

Ready  
for occupancy  
2027

# fmo

franz marc quartier

Schwanthalerstr. 55+57  
80336 Munich

# central business oasis

Right in the heart of Munich's new Central Business District, the Franz Marc Quartier is emerging as an inspiring place to work and to flourish. Here, a historic landmark meets bold new architecture, framed by abundant greenery, air, and light.

Welcome to Munich's new Central Business Oasis.

office  
10,160m<sup>2</sup> GFA

culinary  
1,150m<sup>2</sup> GFA

commercial  
850m<sup>2</sup> GFA

bicycles  
Covered bicycle  
parking

parking  
Car parking spaces  
with charging stations

2027  
completion

## office

Take your office to the next level - thanks to flexible floor plans, rooftop terraces, and natural greenery.



## commercial

A prominent location and outstanding connectivity provide the ideal setting for unique business ideas.

# office and how

Those who value individuality and seek something truly special will find it at FMQ. Nowhere else in the heart of Munich do a historic landmark and bold new architecture come together so seamlessly.

Old-world charm, new-build quality.

Floor plans as individual as your business.

# premium and flexible

Distinctive architecture paired with state-of-the-art fittings gives the flexible office spaces at FMQ an inspiring working environment with virtually limitless possibilities.

Heating/cooling sail ceilings

Task-oriented lighting

Exposed brick

External sun shading

Fiber-optic connectivity



Green terraces for a true sense of oasis.

an oasis in  
the big city,  
a hub for  
collaboration  
and creativity  
where ideas  
learn to fly.

## city oasis

In the heart of the city, FMQ becomes a haven for focus and recovery: green courtyards, lush open spaces, and generous rooftop terraces create an unrivalled working atmosphere.

Here, the city breathes - and so do you.

An oasis that not only helps you slow down, but also inspires you to thrive.



whether  
hospitality,  
retail, or  
production:  
at FMQ,  
there's room  
for every one  
of your ideas.

## hello there customers

Here, quantity meets quality: thanks to high visibility, an inviting courtyard, and office tenants who become potential customers right on the doorstep. Ideal conditions for a thriving business, where passers-by turn into regulars.



# green balance

With its harmonious balance of existing structure and new build, FMQ impressively demonstrates what sustainable architecture can look like - creating a feel-good atmosphere with abundant green space and areas for connection.

## social

Green courtyards, rooftop terraces, showers, bicycle parking, and a parcel station ensure everyday comfort. And thanks to full accessibility, FMQ welcomes everyone.

## certified

FMQ already holds DGNB Gold pre-certification, with the clear goal of achieving Platinum. Built on Cradle to Cradle principles, the building sets new standards in sustainability and circular construction.

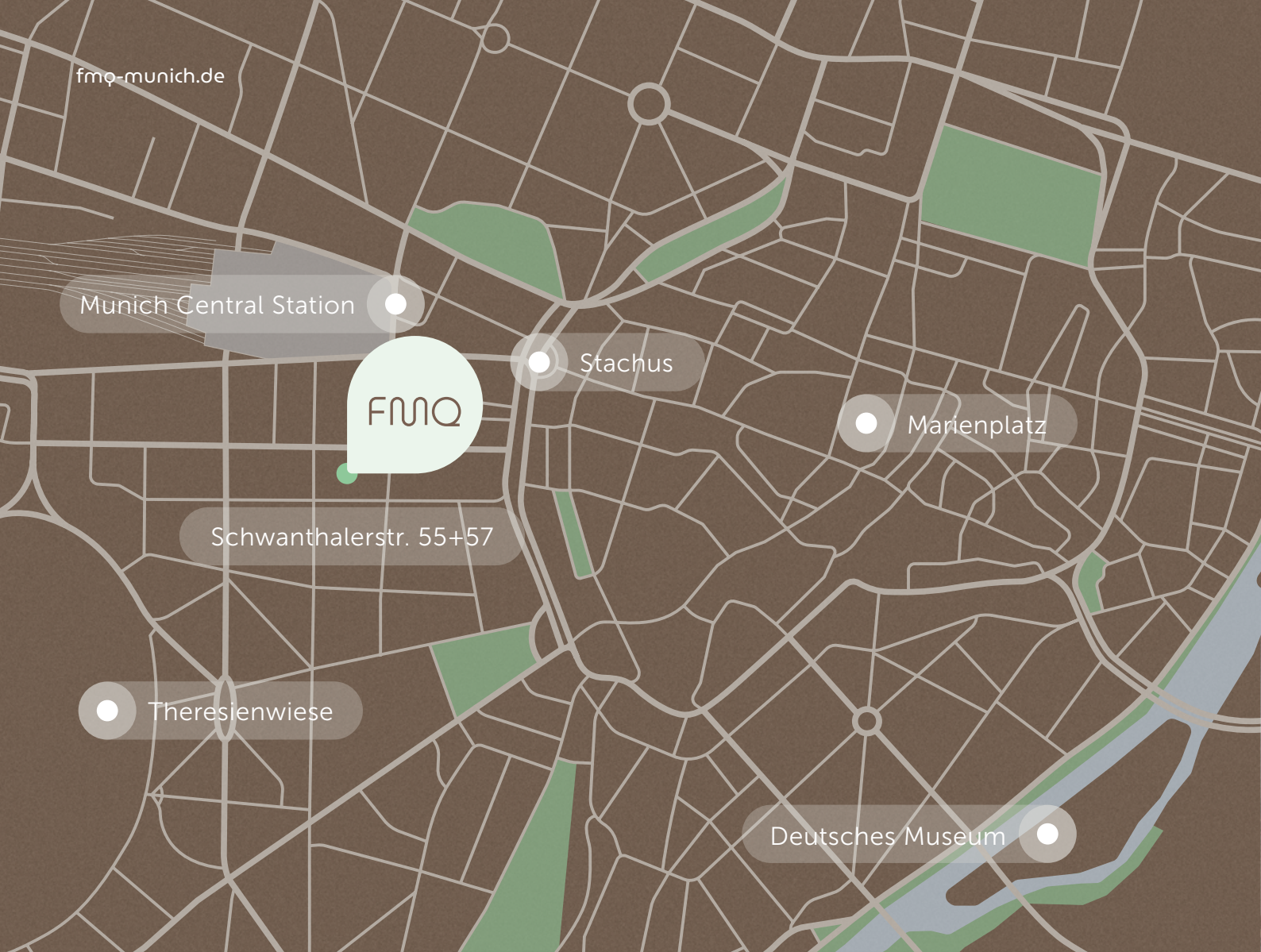
# landmark meets new build meets green space.

## efficient

From the rooftop photovoltaic system to district heating and adiabatic cooling within the building, FMQ is committed to conserving resources - reinforced by greywater use and natural materials.

## enduring

At FMQ, the existing structure is preserved to the greatest extent possible - a powerful statement for resource conservation, historical responsibility, and the connection between past and future.



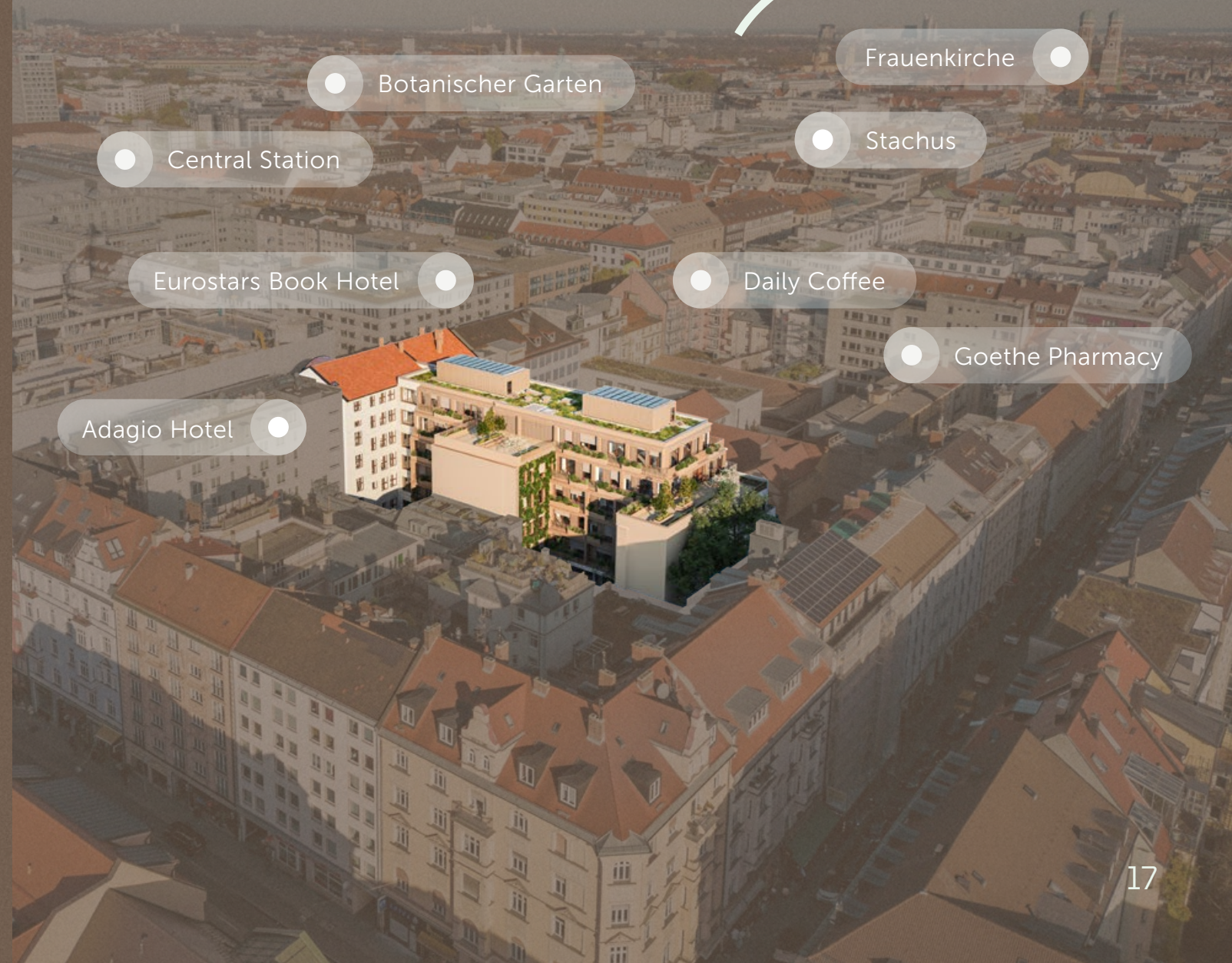
# prime location

Just a 3-minute walk from Munich's main train station, FMQ sits at the heart of a dynamically growing district already hailed as the city's new Central Business District. A prime location with excellent connectivity and an inspiring neighborhood.



Right next to the new main train station: this is where Munich's new Central Business District is taking shape.

Visualization: Auer Weber Architekten BDA



# vibrant neighborhood

The district surrounding FMQ brings together art, culture, culinary delights, and history - as colorful and diverse as life itself.



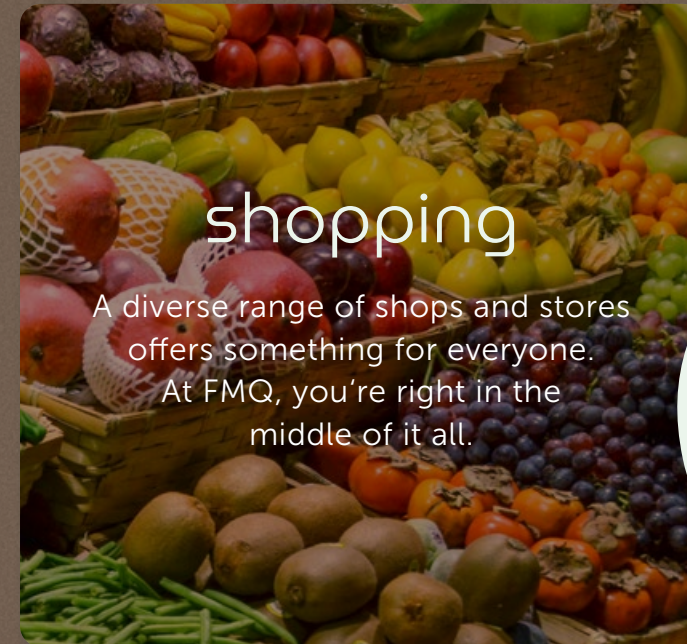
## culinary

From oriental delicacies at Servus Habibi to a relaxed aperitif at Neni, the local culinary scene is second to none.



## culture

There's plenty going on beyond the workday in FMQ's neighborhood - such as at the Deutsches Theater or the Mathäser Filmpalast. The Theresienwiese is also just a 3-minute walk away.



## shopping

A diverse range of shops and stores offers something for everyone. At FMQ, you're right in the middle of it all.



## hotels

Numerous accommodation options are available right in the neighborhood, catering to every kind of need.



## franz marc

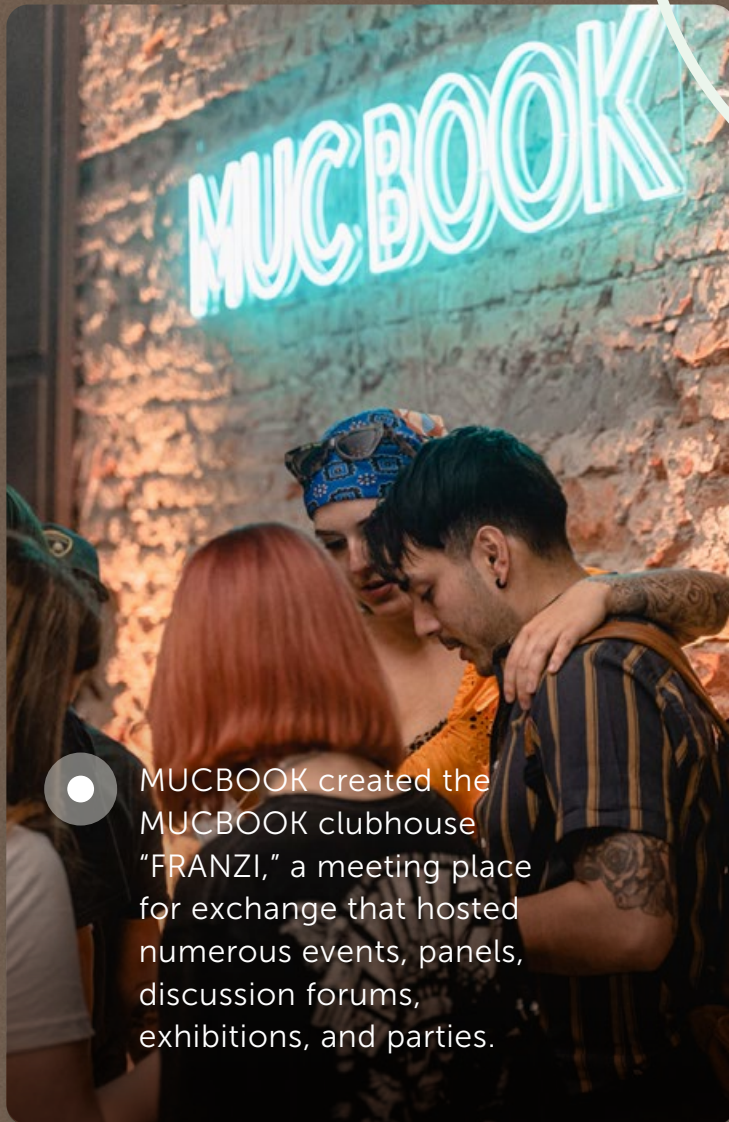
FMQ's story begins with an artistic chapter: renowned painters of the Munich School once shaped the scene of this district - among them, Franz Marc himself.



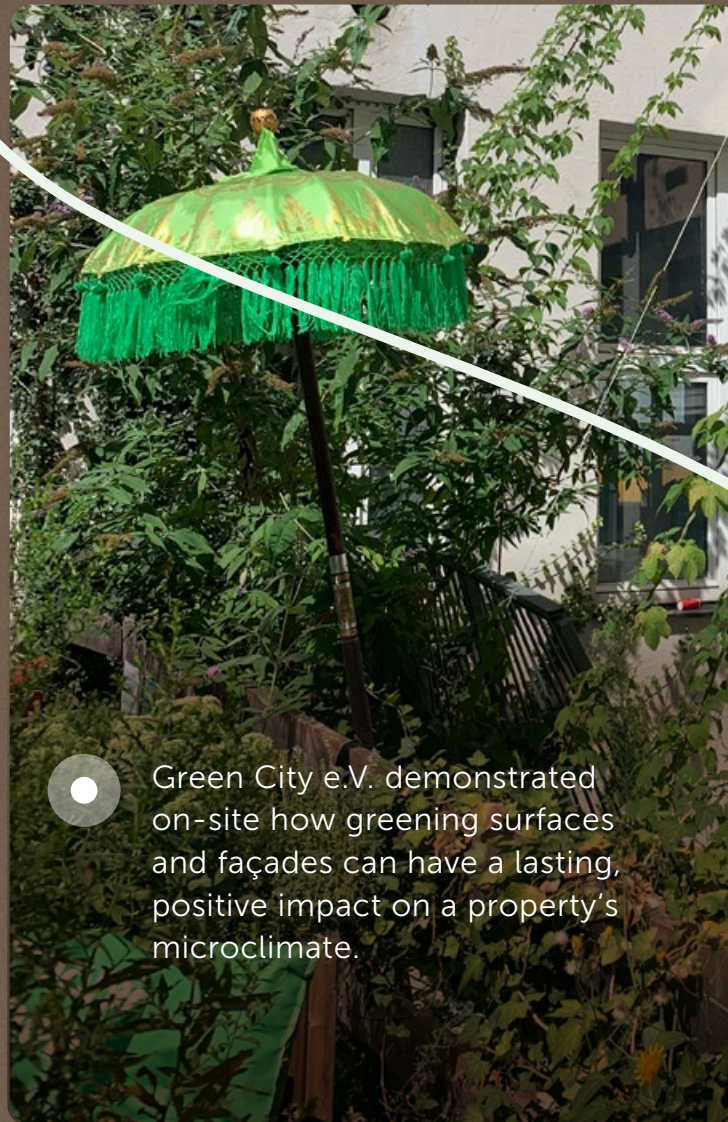
## continentalhaus

From industrial site to architectural witness of its time: the Continental-haus was once home to the Continental rubber works, with sales rooms, offices, and storage space.





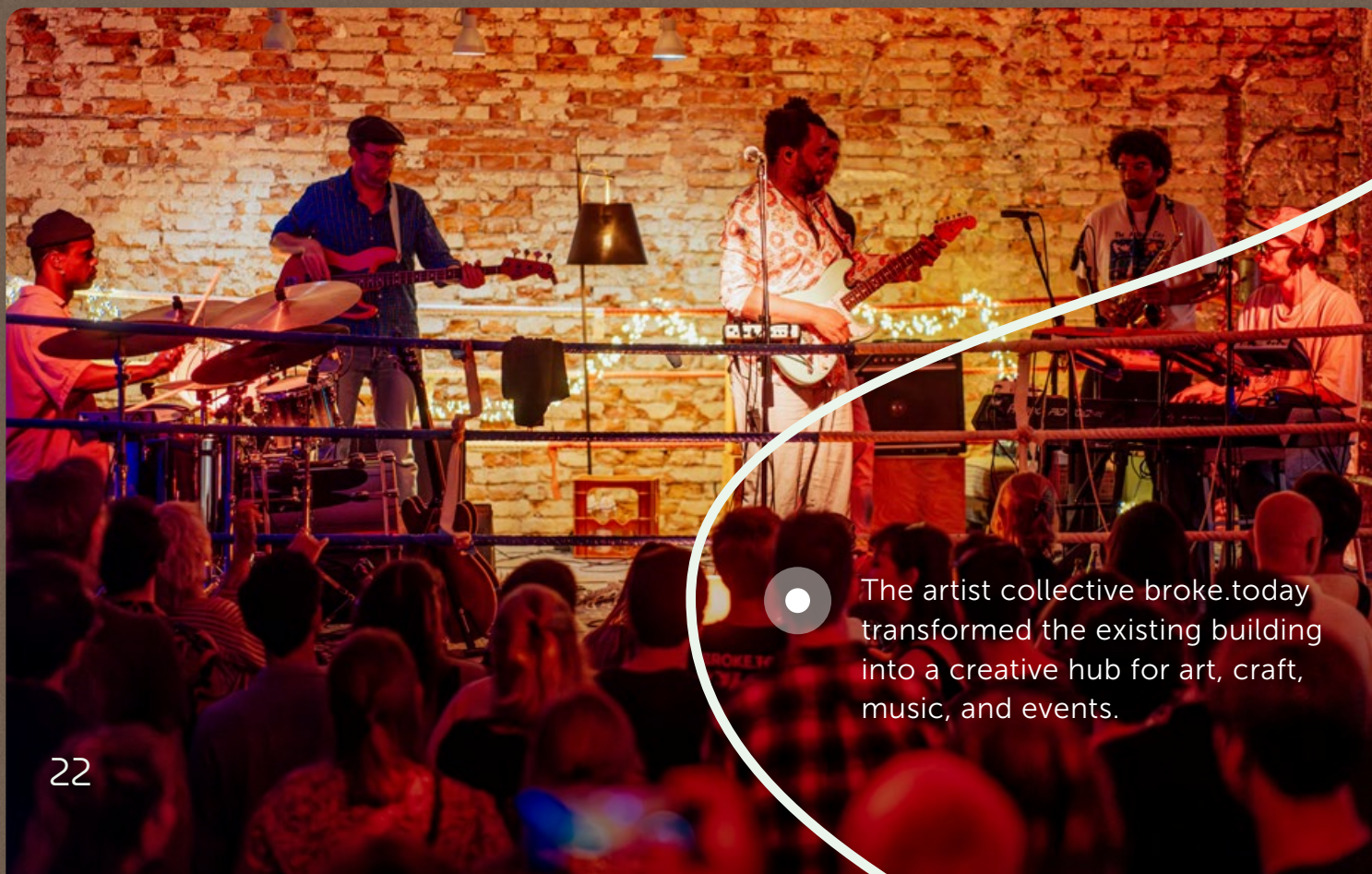
MUCBOOK created the MUCBOOK clubhouse "FRANZI," a meeting place for exchange that hosted numerous events, panels, discussion forums, exhibitions, and parties.



Green City e.V. demonstrated on-site how greening surfaces and façades can have a lasting, positive impact on a property's microclimate.

## interim use franzi

In 2023, the vacant existing building was brought back to life by a wide range of artists, associations, and co-working operators. The interim project FRANZI created a vibrant space for art and culture - a prelude to the historic building's reawakening.



The artist collective broke.today transformed the existing building into a creative hub for art, craft, music, and events.



# FMQ

franz marc quartier

## no harm in asking.



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in cooperation with

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