

PRESS RELEASE

ROSA-ALSCHER signs KLEUSBERG for long-term lease at ZAM Spaces in Munich

Munich, March 25, 2026. ROSA-ALSCHER Group has signed KLEUSBERG as a long-term office tenant at ZAM Spaces, part of its ZAM district development in Munich-Freiham. The company will occupy around 545 sq m on the second floor, with handover scheduled for summer 2026.

The deal further strengthens ZAM's position as a growing business location in western Munich.

Established occupier with national footprint

KLEUSBERG, headquartered in Wissen (Rhineland-Palatinate), has been developing modular buildings, mobile space systems and turnkey construction projects for more than 75 years. The family-owned business employs around 1,400 people across Germany.

With the move to ZAM, KLEUSBERG is relocating its modular construction division from Messestadt Riem to Freiham.

ZAM Spaces as a modern office environment

ZAM Spaces is the commercial core of the wider ZAM district, offering flexible office layouts, modern technical specifications and high-quality design. Natural stone façades, clearly defined public spaces and generous arcades shape the scheme.

The site is well connected via the Freiham S-Bahn station and the A99 motorway. Its mixed-use concept, contemporary architecture and sustainable energy approach position ZAM as a future-oriented business location. The development has achieved both LEED Gold and DGNB Gold certifications, alongside a "Pre-Certified Good Mobility Platinum" rating.

Long-term district development

ZAM combines residential, office, retail and dining uses across around 110,000 sq m of lettable space, forming a new urban hub. Since opening in November 2024, the scheme has seen strong leasing momentum across all asset classes.

"Signing KLEUSBERG brings a well-established occupier to ZAM and underlines the location's growing appeal as a business address in western Munich," says Richard van de Beek, Head of Asset Management and Leasing at ROSA-ALSCHER Group.

The transaction was brokered by NAI Apollo, Munich.

For more information:
<https://www.zam-spaces.com>



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ABOUT THE ROSA-ALSCHER GROUP

As one of Munich's leading project developers, the ROSA-ALSCHER Group has been synonymous with iconic architecture for decades. The owner-managed group plans, develops, and realizes real estate projects that set standards in aesthetics and functionality and represent attractive long-term investment values. The group of companies led by founder Alexander Rosa-Alscher provides all planning services and covers the entire value chain from the idea to marketing.