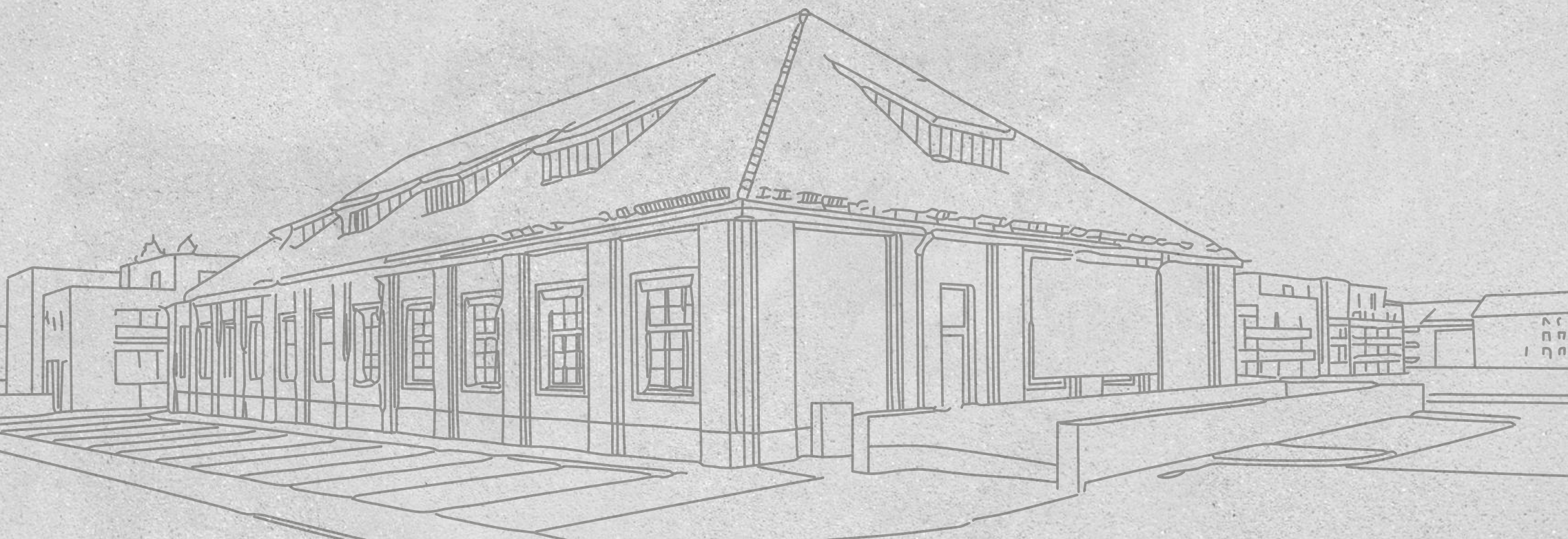


11

DENKMAL ELEVEN

HISTORISCHE ARCHITEKTUR.
LANGFRISTIGE ERTRÄGE.



The Highlights

- Historic riding hall dating back to 1914
- Listed architecture with distinctive character
- Comprehensively renovated for modern work environments
- Approximately 956 square meters of flexible commercial space
- 27 self-contained offices with a clear layout
- Impressive reception area with a strong visual impact
- Private offices, open-plan spaces, and conference rooms
- Integrated business club, café, and meeting areas
- Flexible floor plan to accommodate changing user needs
- High-quality glass partition walls and modern acoustic ceilings
- Efficient heating and cooling system with individual controls
- Heat pump for sustainable building technology
- Modern data and network infrastructure throughout the building
- Professional coworking and business center concept
- Long-term managed lease agreement with IWG/HQ
- Ten-year term plus extension options
- IWG Group company as a professional operating partner
- 29 underground parking spaces directly assigned to the property
- Four additional parking spaces immediately adjacent to the building
- Attractive tax incentives and depreciation opportunities for investors
- Economically optimized acquisition structure for investors
- Historic building meets attractive income potential

Property Details



Object Type:	Listed office and commercial building / business center
Address:	Christel-Pache-Straße 2, 2/1 und 2/2, 78048 Villingen-Schwenningen
Year of manufacture:	1914
Renovation:	Comprehensive renovation in accordance with historic preservation guidelines since 2025
Expected completion date:	At the turn of the year 2026–2027
Historical Use:	Former Drill and Riding Hall
Historic Preservation:	Historic buildings designated as cultural heritage sites
Construction method:	Historic solid-construction building, comprising a renovation carried out in accordance with preservation guidelines
Projectiles:	One main floor, attic not removed
Basement Construction:	No basement
Lot size:	Approx. 1.673 m ²
Parcel Number:	1584/9
Commercial Space:	Ca. 956 m ² nach GIF-Berechnung
Number of office spaces:	27 abgeschlossene Büroräume
Number of office spaces:	Open-space and coworking areas, meeting room, sales room, business club, business café, reception area, server room, kitchenettes, restrooms and utility rooms
Heating:	Heat pump in combination with a hybrid VRF/HVRF system

Property Details

Cooling:	Hybrid VRF/HVRF system with individual room control
Ventilation:	Mechanical ventilation of interior rooms, window ventilation of exterior rooms
Energy Performance Certificate:	To be prepared upon completion of the construction project / Subject to historic preservation guidelines
Parking Spaces:	29 standard underground parking spaces, as well as 4 above-ground parking spaces
Usage Concept:	Flexible business center offering office, coworking, meeting, and service options
Operator Concept:	Signed managed lease agreement with an IWG Group company, operated under the HQ brand
Contract Term:	10-year initial term with automatic renewals for 5 years each
Type of Use:	For commercial use only
Building Permit:	Available since June 20, 2025
Purchase price:	Upon request, with a contractually stipulated completion guarantee and binding price guarantee
Commission:	No commission
Additional costs:	Plus the usual additional purchase costs

DENKMAL ELEVEN

Warum dieses Investment.

SUBSTANZ. SICHERHEIT. ZUKUNFT.

Haus 11 verbindet historische Substanz mit moderner Nutzung und wirtschaftlicher Stärke – für ein Investment mit nachhaltiger Perspektive.



LANGFRISTIGER BETREIBERVERTRAG

Langfristige Planbarkeit und stabile Einnahmen durch vertraglich gesicherten Betreiber.



TOP-LAGE IN EINER STARKEN REGION

Villingen-Schwenningen als regionales Oberzentrum mit starker Wirtschaft und hoher Lebensqualität.



KFW-FÖRDER- MÖGLICHKEITEN

Staatliche Förderung durch KfW-Programme für effiziente Sanierung und nachhaltige Entwicklung.



PROFESSIONELLES BETREIBERKONZEPT

Erfahrenes Management sichert eine effiziente Bewirtschaftung und optimale Auslastung.



HOCHWERTIGE SANIERUNG

Nachhaltige Sanierung auf höchstem Qualitätsniveau steigert Wert und Langlebigkeit der Immobilie.



STABILE RENDITE UND CASHFLOW

Attraktive Rendite von Ø 6,31 % p.a. und ein kumulierter Netto-Cashflow von 3,435 Mio. € über 10 Jahre.



INFLATIONSSCHUTZ UND WERTERHALT

Sachwertinvestment in eine begehrte Assetklasse mit langfristigem Werterhalt und Inflationsschutz.



STARKER STANDORT MIT ZUKUNFT

Sehr gute Verkehrsanbindung, Nähe zu Hochschulen und Arbeitgebern sowie hoher Bedarf an modernen Nutzflächen.



NACHHALTIGKEIT ALS WERTTREIBER

Energetische Sanierung und moderne Gebäudetechnik reduzieren Betriebskosten und steigern die Zukunftsfähigkeit.



WEITERE HIGHLIGHTS

- Diversifizierte Nutzungsstruktur
- Geringes Entwicklungsrisiko
- Geringe Leerstandsrisiken
- Solide Kostenstruktur
- Hohe Liquidität durch breite Investorenaachfrage

EIN INVESTMENT IN SUBSTANZ – MIT SICHERHEIT IN DIE ZUKUNFT.

Property Description

Use, Features, and Construction

Stadthaus 11 is being developed into a high-quality office and commercial building with a clear, long-term commercial purpose. The historic solid-construction building is undergoing comprehensive renovation in accordance with historic preservation guidelines and is being carefully transformed into a modern work environment. A heat pump, the efficient hybrid VRF/HVRF system with individual room control, modern ventilation technology, wooden windows with thermal insulation glazing, high-quality glass partition walls, electronic locking systems, and a high-performance data and network infrastructure create a contemporary and comfortable building standard. In addition, there is the option to enhance the work environment with an attractive outdoor terrace, thereby creating an even more pleasant atmosphere for employees, customers, and visitors.

Area and Land Use Plan

A flexibly organized business center is being built on approximately 956 m² of commercial space (according to GIF standards), featuring 27 private offices, open-space and coworking areas, a meeting room, a sales room, a business club, a business café, a reception area, a server room, and restrooms and ancillary spaces. The layout is tailored to different user profiles and varying company sizes. The concept is complemented by 29 underground parking spaces, one underground parking space with restricted use, and four above-ground parking spaces. A managed lease agreement has been signed with a company of the IWG Group for the operation of the facility; the location is to be operated under the HQ brand.



Property Description

History

Built in 1914, the building originally served as a drill hall and riding arena for the former barracks complex. The distinctive hall architecture, the massive exterior walls, and the historic facade elements still bear witness to this unique use today. After decades of military history and subsequent use by French armed forces, the building is now entering a new era: a place steeped in the past is being transformed into a modern hub for work, exchange, and entrepreneurial development.

Added Value and Uniqueness

Stadthaus 11 combines features that are rarely found together on the market: a historically protected building, modern building systems, flexible office layouts, professional management services, and a well-established neighborhood. The blend of historical identity and forward-looking use creates a distinctive address with high name recognition. For investors, this is not just another ordinary office property, but an exceptional investment opportunity with a distinctive architectural profile, attractive depreciation prospects, and a usage concept tailored to the demands of modern work environments.



DENKMAL ELEVEN

Cash Flow Betrachtung

HAUS 11 VS - 10 JAHRE PROGNOSE

11



NETTO-KAUFPREIS

5,447 MIO. €

nach KfW-Zuschuss



KFW-ZUSCHUSS

903 T€

Förderung



10-JAHRES-RENDITE

6,31 %

Ø Rendite p.a.

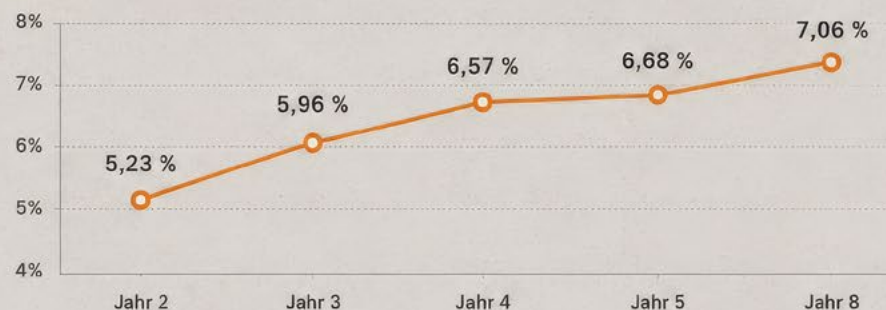


NETTO-CASHFLOW

3,435 MIO. €

in 10 Jahren

RENDITEENTWICKLUNG



EINNAHMEN & KOSTEN ÜBER 10 JAHRE (GESAMT)

EINNAHMEN 6,373 MIO. €



Einnahmen Büro

4,667 MIO. €



Stellplätze

258 T€



Einnahmen Dienstleistungen

1,448 MIO. €

KOSTEN 2,659 MIO. €



Betriebskosten

1,142 MIO. €



Umlagefähige Betriebskosten

279 T€



Management Kosten

978 T€



Direkte Immobilienkosten

539 T€

NETTO-CASHFLOW UND RENDITE

Jahr	2	3	4	5	8	10 Jahre gesamt
Netto-Cashflow (bezogen auf Netto-KP: € 5.447.000)	284.640 €	324.640 €	357.640 €	363.640 €	384.640 €	3.435.000 €
Rendite	5,23 %	5,96 %	6,57 %	6,68 %	7,06 %	6,31 %

* Eine Inflationsrate von ca. 2 % p.a. wurde bei den Kosten berücksichtigt.

** MwSt. Ausweis gemäß separater Berechnung

Stand 15.01.2026

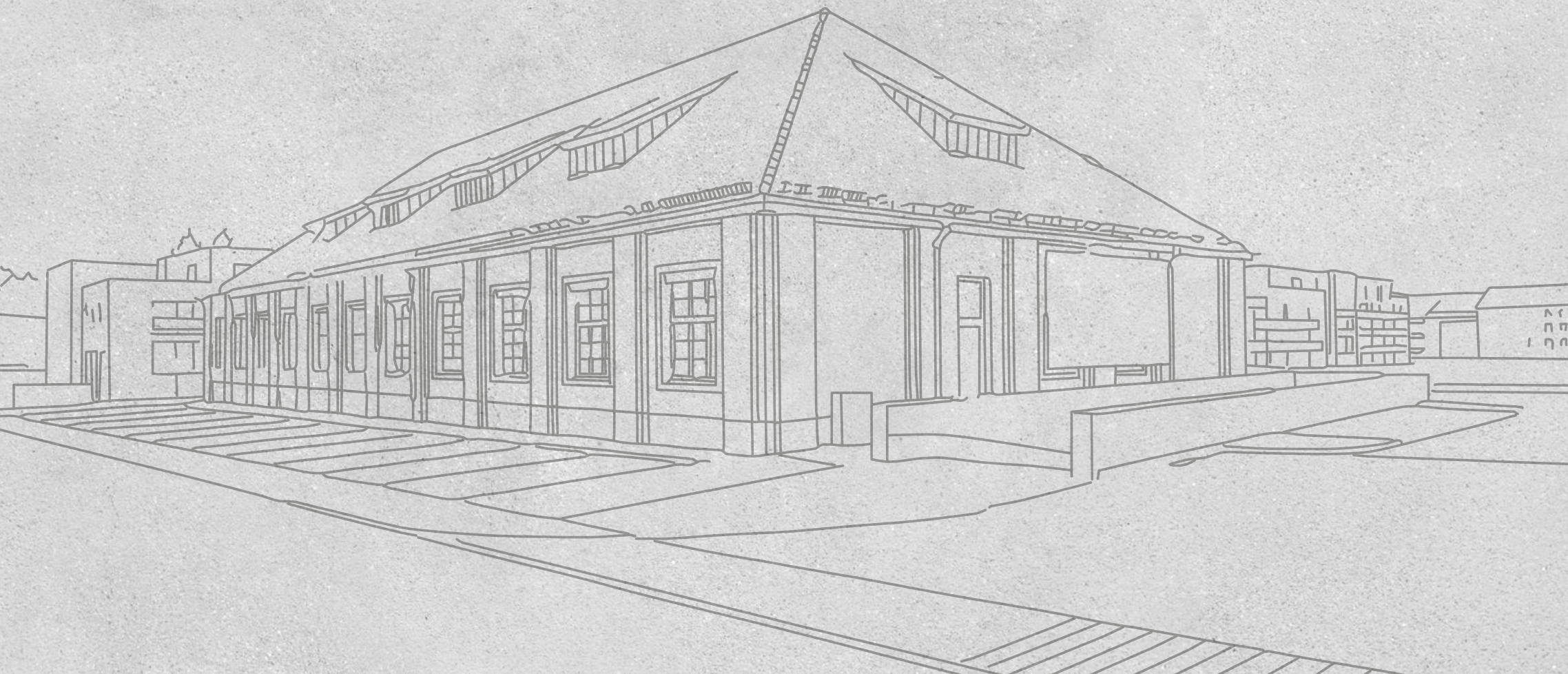
Floor Plan

Areas of Work:	27 fully finished office spaces. Individual and team offices of various sizes to accommodate flexible user groups
Open Dedicated Desk:	Open-plan workspace with permanently assigned workstations.
Flexible coworking spaces:	Open workspaces for temporary and rotating users.
Meeting Room:	Conference room for client meetings, team meetings, and presentations.
Sales Room:	A separate room for consultations, sales, and confidential discussions.
Business Club:	A separate room for consultations, sales, and confidential discussions. A high-quality communal and communication area for informal interactions.
Business Café:	Central common area for breaks, socializing, and informal work.
Reception:	A welcoming reception area serving as a central point of contact for users and visitors.
Server Room:	Technical infrastructure for data, network, and IT systems.
4 Access & Field Areas:	Clear internal wayfinding and functional layout of the office units.
Kitchenettes & Service Areas:	Additional space for the day-to-day use of the business center.
Women's and Men's Restrooms:	Separate restroom areas with adjacent spaces.
Accessible Restroom	Fully accessible restroom facility.
Service connections, utility and auxiliary rooms:	Space for building services, operations, and internal organization.



Vision for Completion

The renderings shown here give you an idea of what the office spaces might look like



11 DENKMAL ELEVEN

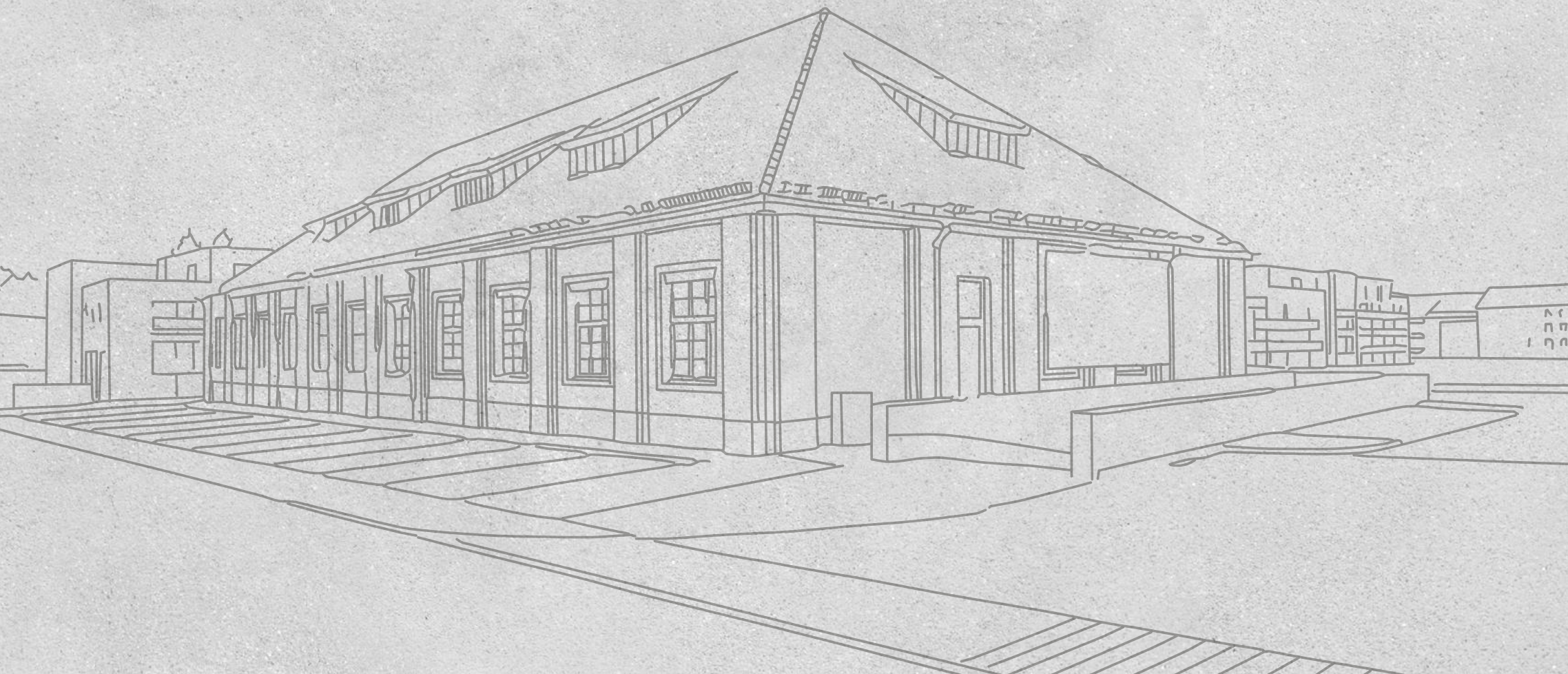
HISTORISCHE ARCHITEKTUR.
LANGFRISTIGE ERTRÄGE.

[VIDEO-TOUR ONLINE](#)



A Monument

Even from the outside, your new business address or investment project is a
stunning eye-catcher



11 DENKMAL ELEVEN

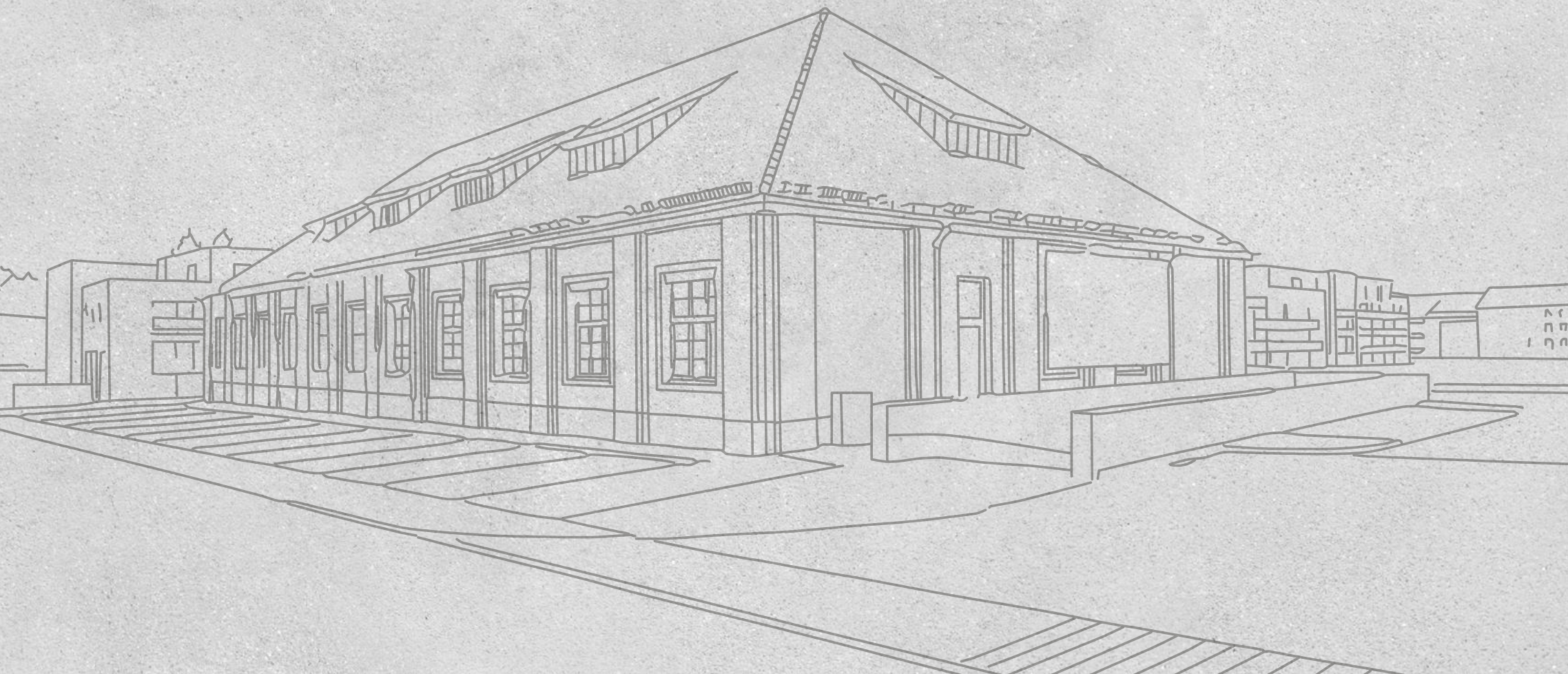
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Showroom

Regus's model office, which has already been completed and is now in operation, impresses with its attractive design and potential for spatial expansion



11 DENKMAL ELEVEN

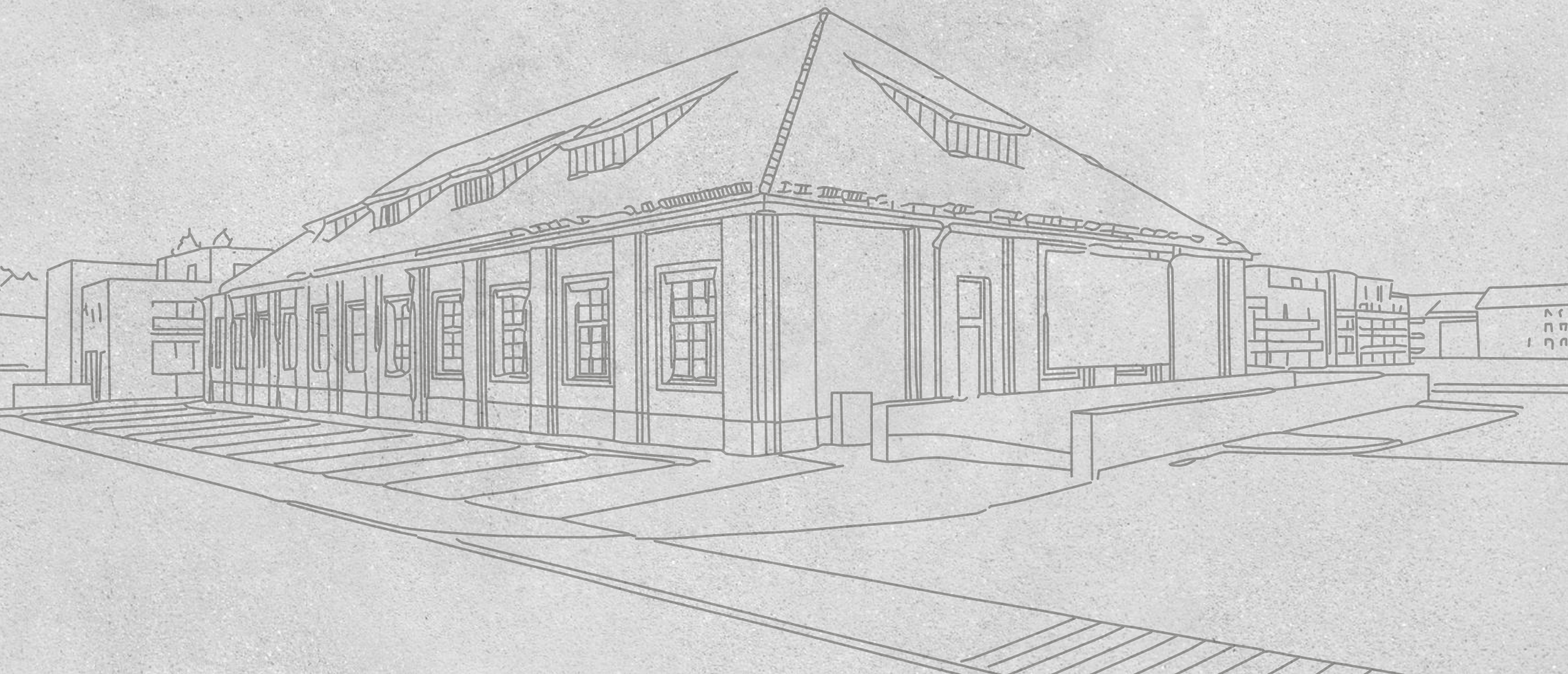
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Construction Site Update

Below you will find a photo report on the current construction work
from June 2026.





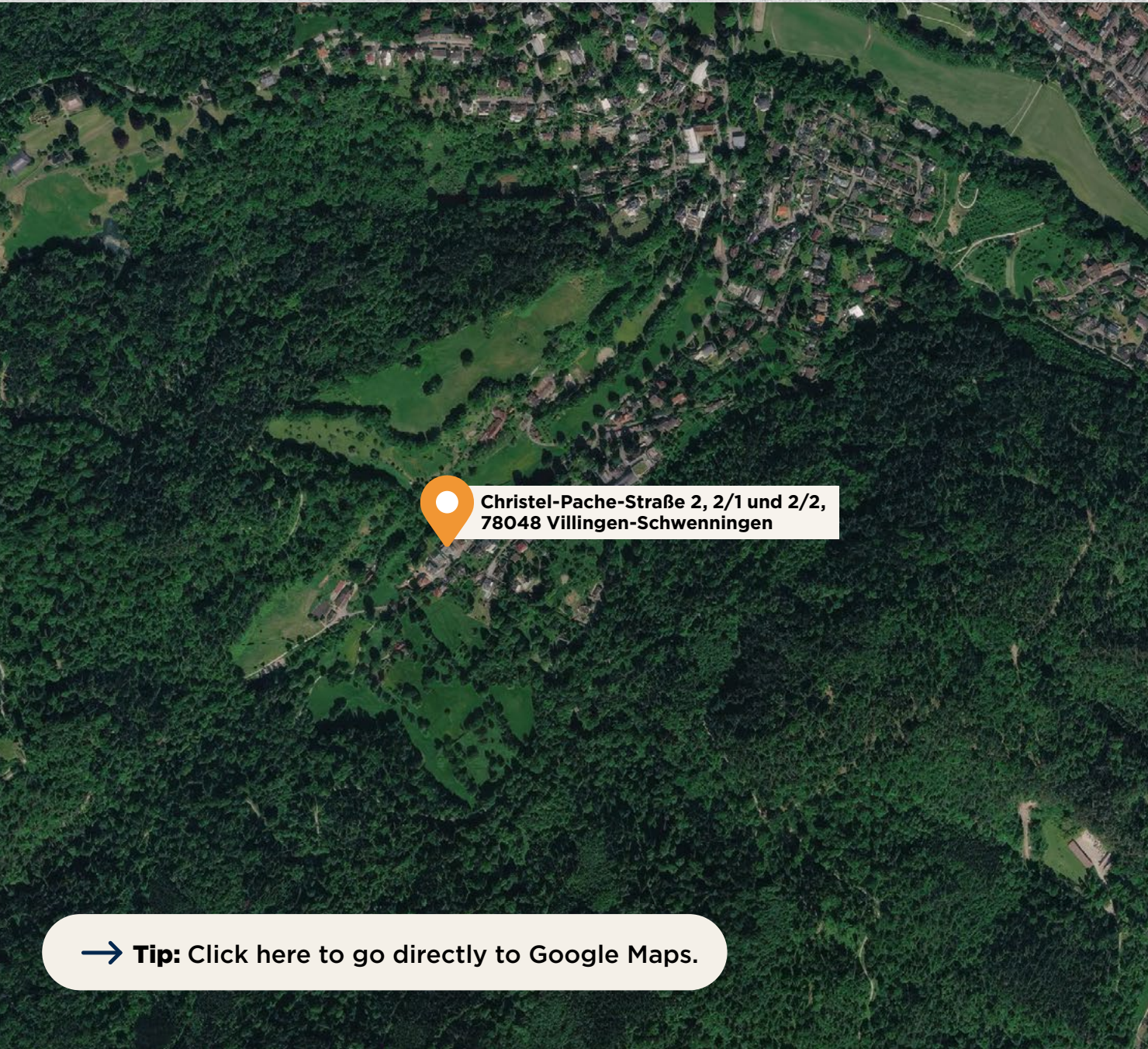
Location & Economy

Working in the New Von Richthofen Park

This commercial property is located in the newly developed Von Richthofen Park, a high-end urban neighborhood that combines historic, preservation-listed architecture with modern residential and commercial uses. Surrounded by green open spaces, a vibrant community is taking shape, featuring several hundred apartments, service offerings, and flexible workspaces. The historic identity of the former barracks complex remains visible, lending the neighborhood a distinctive, prestigious character. Dedicated underground and outdoor parking spaces, adjacent visitor parking, and bicycle and charging facilities ensure convenient accessibility. With Regus and HQ, complementary concepts for modern and flexible ways of working are being established within the neighborhood.

Economic Strength with a Broad Foundation

Villingen-Schwenningen is the largest city in the Schwarzwald-Baar district and a major hub for employment, education, and local services. Its economic structure combines manufacturing, technology-oriented small and medium-sized businesses, retail, and a strong service sector. Several higher education institutions, with a total of approximately 5,880 students, strengthen the pool of skilled workers and the connection between education, research, and business. The high number of employees and commuters underscores the city's role as a regional employment hub. This results in a diverse user base for modern office, conference, and coworking spaces, particularly for companies, project teams, consultants, and hybrid workers.



Christel-Pache-Straße 2, 2/1 und 2/2,
78048 Villingen-Schwenningen

→ **Tip:** Click here to go directly to Google Maps.

LAGECHECK

CHRISTEL-PACHE-STRASSE 2 • VILLINGEN-SCHWENNINGEN

11



STANDORT

Von Richthofen Park
Christel-Pache-Straße 2
78048 Villingen-Schwenningen



VERKEHRSANBINDUNG

- Bahnhof Villingen in kurzer Fahrdistanz
- schnelle Anbindung an die A81
- gute Erreichbarkeit der Wirtschaftsstandorte Rottweil, Tuttlingen und Donaueschingen



BILDUNG & FACHKRÄFTE

- rund 5.880 Studierende
- DHBW Campus sowie weitere Hochschul- und Bildungseinrichtungen stärken den Fachkräftepool.



STARKE WIRTSCHAFTSREGION

Die Region ist geprägt durch Unternehmen aus

- Medizintechnik
- Maschinenbau
- Präzisionstechnik
- Automotive
- Elektrotechnik
- Dienstleistung

Zu den bekannten Arbeitgebern gehören u. a.

- Kendrion
- Continental
- ebm-papst (Region)
- KARL STORZ (Region Tuttlingen)
- SICK (Region)



EINWOHNER & EINZUGSGEBIET

- ca. 89.500 Einwohner
- regionales Oberzentrum des Schwarzwald-Baar-Kreises
- großes Einzugsgebiet für Unternehmen und Dienstleister.



PENDLERSTANDORT

- 28.801 Einpendler
- 20.103 Auspendler

Das unterstreicht die Bedeutung als regionaler Arbeitsstandort.



KAUFKRAFT

- Kaufkraftkennziffer 96
- Zentralitätskennziffer 121,3
- einzelhandelsrelevante Kaufkraft 6.388 € je Einwohner



BAHNHOF VILLINGEN
in ca. 2,5 km



ANBINDUNG A81
in ca. 6 km



5.880
STUDIERENDE



ca. 89.500
EINWOHNER



28.801
EINPENDLER
20.103
AUSPENDLER



KAUFKRAFTINDEX
96



Location & Economy

A Region Undergoing Economic Transformation

The Schwarzwald-Baar-Heuberg region is one of Baden-Württemberg's industrially driven economic areas. Mechanical engineering, the metal and electrical industries, automotive engineering, medical technology, and specialized service providers form a broadly diversified foundation. Numerous medium-sized and internationally active companies ensure a high level of technological expertise and strong regional networking. The current economic situation remains challenging: at the beginning of 2026, the Chamber of Industry and Commerce (IHK) reported no perceptible upturn, though there were isolated signs of stability. Eighteen percent of the companies surveyed rated their situation as good, while 54 percent described it as satisfactory. At the same time, the labor market is showing initial positive momentum: in May 2026, the number of unemployed persons fell compared to the previous month, while more new job vacancies were reported. The region is thus in a phase of stabilization rather than a pronounced boom.

Centrally located within a robust business landscape

Villingen-Schwenningen is centrally situated between key economic hubs such as Donaueschingen, Rottweil, Tuttlingen, Trossingen, and St. Georgen. This location facilitates short travel distances within a tightly interconnected industrial region, combining business infrastructure with the high quality of life and appeal of the Black Forest. Consequently, the location offers a solid foundation for flexible office solutions—not driven by a short-term boom, but rather by its established industrial strength, diverse corporate landscape, access to skilled labor and higher education institutions, and its enduring role as a regional employment hub.

Contact us

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VON HIRSCH
Luxusimmobilien

This property is being marketed exclusively
by Von Hirsch GmbH



Sebastian Hirsch

Legal Notices & Disclaimer

Transparency and Legal Framework

Transparency and Basis of Information

This property brochure has been prepared based on information and documents provided by the seller, their representatives, and other third parties. All details regarding the property, floor areas, floor plans, fixtures and fittings, construction, renovation, usage, operating concept, economic viability, subsidies, tax aspects, completion, and purchase price are based on these documents. As the real estate agency, we have not independently verified the information from a structural, legal, tax, economic, heritage preservation, subsidy, or regulatory perspective. The seller (or their authorized representatives) is responsible for the accuracy, completeness, and currency of the information. We assume no liability for the accuracy, completeness, or currency of the information. Liability is excluded except in cases of willful misconduct or gross negligence on our part. This brochure does not constitute an agreement on the condition of the property, a guarantee, or an assurance of specific characteristics. The final contractual agreements—specifically the notarized purchase contract and its annexes—are the sole authoritative documents.

Property, Areas, Planning, and Execution

Details regarding areas, floor plans, room layouts, parking spaces, specifications of fixtures and fittings, visualizations, and other planning illustrations are based on documents provided by the seller. They are intended for general guidance and may differ from the actual, approved, surveyed, or finally executed situation. Changes arising during construction, renovation, specialist planning, coordination with authorities, or heritage preservation requirements remain reserved. Visualizations, 3D renderings, furnishings, and usage scenarios illustrate possible designs and do not represent the binding actual state or a guaranteed scope of services. Where a completion or price guarantee is mentioned in the brochure, its scope is determined exclusively by the relevant contractual agreements. The prerequisites, time limits, exclusions, and legal consequences stipulated therein are decisive.

Heritage Protection, Use, and Legal Status

Information regarding the historic building fabric, heritage protection status, renovation, approved use, and matters concerning the land register or public law is based on documents provided by the seller. The purchaser is responsible for independently verifying the land register, easements, public law encumbrances, permits, usage rights, heritage protection status, fire safety regulations, building fabric, and other legal or technical conditions. Statements regarding potential structural, tax, or subsidy-related benefits do not constitute legal or tax advice.

Operator Concept, Lease Agreement, and Economic Viability

Information regarding the operator concept, the managed lease agreement, terms, costs, occupancy rates, cash flow, yield, and economic performance is based on contract documents, financial models, and forecasts provided by the seller. The figures presented are non-binding assumptions and do not constitute a commitment to a fixed rent, an income guarantee, a yield guarantee, or a basis for financing. Actual performance may vary, particularly depending on occupancy rates, prices, costs, market conditions, and operator performance. The purchaser is responsible for having all assumptions regarding the operator, contract, yield, and investment independently reviewed from legal, tax, and economic perspectives. The complete contract documents and the agreements reached between the parties are the sole authoritative basis.

Subsidies and Tax Information

Information regarding subsidies, grants, purchase price structure, heritage-related depreciation (Denkmal-AfA), straight-line depreciation, or other tax implications is based on information provided by the seller. This information does not constitute tax, legal, or subsidy-related advice, nor does it represent a guarantee of specific tax treatment or the granting of subsidies. The purchaser is responsible for independently verifying actual eligibility and economic impact with the relevant authorities, tax advisors, and other professional consultants.

Legal Notices & Disclaimer

Transparency and Legal Framework

Due Diligence by the Purchaser

It is recommended that the purchaser conduct comprehensive due diligence prior to concluding the purchase contract. This should specifically cover the legal, technical, tax, economic, permitting, heritage preservation, and contractual aspects of the property. This offer is subject to change and is non-binding. We reserve the right to sell the property to another party in the interim, to change prices, and to modify the planning, construction, permitting, subsidy, ownership, usage, or legal status; errors and omissions are excepted. A legally binding purchase is concluded solely through a notarized purchase contract.

Commission

The purchase is commission-free for the buyer, unless a different written agreement is reached.

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11

DENKMAL ELEVEN

BÜROHAUS MIT
BESONDEREM CHARAKTER.