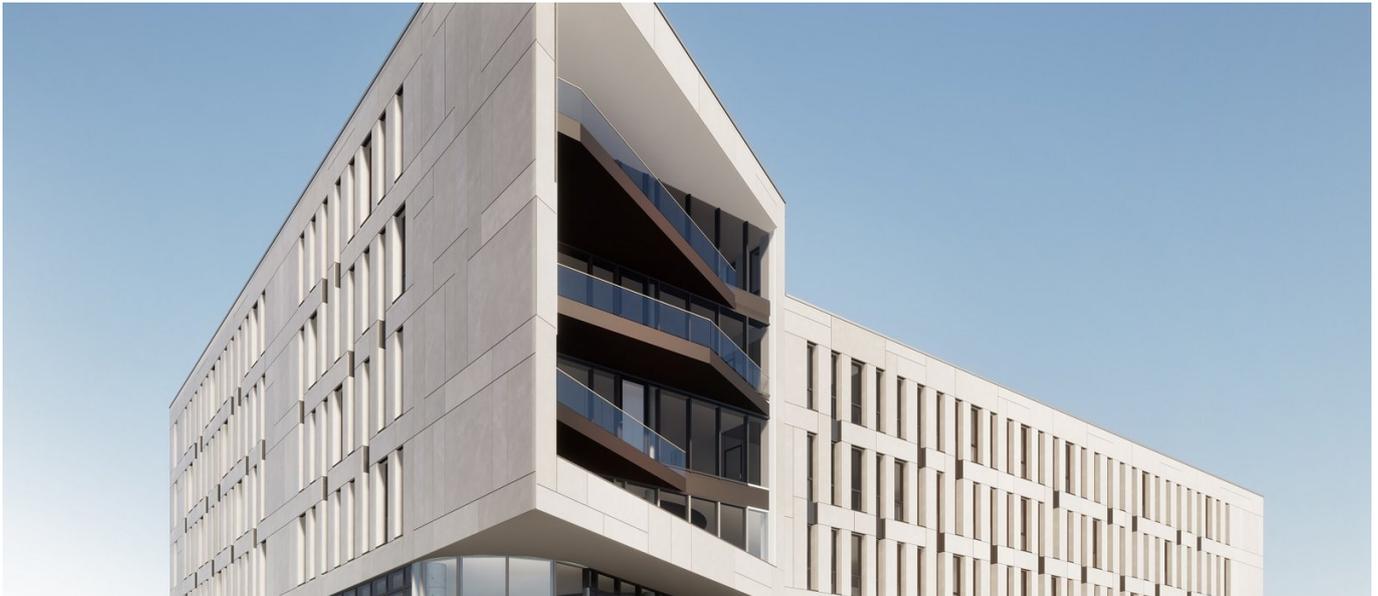


## Essen Technology Park: New office building, hall, parking garage and daycare center



### SHORT DESCRIPTION

Implenia has been commissioned by TÜV NORD Immobilien to construct several turnkey building sections in the Essen Technology Park as a general contractor in the construction partner model.

### THE PROJECT

In the coming years, the TÜV Nord Group will develop its own campus on the A40 and the adjacent Technologiepark Nord business park in Essen-Frillendorf into a sustainable technology park. The site will be upgraded with various real estate measures. For anchor tenant Atlas Copco, an office building with around 6,600 square meters of space and room for 350 employees will be built in this construction project. Multi-space areas and collaboration zones for interdisciplinary exchange will enable contemporary working. A 1,600 square meter hall is also planned as an exhibition and technology area.

Implenia is involved in the planning phase, with construction starting in January 2024. The contractually agreed construction partner model is characterized by a flat-rate contract share for the shell construction work, site overheads and site equipment, as well as a variable budget share as a cost+fee model with the aim of achieving further reductions through value engineering.

In a first construction phase, a U-shaped office building with workshop and parking garage will be built (LOS1). In an additional LOS 2, the scope of services will be expanded to include the construction of a day care center. The building is assigned to building class 5 according to BauO NRW 2018 § 2 para. 3. It is a large special building.

## SUSTAINABILITY

DGNB Silver is the target for the new building. Certification is carried out by the tenant.

## FURTHER INFORMATION

Visualization: © arctum.de

## FACTS

<b>Location</b>	Am TÜV , Essen , Germany
<b>Status</b>	Under construction
<b>Construction volume (value of our services)</b>	40 M EUR
<b>Start of construction</b>	October 2023
<b>Completion</b>	July 2025
<b>Usage</b>	Büro, Gewerbe, Parkhaus, Kita
<b>Building owner</b>	TÜV NORD Property I GmbH & Co. KG, Hannover
<b>Contracting entity</b>	TÜV NORD Immobilien GmbH & Co. KG, Essen
<b>Architect</b>	arctum, Köln
<b>Build volume</b>	12100 m <sup>2</sup>
<b>Number of parking spaces</b>	220
<b>Minergie</b>	DGNB Silber

## SUSTAINABILITY



Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Silber

## SERVICES

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Construction logistics



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<https://implenia.com/en/references/detail/ref/technologiepark-essen-neubau-buero-halle-parkhaus-und-kita/>

Creation: 16.04.2026 18:00