



BASLERPARK

RENOVATION OF AN OFFICE BUILDING ZURICH – ZH

N° 12058E

Client representation
and rentals
Wincasa AG
Grüzefeldstrasse 41
8404 Winterthur

Total contractor
HRS Renovation AG
Siewerdstrasse 8
8050 Zurich

Architect
Marcel Scheidegger
Architektur GmbH
Minervastrasse 97
8032 Zurich

Civil engineer
Federer & Partner
Bauingenieure AG
Birmensdorferstrasse 55
8004 Zurich

Technical offices
HVAC planning:
Lippuner Energie- und
Metallbautechnik AG
Hagenholzstrasse 81a
8050 Zurich

Electrical planning:
meier elektro ag oberglatt
Kaiserstuhlstrasse 34
8154 Oberglatt ZH

Location of the
construction project
Baslerpark Office Building
Baslerstrasse 60/61,
Flustrasse 8,
Mürtschenstrasse 25/27,
8048 Zurich

Planning
2012 – 2013

Implementation
2014 – 2016



LOCATION/HISTORY

The Baslerpark was acquired in 1991. This five-to-six-storey building occupies most of a triangular area surrounded by streets. It is located in the former industrial zone of Altstetten (canton ZH), a well-served Zurich neighbourhood, west of the centre; at the turn of the 21st century, it housed up to 1,000 workplaces, mostly in the IT field. Structural changes in the IT field led to significant

tenant fluctuations. Specific fitting-out made it hard to relet and the building's basic technical installations, without ventilation or air-conditioning, no longer met tenants' needs. Investment company CSA Real Estate Switzerland acquired the building in 2009. They were looking for long-term, lasting reletting of the office spaces as well as updating them to today's needs.





CONCEPT/ARCHITECTURE

The building repeats the orientations of the bordering streets; a six-storey, square main body with three interior courtyards follows the Mürtchenstrasse at the back. It is pierced by side tracts one floor lower, which follow Baslerstrasse and Flurstrasse. A six-storey, tower-like building rises at the crossing point.

The new owners requested a project study for the renovation in 2012. Since the cost estimates did not meet their expectations, HRS Renovation AG was entrusted with the development of an entrepreneurial version. They optimised and fundamentally transformed the concept, guaranteeing the renovation and the tenant fitting-out as total contractor.

Measures taken include the dismantling of existing technical tenant installations and of the empty rental spaces back to basic construction level for future reletting. The flat roof was entirely renovated and spacious

roof terraces now serve as relaxation areas. Technical renovations included the extension of the elevators to the roof storey, the installation of a cooling and ventilation plant as the basic system to which client fittings can later be integrated, also renovation of basic electrical installations. Four new riser zones from the basement to the roof storey have storey and zone exits to supply tenants with electricity, cooling and ventilation via the building system. The existing tenant media supply was integrated into the basic configuration. The updated building management system allows total remote surveillance.

Today, the Baslerpark offers a friendly atmosphere and modern services: for instance, the signage concept was renovated. The tower-like main entrance crossed by industrial tracks has been better linked to the main building by a new construction over the track, the installation of a new foyer and a concierge's desk. New common zones with self-service and waiting areas, lounges and different-sized meeting rooms are available

for the tenants. One characteristic innovation is the development of the empty spaces on the 2nd floor into a unique "co-working share desk".

SPECIAL FEATURES

Occupation of the office building continued during renovation. Various temporary installations were necessary for the supply of services during the construction period.

PROJECT DATA

Gross floor area:	38,360 m ²
Main usable area:	20,356 m ²
Site area:	9,330 m ²
Storeys	
above ground:	6
underground:	2

