

# Building in existing structures: ZÜBLIN celebrates the opening of the new Z2 Group building in Stuttgart

## Facts & Figures

ZÜBLIN UNIT:  
ZÜBLIN Schlüsselfertigbau  
ZÜBLIN Timber  
Zentrale Technik  
STRABAG BRVZ Corporate Real Estate Management  
STRABAG PFS  
STRABAG BRVZ-IT

CONTRACT VALUE:  
€ 25 million

PROJECT SCHEDULE:  
8/23–12/24

CLIENT:  
STRABAG

GROSS FLOOR AREA:  
15.700 m<sup>2</sup>

USABLE AREA:  
9.000 m<sup>2</sup>

- **Climate-friendly construction methods and measures for greater energy efficiency in the focus of comprehensive refurbishment**
- **Almost 450 employees receive new state-of-the-art workplace**
- **Building will get the DGNB's platinum certificate and the QNG premium award**

Stuttgart, 13.2.2025 ZÜBLIN is sending out a strong signal for more sustainability in the construction industry with the opening of the completely refurbished Z2 Group building. The striking six-storey office building with the characteristic rounded façade bands on the ZÜBLIN campus has undergone extensive energy-efficient and sustainable refurbishment over the past 18 months.

“With the refurbishment of Z2, we are delighted to have realized a forward-looking project for resource-conserving and sustainable construction in existing buildings. We are thus reducing our CO2 emissions in building operations. It is a further step towards our ambitious goal of achieving climate neutrality as the STRABAG Group by 2040,” explains Jörg Rösler, Member of the Executive Board of STRABAG SE.

## Contact

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### Saving energy, protecting the climate

For the Z2 project, the planners used generative design to parametrically record the existing building and optimize its energy efficiency. With the help of GIS data and escape route plans, important parameters such as air volumes and heating and cooling loads were calculated in order to create a sustainable building.

The ZÜBLIN team has upgraded the energy efficiency of the entire building envelope, i.e. the roof, the façade and the ceiling to the underground parking garage. Heat pumps now take over the heating and cooling of the building. A photovoltaic system on the roof

provides the building with its own renewable electricity. It is supplemented by solar modules on the façade and an innovative photovoltaic fence as fall protection on the roof. Generated energy that is not needed immediately is temporarily stored in an energy storage unit.

The existing building dates back to 2002, but the technical innovations of recent years have opened up numerous opportunities to make the building significantly more energy-efficient. The STRABAG Group is making targeted use of these opportunities in line with its sustainability strategy. By retaining the building shell, the existing access cores with the stairs and elevators and a large part of the sanitary facilities, the Z2 is a prime example of resource-saving construction in existing buildings. The aluminum strips of the façade were dismantled, refurbished and reused. Reusable and reusable materials and components that are no longer in use were passed on by the external platform Concular.

### **Cooling with living green**

Wherever possible, ZÜBLIN has incorporated recyclable and cradle2cradle certified materials and components. 25 percent of the new materials come from recycled or reused sources. At least 85 percent of the wood used comes from certified sustainable forestry and at least 50 percent of the concrete, earthworks and plant substrates used are made from recycled materials. A prototype of reusable drywalls was used for the room layout. The green façade on the first floor provides sun protection in summer and improves the microclimate.

There are 48 charging points for electric vehicles in the first basement level of the underground car park. The infrastructure for a second expansion phase with a further 48 charging points has been prepared. This means that every second car parking space is equipped with a charging point. Two lockable bicycle charging cabinets with space for a total of 18 bicycle batteries have also been installed.

### **Use of the latest construction technology**

ZÜBLIN relied on state-of-the-art technology for the construction work, for which around 25 million euros were invested. A digital cycle control board enabled everyone involved to track the construction progress at all times and thus better coordinate their work processes.

A mobile 3D concrete printer, which can flexibly print elements, was used for the interior work as part of a pilot project. This not only makes construction projects more efficient, but also more sustainable thanks to the use of new materials and a special lightweight construction method in 3D concrete printing.

So it is no wonder that not only was the construction process monitored by the German Sustainable Building Council (DGNB), but the finished building now also will get a platinum certificate for sustainable buildings from the DGNB as well as the QNG premium award. In this context, the high degree of reused building components, the resource-saving processing of new building elements and the greatest possible use of emission-avoiding technologies in the building fabric and for future building operation should be emphasized. For ZÜBLIN employees, this has created attractive and flexible workplaces with outstanding technological equipment in an appealing architectural environment.

#### **Ed. Züblin AG**

*Stuttgart-based **Ed. Züblin AG**, with approximately 15,000 employees and an annual output of around € 4.5 billion, is one of Germany's largest construction companies. ZÜBLIN, which has been successfully realising challenging construction projects in Germany and abroad since 1898, is the STRABAG Group's leading brand for building construction and civil engineering. The range of services covers all construction-related tasks – from complex turnkey construction, civil engineering and tunnelling to construction logistics, structural maintenance, ground engineering and timber and steel construction. Supported by the expertise of its Zentrale Technik competence centre, ZÜBLIN also offers integrated design-and-build services from a single source. We take an end-to-end view of buildings over their entire life cycle, with a focus on collaborative construction using our TEAMCONCEPT® partnering model while constantly promoting and advancing the topics of digitalisation, sustainability and innovation. Together within the STRABAG Group and with our external partners, we are working systematically to make the design-and-build processes resource-friendly and climate-neutral. Current ZÜBLIN construction projects include the EDGE East Side Berlin high-rise project, the U.S. Military Hospital Weilerbach and the approximately 2 km long airport tunnel in Stuttgart. More information is available at [www.zueblin.de](http://www.zueblin.de).*

**Pictures:**



Activation of the light installation of the slogan: from left to right: Dr. Frank Nopper, Mayor of Stuttgart; Niels Dürr, Management Zentrale Technik, STRABAG; Nicole Razavi, Minister for State Development and Housing, Baden-Württemberg; Markus Landgraf; Member of the Board of ZÜBLIN, Jörg Rösler, Member of the Board of STRABAG SE

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Ceremonial opening of Z2 on 13.2.2025: from left to right top row: Niels Dürr, Management Zentrale Technik, STRABAG; Nicole Razavi, Minister for State Development and Housing, Baden-Württemberg; Markus Landgraf; Member of the Board of ZÜBLIN. Bottom row: Dr. Frank Nopper, Mayor of Stuttgart; Marija Mallmann, Architect, STRABAG; Sabine Hahn, Management Zentrale Technik, STRABAG; Jörg Rösler, Member of the Board of STRABAG SE

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Exterior view of the renovated Z2

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Modern offices at Z2

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A mobile 3D concrete printer that can flexibly print elements was used for the interior fit-out as part of a pilot project.

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Image from Z2 during the renovation work

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