A project by CA Immo Deutschland GmbH and Stadtwerke Mainz AG.

MAINZ ZOLLHAFEN URBAN QUARTER

LIVING AND WORKING ON THE WATERFRONT

ZOLLHAFEN
Mainz in Rheinkultur
A new and vibrant urban quarter will be developed at the Zollhafen over the next few years. One of the region’s most beautiful and best-known waterfront locations is being opened up to a variety of new uses and ideas. This quarter boasts a unique address at the Rhine’s 500-kilometre mark, making it the perfect location for prestigious company headquarters that offers a modern balance between working, leisure and living.

Water has a seemingly magic magnetic attraction for people and that is what gives this location its peerless character. Everything is in flow here – creative thoughts follow the aesthetics of the water. There are lots of opportunities to relax and unwind in the midst of a lively urban quarter.

**EVERYTHING IS POSSIBLE**

Business at the Zollhafen: top-notch corporate headquarters, start-up nucleus or open-plan offices – the Zollhafen offers a fantastic array of possibilities for investments and rentals.
mainz is a modern city with a long history and a sustainable future. In 2012 it won the etown Award as the most digital city, and it is one of the leading cities in this metropolitan area. Mainz offers a broad mix of science, biotech, creative industries, media, university life, start-ups and local government. A steadily rising demand for modern, flexible commercial locations is being forecast for the coming years.

The Zollhafen has everything to offer and everything is close at hand: the perfect commercial location, easily accessible, with convenient infrastructure covering all the needs of daily living and coupled with high leisure and recreational value ideal conditions, in other words, for the perfect work-life balance. Being able to work in a diverse, inspiring and stimulating setting is what makes the Zollhafen so attractive as a modern corporate location. Diverse usage within the quarter and the delights of a riverside setting on the unobstructed banks of the Rhine are coupled here with lots of space for lunch breaks, jogging, and leisurely after-work unwinding. The LOOP, which is especially significant, links up the quarter around the basin of the harbour.

THE LOCATION THAT WORKS

The Zollhafen will be a hotbed for those creative industries in which the different spheres of life are no longer separated – working and living are in harmony. Experienced, ambitious developers have already invested here and the quarter is growing – the first residents and office tenants are looking forward to moving in in autumn 2016.
ON LAND AND ON WATER

Thanks to its ideal location within the Rhine-Main metropolitan area, Mainz is quick and easy to get to by car, train, plane or boat using an outstanding transport infrastructure.

Air
Frankfurt International Airport, the biggest international airport on the European mainland, is just 10 minutes away by car.

Rail
Mainz central station is a hub for 244 long-distance train services and 15,000 passengers daily. Connected to Deutsche Bahn’s Intercity network. Direct ICE connections to Cologne, Frankfurt am Main, Mannheim, Stuttgart and Dresden.

Road
Very close to the A4, A5, A69, A66, A72 motorways. The closest motorways are just five minutes away by car.

Boat
Very close to the A4, A5, A69, A66, A72 motorways. The closest motorways are just 15–20 minutes walk away.

Motorways
In Wiesbaden, Frankfurt am Main, Mainz and Mannheim are just five minutes away from the city centre.

－ Old town and city centre easy to reach by foot or bicycle.
－ The central station is just a 10-minute walk away by 5 train lines. Frankfurt am Main, Wiesbaden and Frankfurt International Airport are just a 15–20-minute walk away.
－ The train station is just a 10-minute walk away by 5 train lines. Frankfurt am Main, Wiesbaden and Frankfurt International Airport are just a 15–20-minute walk away.
－ Mainz city centre easy to reach by foot or bicycle.
－ The Zollhafen, or customs port, lies right on the Rhine with a view of the Taunus mountains, near to the centre of the city with its cathedral and exuberant old town.

A LOCATION WITH PERSONALITY

The Zollhafen, or customs port, lies right on the Rhine with a view of the Taunus mountains, near to the centre of the city with its cathedral and exuberant old town. If there is a truly prime location in this popular state capital, then it’s this one at the water’s edge. The people who will soon be living and working in this urban quarter will have access to an infrastructure which combines all the benefits of being near the city centre with the visual appeal of a waterfront location:

－ Old town and city centre easy to reach by foot or bicycle.
－ The central station is just a 10-minute walk away by 5 train lines. Frankfurt am Main, Wiesbaden and Frankfurt International Airport are just a 15–20-minute walk away.
－ Motorways in Wiesbaden, Frankfurt am Main, Mainz and Mannheim are just five minutes away from the city centre.
－ Mainz city centre easy to reach by foot or bicycle.
－ The Zollhafen lies right on the Rhine with a view of the Taunus mountains, near to the centre of the city with its cathedral and exuberant old town.
－ The people who will soon be living and working in this urban quarter will have access to an infrastructure which combines all the benefits of being near the city centre with the visual appeal of a waterfront location.

－ Old town and city centre easy to reach by foot or bicycle.
－ The central station is just a 10-minute walk away by 5 train lines. Frankfurt am Main, Wiesbaden and Frankfurt International Airport are just a 15–20-minute walk away.
－ Motorways in Wiesbaden, Frankfurt am Main, Mainz and Mannheim are just five minutes away from the city centre.
－ Mainz city centre easy to reach by foot or bicycle.
－ The Zollhafen lies right on the Rhine with a view of the Taunus mountains, near to the centre of the city with its cathedral and exuberant old town.
－ The people who will soon be living and working in this urban quarter will have access to an infrastructure which combines all the benefits of being near the city centre with the visual appeal of a waterfront location.
Investing in the Zollhafen means investing in the future and adding value. Mainz offers the ideal location conditions for businesses. Over 12,000 businesses are based in the city, including IBM, SCHOTT AG, SWR, ZDF/3sat and DB Schenker Railion. Mainz is popular and keeps drawing the crowds. Germany’s newest state capital attracts many students and young professionals. Mainz is considered sustainable because of the structure of its economy, which features universities with over 40,000 students and businesses in the media, biotech and healthcare in industries. Mainz benefits from its central location in the Rhine-Main metropolitan area and from a diverse SME landscape. The state capital has a population of around 215,000 and offers positive socio-economic and social conditions. Forecasts in the commercial sector indicate a constant demand for high-end office space.

Living and working on the waterfront will be one of the top trends over the coming years and promises high-yield investments and top rents. Cooperate with experienced partners in the Zollhafen quarter.

Development period: 2010–2025
Plot size: 30 hectares, including 8 hectares of harbour basin
Total building land: approx. 22 hectares
Net building land: approx. 13 hectares

- Planned floor space, total: approx. 355,000 square metres
- Of which commercial/cultural floor space: approx. 175,000 square metres
- Of which residential floor space: approx. 180,000 square metres

- Residential units (estimated): approx. 1,400
- Inhabitants (estimated): approx. 2,500
- Jobs (estimated): approx. 4,000

All figures are based on the framework urban master plan entitled ‘New urban quarter at customs and domestic port’ (December 2007).
RHEINALLEE I – IN THE ART AND CULTURE NEIGHBOURHOOD

In combination with the striking art gallery, the RHEINALLEE I site offers an inviting entrance in the south of this new urban quarter. Residential units looking over the marina, art gallery and wine storehouse as well as commercial usage on the ground floor offer versatile potential.

**KEY STATS: RHEINALLEE I SITE**

- Mixed-use floor space: 17,000 square metres
- Building height: 16 – 19 metres
- Marketing begins: 2017

HAFENINSELN I, II, III – ON THE WATERFRONT AND NEAR TO THE NEUSTADT DISTRICT

Townhouses surrounded by canals are the planning objective for the sites on the harbour islands. Each harbour island is centred around a fully enclosed courtyard – offering lots of space for neighbourliness and communication. A day-care centre is being built very near to the Rheinallee III site.

**KEY STATS: HAFENINSELN I, II, III SITES**

- General residential floor space: 6,500 – 7,750 square metres
- Building height: 10 – 13 metres
- Marketing begins: from 2016
RHEINWIESEN II – LOTS OF GREENERY, ALL BY THE RIVER

Situated directly on the new Rhine promenade on the Nordmole, with a view over spacious lawns, this location offers the potential for a modern, urban mix of living and working. A unique amount of green and blue in one small area.

KEY FACTS: RHEINWIESEN II SITE
- Mixed-use floor space: 3,850 square metres
- Commercial floor space: 1,650 square metres
- Building height: 20 metres

HAFENALLEE I – CREATIVE LOCATION WITH A VIEW OF THE ZOLLHAFEN AND RHINE

At the end of the harbour basin with a view over the harbour, the Rhine and the jetties along the Nordmole pier, this site offers the potential for a modern, urban mix of living and working.

KEY FACTS: HAFENALLEE I SITE
- Mixed-use floor space: 8,600 square metres
- Commercial floor space: 3,900 square metres
- Building height: 20 metres
ROUGH EXTERIOR, URBAN AT HEART

OPEN SPACES FOR LUNCH AND SUNDOWNERS

Rough exterior, urban at heart. SINaI landscape architects in Berlin are designing the open spaces at the Zollhafen, and their keynote provides an authentic, quality setting in which to live and work at the water’s edge.

Places to spend quality time will be established at prominent sites. The planning concept developed by SINaI landscape architects develops the potential of the former industrial port into a clear, decisive visual language, creating convincing urban spaces that invite people to stop and enjoy their lunch, go jogging in their lunch break and relax after a hard day’s work.

The Zollhafen already enjoys something of a national cult status due to the diversity of its location on the water’s edge. It is extremely popular not only among the residents, but also among the public.
MOVEMENT AND RELAXATION ON THE BANKS OF THE RIVER

WELL-WATERED POTENTIAL
At the Zollhafen, investors and end-users will find unique conditions to develop and shape their own unmistakable real estate. The Zollhafen is perceived as a strong brand and a valuable location for businesses. There is a wide range of possibilities for commercial usage. Own investment, forward deal, mixed use or large-scale rentals; everything is possible in the Zollhafen quarter and everything is flexible. There is plenty of versatility for commercial use. As well as conventional office use, non-disruptive commercial uses such as hotels, medical centres, ambulatory healthcare units, laboratories, studios, restaurants and a variety of leisure facilities are all possible.
The development of the new Zollhafen urban quarter is a project of CA Immo Deutschland GmbH and Stadtwerke Mainz AG. These two companies founded Zollhafen Mainz GmbH & Co. KG to develop and market the sites. Their core task is to develop, open up and market commercial, mixed and residential areas.

It is very much worth taking a look at other options featuring vision and a world class location at the Zollhafen waterfront. If you would like to find out more or receive detailed information and/or set up a personal meeting, please get in touch.

Disclaimer: The information printed herein contains descriptions and features that have been set out with great care and to the best of our knowledge. The specifications described are not contractually binding. The images merely represent possible ways in which buildings could be developed. Subject to amendments and corrections. All information is subject to change. Subject to printing errors and errors of content. Image credits: Norbert Miggletz, Luftbildagentur Roth, Bünk+Fehse, Landeshauptstadt Mainz, Zollhafen Mainz, Fotolia, Shutterstock, iStockphoto | Layout, design: Rudolph Zauritz & Partner, www.rzmk.de