

Vienna Airport Provides Impetus to Growth in the Coronavirus Crisis with a New Landmark: New Office Park 4 for about 2,500 Employees Goes into Operation

With the handover of keys today, the first tenants have already moved into their offices in the new world of work at Airport City Vienna covering an area of 26,000 m². The new Office Park 4 offers space for about 2,500 employees - Flexible working areas, a wide range of co-working spaces and state-of-the-art event space - The office building stands out due to its ground-breaking energy efficiency – Energy consumption less than one-third of other office complexes.

Office Park 4, one of Austria's most modern office complexes, officially opened its doors today, 14 September 2020. Accordingly, Airport City Vienna located at Vienna Airport has further expanded by an additional 26,000 m² of office and conference space directly next to the airport tower. The striking landmark on the airport entry road is not only an office building, but also an event location and flexible co-working space as well. An in-house kindergarten with up to seven groups and flexible opening hours as well as restaurants in the building round off the broad-based range of facilities. The new building was officially opened today by Johanna Mikl-Leitner, Governor of the Federal Province of Lower Austria, Peter Hanke, Vienna City Councillor for Economic Affairs, along with Günther Ofner and Julian Jäger, Members of the Management Board of the airport operating company Flughafen Wien AG and the architect Heinz Neumann.

“I am pleased that thanks to Office Park 4, we have sent out such an important signal for growth, the economy and the labour market in these challenging times. Office Park 4 provides capacities for an additional 2,500 jobs, thus creating vital impetus for the entire region”, states Johanna Mikl-Leitner, Governor of the Federal Province of Lower Austria.

“Office Park 4 is an impressive sign that airport operations never really came to a standstill, and that ideas for the future have been carried forward. The new building sets new standards with respect to its office infrastructure and provides an impetus to growth for Vienna and the surrounding region. Vienna Airport is the city's gateway to the world, an important employer and a lifeline for the Viennese economy and tourism. These are just the kind of initiatives which are needed now to promote the region and further expand value creation”, says Peter Hanke, Vienna City Councillor for Economic Affairs.

“On the basis of Office Park 4, we have created a new world of work at Airport City Vienna featuring the highest level of quality. About 2,500 employees are expected to work here. In this way, Vienna Airport has set a milestone for the future in spite of the coronavirus crisis. Demand for the new premises is high. The first tenants have already moved in and are enjoying the superior price-performance ratio at Airport City Vienna. Many other companies are on the list of prospective tenants. We are setting new standards with respect to energy efficiency, and energy consumption is less than one-third of conventional offices”, explains Günther Ofner, Member of the Management Board of Flughafen Wien AG.

“The expansion of the Airport City comprises a valuable addition to the core functions of the airport, and offers perfect working possibilities, especially for travellers, thanks to the flexible co-working offering. The spacious conferencing facilities make the site even more attractive for events of any kind”, comments Julian Jäger, Member of the Management Board of Flughafen Wien AG.

“Architecture is a mirror of society. We are pleased about the opening of this flexibly usable building which optimally fulfils the demands imposed upon the new worlds of work. However, Office Park 4 is not only a pure design object, but makes a contribution to a resource-saving way of life”, emphasizes architect Heinz Neumann.

From special logistics companies to a startup hub

The first tenants have already moved into Office Park 4 and come from a wide range of sectors. The companies include BR International Consulting Services (specialist logistics company for rail transport), the world’s largest innovation platform Plug and Play from California, the international air and ocean freight forwarder C.H. Robinson and the bilingual kindergarten Luftikus. There is extensive interest in the new office building, as reflected by a particularly high capacity utilisation rate of 40-50% in the pre-letting stage despite the crisis.

New world of work and diverse conferencing possibilities

Office Park 4 extends over ten floors. Rooms flooded with light equipped with state-of-the-art technologies are characteristic of the office complex. Depending on specific needs, the modern office areas can be flexibly rented in sizes between 180 m² and 2,700 m² per floor. Two floors of event space and showrooms covering an area of 1,200 m² are a special highlight. Flexible walls lend a special exclusiveness to every event due to the individual creative possibilities. A high-speed Internet connection with up to 10 Gbps ensures that tenants are linked to the entire world in real time. Spacious meeting zones, a kindergarten as well as restaurants also contribute towards enhancing the working experience and feel-good factor of the employees. Furthermore, sufficient parking capacities are available thanks to the building’s own underground car park and Car Park 3. The new pedestrian bridge located directly over the airport entry road directly connects the premises of Office Park 4 with Car Park 3, Terminal 1 as well as the public transportation City Airport Train Vienna (CAT) and the suburban railway train. Flughafen Wien AG invested about € 60 million in this new construction project.

Innovative design and ecological masterpiece

The renowned Viennese architecture firm HNP architects ZT GmbH led by Heinz Neumann, Oliver Oszwald and Florian Rode, are responsible for the design and layout of Office Park 4. A building floor plan inspired by the field of aviation and a higher proportion of glass will lend a modern design to this new office property in the heart of the Vienna Airport City. A bright facade surface of which about 60% is transparent will flood the premises of Office Park 4 with daylight and take account of wind comfort on the basis of its special form. Office Park 4 is also exemplary due to its sustainable manner of construction and energy efficiency. Geothermal energy also plays a major role, with thermal energy being used for cooling and heating purposes. Moreover, a photovoltaic plant has been installed on the roof to enable the optimal use of sustainable energy sources. As a result, Office Park 4 was awarded the platinum pre-certificate by the Austrian Sustainable Building Council (ÖGNI) before being completed.

Technical data on Office Park 4

About 60,000 cubic metres of earth were excavated for the new office building. This corresponds to about seven times the volume of all swimming pools within Vienna's open-air Stadium Pool. More than 1,500 square meters of wall formwork were used. Office Park 4 is heated and cooled with thermal energy. For this reason, a total of 450 energy piles were installed in the ground, and about 39 kilometres of geothermal pipes were laid.

Airport City Vienna: Perfect business location

The development of the airport real estate location into a multifunctional Airport City is a core aspect of the airport's overall strategy. With about 40,000 m² of logistics space, an offering of more than 100,000 m² of office and event space at present, various local amenities and services such as supermarkets, a pharmacy, a healthcare centre, a fitness centre, a 24/7 postal partner office, a vehicle registration office, a hair salon and numerous other offerings make Vienna Airport a perfect business location. Furthermore, the Airport City is particularly attractive thanks to its efficient road, rail and air transport connections, and offers ideal conditions for locating business operations. The Vienna Airport City was granted the first district certificate in Austria for its comprehensive sustainability management by the Austrian Sustainable Building Council (ÖGNI).

Office space and areas for locating businesses are still available in the Airport City. More information can be found at www.airport-city.at. Interested parties can also call (+43-1-) 7007-7007 or contact the airport via the e-mail address info@airport-city.at.

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