

Press release  
6 December 2021

## **Vienna Business Agency sets new standards for production industry in Seestadt Aspern**

### **Spread over five storeys and a total of 7,500 m<sup>2</sup>, Gewerbehof Seestadt is an innovative concept for modern SMEs**

A new centre for industry, production and skilled crafts is currently under construction in Seestadt Aspern. From autumn 2022, Gewerbehof Seestadt will offer 7,500 m<sup>2</sup> of space for small and medium-sized enterprises looking for a new production site in Vienna.

The new building extends over five storeys and offers impressive facilities that meet businesses' needs, as well as additional services. Gewerbehof Seestadt has space for around 40 businesses and their workforces. It could accommodate tenants from joiners to tilers, installation companies to medical technology companies, model or instrument builders to tailors, and confectioners to food production companies.

"With Gewerbehof Seestadt we are breaking new ground, providing a service for businesses and a product that has never before existed in Vienna. This pioneering project offers a quick and easy start for businesses, enjoys excellent transport connections and has a growing clientele on the doorstep, because Seestadt is constantly growing. Gewerbehof Seestadt is the ideal launchpad for companies aiming for the top," says Gerhard Hirczi, CEO of the Vienna Business Agency.

Gewerbehof Seestadt offers everything a modern business, workshop or manufacturing enterprise could need, including spaces where the height, size and facilities can be customised, floors and elevators with high load capacities, generous storage spaces, accessible entrances, and parking spaces for company vehicles, suppliers and visitors.

The shared infrastructure and logistics, such as the covered loading areas and waste disposal facilities, are located centrally below ground level. The site has been granted general approval to operate as business premises.

The Vienna Business Agency has curated a package for businesses, including free additional services that go far beyond conventional standards: communal services such as toilet facilities in the passageways, a community hub with a kitchen that serves as a central meeting point, and the option of shared use of the outdoor areas, all of which will appeal to employees and clients alike.

These services also offer businesses valuable space and cost savings because, instead of renting additional facilities themselves, they can share the infrastructure with other occupants.

Gewerbehof Seestadt opens up a whole new field of business to its occupants. There is vast potential to develop collaborations with institutions like schools, enterprises, and retail and catering outlets that have settled in and around the Urban Lakeside in future.

The building is not only designed to save space (think “minimum soil sealing”), it also features environmentally friendly construction and energy measures, from sustainable construction methods that avoid the use of toxic materials and create generous green and open-air spaces through to the operational energy concept, which makes provision for renewable energy sources, a needs-based energy supply and recovery of waste heat through the district heating network.

### **Living and working in the productive city**

The businesses in Gewerbehof Seestadt are local suppliers for residents of Seestadt, Donaustadt and beyond. They are part of the social infrastructure and enhance the quality of life within a compact city. Gewerbehof Seestadt will create around 200 jobs in Seestadt Aspern. The aim is that around 20,000 people will not only live, but also be able to find work here in future. The fact that working and living will go hand in hand in the city of the future is a key motif on the site where Gewerbehof Seestadt is under construction. Four residential buildings are being built next to the new production hub. Their immediate proximity models the fact that working, living and production must be considered alongside each other to keep not only people, but also the businesses that create jobs for them, in the city. Gewerbehof Seestadt is a leading example of the fact that, rather than being pushed to the outskirts, the productive area of a major city like Vienna must be brought back to the heart of urban life to ensure sustainable urban development.

As a real-life example of how working and living can be connected, the Gewerbehof site has been chosen as one of the showcase models for the “Productive City” theme for IBA, the international building exhibition, IBA, which will take place in Vienna in 2022.

The project is being implemented and run by the Vienna Business Agency. The site’s future occupants will receive guidance throughout the relocation and settling process and full support from the Vienna Business Agency.

**Press contact:**

Uschi Kainz

Vienna Business Agency Communications Officer

+43 699 1408 6583

[kainz@wirtschaftsagentur.at](mailto:kainz@wirtschaftsagentur.at)

## Gewerbehof Seestadt

### Data and facts

#### Areas:

Net total area: 7,500 m<sup>2</sup>

Flexible rentable units: approx. 50–500 m<sup>2</sup>

Total (net) rentable areas: 5,300 m<sup>2</sup> workshop and exhibition spaces, 1,000 m<sup>2</sup> storage spaces

#### Logistics:

Central delivery point – including for articulated lorries

Covered loading area

Two lifts with high load capacities (2.5 tonnes) and wide passageways on every storey

Generous storage spaces

Central waste disposal facility

Parking spaces for business fleets, suppliers and employees

General approval for use as business premises

#### Planning/execution:

b18 Architekten, D\|D Landschaftsplanung, simon & stütz

Consultants: wohnbund:consult, Rosinak & Partner, Röhrer Bauphysik, IPJ, attacca, vpb

Construction work: Porr, Kiss Architekten

#### Dates:

Start of construction: March 2021

Completion: End of September 2022, first occupancies planned from start of 2023

#### Project developer and operator:

Vienna Business Agency

#### Address:

Gewerbehof Seestadt

Sonnenallee 122

1220 Wien