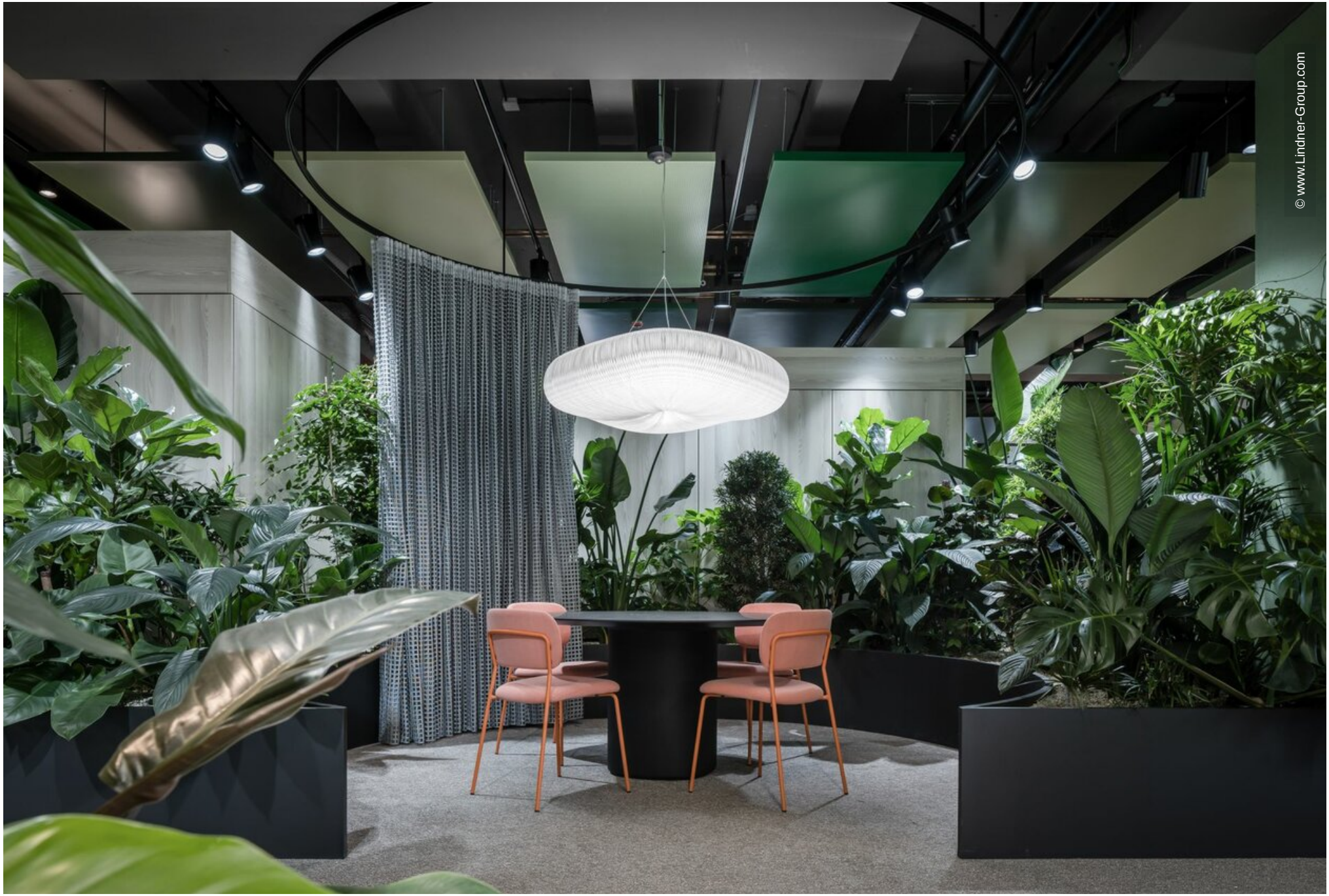
Fit-out Work-Life-Spaces

Hannover, Germany

Lindner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Project Description

The Work-Life Spaces in Hannover combine work, leisure, and community into a holistic concept that emphasises openness, individuality, and diversity. Spanning five floors with a total area of 18,000 m², the space includes event areas, private offices, and open workspaces, as well as health and leisure facilities, dining options, and retail spaces. The "Social Stairs" on the ground floor serve as an informal meeting point.

The design for the Work-Life Spaces was created by the renowned architects and designers of the Ippolito Fleitz Group and was realised by Lindner Mieterausbau | Design & Build in close coordination with the clients and planners. A key feature of the project was the iterative planning and construction process, in which design and execution were developed and implemented simultaneously. This "Open Book" approach allowed for flexible and dynamic integration of client requirements throughout the project.
What began with dismantling and pollutant remediation by Lindner Bautechnik evolved into a comprehensive tenant fit-out by the Lindner Group. As part of this process, Lindner took on the complete execution planning for the interior fit-out and technical building equipment (TGA), including the preceding survey and assessment of the existing structure.

One of the biggest challenges was that almost all installed elements were custom-made, such as the specially coloured ceiling panels. Every area of the building was developed in close collaboration with Ippolito Fleitz, with standard products adapted specifically for the project.
All joinery work was also custom-made, including the design elements for outdoor areas such as terraces and landscaping.

A wide range of Lindner Group products and solutions were used to bring the vision of the Work-Life Spaces to life. Over 1,500 m of aluminium lighting channels in various colours provide pleasant general and workspace lighting, complemented by extra-slim lighting channels for accent lighting and specially designed feature and decorative luminaires.

For the flooring, both the LIGNA F30 raised floor system and the FLOOR and more® hollow floor system were used, incorporating various finishes. In the interest of sustainability and preserving existing resources, nearly 15,000 m² of existing LIGNA raised floor panels were cleaned, refurbished, and given a new surface finishing on-site.

High-quality glass partition systems, including Lindner Life Pure 620, Lindner Life Clear, and Lindner Life Freeze 137, offer flexible solutions for a wide range of spatial requirements. An individual ceiling design was achieved with expanded metal baffle ceilings and custom ceiling solutions such as mirrored ceilings. Plafotherm® DS 320 heated/chilled canopy ceiling panels ensure an optimal indoor climate.

In addition to in-house manufacturing and installation services, Lindner also coordinated various subcontractor services, including joinery, tiling and flooring work, ventilation, cooling, electrical and sanitary installations, as well as metalwork.

General

Building Type	Multipurpose Buildings, Office Buildings, Refurbishment and Renovation, Industrial and commercial construction, Others
Company Division	Lindner SE | Fit-Out North.Northwest Germany, Lindner SE | Partitions, Lindner SE | Ceilings, Lindner SE | Luminaires
Completition	2022 - 2023

Architect	Ippolito Fleitz Group

Completed Works

- **Tenant fit-out**

Construction logistics	
Demolition works	
Clearance of Harmful Substances	
Shell construction works	
Carpentry	
Tiling works	
Floor coating works	1200 sqm
Air conditioning systems	
Electrical engineering	
Locksmith works	
Painting works	27500 sqm
Dry construction works	4000 sqm

- **Luminaires**

Light channels	
Snake	2500 running meter
Suspended luminaires	
Loop	
FLAT C-p	

- **Floors**

Chipboard Panels	
LIGNA	1000 sqm
Refurbished Chipboard Panels	
RELIFE	8000 sqm
Calcium Sulphate Panels	
FLOOR and more®	1700 sqm
FLOOR and more® comfort	140 sqm

- **Partitions**

Partition Systems Glass	
Lindner Life Clear	350 sqm
Lindner Life Pure 620	1960 sqm
Lindner Life Freeze 137	160 sqm

- **Room-in-Room**

Lindner Cubes	
Lindner Cube duo	30 Pcs.

- **Doors**

Aluminium Tubular Frame Doors	
ATB-ADS 80 FR 30	20 Pcs.
ATB RS	
ATB 42	85 Pcs.
ATB 68	18 Pcs.
Wooden doors	7 Pcs.

- **Ceilings**

Heated and Chilled Canopy Ceilings	
Plafotherm® DS 320	1650 Pcs.
Heated and Chilled Hook-On Ceilings	
Plafotherm® E 200	
Canopy Ceilings	
LMD-DS 320	
Baffle Ceilings	
LMD-L 609	
Expanded Metal Ceilings	
LMD-St 213	
Fire Rated Metal Ceilings - DIN 4102-2	
F30 Hook-On-Swing-Down-Slide	
Powder Coating	
COLOURline	

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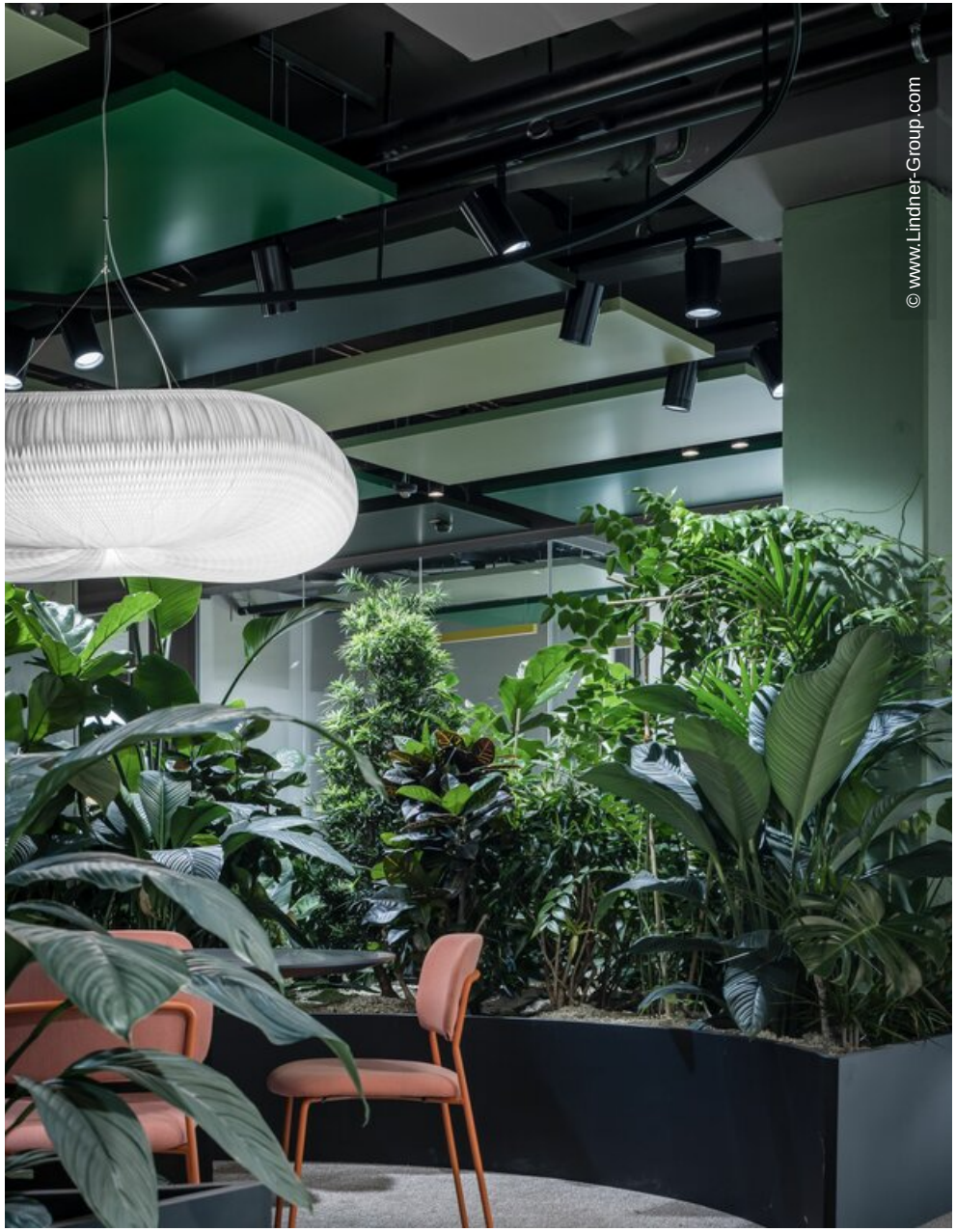
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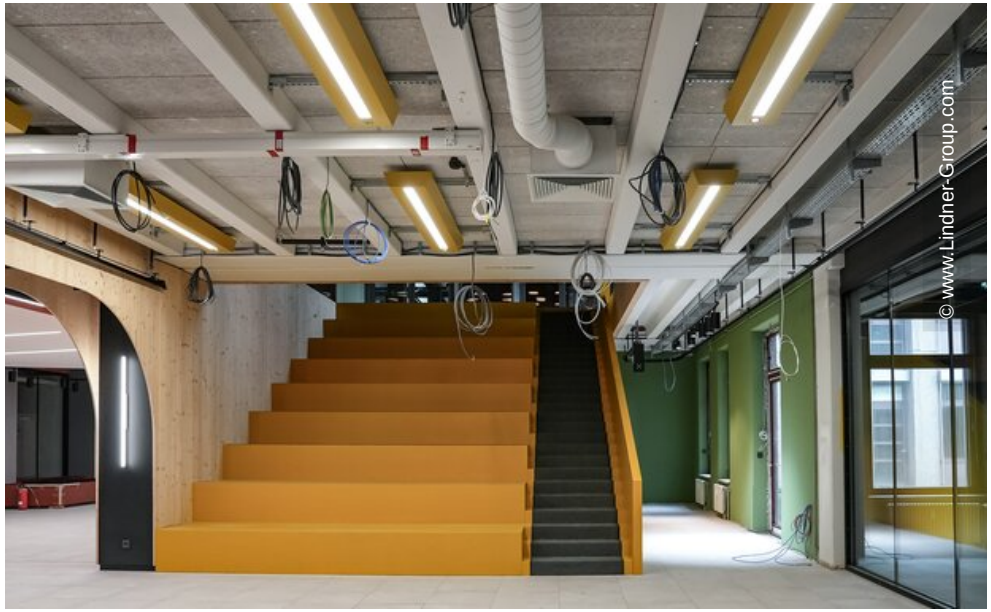
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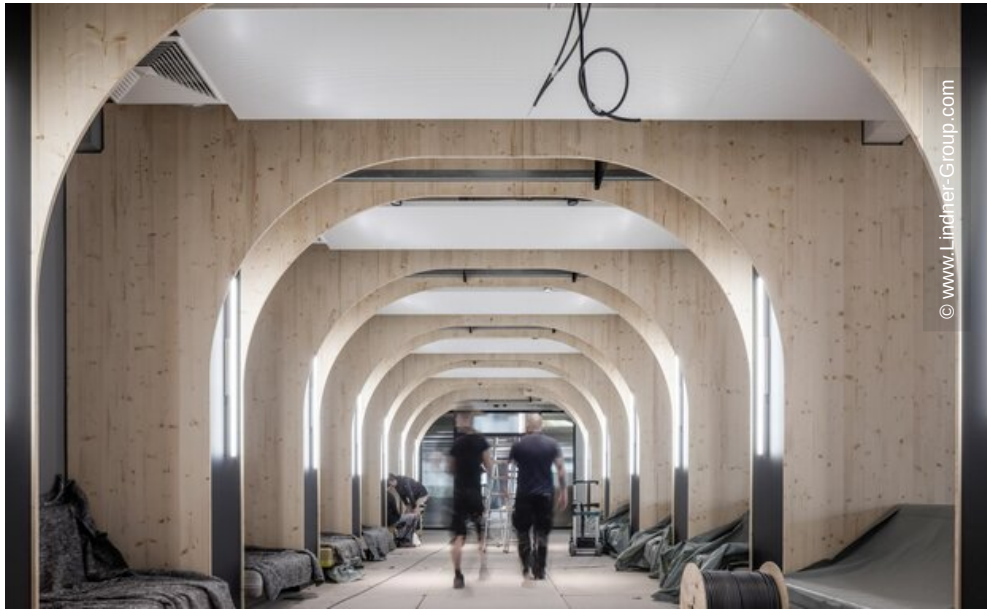
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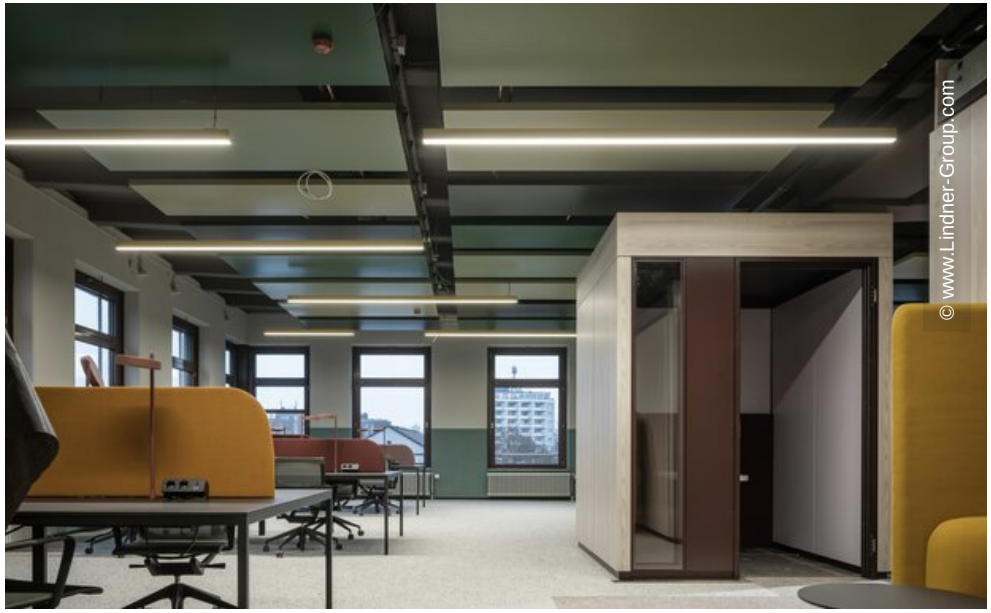
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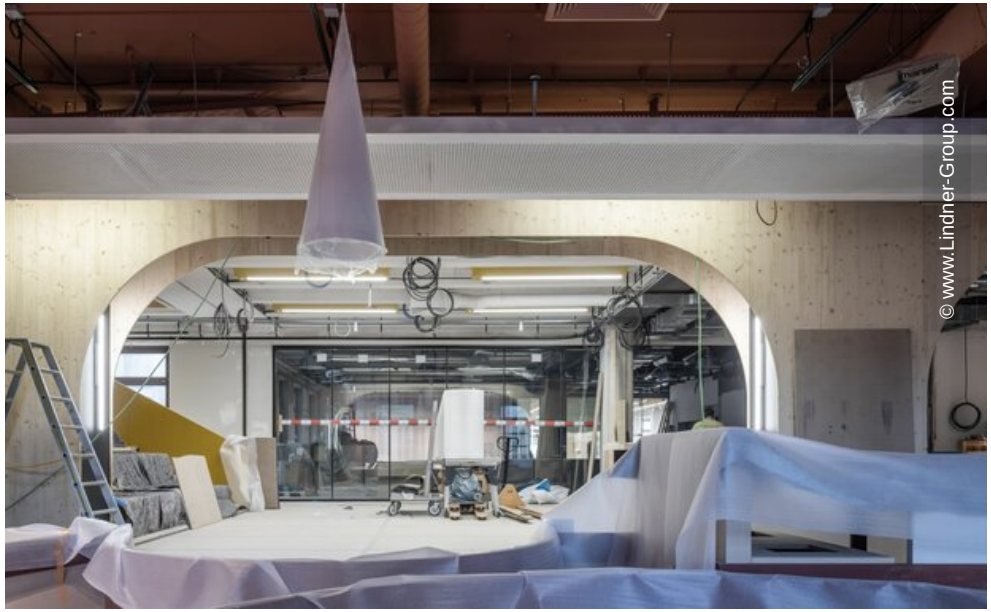
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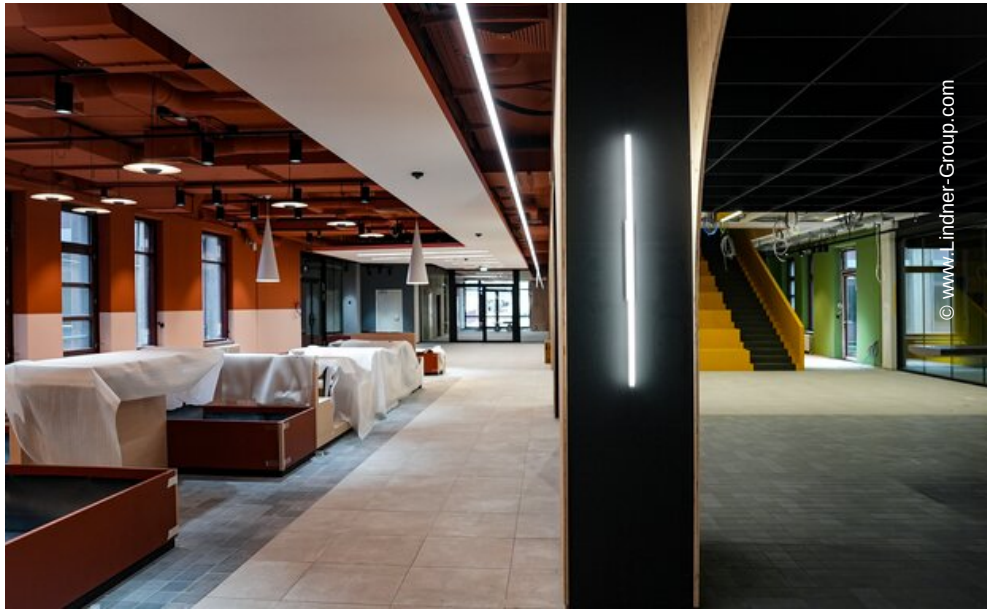
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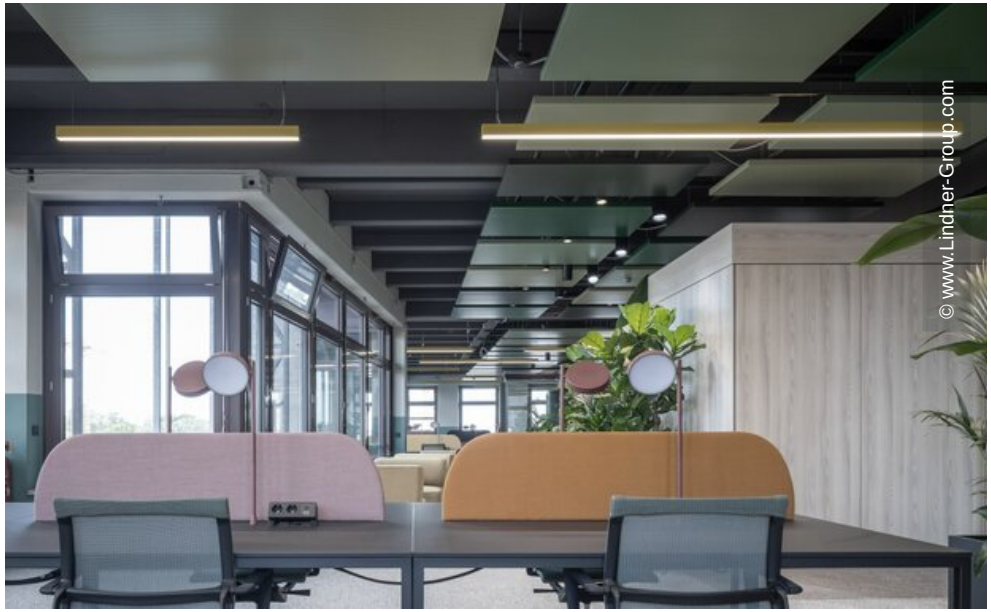
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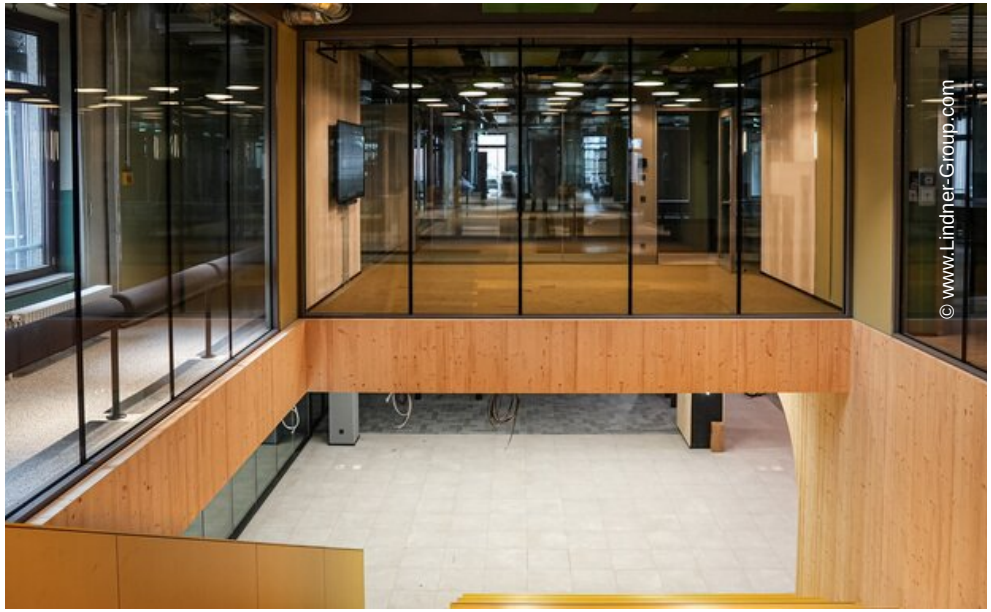
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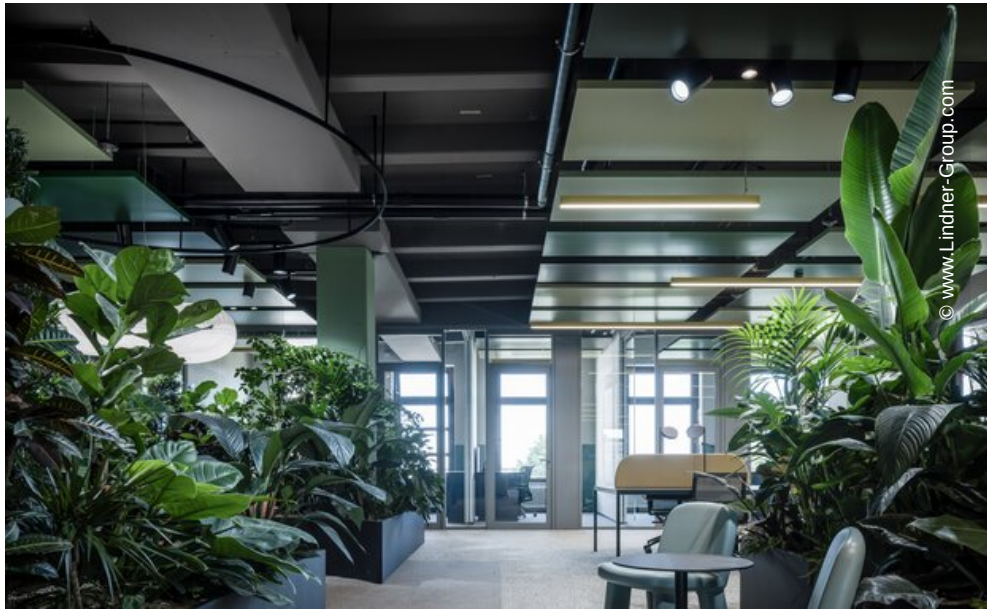
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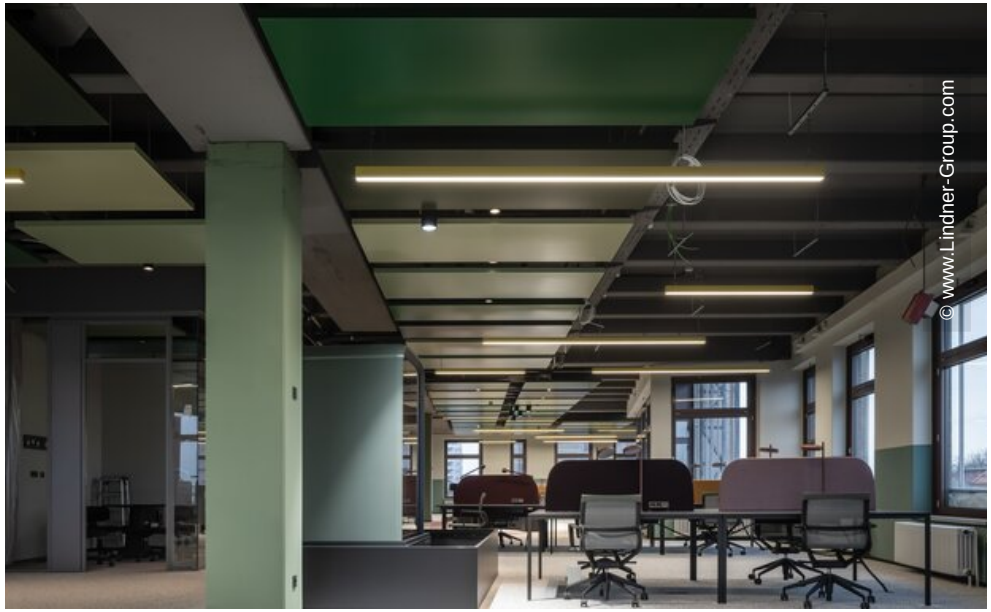
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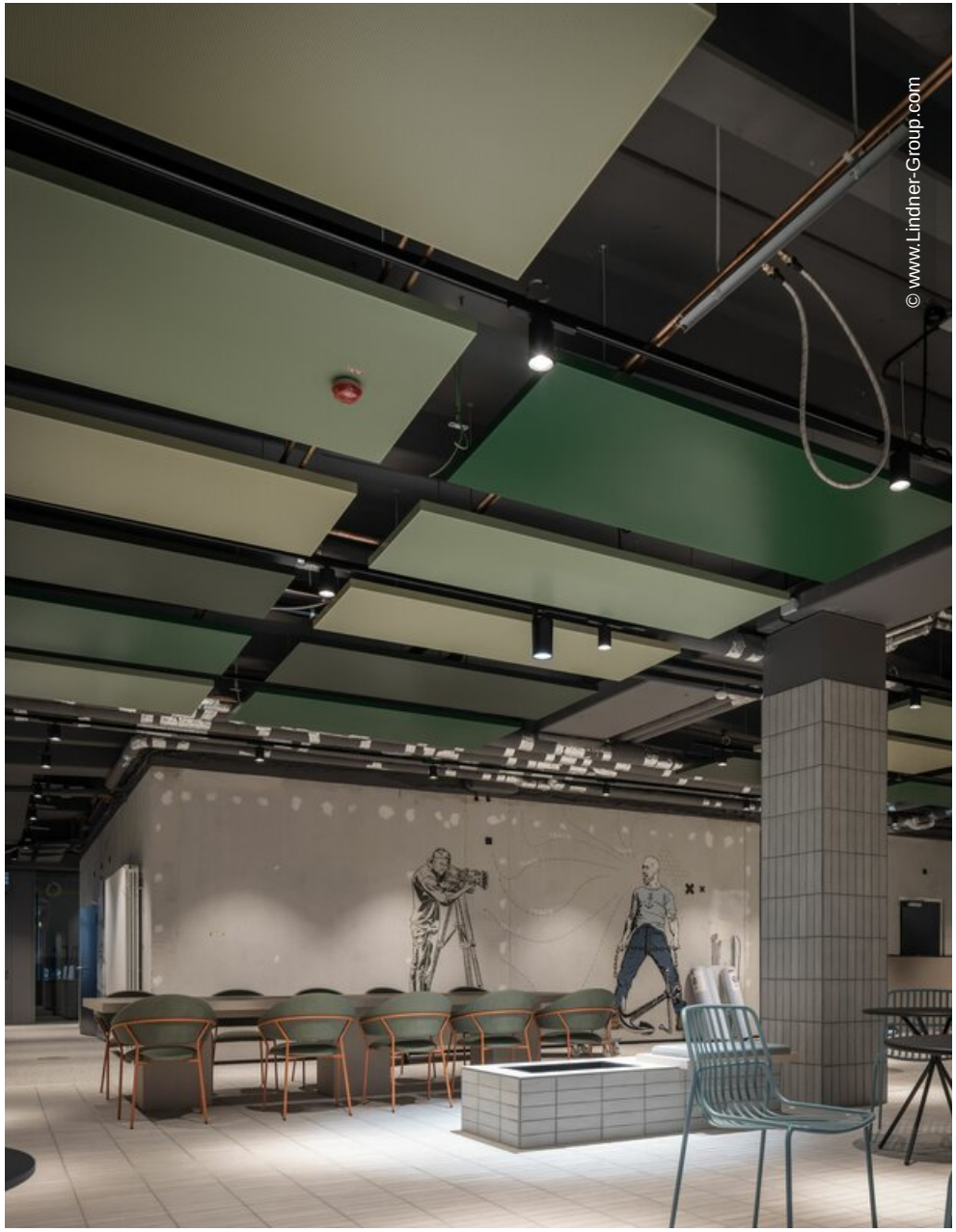
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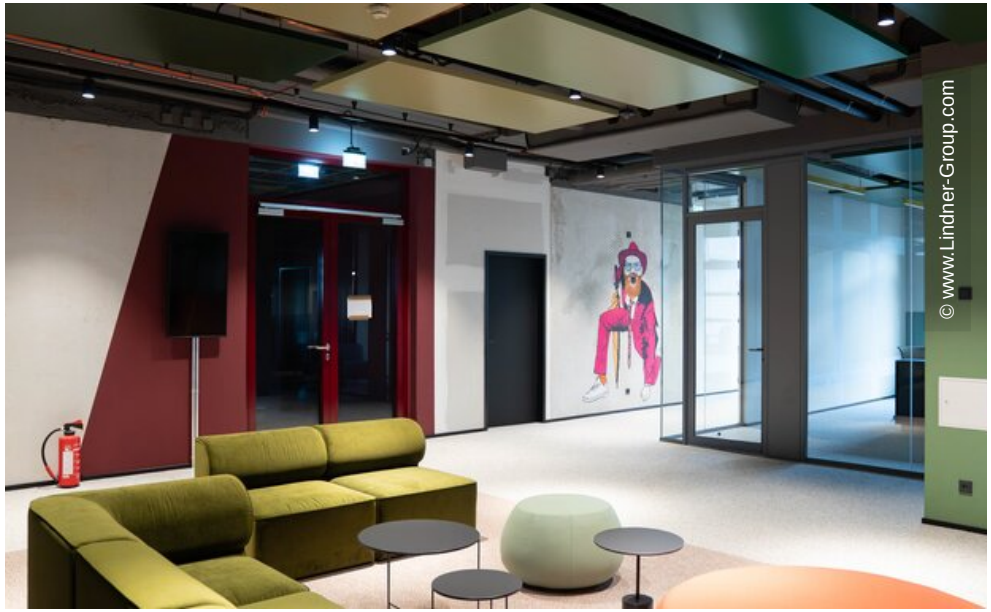
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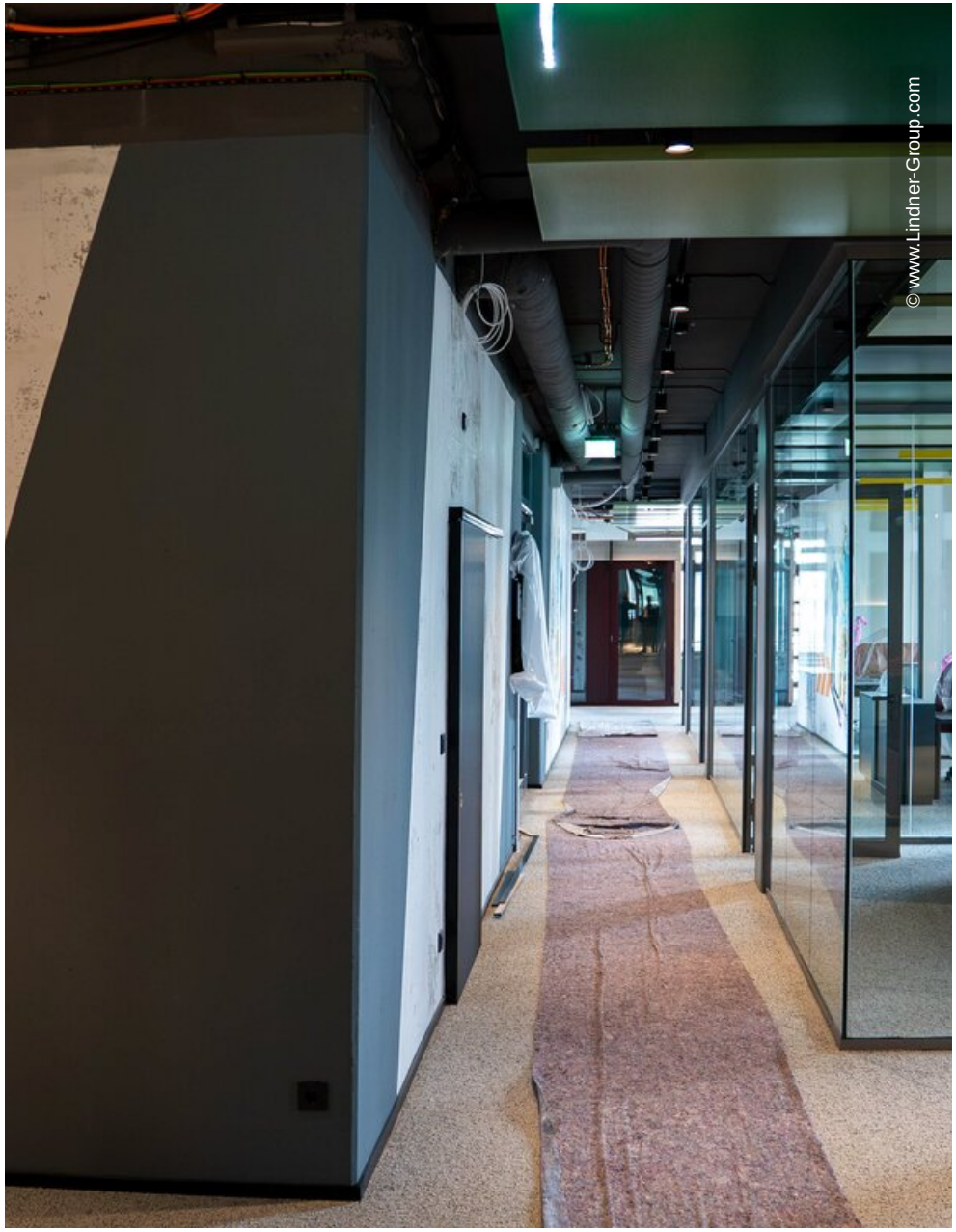
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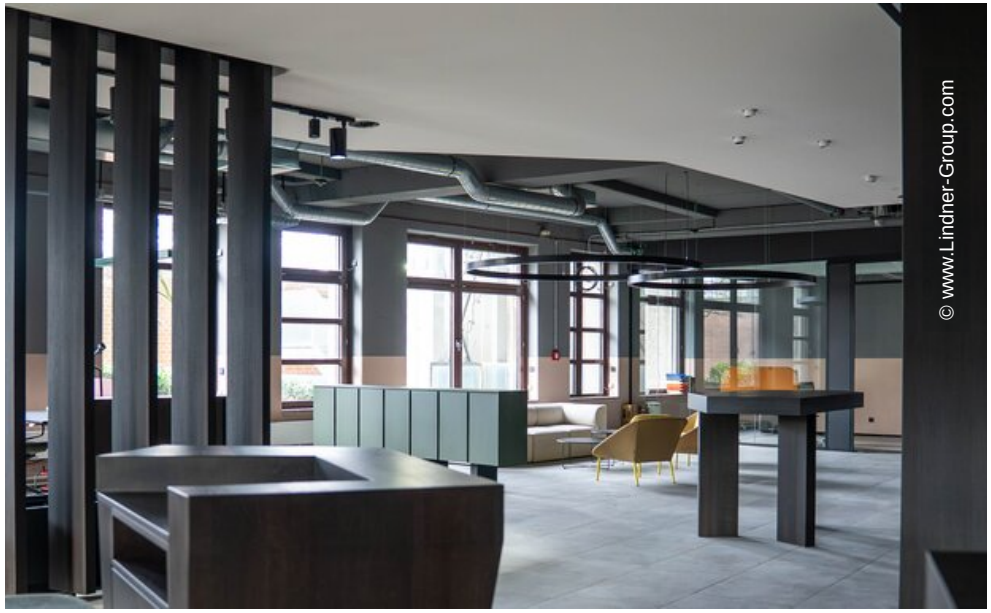
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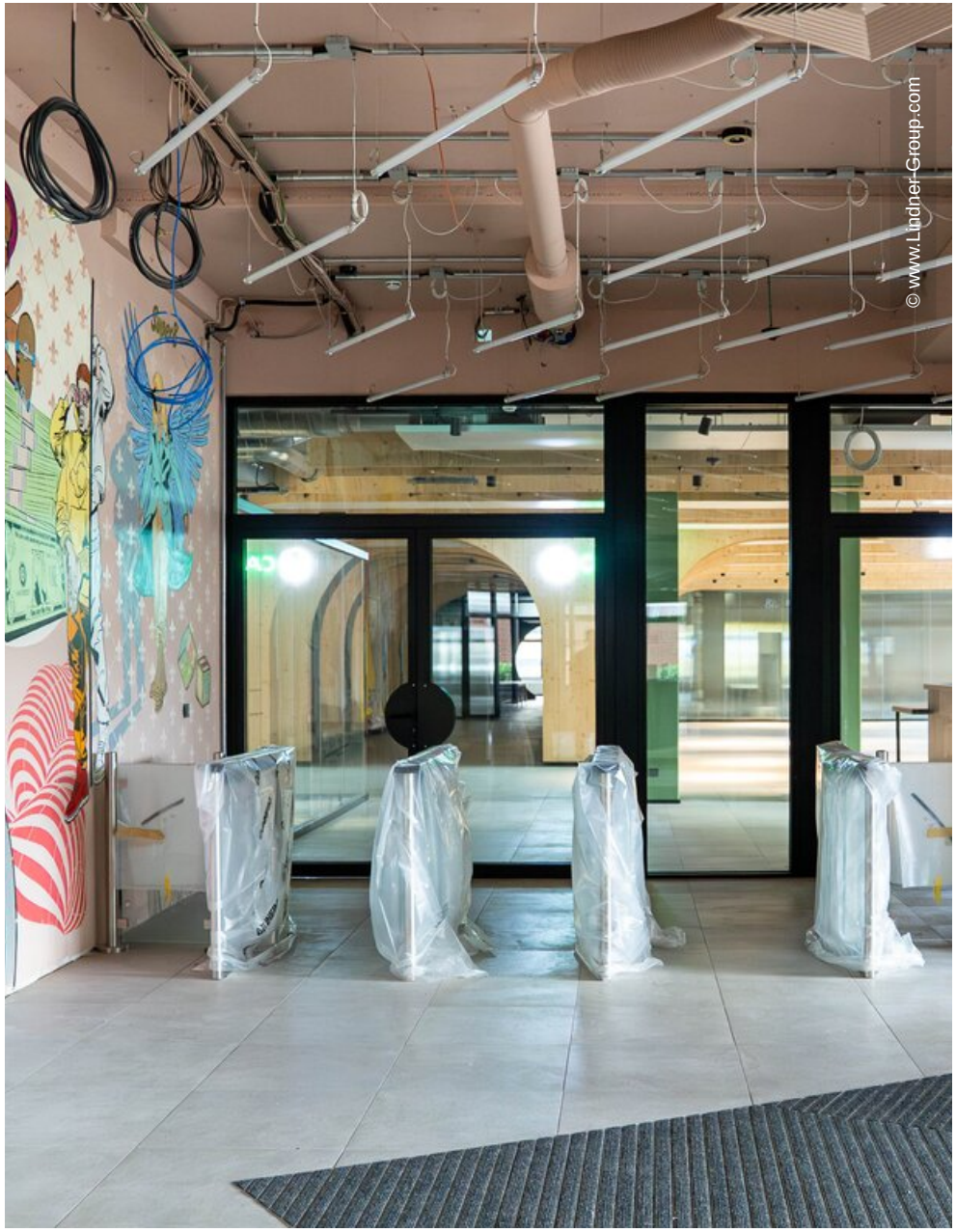
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