

# DOXS NKLN

Lapping waves keep  
creative juices flowing



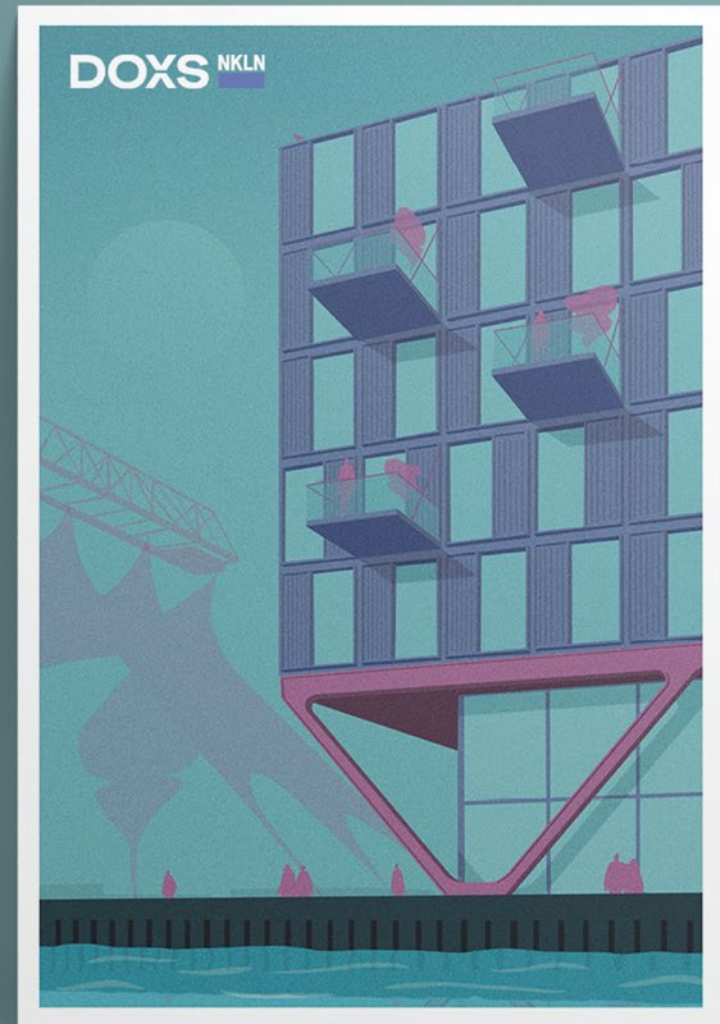
Office Lofts at the  
Neukölln Shop Canal



A Project by

**TROCKLAND®**

**CREATING  
UNIQUE  
SPACES  
WITH LOVE**



# Community Life on the banks of the Neukölln Ship Canal



## Hard Facts

<b>WHERE</b>	Ziegrastrasse 2-20, 12057 Berlin
<b>HOW MUCH</b>	approx. 24,000 m <sup>2</sup> lettable space
<b>WHAT</b>	Office lofts, commercial living, hostel, gastronomy, culture, daycare, manufacturing
<b>WHEN</b>	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)
- After plans by Graft Architects
- 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



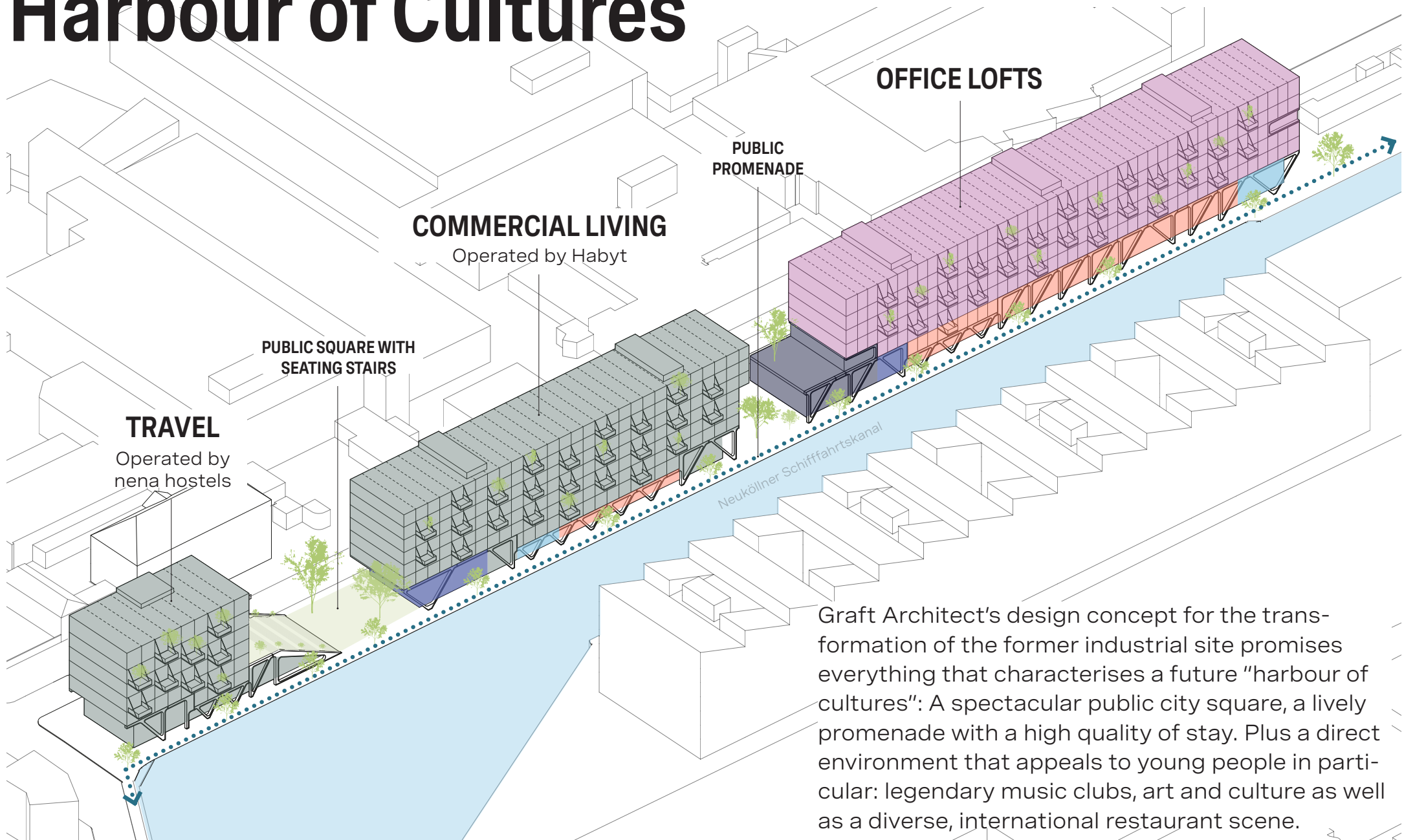


Public promenade and square



# 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.



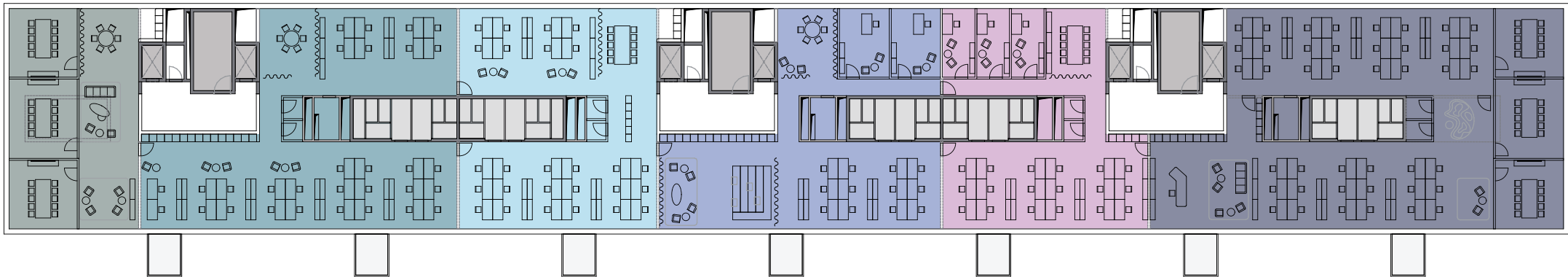


# Floorplan option Office Lofts

Standard floor | approx. 1,773 m<sup>2</sup> netto

## Features

- Planning and fitting out according to tenant's request
- Flexible combination of spaces possible
- approx. 50 parking spaces on site and more in the immediate vicinity, more than 30 bike stands
- Exclusive rooftop terraces



**Unit 3.01**  
178 m<sup>2</sup>

**Unit 3.02**  
332 m<sup>2</sup>

**Unit 3.03**  
267 m<sup>2</sup>

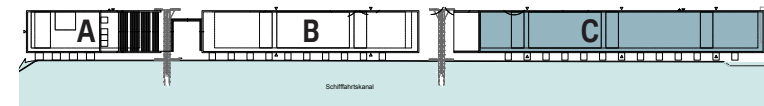
**Unit 3.04**  
277 m<sup>2</sup>

**Unit 3.05**  
240 m<sup>2</sup>

**Unit 3.06**  
479 m<sup>2</sup>

Ceiling height 3 m-3,20 m

All visualizations and the facilities depicted therein are non-binding and serve illustration purposes only.  
The areas indicated are approximate.







Ziegrastraße 4 a

DOXS

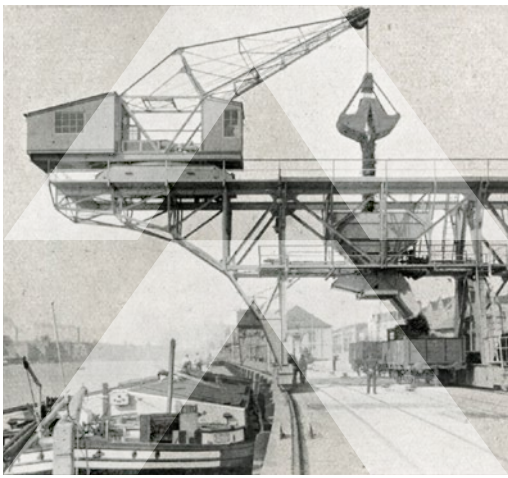
Lobby with double room hight





Open floorplan

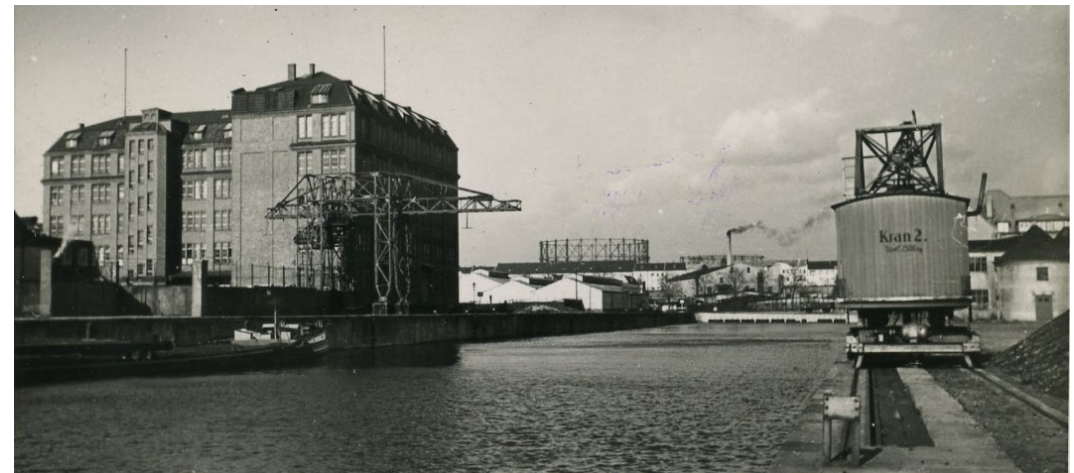




Long before Neukölln became a lifestyle magnet, the district attracted engineering, logistics, and port companies with the expansion of the Berlin waterways. A hot spot for movers and shakers: a hundred years later, the imposing industrial cranes tower over the waterside promenade. You can feel the wind, 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  
5 min. to S-Bahn Sonnenallee  
WeShare, ShareNow, Miles, Sixt, Emmy

**DELIVERY** DOXS is supplied by 171 restaurants

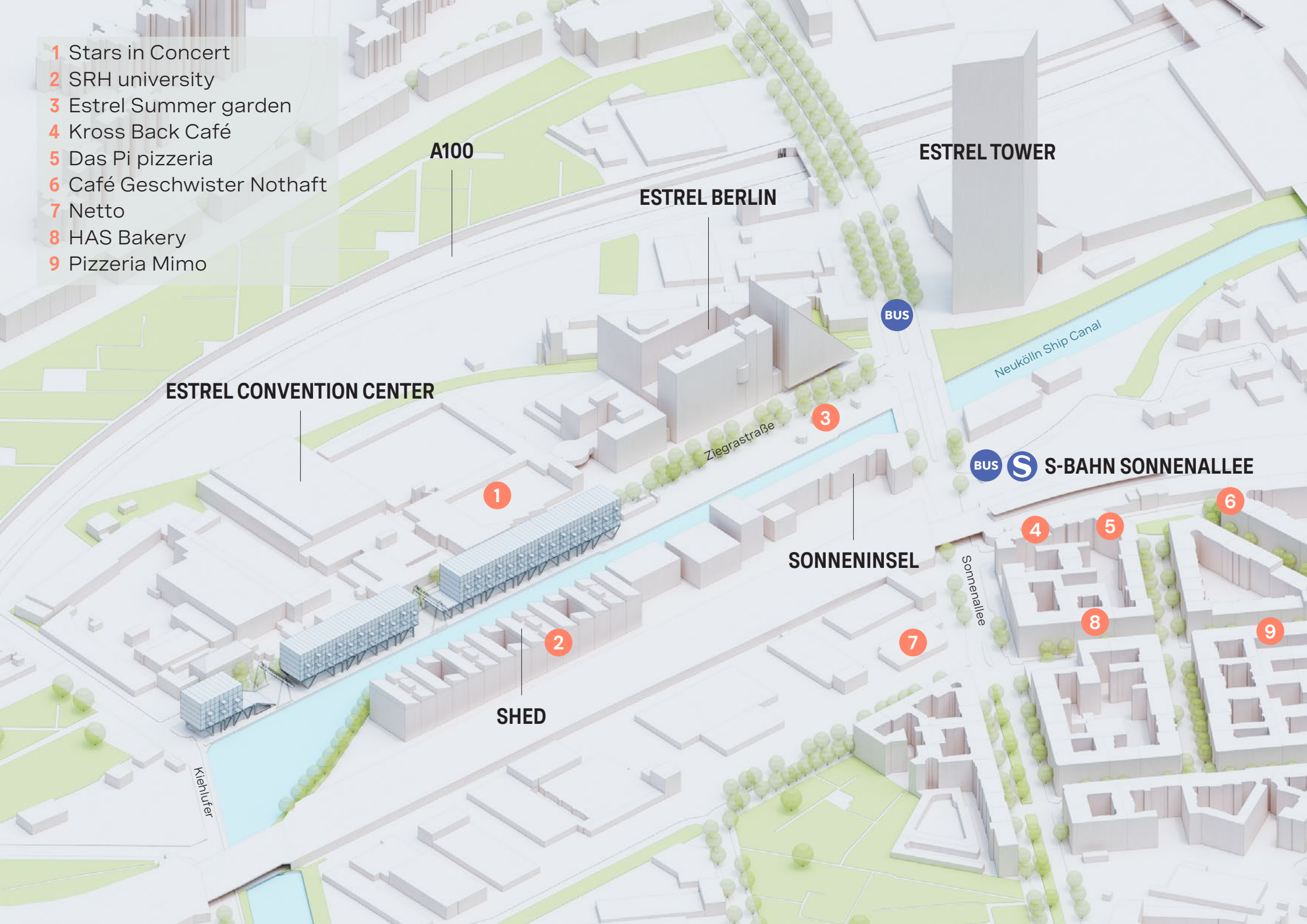
The Neukölln Ship Canal combines Sonnenallee with Maybachufer, caresses neighborhoods and cultures, and has always supported industrial and social transformations. A true original. The area surrounding Ziegrastrasse is a hot spot for culture, art, pop-ups, and flea markets in industrial halls and is 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

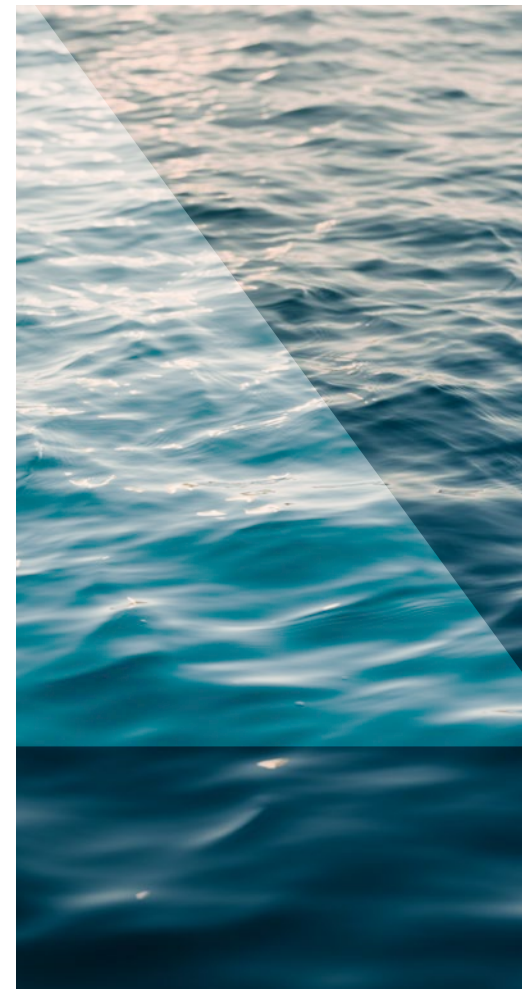
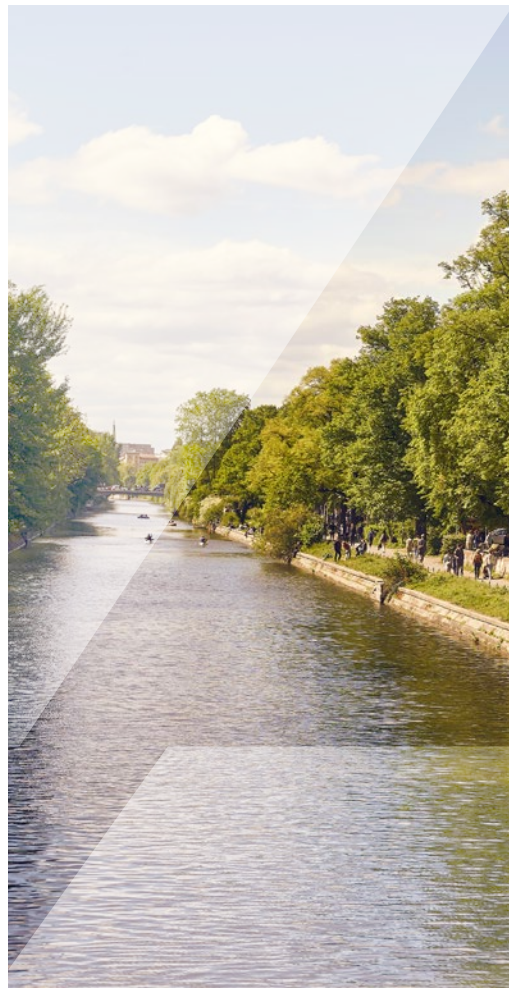
SONNENINSEL

Sonnenallee

SHED

Kiehlufer







# Harbour of Cultures

160 nations live in Neukölln together on an area of 45 km<sup>2</sup>. 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





# Contact

**VIOLA MOLZEN**

Letting & Project Sales Manager  
v.molzen@trockland.com  
+49 173 2582132

**CREATING  
UNIQUE  
SPACES  
WITH LOVE**



doxs.berlin

**TROCKLAND®**

Trockland Management GmbH  
Hauptstraße 27 | Aufgang E | 10827 Berlin  
+49 30 2363137-0 | [trockland.com](https://trockland.com)



# Trockland Disclaimer

This information does not purport to comprise a full description of the property for any kind of investment nor to include all information that could be of interest to potential investors for such a decision. This information does not replace the need for the recipient to examine the potential investment of the property. Neither does it represent an offer to invest in the property. Neither this document nor the information contained in this document may be used as a basis for contracts, obligations or similar.

No express or implied guarantees or undertakings are given for the correctness, completeness and up-to-datedness of the information, figures, assessments and projections in this document or in any other written or verbal information provided to the recipient. Trockland Management GmbH (including all Trockland companies owning real estate property) its managing directors, officers and employees do not accept any liability in this respect.

This information must be treated confidentially and must not at any time be copied, reproduced or forwarded to other parties (as a whole or in parts) without the prior written consent of Trockland Management GmbH. Neither Trockland Management GmbH nor the Trockland company owning the property shall be obliged to grant the recipient access to any further information, to update the information presented in this document or to correct information that proves to be incorrect during the course of the lease process. Layouts, plans, views and features are based on information and data that may vary in the different planning stages. Visualizations are artistic illustrations that do not necessarily reflect the actual future setting. Potential investors are recommended to compile and evaluate their own information with regard to the properties and the investment which is the content of this presentation. It is recommended that every potential investor who is

interested in purchasing or valuing the investment and the properties should appoint their own financial advisors or other professional consultants.

Copyright:

Trockland, Graft Architekten, Adobe Stock, unsplash, WikiCommons, Museum Neukölln, Bundesarchiv

A Project by

**TROCKLAND®**

