

HAMBURG  
November 8, 2023

## Second largest office letting in Hamburg in 2023: Ardian lets 15,000 sqm to new Fielmann headquarters



Source: Ardian - Copyright: beyond visual arts GmbH

Ardian, a world-leading private investment house, has signed a rental agreement for almost 15,000 m<sup>2</sup> of office space with Fielmann Group AG ("Fielmann"). Fielmann will relocate its headquarters to the Q21 Offices, located at Fuhlsbüttler Str. 399 in Hamburg-Barmbek, in mid-2025 and lease all of the office space on a long-term basis. The signing of the contract is the second largest office rental in Hamburg this year to date.

Ardian acquired the office and commercial building at the end of 2021. The current main tenant of the office space is Hochtief AG ("Hochtief"), which will remain in the building until March 2024.

Built in 2012, the building is being extensively upgraded by Ardian, with a focus on sustainability. The partially defective facade is currently being completely replaced by an attractive clinker brick facade

with modern insulation, while the common areas will be revised and the underground car park will be completely renovated. As part of the upgrade program, the existing DGNB Gold certification is to be expanded to include a BREEAM Excellent certification. Following Hochtief vacating the premises at the beginning of 2024, the office space will also be expanded to a modern, high-quality finish in line with Fielmann's requirements.

In addition to the office space, there is attractive retail space for tenants on the ground floor of the complex with branches of Rewe, Denns Biomarkt, Budnikowsky and Targobank. There are also attractive dining options, which will soon be supplemented by another restaurant.

*"We are pleased to have won Fielmann Group AG as a long-term tenant with the concept for the office space in Q21. The new lease is a perfect example of the current corporate trend of reducing office space and moving to higher quality, sustainably developed properties in locations with strong infrastructure. At the same time, the new rental is a positive signal for the Hamburg rental market."*

● **BERND HAGGENMÜLLER** ● SENIOR MANAGING DIRECTOR REAL ESTATE, ARDIAN

*"With the comprehensive modernization, the property will be significantly upgraded, meeting Fielmann's high standards regarding ESG criteria. We are also confident that the area around our building will benefit in the long term from this well-known anchor tenant."*

● **MORITZ POHLMANN** ● DIRECTOR REAL ESTATE, ARDIAN

## **LIST OF PARTICIPANTS**

Architects building improvement: SHE Architects

Tenant expansion: Office Group

Advisor to landlord: BNP Paribas Real Estate

Advisor tenant: CBRE

Lawyer Landlord: Clifford Chance

Tenant Attorney: Norton Rose

## **ABOUT ARDIAN**

Ardian is a world-leading private investment house, managing or advising \$156bn of assets on behalf of more than 1,470 clients globally. Our broad expertise, spanning Private Equity, Real Assets and Credit, enables us to offer a wide range of investment opportunities and respond flexibly to our clients' differing needs. Through Ardian Customized Solutions we create bespoke portfolios that allow institutional clients to specify the precise mix of assets they require and to gain access to funds managed by leading third-party sponsors. Private Wealth Solutions offers dedicated services and access solutions for private banks, family offices and private institutional investors worldwide. Ardian's main shareholding group is its employees and we place great emphasis on developing its people and fostering a collaborative culture based on collective intelligence. Our 1,050+ employees, spread across 17 offices in Europe, the Americas, Asia and Middle East are strongly committed to the principles of Responsible Investment and are determined to make finance a force for good in society. Our goal is to deliver excellent investment performance combined with high ethical standards and social responsibility.

At Ardian we invest all of ourselves in building companies that last.

**[ardian.com](https://ardian.com)**

## **Press contacts**

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