



reconstruction and conversion
**Office building 'Graf-Zeppelin-
Straße', Köln Porz**



the project

The office- and production-building is located between 'Graf-Zeppelin-Straße' and 'Straße Am Wildzaun' in Cologne-Porz (Grenzel) 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 ²



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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Beyss Architekten GmbH
Haydnstraße 36
53115 Bonn

T +49 228 9 45 54 52-0
F +49 228 9 45 54 52-90

office@beyss-architekten.de