

## **Vienna AirportCity – a next generation working environment**

**Vienna AirportCity is located directly on the grounds of Vienna Airport and has been a small "cosmopolitan city" for several years. The attractive combination of sustainable construction, good transport links, local amenities, healthcare, childcare, educational facilities and a huge range of office and logistics space fulfils all wishes.**

“Numerous companies recognize and appreciate the diverse requirements of AirportCity as a business location. With a state-of-the-art building infrastructure, extensive office space, fully equipped event and conferencing facilities, a wide range of additional services such as a fitness and health center, education campus, parking, shopping and dining options and direct connections to road, rail and air, AirportCity is the perfect location for companies of all sizes,” says Mag. Wolfgang Scheibenpflug MRICS, Head of Real Estate and Location Management at Vienna Airport.

### **Sustainable development at the AirportCity: Office Park 4**

The most sustainable office building in Austria, the ultra-modern Office Park 4, is located in the center of the AirportCity. The building extends over ten levels with a total of 26,000 m<sup>2</sup> of office and conference space and offers space for around 2,500 employees. The special thing about Office Park 4: The fulfillment of the highest ecological guidelines. The state-of-the-art office building has been awarded the platinum certificate by the Austrian Society for Sustainable Real Estate Management (ÖGNI) for its energy efficiency. Geothermal energy, cooling and heating with thermal energy, plays a major role. For this purpose, 450 energy poles were erected in the ground and around 39 kilometers of geothermal lines were laid. Highly efficient ventilation systems with rotary heat exchangers and heat recovery via a circulatory system ensure pleasant comfort without a draft in the rooms.

### **Working world rethought: State-of-the-art coworking and conference rooms**

The socio-ecological topics implemented in the project add another facet to Office Park 4. Because planning and design were geared to the needs of the people and adapted. For this, Office Park 4 received the ÖGNI Crystal Award. Spacious meeting zones, a kindergarten and catering facilities further increase the work experience and the feel-good factor of the employees. Playfully designed coworking and meeting rooms in different colors create a varied and flexible working environment. Depending on the objective, a meeting can be held in the creative room "Prater", in the cozy "Kaffeehaus" or in a relaxed atmosphere at the "Heurigen". Hierarchical arrangements are dissolved in order to place more emphasis on community building.

### **"WIFI NÖ AirportCity Academy": training and further education directly on site**

The educational institute "WIFI NÖ" of the Lower Austrian Chamber of Commerce is expanding its educational programme with the "AirportCity Academy powered by WIFI NÖ" and launched in February 2024 a new location in Office Park 4 directly in Vienna AirportCity. The "WIFI NÖ AirportCity Academy" was created in close cooperation with the Lower Austrian Chamber of Commerce, "WIFI NÖ" and Vienna Airport in order to provide regional growth with the best educational opportunities at the pulse of the economy. With more than 250 companies in AirportCity and over 23,000 employees, the demand for attractive training and further education programmes is extremely high. The new "WIFI NÖ" location combines a modern and innovative learning environment with high-quality training content, trainers with practical experience and a customised training programme for companies in the region. The pilot phase with the tried-and-tested "WIFI NÖ" training programme at Vienna Airport has already begun.

**Vienna House Easy by Wyndham will be the largest hotel at the airport**

In 2024, the starting signal will be given for a new hotel in Airport City: With more than 500 rooms, the Vienna House Easy by Wyndham will be the largest hotel at Vienna Airport and one of the five largest hotels in Austria. The concept combines budget with lifestyle and offers an attractive price-performance ratio. The hotel is being built on the B9 in the direction of Schwechat, right next to the VIP & General Aviation Terminal at Vienna Airport. Construction will begin in spring 2024 and opening is planned for spring 2025. Sustainability is the focus of construction and operation. The Vienna House Easy is constructed in a hybrid wood construction and also integrates an autonomous, CO<sub>2</sub>-free heating and cooling supply with low temperature and surface conditioning. Likewise, part of the electricity requirement will be covered by solar and wind energy at the site.

**Vienna Airport is a "Green Airport"**

Vienna Airport will continue to consistently pursue its sustainability strategy in 2024: Vienna Airport has already achieved its sustainability target for 2030 in 2023 and has been running its airport operations in a CO<sub>2</sub>-neutral manner since January 2023. In addition to sustainable construction, the use of photovoltaics is also part of the airport's strategy. Solar power production will be further expanded in 2024 and doubled to around 45 MW peak. This means that around 50% of the airport site's electricity requirements will be produced in-house in future. In spring 2024, a large fast-charging electric station for the entire airport region with a charging capacity of 185 KW per station is scheduled to go into operation. The next sustainability target has already been set: Vienna Airport will reduce its CO<sub>2</sub> emissions from operations to zero by 2033.

**Information about AirportCity and its offers:**

Further information is available online at [www.airportcity.at](http://www.airportcity.at). Interested parties can also contact us by phone at (+43-1-) 7007-7007 or by email to [info@airport-city.at](mailto:info@airport-city.at).