

DOXS NKLN

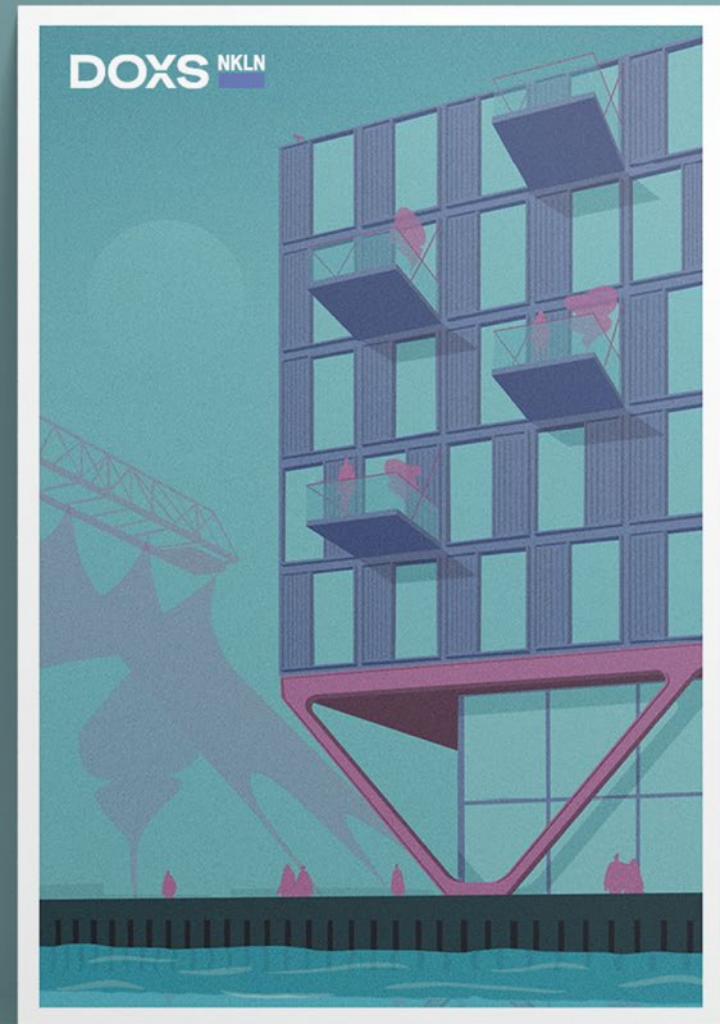


Lapping waves keep
creative juices flowing

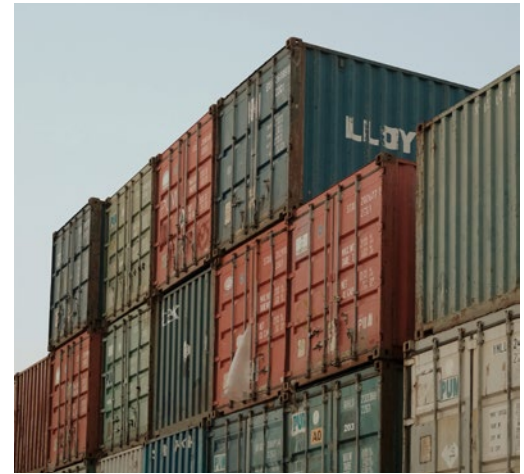
A Project by

TROCKLAND®

**CREATING
UNIQUE
SPACES
WITH LOVE**



Community & Work Spaces on the banks of the Neukölln Ship Canal.



Hard Facts

WHERE

Ziegrastrasse 2-20, 12057 Berlin

HOW MUCH

approx. 30,000 m² GFA

WHAT

Coworking & Office, Education, Hotel, Gastronomy, Art & Culture, Commercial

WHEN

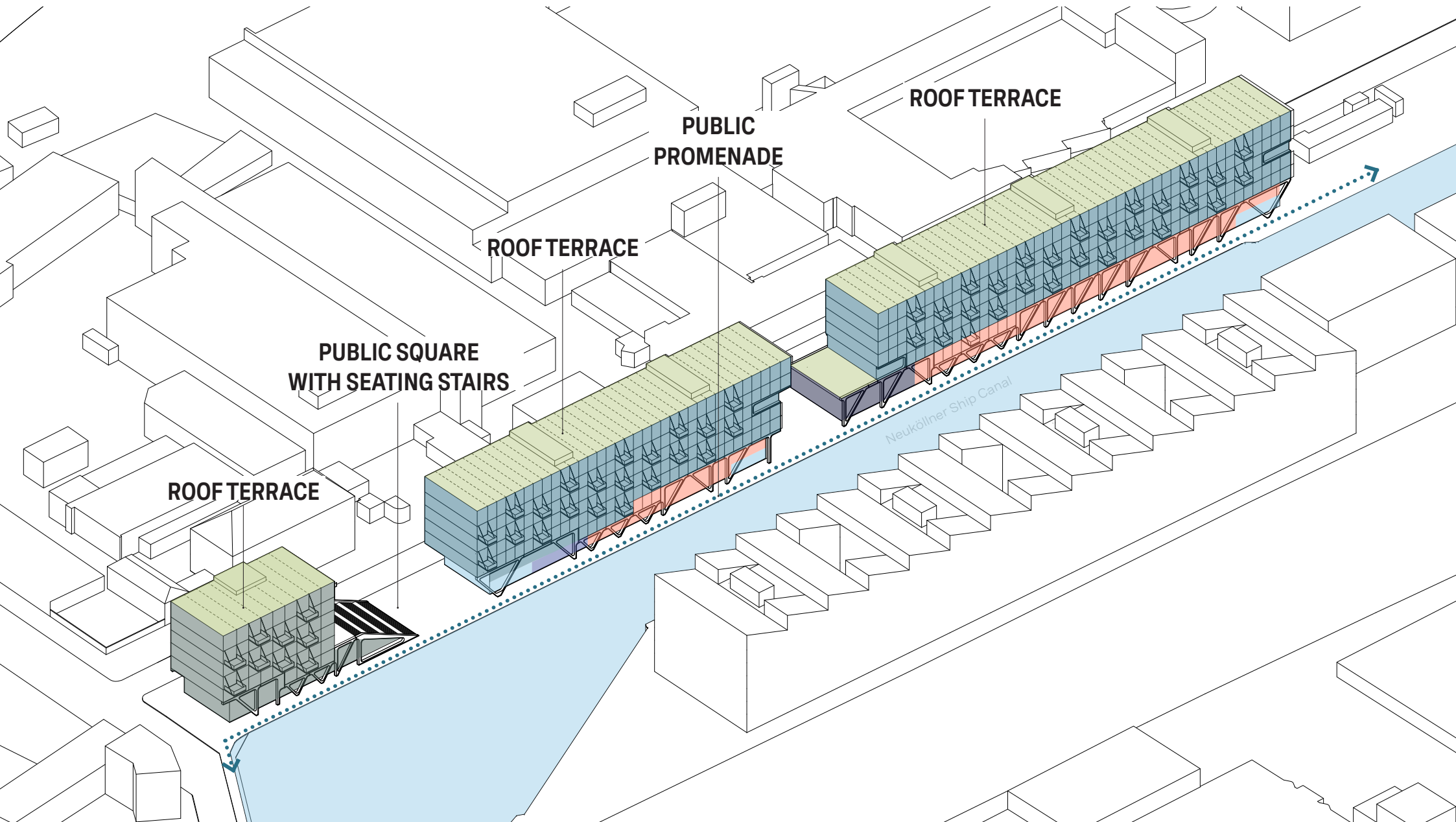
Completion 2026

Lapping waves keep creative juices flowing, which makes DOXS, located on the banks of the canal, the perfect location for innovative ideas and inspiration for tomorrow. This 7,200 m² industrial space was home to the Port of Neukölln for decades. In fact, the skyline is still dominated by two imposing gantry cranes. Patina combines with high-end design, industrial revolution with digitalization, tradition with the new generation.

Desirable workspaces need to fulfill a whole host of requirements, which are rivaled only by the opportunities they provide. An architectural concept that strengthens the community combines with cultural and culinary diversity to create an open location that embraces the present and wants to grow with it. Made for humans.

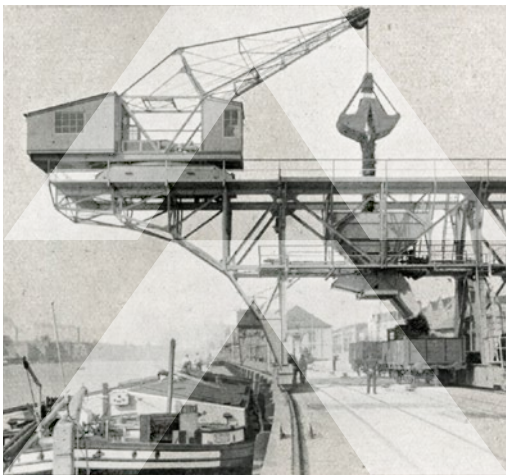


Project overview





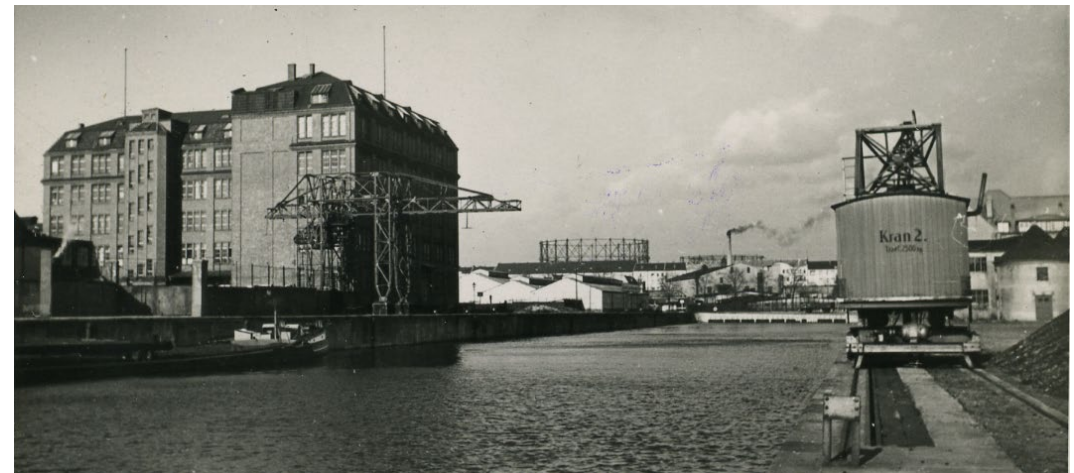
Restaurant space looking over the public square



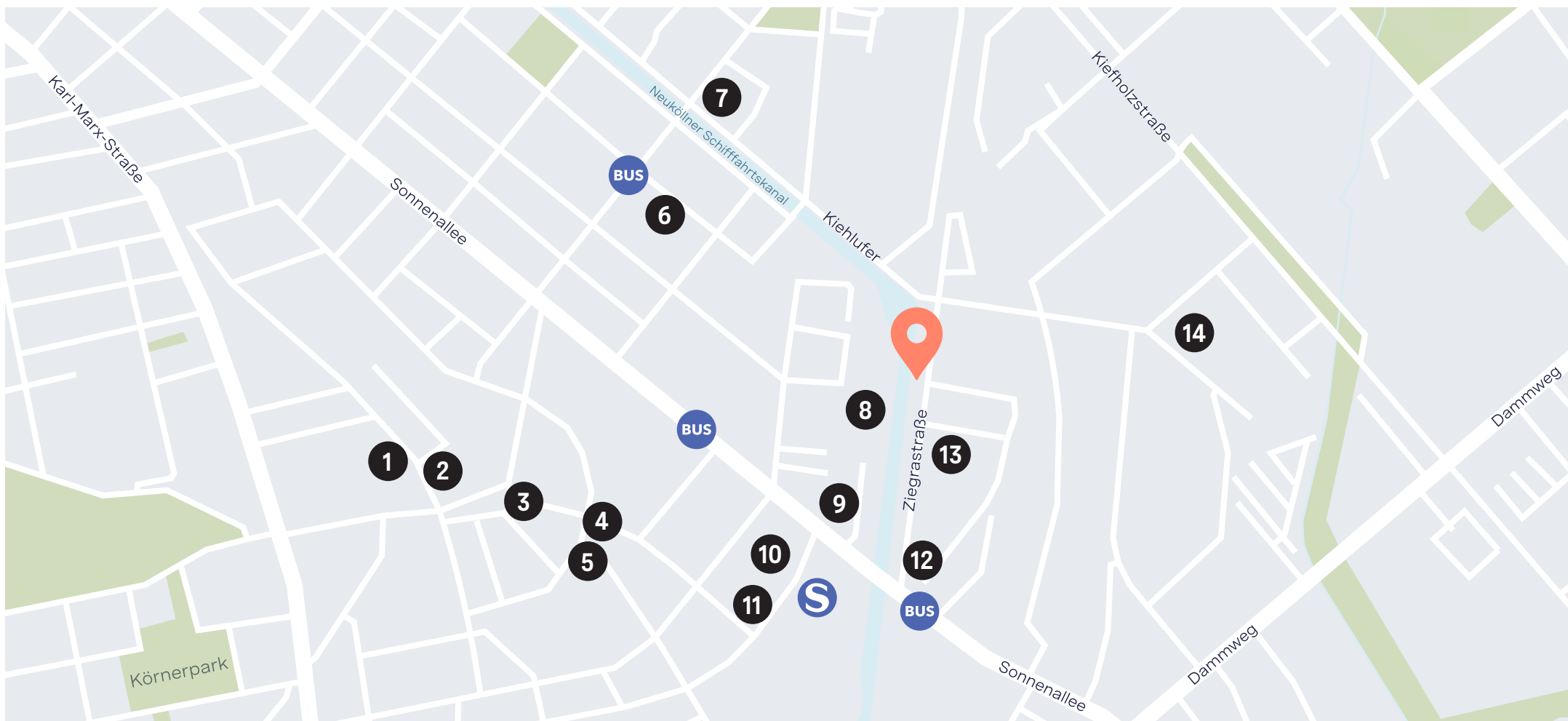
Long before Neukölln became a lifestyle magnet, the district attracted engineering, logistics, and port companies with the expansion of the Berlin waterways. A hot spot for movers and shakers: a hundred years later, the imposing industrial cranes tower over the waterside promenade. You can feel the wind, water, and vibe when you stand at the Kaimauer wall. This is where history and a new beginning converge. Open and social at all times, as exchange and community have always been the best drivers of innovation. Since always.

Join history

Pioneering spirit since 1906



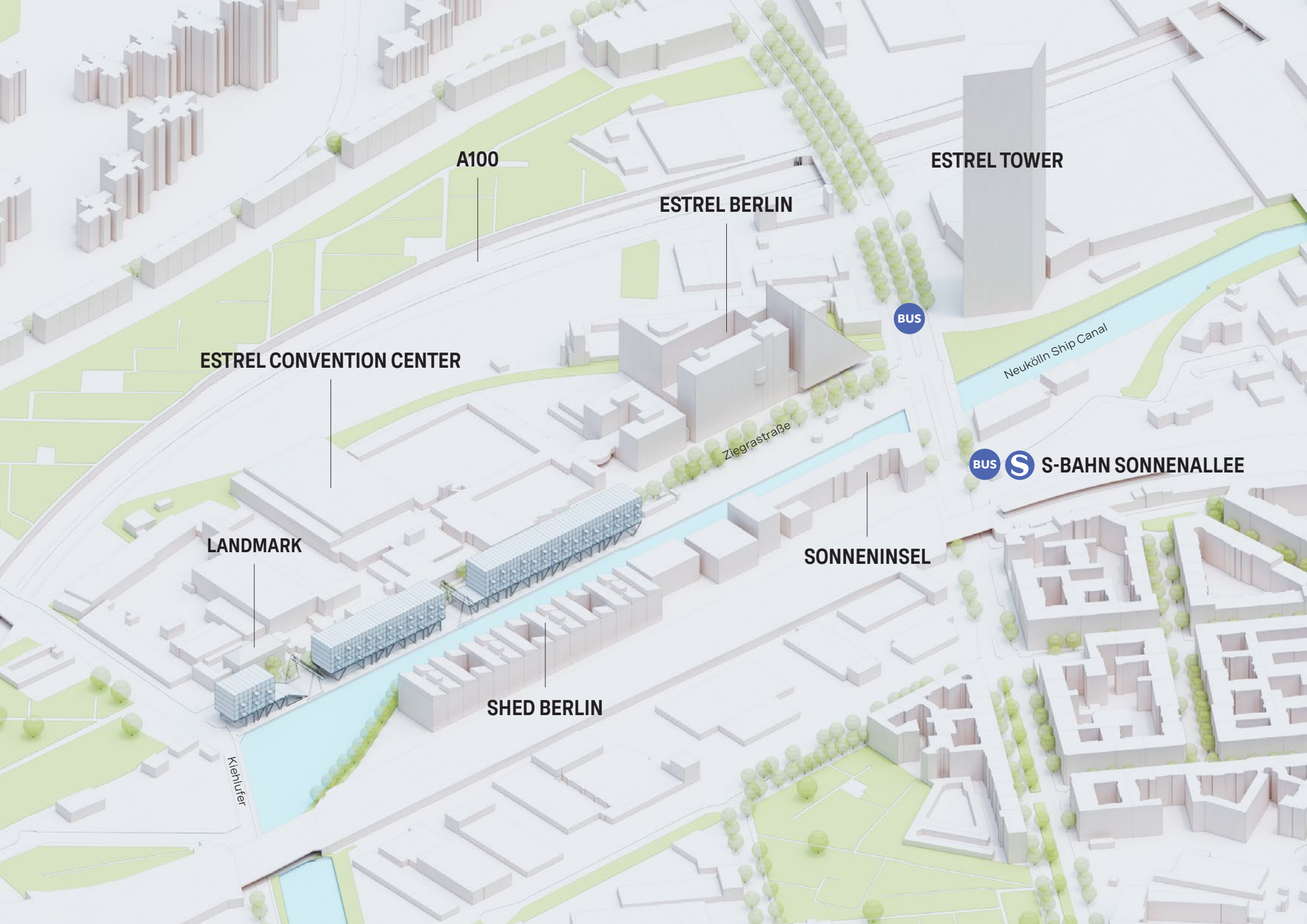




Together Independent — Neukölln

NEIGHBOURHOOD

- | | | | |
|---|-------------------------|----|--------------------------|
| 1 | Zosse Bar & Beer Garden | 8 | Shed Berlin |
| 2 | Aviv 030 | 9 | Project dev. Sonneninsel |
| 3 | Zuckerbaby Café & Deli | 10 | Café de Bagh |
| 4 | Hallmann und Klee | 11 | Geschwister Nothaft Café |
| 5 | Viet Bowl | 12 | Estrel Berlin |
| 6 | Bouldergarten | 13 | Stars in Concert |
| 7 | BAU Bar am Ufer | 14 | Restaurant Südpol |



A100

ESTREL TOWER

ESTREL BERLIN

ESTREL CONVENTION CENTER

BUS

Neukölln Ship Canal

Ziegrastraße

BUS



S-BAHN SONNENALLEE

LANDMARK

SONNENINSEL

SHED BERLIN

Kienlüfer



ziegrastrasse 4a

DOXS

Double height lobby



Neighborhood

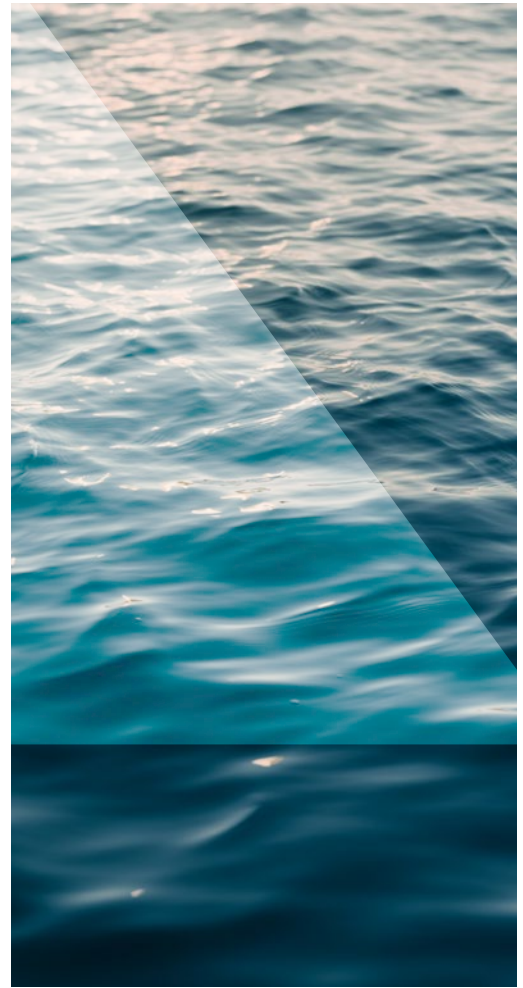
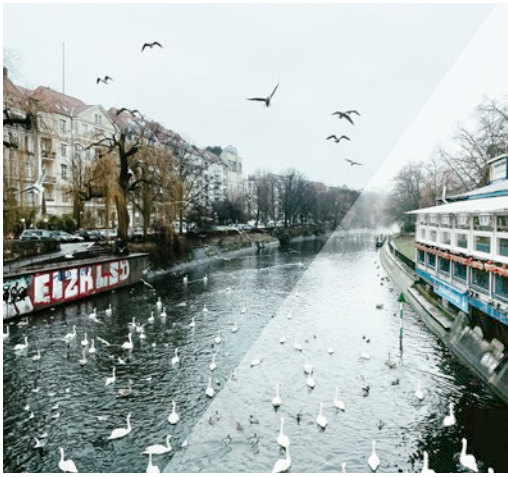
MOBILITY 5 min. to bus station Ziegrastrasse
10 min. to S-Bahn Sonnenallee
WeShare, ShareNow, Miles, Sixt, Emmy

DELIVERY DOXS is supplied by 171 restaurants

The Neukölln Ship Canal combines Sonnenallee with Maybachufer, caresses neighborhoods and cultures, and has always supported industrial and social transformations. A true original. The area surrounding Ziegrastrasse is a hot spot for culture, art, pop-ups, and flea markets in industrial halls and is developing into a hub for visionaries. An area once dedicated to the transport of containers and railroad scrap on ships is now home to social associations, convention centers, underground clubs, and start-ups that not only share space, but also a passion for all things new, contemporary, and extraordinary. Typical Neukölln.



If you want to help shape
the flow, you have to go
where the water is.



An architectural rendering of a modern building with a large, cantilevered upper floor. The ground floor is a glass-walled space, possibly a cafe or shop, with people inside. Outside, there's a paved plaza with yellow chairs and tables. A man with a skateboard and a dog are in the center. To the right, a row of balconies with plants and people extends along the building. In the foreground, a woman sits on a bench, and a man sits on a yellow chair. String lights hang from the building's overhang. In the background, a body of water with reeds and a small boat is visible.

Harbour of Cultures

160 nations live in Neukölln together on an area of 45 km². Thus, the district is one of the most colorful and densely populated in Berlin. DOXS creates new spaces and places for a multitude of different uses and connects people, generations and culture.





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