



## **G14 - right by the renowned Koenigsallee**

Graf-Adolf-Strasse 14 / Duesseldorf, Germany

[www.g14-duesseldorf.de](http://www.g14-duesseldorf.de)

# Location

This modern office building is located right next to the famous and prestigious „Königsallee“ in the heart of Duesseldorf.

This new property contains a large shop unit on the ground floor as well as six stories for offices.

Located in the Central Business District of Duesseldorf the G14 is in a top spot regarding visualibity, prestigious location and high streams of customers.



## Distances

Königsallee: 40 m

Main Central Station: 650 m

Old Town: 800 m

Business District »Hafen«: 1000 m

Airport: 10 km

# The architecture

6th floor: office including a balcony (139,75 m<sup>2</sup>)

5th floor: office including a balcony (159,54 m<sup>2</sup>)

4th floor: Offices including a terrace and a balcony (179,66 m<sup>2</sup>)

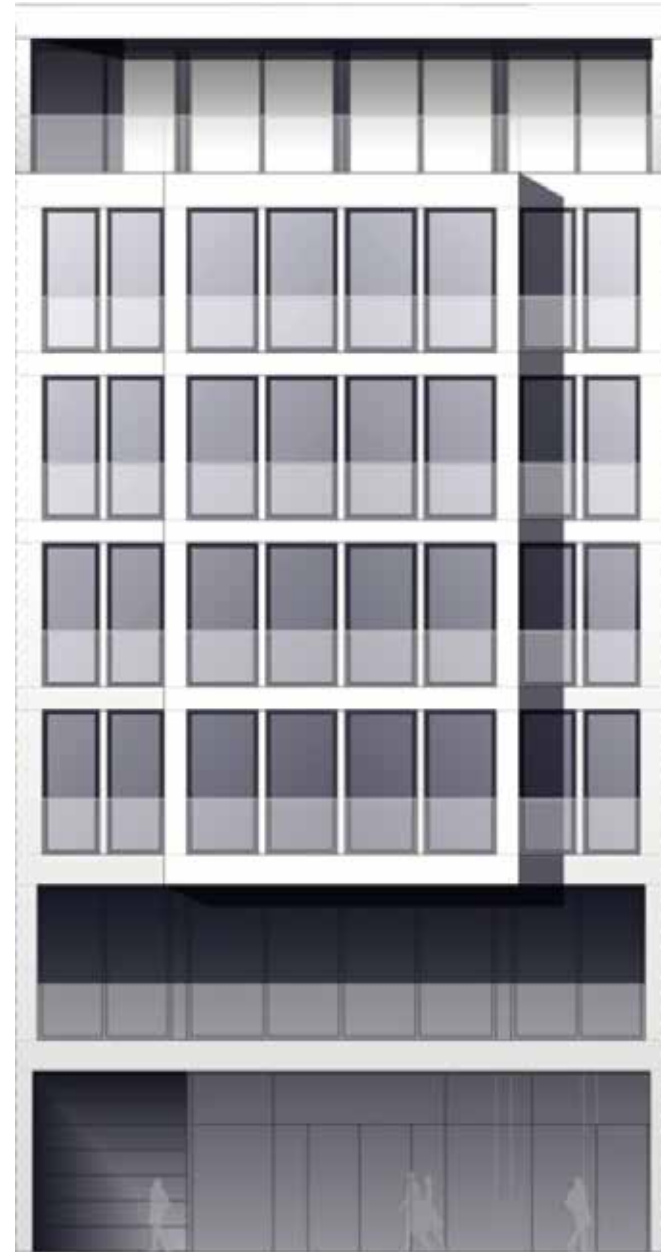
3rd floor: Offices including a balcony (260,98 m<sup>2</sup>)

2nd floor: Offices including a terrace (298,57 m<sup>2</sup>)

1st floor: Offices including a terrace (361 m<sup>2</sup>)

Ground floor: Retail unit in prime location (433 m<sup>2</sup>)

Basement: Parking lot including 14 parking spots





# Infrastructure

- ▶ Low operating cost due to the modern cooling/heating systems
- ▶ Floor heating and cooling
- ▶ Flexible spacional sectioning
- ▶ In the office areas, the clearance space up to the lowered ceiling amounts to 2.85 metres.
- ▶ In the shop unit the clearance space up to the lowered ceiling amounts 3,4 metres.
- ▶ Wooden windows down to the floor including insulating triple glazing
- ▶ Convenient terraces/balconies facing the quiet inner courtyard
- ▶ Fully equipped kitchenettes
- ▶ Fast and quiet elevator
- ▶ Ventilation inlets/outlets
- ▶ Lighting done through high efficieny LED panels
- ▶ CAT 7 cabling
- ▶ IP-based door intercommuncation system
- ▶ Presentable entrance hall
- ▶ Private underground car park
- ▶ Facade: Modern white coated aluminium



# Ground plan: store unit



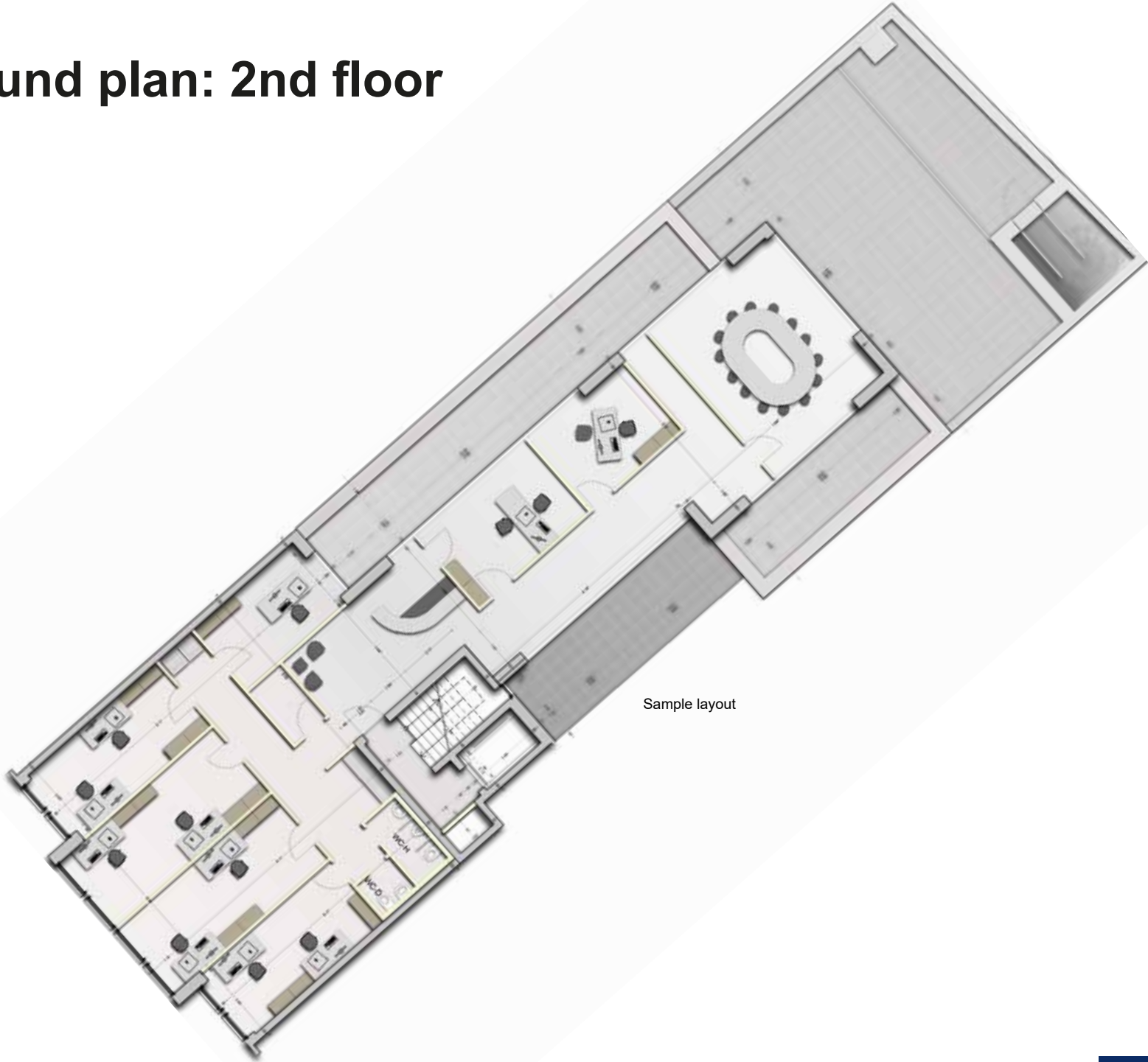
Sample layout

# Ground plan: 1st floor



Sample layout

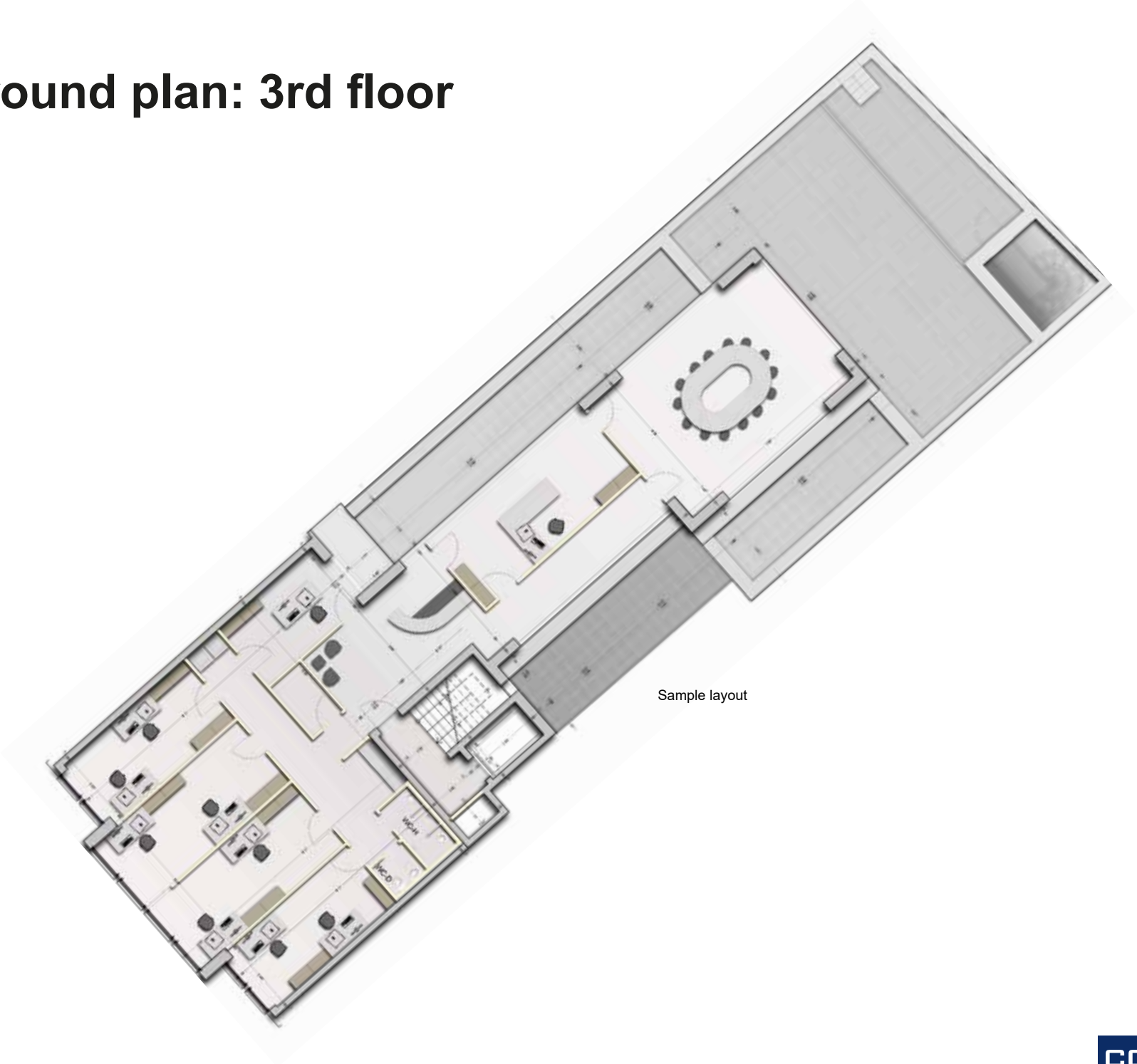
# Ground plan: 2nd floor



Sample layout



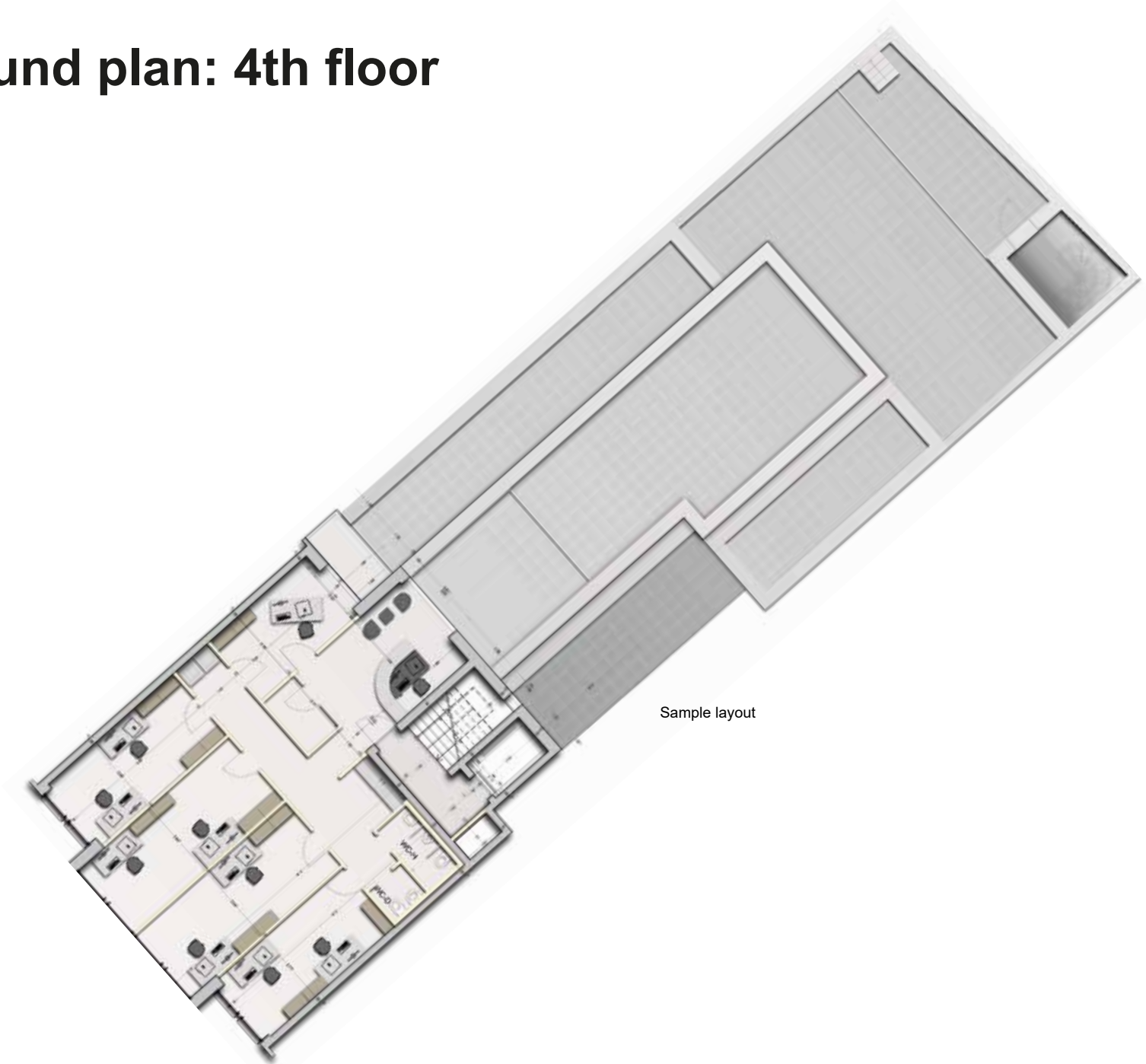
# Ground plan: 3rd floor



Sample layout

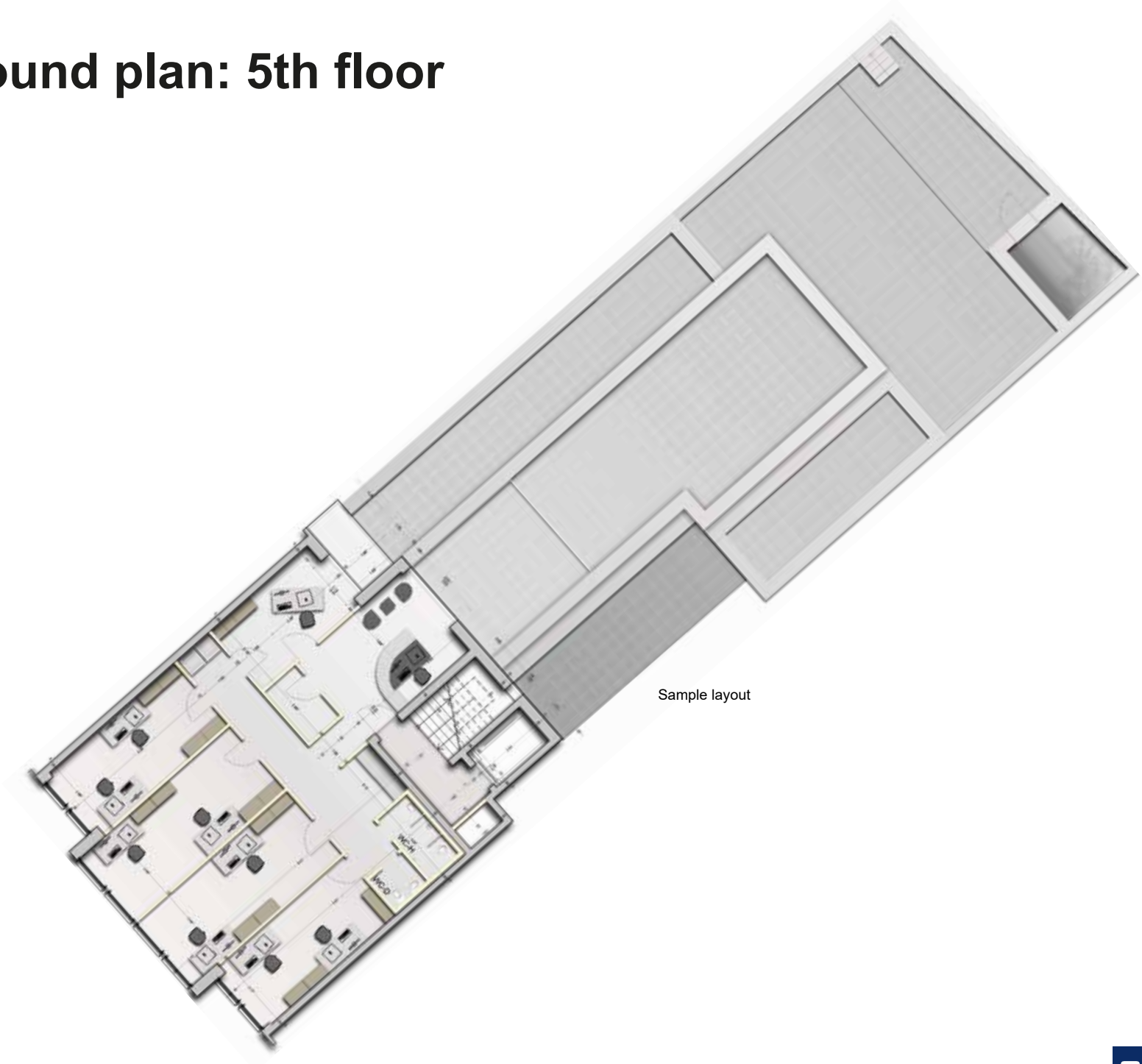


# Ground plan: 4th floor



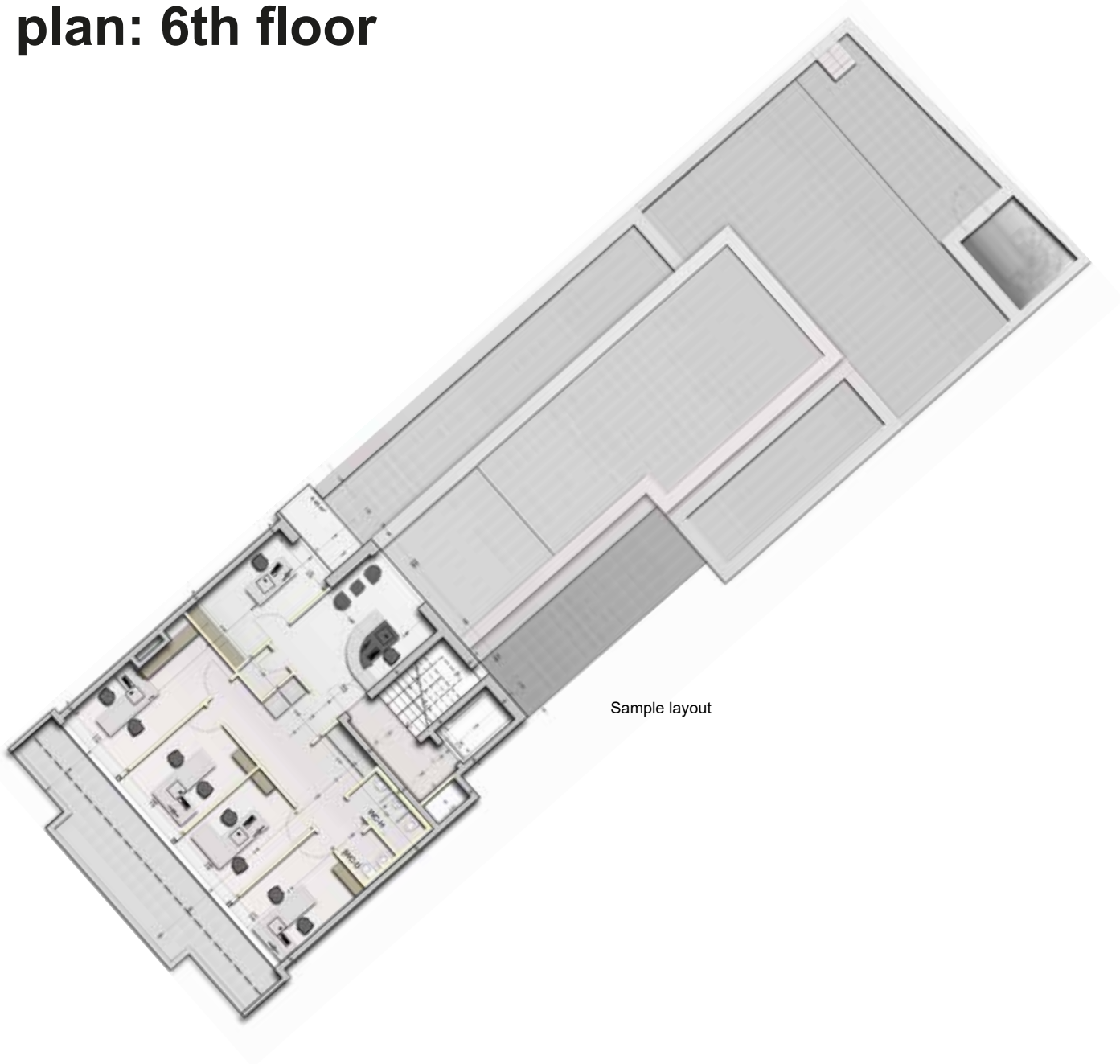
Sample layout

# Ground plan: 5th floor



Sample layout

# Ground plan: 6th floor



Sample layout

# Renderings





# Impressions



# Impressions



# Contact



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