Welcome to the haven for inspiration

EDGE HAFENCITY
Introduction
Introduction

Welcome to EDGE HafenCity Hamburg, an area full of life and the perfect dimension in smart time and space.

Designed by HENN Architects it’s a mix of prime office, conference areas, informal spaces and individual leasable workspaces. Within the urban landscape it stands out as an exceptional quality office, combining stunning architecture with the leading EDGE Technologies level of sustainability and smart-tech solutions. As a next generation EDGE Technologies building, it continues the trend of setting high new market standards for smart and healthy buildings that put people first. An added new Hamburg city dimension, it’s ready for tenants just like you.
A one-of-a-kind building, offering a mix of highly efficient office floors which can be divided based on the unique needs of the tenant—approximately 2,600 sq m from the ground floor up to the 5th floor and 550 sq m from the 6th to the top floor.
Location and area

You’ll find this exciting development situated within the developing area of HafenCity, next to the Elbbrücken train station, in a rapidly growing commercial district.

The Elbbrückenquartier, with its remarkable Baakenhafen harbour basin, is growing into a vibrant, multi-functional place and forms an integral part of the city of Hamburg. Step outside the door, into the front yard of EDGE HafenCity, and the largest public square in HafenCity and as big as Rathausmarkt is ready and waiting for exploration.

As far as city leisure spots go, this is one of the best, edging up to the water and with scenic views of the Baakenhafen and the upcoming Elbtower right on the other side of the station.
Hamburg is one of the top 3 office locations in Germany and a top 10 office location in Europe. As one of the world’s main port cities, its economic base is international and diverse. Hamburg’s strong economy makes it a key location for both German and international companies. Offering a high quality of life, Hamburg attracts people from all over the world which creates a deep pool of international business talent.

Connectivity

Excellent connectivity by both private and public transportation, HafenCity is adjacent to metro/railway stations and the ferry. It is located only 30 minutes away by train from Hamburg Airport and 20 minutes to almost any location in the city centre by metro or bicycle. Hamburg Hauptbahnhof train station is just 10 minutes away by metro.
Overview

Vacancy rate
The vacancy of HafenCity is currently 2.8% showing a demand which will continue to increase.

Certifications
The building has been awarded with an Umweltzeichen Platinum and WELL Core & Shell certification.

Project highlights
- 22,500 sq m LFA office space
- An impressive entrance created by an uplifting and bright central atrium.
- Master Lease Agreement for 10 years.
- The clever mix of flexible workspaces, conferencing areas, and dedicated office spaces make it the perfect office space for diverse tenants.
- EDGE HafenCity will be one of the most sustainable buildings in the world, with a reduced carbon footprint right from the start.
Design concept & architect

Inspired by the District
The atrium

The atrium is cleverly designed to be a great welcome zone, it is a social space for everyone to meet, share ideas and inspiration over coffee, all in the spirit of collaboration.

The main feature of this centrally located atrium is the accentuated staircase, a design feature which connects the meeting and communication sections of each area of the building, and forms an inviting entrance. The clever design ensures that those working or visiting EDGE HafenCity always have a visual and physical connection to the spectacular atrium.
Building concept

EDGE HafenCity is inspired by the district of HafenCity and its diversity. Its inviting architecture attracts everyone who sees it. Inside the building, at the top of the terraced stairs, a variety of flexible office and workspaces spark collaborative exchange and the productive meeting of everyone inside.

The central atrium has been designed with a staircase that creates a way of reaching informal and tenant areas, and encourages physical activity throughout the day. This embraces the WELL concept of a healthier building design, putting people's wellbeing first. And it is only one of a series of wellbeing initiatives within the building.

The Lobby is designed as the dramatic and stunning centre stage, and can be used in a variety of ways, from meetings and exhibitions, to events and informal gatherings.

The floor plans follow the guiding principle of modularity, and can therefore be as efficient and flexible as they are required to be. Four cores - each containing two elevators - support the building and allow for quick and easy navigation throughout.
Architecture

The design of the surrounding area, particularly the Amerigo Vespucci Platz, influences the building design, bringing the terrace-like characteristics of the square inside. The staircase hugs the outer edges, connecting the floors while creating terraced meeting and communication zones.
HENN is an international architectural practice with offices in Munich, Berlin and Beijing with over 70 years of expertise in the fields of work space, culture, health, education and research, as well as production and master planning.

The office is led by Gunter Henn and eighteen partners. There are 350 employees - architects, designers, planners and engineers - from 30 countries, and so the practice draws upon a wealth of knowledge collected over three generations of international building experience. In addition to a worldwide network of partners and experts in a variety of disciplines, the concepts, forms and spaces are developed from the processes. While the demands and cultural contexts of each project go hand in hand with their progressive design approach.
Shared spaces

Strategically positioned in the building and carefully designed to maximise their value, shared spaces in EDGE HafenCity are designed to bring people together and inspire collaboration. Often equipped with meeting rooms, informal seating and hot-desks, these spaces include:

**Campus district**
The shared space to inspire, innovate and learn. The Campus district offers space for break-outs, informal meetings and larger presentations.

**The square**
The inviting main entrance area of the building, designed to feel just like a lively city square bustling with activity from the beginning of the day to its end.

**Park district**
The shared green space to relax. As a special feature, this space offers an outdoor terrace to enjoy the sun and views.

**Playground**
A place to distract everyone from their daily routine and energise. This space offers facilities for physical exercise, games, shared cooking and relaxation.

**Homestead district**
This is where the food and drink facilities are found, offering tenants a shared space to socialise and disconnect, not only at mealtimes but also throughout the day.
Functional areas
Ground floor

- Homestead district
  This is where the food and drink facilities are found, offering tenants a shared space to socialise and disconnect, not only at mealtimes but also throughout the day.

- The square
  An inviting entrance, located in the central atrium, accessible to office users and their visitors. Designed to feel just like a lively city square, it bustles with activity from the beginning of the day to its end.

- Campus District
  A shared space to inspire, innovate and learn. Suitable for breakouts, informal meetings, and larger presentations.

- Bicycle parking
  Two bike repair stations with tools and supplies available for all users and their guests, encouraging physical activity through a healthy biking culture.
### Functional areas 6th and upper floors

<table>
<thead>
<tr>
<th><strong>Park district</strong></th>
<th><strong>Campus district</strong></th>
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<tbody>
<tr>
<td>Big outdoor terrace for relaxing walk around the building.</td>
<td>Exclusive office spaces for dedicated tenants.</td>
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#### 6TH FLOOR

![6TH FLOOR Diagram](image1)

#### 7TH FLOOR

![7TH FLOOR Diagram](image2)
About us
EDGE Technologies specialises in a new generation of healthy, technologically innovative and highly sustainable office buildings.

Our goal is to reinvent the modern workplace as a driver for health, sustainability, and innovation. To do that, we combine decades of experience in real estate with proven innovation, big data analytics, smart technology, and smart systems. Our team makes the built environment greener, smarter, and healthier, with a user-centred approach that learns intuitively.
Technology

Smart technology is not necessarily an aim in itself, but a means to create more sustainable buildings and to be more efficient for its users.

We want people to spend their working time in thoughtfully designed, healthy and beautiful workplaces that put users at their heart. Spaces that learn from and adapt to how people use them. As people spend most of their lives, more than 87%, indoors, it is becoming increasingly important to build differently. Yet real estate, the industry that can change things the most, is falling behind. Even though change is our everyday reality, things have not been progressing fast enough in the real estate sector.

The incredible technological advances of the 4th industrial revolution have empowered us to change the way we connect with each other at work and at home. At EDGE Technologies we do things differently—we work hard on improving the lives and wellbeing of our tenants and pave the way for a more sustainable world. The time has come to show the industry what we are made of. We are changing our world one building at a time.

“We use state of the art technology and user-centred design to create the most sustainable and healthy offices in the world.”
Over the past years EDGE Technologies, together with its suppliers, has developed smart ceilings; a modular system which, through its smart design, needs less height compared to traditional installations. The modules are prefabricated to ensure a short installation time.

Our smart ceiling

Smart ceilings offer the following features

Sensoring
Presence
Localisation
Daylight harvesting
Humidity
CO2 (optional)

Ventilation
Automated fresh air ventilation

Lighting
LED Lighting

Cooling during the day
Additional cooling via Smart Ceiling
Heating during the day
Heating of the room via radiation
Acoustics
High acoustic performance

Localization
Via EDGE app
Urbanisation has notoriously disconnected people from nature. To us, sustainability became unquestionable and is embedded into all of our buildings.

As a baseline, all our buildings are label enabled. This means that key principles of globally renowned sustainability certifications such as: LEED, BREEAM and DGNB, are incorporated into the design.

This label-enabled strategy is based upon our extensive track record, proving our capability in sustainable development and complementing our strong commitment to investing in effective measures. Nonetheless, we always aim to exceed this baseline, and go for the top certifications in the industry. In collaboration with scientists and engineers, EDGE is developing a sustainability strategy following evidence-based targets aligned with the UN Sustainable Development Goals.

Sustainability
We believe that life comes first, not last, in buildings.

We design for inspiration, placing the individual user at the centre of our design ambition. We recognize that the office users of today and tomorrow have quite different needs to the users of the past. Changing job profiles and aspirations of the emerging workforce indicate the demand for more engaging work environments.

Through carefully designing functional programming, as well as spatial and technical design, we aim to increase the health, engagement and productivity of every person in our buildings: this help our tenants to excel. We believe that when business and pleasure align, productivity soars.

A signature element to our buildings is the creation of different spaces which function just like a market square, green park or high-street in a city. These spaces cater both to the human need for retreat, as well as the inspirational power of informal interactions.

We believe life comes first, not last, in buildings.
Wellbeing

We believe that a healthy work environment inspires the best workforce. Through careful design both inside and out, we increase the health, engagement and productivity of everyone. We are changing how the world works for the better, through people’s physical and mental wellbeing.

It has been shown that there is a strong link between buildings and a user’s wellbeing from giving great comfort and joy down to causing severe sick building syndrome. We strongly believe that today’s demanding work environment requires workspaces where people can feel their best.
The world needs better buildings
Launched in January 2018, EDGE Technologies is a subsidiary of OVG Real Estate, the largest real estate technology company in The Netherlands. For over 20 years, OVG has been developing smart, high-tech office buildings with a sustainable footprint.
Our buildings

- New York
  - Unilever USA HQ
  - EDGE Olympic
  - EDGE Amsterdam West
  - The Edge

- Amsterdam
  - EDGE Olympic
  - EDGE Amsterdam West
  - The Edge

- Hamburg
  - EDGE Grand Central
  - EDGE Suedkreuz
  - EDGE East Side

- Berlin
  - EDGE Olympic
  - EDGE Grand Central
  - EDGE Suedkreuz
  - EDGE East Side

Unilever USA HQ
- New Jersey, United States
- Sq m: 30,193
- Status: Completed

EDGE Olympic
- Amsterdam, The Netherlands
- Sq m: 12,367
- Status: Completed

The Edge
- Amsterdam, The Netherlands
- Sq m: 40,000
- Status: Completed

EDGE Grand Central
- Berlin, Germany
- Sq m: 22,774
- Status: Under construction

EDGE Suedkreuz
- Berlin, Germany
- Sq m: 32,000
- Status: Under construction

EDGE HafenCity
- Hamburg, Germany
- Sq m: 25,600
- Status: Under construction

EDGE Amsterdam West
- Amsterdam, The Netherlands
- Sq m: 60,000
- Status: Predevelopment

EDGE East Side
- Berlin, Germany
- Sq m: 80,500
- Status: Predevelopment
Want to become a part of our smart dimension in time and space?

HafenCity is now looking for the right tenants. Get in touch to find out more.

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