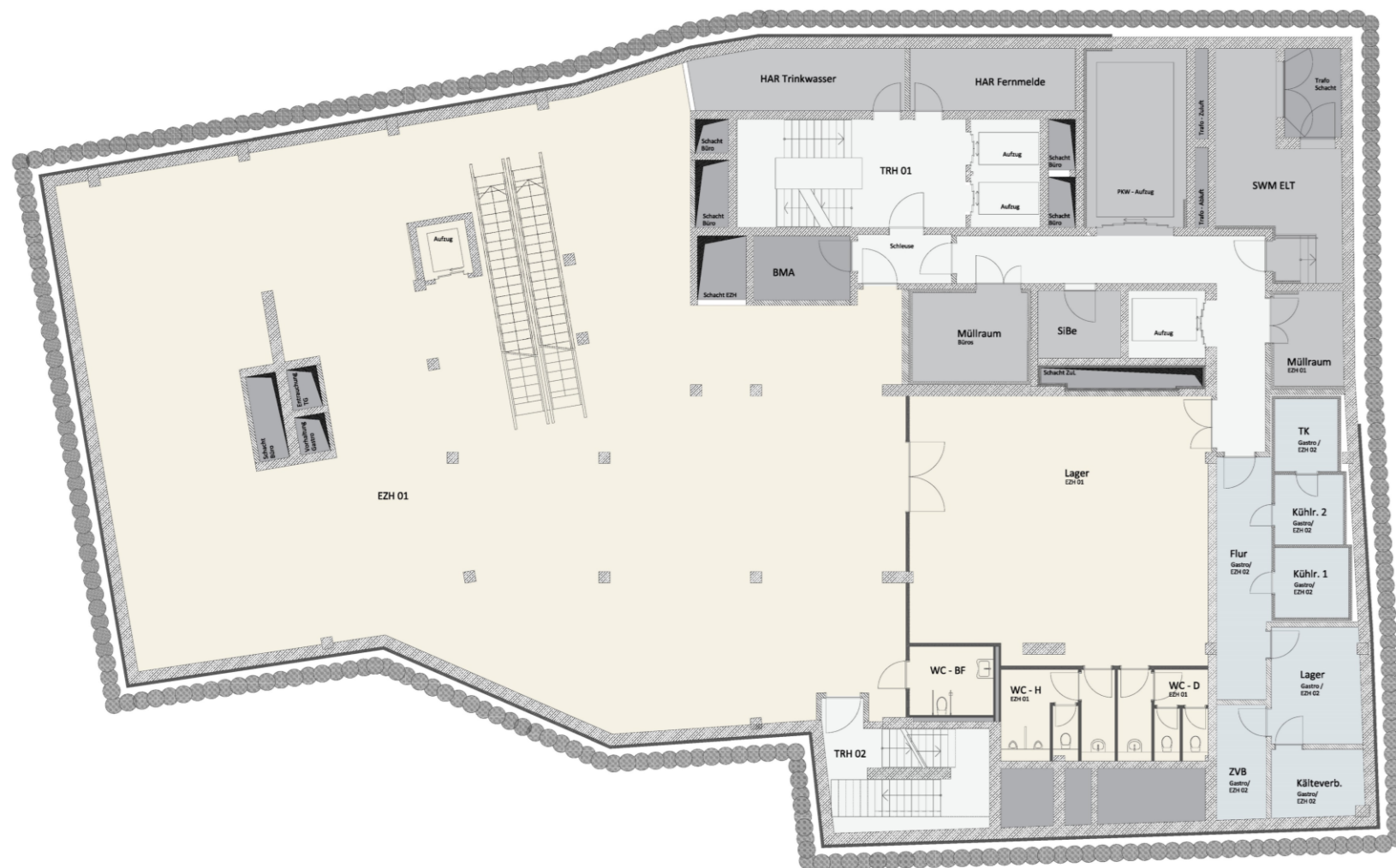


RETAIL 01

LL with entrance on GF approx. 829 m²

Break room (on the 1st floor) approx. 51 m²

approx. 880 m²



RETAIL 02

GF with a small storage room in the LL approx. 744 m²

Break room (on the 1st floor) approx. 29 m²

RETAIL 03

GF „tiny store“ Bayerstrasse approx. 65 m²

RETAIL 04

GF „tiny store “ Bayer-/ Schillerstrasse approx. 111 m²

RETAIL 05

GF „tiny store “ Schillerstrasse approx. 63 m²

approx. 1,012 m²



1st floor

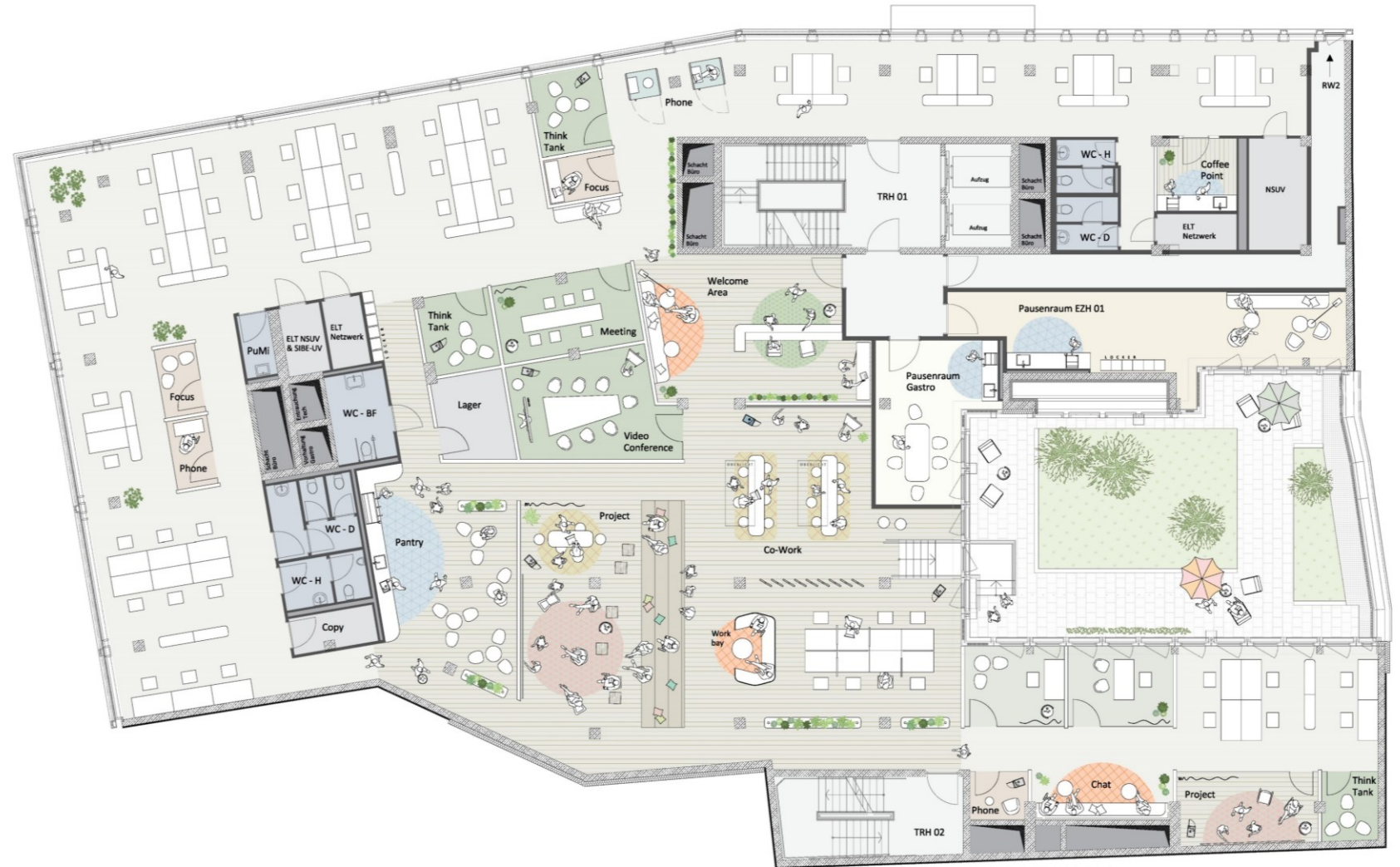
B.munich

OFFICE

Office space approx. 1,141 m²

Roof terrace approx. 134 m²

approx. 1,274 m²



2nd floor

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OFFICE

Office space approx. 1,224 m²

Roof terrace approx. 55 m²

approx. 1,280 m²



3rd floor

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OFFICE

Office space approx. 1,155 m²

Roof terrace approx. 54 m²

approx. 1,209 m²



4th floor

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OFFICE

Office space

approx. 1,154 m²



5th floor

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OFFICE

Office space approx. 1,019 m²

Roof terrace approx. 108 m²

approx. 1,127 m²



6th floor

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OFFICE

Office space approx. 742 m²

Roof terrace approx. 215 m²

approx. 957 m²



B. READY B. FIRST B. MUNICH

RENT NOW!
RENTAL COMMISSION-FREE



Tolga Tank M. Sc. (TUN)

+49 157 5016 20 28

ttank@bueschl-gruppe.de

**A joint venture between Büschl Unternehmensgruppe
and ehret+klein**

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