

**co**e 48  
cöpenicker  
strasse 48

**NEW SPACE  
TO THINK  
NEW.**



A Project by

**TROCKLAND®**

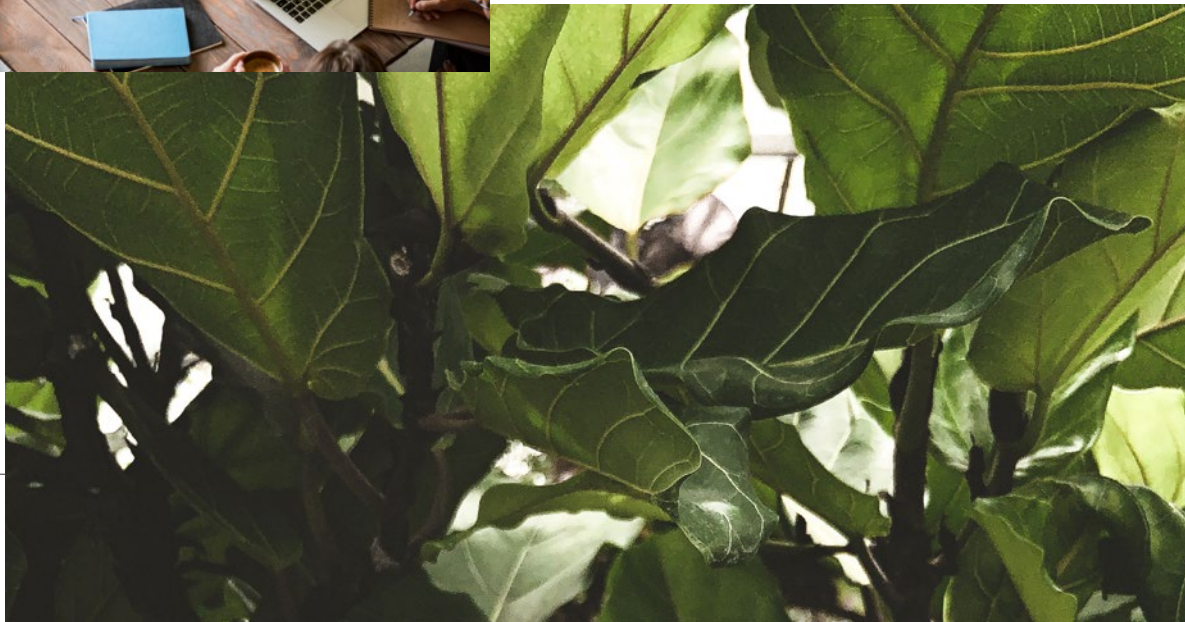
**CREATING  
UNIQUE  
SPACES  
WITH LOVE**





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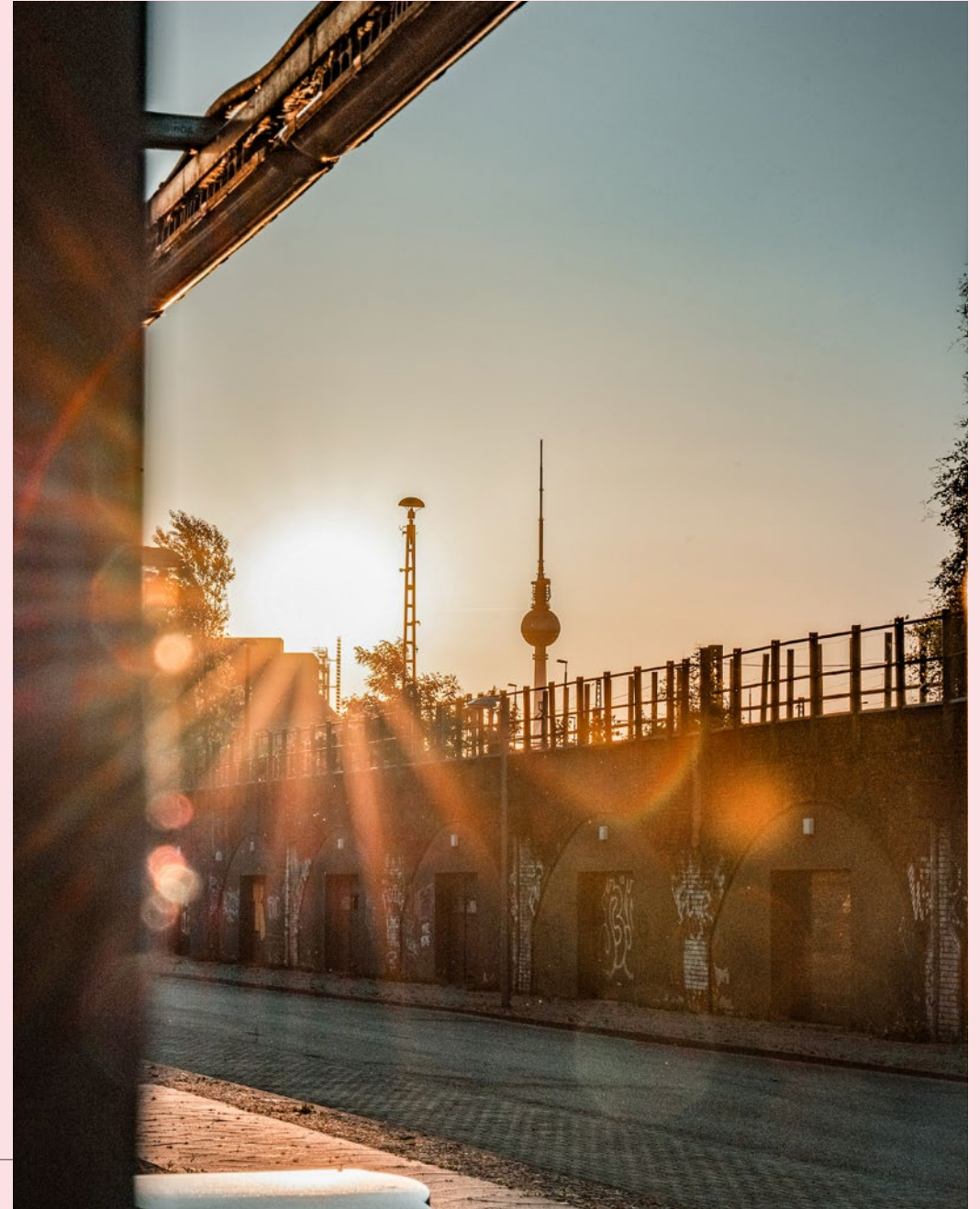
IN

TRO

# 01 NEW CROSSING OF BERLIN-MITTE AND KREUZBERG

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

In collaboration with the world-renowned architectural firm Tchoban Voss, the new office and apartment building is being created. Directly on the corner of Köpenicker Strasse 48 and Wilhelmine-Gemberg-Weg and via the Michaelis- or Schillingbrücke directly connected to the business center Mediaspree on the opposite side of the Spree.



ON

HIGH  
LIGHT  
TS

# 02 LOTS OF LIGHT FROM THE BASEMENT TO THE ROOF

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

For the ground floor, with approx. 3.82 m high ceilings particularly generously laid out, a café, a lobby lounge, and additional work and conference rooms are planned. A staircase leads from here to the lower ground floor with a ceiling height of 3 meters.

There is an additional 170 m<sup>2</sup> space which has high glass windows to the courtyard, bringing in plenty of light. Here, a lounge, conference rooms and an area for changing and showering is planned for office staff who might commute by bicycle.



# 02 AT A GLANCE

Designed by  
**Tchoban Voss  
Architects**

Approx. **3.000 m<sup>2</sup>**  
flexible lettible  
space

Up to 3.80 m  
**high ceilings**

Approx. 144 m<sup>2</sup>  
**café** on the  
ground floor

**Roof terrace &  
courtyard garden**

Sustainable building,  
**LEED Platinum**  
certification

Approx. 170 m<sup>2</sup>  
**lounge** in the  
basement





KÖPENICKER STRASSE 100

VIEW FROM KÖPENICKER STRASSE

# 02 A GREEN CONCEPT

coe48 has its own courtyard garden, with green spaces and flower beds that can serve as a quiet oasis or a communal meeting place for office and residential tenants.

The building concept is based on sustainable principles. Energy-efficient systems such as smart control of heating, air and lighting, as well as digital monitoring for tenants, will be used. An international LEED certification is being sought for the building.



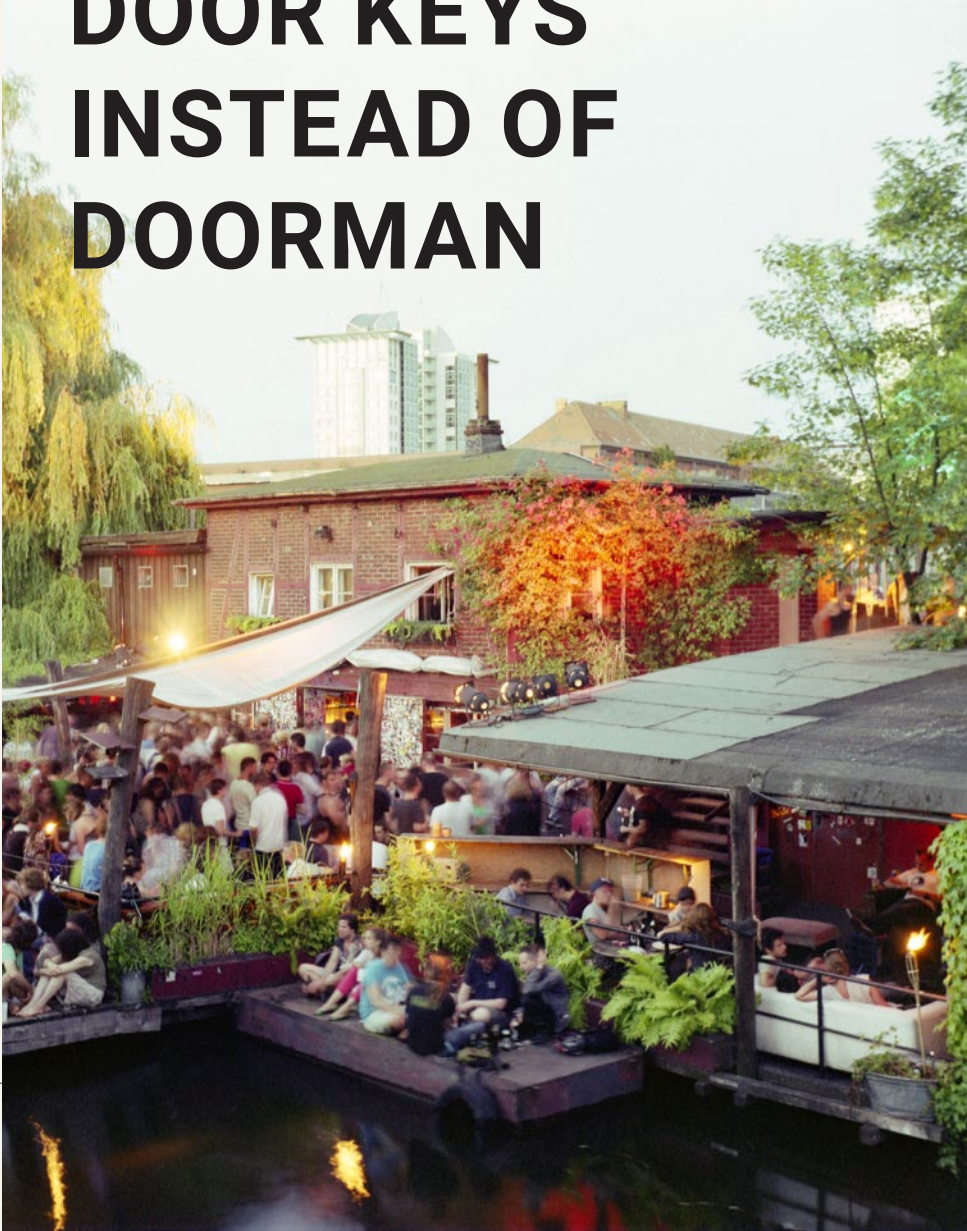
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CO  
LOCATION

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# 03 DOOR KEYS INSTEAD OF DOORMAN



Whoever decides to live on Köpenicker Straße – whether to work or to live – will be immersed in a part of Berlin that could not be more authentic: Tolerance, openness and respect are unwritten laws of the neighborhood. In the spirit of these values, as well as the historical spelling “Cöpenicker Straße”, the coe48 project marks the beginning of another chapter in this legendary neighborhood.

The street is characterized by a unique mixture of independent art and club culture, restaurants and industrial architecture. It is home to agencies and creative industries that have an unshakeable pull on new Berliners and new thinkers, who value the deliberately unfinished nature of this neighborhood as an inspiration.

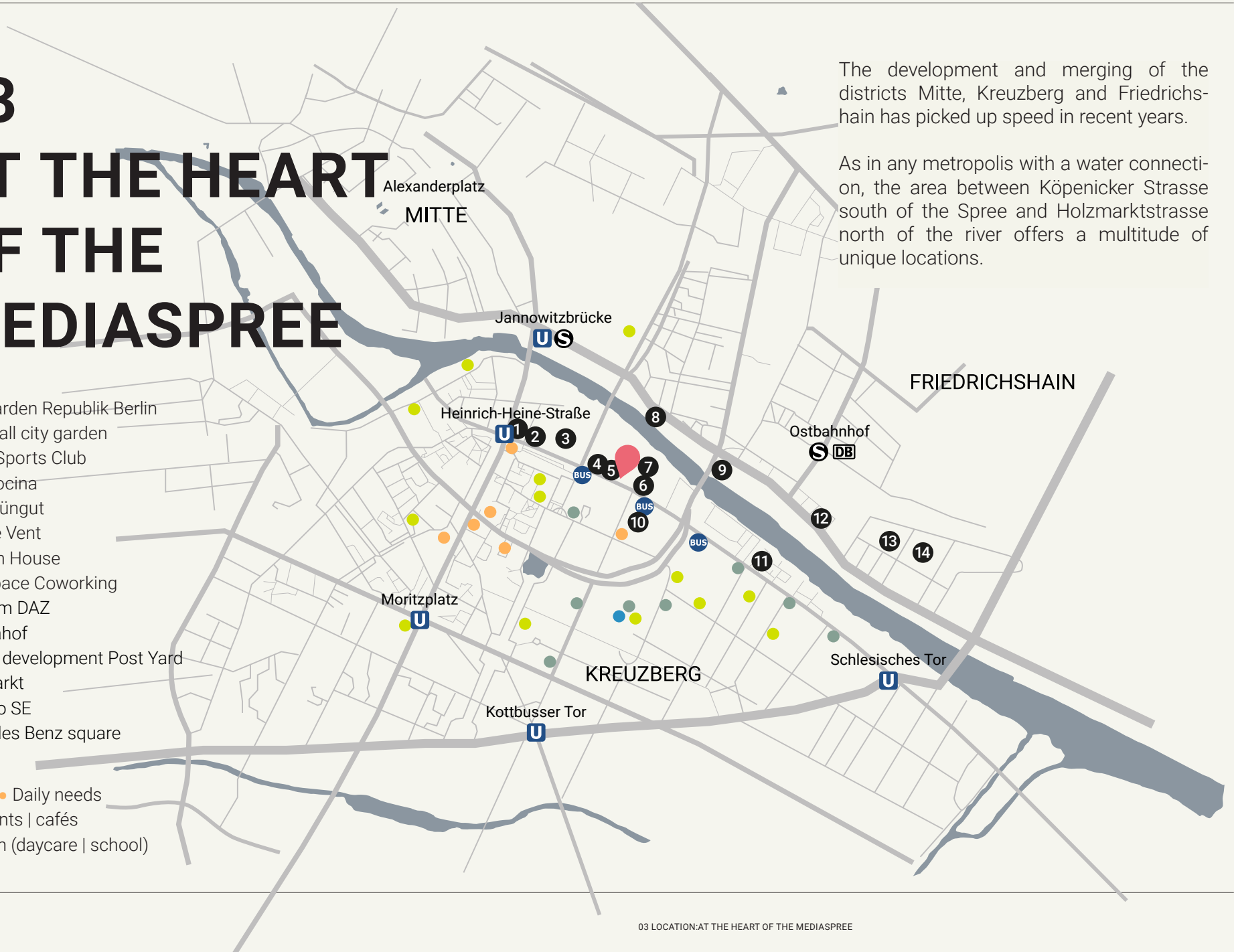
# 03 AT THE HEART OF THE MEDIASPREE

The development and merging of the districts 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 and Holzmarktstrasse north of the river offers a multitude 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 Coworking
- 9 Bistro im DAZ
- 10 Viktoriahof
- 11 Project development Post Yard
- 12 Holzmarkt
- 13 Zalando SE
- 14 Mercedes Benz square

- Culture ● Daily needs
- Restaurants | cafés
- Education (daycare | school)





**NOT  
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**PRO  
JECT**

# 04 NEW ROOMS FOR NEW THOUGHTS

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

All floors feature bay windows or terraces, as well as floor-to-ceiling windows. There is a total area of approx. 3,000 m<sup>2</sup> with ceilings up to 3.80 meters high.

And for all those who want the shortest commute in Berlin, the apartment building right next door will offer a total of 19 contemporary rental apartments with modern floor plans, bathrooms and fitted kitchens with great attention to detail.





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FEAT  
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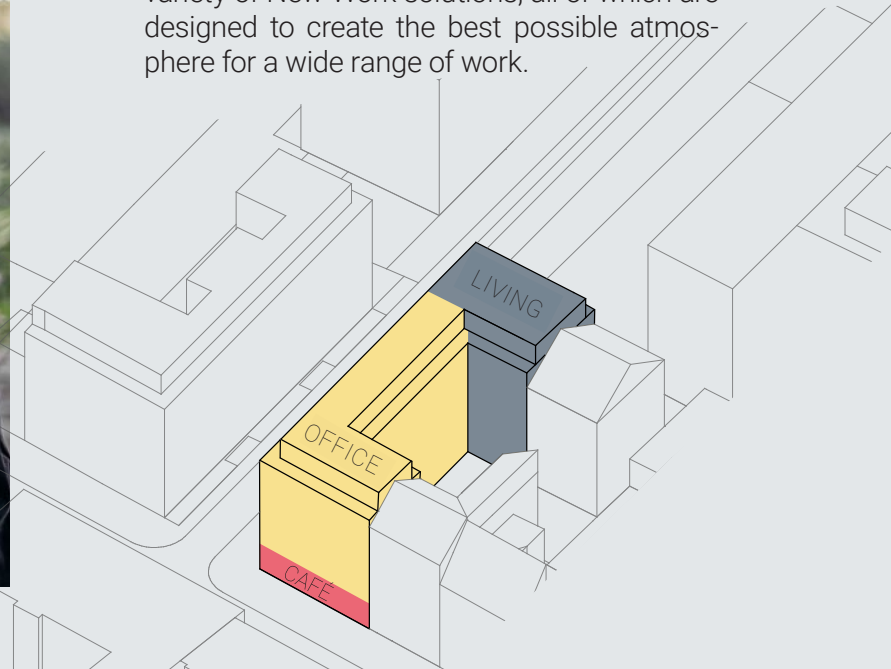
# 05 FIRST THE WORK, ROOF TOP AFTER



Six floors are planned for the new building in the office section and a seventh floor in the residential building. With its permeable facade of architectural concrete and glass, the building blends into the neighborhood and gives the corner of Köpenicker Strasse and Wilhelmine-Gemberg-Weg an urban significance.

The sustainable building concept offers plenty of light, inspiration and flexibility for successful working. Open floor plans are just as possible as classic offices – depending on the needs of the people in this location.

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



# 05 SMART TECHNIQUES FOR BRIGHT MINDS



All technical infrastructure of the office space corresponds to modern standards. This includes optical fiber connection and sustainable cooling and heating of the building via concrete core activation with an automatic control system.

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

Completion is scheduled for early 2024. For future tenants, the lease is commission-free.



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# LETTING OPTIONS

Each upper floor can also be rented individually.



**V1: Whole building**  
approx. 3,026 m<sup>2</sup>

**V2: Basement–3<sup>rd</sup> floor**  
approx. 2,027 m<sup>2</sup>  
incl. 144 m<sup>2</sup> café

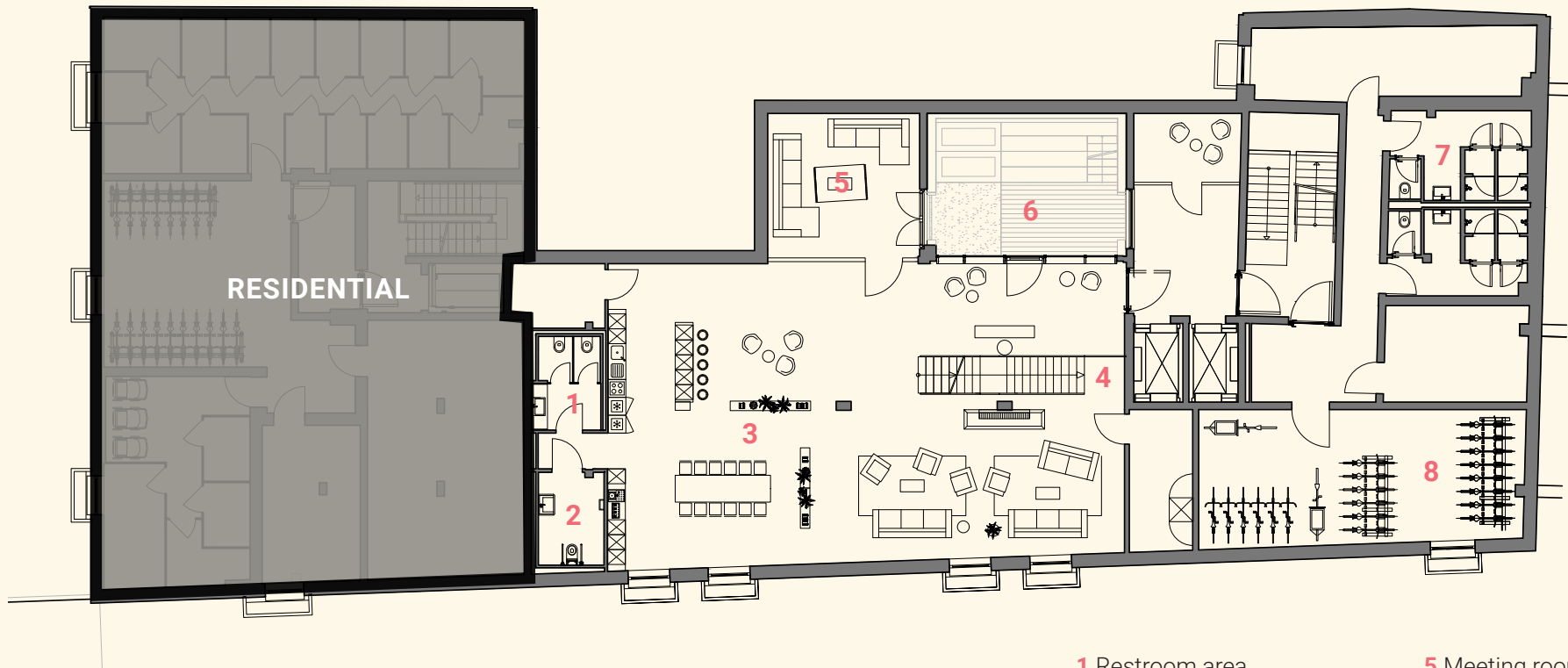
**V3: 4<sup>th</sup> floor–basement**  
approx. 999 m<sup>2</sup>

**V4: Basement & GF**  
approx. 505 m<sup>2</sup>  
incl. 144 m<sup>2</sup> café

# BASEMENT

Light-flooded New Work & lounge area

approx. 283 m<sup>2</sup>



- 1 Restroom area
- 2 Barrier-free restroom
- 3 New Work / lounge
- 4 Open staircase connecting the ground floor
- 5 Meeting room
- 6 Green atrium, garden with seating stairs
- 7 Showers
- 8 Bike storage



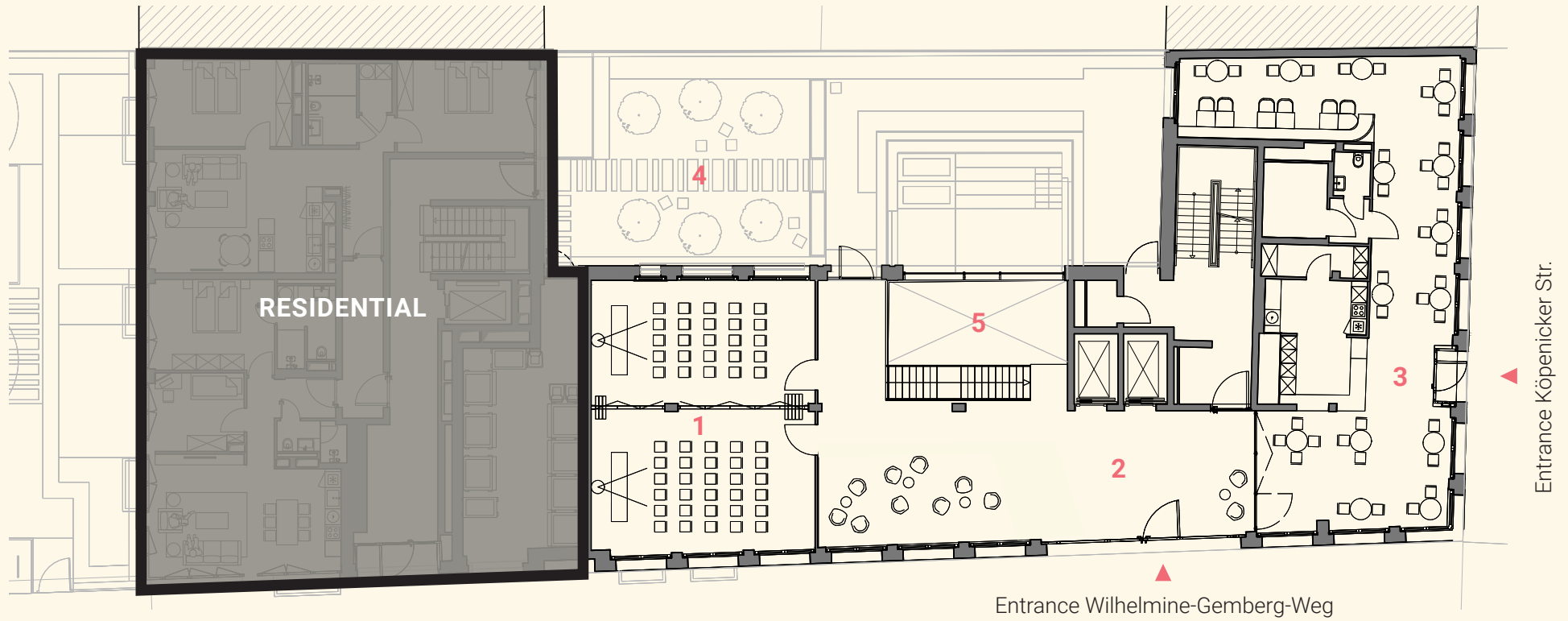
LOUNGE VISUALIZATION

# GROUND FLOOR

Lobby, café & conferences

# approx. 222 m<sup>2</sup>

plus approx. 144 m<sup>2</sup> café



- 1 Conference rooms
- 2 Lobby
- 3 Café with approx. 144 m<sup>2</sup>
- 4 Communal garden
- 5 Air space



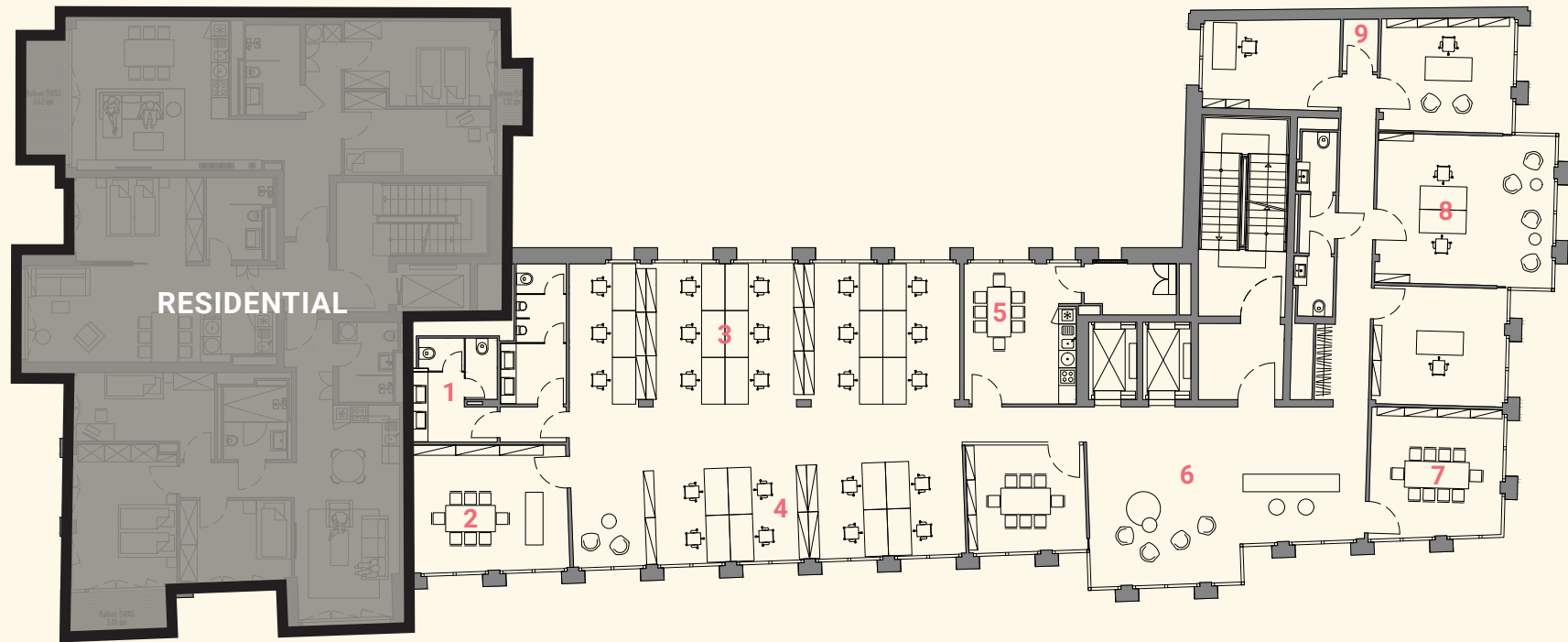


LOBBY VISUALIZATION

# STANDARD FLOOR

approx. 462 m<sup>2</sup>

depending on storey



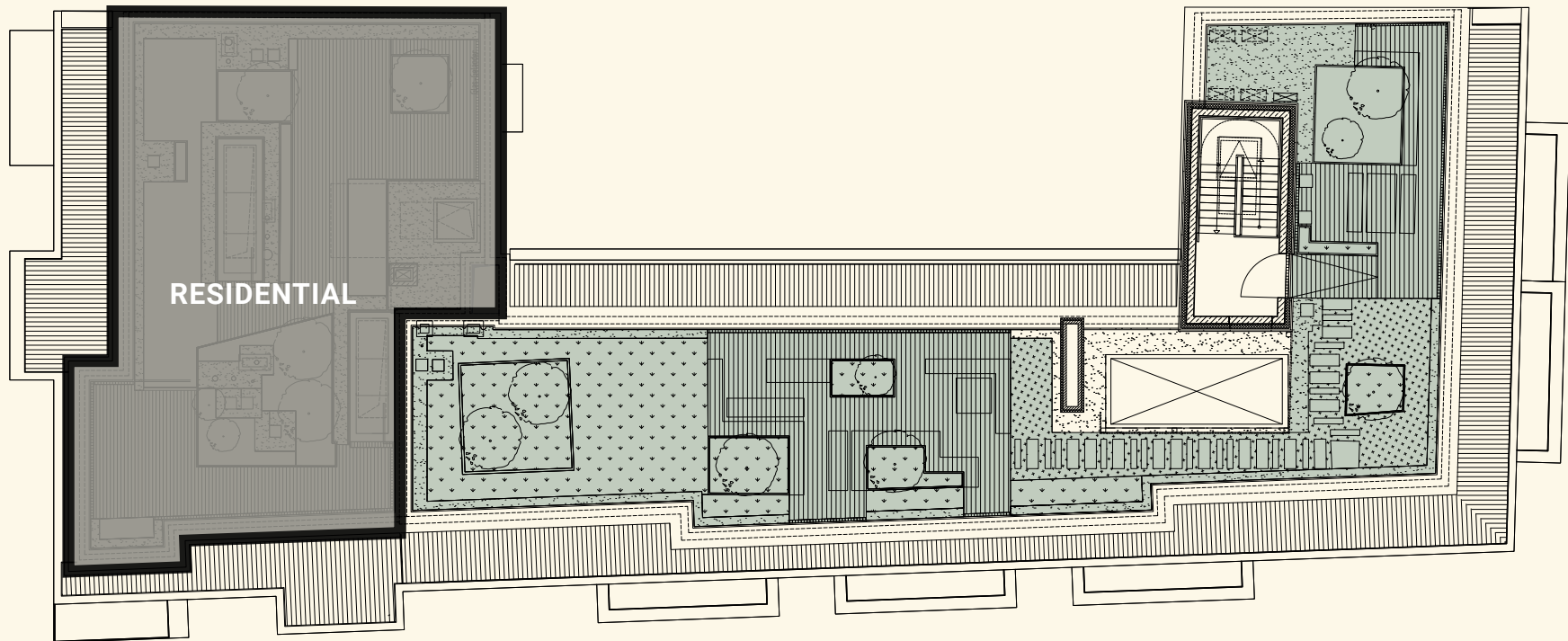
- 1 Restroom area
- 2 Meeting room
- 3 Open plan office
- 4 New Work & lounge
- 5 Kitchenette
- 6 Reception
- 7 Meeting room
- 8 Private office
- 9 Server room



VISUALIZATION OFFICE WITH OPEN SPACE

# ROOF TERRACE

approx. 100 m<sup>2</sup>



KÖPENIK F&E CONSULTING / HELMINE GEMBERG WU



VISUALIZATION ROOF TOP TERRACE

# 06 CONTACT



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WITH LOVE**



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A Project by

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# TROCKLAND

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