



WORLD TRADE CENTERS ASSOCIATION® MEMBER PROFILE: WTC® DRESDEN

SUMMARY

- Iconic building, the largest in the city with 90,000 sq meters of office and commercial space
- WTC Dresden has been fully let since 2017; there are 75 tenants employing around 4,500 staff on site
- Building manager reports the WTC brand has a caché, which though difficult to quantify, contributes significantly to high demand and easier lets
- WTC Dresden provides a wide range of services to tenants, operating as a “city within a city”
- The three objectives for the future are Sustainability – working towards a net zero building; Flexibility – ensuring that the building is adaptable for the future; and Innovation – aiming to becoming the number one innovation hub

WTC Dresden provides a wide range of services to tenants, operating as its own “city within a city.”

Jürgen Rees, Manager WTC Dresden

World Trade Center Dresden

WTC Dresden is one of downtown Dresden’s most iconic commercial buildings, with its striking glass tower and glass-roofed atrium. Opened in 1996, the building was extensively renovated in 2011. It offers **90,000 square meters of well-equipped office and commercial space**, located over eight connected buildings with a maximum of 17 floors, serviced by 11 entrance lobbies and 28 high speed lifts. There are 950 underground parking spaces, as well as a 643-seat theatre venue and a 2,700 square meter gym/fitness center. It is the largest commercial space of its type in Dresden and is centrally located, just a five-minute taxi ride from Dresden Central Railway Station and a 20-minute taxi ride to the airport.

Key Services

WTC Dresden provides a wide array of services for its tenants and community. It holds 15 networking events annually for its members and there is a WTC Business Club. WTC Dresden offers translation services for tenants and works closely with the city’s economic development team, a WTC Dresden tenant, to support trade missions and other public/private initiatives that support business growth, international trade and economic growth. WTC Dresden also provides a signposting service, directing inquiries to tenants who specialize in: access to finance; education, training and staff development; and legal, marketing as well as IT/Digital advice.

In addition, **WTC Dresden’s Annual Dresden Real Estate Symposium** is a key regional event, bringing together high ranking real estate decision-makers to network and exchange knowledge and market intelligence each year.

Tenants and Occupancy

WTC Dresden currently has 75 tenants, employing 4,500 full-time equivalent employees. It has been fully occupied since 2017 with tenants specializing in: Business Services, Cybersecurity, Innovation/Technology/Science, IT/Digitalization and Medical Insurance Services.

All of WTC Dresden’s buildings are interconnected, and as WTC Dresden has a range of high profile public and private sector tenants, this provides great opportunities for knowledge exchange, business development and partnerships. The complex is seen as a “city within a city” and has an objective to provide assistance to its tenants, either directly, through sign-posting and/or via facilitating connections between them.

High profile tenants include, for example:

- **Hotel Elbflorenz** – a four-star hotel with 214 rooms and a spa
- **Dresden International University** – provides Masters programs, short courses, seminars and conferences
- **City of Dresden** – departments including economic development, giving tenants access to council decision-makers and facilitating collaborative economic growth opportunities
- **Institute of the United Nations University (UNU-FLORES)** – policy-focused research and education to support UN Sustainability Goals, including in relation to the environment



Partnerships

WTC Dresden has an extensive range of partners across the public and private sectors. These include arrangements with education, training and research/innovation providers within the building and with the City of Dresden. **These multi-agency partnerships enable the WTC location to have a key role in promoting and responding to its members' needs locally, regionally, nationally and internationally.**



World Trade Center Dresden

WTC Dresden Future Workshop events provide a forum for tenants and non-tenants to discuss future interventions, including improving the energy efficiency of the building, improving health & well-being of staff and tackling cybercrime.

Environmental Sustainability

The vision for WTC Dresden, *WTC 2030*, commits it to improving the energy efficiency of its capital assets, and working with tenants to use resources and adopt practices that are ecologically and socially sustainable, and which support the 17 UN SDGs.

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Social Value

WTC Dresden is actively involved in its local community. It works closely with the Economic Development Department of the City of Dresden (itself a tenant) to promote the local economy and uses the building's atrium to host regular job fairs and weekly farmers' markets.

There are barrier free entrances and 28 elevators, providing accessibility for all.

Each of these features help ensure WTC Dresden retains its status as one of the most iconic buildings of its type in the city.

Dresden, Saxony

Dresden is the capital city of Saxony in Germany. It lies on the banks of the River Elbe, located 165 kilometers south of Berlin and 150 kilometers north of Prague in the Czech Republic. The city has 555,000 residents and is a key cultural and educational center within Germany.

Dresden is one of Germany's most dynamic hi-tech economies. The city - often referred to as "Silicon Saxony" - finished third out of 81 in the Digital Industries' Association 2022 awards for "Smart Cities" and is a leading center

for micro- and nanoelectronics, software, sensors, energy-efficient systems, automation and organic electronics. It is home to Dresden University of Technology (one of Germany's Universities of Excellence) and has a proactive city council, actively supporting innovation and entrepreneurship. It is served by an extensive tram network and an international airport.

Dresden Market Performance

Dresden is an internationally attractive investment location, offering high quality commercial accommodation at more affordable rates than leading EU alternatives. The vacancy rate has fallen dramatically in recent years and there is strong demand for the limited, high-quality new office space available. WTC Dresden has been fully let since 2017 and when space becomes available, it becomes swiftly occupied.

Dresden has a large retail catchment area, covering around 1.3 million people. Projected population growth is expected to temper the structural changes of retail driven by e-commerce.

Key Features

WTC Dresden has 90,000 square meters of space, including 64,500 square meters of office space; 10,000 square meters of retail space; 1,500 square meters of food/beverage space; and 1,000 square meters of logistics space. Its offer also includes:

- Conference Space - 1,000 square meters of conference space
- Shared Office Space - 500 square meters of co-working space with plans to add a further 1,300 square meters



**WORLD TRADE CENTER®
DRESDEN**

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