



**LöwenBau**  
- from old to new -



## The old LöwenBau awakens to new life

The historically significant property Eisenbahnstrasse 21 in Waldshut-Tiengen will be extensively renovated starting in spring 2023.

Initially built as a brewery in 1900, conversion into commercial and residential premises took place as early as the 1930s. RheinMarken GmbH has been the new owner since last year and will kiss the aging building awake from its slumber.

The new LöwenBau with selected and special uses in the future is intended for tenants who are looking for an extraordinary place and at the same time personal exchange.

The active interweaving of uses and lifestyle inspires a community of like-minded people - in the residential-, office-, gastro- and retail-spaces.

Waldshut residents, day visitors from the surrounding regions and tourists in south-western Germany near the border to Switzerland bring liveliness to the area around the station and at the same time provide impulses for further (urban) developments.



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«The LöwenBau has potential. A café, a brewery or something similar in the large inner courtyard. In this way, we can create a new place to stay near the train station, close to the city center. Thanks to the train station and other traffic axes, the building is very well connected. It is a place of arrival and a meeting place at the same time.»

**BIRGIT RAHN-WERNER** Managing Director | Partner | Rheinmarken GmbH



«The high rooms with large windows and impressive individual steel columns, relics of the history as a brewery, are particularly impressive. Future tenants in the new LöwenBau will benefit from excellent visibility thanks to the high-frequency Eisenbahnstrasse. In addition, The new LöwenBau also offers excellent access via the train station, the neighboring parking garage, and optimal delivery options via the rear courtyard with parking spaces.»

**PETER RAHN** Partner | Rheinmarken GmbH



«New places to stay are generated around the train station, which promote revitalization and bring social life to this important hub of the city - we also want to create this in Waldshut with the new LöwenBau.»

**LUTZ PETERS** Managing Director | Rheinmarken GmbH



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## Why we would like to live here:

**JANE JAHN** 41, is an internationally accomplished therapist. The trained physician learned about her holistic approach in the USA. Back home, she found her practice with the catchment area of Switzerland and the right thinking environment, can offer her services at fair prices.

**PETER SCHLATTER** 32, racing bike professional and sports instructor, teaches the tenants of the house. For a Swedish e-bike label he has rented for the next 3 months in the Pop-up Testing Shop. Customers from the wine and design store come by with interest, with many Swiss among them.

**THE CITY OF WALDSHUT-TIENGEN** is focusing on young talents and new technologies and has rented an accelerator in the building for this purpose. Economic development and local companies support this. Two business ideas have been adopted by local, international companies.

**THREE OFFSPRING** of local entrepreneurial families have joined together in a family office and invest primarily in new technologies. The infrastructure and the exchange with like-minded law firms are appreciated, as is the accelerator, founded together with the city.

**JÜRIG WEHRLI** 35, has bought a house near Zurich with his wife Regula, 34. When it comes to furnishings, they rely on the stores in the Waldshut area, often browsing through the offerings on Eisenbahnstrasse. Jürg also appreciates the wine selection, lets his wife drive home after choosing exquisite bottles.

**ANTUN ROSENBURG** 45, started working as a project manager for a company in the Swiss Aargau region after separating from his partner. Coming from Germany, he wants to stay in the German insurance system as a cross-border commuter, finds a homely ambience with community, further the proximity to the train station.

## This is how the LöwenBau will be used in the future:

**ON THE SPACIOUS FIRST FLOOR** and vaulted cellar, there are three store units on around 509 m<sup>2</sup> - with the best visibility thanks to the high-frequency Eisenbahnstrasse. In addition, there is excellent accessibility and quality of stay, for example through a newly designed rear courtyard.

**ON THE FOUR UPPER FLOORS** and in the over-height attic, around 1.464 m<sup>2</sup> of space will be available for: Offices, practices and law firms (connected to the representative staircase with elevator), as well as residential units for singles, couples or communities.

**IN THE NEWLY DESIGNED REAR COURTYARD** with a total area of around 450 m<sup>2</sup>, a new communal quality of stay will be created, including optimal delivery and a sufficient number of parking spaces.

## Developed by high-profile planner consortium:

The refurbishment will start in spring 2023. High-quality planning offices could be won for the demanding planning work, the planning consortium Aita Flury + Met Architektur, Zurich (up to and including building permit), KTL Architekten, Radolfzell (from building permit incl. object supervision), as well as for example the specialist planners mtplan from Weilheim-Remetschwil, Elektro Berst from Waldshut-Tiengen, Kempen Krause Ingenieure from Aachen, Rombach INGPlan from Titisee-Neustadt, GSA Körner from Reichenau, Theobald und Partner Ingenieure, from Kirchzarten. In questions of urban development, the internationally renowned urban planning office KCAP ([KCAP.EU](https://www.kcap.eu)), led by the RheinMarken advisory board member Prof. Ute Schneider, is providing support.

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