

KöTower Secures Anchor Tenant and Obtains Building Permit

Düsseldorf, 15/01/2026 – The landmark KöTower project at Königsallee 106 in Düsseldorf reached two important milestones at the turn of the year: shortly before Christmas, the building permit for the 17-storey office tower was granted and RKW Architektur+, a renowned company, was secured as the anchor tenant.

RKW Architektur+ is not only the future tenant, but also submitted the building application for the trophy building as the designer. Where the Apollo Theatre once stood, the urban significance of the location is being continued, with the only new high-rise building on the Königsallee (Kö) becoming a landmark with its striking façade and setting new standards with 200 different plant species on the façade and roof gardens. In addition to energy-efficient features, the building offers unique selling points with a high degree of flexibility and a private outdoor area with terraces and balconies for each rental unit. The highlight will be the rooftop terrace at a lofty height with a panoramic view of the Kö and the state capital.

*“Now that the development plan has been rapidly developed and the special civil engineering work is already in full swing thanks to a partial building permit, the full building permit for this new landmark on Königsallee has now been granted,” says **Lord Mayor Dr Stephan Keller**, praising the good cooperation between the state capital and investors. “The impetus generated by this project is completely transforming the southern Kö area as it transitions into the densely populated Friedrichstadt district. The KöSpitze area will focus on quality of life, greenery and gastronomy, and the arrival of a renowned architectural firm underscores that a new central attraction will be created here.”*

*“The KöTower meets market demand perfectly – it's “deep green”, highly flexible, uniquely positioned as the only new high-rise on the Kö and a real trophy asset,” says **Klaus Franken, CEO of Catella Project Management**, delighted with the brisk demand in an otherwise rather sluggish rental market. “The Kö is getting a new highlight and, with over 300 creative architects, an additional target group alongside the promenade and dark suits.”*

*“After almost 30 years at our current location, we have decided on a new company location. It was an intensive selection process – we literally looked at half of Düsseldorf,” explains **Dietmar Liebig, Managing Director of RKW**. “The KöTower bears our signature as the architects who designed it, so we are particularly familiar with its qualities. With the new location, we are making an important decision for the future and taking a significant step in the further development of RKW.”*

*“The construction of the KöTower and the commitment of the planning office RKW Architektur+ as a user to the project are an important stimulus for the southern Königsallee, which will repair some of the mistakes made in recent decades. When they move in in 2028 at the latest, RKW will bring the vision to life – ideas will be followed by action without delay,” emphasises **Marcel Abel, Managing Director and Branch Manager of JLL Düsseldorf**. “The KöTower will also break up the previous one-dimensionality of offices in this part of Düsseldorf and create much more permeability. The property will thus become a symbol for the office of the future and will find imitators in the immediate vicinity by 2030 at the latest.”*

RKW Architektur + has secured around 5,000 sqm of office space on the lower three floors of the KöTower. The move from its current headquarters at Tersteegenstraße 30 in the Golzheim district is planned for the end of 2028. JLL and Hogan Lovells advised RKW Architektur +. The landlord was legally advised by Noerr and ALN.

A series of negotiations are currently underway to lease additional space. The flexible concept of the KöTower offers companies over 3,000 sqm of space on one floor, but can also accommodate smaller rental areas from approx. 250 sqm. This allows tenants in the building to “breathe in and out”, i.e. to cushion future changes in their own requirements without having to move. In-house services also make it possible to keep the rented space compact and affordable.

With 200 different plant species, diverse roof gardens, photovoltaics and various innovative features, one of the most sustainable buildings in Düsseldorf city centre is being created, offering the advantage of low ancillary costs. Investors Catella and Versorgungswerk der Wirtschaftsprüfer und der vereidigten Buchprüfer im Lande Nordrhein-Westfalen (WPV) attach great importance to long-term value retention and optimal conditions for tenants.

The KöTower is not simply an office project development. It is actively promoting urban development, with positive effects for Kö and Friedrichstadt, and creating a place where people feel comfortable. Who better to judge this than the renowned architects at RKW, whose decision to rent confirms precisely this objective. Upgrades are planned for the surrounding area to give Königsallee a counterpart to the KöBogen in the north with the KöSpitze in the south. With amenities, greenery and square designs that invite people to linger and communicate.

The building permit for the KöTower was also granted in December. The approval process was characterised by constructive and cooperative dialogue with the state capital of Düsseldorf. We would also like to express our sincere thanks to all project partners involved who contributed to achieving this important milestone. The demolition of the old existing building was successfully completed in September 2025, and special civil engineering work has already begun on the basis of an advance partial building permit, with completion scheduled for 2028.

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 accommodation and facilities, the KöTower not only offers excellent working conditions, but also impressive views. At a height of over 60 metres, the publicly accessible roof terrace offers a fantastic panoramic view of Königsallee, Düsseldorf and the Rhine. Each rental unit in the KöTower has its own balcony, 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 <https://kötower.de/en>

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 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.

More about Catella Project Management at www.catella.com/en/germany/project-management

About JLL

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About RKW Architektur +

RKW Architektur +, headquartered in Düsseldorf, has been shaping large parts of the German architectural landscape since 1950. Founded by Helmut Rhode, it has grown steadily since then and has developed into a leading authority in many areas – such as the construction of office and administrative buildings, projects for research and development in industry, education and higher education, and commercial architecture. A wide range of expertise in the field of residential construction and building renovation completes the picture. The firm's diversity is crucial to its day-to-day work and is also responsible for its success. With 420 employees from over 30 countries, RKW offers private and public clients a comprehensive range of services in all classic service phases plus general planning, construction and quality management, BIM planning, project development, moderation and consulting services. This triad of people and processes that lead to successful projects is also the office's guiding principle: people – process – projects.

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