

Circular Tenant Fit-Out at Fleet Office

II

Hamburg, Germany

 **Lindner**



Project Description

Around eight years ago, Lindner Group delivered the initial fit-out of the office spaces at Fleet Office II in Hamburg for the former tenant AXA Insurance. With the recent change of tenant, the opportunity arose to refurbish the space and adapt it specifically to the requirements of the new occupant. The focus was on retaining existing qualities and developing them further in a meaningful way. The aim was to realign the space both functionally and aesthetically while minimising the use of new materials. Close coordination between the building owner, tenant and all project stakeholders ensured a structured and smooth project delivery.

Reuse as a Core Project Principle

The new [tenant fit-out](#) consistently followed the principles of circular construction. A significant number of existing components from the original fit-out were retained, refurbished and integrated into the new spatial concept. For example, glass partition systems from the Lindner Life Clear and Lindner Life Pure 620 ranges were largely reused and flexibly adapted to meet the new layout requirements.

Existing elements were also reused in the area of room acoustics. Fabric-covered Lindner metal absorbers and acoustically effective wall panels were carefully dismantled, reupholstered on site and reinstalled. In total, around 65 elements were refurbished and, in some cases, repositioned.

The existing Lindner Plafotherm® DS 320 chilled canopy ceilings were likewise incorporated into the new design and adapted to the updated requirements. This allowed a substantial portion of the building's technical services to remain in use.

Coordinated Implementation in an Existing Building

Delivering the tenant fit-out within an existing building required precise coordination across all parties involved. The project was characterised by close and collaborative cooperation between the building owner, the new tenant, its project partners and Lindner Group. This alignment formed the basis for a clearly structured construction process.

The scope of works covered all key stages of a comprehensive tenant fit-out: from strip-out and demolition works through to detailed design, site setup and the execution of all fit-out trades. This included drywall construction, painting, electrical works, tiling and flooring, as well as joinery and metalwork. In addition, building services works such as electrical and ventilation technology were carried out and tea kitchens were integrated into the new layout.

The targeted integration of existing components reduced interfaces and enabled an efficient construction process. At the same time, the result is an interior fit-out that makes effective use of existing elements while thoughtfully developing them further.

Circular Construction in Interior Fit-Out

The project demonstrates how [circular economy principles](#) can be practically implemented in interior fit-out. Through careful deconstruction, refurbishment and reinstallation, a large proportion of materials was kept within the usage cycle.

From the outset, the original fit-out made use of systems designed for disassembly and adaptability – key prerequisites for reuse. Their modular design also allows individual components to be replaced or extended in the future without the need to replace the entire system. This approach

not only reduces waste but also improves the project's overall carbon footprint.

General

Building Type	Office Buildings, Industrial and commercial construction
Company Division	Lindner SE Fit-Out North.Northwest Germany
Completion	2025
Tenant	Implenia Deutschland GmbH
Client	IGIS FleetOffice Hamburg GmbH, Implenia AG
Project Developer	CBRE GmbH

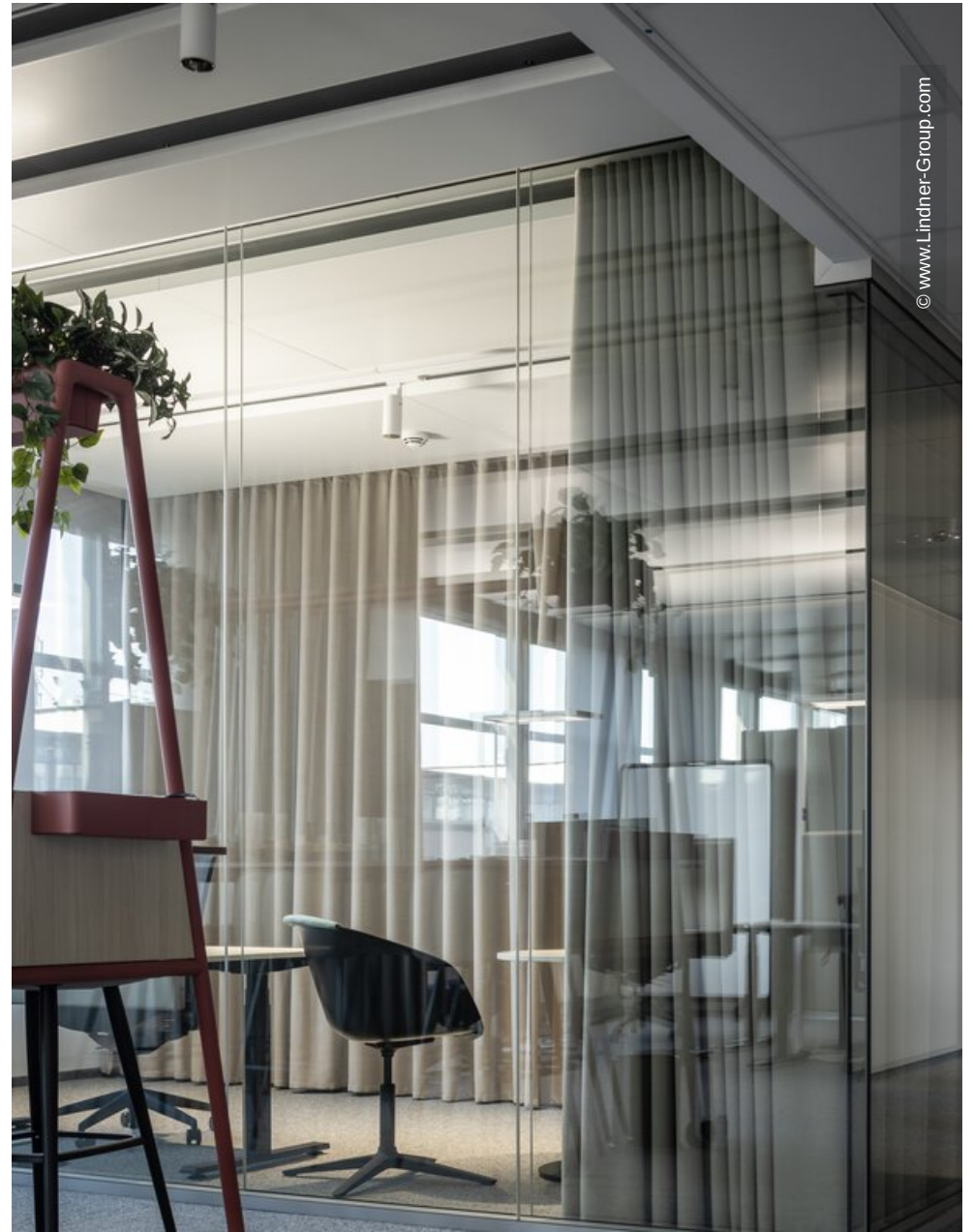
- **Building services engineering**
- **Partitions**
 - Additional Equipment- Lindner Plus
 - Lindner Plus Acoustic Textile
 - Partition Systems Glass
 - Lindner Life Pure 620
 - Lindner Life Clear
- **Ceilings**
 - Heated and Chilled Canopy Ceilings
 - Plafotherm® DS 320

Completed Works

- **Tenant fit-out**
 - Demolition works
 - Implementation planning
 - Construction site equipment
 - Floor covering works
 - Electrical works
 - Tiling works
 - Painting works
 - Metalworks
 - Cleaning works
 - Dismantling works
 - Kitchenette
 - Carpentry
 - Dry construction works



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