

DOXS NKLN

Lapping waves keep
creative juices flowing



Office Lofts at the
Neukölln Ship Canal

A Project by

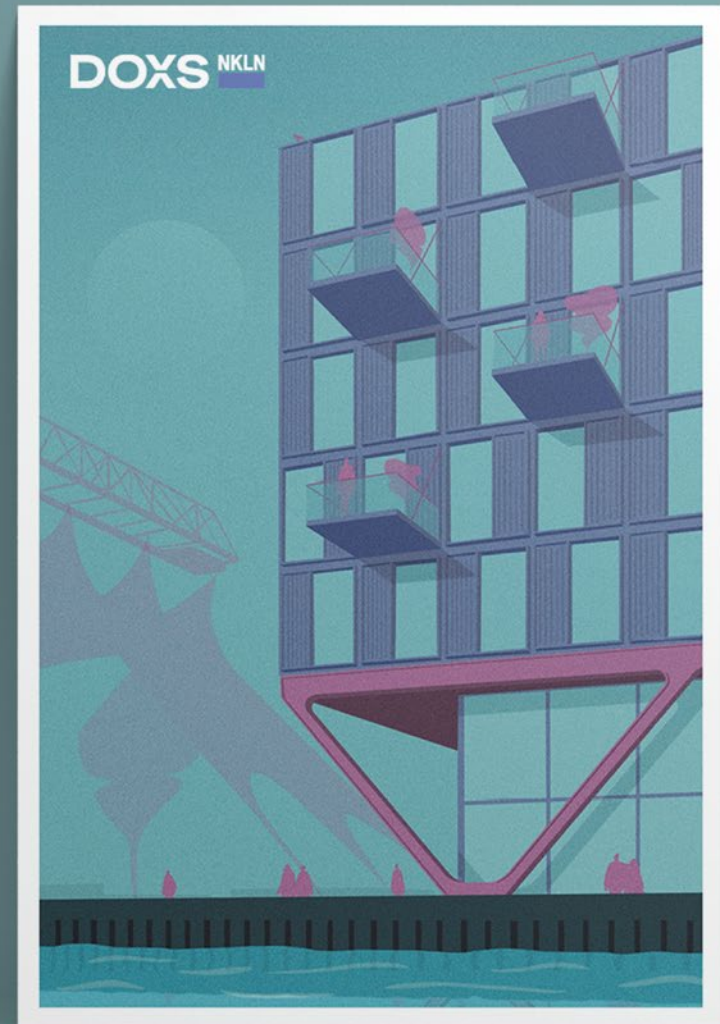
TROCKLAND®

CREATING

UNIQUE

SPACES

WITH LOVE



Community Life on the banks of the Neukölln Ship Canal



Hard Facts

WHERE	Ziegrastrasse 20, 12057 Berlin
HOW MUCH	approx. 24,000 m ² lettable space
WHAT	Office lofts, commercial living, hostel, gastronomy, culture, daycare, manufacturing
WHEN	Completion Q2/2027

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.

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.

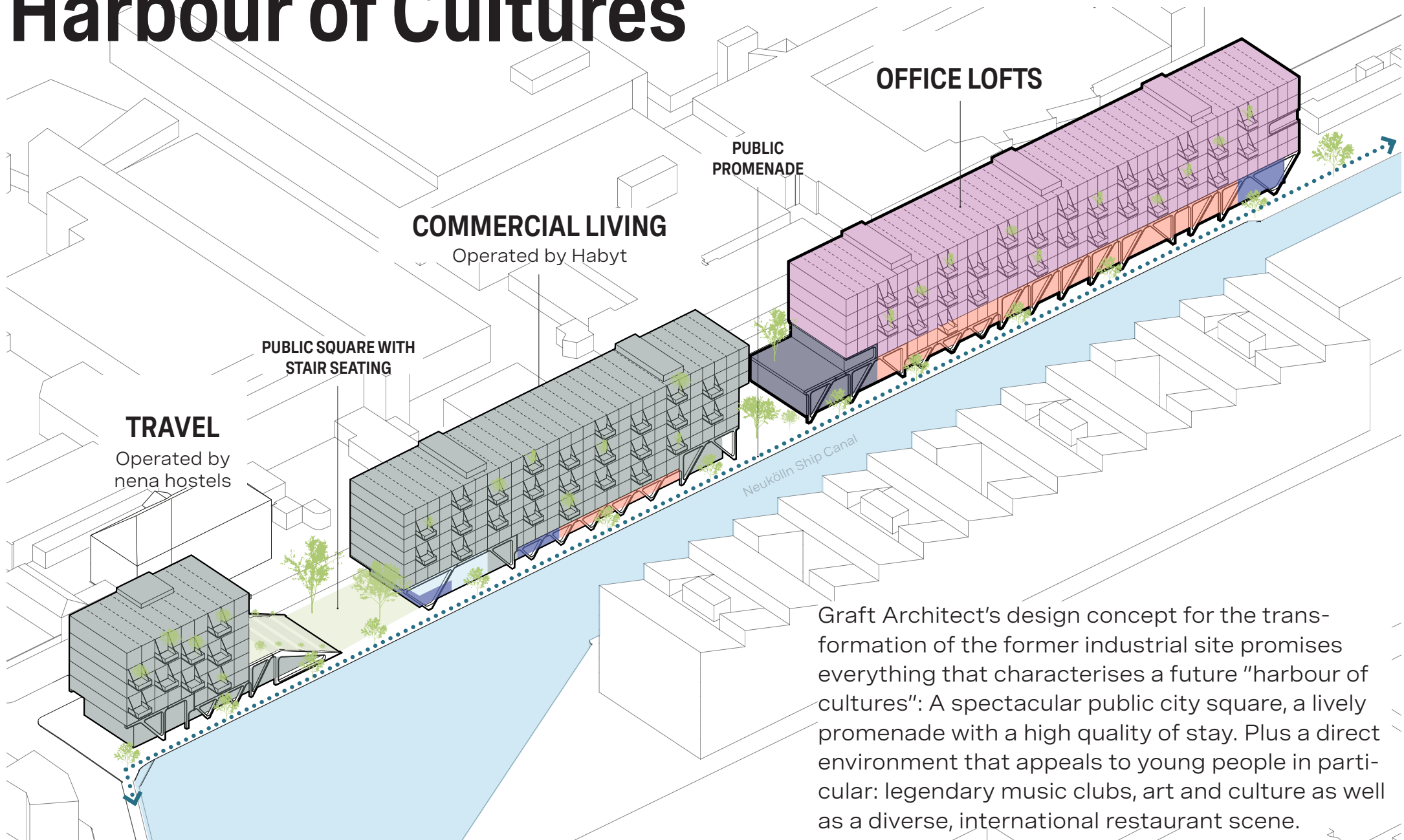
- Sustainability certification (DGNB Platinum targeted)
- Planning & fit-out according to tenant requirements
- Winner of AR Future Project Award 2023
- Public city square with high quality of stay
- Waterfront location with riverside promenade
- Attractive surroundings: SRH University and Estrel Convention Centre in the immediate vicinity
- Great connectivity with motorway and S-Bahn



Public promenade and square

Welcome to the Harbour of Cultures

- OFFICE LOFTS
- COMMERCIAL
- DAYCARE
- ACCOMMODATION
- ATELIERS/CULTURE
- GASTRONOMY



Graft Architect's design concept for the transformation of the former industrial site promises everything that characterises a future "harbour of cultures": A spectacular public city square, a lively promenade with a high quality of stay. Plus a direct environment that appeals to young people in particular: legendary music clubs, art and culture as well as a diverse, international restaurant scene.



View of all three building parts

The future of work



As working from home has become a popular option, modern offices have to stand out and add real value. These spaces are not just about work; they are about creating environments that resonate with the rhythm of collaboration and individual growth, that are more sustainable and adaptable, that embrace areas for collaboration, health, and wellbeing. It's places like these where every interaction can enrich a collective culture and spark innovation.

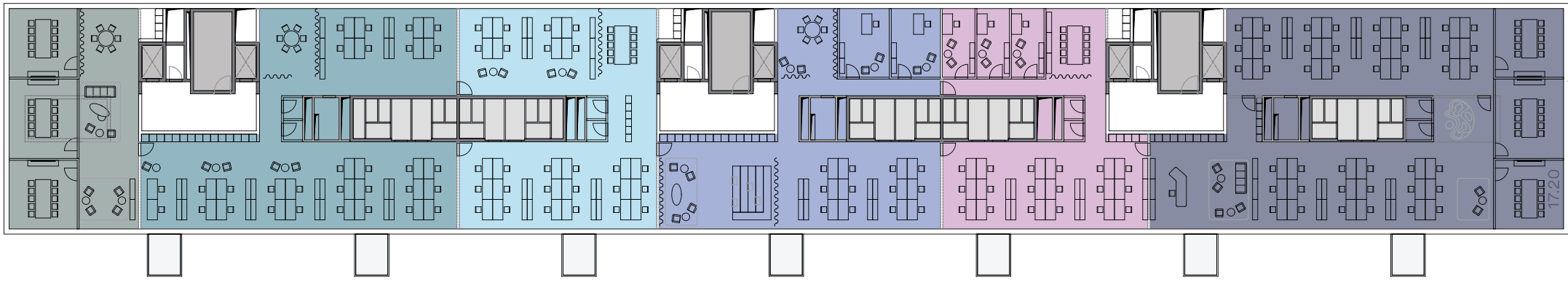


Standard floorplan Office Lofts

Standard floor | approx. 1,773 m² netto

Features

- Planning & fit-out according to tenant requirements
- Combination of spaces possible
- approx. 50 car parking spaces in the basement and more in the immediate vicinity, over 30 bicycle stands
- Exclusive roof terraces



Unit 3.01
178 m²

Unit 3.02
332 m²

Unit 3.03
267 m²

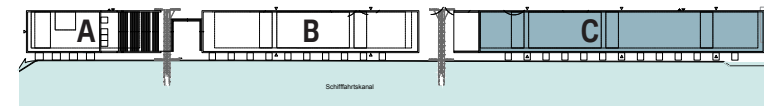
Unit 3.04
277 m²

Unit 3.05
240 m²

Unit 3.06
479 m²

Ceiling height 3 m–3,20 m

The furnishings and room layout shown in the plans and drawings are only a suggestion and are not part of the contract.
All dimensions are approximate.





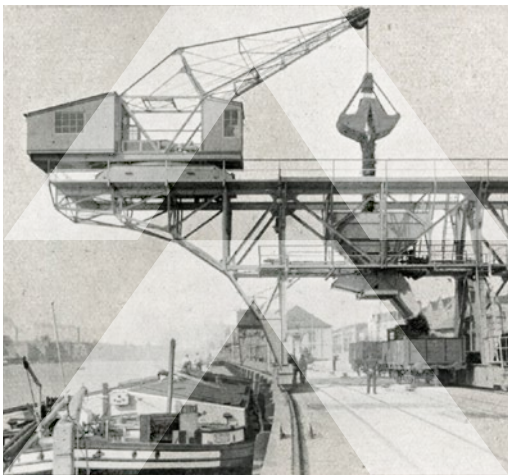
Ziegrastraße 4 a

DOXS

Lobby with double room hight



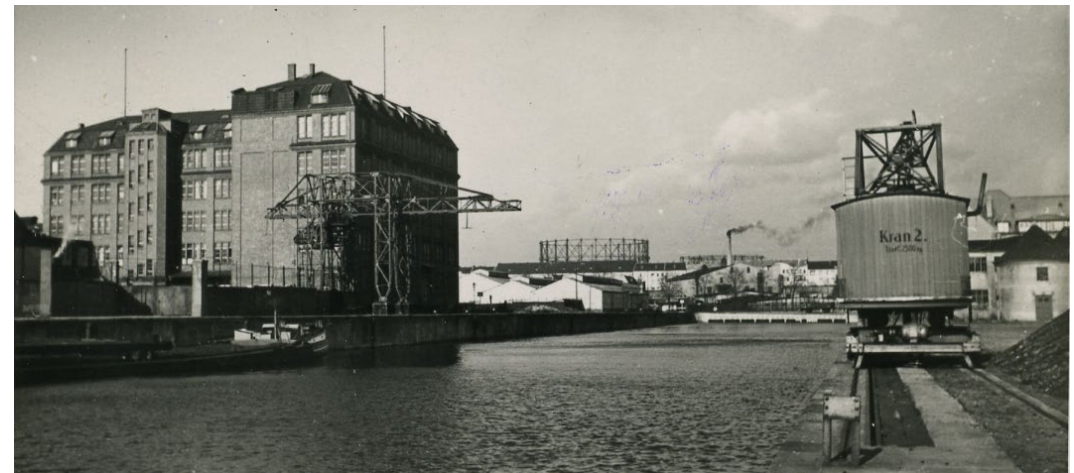
Open floorplan



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





Public square mit stair seating



Neighborhood

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

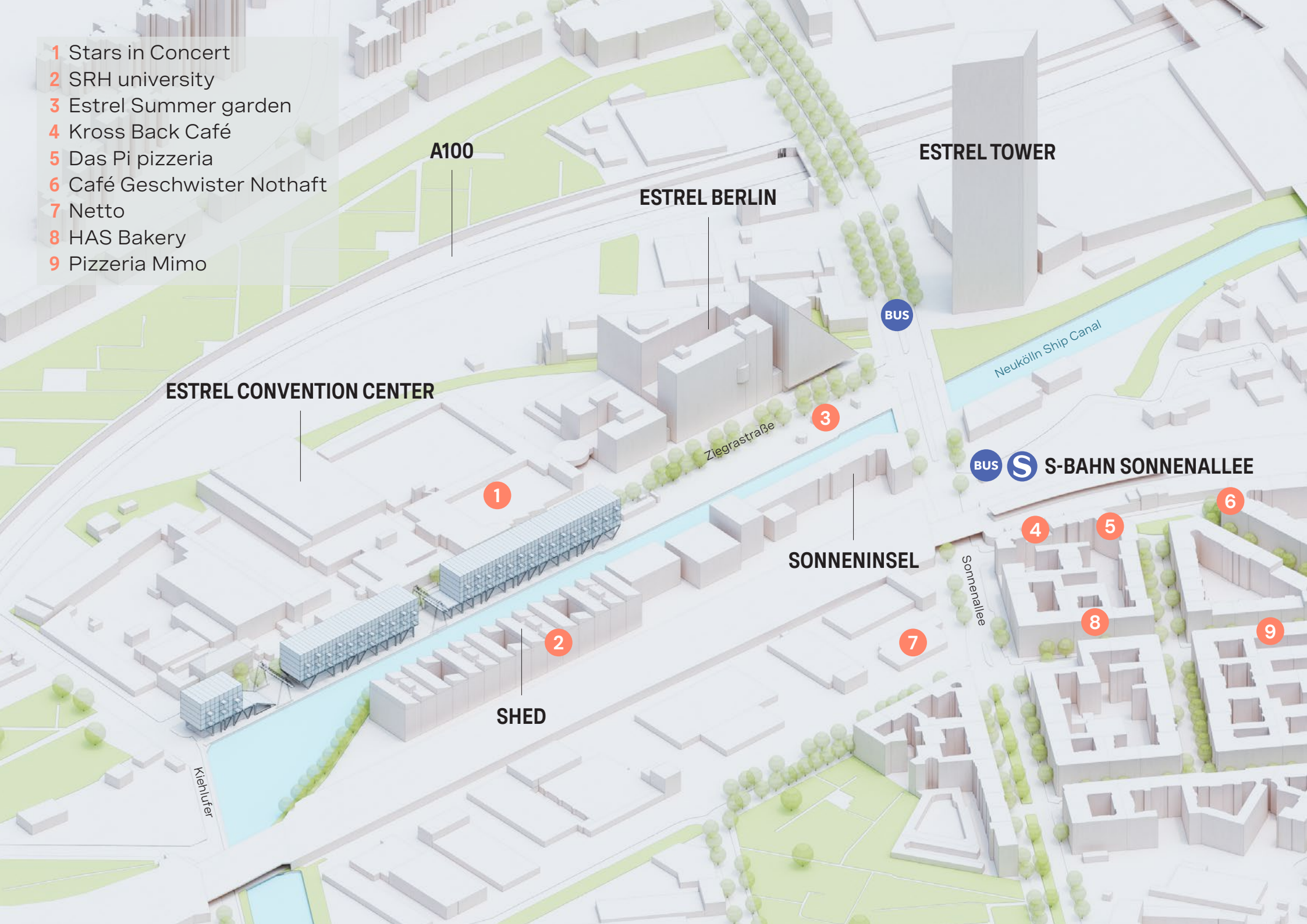
DELIVERY DOXS is supplied by 171 restaurants

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.

- 1 Stars in Concert
- 2 SRH university
- 3 Estrel Summer garden
- 4 Kross Back Café
- 5 Das Pi pizzeria
- 6 Café Geschwister Nothhaft
- 7 Netto
- 8 HAS Bakery
- 9 Pizzeria Mimo



A100

ESTREL TOWER

ESTREL BERLIN

ESTREL CONVENTION CENTER

Neukölln Ship Canal

Ziegrastraße

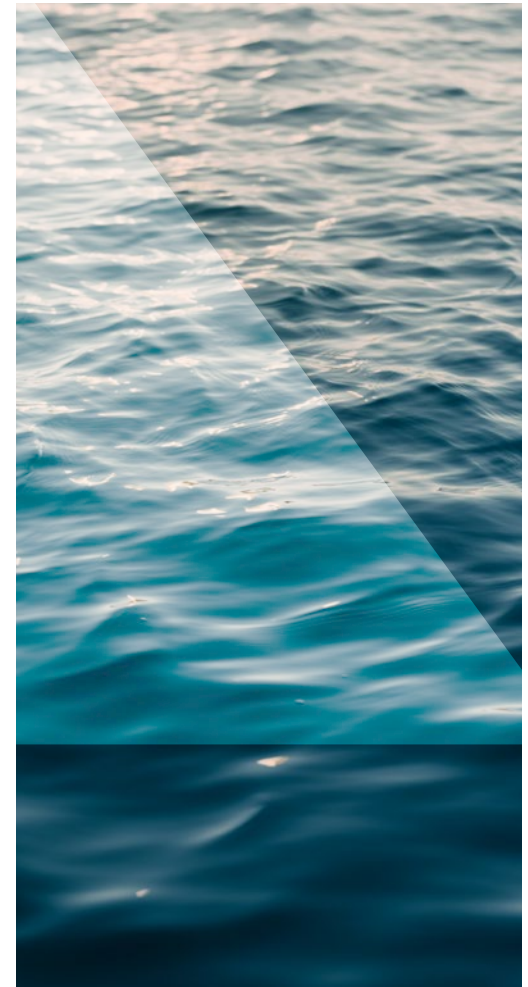
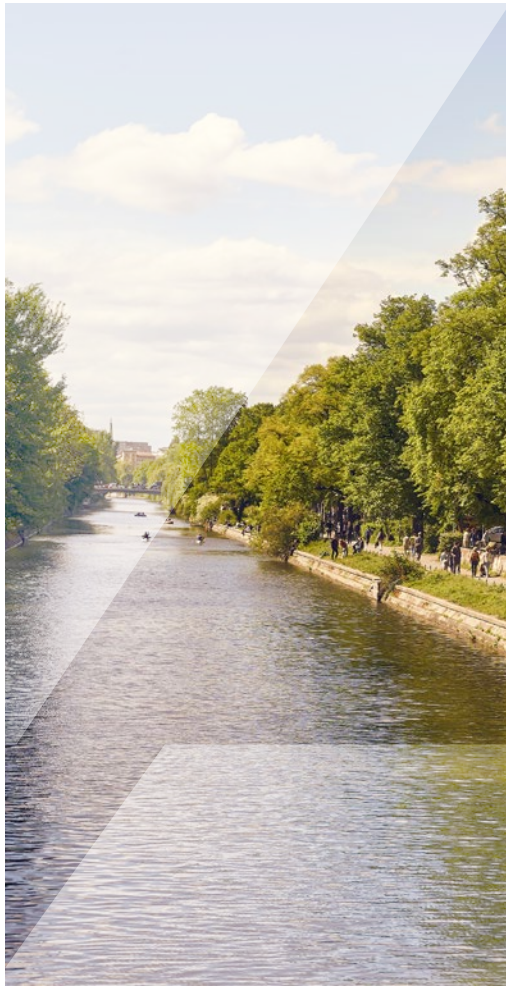
BUS S S-BAHN SONNENALLEE

SONNENINSEL

Sonnenallee

SHED

Kiehlufer



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.



ar future projects 2023
Category winner



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Trockland

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