



## reconstruction and conversion Office building 'Graf-ZeppelinStraße', Köln Porz



## the project

The office- and production-building is located between 'Graf-Zeppelin-Straße' and 'Straße Am Wildzaun' in Cologne-Porz (Grengel) and was built in three parts (A-C), in the years 1968-1994.

It is a free-standing industrial and commercial building. Components A and B comprise a basement and two upper floors; component C has a basement and three upper floors.

The building was built in solid construction, with a flat roof. It is accessed via the five stairwells.

## project data

client: ABJ Real Estate, Wachtberg

location: Köln Porz

building type: office buildings

services: reconstruction and conversion area: commerce and administration

conversion and reconstruction

scope of services: HOAI service phases 1-3, 5-8

completion: 2020

period: 03/2020 - 11/2020

NFA: 1.400 m<sup>2</sup>



main entrance

## our work

First step: The ground floor is converted into a two-story component of the multi-purpose building for the tenant. Demolition and expansion work are necessary for this. Subsequently - on approximately 1400 square meters - partition walls are created within the rental property as well as sanitary areas including tea kitchens.

The new color and material concept creates a bright and friendly impression. Coordinated shades of gray create a modern, calm atmosphere.

Second step: The currently vacant 1st floor will be converted for a future tenant.



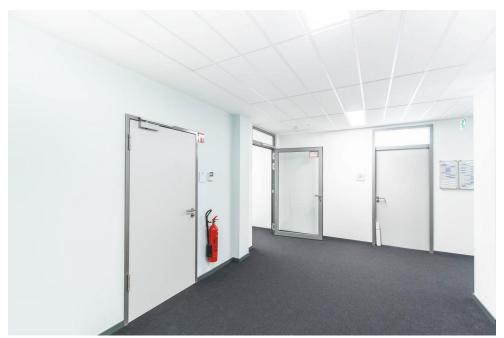
Aussenansicht mit Toren im hinteren Bereich



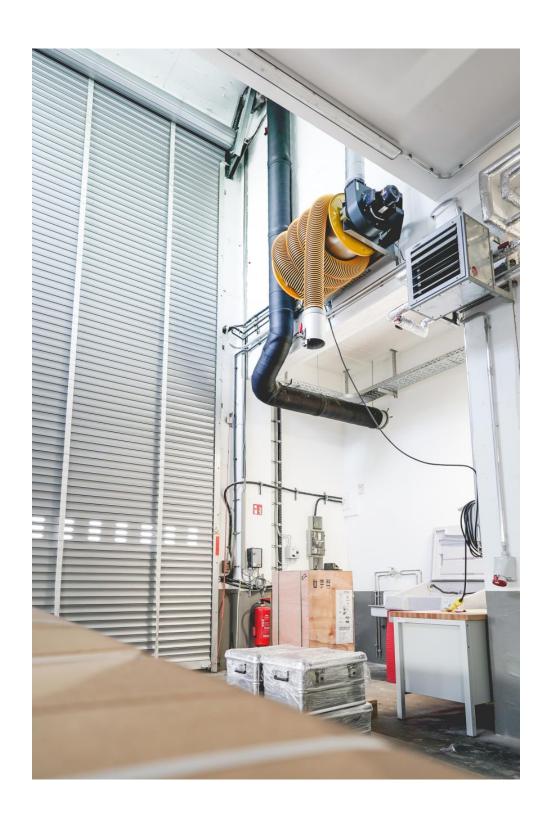
Anschlüsse für Strom und Netzwerkzugriff



Flurbereich mit Zugang zu Technikraum



Flurbereich





Einer der Werk- und Lagerräume

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