

PRESS RELEASE

## „Modern office space for Munich“

The ROSA-ALSCHER Group is ready to take measures against the shortage of office space that is becoming apparent in Munich



Munich, March 07, 2018 – Office space is getting sparse in Munich. The further development of the Bavarian capital will amongst other things depend on the city’s ability to increase available office space in order to maintain its unique position as a sought-after business location and talent magnet. It is important to make the city fit for the future. The latest example here is the development of the new urban quarter Freiham in which the availability of office space plays a major role. This is exactly the focus of the Rosa-Alscher Group’s work. Over a period of many years, the Rosa-Alscher Group has gained a reputation for developing and realizing modern office buildings.

### **Almost 20 percent population growth expected by 2030**

The figures are as much welcomed as they are alarming: More and more people are moving to Munich. In addition to the attractive living conditions, it is mostly the good job prospects that attract people. This fact in particular will lead to an expected total of 1.7 million inhabitants in Munich by the end of 2022. According to the demographic report of the city of Munich it will even be 1.85 million in 2030 - around 300,000 more than today. In 2015 the city had already reached the highest number of inhabitants ever: around 1.55 million.

According to this, Munich has to expect a population growth of 19.3 percent. If these figures are put in relation to the current existing office space, the magnitude of the challenge the city is faced with becomes clear. Company manager Alexander Rosa-Alscher comments: „We are aware of this exciting urban development. Our future-oriented projects such as „QUBES“ in Nymphenburg ensure that in the future Munich will still be in a position to offer the highest standards of office space in Germany.“

### **„Serious lack of space“**

According to a new market study by the real estate company Colliers International that compares seven major German cities, Munich held the lead in 2017 with an office space take-up of over 980,000 m<sup>2</sup>. Munich's stock of office space amounts to 22.4 million m<sup>2</sup> with a very low vacancy rate of 2.4 percent. The analysts conclude: It is becoming „more and more challenging“ to find modern, inner-city property, the „trend of a dramatically shrinking supply of office space“ continues, says Alexander Rosa-Alscher: „According to an expertise by bulwiengesa, Munich has to expect over 40,000 new office workers by 2021. Our company group is ready to cushion this demand. In the past ten years alone, we have created new office space of around 50,000 m<sup>2</sup> with four new development projects, which are now used by around 4,000 employees. In addition, the Rosa-Alscher Group is currently working on approx. 40,000 m<sup>2</sup> of office space and several new acquisitions are due to be developed and marketed in the next years.

### **Modern offices as a competitive advantage**

Entrepreneurs often speak of the „war for talents“ – the competition for highly qualified personnel. The outcome also depends on the choice of location. Traditionally, Munich is at an advantage in this respect. A good example of new urban development and the creation of new commercial premises is the urban center that is due to be built in Freiham. The smart location offers retail outlets, wholesale and service industries in an attractive landscaped environment, as well as plenty of space for technology and future-oriented development – combining ideal working and living conditions.

Another key factor is office space with modern floor plans that is prestigious, well incorporated in the infrastructure and, of course, featuring the latest technologies. All these criteria are taken into account in the ROSA-ALSCHER Group's projects; the highest standards with regards to digitization, lighting and air conditioning are also met. Working Environment 4.0 is, together with exceptional architectural design, the ROSA-ALSCHER Group's signature feature. And this is why the company leaves its mark on the Munich silhouette with characteristic buildings in which numerous well-known companies have their prestigious locations - for example corporate brands such as PORR, VFG, Check24, Cancom, Citrix and many others. For this reason, the ROSA-ALSCHER Group proudly proclaims: We're ready for the future. Our sustainable design studies are waiting!

### **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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