

Warburg-HIH Invest Acquires Office and Administrative Building ATRIUM OFFICE in Darmstadt

- Property with gross lettable area of 13,620 square metres and about 330 parking spots
- Fully occupied multi-tenant property
- BIImA Institute for Federal Real Estate long-term head tenant since 2002

Hamburg, 19 August 2020 – Warburg-HIH Invest Real Estate (“Warburg-HIH Invest”) just acquired the office and administrative building ATRIUM OFFICE in the district of Weststadt in Darmstadt from the company GbR Biskupek, Scheinert, Kolb, Börder. The multi-tenant property was built in 2002 and redeveloped in the years 2018 and 2020. Located on Hilpertstrasse 20a, the property has a gross lettable area of 13,620 square metres and around 330 underground car parking spots. Head tenant of the five-storey office building is the Institute for Federal Real Estate (BIImA) on behalf of the Main Customs Office, which occupies around 7,000 square metres of lettable area. Another tenant is VWR International GmbH, a fully-owned subsidiary of the eponymous US-based vendor of laboratory supplies who occupies around 5,100 square metres of lettable area. Among the other tenants are BuyIn (a procurement alliance in the telecommunications sector) and Facility Manager ObSe Objekt Service GmbH. The transaction took the form of an asset deal and was closed on behalf of an individual fund. It was agreed not to disclose the selling price.

“With the acquisition of the ATRIUM OFFICE asset, we are getting a fully occupied standing property with a blue-chip head tenant from the public sector,” said Hans-Joachim Lehmann, Managing Director at Warburg-HIH Invest Real Estate. “Darmstadt with its population of roughly 160,000 has established itself as an attractive science and high-tech centre with a bright outlook in the Rhine-Main metro region. Especially its Weststadt district has attracted a growing number of government agencies in a market defined by sustained demand for residential and commercial units.”

The office building has excellent public transportation access. The nearest bus stop with service to the central railway station is located right outside the building. Moreover, the nearest motorway access (A5 and A67) is only one-and-a-half kilometres away, making the building easily accessible for motorists, too. The travel time to Frankfurt Airport is less than thirty minutes by car. The area surrounding ATRIUM OFFICE is home to other renowned companies and public-sector administrative bodies.

The legal and tax due diligences for the buyer side were conducted by Norton Rose Fulbright LLP. The technical due diligence was done by Drees & Sommer Projektmanagement und bautechnische Beratung GmbH.



“With the acquisition of the ATRIUM OFFICE asset, we are getting a fully occupied standing property with a blue-chip head tenant from the public sector. Darmstadt with its population of roughly 160,000 has established itself as an attractive science and high-tech centre with a bright outlook in the Rhine-Main metro region. Especially its Weststadt district has attracted a growing number of government agencies in a market defined by sustained demand for residential and commercial units.”

**Hans-Joachim Lehmann, Managing Director,
Warburg-HIH Invest**

About Warburg-HIH Invest

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is one of the leading investment managers for real estate in Germany and elsewhere in Europe. We find, develop and control real estate and investments under a forward-looking approach in the best interest of our clients. Decades of experience, the proximity to real estate markets and tight networking enables us to identify real estate opportunities and to act on them quickly in the right market cycle.

Around 150 institutional clients entrust their investments to Warburg-HIH Invest. They benefit from the structuring, product development, property management and market development specialists we make available for the purpose of developing just the right investment solutions for them.

Warburg-HIH Invest maintains a presence in ten different locations across Europe. As part of the HIH-Group, we cover the entire real estate investment value chain with in-house capacities. The early recognition of market changes, the implementation of regulatory requirements and forward-looking digital management are part of our corporate philosophy.

At the moment, we have 11.6 billion euros worth of assets under administration in 72 investment funds.

More information can be found on the company's website at: www.warburg-hih.com/en

Contact Person for Inquiries

HIH Real Estate GmbH
Sandra Quellhorst
squellhorst@hih.de
+49 (40) 3282 3393

RUECKERCONSULT GmbH
Jan Schweiger
schweiger@rueckerconsult.de
+49 (0)30 28 44987 65