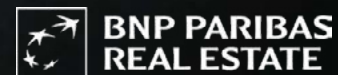


TWENTY

ONE





PROJECT



PROJECT

INDUSTRIAL PARK OF
THE FORMER KÖNIGSTADT

EXISTING OLD BUILDING

EXISTING NEW BUILDING

PROJECT

SITE

HISTORY



around 1899

beer drivers of the Königstadt brewery
in front of the old brewhouse

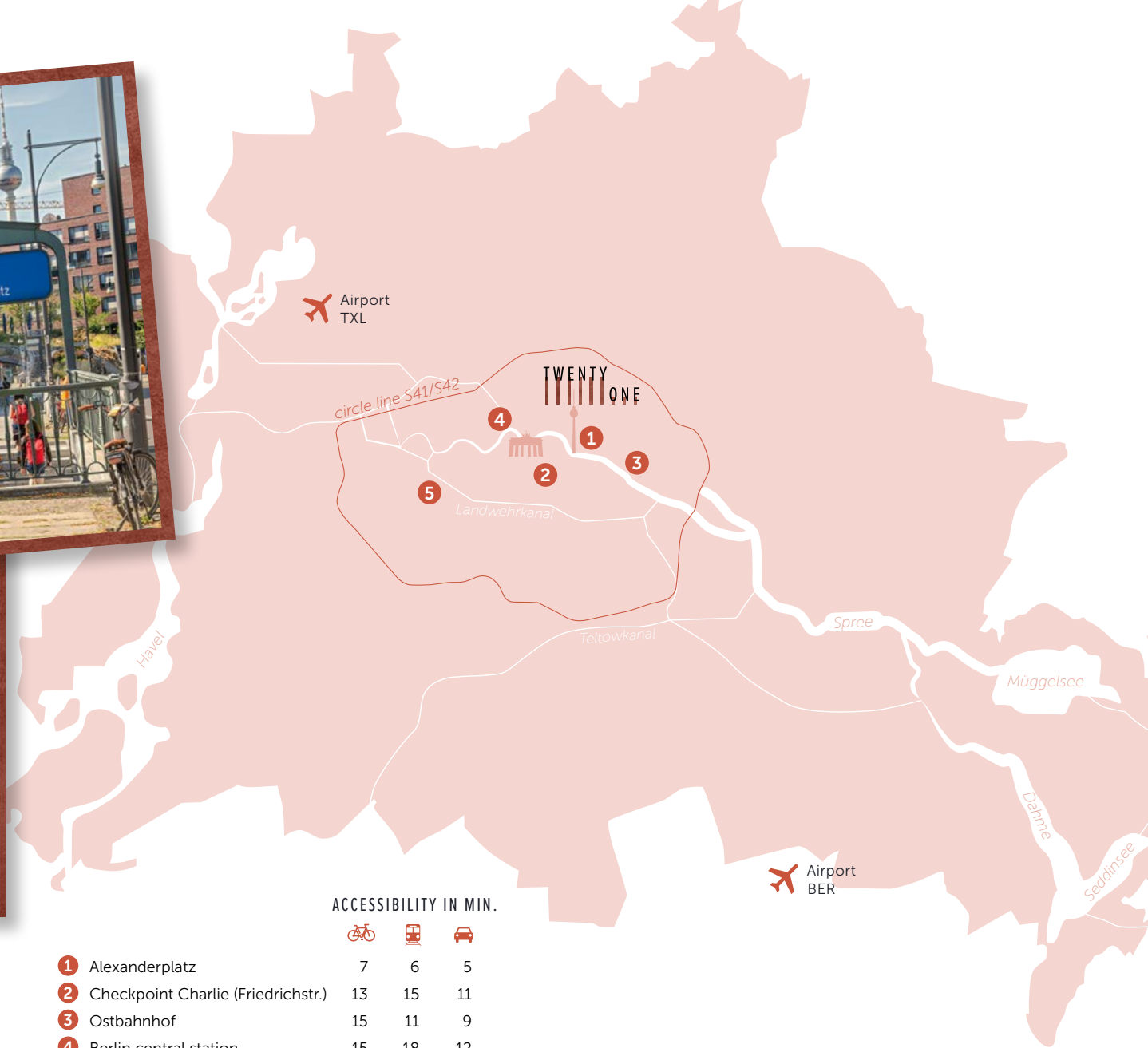


2019





existing building in the industrial park
of the former Königstadt brewery



PUBLIC TRANSPORT



ACCESSIBILITY IN MIN.

			
1 Alexanderplatz	7	6	5
2 Checkpoint Charlie (Friedrichstr.)	13	15	11
3 Ostbahnhof	15	11	9
4 Berlin central station	15	18	12
5 Zoologischer Garten (City West)	25	30	23
 Airport Tegel TXL	-	23	30
 Airport BER	-	45	40

RESTAURANTS

- 1 Mama India
- 2 I Due Forni
- 3 Café Chagall
- 4 Tauro

SUPERMARKET

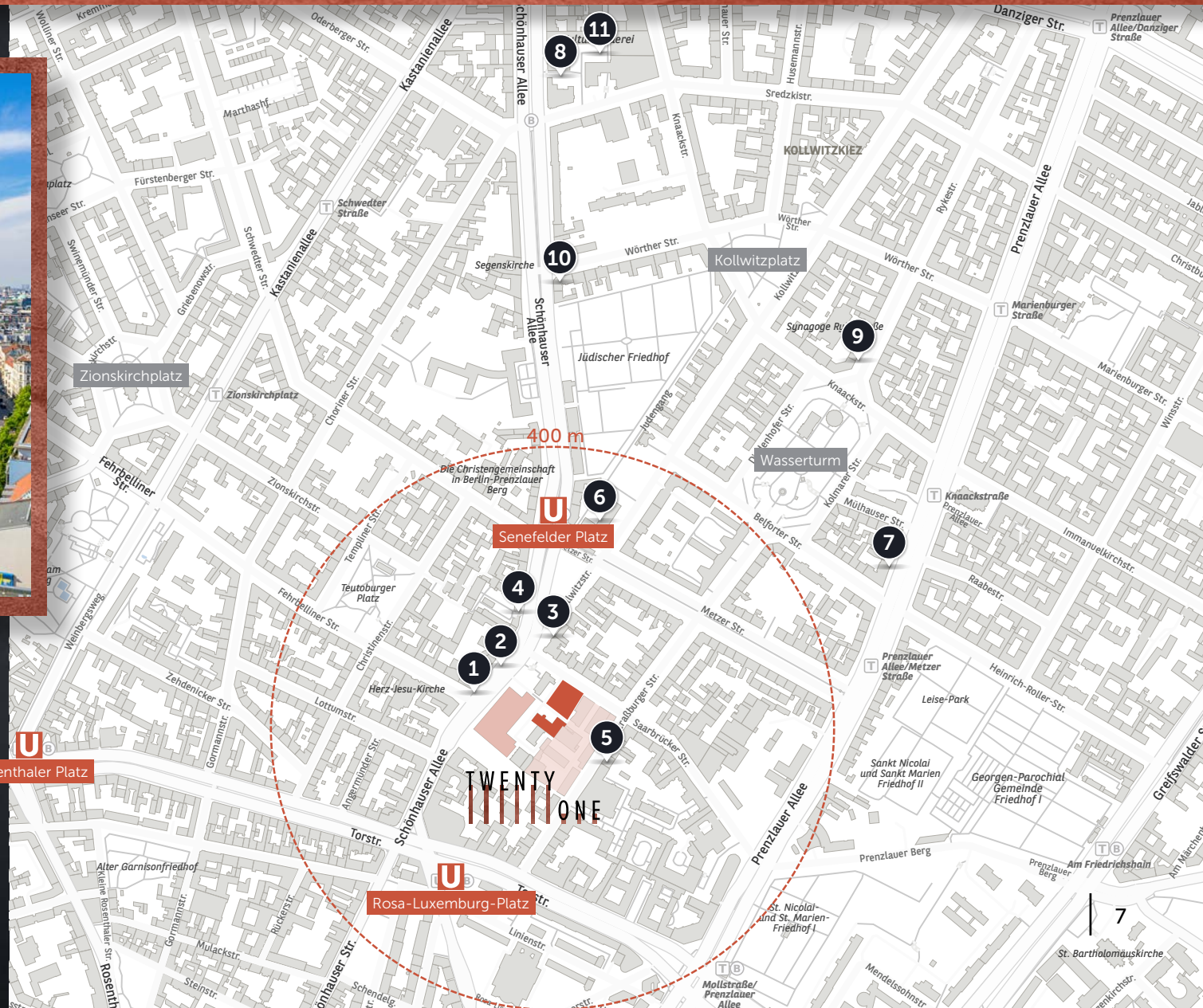
- 5 Edeka
- 6 LPG Biomarkt
- 7 Netto
- 8 REWE

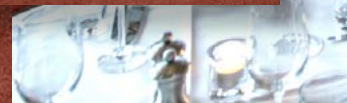
NIGHTLIFE

- 9 hausbar.
- 10 BAIZ
- 11 cinema, theatre and clubs in the „Kulturbrauerei“



AREA





SURROUNDINGS



SURROUNDINGS

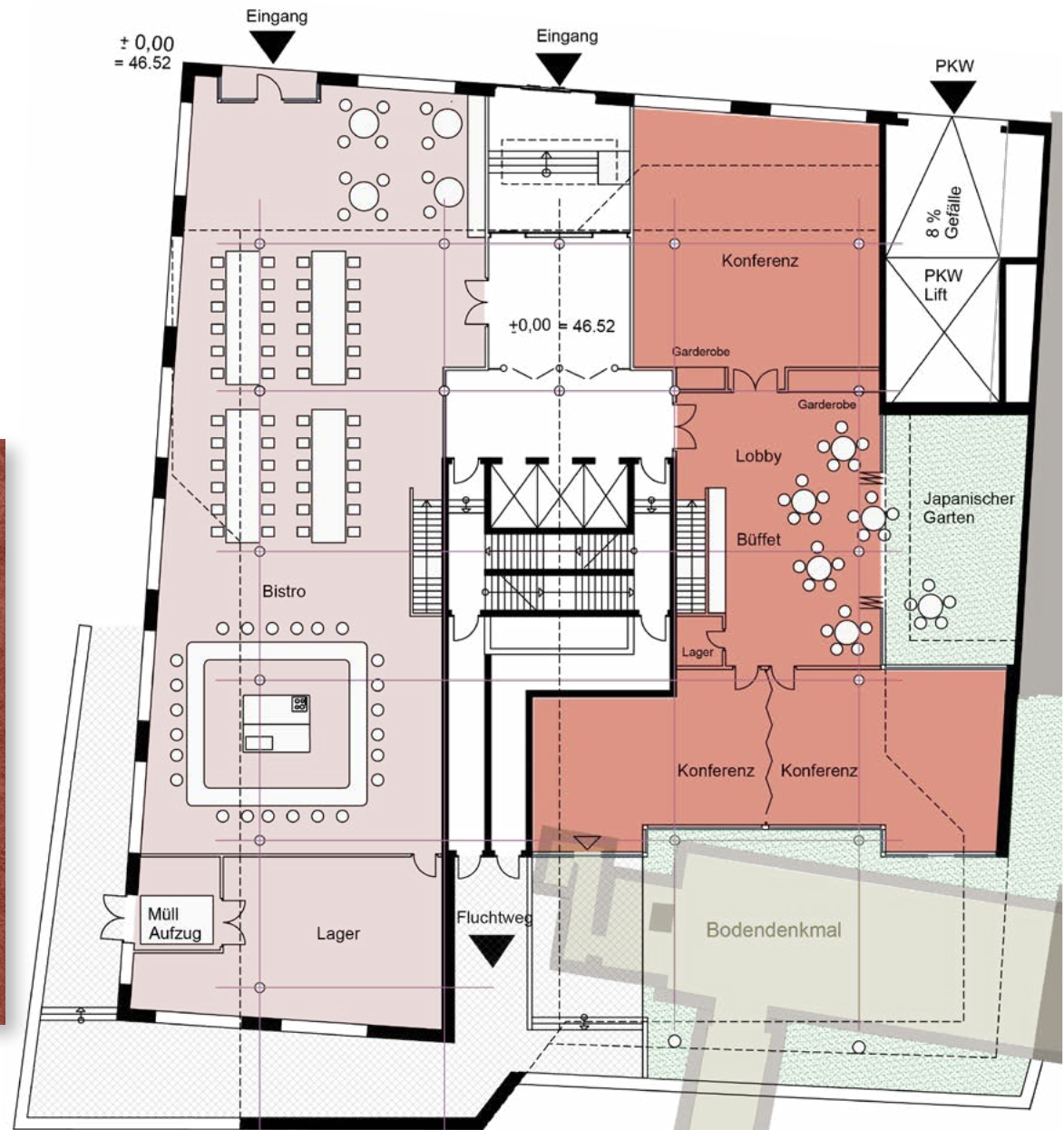
FLOOR PLANS



927 SQM



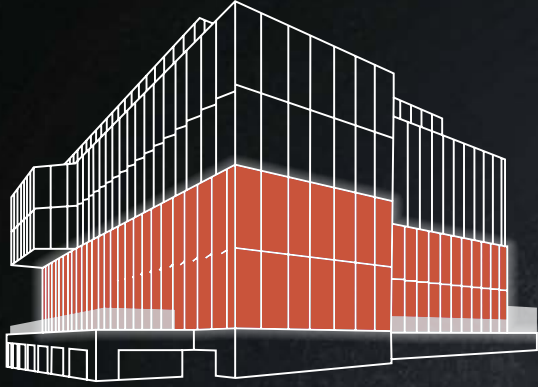
GF



GF



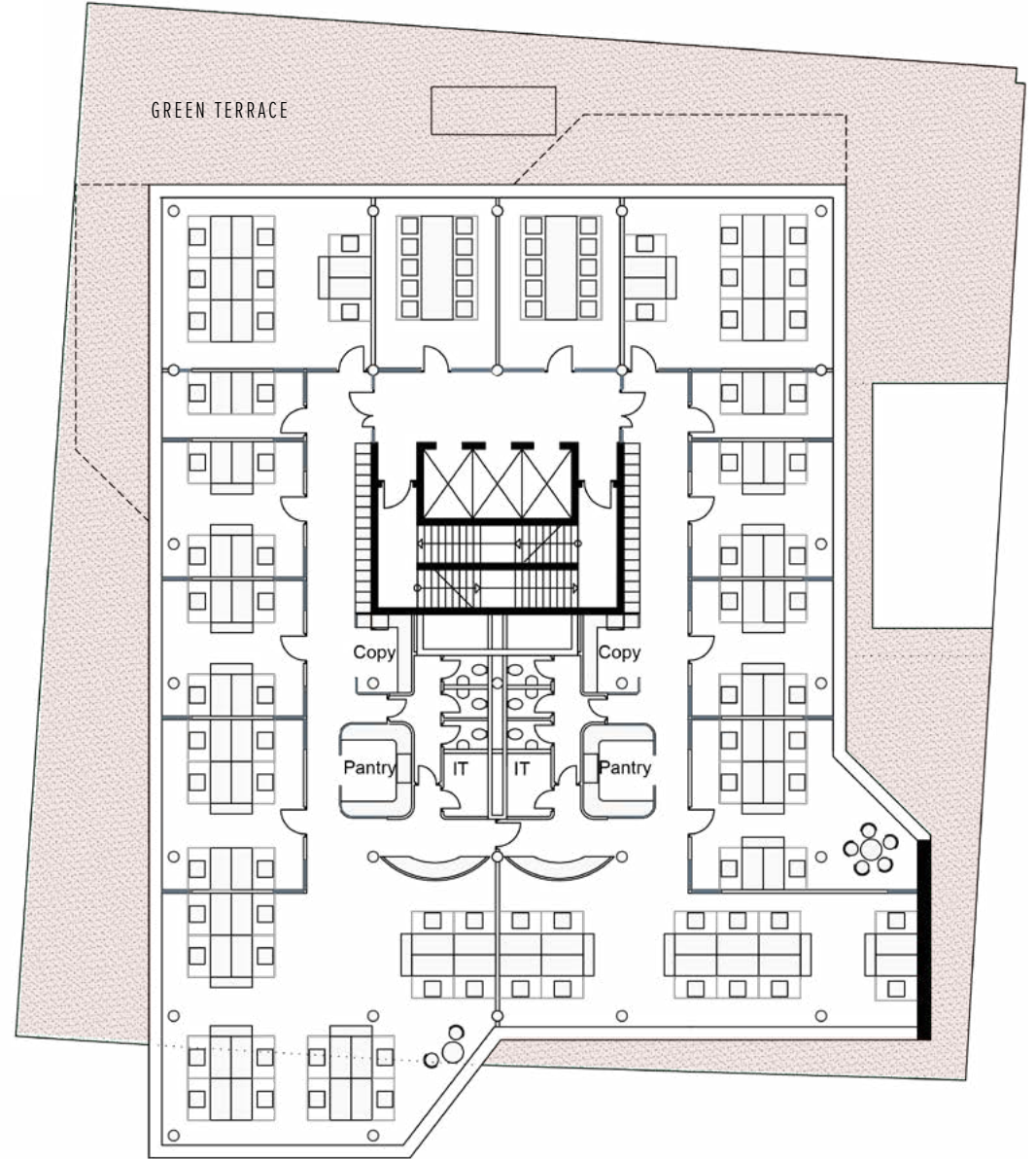
INTERIOR

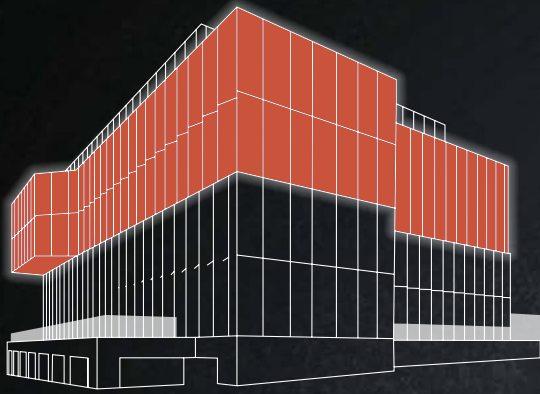


~ 95
WORKPLACES IN
OPEN SPACE
ON
841 SQM



1ST/2ND FLOOR



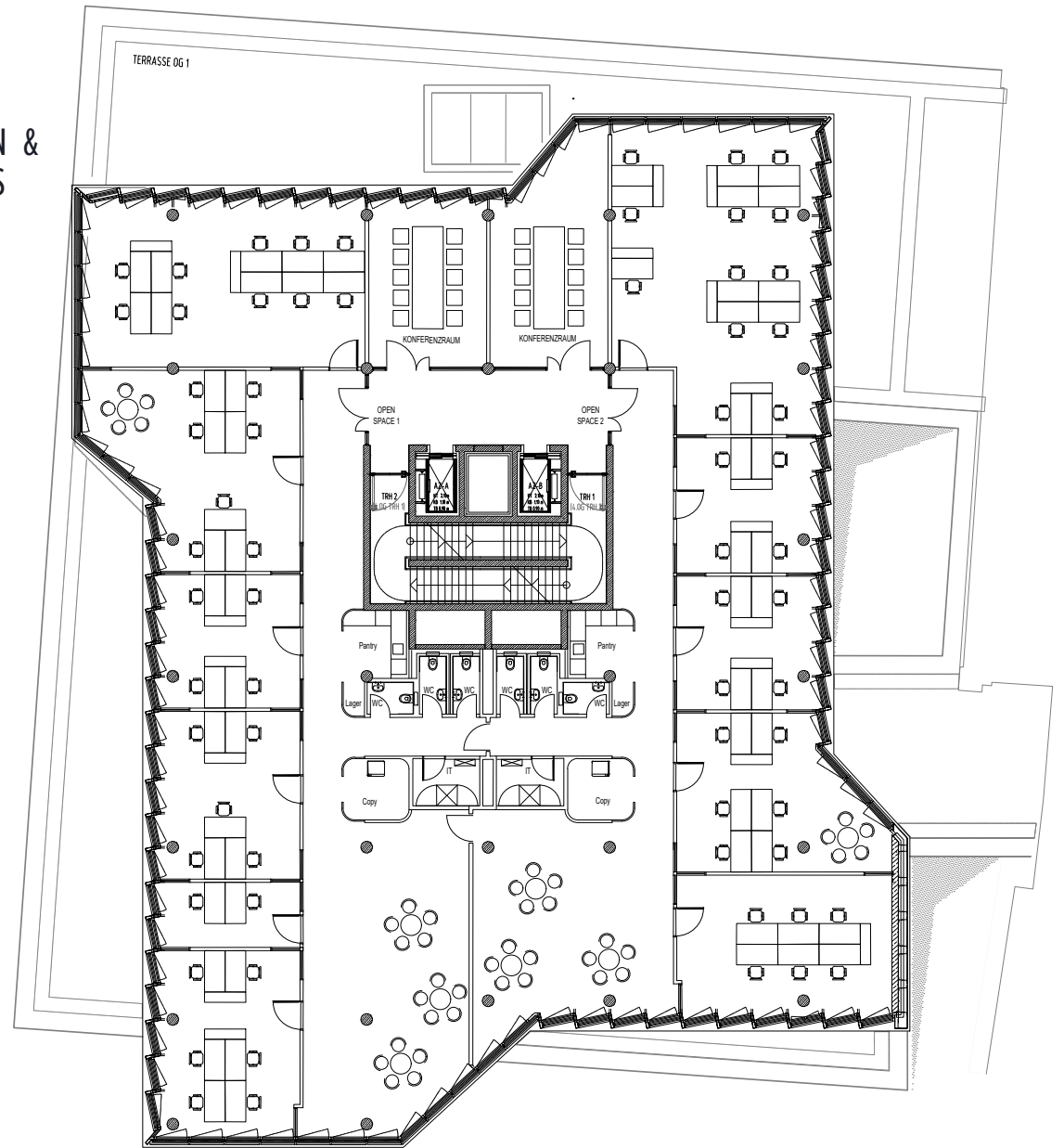


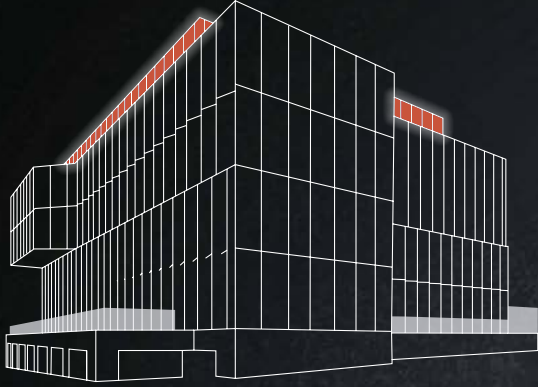
~ 80
WORKPLACES IN
SINGLE-PERSON &
COMBI-OFFICES

ON
903 SQM



3RD/4TH FLOOR

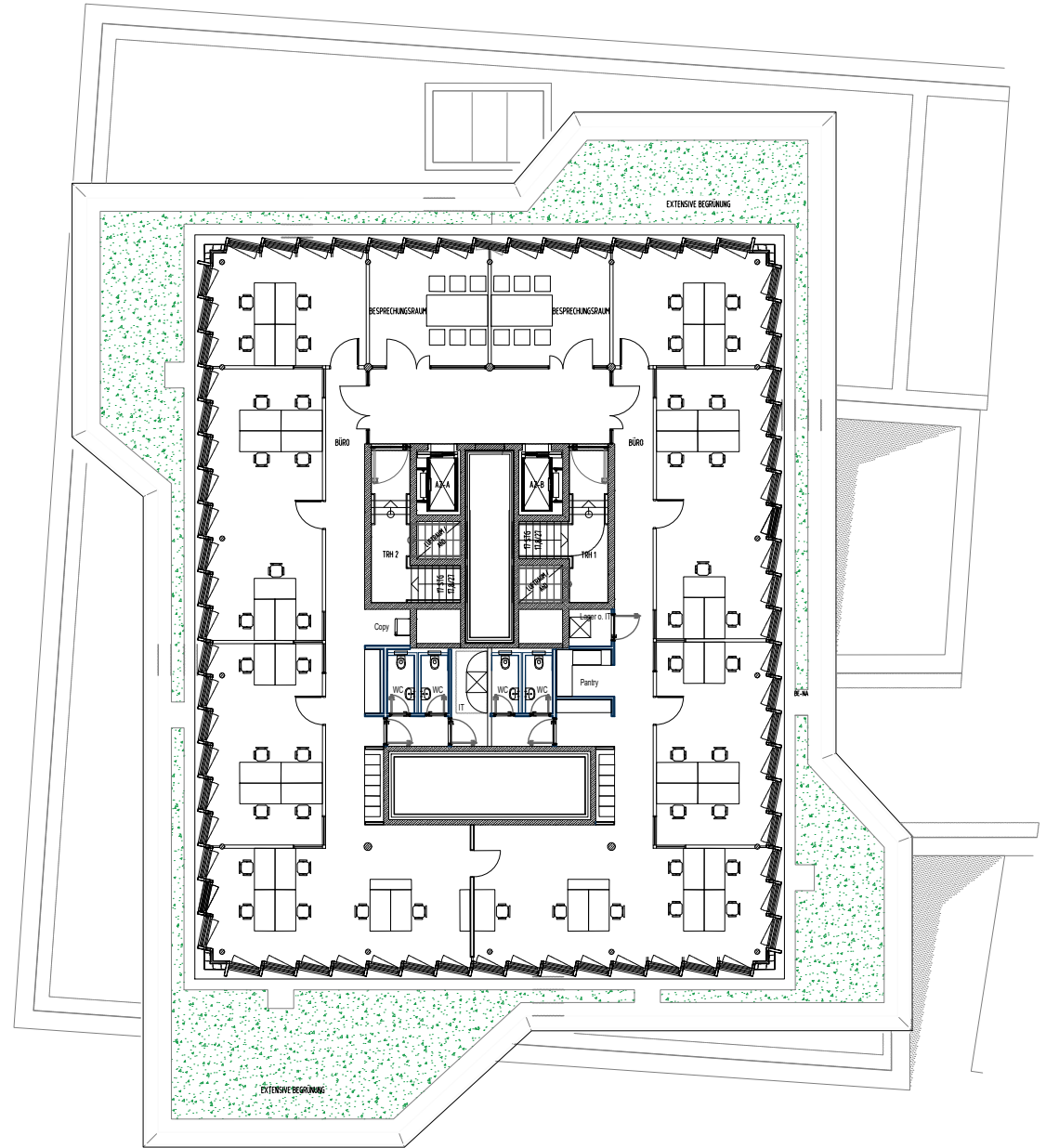




~ 55
WORKPLACES IN
OPEN SPACE
ON
513 SQM



5TH FLOOR



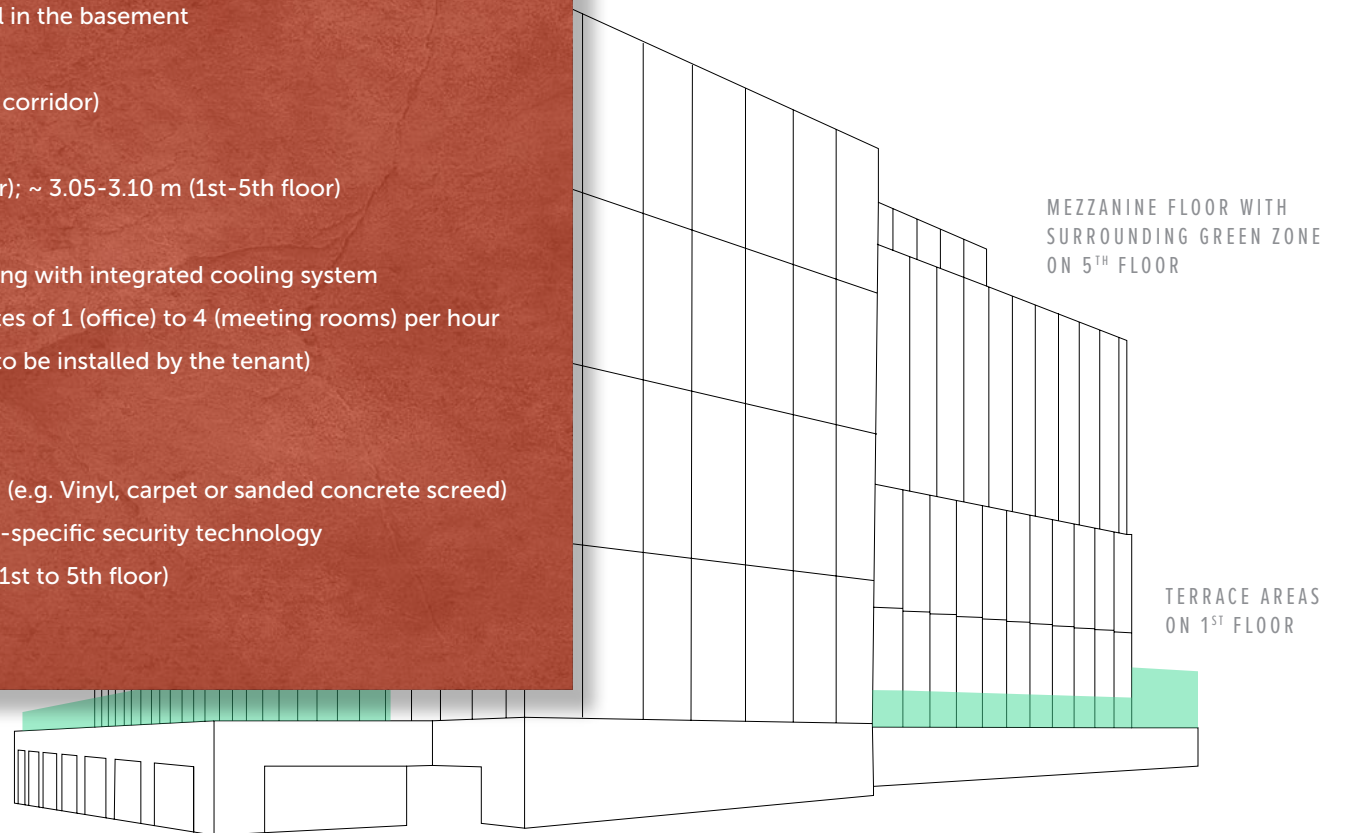
UPPER FLOOR



INTERIOR

FACTS

TOTAL AREA (BGF)	~ 6,100 sqm
FLOOR SPACE (ACC. GIF)	~ 4,928 sqm (ground floor to 5th floor)
TERRACES	~ 306 sqm (ground floor and 1st floor)
CAR PARKING SPACES	12 incl. power connection
BICYCLE PARKING SPACES	~ 120 external and internal in the basement
CELLAR/STORAGE	existent (573 sqm max.)
ROOM DEPTH	~ 7.00 m (5.50 m + 1.50 m corridor)
AXIAL DIMENSION	~ 1.35 m
CLEAR CEILING HEIGHT	~ 3.57-3.72 m (groundfloor); ~ 3.05-3.10 m (1st-5th floor)
COOLING / ACOUSTIC	acoustic panels in the ceiling with integrated cooling system
VENTILATION	mechanical; air change rates of 1 (office) to 4 (meeting rooms) per hour
WIRING	cavity floors, floor boxes (to be installed by the tenant)
LIGHTING	basic lighting
SUN AND GLARE PROTECTION	external, electrical
FLOOR COVERING	according to tenant desire (e.g. Vinyl, carpet or sanded concrete screed)
TENANT	lighting, wiring and tenant-specific security technology
NUMBER OF WORKPLACES	maximum of approx. 435 (1st to 5th floor)
ARCHITECT	Sergei Tchoban





TWENTY ONE

TIMELINE

planning permission
has been granted

Q2
2020

signing
rental contract



construction period
approx. 24 months



anticipated completion /
handover to the tenant



CONTACT



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TWENTY
ONE

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TWENTY
ONE