Midstad





SHORT DESCRIPTION

Implenia is constructing a turnkey, sustainable multi-use project in Karlsruhe's city center.

THE PROJECT

Implenia is constructing the new turnkey building on Lammstrasse, between Zirkel and Kaiserstrasse. The existing building has been demolished and the excavation pit has been developed by Implenia Spezialtiefbau. During the pre-construction phase, Implenia worked with the planners commissioned by the client to develop an optimized plan and lay the foundations so that the desired certification can be specified and continued in the subsequent planning and construction phases. The commercial building must meet the KfW55 EE Efficiency House Plus standard for new buildings.

SERVICES IN DETAIL

The new building is planned with a basement, four full storeys above ground and two staggered storeys. The basement, ground floor and 1st floor of the eastern part of the building are to be used as retail space in the future, while the western part of the building will house a coworking and catering area on the ground floor and the administrative offices of the retail space on the 1st floor. Office space is planned from the 2nd floor to the 5th floor. In addition, the ventilation centers for the retail space and office units are located on the 2nd and 5th floors. The ventilation center for the retail or restaurant space on the ground floor is located in the basement. On the 2nd floor, an intensively landscaped and designed inner courtyard is planned on the inner courtyard side.

CHALLENGES

The space conditions on Kaiserstrasse are difficult; the road is being renovated at the same time, which makes the

logistics requirements around the construction site delivery complex. A common wall to the neighboring buildings had to be secured with a steel structure in the course of the demolition work.

SUSTAINABILITY

Various certifications will document the project's sustainability: DGNB Platinum will attest to the property's energy efficiency standard, and WIRED Score Platinum will indicate internet availability, which is particularly interesting for tenants.

The certificates are to be achieved in addition to the KFW55 standard. In order to achieve the desired certifications, various, mostly conventional measures will be bundled, from photovoltaics on the roof to retention roofs and façades made of particularly light-colored natural stone to reduce the heating of the city center.

FURTHER INFORMATION

Visualization © Midstad

Projektwebsite

FACTS

Location	Lammstraße 4, Karlsruhe , Germany
Status	completed
Start of construction	March 2024
Completion	April 2026
Usage	Büro- und Geschäftshaus, Retail
Building owner	Naxos Grundbesitz KG vertreten durch JC Real Estate, Karlsruhe
Architect	Kleihues + Kleihues Architekten, Berlin
Build volume	16000 m^2
Number of upper floors	6
Number of basement floors	1

SUSTAINABILITY

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Platin

SERVICES

- Beraten und Planen
- Schlüsselfertiges Bauen
- Hochbau (Deutschland)

https://implenia.com/en/references/detail/ref/midstadt/

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