



### **High-yield (7,58%) large office complex with the public authority as the main tenant**

Price	<b>€ 17'500'000</b>
Country	<b>Germany</b>
City	<b>Wiesbaden</b>
Category	<b>Office</b>
Property ID	<b>B-175</b>
Building area, m <sup>2</sup>	<b>15000</b>
Land area, m <sup>2</sup>	<b>11000</b>
Last renovation	<b>2022</b>
Yield	<b>7.6 %</b>

### **Property Info**

- Leased
- Large parking
- Furnished and equipped
- Share deal
- Asset deal

High-yield investment with the public authority as the main tenant.

Key Data.

- Site area: 11,000 m<sup>2</sup>
- Building type/Year of construction: Investment property / 1976
- Usable space/rooms/parking spaces: approx. 15,000 m<sup>2</sup> / approx. 400 / approx. 98 (including 3 wheelchair accessible)
- Heating: Gas-fired central heating

- Availability: Upon request

#### The Property.

The property is a former five-star rehabilitation clinic (concrete construction with 80 mm Styrofoam insulation), continuously modernized since 2012:

- 2014: Complete renovation of the roof
- 2015/16: New gas heating, valves, and pumps
- 2016: Modern fire alarm system and fire protection concept; North wing as a dormitory for asylum seekers (approx. 135 rooms, 24–27 m<sup>2</sup> each)
- 2021/22: Conversion of the south wing into modern offices (fiber optics, plumbing, interior insulation); conversion of the kitchen into archives
- Fully barrier-free with new outdoor facilities

Expansion potential (unused space, approx. 3,500 m<sup>2</sup>):

- South wing: 4th–6th floors (700 m<sup>2</sup> each), 7th floor (penthouse/administration, 600 m<sup>2</sup>)
- North wing: Former café + terrace (600 m<sup>2</sup>)

1st basement: Wellness area with pool/sauna (1,000 m<sup>2</sup>)

Annex (nurses' dormitory, approx. 750 m<sup>2</sup>): 20 apartments (20–30 m<sup>2</sup>) + 2 apartments (85 m<sup>2</sup>), fully leased (flat-rate rent via the job centre).

Tenant structure.

Main tenant: Municipality (public use, stable payments).

