LOOOP

DAS
NETZWERK
HAUS

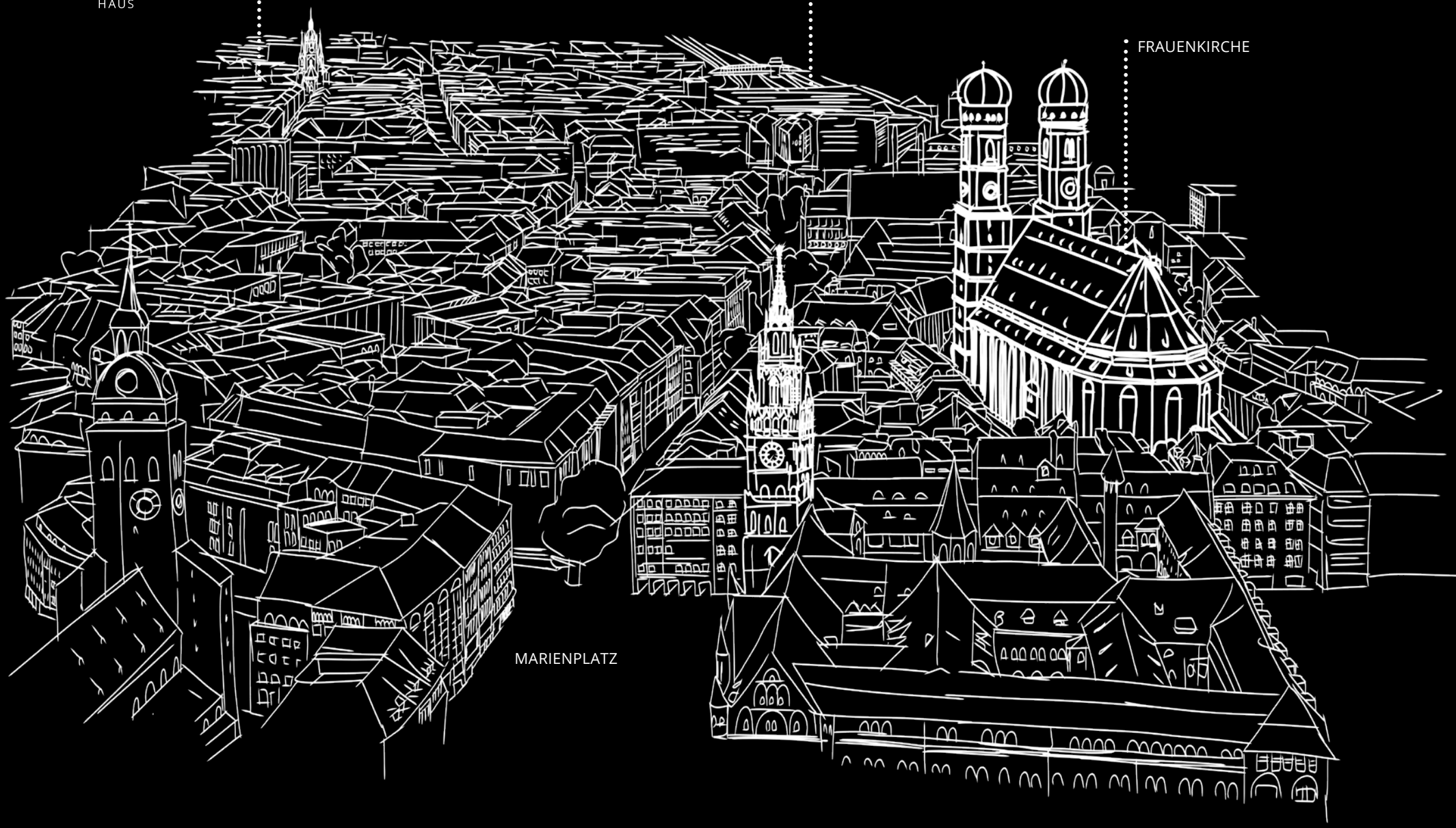
A PROJECT BY

URBAN
PROGRESS



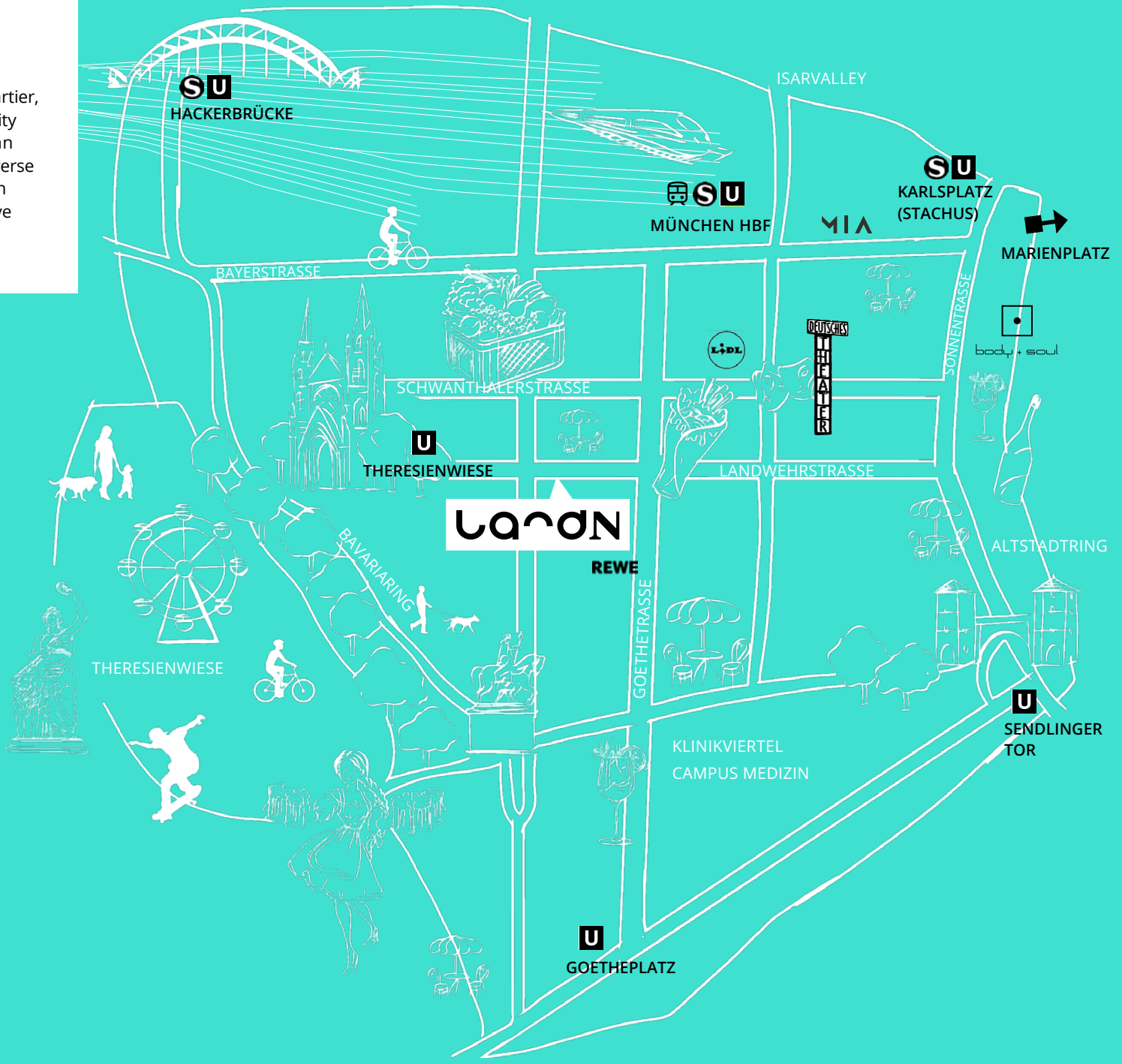
landN in the Heart of Munich!

DAS
NETZWERK
HAUS



At the beating heart of Munich

The property is located on Landwehrstraße in the Central Quartier, between the Altstadtring and Theresienwiese, in close proximity to Munich Central Station. This central, well-connected urban location offers numerous supermarkets, retail stores, and diverse culinary options. Landwehrstraße's history is deeply rooted in commerce, a legacy that is still reflected today in its distinctive and architecturally significant facades.



TRANSPORT CONNECTIONS / DISTANCES

500 M TO MUNICH CENTRAL STATION

300 M TO THERESIENWIESE SUBWAY STATION (U4, U5)

2 KM TO THE B2R (MITTLERER RING)

40 KM TO MUNICH AIRPORT (APPROX. 40 MIN),
DIRECT PUBLIC TRANSPORT CONNECTION

1,3 KM TO MARIENPLATZ / MUNICH OLD TOWN
8 MIN
12 MIN

TO THE ENGLISH GARDEN
12 MIN
18 MIN







Central Quartier


DAS
NETZWERK
HAUS


Green Rooftop Terraces


Assembly Hall



Space for new work environments

Our office spaces offer a variety of sizes and the option to lease accross multiple floors. With flexible floor plans and a thoughtful designed building concept, these spaces provide the perfect environment for New Work and Work 4.0.

Corporate Social Responsibility

Green terraces and the spacious inner courtyard support biodiversity and contribute to the urban climate. This enables rainwater management, provides noticeable cooling effect in summer and improves the local microclimate. The use of native plants creates a welcoming living space for even the smallest residents.

Sustainability

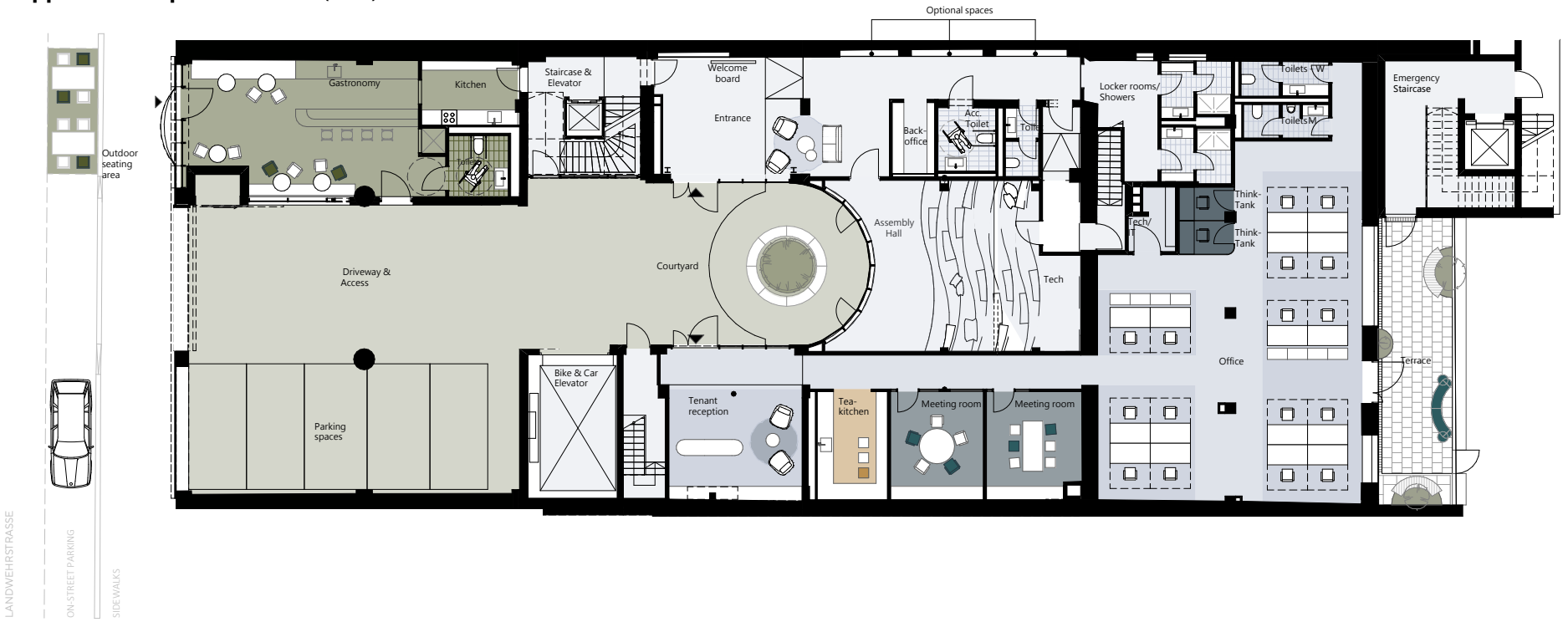
With landN, Urban Progress focuses on sustainable revitalization of the existing building rather than demolition. This transformation saves valuable ressources and reduces CO2 emissions. Here, historic elements blend semlessly with modern design to create a truly unique working environment.

Target Certification

Targeting a BREEAM Excellent certification, the project demonstrates a strong commitment to sustainable building operations, resource efficiency and occupant wellbeing.

What suits you best: showroom, restaurant or office?

approx. 380 sqm rental area (GFA)



GROUND FLOOR

Bistro with Outdoor Seating

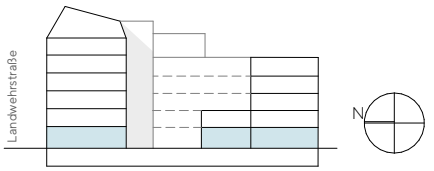
+ Grab a quick croissant or coffee before your first meeeting
+ Relax in the courtyard during lunch
+ After-work drinks with colleagues

Assembly Hall

+ Atrium for in-house or external events
+ Impressive entrance area / lobby
+ Interplay of wood, glass and metal
+ 7-meter-high Town Hall

Courtyard

+ A green oasis promoting well-being and stress reduction
+ Improved air quality through abundant plant life
+ Ideal location for exclusive outdoor events





Stress-Free Parking

BASEMENT

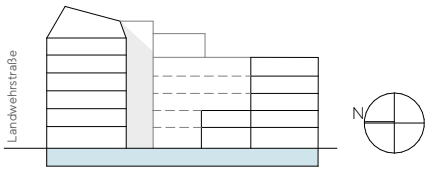


Versatile use options

+ Convenient parking for cars and bicycles
+ Exclusive access via car lift
+ Stress-free parking in the city center
+ Storage rooms to maximize officespace

Bike Hub

+ Spacious parking area for your beloved bike
+ Convenient lockers to store your cycling gear
+ Shower for cyclists and power walkers
+ Comfortable parking spaces for drivers
+ High security and visibility thanks to large glass panels



Space for Individual Minds

1ST FLOOR

approx. 900 sqm rental area (GFA)

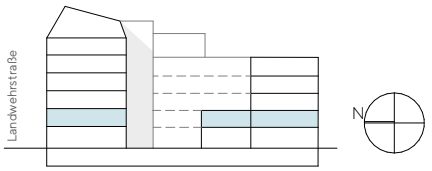


Flexible Office Concepts

+ Various office sizes available
+ Abundant natural light from both sides
+ Open, dynamic spatial design
+ Multifunctional interior design
+ Ideal for modern work environments (Work 4.0 and New Work)
+ Flexible floor plan configurations
+ Premium meeting rooms

Central Assembly Hall

+ Open sightlines and visual connections
+ Integrated Artwork as a design highlight
+ Open light-filled architecture creating an inspiring work environment
+ Centrally located at the heart of the building

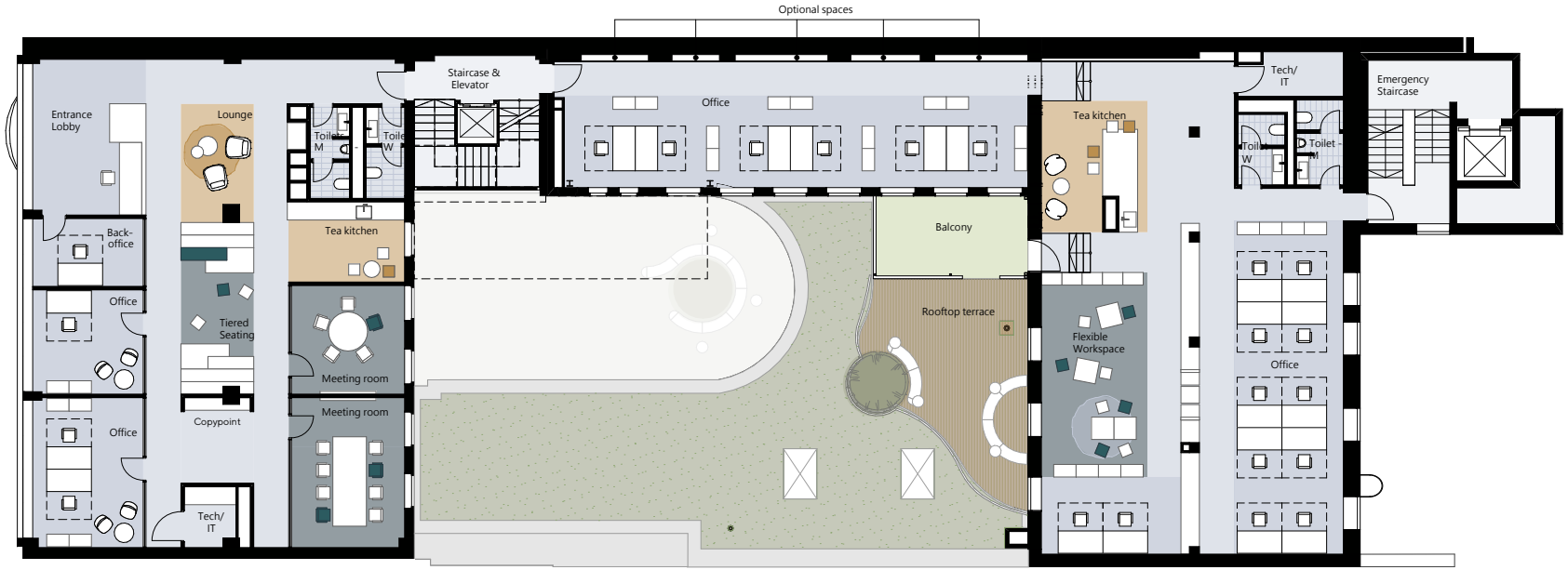




Flexible Office Space:
Open or Private?

2ND FLOOR

approx. 760 sqm rental area (GFA)

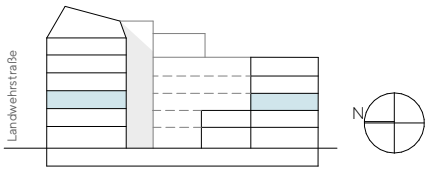


Flexible Office Concepts

+ Various office sizes available
+ Abundant natural light from both sides
+ Open, dynamic spatial design
+ Multifunctional interior design
+ Ideal for modern work environments (Work 4.0 and New Work)
+ Flexible floor plan configurations
+ Premium meeting rooms

Terrace Garden

+ Enjoy relaxing in green spaces
+ Welcoming atmosphere for client meetings
+ Covered/Sheltered outdoor balcony
+ Sustainable landscaping
+ Reduces noise and enhances the microclimate
+ Provides natural cooling in summer
+ Improves overall energy efficiency





Space for Gamechangers

3RD FLOOR

approx. 750 sqm rental area (GFA)

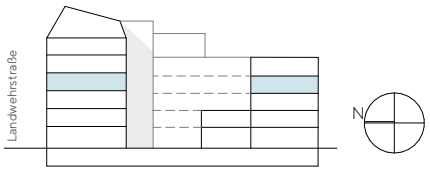


Flexible Office Concepts

+ Various office sizes available
+ Abundant natural light from both sides
+ Open, dynamic spatial design
+ Multifunctional interior design
+ Ideal for modern work environments (Work 4.0 and New Work)
+ Flexible floor plan configurations
+ Premium meeting rooms

Distinctive Balcony Setting

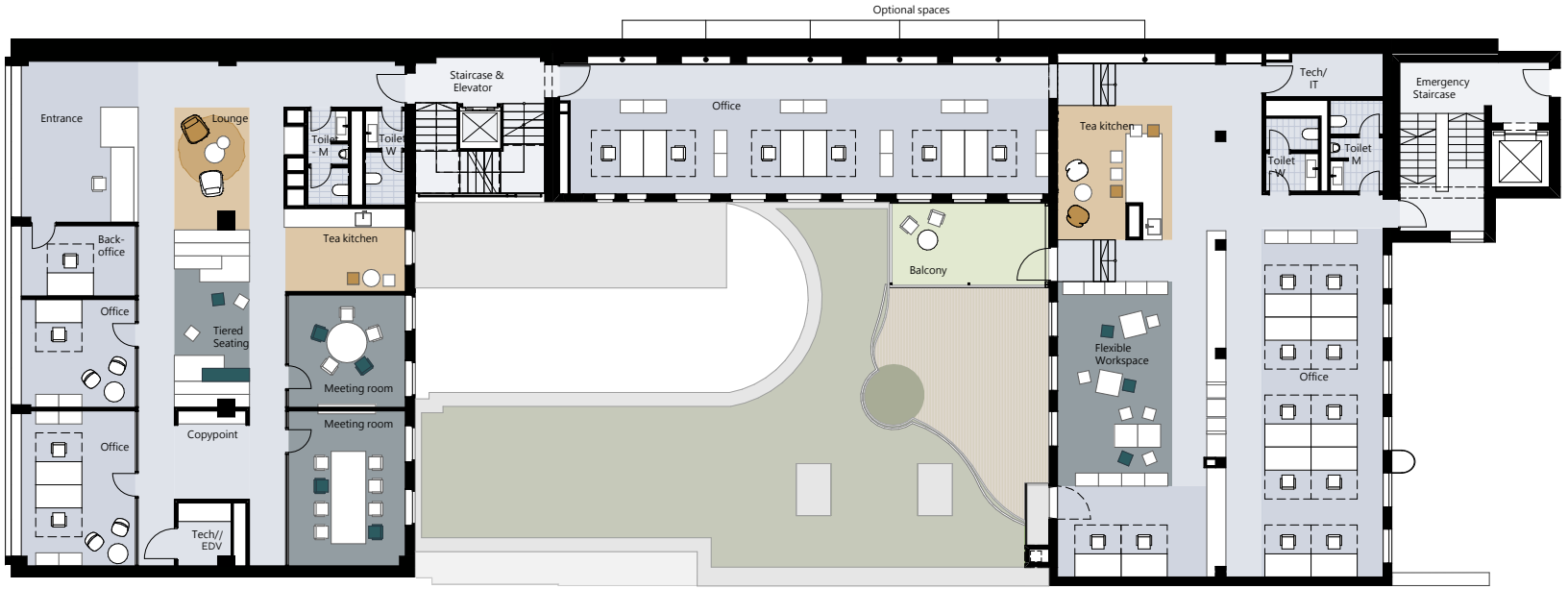
+ Balcony accessible from both sides with flexible Options: Collaborative Hub or Quiet Space for Inspiration
+ Green Views
+ Exclusive outdoor areas
+ Attractive spatial experience



Quick catch-up in the tea kitchen, lounge, or on the balcony

4TH FLOOR

approx. 740 sqm rental area (GFA)

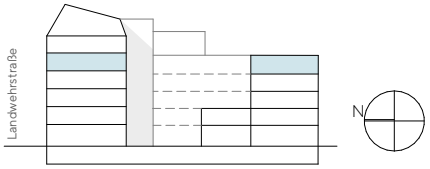


Flexible Office Concepts

+ Various office sizes available
+ Abundant natural light from both sides
+ Open, dynamic spatial design
+ Multifunctional interior design
+ Ideal for modern work environments (Work 4.0 and New Work)
+ Flexible floor plan configurations
+ Premium meeting rooms

Green Outdoor Areas

+ Courtyard-facing balcony
+ Sustainable design
+ Reduction of noise pollution
+ Microclimate improvement
+ Increased energy efficiency

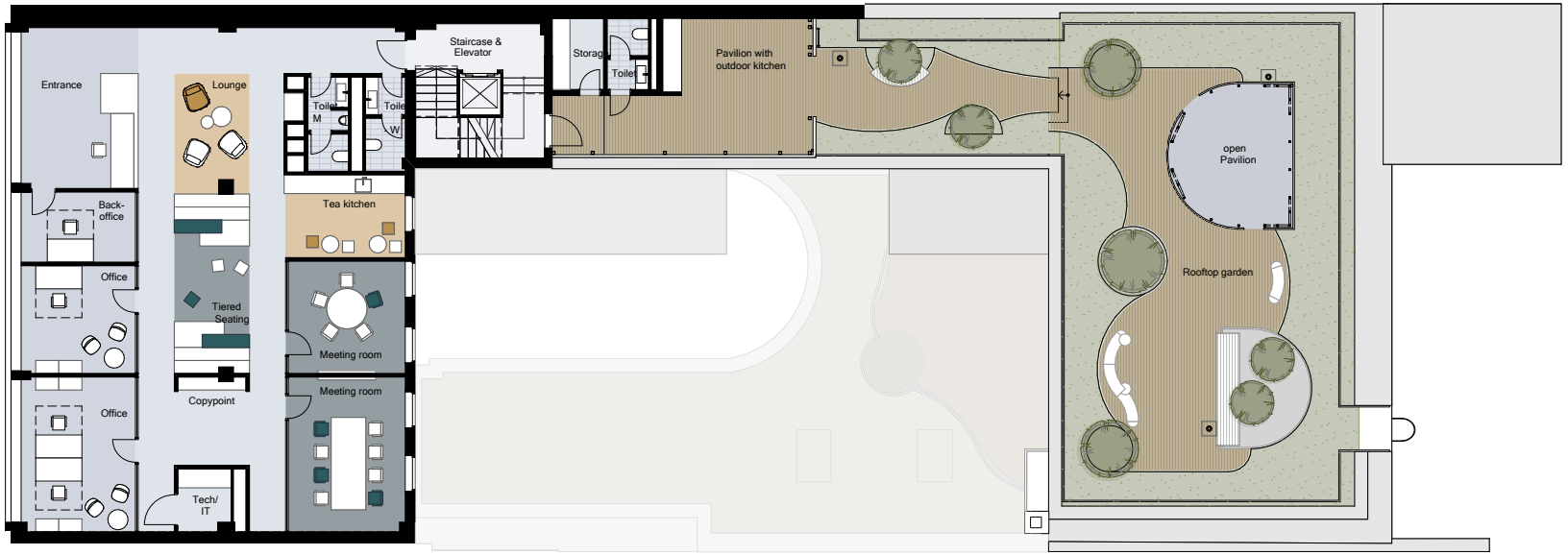




Open Spaces
for open minds

5TH FLOOR

approx. 330 sqm rental area (GFA)

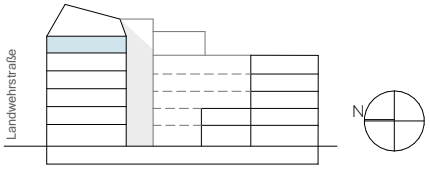


Flexible Office Concepts

+ Various office sizes available
+ Abundant natural light from both sides
+ Open, dynamic spatial design
+ Multifunctional interior design
+ Ideal for modern work environments (Work 4.0 and New Work)
+ Flexible floor plan configurations
+ Premium meeting rooms

Rooftop Gardens

+ Sunrise Morning yoga
+ Afterwork Sundowner
+ Panoramic views stretching across the rooftops to the Alps
+ Outdoor Pavillion
+ Flower and grass planters
+ Cozy lunchtime get-togethers
+ Outdoor kitchen for shared cooking experiences

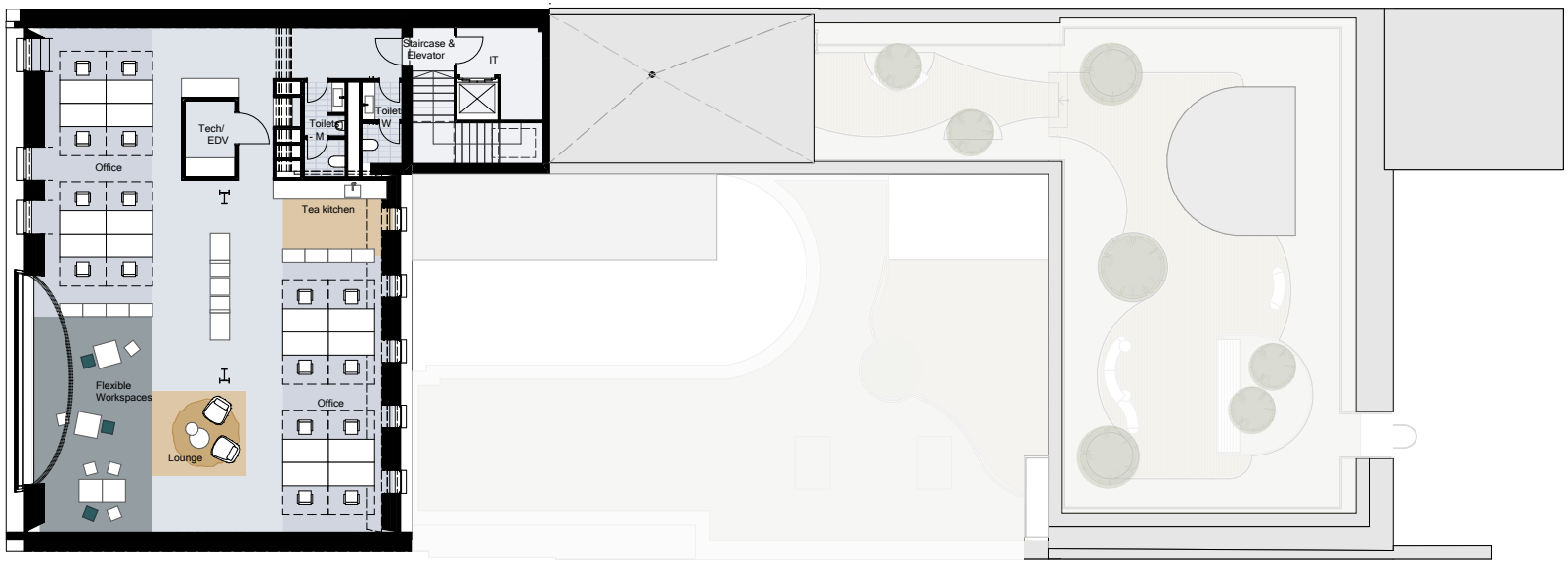




Rise above –
Generous spaces, endless horizons

6TH FLOOR

approx. 330 sqm rental area (GFA)



Flexible Office Concepts

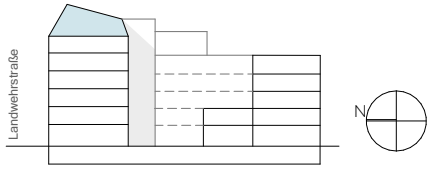
+ Various office sizes available
+ Abundant natural light from both sides
+ Open, dynamic spatial design
+ Multifunctional interior design
+ Ideal for modern work environments (Work 4.0 and New Work)
+ Flexible floor plan configurations
+ Premium meeting rooms

Imposing Panoramic Views

+ From the majestic Alps to Munich's iconic skyline
+ An inspiring work environment
+ Memorable setting for clients and partners
+ Green views that enhance well-being

Privacy and Exclusivity

+ No through traffic
+ Calm atmosphere





Location

Landwehrstrasse 61

80336 München

+ Prime location in Munich's vibrant city center
+ Unmatched connectivity and easy accessibility
+ Central Quartier, close to Munich Central Station and Theresienwiese
+ A multicultural neighborhood

Property Highlights

+ A revitalized, 7-storey office building featuring modern workspaces
+ Flexible floor plans tailored to modern business needs
+ Office spaces ranging from approx.

330sqm to 4.200sqm

GFA, suitable for single- or multi-tenant occupancy

+ Balconies or terraces available on every floor
+ Charming bistro with outdoor seating
+ Unique communal spaces, including:
  Rooftop terrace with outdoor kitchen and Panoramic Alpine views,
  Prestigious event space in the Assembly Hall,
  Green courtyard for relaxation
+ Bike hub with indoor parking, showers and lockers
+ Car parking spaces on the ground floor and in the underground garage, EV- charging available
+ Smart parcel locker for all employees

Availability

+ Tenant Fit-Out Q1 2027
+ Move-in ready Q2 2027

Lighting

+ North-South orientation and building depths of approx. 5 m, 12 m and 14 m ensure excellent natural light throughout the entire space
+ Ceiling heights:
  Ground floor approx. 3 m, First floor approx. 2.90 m, Top floor approx. 4.80 m

Sun Protection

+ Manually adjustable external venetian blinds
+ Customizable orientation based on personal preference

Heating and Cooling

+ Ceiling heating and cooling system / air circulation cooling units
+ Air conditioning for server rooms already pre-installed

Energy

+ Local energy supply

Data Technology

+ Fiber optic cabling up to the handover point of each tenant unit

Flooring

+ Design flooring for a modern and stylish look

Sanitary Facilities

+ High-end sanitary facilities with premium fittings

ESG

+ Targeted certification: BREEAM Excellent (In-Use)
+ Reduction of CO_2 emissions through sustainable revitalization
+ Conservation of valuable resources
+ Creating a sustainable work environment
+ Greenery provides a cooling effect in summer and enhances the local microclimate
+ Rainwater management system

DAS
NETZWERK
HAUS



Experience our
Netzwerkhaus
Buildings virtually.

Secure Your Office Space. Join The Network.

CONTACT

Janik Bohne
Real Estate Developement / Acquisition
jb@urbanprogress.de
+49 (172) 26 36 335

URBAN PROGRESS GMBH
Gotzinger Str. 19
81371 Munich
urbanprogress.de

URBAN
PROGRESS