

# nature in architecture

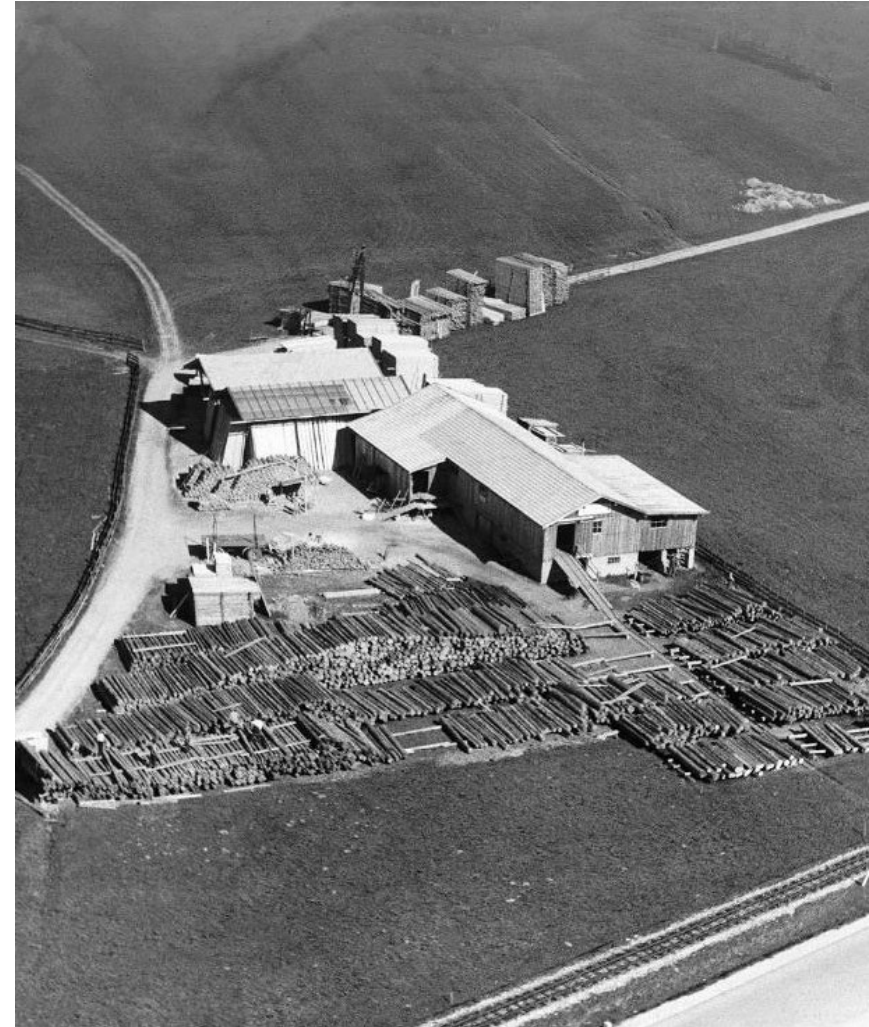
Full-range supplier of solid wood products  
and innovative mass timber solutions

5.000 employees

29 locations in

- ☐ Austria
- ☐ Germany
- ☐ Great Britain
- ☐ Latvia
- ☐ Finland
- ☐ USA

The log frame sawmill was established in  
Fügen in 1957







# Family company



Paula and Franz Binder sen.

## Executive Board

Hans Binder

Reinhard Binder

Franz Binder jun.

Matteo Binder

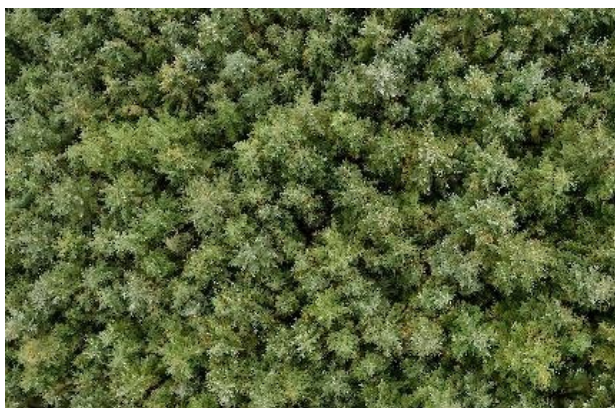
Natalie Binder





## Forest management

Cultivation of seedlings  
Forest management  
Reforestation  
Maintenance  
Timber harvesting  
Timber logistics  
Timber procurement



## Basic products

Sawn products  
Planed timber  
Solid wood panels  
BSH glulam beams  
CLT BBS  
Pressboard pallets  
Pressed pallet blocks



## Construction solutions

Solid wood construction solutions



## Biofuels

Pellets, briquettes  
Green electricity



4 pillars of the company



50 million  
Seedlings

1.600.000 m<sup>3</sup>  
Planed timber

5.810.000 m<sup>2</sup>  
Solid wood panels

280.000 m<sup>3</sup>  
CLT BBS

5.200.000 m<sup>3</sup>  
Lumber

253.000 MWh  
Green  
electricity

325.000 to  
Pellets,  
Briquettes

320.000 m<sup>3</sup>  
Glulam

105.000 m<sup>3</sup>  
KVH

120.000 m<sup>3</sup>  
Pressed  
pallet blocks

2.900.000 pcs  
Pressboard pallets



YOU CAN  
GET EVERYTHING  
IN  
SOLID WOOD











binderholz office building in Baruth | GER





© ZillerSeasons

Hotel MalisGarten, Zell am Ziller | AT



# INTRO



T E K R A M E I D



A blurred photograph of a busy city street scene. In the foreground, several pedestrians are walking across a crosswalk with white stripes. The people are out of focus, showing motion. One person in the center wears a dark jacket and light-colored pants. To their right, another person wears bright orange pants. The background is also blurred, showing more people and city buildings under bright, sunny conditions. Long shadows are cast on the pavement.

●●●○●○●	INTRO, Cleveland, OH, 2022 Hilton
●○○●●○○	Hotel Rochester, MN, 2019
●●●○●○○	Newman Lofts East Lansing, MI, 2019
●●●○●●○	Landmark on Grand River East Lansing, MI, 2019
○●●○●○○	HUB on Campus Minneapolis, MN, 2018
○○●○●○○	ENDI Duluth, MN, 2017
○○●○○○○	Preserve on Maine Rochester, MN, 2017
○○○○○●○	The Boden Grand Forks, ND, 2016





# CENTER CITY DISTRICT

East Lansing, Michigan

In 2019, Harbor Bay completed this \$125 million multi-generational, mixed-use development that includes the Landmark on Grand River (Student Housing), Newman Lofts (55+), Target, Public Parking Garage (620 spaces), and 24,000 SF of retail along Albert Avenue.

The retail tenants include Foster Coffee (Owosso, MI), Barrio (Cleveland, OH), Jolly Pumpkin (Dexter, MI), and Bank of America.

Until April 2022, Harbor Bay owned and operated Center City District. It was recently sold to CA Ventures and QuadReal.

COMPLETION - FALL 2019

INVESTMENT - \$125M

SIZE AND HEIGHT - 400,000 SF, 12-STORIES

REFERENCE -

Tom Fehrenbach

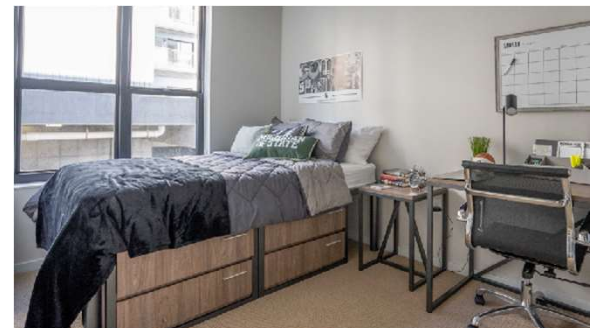
Director of Planning, Development, &  
Construction City of East Lansing

(517) 319-6887

[tfehren@cityofeastlansing.com](mailto:tfehren@cityofeastlansing.com)

AWARDS

2018 Celebration of Regional Growth Award  
- Lansing Regional Chamber of Commerce





# HILTON ROCHESTER MAYO CLINIC AREA

Rochester, Minnesota

Harbor Bay Real Estate and Titan Development & Investment constructed, own, and operate the 19-story the 5-Star Hilton Rochester Mayo Clinic Area (Hilton). The Hilton includes 264-room, two ballrooms, conference rooms, and retail space. It was created to serve the needs of Mayo Clinic (Mayo). The Hilton is connected via the skyway to Mayo as well as the University of Minnesota, Methodist Hospital, and Shops at University Square. The retail space includes Benedict's Restaurant, Pittsburgh Blue Steakhouse, and other prominent retailers. The hotel was named by Hilton as it's best of the best in the world in 2021.

COMPLETION - SPRING 2019

INVESTMENT - \$125M

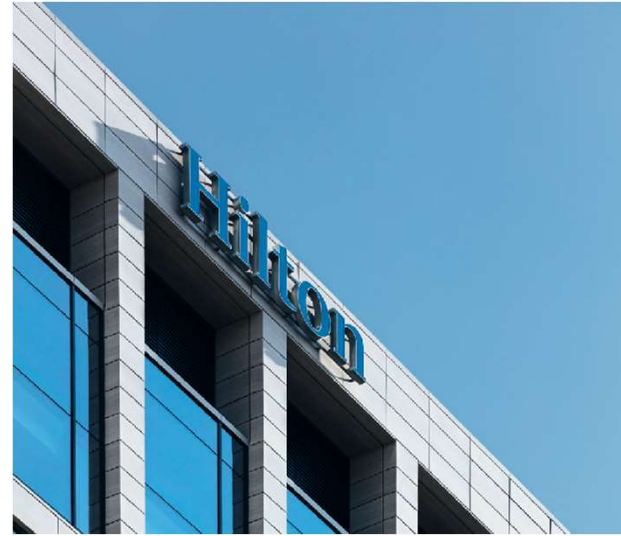
SIZE AND HEIGHT - 340,000 SF + 19 STORIES (295')

## REFERENCE -

Patrick Seeb  
Executive Director  
Destination Medical Center  
(DMC)  
(507) 216-9720  
[patrickseeb@dmceda.org](mailto:patrickseeb@dmceda.org)

## AWARDS

2021 Connie Award (Conrad Hilton) - Hilton  
Worldwide for 'Best of the Best'





# INTRO CLEVELAND

Cleveland, Ohio

INTRO Cleveland (INTRO CLE) is located next to the City of Cleveland's historic West Side Market. It is a nine-story mass timber building of 512,000 square feet that includes 297 residential apartments, 35,000 square feet of retail, event space, and one acre of public greenspace. It is the largest mass timber building in the U.S. and setting a new standard in sustainability.

COMPLETION - SPRING 2022

INVESTMENT - \$150M

SIZE AND HEIGHT - 512,000 SF + 9 STORIES (115')

REFERENCE -

Kerry McCormack  
Councilman, Ward 3, City of Cleveland  
(216) 664-2691  
[kmccormack@clevelandcitycouncil.org](mailto:kmccormack@clevelandcitycouncil.org)

## AWARDS

2021 Public-Private Partnership Gold Award  
(for communities with a population over 500,000)  
- International Economic Development Council

2021 Global EcoVision Award - Austrian Economic

Chamber 2021 Spectacular Award - Advantage Austria



# DISRUPTIVE? YES. NONDISRUPTIVE? ALSO, YES.

"The thermal performance contributes to a range of important goals for most projects, including energy efficiency, comfort, durability, code compliance, structural integrity, and sustainable outcomes."

"Studies have proven that wood can offer lower greenhouse gas emissions, less air and water pollution, lower volumes of solid waste and less ecological resource use."

"Because its components are fabricated off-site to precise specifications, it goes together really fast on site..."

"It's extremely quiet when compared to other kinds of construction, so you can be a good neighbor."

"20-30% faster than other construction types."

"Requires 90% less construction traffic."

"In a fire test, a 7-inch-thick wall comprising CLT with 5/8-inch type X gypsum lasted 3 hours and 6 minutes. That's one hour longer than code requirements."

"These are designed as resilient structures with superior performance in a seismic event..."

"Say the typical steel and concrete building has an emissions profile of 2,000 metric tons of CO<sub>2</sub>, with mass timber you can easily invert so you are sequestering 2,000 tons of CO<sub>2</sub>. Instead of adding to climate change you are mitigating climate change. That's the goal."





**Introducing Mass Timber into construction creates an opportunity to showcase Ohio's proud and longstanding Forest Product Industry. Our association and members are dedicated to strengthening and expanding the wood products industry for the benefit of Ohio companies, employees, customers, landowners, and the general public. The use of Forest Products through innovative methods, creates limitless opportunities for the growth of our Industry."**

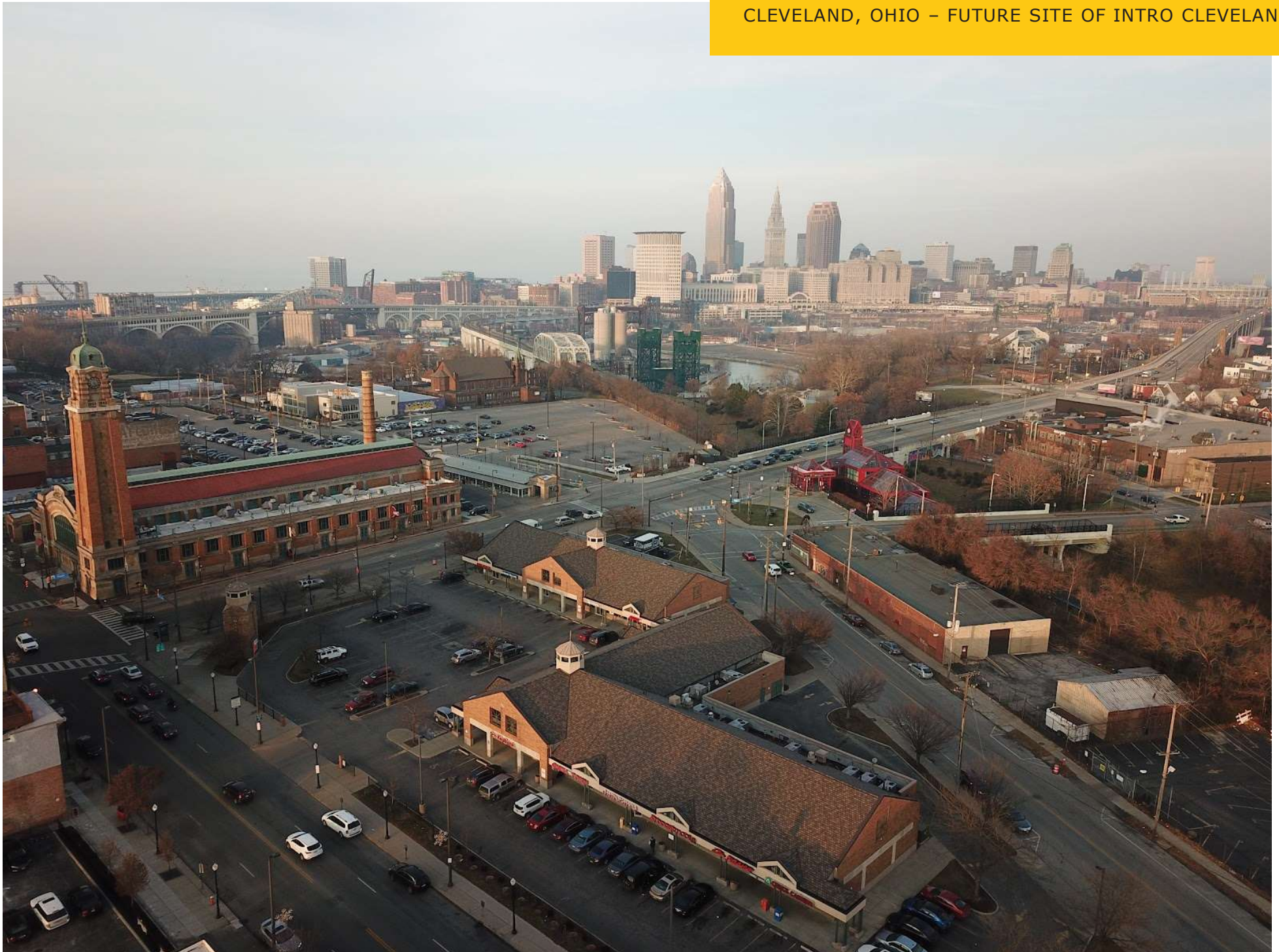
**– BRAD PERKINS, FORMER EXECUTIVE DIRECTOR, THE OHIO FORESTRY ASSOCIATION**



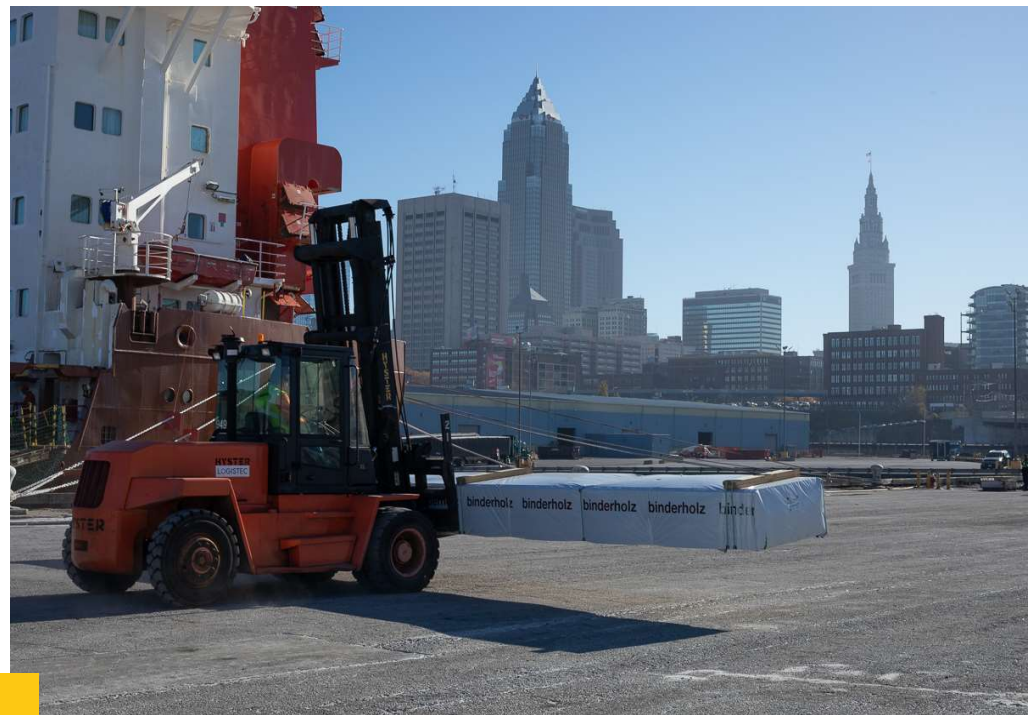
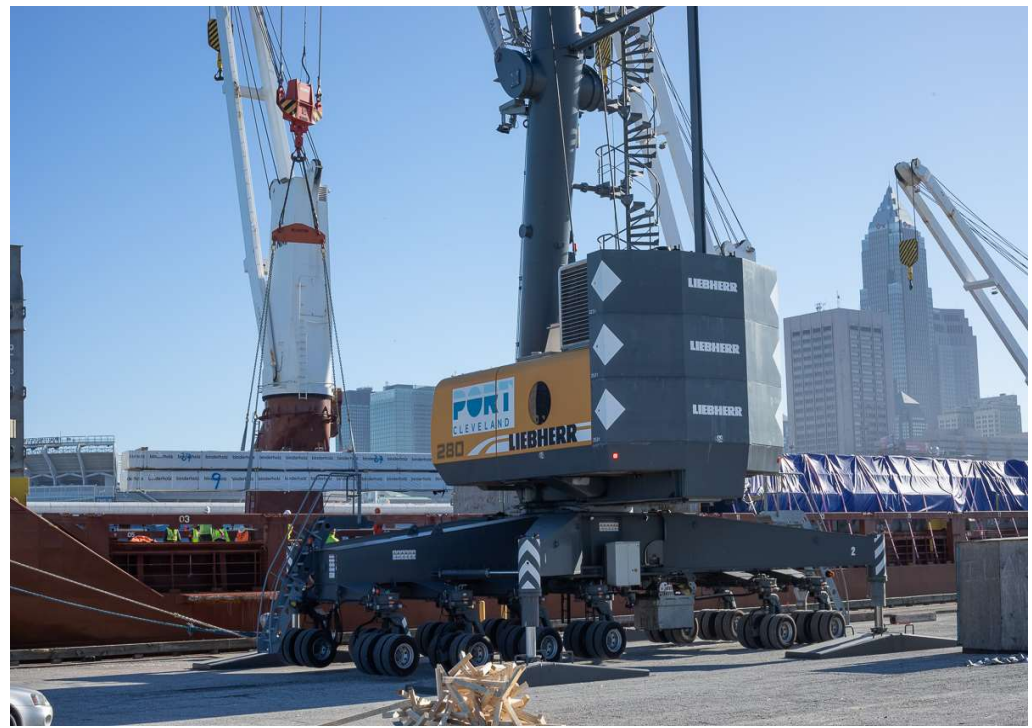
Established in 1903, The Ohio Forestry Association is comprised of over 600 members that represent wood product manufacturers, sawmills, logging companies, foresters and forestry consultants, forest landowners, equipment companies, and service firms. ([www.ohioforest.org](http://www.ohioforest.org))



CLEVELAND, OHIO – FUTURE SITE OF INTRO CLEVELAND



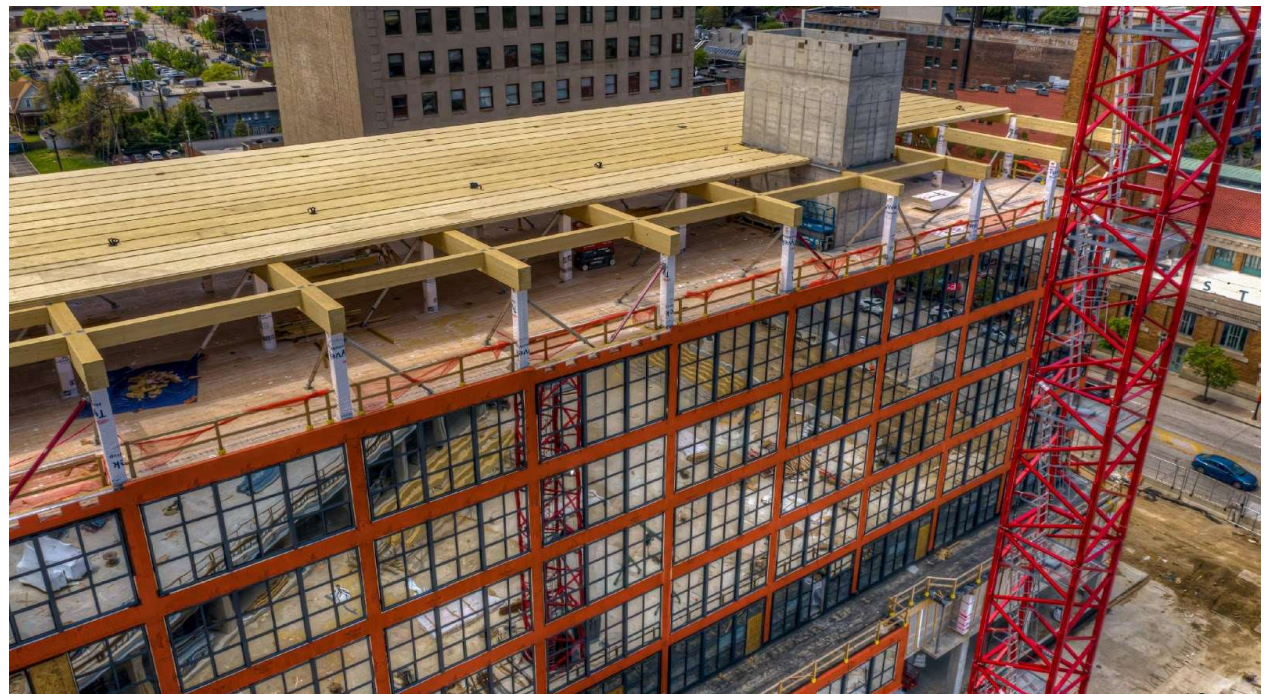
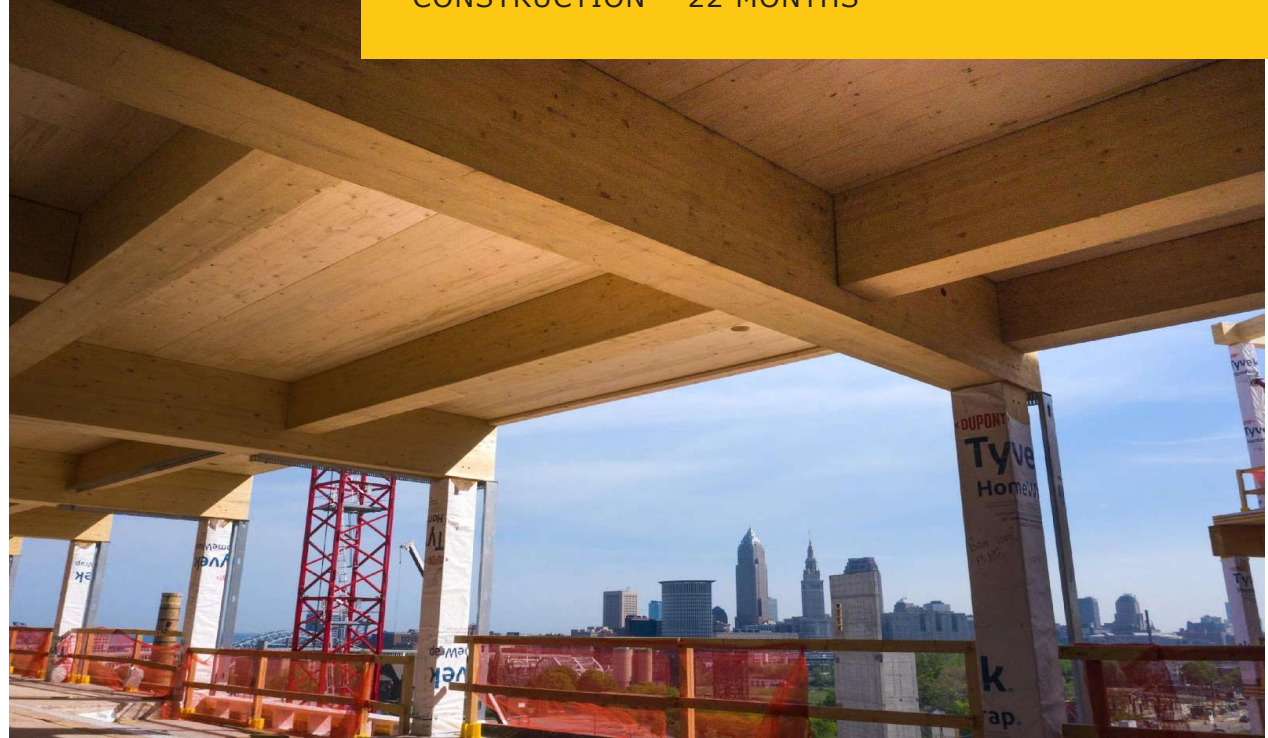




FIRST SHIPMENT TO THE PORT OF CLEVELAND – NOVEMBER 9, 2020

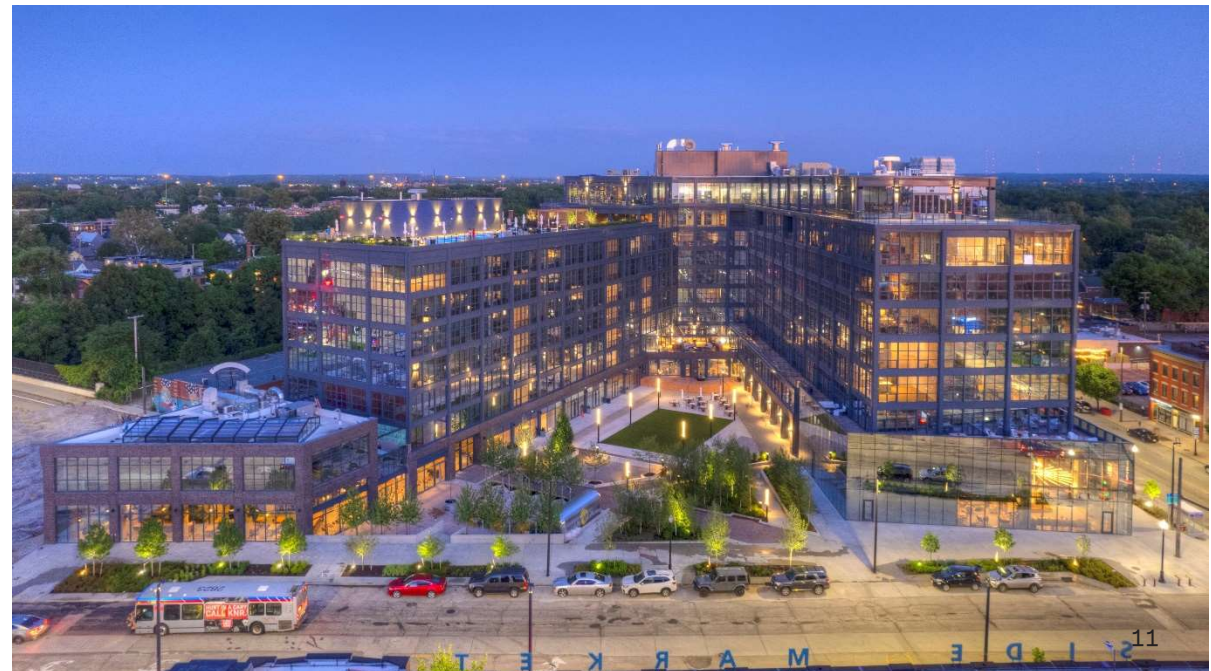


CONSTRUCTION - 22 MONTHS

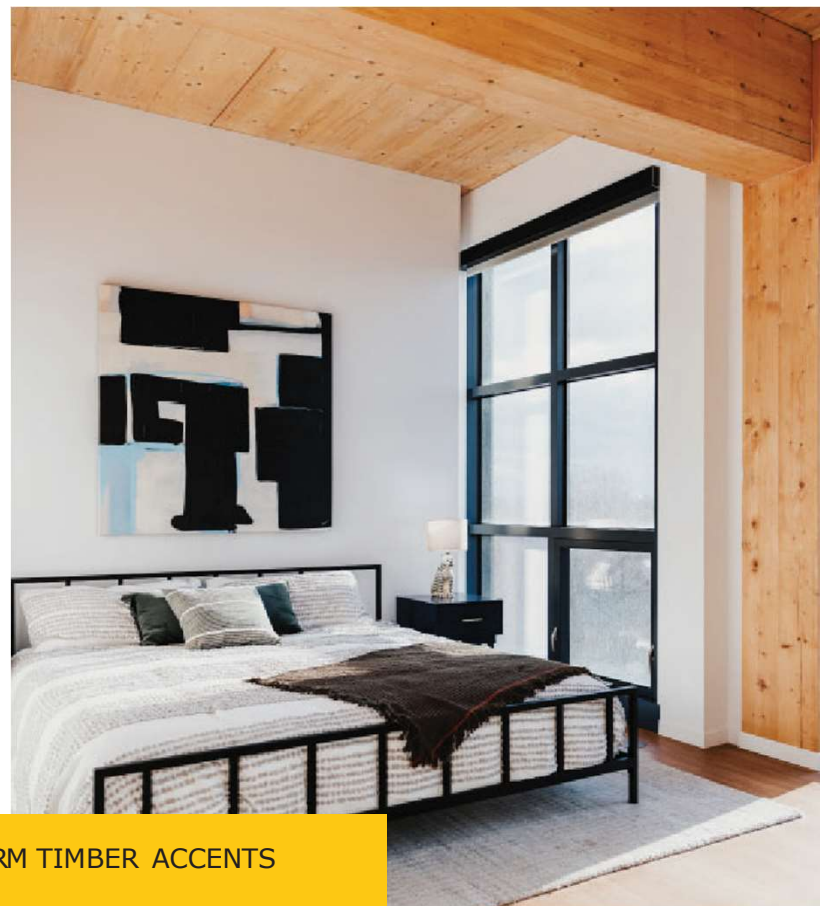




LARGEST LEED GOLD MASS TIMBER BUILDING IN THE UNITED STATES.







CLEAN, CONTEMPORARY FINISHES, WITH WARM TIMBER ACCENTS AND HIGH END APPLIANCES.



FITNESS CENTER WITH SOMETHING FOR EVERYONE.



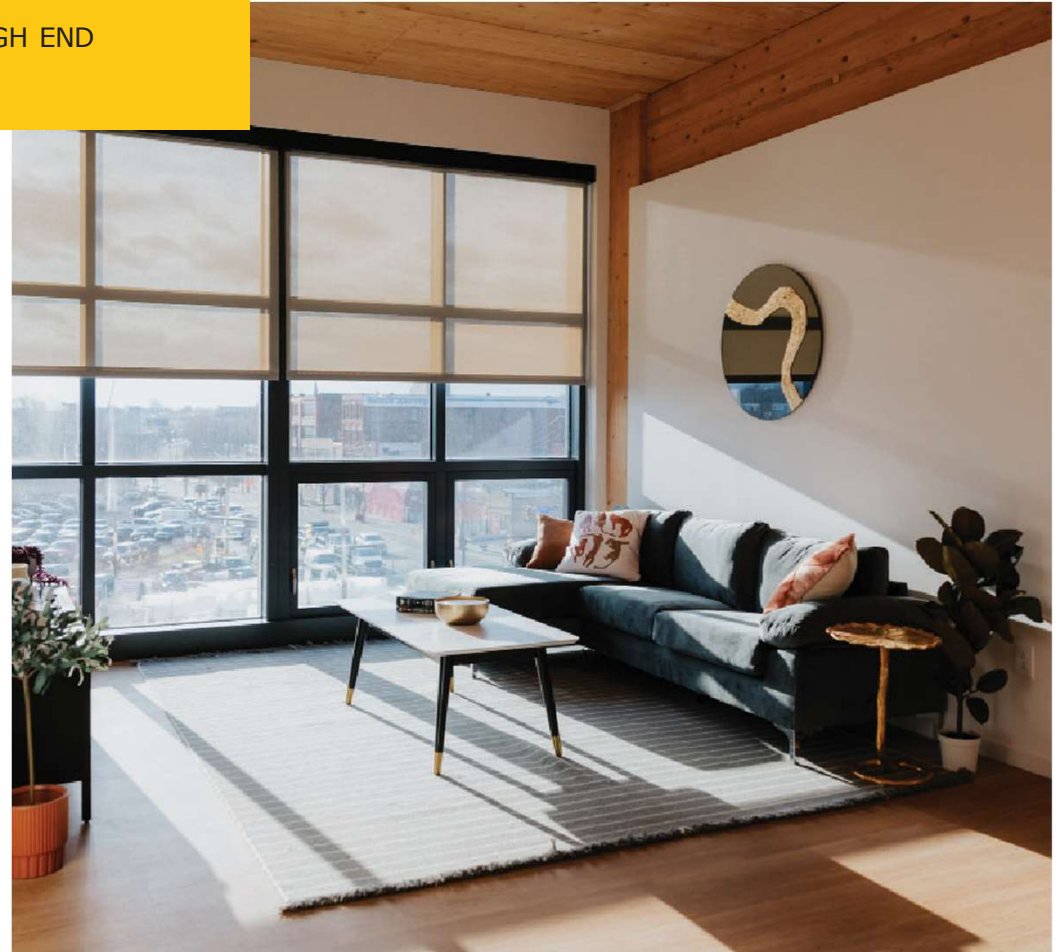




THE ROOFTOP POOL ON A TYPICAL SUMMER SATURDAY.



FLOOR TO CEILING WINDOWS. EXPOSED TIMBER CEILINGS. HIGH END WINDOW COVERINGS. THOUGHTFUL ARTWORK & DESIGN







# INTRO

THIS IS THE START OF SOMETHING NEW.

STEVE WILLOBEE  
VP, GOVERNMENT & PUBLIC RELATIONS  
(517) 416-1855  
[steve@harbor-bay.com](mailto:steve@harbor-bay.com)  
[www.harbor-bay.com](http://www.harbor-bay.com)

