



CMde
PRECISE IN DETAIL
COMPETENT AS A WHOLE

WORK.MEET. EAT.ENJOY!

WELCOME
TO THE PARTNER PORT
IN WALLDORF



PARTNER PORT



PARTNER PORT



**THE PARTNER-PORT
IN WALLDORF**



PARTNER PORT



AT A GLANCE

Since 1999, PartnerPort has been home to the 'who's who' of the IT industry due to its proximity to SAP. Tenants from the very beginning, such as IBM, can look back on a quarter of a century of successful cooperation at the location and, like Partner-Port itself, are constantly reinventing themselves. Together with existing tenants and new rental partners, Partner-Port is constantly evolving and offers a place where companies can come together, work and network.

Location

Baden-Württemberg
Rhein-Neckar district
Walldorf, home of SAP

Address

Altrottstr. 31, D-69190 Walldorf (Germany)

Year of construction

Partner-Port 1999, Office-Port 2002

Total rental space

Partner-Port approx. 30.000 m², Office-Port approx. 3.000 m²

Spaces

ranging from 30 m² to open-plan offices measuring 1,000 m²

Number of tenants

approx. 80

Well-known tenants

Google Germany GmbH, Hewlett-Packard GmbH, IBM Deutschland GmbH, Microsoft Deutschland GmbH, TS-Steeltrade GmbH, T-Systems International GmbH, Vistex GmbH, Hitachi Vantara GmbH, XFT GmbH

Central full service

Restaurant and café bar, catering and room service, post office, reception and much more

Car parking spaces

1,200 parking spaces in the adjacent multi-storey car park, 85 visitor parking spaces

PARTNER PORT



LOCATION



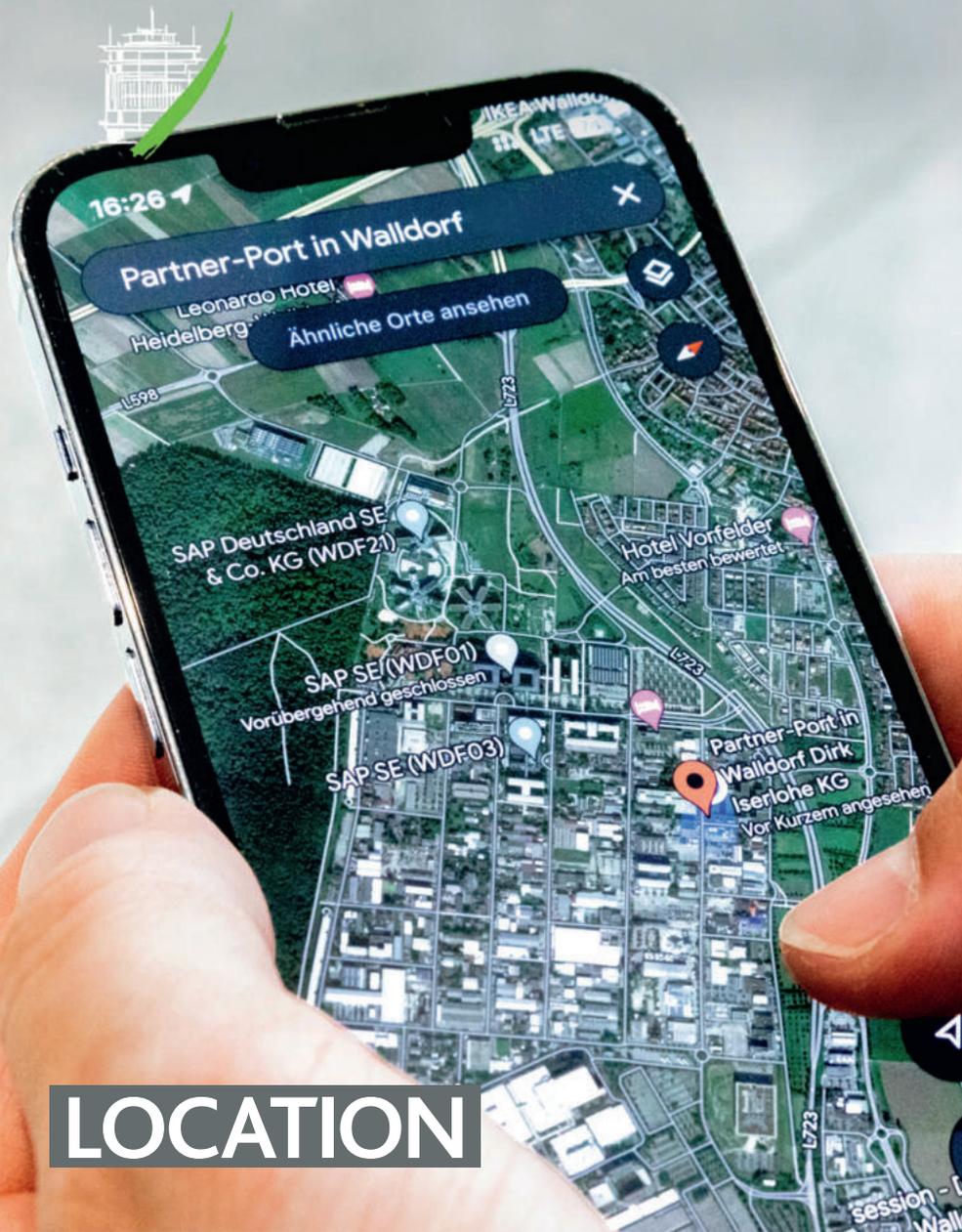
„Walldorf is the small town with the highest quality of life in Baden-Württemberg.“

Website of the town of Walldorf



STADT WALLDORF

PARTNER PORT



LOCATION



Location Walldorf

The town of Walldorf is located in Baden-Württemberg. Among other things, it is considered an excellent business location due to its extremely favourable location at the intersection of important transport routes. The large industrial area in the south and the commercial area in the west are home to many large companies, such as the international headquarters of the software manufacturer SAP and Heidelberger Druckmaschinen (in neighbouring Wiesloch), as well as numerous small and medium-sized enterprises, some of which are little-known global players.



Accessibility by motorised individual transport

- North-South Motorway 5 towards Frankfurt/Kassel or Karlsruhe/Basel (Walldorf/Wiesloch junction): 3 minutes
- Walldorf motorway junction (A5/A6): 8 minutes
- Heidelberg: 15 km
- Mannheim: 20 km



Public transport

- Walldorf-Wiesloch railway station: 12 minutes by bus.
- Bus travel within Walldorf is free of charge.
- Bus stop: 2 minutes' walk



Airports

- Frankfurt am Main Airport: 95 km
- Stuttgart Airport: 121 km

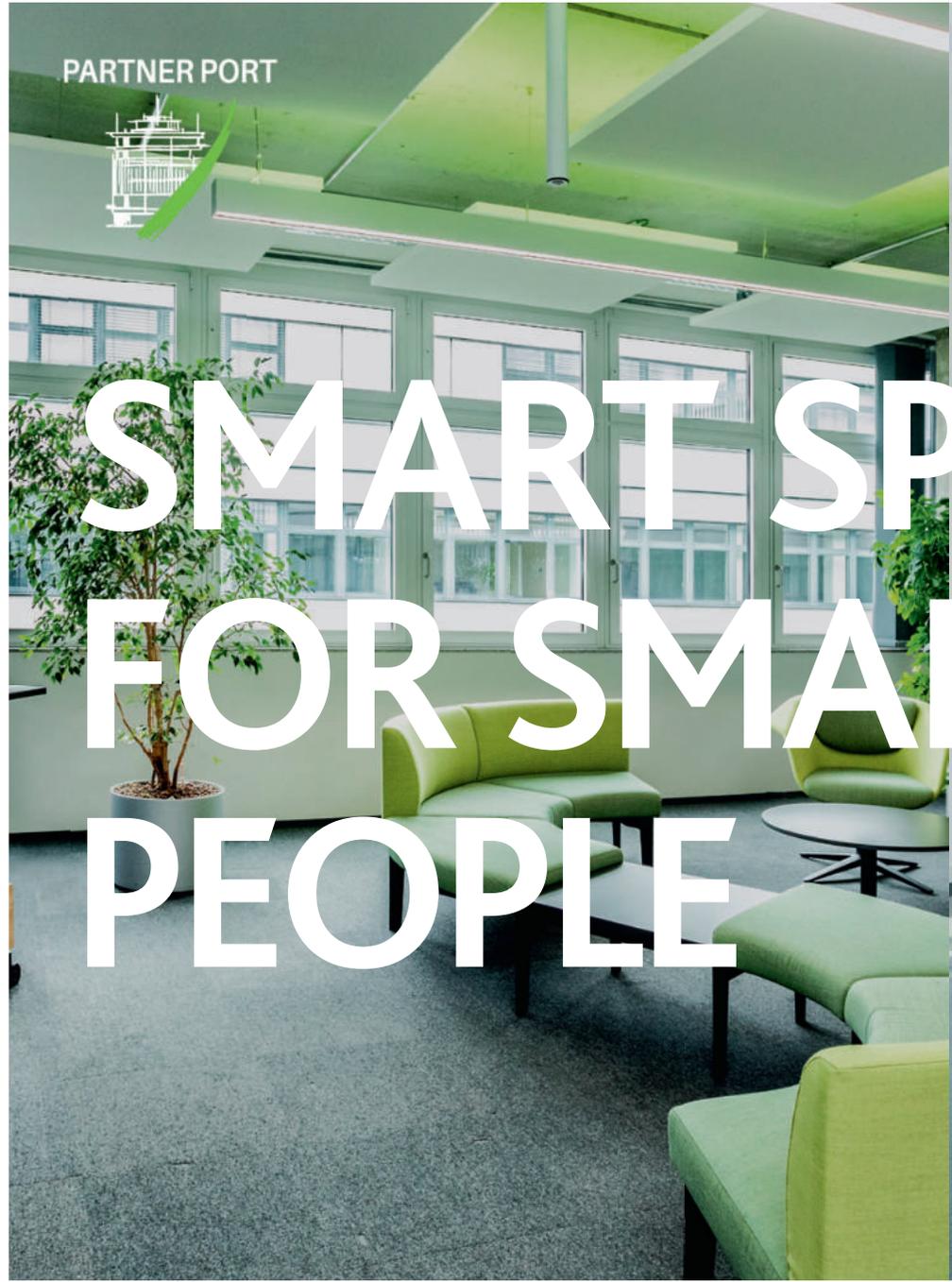


Did you know? Tax revenues make Walldorf one of the richest municipalities in Germany. At 265 per cent, the trade tax rate is the lowest in Baden-Württemberg.

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SMART SPACES FOR SMART PEOPLE



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„The Partner Port is the ideal office location because we create a sense of connection and support that enriches our lives together and strengthens us all.“

Nina Barkow
People Experience Manager
Nativion GmbH



PARTNER PORT



„The location of our IBM Innovation Centre for SAP Solutions in the Partner Port offers us an ideal basis for close and strategic cooperation due to its proximity to SAP. We are proud to look back on 50 years of IBM SAP history and welcome interested customers and partners to visit us at our centre.“

Tanja Scheller
Director IBM Innovation Center for SAP® Solutions
IBM Deutschland GmbH



PARTNER PORT



„The Partner Port is the ideal office location because it offers almost everything an office infrastructure can provide: from motorway access, a multi-storey car park and its own post office to open-plan offices and air conditioning.“

Eric Schroth
CFO
TS Steel Trade GmbH



PARTNER PORT



CONSILIO

EPI·USE[®]

Fsas Technologies
a Fujitsu company

HAYS

integacon
engineering

Landis+Gyr

Lenovo

NETFIRA

NEXONTIS
company of msg global

Walldorf
Consulting

x1F



XFT. Experten für Information.

**IN GOOD
COMPANY**

PARTNER PORT



**EXCELLENT
FULL SERVICE**

-  Restaurant and cafeteria including courtyard with 200 seats, also suitable for meetings and events
-  Central mailroom
-  24-hour security
-  Reception with access control system
-  Various conference and meeting rooms can be booked digitally
-  Catering and room service
-  Visitor parking
-  Tenant-oriented property management
-  Caretaker services
-  Shower rooms
-  Various presentation areas
-  Impressive entrance area
-  Lounge areas as a place to retreat and a meeting point
-  Hotel-inspired design

PARTNER PORT



RESTAURANT



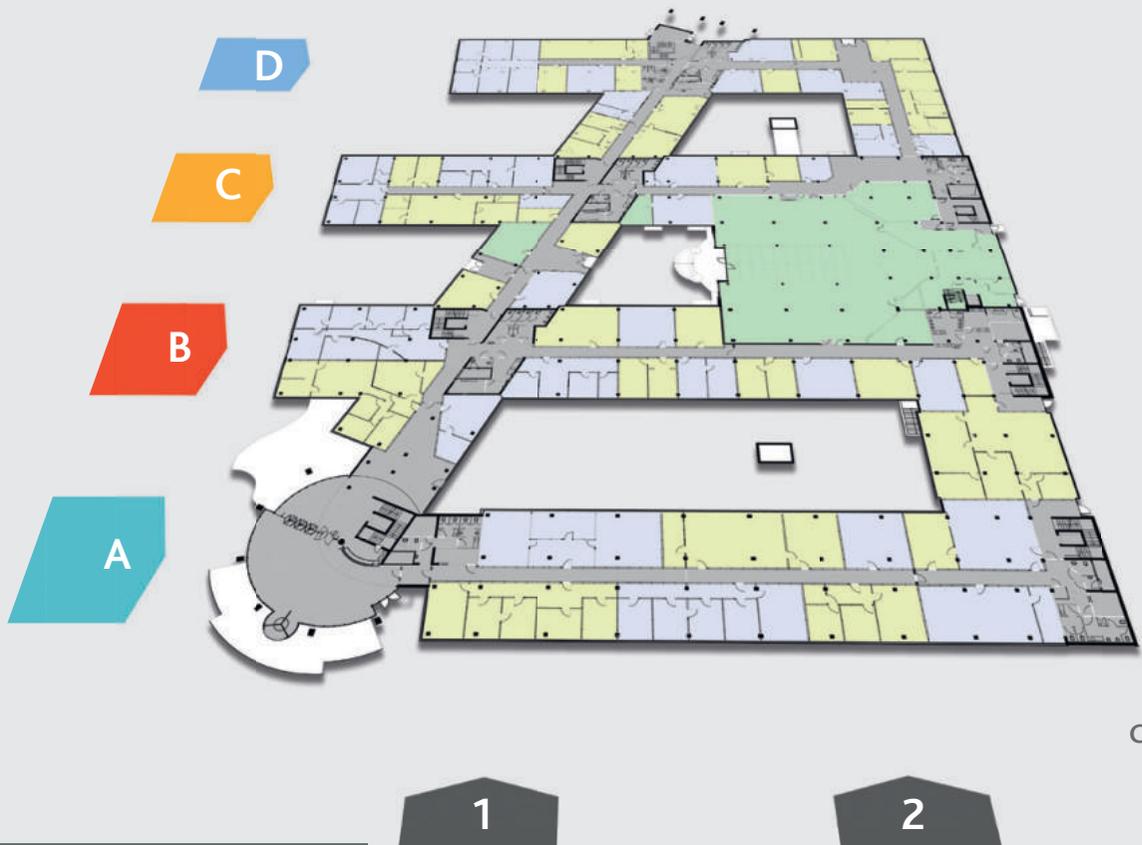
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COURTYARD

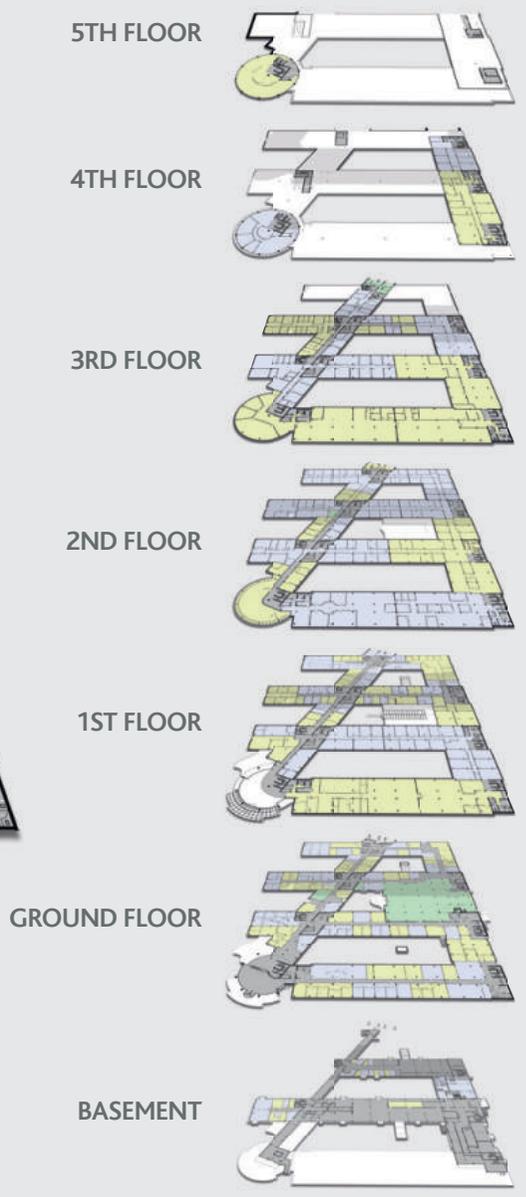


PARTNER PORT



COMPONENTS AND FLOORS

GROUND FLOOR PLAN



PARTNER PORT



FACTS





BUILDING DESCRIPTION AND TECHNICAL FACILITIES

Lifts

- Lifts suitable for disabled persons/wheelchair users in the stairwell towers

Parking spaces and parking areas/ Outdoor facilities

- 1,200 partially ground-level, open and covered parking spaces for tenants in the multi-storey car park
- 85 visitor parking spaces
- additional covered bicycle and motorbike parking spaces
- Outdoor lighting, barrier systems for parking spaces/car park

Building grid

- flexible partition wall systems
- can be divided every 1.25 metres, room depth 7.30 m
- clear room height 3.00 m in accordance with workplace guidelines

Facade

- Thermally insulated, rear-ventilated façade, alternatively as a curtain wall with thermal insulation glazing in thermally separated aluminium profiles; north-east-west-south façade with external sun protection and individual control options

Heating/cooling: offices and common areas

- mechanical ventilation with auxiliary cooling
- server rooms

Fire alarm system

- complete interior monitoring with fire detectors (ceiling/floor)

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Security

- Access control to the building (main entrance with control system)
- Security centre with 24-hour service and video surveillance of the outer shell
- Burglar alarm system with monitoring function on all doors in the property and windows on the ground floor

Equipment per workstation

- An underfloor box with 9 units for computer connection sockets
- Electricity, telephone terminal, satellite connection per rental unit
- Screen-compatible workplace lighting with 500 lux



Green electricity share: The current proportion of green electricity in relation to the total electricity consumption of Partner Port is approximately 60%. A switch to a regional electricity supplier with a 100% green electricity share is currently in the contract phase.



Modern automation and control technology: Modern automation and control technologies are installed throughout the Partner Port, linking the interaction between lighting, heating, ventilation and blinds and responding only to requirements and technical sensors in order to optimise the building's energy consumption.

Data network infrastructure

in general:

- two dedicated lines to SAP
- High-speed fibre optic cabling

vertically:

- Backbone using fibre optic technology as an FDDI double ring
- Connection to SAP network, in accordance with SAP security standards

horizontally:

- Floor distributor with bridges for connection to the backbone
- Structured star-shaped cabling of data lines, minimum category 5, in parts category 7 in accordance with ISO 1815, from the respective tenants' associated data cabinets.

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NICE TO MEET YOU



PARTNER PORT



Our five conference rooms are available for hire on the ground floor, centrally located in building section B.

Basic equipment:

- Dimmable LED lighting
- Interior and exterior shading
- Access with access card

Internet connection in all conference rooms:

- Free Wi-Fi included, login via 'echt WLAN' up to 100 Mbit/sec, no password required.
- A second Wi-Fi network with a password is available. You can obtain the password from Security.
- In addition, each room has a fixed internet connection via an RJ45 network plug at the lectern or in the floor box for connecting a device. Speed up to 100 Mbit/sec.

Toilets:

- The toilets are located nearby: at the beginning of the corridor next to conference room 4 and at the end of the corridor diagonally opposite conference room 1.

FLOOR PLANNING CONFERENCE ROOMS



Additionally available for hire through the security centre:

- 80-inch LED display, connection for HDMI, VGA, DVI, mobile
- Facilitation kit with facilitation cards (various colours), board and flip-chart markers (various colours), pins (various colours), glue stick, paper scissors, adhesive tape and marking dots
- Mobile projectors outside the conference rooms
- Telephone spider, wireless DECT audio conference system

Catering:

The café and restaurant are right next door.

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1
Conference room 1 (video):
approx. 48 m²
Seating: block seating for 12 people

Room Facilities:

- 105-inch touch display with integrated PC and wireless keyboard
- PTZ camera with 20x zoom, auto-framing and smart face tracking
- Whiteboard including whiteboard pens
- Telephone



2
Conference room 2:
approx. 46 m²
Seating: U-shape for 14 people

Room Facilities:

- Projector permanently mounted on the ceiling, with the following connections: HDMI, USB, audio.
- Fixed motorised screen, operated via light switch
- Flipchart including pens and paper
- Whiteboard including whiteboard pens
- Telephone



3
Conference room 3:
approx. 56 m²
Seating: Parliament 28 persons

Room Facilities:

- Projector permanently mounted on the ceiling, connection via media panel for HDMI, VGA,
- Fixed screen
- Wireless microphone, sound via 3.5 mm speaker jack, operation via media panel
- Flipchart including pens and paper
- Telephone



4
Conference room 4:
approx. 75 m²
Seating: Parliament 38 persons

Room Facilities:

- Projector permanently mounted on the ceiling, connection via media panel for HDMI, VGA, DVI
- Fixed motorised screen, operated via light switch
- Wireless microphone, sound via loudspeaker, operation via media panel
- Flipchart including pens and paper
- Telephone

Conference room 3 and 4: approx. 130 m²

Seating capacity: Parliament 66 persons

Both conference rooms will be combined, the partition wall opened

Facilities: as in conference room 3

CONFERENCE ROOMS

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CONFERENCE ROOMS

5



Conference Room 5 (Creative):

approx. 59 m²

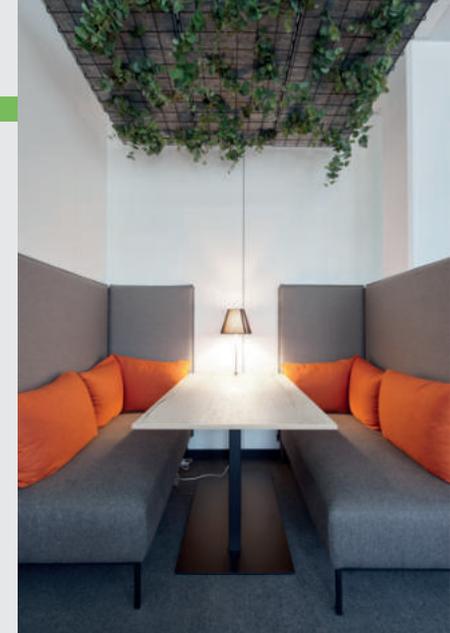
Seating: Seating areas for 24 people

Room Facilities:

- Innovative digital flipchart with rolling stand
- Flexible seating options
- Extra wide whiteboard including whiteboard pens

Additional services available for booking (all rooms)

- Presentation kit
- Mobile projector
- Telephone spider
- Conference chairs
- Power sockets
- Adapters



PARTNER PORT



THE FUTURE OF WORK

„The increasing digitalisation and mobilisation of the working world is revolutionising our office environments and requiring a fundamental reorientation of office space. Many of our tenants are therefore converting their leased space and completely refurbishing it: flexible, open, communicative and high-quality are the new concepts for a contemporary working environment. Partner-Port is following this trend. This means we remain “the place to work, the place to be” in Walldorf and the surrounding area.“

„The future of work is being shaped by two major trends that are changing jobs, the workforce and the nature of work. The first trend is the increasing use of technologies such as artificial intelligence (AI), machine learning and robotics in the workplace. The second trend is hybrid working from home, the office or on the move. This is precisely why we are constantly expanding our range of services in the Partner Port, including a creative room, video studio, video conference room and club room for events. In this way, we are creating added value that will turn the “traditional” office into a “third place” in the future.“

”



*Petra Gradelewski
Head of
Architecture &
Project Management*



*Frank Röhlings
Managing Partner*

PARTNER PORT



STILL PREFER HOME-OFFICE?



PARTNER PORT



**BECOME
PART OF THE
PARTNER-PORT
IN WALLDORF!**



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