

A photograph of a modern, multi-story building with a light-colored, textured facade. The building features large, dark-framed windows and balconies with glass railings. Some balconies have potted plants. The interior lights are on, and some people are visible on the balconies. The sky is a clear, pale blue.

**co**e<sup>48</sup>  
cöpenicker  
strasse 48

**NEW SPACE  
TO THINK  
NEW.**

A Project by

**TROCKLAND®**



# CONTENT

- 01 INTRO
- 02 HIGHLIGHTS
- 03 LOCATION
- 04 PROJECT
- 05 WORK SPACES
- 06 CONTACT







## NEW INTERSECTION OF BERLIN-MITTE & KREUZBERG

Embedded in one of the most colorful districts of Berlin and surrounded by a life-affirming neighborhood culture, characterized by tolerance and creativity, **coe48** offers an inspiring place to work and live in Berlin-Mitte.

Right at the corner of Köpenicker Straße 48 and Wilhelmine-Gemberg-Weg, directly connected with the Mediaspree business district via the Michaelis- or Schilling-Bridge on the opposite side of the Spree River, a new office and apartment building is being built in cooperation with the renowned **architectural office Tchoban Voss**.





VIEW FROM WILHELMINE-GEMBERG-WEG





## #SurprisingSpaces HIGHLIGHTS UP TO THE ROOF

A special feature of the new office and apartment building **coe48** is the green roof terrace. The garden design incorporates different seating and lounging areas, which give the roof a true park atmosphere.

A café, a lobby lounge and additional work and conference rooms are planned for the ground floor. An aerial staircase leads to the lower floor with a room height of approx. 3 meters. An additional 250 m<sup>2</sup> space is located there, which is supplied with plenty of light via high glass windows overlooking the patio. Here, a lounge, conference rooms, showers and an area for changing are being created for office employees who, for example, commute by bicycle.



# coe 48

## AT A GLANCE

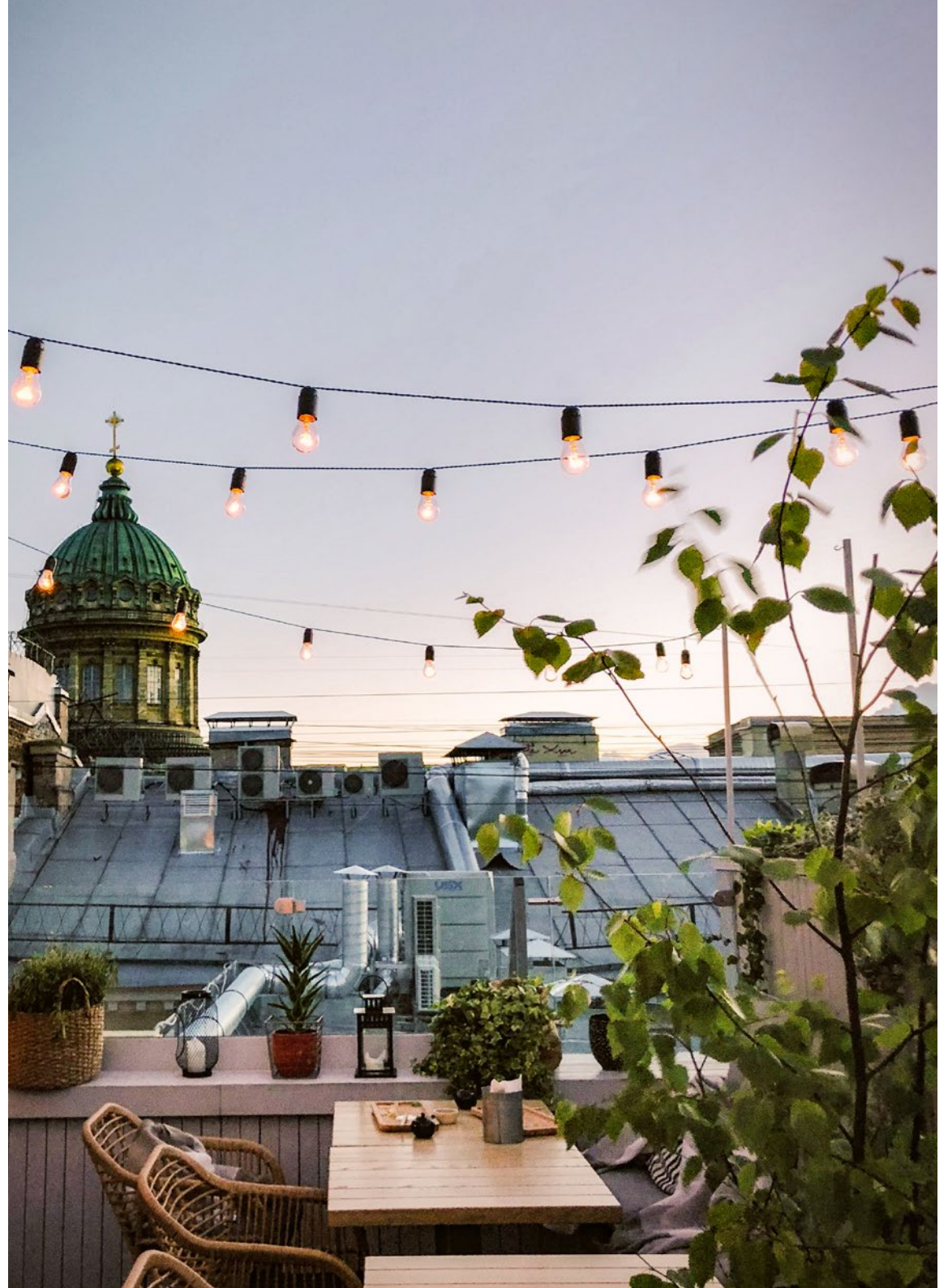
- DESIGN BY TCHOBAN VOSS ARCHITECTS
- approx. 3,050 m<sup>2</sup> LETTABLE OFFICE SPACE
- 3.30 m TO 3.70 m HIGH CEILINGS
- approx. 250 m<sup>2</sup> LARGE LOUNGE ON LOWER FLOOR
- approx. 190 m<sup>2</sup> NEW WORK SPACES ON GROUND FLOOR
- SUSTAINABLE BUILDING / LEED PLATINUM
- FLEXIBLE OFFICE FLOOR PLANS
- ROOFTOP TERRACE AND COURTYARD GARDEN
- SHOWERS / CHANGING ROOMS



# GREEN GARDENS AND A GREEN BUILDING CONCEPT

**coe48** has a private courtyard garden with green areas and flowerbeds, that offer a high quality of stay and a community meeting place for office and apartment tenants.

The building concept is based on sustainable principles. This involves the use of energy-efficient systems such as a SMARTE control of heating, air and lighting and digital monitoring to be used by tenants. The building is aiming for international LEED certification.







# YOUR OWN KEY TO HOME AND NIGHTLIFE

Anyone who decides to live on Köpenicker Strasse - whether to work or to live - immerses themselves in a piece of Berlin that could not be more authentic: Tolerance, openness and respect are an unwritten law of the neighborhood. In the spirit of these values and the historic spelling of "Cöpenicker Straße," **coe48** marks the beginning of another chapter in this legendary neighborhood.

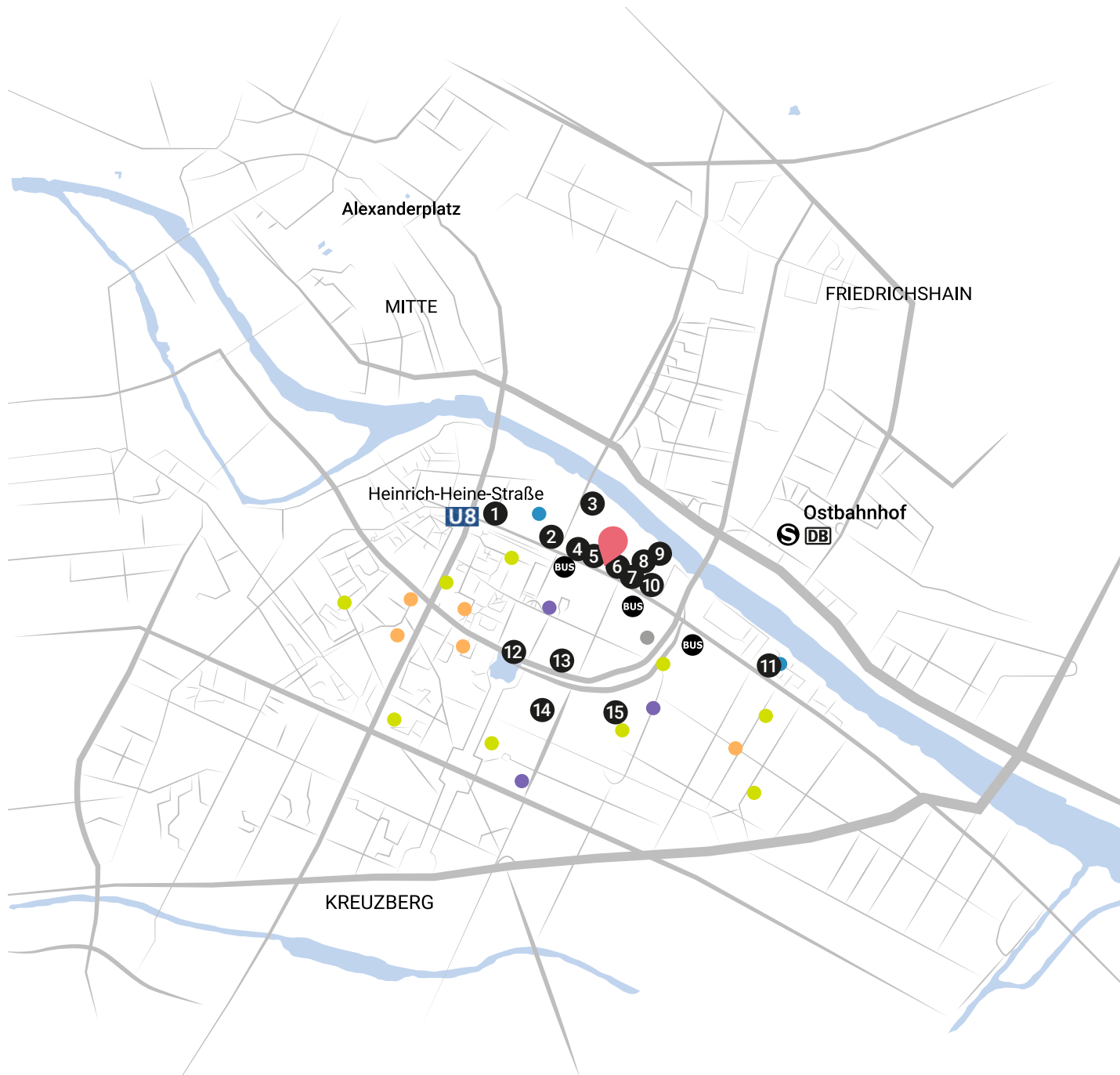
Köpenicker Strasse on the southern side of the Spree river is characterized by a unique mixture of alternative art and club culture, gastronomy and industrial architecture. This is the home of agencies and the creative industries that have an unshakable pull on new Berliners and new thinkers, who value the deliberately unfinished style of this neighborhood as inspiration.



# AT THE PULSE OF MEDIASPREE

The development and the merging of the districts of Mitte, Kreuzberg and Friedrichshain has picked up speed in recent years.

As in any metropolis with a water connection, the area between Köpenicker Strasse south of the Spree River and Holzmarktstrasse north of the Spree offers a variety of unique locations.



- 1 Beer garden Republik Berlin
- 2 Vattenfall City Garden
- 3 Urban Sports Club
- 4 Café Cocina
- 5 Café grüngut
- 6 Café Le Vent
- 7 Denizen House
- 8 TechSpace
- 9 Trade Republic
- 10 CoffeeYard
- 11 SAGE Restaurant & Beach
- 12 Café am Engelbecken
- 13 Café Blumental
- 14 Bonanza Coffee Roasters
- 15 Restaurant 3 Schwestern

- Culture ● Local Supply
- Restaurants | Cafés ● Gym
- Education Facilities (Kindergarten, Schools)

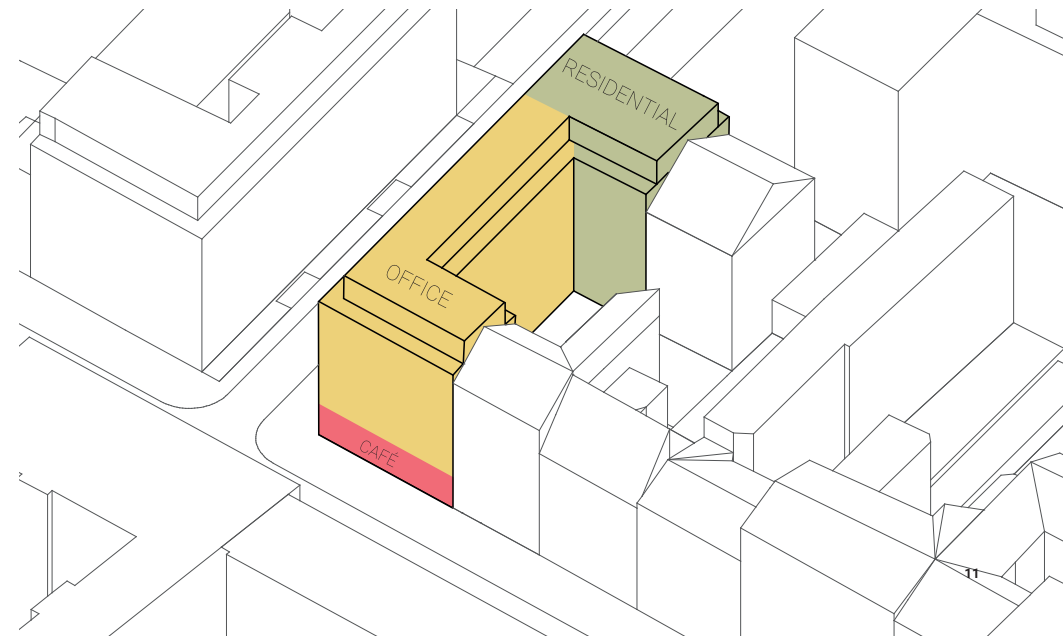


# NEW SPACES FOR NEW THOUGHTS

For the new building, six floors are planned in the office part, as well as a seventh storey in the residential building. With its permeable façade of architectural concrete and glass, the building blends into the neighborhood and gives the corner of Köpenicker Strasse and Wilhelmine-Gernberg-Weg a new urban significance.

The sustainable building concept offers plenty of light, inspiration and flexibility to work successfully. Open floor plans are just as possible as traditional offices – depending on the needs people have in this place.

This adaptability is the perfect framework for a wide range of New Work solutions, all of which are designed to create the best possible atmosphere for different types of work.







## MEETING AT THE OFFICE – AFTER WORK AT THE ROOF GARDEN

The office **coe48** offers a new era of working environment for people who want to separate their living space from their working space, but not separate quality of life and quality of work. The project is ideal for companies looking for a new, lively office location in Berlin with plenty of light and air to breathe.

All floors have bay windows or terraces and floor-to-ceiling windows. There is a total area of approx. 3,050 m<sup>2</sup> with ceilings up to 3.70 m high available.

And for those who want the shortest commute in Berlin, a total of 19 contemporary rental apartments with modern floor plans as well as bathrooms and fitted kitchens with great attention to detail are being built right next door.





# SMART TECHNOLOGY FOR BRIGHT MINDS

The technical infrastructure of the office space also meets the latest standards in all areas. This includes optical fiber connection as well as sustainable cooling and heating of the building via concrete core activation with automatic control.

The building also includes a private roof terrace with garden and seating areas, which can be used for work, for meetings or just to relax.

Completion is scheduled for the end of 2023. For the future tenants, the lease is free of commission.



# IMPRESSIONS AND SPACES

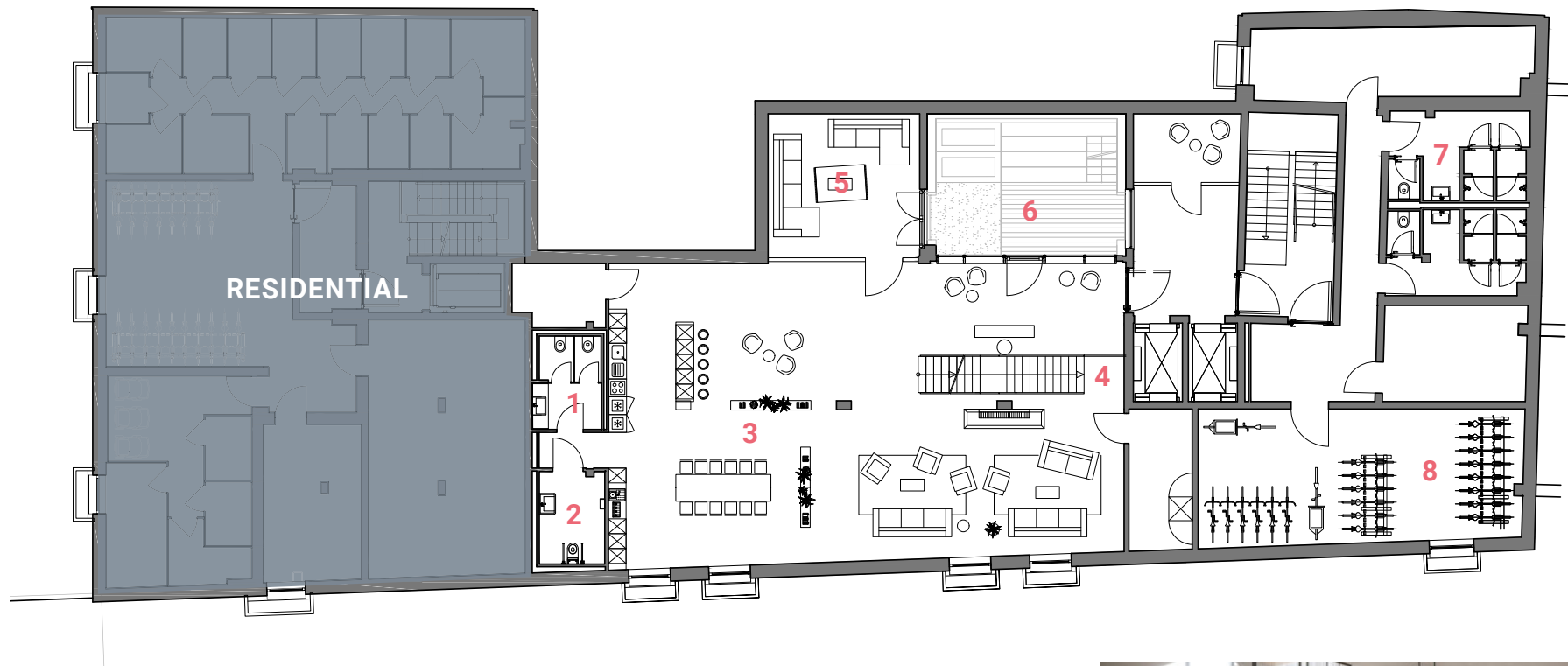




## LOUNGE AREA WITH PATIO

# SOUTERRAIN | NEW WORK & LOUNGE AREA WITH PATIO

approx. 370 m<sup>2</sup>



- 1 Restroom Area
- 2 Barrier-free WC
- 3 New Work / Lounge
- 4 Open connecting staircase to the ground floor
- 5 Meeting Room
- 6 Green patio, garden with seating steps
- 7 Showers
- 8 Bicycle storage





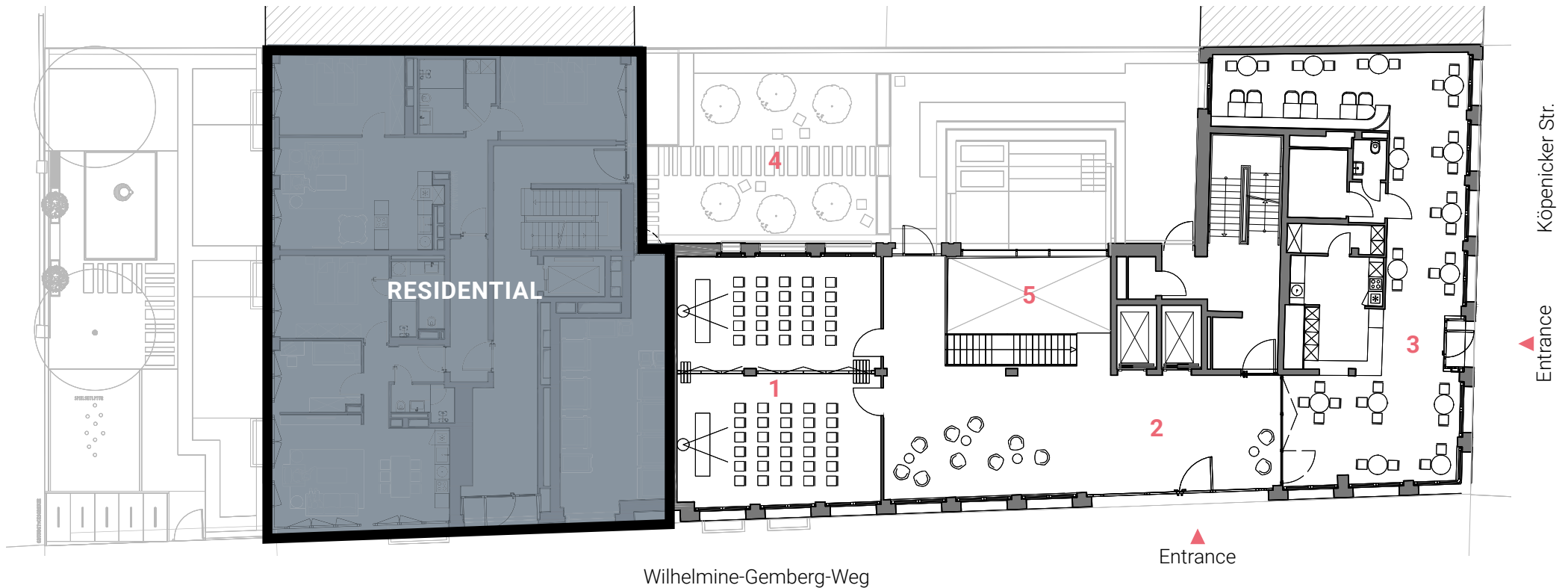


CAFÉ



# GROUND FLOOR | LOBBY, CAFÉ & CONFERENCE

approx. 410 m<sup>2</sup>



- 1 Meeting Rooms
- 2 Lobby
- 3 Café with approx. 130 m<sup>2</sup>
- 4 Community Garden
- 5 Air Space





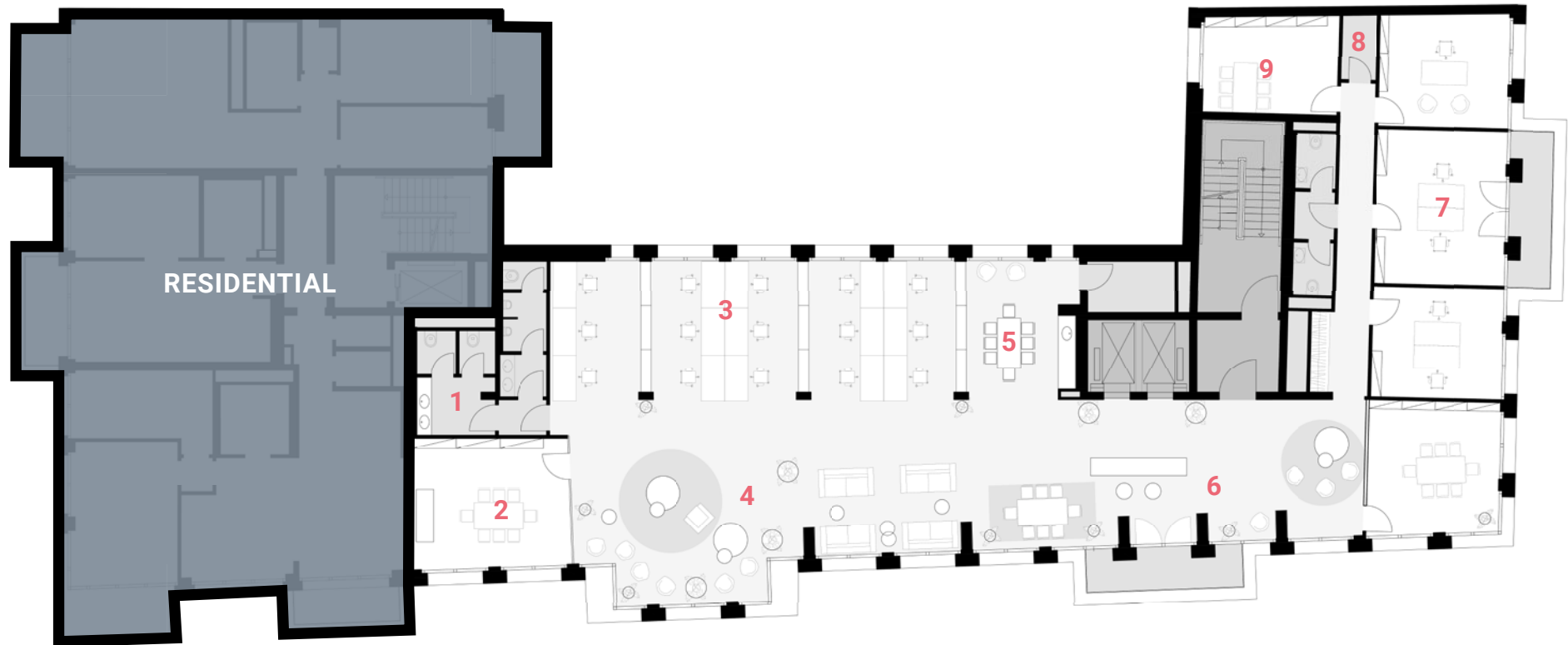


OPEN SPACE

# STANDARD FLOOR | OPTION 1 – OPEN SPACE

EXAMPLE FLOOR PLAN

approx. 430 m<sup>2</sup> depending on floor



- 1 Restroom Area
- 2 Meeting Room
- 3 Open Space Office
- 4 New Work & Lounge
- 5 Kitchenette
- 6 Front Office
- 7 Single Office
- 8 Server / IT Space
- 9 Meeting Room







HALF OPEN

# STANDARD FLOOR | OPTION 2 – HALF OPEN

EXAMPLE FLOOR PLAN

approx. 430 m<sup>2</sup> depending on floor



- 1 Restroom Area
- 2 Meeting Room
- 3 Single Office
- 4 Social Space
- 5 Kitchenette
- 6 Front Office
- 7 Server / IT Space
- 8 Meeting Room







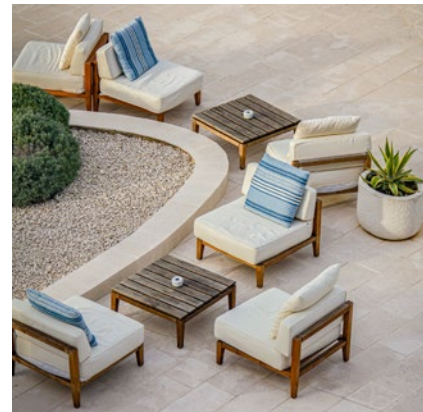
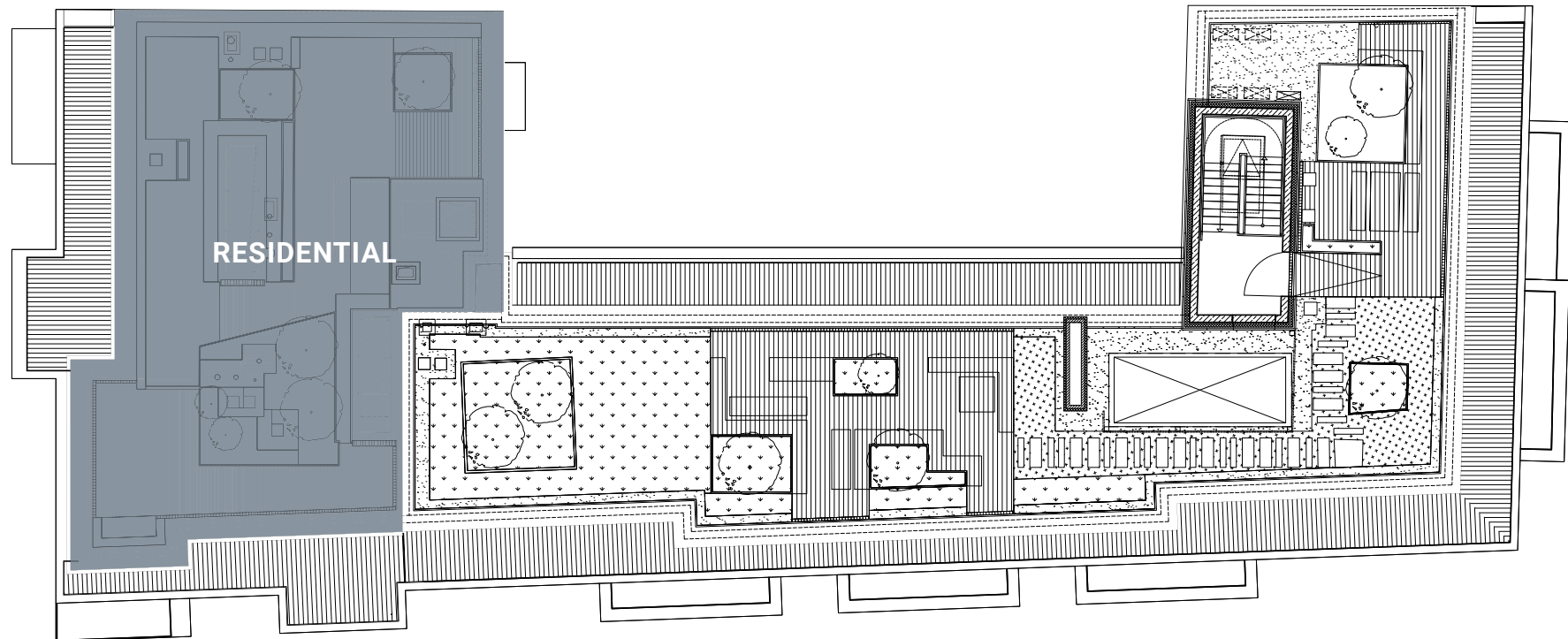
ROOF TERRACE

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# ROOF TERRACE

approx. 115 m<sup>2</sup>







VIEW FROM KÖPENICKER STRASSE



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