

PRESS RELEASE

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OFB realizes new office building "THE FRIEDENAUER" – Kieback&Peter as anchor tenant, responsible for sustainable building technology and automation



Image source: bloomimages

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Innovative project development meets sustainable building technology and automation: OFB and Kieback&Peter set a strong example for the future with a flagship project designed for climate-neutral operation.

OFB Projektentwicklung has signed a lease agreement with Kieback&Peter, the anchor tenant, for approximately 7,000 m² of office space in a modern building complex at Innsbrucker Platz in Berlin. With the move into "THE FRIEDENAUER," Kieback&Peter will consolidate its new company headquarters at one location. The building, developed by OFB, will use around one-third of the total rental space as a showcase for smart building automation and is part of the "Friedenauer Höhe" district development. Its prominent location on Hauptstraße will serve as the visual gateway to the district. Construction of the office building is scheduled to begin in the first quarter of 2025, with completion planned for mid-2027.

The ESG-compliant office complex will be built on an 8,700 m² site in the Tempelhof-Schöneberg district, offering a gross floor area of approximately 29,000 m². The 21,000 m² of rental space will span seven or eleven floors. The project combines spaces for offices, retail, and gastronomy and is based on a holistic ESG concept (Environmental, Social, and Governance).

“The new location is not only representative and attractive but also a showcase for our sustainable building automation and technology, which will be fully integrated into this office building. By operating the building in a climate-neutral manner, we are actively contributing to climate protection and our goal of becoming a climate-neutral company. The new building will provide a space where we can work in a connected and cross-departmental manner. This location makes us more attractive as an employer—for our employees, future top talent, and young professionals,” says Christoph Ritzkat, Managing Partner at Kieback&Peter.

Sustainable, technology-driven, and employee-centered: The office of the future

The development is based on the EU taxonomy, with targeted certifications from DGNB in Gold (according to the 2023 standard) and WiredScore, which form the foundation of the building's sustainability concept. With "THE FRIEDENAUER," OFB Projektentwicklung is implementing another significant project that, within the "Friedenauer Höhe" district development, will serve as a pioneer of sustainable and future-oriented real estate development. In partnership with Kieback&Peter, the project will feature innovative technologies, creating a flagship project for sustainable real estate. In cooperation with Berliner Wasserbetriebe, a pilot project for building energy supply via heat recovery from the combined sewer is planned, covering part of the building's energy needs.

The sustainability concept is further enhanced by 700 m² of photovoltaic systems on the rooftops and innovative automation technology that enables seamless digital energy consumption tracking.

“With 'THE FRIEDENAUER,' we are realizing a flagship project for ESG-compliant real estate that combines ecological and social requirements. The planned offerings for gastronomy and local services will enrich the district and create added value for the entire neighborhood. The landmark architecture in such an outstanding location creates an environment that combines excellence and quality of life. The decision of a forward-thinking company like Kieback&Peter to choose this building underscores the attractiveness of our concept,” emphasizes Dr. Bernd Schade, CEO of OFB Projektentwicklung.

Kieback&Peter, as an expert in sustainable building automation, will be responsible for the monitoring, control, regulation, and optimization of the project according to KG480 (building automation based on German regulatory standards). Through state-of-the-art technology and a well-thought-out energy concept, a climate-neutral building operation will be achieved. The smart building concept includes features like desk booking, building and parking access, and indoor navigation, which are optionally available to all tenants.

Diverse amenities and future-oriented mobility

The new headquarters of Kieback&Peter also stands out with its attractive amenities. The concept includes a staff restaurant and outdoor fitness areas, as well as excellent transport links. The "Friedenauer Höhe" district is being developed as a car-free zone, while the office complex will still offer parking. At the core of the concept is the implementation of a 15-minute city, where all essential services for daily life are within immediate reach of the workplace. The mobility offering is further enhanced by the proximity to Berlin's S-Bahn ring and the Berlin Südkreuz station, with access to ICE trains.

Harmonious integration of work and living

The new "THE FRIEDENAUER" project marks the successful completion of the "Friedenauer Höhe" district development. This district will harmoniously combine work and living, with approximately 1,060 apartments and a spacious public park being created. This park will provide valuable green recreational space for employees, residents, and the surrounding community.

For more details about the district, visit: www.the-friedenauer.de

The following visualizations are available for your use, subject to changes based on the current planning status: [THE FRIEDENAUER](#).

Savills, an exclusive real estate consultancy, acted as advisor for Kieback&Peter.

OFB: WE DEVELOP FURTHER.

OFB Projektentwicklung GmbH has been in the real estate business for over 65 years and remains as committed as ever. As a subsidiary of Landesbank Hessen-Thüringen and part of the Helaba real estate group, we are passionate about high-quality, sustainable large-scale real estate. Project development, project management, and real estate management are our core expertise.

From our headquarters in Frankfurt am Main and our offices in Berlin, Erfurt, Munich, Düsseldorf, and Leipzig, around 140 employees develop successful real estate projects across Germany. We aim to go beyond the industry standard, incorporating the interaction of economic, ecological, and social components into our project planning. Our goal: to further develop our projects—and ourselves.

www.ofb.de

About Kieback&Peter

As a Smart Building Solutioneer, Kieback&Peter GmbH & Co. KG combines intelligent building technology, data-driven services, and multiple synergy effects to create sustainable solutions. Founded in Berlin in 1927, the family-owned company, with around 1,500 employees and 50 locations worldwide, enhances and extends the value of buildings and business models. The result is a significant gain in climate and health protection, security, and social inclusion.

Kieback&Peter accompanies national and international projects such as Cube Berlin, Charles de Gaulle Airport in Paris, and the Mercedes-Benz engine plant in Beijing.

www.kieback-peter.com