

P R E S S R E L E A S E

# QUBES – another forward-looking development on the Technologie Campus München

The Rosa-Alscher Group's latest project in the northwest area of Munich



With office space totaling 600.000 m<sup>2</sup> the Technologie Campus München is one of the largest office complexes in Bavaria's capital city. QUBES will be joining the ranks of such successful, well-established companies as BMW, Telefonica and the Munich City Utilities.

Munich, July 24, 2017 (ah) - QUBES is the name of the latest project being developed by the Rosa-Alscher Group in the trend-setting Technologie Campus München. Situated on Agnes-Pockels-Bogen, in Nymphenburg, it will be an office complex of approximately 23,900 m<sup>2</sup> designed to meet the highest state-of-the-art standards and geared towards the needs of technology-oriented companies. The plan is to develop networks between different companies, to integrate know-how and generate synergies. Initial meetings with prospective tenants have already been held. The start of construction is planned for the autumn of 2017 with completion set for the end of 2019. The concept and design of the project will be carried out by the architectural team of KSP Jürgen Engel.

## When functionality meets design

It is the sophisticated design that we have become accustomed to from the Rosa-Alscher Group, combined with a high standard of aesthetics and a sustainable construction technique that together create the main characteristics of this new project. The QUBES complex comprises a total of five interlinked units – the main entrance has its own forecourt with seven parking lots; the total area of the building is divided into two basement levels, one groundfloor and four upper levels in each unit. The basement level provides garage space for 369 parking lots, as well as space for storage and technical installations. The groundfloor level will accommodate entrance areas and reception, as well as in-house restaurants, with office space being located on the upper levels. The practical, purpose-built design opens up a variety of options from single-tenant to multi-tenant occupancy in a total of up to 50 rental units.

## Light-flooded interiors, energy efficiency and sustainability

Almost all of the offices have access to terraces and inner courtyards providing a relaxing atmosphere for a midday break. In addition, some floors have a winter garden or conservatory that can be fully opened. A special

feature of the architectural concept is the positioning of the individual units that ensures an abundance of natural light. Sunlight protection is provided by electrically-operated sunblinds fitted to the outer façade and controlled by daylight intensity, as well as a manually-operated inner textile anti-glare protection layer. A standard feature of all offices are the high-quality carpets und suspended lamps fitted with daylight intensity sensors and presence detectors. The entire building is fitted with LED lighting. Near-surface thermal activation, together with heating and cooling sails, generate a pleasant room climate and also have a positive impact on the room acoustics. A further standard feature of all offices is the ventilation system with twofold air renewal, which in conference rooms is increased to sixfold. In addition, natural ventilation is also ensured as each alternate window element can be individually opened.

### **Excellent infrastructure**

QUBES is located in an area boasting excellent accessibility to public transport: the underground lines U1 and U7, as well as the tram number 20 are within a few minutes walking distance and thanks to the direct link to the Munich ring road the complex is also conveniently situated for car drivers.

### **Located in the hub of innovative activity – where new ideas are generated for the future**

The Rosa-Alscher Group's latest project is located on the Technologie Campus in the close vicinity of the BMW headquarters and its research and innovation centers. This location of technology development automatically makes this area an attractive site for the IT industry and automobile sector. A number of technology-oriented companies are already established on the campus, such as the "Münchener Technologiezentrum", the IT Rathaus and the Munich City Utilities Hybrid M project which is planned for completion in 2020.

### **The Rosa-Alscher Group**

In recent decades the Rosa-Alscher Group ([www.rosa-alscher-gruppe.de](http://www.rosa-alscher-gruppe.de)) and its projects have shaped and influenced the Munich cityscape. SAM Architekturbüro and SAM Plantech GmbH both belong to the group and are responsible for the realization of projects. For the company founder a distinctive architectural style that defines its surroundings and incorporates high construction standards was of paramount importance. Important projects developed by the Rosa-Alscher Group include the Neue Messe München-Riem, the Arnulfpark, Ackermannbogen and Parkstadt Schwabing. A more recent project is, among others, an extension to the Munich University in Dachauerstrasse.

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