

## Warburg-HIH Invest Acquires stapelWERK Business Campus in Hamburg

- Lettable area of six fully occupied properties adds up to 26,500 square metres
- Long-term key tenants are the Hamburg employment office and Minebea Intec
- The stapelWERK concept permits multi-tenant occupancy for modern work formats in light manufacturing, office and last-mile logistics
- Business campus offers substantial development potential on an area of around 50,000 square metres

**Hamburg, 1 February 2021** – Warburg-HIH Invest Real Estate GmbH (“Warburg-HIH Invest”) just acquired the fully occupied stapelWERK campus in Hamburg. The area, which is located at Meindorfer Strasse 205, was sold by aurelius Meindorf GmbH. The grounds of around 50,000 square metres are occupied by six buildings with a lettable area of more than 26,500 square metres, suitable for offices, research, light manufacturing and storage. Four of the buildings, which were constructed or underwent core-and-shell refurbishment between 2016 and 2020, are home to eleven tenants. The weighted average remaining lease term (WAULT) is about nine years. Main tenants on long-term leases are Minebea Intec GmbH, one of the leading makers of industrial scales, and the employment office of the Hanseatic City of Hamburg and of the Labour Agency. Among the other tenants are the German Red Cross, Asteelflash Design Solutions GmbH, Preussen Elektra GmbH, Moritz Keller GmbH and Testo Industrial Services GmbH. It was agreed not to disclose the selling price. The transaction took the form of a share deal.

“The business campus is characterised by a great location and a diversified mix of high-net-worth tenants. The existing premises are of a type that is hard to find on the rental market and, unsurprisingly, in strong demand as a result. Characteristic features include high floor loads, large connected floor plates on the same level, goods lifts within the rental units and high clear ceilings,” said Hans-Joachim Lehmann, Managing Director of Warburg-HIH Invest. “Moreover, the site offers considerable development potential. The effective local development plan permits a gross floor area of around 79,000 square metres, of which only around 26,500 square metres have been realised so far.”

The campus is conveniently accessible, being located next to the A1/B75 motorway, which is evolving into the main trunk road for the Fehmarn Belt Fixed Link currently under construction. It takes 30 minutes by car to commute to the inner city of Hamburg and around 20 minutes to the airport. The nearest bus stop is 700 metres away.



The legal due diligence on the buyer side was done by CMS Hasche Sigle, the tax due diligence by Ebner Stolz. SCHWAB.engineers was responsible for the technical due diligence, including the ESG criteria. The property development was done by P3 Pekrul ProjektPartner GmbH based in Hamburg.

*“The business campus is characterised by a great location and a diversified mix of high-net-worth tenants. The existing premises are of a type that is hard to find on the rental market and, unsurprisingly, in demand as a result. Characteristic features include high floor loads, large connected floor plates on the same level, goods lifts within the rental units and high clear ceilings. Moreover, the site offers considerable development potential. The effective local development plan permits a gross floor area of around 79,000 square metres, of which barely 24,000 square metres have been realised so far.”*

**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, close proximity to real estate markets and tight networking enable 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 12.9 billion euros worth of assets under administration in 78 investment funds.

For more information, go to the company's website at: [www.warburg-hih.com/en](http://www.warburg-hih.com/en)

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