



The new office building at Albstadtweg 10 will house the STRABAG Group's Stuttgart entities Zentrale Technik, IT and Innovation & Digitalisation. Copyright: OLN for STRABAG Real Estate, design by MHM

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ZÜBLIN headquarters in Stuttgart grows: start of construction for STRABAG Real Estate project development at Albstadtweg

- **New office building at ZÜBLIN campus in Stuttgart**
- **Space fully let to the corporate group's Zentrale Technik, IT and STRABAG Innovation & Digitalisation entities**
- **Occupation scheduled for autumn 2022**

ZÜBLIN already occupies three office buildings on its campus in Stuttgart. With Albstadtweg 10, Germany's leader in building construction and civil engineering is now erecting a fourth building in the immediate vicinity. Responsible for developing the six-storey property is STRABAG Real Estate (SRE), which was awarded the building permit in mid-November 2020. Construction began in early December with ZÜBLIN as general contractor. The two corporate entities are realising the project together under the successful teamconcept partnering model, with general planning provided by the STRABAG central division Zentrale Technik.

“We are realising the new building at Albstadtweg as a single-source builder – from project development to planning and design to construction and building operation. This project is a milestone that exemplifies our central corporate values of partnership, innovative spirit and sustainability,” says Dr. Ulrich Klotz, member of the ZÜBLIN management board.

ZÜBLIN and SRE with focus on sustainability

Like the three present buildings – ZÜBLIN-Haus (Z1), Z2 and Z3 – the new building is also to be certified by the German Sustainable Building Council (DGNB) with the aim of achieving gold-level status. Numerous climate-friendly solutions, including the use of special materials, recycled resources and cradle-to-cradle products, will also be employed to meet the high sustainability standards. The building will feature a partly green façade, an energy-efficient heat pump for heating and cooling, and a photovoltaic system on the roof to ensure a largely self-sufficient energy supply. To help promote the development of electric mobility, a state-of-the-art EV charging facility will be installed both in the underground car park and in front of the building for employees and guests.

The electric power requirements for the construction site and of the new office building are to be covered exclusively using green electricity from renewable sources. Under a new supply contract, effective 1 January 2021, all Ed. Züblin AG facilities and construction sites in Germany will obtain their electricity solely from certified hydroelectric power stations.

Contemporary office use concept

With design and construction carried out using BIM 5D® and LEAN principles, and thanks to the well-planned workplaces, the new office property promises

a contemporary office concept meeting the highest technology standards. Another attraction are the landscaped “green islands” in the inner courtyard and forecourt as well as the planned bistro with spacious terrace. The building will also have a bicycle garage with 106 spaces (many with charging facilities for electric bikes) as well as changing rooms and showers.

Teams from Zentrale Technik, IT, Innovation & Digitalisation under one roof

In autumn 2022, around 400 employees from three separate corporate entities currently occupying different buildings will move into the approximately 10,000 m² office space. The team from STRABAG BRVZ IT, portions of Zentrale Technik, and the Stuttgart units of STRABAG Innovation & Digitalisation (SID), the central division that was established in 2020, will then be working under the same roof. A total of around 1,500 STRABAG/ZÜBLIN group employees work at the Stuttgart-Möhringen location.

*Stuttgart-based **Ed. Züblin AG** has about 15,000 employees and, with an annual output of more than € 4 billion, is one of Germany’s largest construction companies. Since it was founded in 1898, ZÜBLIN has been successfully realising challenging construction projects in Germany and abroad and today is STRABAG Group’s leading brand for building construction and civil engineering. The company’s range of services comprises all construction-related tasks – from civil engineering, bridge building and tunnelling to complex turnkey construction to construction logistics, structural timber engineering and public-private partnerships. ZÜBLIN attaches great importance to partnership-based cooperation, and our ZÜBLIN teamconcept has proved its value as a successful partnering model for more than 25 years. Current construction projects of the company, a subsidiary of globally operating STRABAG SE, include EDGE East Side Berlin, the Rinsdorf and Rälsbach viaducts on the A45 motorway, and the Boyneburg Tunnel on the A44 motorway. More information is available at www.zueblin.de.*

STRABAG Real Estate GmbH (SRE) ranks among Europe’s leading property developers. Since its foundation in 1965, the company has successfully developed over 600 projects in the asset classes of residential, office, hotels and retail. Projects include individual and mixed-use properties as well as large-scale urban developments. The company’s mission is to create real estate value for generations, a goal it pursues through end-to-end planning and a commitment to

collaborative partnerships. As a member company of the STRABAG SE Group, SRE benefits from the financial strength and innovative power of one of the world's largest technology enterprises for construction services. The SRE portfolio covers all project stages, from initiation and financing to implementation, marketing and sales. All these phases can also be booked as third-party services through the Development Services business. The company's largest projects currently being developed in Germany include the MesseCity Cologne and Businessmile Freiburg urban developments as well as Obrkssl in Düsseldorf and Turm am Mailänder Platz in Stuttgart.

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