

O2 Headquarters Munich

Location
Munich

Built
Completion 2001-2004
GFA office tower 84,000 m²



O2 High Rise 'Uptown', Munich

Uptown Munich is a mixed-use urban development located in the Moosach district of Munich. The ensemble comprises a striking office high-rise, several mid-rise campus buildings, and a residential complex. Constructed on a previously undeveloped site, the project aims to integrate working and living environments within a coherent spatial framework. Situated on the north-western edge of Munich, near the Olympic Park, the development is based on a clearly structured urban design. The high-rise stands as a solitary volume at the centre of the site, surrounded by four seven-storey campus buildings and a separate residential block. A publicly accessible boulevard links the buildings and is sheltered by a transparent canopy. Retail units and restaurants line this central spine, creating a functional and social interface. A pine grove of approximately 3,000 square metres forms a landscaped buffer between the quarter and the surrounding urban context. The open-space design facilitates permeability and supports the distinction of uses within the site. The central tower reaches a height of 146 metres and is the tallest building in the city of Munich. With 38 above-ground floors, it accommodates approximately 52,000 square metres of office space. Vertical circulation is provided by 17 lifts. The office areas are designed for flexible open-plan layouts but can accommodate a range of spatial configurations. The adjacent campus buildings expand the

commercial programme and, together with the central boulevard, create a coherent work environment. A residential building with 139 housing units completes the mix of uses at the southern end of the development. Architectural Design and Façade Concept

The office tower has a slender rectangular form with rounded glazed corners. The façade is a single-skin glass envelope that integrates circular, motor-operated ventilation elements, enabling natural airflow within the office spaces – a rare feature in high-rise construction. Architecturally, the design avoids expressive gestures, favouring a restrained and technical appearance. The uniformity of the façade and the simple geometry give the tower a calm visual presence. The lower campus buildings follow the same material language and proportional logic, yet are oriented horizontally and articulated in a more subdued manner.

Awards, Nominations

Team