



# „W42 Office Building”



## New headquarters for Deutsche Funkturm in the nbso Quarter

The building fits into the vision for the overall Neue Bahnstadt Opladen neighborhood. On the site of the former Deutsche Bahn Opladen repair depot, the former industrial area is being transformed into a vibrant, publicly accessible urban neighborhood. The goal of the property development is to balance the interests of commerce, employment, transportation, and the environment with the needs of local residents. The existing gravel parking lot is being transformed into a high-quality, sustainable office building.

### Building & Use

The building comprises four above-ground floors and fully occupies the building footprint specified in the zoning plan. The top floor is set back approximately 5.50 meters toward the south, creating a roof terrace in this area. Access to the office building is via the foyer on the south side and a side entrance on the east side. The office spaces on the individual floors and the basement are connected via two stairwells and an elevator. Storage areas, shower facilities, and mechanical rooms are planned for the basement. Flat roofs are planned; the main roof will feature extensive greening and be equipped with a photovoltaic system.

### Sustainability

With its DGNB pre-certification, the building is aiming for Gold certification and incorporates sustainability criteria into all aspects of planning and construction. These include an extensively greened main roof with photovoltaics, as well as the goal of reducing greenhouse gas emissions, enhancing user quality, and creating a flexible, resilient building.

### Key facts

<b>Project</b>	W42 Office Building
<b>Address</b>	Werkstättenstraße 42 51379 Leverkusen
<b>Completion (planned)</b>	Q4/2027
<b>Net floor area</b>	4.312 sq m
<b>Gross floor area</b>	5.954 sq m
<b>Site area</b>	3.222 sq m
<b>Number of floors</b>	5
<b>Workstations</b>	236
<b>Parking spaces (total)</b>	74 (46 underground garage, 28 above ground)
<b>Bicycle parking spaces</b>	approx. 70
<b>DGNB Standard</b>	Gold pre-certification
<b>Architecture</b>	Rotterdam Dakowski GmbH, Leverkusen
<b>Tenant</b>	DFMG Deutsche Funkturm GmbH, Leverkusen
<b>Developer</b>	W42 GmbH, Leverkusen