

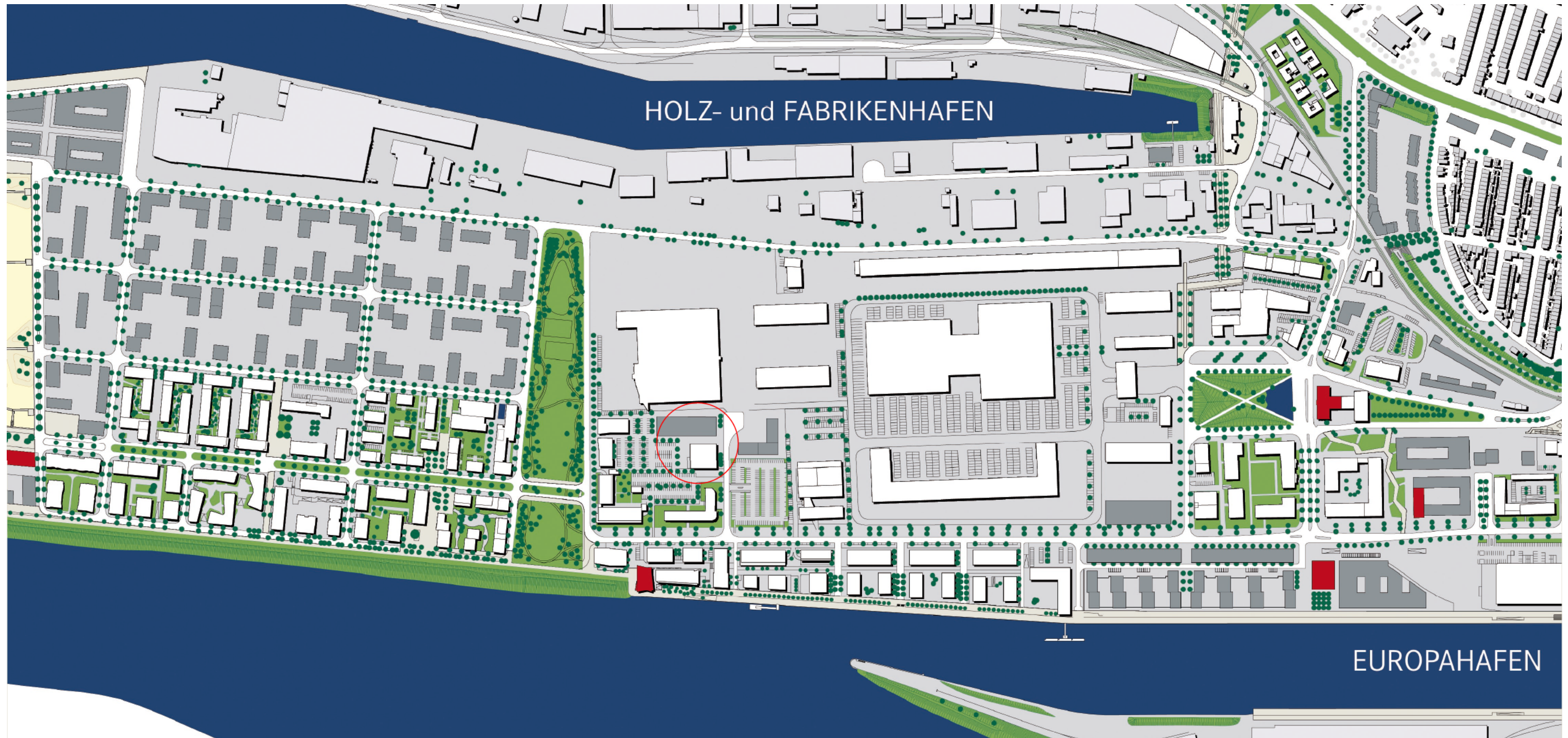


# **SPACE - Bürohaus Silbermannstraße**

**Überseestadt Bremen**

**PAUL OPATZ**

**Hilmes Lamprecht Architekten BDA**









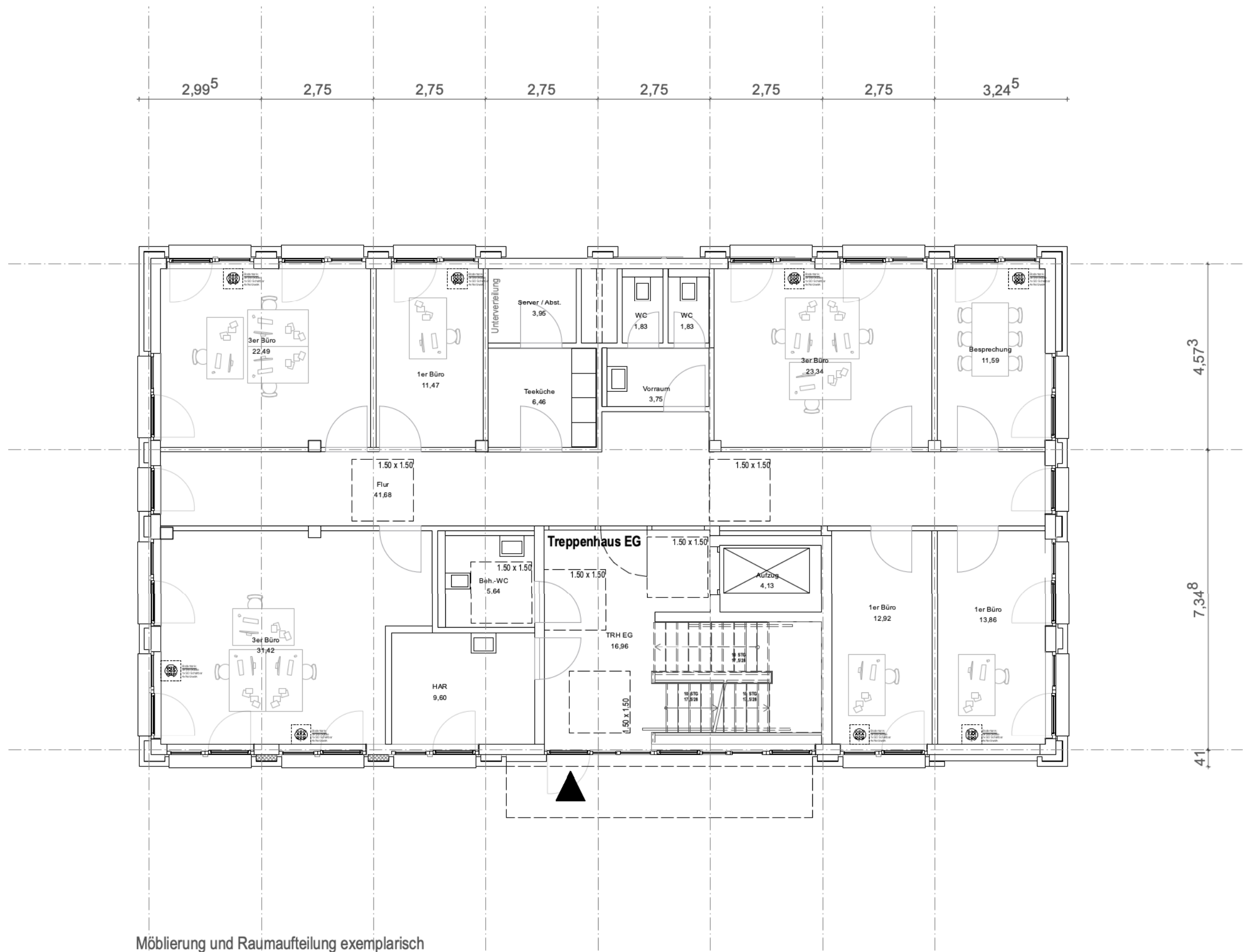




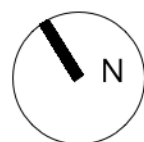
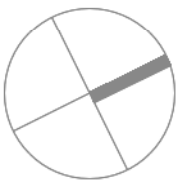


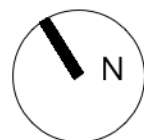


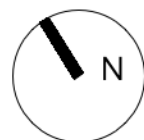


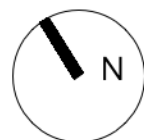
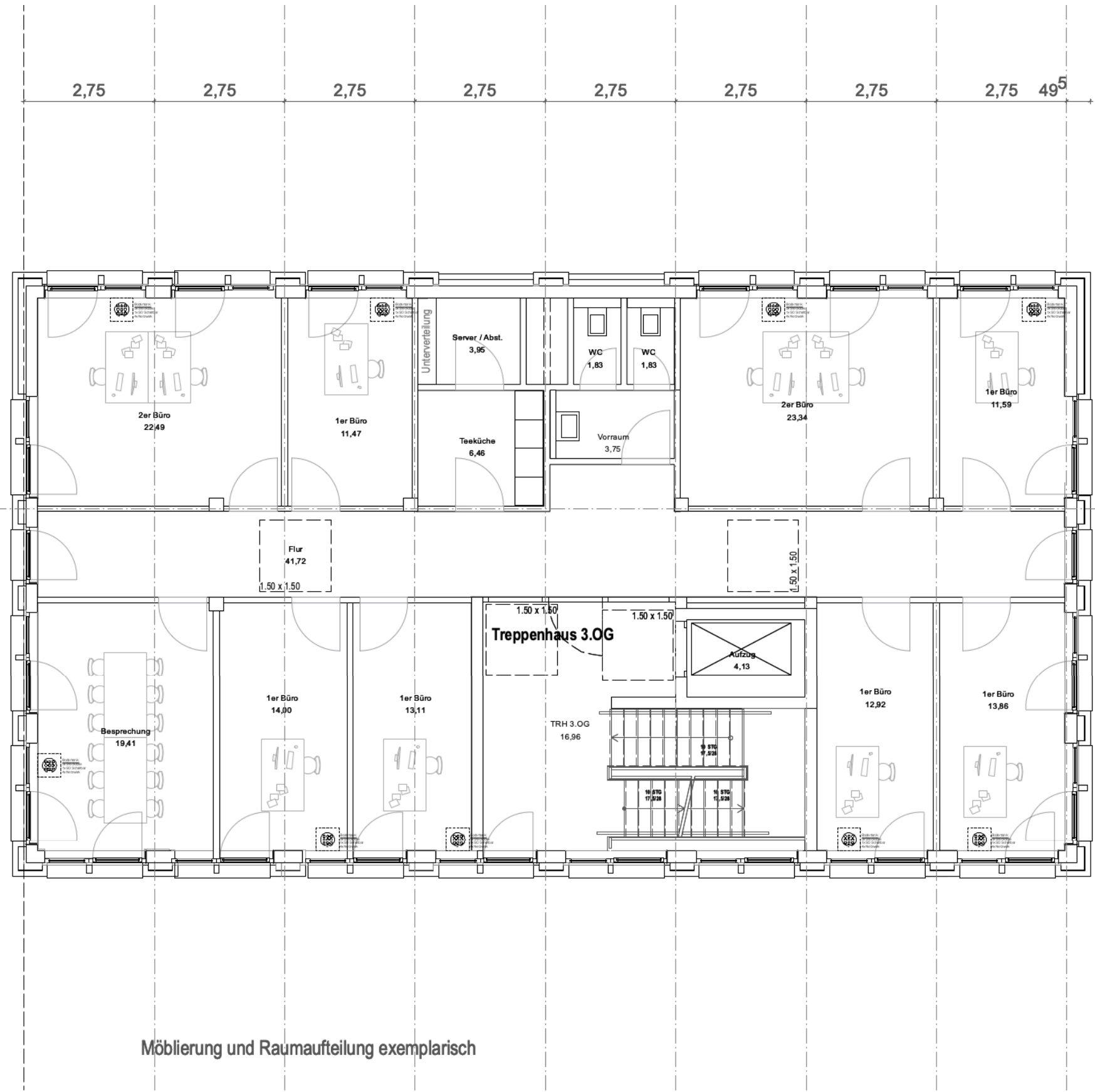


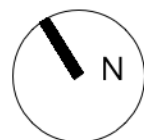
Möblierung und Raumaufteilung exemplarisch











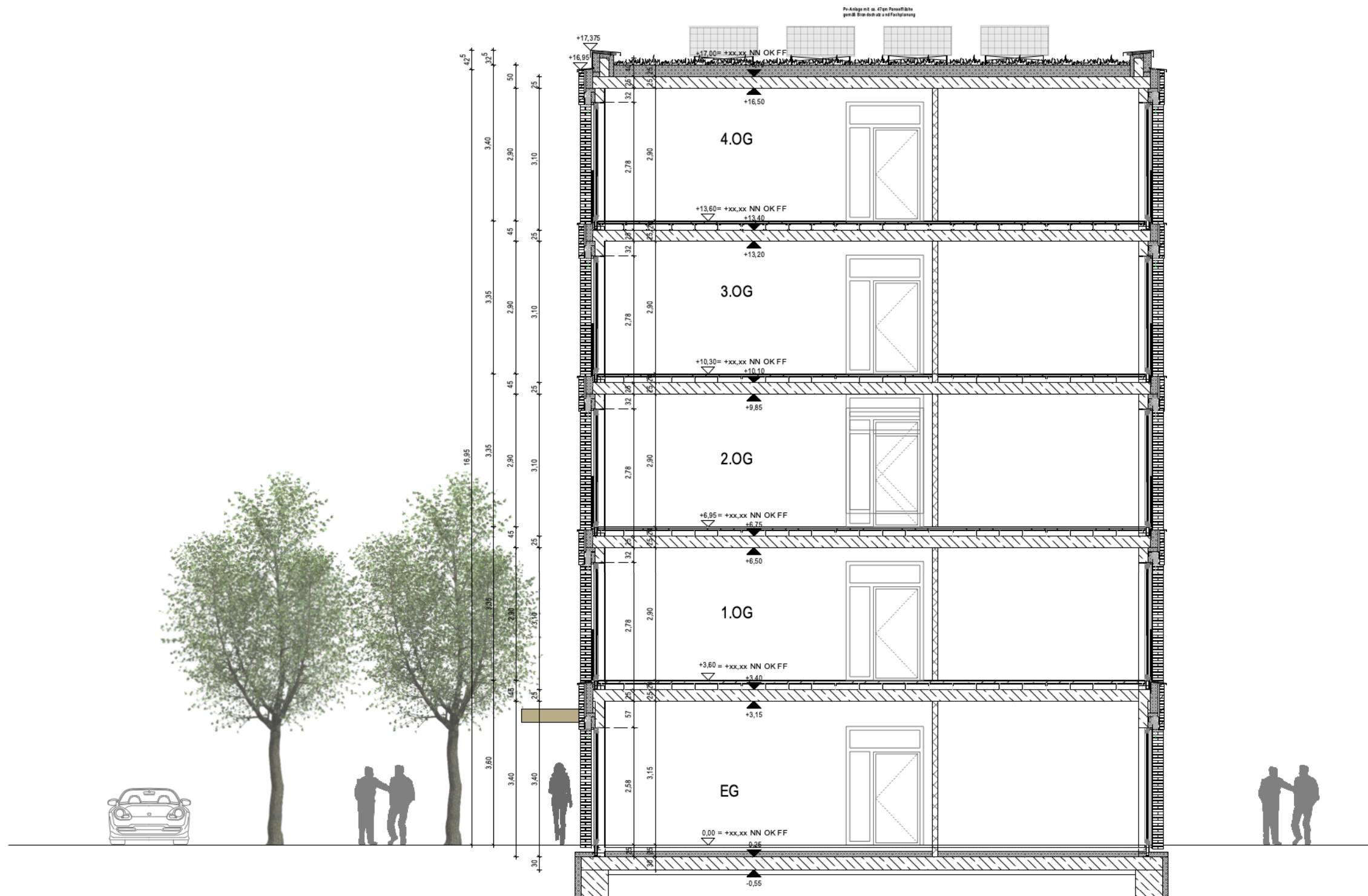












### Mietflächen Netto (MF-G1)

Ebene	Fläche Netto ca.	
Erdgeschoss	200,00	m <sup>2</sup>
1.Obergeschoss	217,00	m <sup>2</sup>
2.Obergeschoss	217,00	m <sup>2</sup>
3.Obergeschoss	217,00	m <sup>2</sup>
4.Obergeschoss	217,00	m <sup>2</sup>
gesamt Netto	1.068,00	m <sup>2</sup>

### Nebenflächen (MF-G2)

Ebene	Fläche ca.	
Erdgeschoss	22,00	m <sup>2</sup>
1.Obergeschoss	16,00	m <sup>2</sup>
2.Obergeschoss	16,00	m <sup>2</sup>
3.Obergeschoss	16,00	m <sup>2</sup>
4.Obergeschoss	16,00	m <sup>2</sup>
gesamt Netto	86,00	m <sup>2</sup>

### Faktor Umlegung Nebenflächen

	Fläche/Faktor	
Nebenflächen	86,00	m <sup>2</sup>
Nettofläche	1.068,00	m <sup>2</sup>
Faktor (1 + Nebenfl. / Nettofl.)	1,081	

### Mietflächen gesamt Brutto (MF-G)

Ebene	Mietfläche ca.	
Erdgeschoss	216,10	m <sup>2</sup>
1.Obergeschoss	234,47	m <sup>2</sup>
2.Obergeschoss	234,47	m <sup>2</sup>
3.Obergeschoss	234,47	m <sup>2</sup>
4.Obergeschoss	234,47	m <sup>2</sup>
gesamt	1.154,00	m <sup>2</sup>

