

## **A New Entrance for Vienna Airport – A First Look at the New Office Park 4 - Shell Construction Work and First Office Are Finished**

**Topping out managed on time and within budget - Completion date of May 2020 ensured – New worlds of work tailored to the 26,000 m<sup>2</sup> of office and conference space**

**About 22,000 cubic metres of concrete and 2,700 tonnes of steel have already been utilised. This corresponds to about one-third of the weight of the Eiffel Tower. Office Park 4, the new centrepiece of the Airport City Vienna at Vienna Airport, is taking shape. Shell construction work of the modern, ten-storey office building directly next to the Tower is finished, and the topping-out ceremony will be held today. The building will already be opened in May 2020. At this point an additional 26,000 m<sup>2</sup> of office and event space will be available in the Airport City. The first model office was presented to the public today within the context of an on-site inspection.**

“Office Park 4 is a showcase project in many ways. The state-of-the-art building complex is not only sustainable and energy-efficient but will become a centre for innovative minds from different sectors in just a few months. With flexible co-working spaces, a kindergarten and additional restaurant and event space under one roof, we are further raising the previously extensive offering of the Airport City Vienna as an ideal business location for companies to a new quality level“, states Günther Ofner, Member of the Management Board of Flughafen Wien AG.

### **Redesigning the world of work**

Construction of the new Office Park 4 will enable the Airport City Vienna to expand its existing office and event space by about 26,000 m<sup>2</sup>. Starting in May 2020, rooms flooded with light will be available on ten floors, equipped with state-of-the-art technologies. Depending on specific needs, the modern office areas can be flexibly rented in sizes between 180 m<sup>2</sup> and 2,700 m<sup>2</sup> per floor. Two floors of event space, spacious meeting zones, a kindergarten as well as restaurants, all under one roof, will enhance the working experience and feel-good factor of the employees. Moreover, sufficient parking capacities will be available thanks to the building's own underground car park and Car Park 3. A new pedestrian bridge will directly connect the premises of Office Park 4 and Terminal 1 as well as the public transportation City Airport Train Vienna (CAT) and the suburban railway train. Flughafen Wien AG is investing about € 60 million in this new construction project.

### **A glance at Office Park 4**

About 60,000 cubic metres of earth were excavated for the new office building. For example, this approximately corresponds to seven times the volume of all swimming pools within Vienna's open-air Stadium Pool. More than 1,500 square meters of wall formwork has been used. Office Park 4 will be heated and cooled in the future on the basis of thermal energy. For this reason, a total of 450 energy piles have been installed in the ground, and about 39 kilometres of geothermal pipes have been laid. Some 150 workers ensured that everything went smoothly while the main measures involved in shell construction work were carried out. From the very beginning, the project has been implemented according to the guidelines of cooperative project management and is completely on schedule and within budget.

### **Innovative design and ecological planning**

The renowned architecture firm HNP architects ZT GmbH led by Heinz Neumann, Oliver Oszwald and Florian Rode, are responsible for the design and layout of Office Park 4. A building floor plan inspired by the field of aviation and a higher proportion of glass will lend a modern design to this new office property in the heart of the Vienna Airport City. A bright facade surface of which about 60% is transparent will flood the premises of Office Park 4 with daylight and take account of wind comfort on the basis of its special form. Moreover, the preservation of resources and the efficient use of energy were already taken into account during the development and planning phases. As a result, Office Park 4 was awarded the platinum pre-certificate by the Austrian Sustainable Building Council (ÖGNI). Due to its innovative design, Office Park 4 will be one of the most energy-efficient buildings at Vienna Airport in the future.

### **Airport City Vienna: Perfect business location**

The development of the airport real estate location into a multifunctional Airport City is a core aspect of the airport's overall strategy. With about 40,000 m<sup>2</sup> of logistics space, an offering of more than 100,000 m<sup>2</sup> of office and event space at present, various local amenities and services such as supermarkets, a pharmacy, a healthcare centre, a fitness centre, a 24/7 postal partner office, a vehicle registration office and numerous other offerings make Vienna Airport a perfect business location. Furthermore, the Airport City is particularly attractive thanks to its efficient road, rail and air transport connections, and offers ideal conditions for locating business operations. The Vienna Airport City was granted the first district certificate for its comprehensive sustainability management by the Austrian Sustainable Building Council (ÖGNI).

Parties potentially interested in office and commercial space at the Airport City Vienna can find more information at [www.airport-city.at](http://www.airport-city.at) or can either call (+43-1-) 7007-7007 or contact the airport at [info@airport-city.at](mailto:info@airport-city.at).

#### **Contact:**



##### **Press Office of Flughafen Wien AG**

Peter Kleemann, Company Spokesperson

Tel.: (+43-1-) 7007-23000

E-Mail: [p.kleemann@viennaairport.com](mailto:p.kleemann@viennaairport.com)

Website: [www.viennaairport.com](http://www.viennaairport.com)

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