

Vorum

Data & Facts

LOCATION

Vitalisstrasse 198-226
50827 Cologne
Germany

PLANNED COMPLETION

2025

BUILDING CONTRACTOR

Evolutiq Real Estate Asset IV GmbH
(Dr. Oliver Steinki, Gerrit Heidemanns)

PROJECT PARTNERS

Architects: kadawittfeldarchitektur
BS, building physics & DGNB: Drees & Sommer
Project Management: IQ Real Estate
Structural Engineering: AWD Ingenieure (engineers)
Outdoor Facility Planning: Greenbox
Fire Protection: Corall Ingenieure (engineers)
Marketing: Savills
Kitchen Planning: Soda

FACTS ABOUT THE NEW BUILDING

- Approximately 20,000 sq m (215,280 sq ft) of gross floor area
- Rental space from 400 sq m (4306 sq ft) to 4,000 sq m (43,056 sq ft) per floor
- 5 storeys above ground (4th floor stacked storey)
- 2 underground parking decks
- Space for more than 800 workplaces (activity-based workspaces)
- Covered, light-flooded atrium
- Event space for events with up to 750 people
- Clinker façade
- Barrier-free access
- Slat ceiling with heating/cooling function
- Increased energy efficiency and ecological building quality
- DGNB Gold and Wiredscore Platinum certification sought
- Green outdoor areas/campus meadows, large deck areas on the 4th floor
- Campus with THE SHIP and the "Alte Wagenfabrik"

DIGITALISATION CONCEPT

- In-house smartphone app for all tenants for building control, keyless entry, room /desk bookings and much more.
- GDPR-compliant cyber security concept
- Local data centre
- Bring your own device (BYOD)
- Latest beacon technology and IoT sensor technology
- Digital concierge service & indoor navigation using various digital signage products
- Smart building control (light, heating/cooling, sun protection and much more)

HEALTH CONCEPT

- State of the art fitness studio for cardio, crossfit, boxing, HIIT training, yoga and much more.
- Pandemic-relevant health and safety at work: App-based contactless control of various functions, room utilisation visible on heat maps, ventilation system with HEPA air filter system

MOBILITY CONCEPT

- E-charging stations for cars and e-bikes, e-scooters, car-sharing spaces
- Approx. 340 underground and outdoor parking spaces

GASTRONOMY CONCEPT

- Food court with seasonal and regional range on offer
- Generously-sized outdoor dining area with greenery
- Barista bar and integrated ice cream parlour
- Digital organic farm shop with fresh produce and groceries for daily needs
- In-house catering for meetings and events