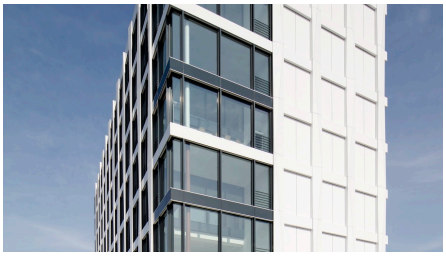
Three George









SHORT DESCRIPTION

Expertise in revitalization: Implenia carries out the complete renovation of an office building in Düsseldorf for Momeni.

THE PROJECT

The revitalization of existing properties is becoming increasingly important where free land is in short supply. With the revitalization of an office building from the 1970s on Georg-Glock-Strasse in Düsseldorf, the Hamburg-based Momeni Group tackled the problem and commissioned Implenia Hochbau with the complete refurbishment.

SERVICES IN DETAIL

The result is 14,000 square meters of office space in new-build quality, offering efficient office space with flexible partitioning options and a clear ceiling height of around 3 meters. Gastronomy and/or retail use was planned for the first floor.

The base floors were extended on the basis of a completely gutted building. The tower floors were extended by one axis and the 11th floor was added.

The façade was completely renovated and largely implemented as a unitized façade with floor-to-ceiling glazing and openable casements. Light metal sheet lenses with LED strips structure the façade and accentuate the architecture in the dark.

Plastered cooling ceilings and underfloor convectors in front of the windows ensure adequate air conditioning. Ventilation systems are provided for the interior rooms. The main staircase is ventilated and the building has been completely sprinklered.

SUSTAINABILITY

The revitalization with a focus on the façade, building technology and interior fittings was carried out in accordance with green building criteria and the building is certified to LEED Gold Standard.

FURTHER INFORMATION

Pictures: © Dirk Rehfeldt

FACTS

Location	Georg-Glock-Straße 3, Düsseldorf , Germany
Status	completed
Construction volume (value of our services)	20 M EUR
Start of construction	November 2014
Completion	March 2016
Usage	Büro
Building owner	MOMENI, Hamburg
Architect	LP1-4: Hadi Teherani Architects GmbH, Hamburg; LP5: HPP Hentrich-Petschnigg & Partner GmbH & Co. KG, Düsseldorf
Build volume	19700 m^2
Number of upper floors	11
Number of basement floors	1

SUSTAINABILITY

LEED Gold Certified

SERVICES

- Hochbau (Deutschland)
- Schlüsselfertiges Bauen
- Sanieren, Umbauen und Revitalisieren

https://implenia.com/en/references/detail/ref/three-george/

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