GOLDBECK
Office Buildings

Architecture and comfort
Offices of the future

GOLDBECK has been constructing office buildings for over 40 years: individualistic in form and function, meeting tomorrows requirements today. By bringing our expertise in the fields of architecture, construction and systems engineering together to work hand in hand. GOLDBECK is able to provide access to a comprehensive range of services, offering support from concept and creation to operation.

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What does the perfect office building look like?

There can be only one answer to this question: Every client needs something different. The requirements you have for your office as the building owner are as individual and unique as the industry sectors, the companies and the employees who work there. Our mission is both simple and challenging. We build tailor-made architectural solutions with strong intrinsic values. Individualistic designs which are first and foremost economic in every respect and which not only capture the imagination today but will continue to do so for decades to come.
One of 2,000 GOLDBECK Office Buildings. Every single one is unique. The basic intelligent system modules which we manufacture in our own production plants under unchanging conditions and only assemble on the construction site. This allows us to build faster and more economically and is also the reason why we set standards for form, function and sustainability. You will find out how well freedom of design and our intelligent system complement each other on the following pages, while discovering why GOLDBECK Office Buildings are the future.
Bö 69 | Düsseldorf
Property: Bö 69
Location: D-40549 Düsseldorf
GFA: 20,730 m²
Storeys: 7
 Erected: 2014
Pollmeier | Hövelhof
Property: Pollmeier
Location: D-33161 Hövelhof
GFA: 680 m² Office, 2,644 m² Warehouse
Storeys: 2
Erected: 2014
DHPG | Bonn

Property:  DHPG Dr. Harzen & Partner KG
Location:  D-53113 Bonn
GFA:  11,200 m², of these 3,750 m² are underground garages and facility rooms
Storeys:  5
Erected:  2014
PorTEC | Münster
Property: PORTEC-Metallbausysteme GmbH
Location: D-48155 Münster
GFA: 201 m² Office, 1,650 m² Warehouse
Storeys: 1
Erected: 2007
HOLM | Frankfurt
Property: HOLM (House of Logistics and Mobility)
Location: D-60549 Frankfurt
GFA: 28,540 m² Office, of these 8,000 m² are underground garages and facility rooms
Stories: 7 OG, 2 UG
Erected: 2014
Florpartner | Süßetal

Property: Florpartner GmbH
Location: D-39171 Süßetal
GFA: 515 m² Office, 4,140 m² Warehouse
Storeys: 2
Erected: 2014
Imagine that as you walk towards your office building you think to yourself “This is exactly how it should be!” You enter the foyer and immediately feel at home. You continue walking and enjoy the positive atmosphere of the building more and more with every step. If every day starts like this in future, we have fulfilled the high standards we demand from ourselves. You have the office of your dreams, one which is a perfect fit for you and your company.

The GOLDBECK Office System gives architects and developers complete freedom to put their ideas into practice. Choose the building structure and floor plan, the facades and office concept. Play around with light, form and materials! We will make sure that your ideas become compelling reality.
Facades

Variety in aesthetic

One glance is enough! The right facade gives your building an impressive look and brings out the best in the architecture. Our inspiring look – perforated, ribboned or glass facades in natural stone, metal or clinker. From simple and regal to distinctive and unmistakable. Harmoniously in balance with the building and your corporate identity.

Each material has its own particular characteristics. We will advise you on aesthetics, energy consumption, construction and maintenance costs.
Penthouses and balconies

Stylistic elements with recreational value

No matter whether they are specified in the development plan, or for functional or design considerations, penthouses and balconies are attractive design elements which can bring a breath of fresh air into daily office life. A decision which has an impact on employee satisfaction. Who doesn’t enjoy a break in the fresh air with a wonderful view?
Foyers, atria and stairs

A warm welcome

The first impression counts! Public office areas are the business card of your company. They are used by your clients and employees on a daily basis. That is why special attention is required when designing the foyer, the atrium and the stairs. Take advantage of this opportunity. We know all there is to know when it comes to a “warm welcome” as well as a “This way please”. We make connections, spatially and communicatively, and precisely translate the style of your building.
Building structures
Perfectly tailored in form

High-quality architecture and cost-effective construction – that is our philosophy. That is why our diversity of design has a system and a scale which conforms to the standards for office buildings that are the norm in Germany: 1.25 metres or 1.35 metres respectively if you wish to have a bit more comfort. We plan the layout and the shape of your building within this grid. A design basis which offers maximum freedom for office real estate which is perfectly tailored in form and meets all the requirements and sets architectural accents in urban development.

Projections or recesses, penthouses or cantilever overhangs - the possibilities are many and varied.
Office concepts

A miracle of space with a system

Short distances, practical structures, a good atmosphere. Well-thought out spatial planning is the prerequisite for a positive work environment. But what does this mean for you? Flexible or fixed working areas? An open or a closed structure? A lot of or a little space for networking? We will work together with you and find out what you need before developing a spatial concept which will be tailored to your work culture, including any changes! Our GOLDBECK Office System enables you to react to new requirements at any time. Individual offices today – open space tomorrow? No problem – we offer you this flexibility.
A brief overview

What questions should you ask yourself as you think about your office solution? What do you have to take into account?

Office landscape

The office landscape is a combination of many different concepts. This means that acoustically effective elements are essential and the work quality in the different zones can vary considerably.

Individual offices

- Would you like your employees to be able to concentrate on their work and not be disturbed?
- Should your employees be able to set up an individual office?
- Would you also like to physically separate hierarchies?

Then this concept could be the right one for you. It has a comparatively high floor space requirement and is characterised by long corridors. Concentration has precedence over communication owing to the individual offices.

Group offices

- Is project work the norm?
- Is spontaneous and direct communication often required?
- Do you want to be able to offer space for teamwork as well as a place for doing things in quiet?

Then a group office could be of interest to you. The noise level is higher here and can therefore require additional sound insulation measures.

Combination offices

- Do you need short distances and space for spontaneous get-togethers?
- Do you want to promote a sense of community?
- Would you like to be able to offer space for teamwork as well as a place for doing things in quiet?

Then your solution could be the combination office. It has a higher maintenance requirement owing to its large number of circulation areas. In addition to this there is a higher surface area requirement. Efficient sound insulation is necessary.

Open Space

- Is a high level of flexibility important when it comes to the layout design?
- Would you like to offer possibilities for “desk-sharing”?
- Do you need short distances and possibilities for spontaneous communication?

The open space concept offers all this. It also provides more space and circulation areas spaces. The precise planning of the room acoustics is very important.
Materials and interior finishing

See it, feel it and enjoy it

Working in a concentrated manner, developing ideas as a team, talking to clients. These are very different tasks which define everyday office life. We have the right framework for every task. Doors, walls, ceilings and floors are defined and give an impressive face to your concept while also providing functionality. Thereby office areas are created which provide inspiration, in addition to oases of relaxation and spaces for communication. Your personal style is the common thread which can be found throughout the complete design.
How much time does an employee spend in the office? Studies have shown that it is an average of 1,760 hours per year. These valuable precious hours should be spent as comfortable as possible. The more comfortable people feel in their workspace environment, the better it is for both employee and employer, increasing productivity whilst sick days remain low.

The feel-good factor directly influences the performance in your company. We will provide the support you need along the way to an office environment which is healthy and performance-enhancing.

In order to do this, we have a close look at all of the criteria which influence the employees’ sense of well-being, and we will draw up your personal comfort concept based on these.
The comfort concept
Tailored to your needs

An office with comfort guarantee is created from the successful interplay of many factors. Focused and motivated working requires more than keeping a cool head, warm feet and fresh air.

We analyse your comfort requirements holistically and in detail: Eight criteria of well-being and three comfort levels, from which we can put together the ideal combination for you.

More information about the GOLDBECK Comfort Concept can be found at the end of this brochure in our supplement ‘Comfort in the office’. We would be more than happy to discuss the details with you in a face-to-face meeting.
Have a look into the future. Imagine your office building in 20 years. What do you see? A lot of happy and satisfied faces! GOLDBECK Offices win over Architects, Building Owners, Employees and Facility Managers in the long run. It’s wonderful that our buildings have a lasting effect on people. What is even better is that the environment profits as well: CO² emissions are reduced by almost 50 percent compared to traditional construction methods.
Energy efficiency and sustainability

Low maintenance costs guaranteed

You will jump for joy every month! All GOLDBECK Office Buildings are built in accordance with a very successful formula for low maintenance costs. We combine an energy-optimised building envelope with efficient building services technology and regenerative energy. A combination of which is precisely modeled to meet your project requirements. It is your decision as to how far we progress in the direction of a “green office”? No matter whether it concerns the Energy Conservation Regulations (EnEV) or KfW Efficiency House, GOLDBECK realises office buildings in the energy standard you require and desire.

Never before have there been so many possibilities to use regenerative energy. Take advantage of this opportunity. Independence from fossil fuels will pay off.
Building automation and monitoring

Regulating energy in an intelligent manner

Not only the “hard” building facts determine energy consumption; the behaviour of the users also plays a key role. We will make your building an intelligent one with the most up-to-date technology. We will efficiently balance the centralised steering of energy and technology as well as the various possibilities your employees have for adjusting this. We have our GOLDBECK energy monitoring system to maintain this effect in the long term. It controls all the functions and provides comprehensive information about consumption. You thereby maintain an overview and you will have a well-founded basis for making decisions to further optimise day-to-day operation. You can reduce your electricity consumption by up to 30% in this way.
Naturally certified

Your ecological footprint

Our clients have the information documented in black and white: the DGNB multiple certificate in gold for office and administrative buildings. All of the office buildings realised in the GOLDBECK System are pre-certified and comply with the guidelines of the German Sustainable Building Council (DGNB). You as the building owner can quickly and easily apply for your DGNB certificate and profit in various ways: Your building is sustainable, your ecological practice is documented and you will increase the market value of your property.

We will also support you with regard to international certifications upon request and depending upon the location.
GOLDBECK – The company

design – build – service

GOLDBECK is a company that works Europe-wide. We design, build and service real estate and property in both the private and public sector. Our portfolio includes industrial as well as logistics halls, office buildings, car parks, schools, sports halls, hotels, retirement homes, nurseries as well as solar power facilities. Our speciality: We build using a special system – with modular components that we manufacture at our own plants. That’s what makes your construction project with GOLDBECK individual, economic, energy-efficient and fast. As a family-owned company we cultivate a culture of values. A willingness to perform, a high commitment, humanity and taking on responsibility determine the way we work together. Our clients value this highly and trust us. It is this trust that makes us work harder every day, to perform and achieve something extraordinary.

Competence on-site – always close to you
It’s always good if your contact is in close proximity and even better if that contact knows what is happening locally. The perfect situation, then is when all of the strings and aspects come together and your contact can answer all of your queries professionally as well as quickly. Our network of branches makes this possible! In Germany, UK, Austria, Poland, Switzerland, the Slovak Republic and the Czech Republic.
Contact us for further information

More on the GOLDBECK Office Buildings

You can find out how GOLDBECK Office Buildings are constructed and which services are provided by the GOLDBECK Group in the supplementary brochure “Services and Realisation”. You can draw inspiration from additional project examples in our “Architecture for Office Buildings” collection.

The “Comfort in the Office” brochure is missing? – We would be glad to send you a copy and explain our GOLDBECK Comfort Concept to you.

Contact us for further information