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Central Business Tower: Helaba fully leases Frankfurt office tower to Commerzbank

Helaba signs 15-year green lease for more than 73,000 sqm in CBT.



- Landesbank Hessen-Thüringen secures long-term anchor tenant for Central Business Tower
- Commerzbank AG to lease over 73,000 sqm, including entire office space of 66,000 sqm in 205 metre high skyscraper
- Central Business Tower combines innovative working environments with public areas
- Lease will commence in early 2028 upon completion of building

Helaba Landesbank Hessen-Thüringen has signed a long-term green lease with Commerzbank AG for 73,000 sqm in the flagship project "Central Business Tower" in the heart of Frankfurt's financial district.

A German universal bank based in Frankfurt am Main, Commerzbank AG had total assets of EUR 555 billion as of 31 December 2024 and a Group-wide workforce of around 40,000 making it Germany's fourth-largest bank and the country's second largest publicly limited bank. Commerzbank will exclusively rent the entire available office space (around 66,000 sqm) in the CBT, with the initial lease running for 15 years.

In future, the Central Business Tower will be made up of the 205 metre high office tower with 52 floors (The Tower) and a five-storey underground car park supplemented by a plinth building into which the listed façade and foyer rotunda of the historic bank building dating back to 1891 will be integrated (The Bank). The buildings are connected by a multi-storey, publicly accessible glass hall. The highrise complex is set to be completed in the first quarter of 2028 and will enhance the Main metropolis' banking district as a new focal point on Neue Mainzer Strasse. Helaba is the developer of the iconic ensemble on Frankfurt's former mediaeval ramparts. The complex large-scale project, designed by KSP Engel, is being realised in a joint partnership with Ed. Züblin AG and Dobler Metallbau.

In addition to LEED Platinum certification, the project is also aiming for ‘Sustainable Construction Site’ certification from the German Sustainable Building Council. A precertification has already been issued. On a gross floor area of around 115,000 sqm, modern office space will be complemented by publicly accessible areas such as an upscale restaurant, a café and a branch of the Weltkulturen Museum.

"We are delighted to have let the Central Business Tower, with its outstanding office location and exceptional quality, on a long-term lease. The CBT is a high-calibre project and will become a new landmark in Frankfurt's skyline", says Christian Schmid, a member of Helaba's Executive Board and responsible for the bank's real estate activities. "By letting the property, as the developer we are demonstrating that that success is possible even in times such as these with the right partners and the right product - despite the prevailing challenges and sentiment. I would like to thank everyone who has contributed to making this project a resounding success."

"With the Central Business Tower, we are leasing a state-of-the-art, efficient and sustainable building that reflects Commerzbank's identity and culture and meets our requirements for an office building of the latest generation", said Sabine Mlnarsky, a member of the Commerzbank Board of Managing Directors responsible for Human Resources, Organisation and Security and, consequently also for bank's real estate portfolio. "Alongside the Commerzbank Tower, the new building will become an important anchor for our bank Frankfurt's city centre. The CBT will provide us with high-quality space so that we can offer our employees an attractive working environment."

Helaba was advised by McDermott Will & Emery Rechtsanwälte Steuerberater LLP, Commerzbank by Hogan Lovells International LLP and BNP Paribas Real Estate GmbH.

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