



CONTORA Office Solutions rents two floors in the KöTower

Dusseldorf, 27/08/2025 – Even before construction work began on the KöTower project, two connected floors with a total of 1,248 sqm of office space had already been leased to CONTORA AG. The investment in one of the most striking high-rise project developments on Düsseldorf's Königsallee is held by CATELLA and WPV. The space was brokered on the tenant side by Thomas Schulz and Wais Wardak from FlexOfficeAgency in Frankfurt and on the landlord side by Anteon.

The conclusion of the contract and its terms underscore the attractiveness of the KöTower as a forward-looking office location on Königsallee. CONTORA Office Solutions is a leading provider of exclusive office solutions and flexible rental space with high-quality management and services for large companies and corporations, medium-sized companies, self-employed persons, freelancers and start-ups. All locations are centrally located in Germany's top cities: Berlin (Brandenburger Tor, Upper West), Frankfurt (Marienturm, TaunusTurm, Winx Tower), Hamburg (Alter Wall), Munich (Palais an der Oper, Theresienhof) and Stuttgart (Kronprinzenpalais). The newly leased space in the KöTower will become part of CONTORA's growing network and complement the existing location in the neighbouring Kö-Quartier.

Helmut Arend and **Lars Henckel**, founders and directors of CONTORA Group, emphasise: *“For us, a circle is closing at Königsallee 106. Where our shared vision for excellent office services began almost 25 years ago, we are now opening a new chapter for the working world of tomorrow with the signing of the lease agreement in the KöTower. This return to our beginnings in the industry is a particularly symbolic and motivating moment for us. The KöTower is more than just a shell; it is the perfect sounding board for the philosophy of “The Finest Art of Working” of CONTORA Office Solutions Center. Its visionary architecture, sustainability and focus on human well-being merge with our service promise to create a unique working experience. With this flagship project in the KöTower, we are taking Düsseldorf's premium office world to a new level.”*

Klaus Franken, CEO of Catella Project Management GmbH, adds: *“The KöTower proves that modern office space in prime locations and configurations is in high demand and represents a stable investment. CONTORA only selects excellent properties, and the KöTower is an ideal addition to its portfolio. Our concept of premium locations, flexible floor plans and sustainable construction hits the mark in the market. The lease underscores the high attractiveness of the project for sophisticated office concepts.”*

The KöTower is being built at the prestigious Königsallee, number 106. The above-ground demolition of the existing building has been successfully completed. The excavation pit for the new 17-storey office tower is currently being prepared. The high-rise project sets new standards in terms of urban development and ecology in Düsseldorf's city centre.

As a sustainable prime office building, the KöTower combines state-of-the-art building technology with a flexible floor plan that allows for individually adaptable working environments for a wide variety of tenant profiles. In addition to a unique view of Königsallee and the state capital, the building meets the highest standards of climate protection and resource conservation.



The aim is to achieve DGNB Platinum certification for the demolition and LEED Platinum certification for the building construction. This section of Königsallee will undergo a comprehensive redesign, with the focus on amenity and greening.

About “KöTower”

Directly on Königsallee, the KöTower is a visionary project that transforms the legacy of an existing property from the 1960s into a sustainable and contemporary high-rise office complex. The KöTower not only focuses on modern and sustainable architecture, but also impressively integrates ‘green’ and social elements. With 1,800 sqm of green roof gardens, the KöTower offers a unique green oasis right in the heart of the city. Native trees, shrubs and grasses create an inspiring atmosphere and contribute to the creation of a pleasant microclimate. DGNB Platinum certification for demolition and LEED Platinum certification for building construction are being sought.

Its use is diverse and trend-setting – characterised by innovative office space, gastronomic experiences and local amenities for the residents of the adjacent neighbourhood, everything is available on site. From creative open spaces to prestigious offices, a wide range of options for renting units on different levels are available; floor plans can be designed according to individual requirements.

Thanks to its high-quality amenities and furnishings, the KöTower not only offers excellent working conditions, but also impressive views. At a height of over 60 metres, the roof terrace, which is accessible to all tenants, offers a fantastic panoramic view of Königsallee, Düsseldorf and the Rhine. Each rental unit in the KöTower has its own balcony, a roof terrace or direct access to the roof gardens. In addition, the structural setback and the provision of private land for public use create a new public space with recreational qualities that encourages communication.

The KöTower project is a joint venture between Catella and the Pension Fund for Auditors and Certified Public Accountants in North Rhine-Westphalia (WPV).

More at www.koetower.de.

About Catella Project Management

Catella creates living spaces: Catella Project Management develops new neighbourhoods with a long-term perspective. The company implements the concept of the “10-minute city”, with a mix of commercial and residential uses, attractive living space for everyone, a sustainable working environment and diversity that ensures the sustainable value of the neighbourhood. New mobility concepts make it possible to give people back the open space in the city; the areas between the buildings are landscaped and designed for people to stay and meet. The districts developed by Catella are in central locations, are planned to be both car-friendly and car-poor and are designed to be forward-looking overall. The guidelines of the ICG's Social Impact Investing Initiative, which Catella Project Management helped to develop and finance, won the imAward in the Social Responsibility category in 2022. With the Catella program “Cooperative Innovative Living Germany” (CILG), Catella developed a construction kit with 12 tools - innovation and cooperation are the keywords here.

Previous projects include Living Circle in Düsseldorf, Living Lyon in Frankfurt and various commercial projects, such as the C&A headquarters and Telekom's largest service centre. The Seestadt and Düssel-Terrassen district developments are the two largest certified

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KlimaQuartiere.NRW projects in NRW. Around 4,000 new apartments are currently being built in the Rhineland alone, including 147 subsidised apartments in Grand Central at Düsseldorf Central Station, which were completed in autumn 2023. In the office segment, Catella is focussing on top CBD locations such as the green lighthouse project KöTower, the only high-rise project on the elegant Königsallee in Düsseldorf.

Catella Project Management is part of the Catella Group, Stockholm, a leading specialist in property investments and fund management, with operations in 12 countries. The group has over EUR 14 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment. Read more at catella.com.

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