

DOXS NKLN

Commercial Spaces on the banks
of the Neukölln Ship Canal



A Project by

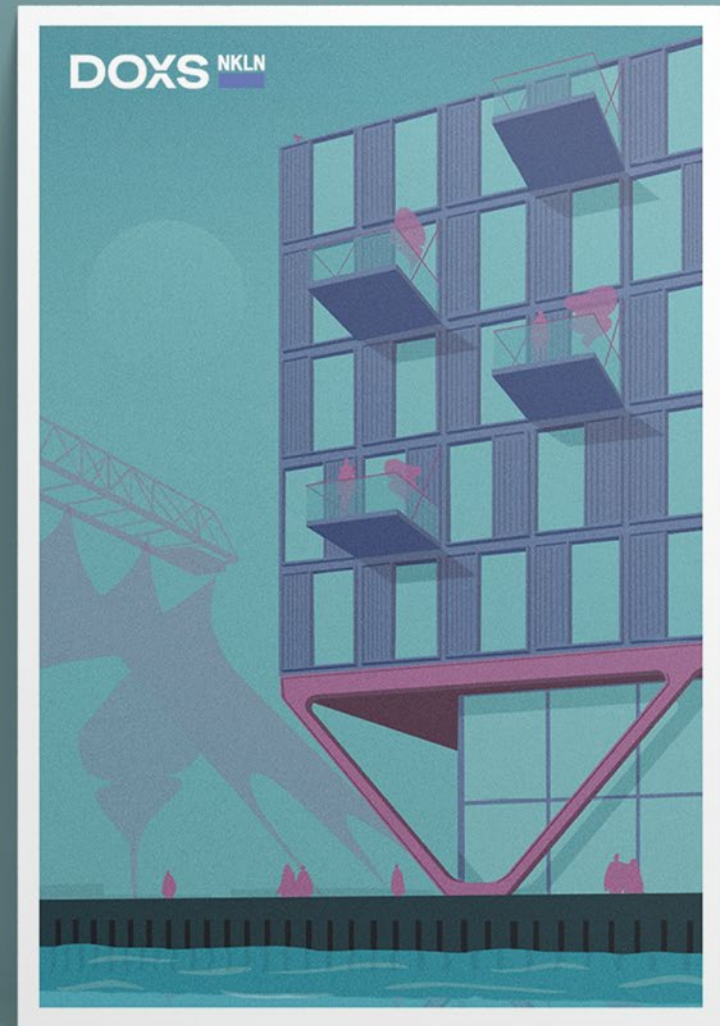
TROCKLAND®

CREATING

UNIQUE

SPACES

WITH LOVE



Community Life at the Neukölln Ship Canal.



DOXS NKLN

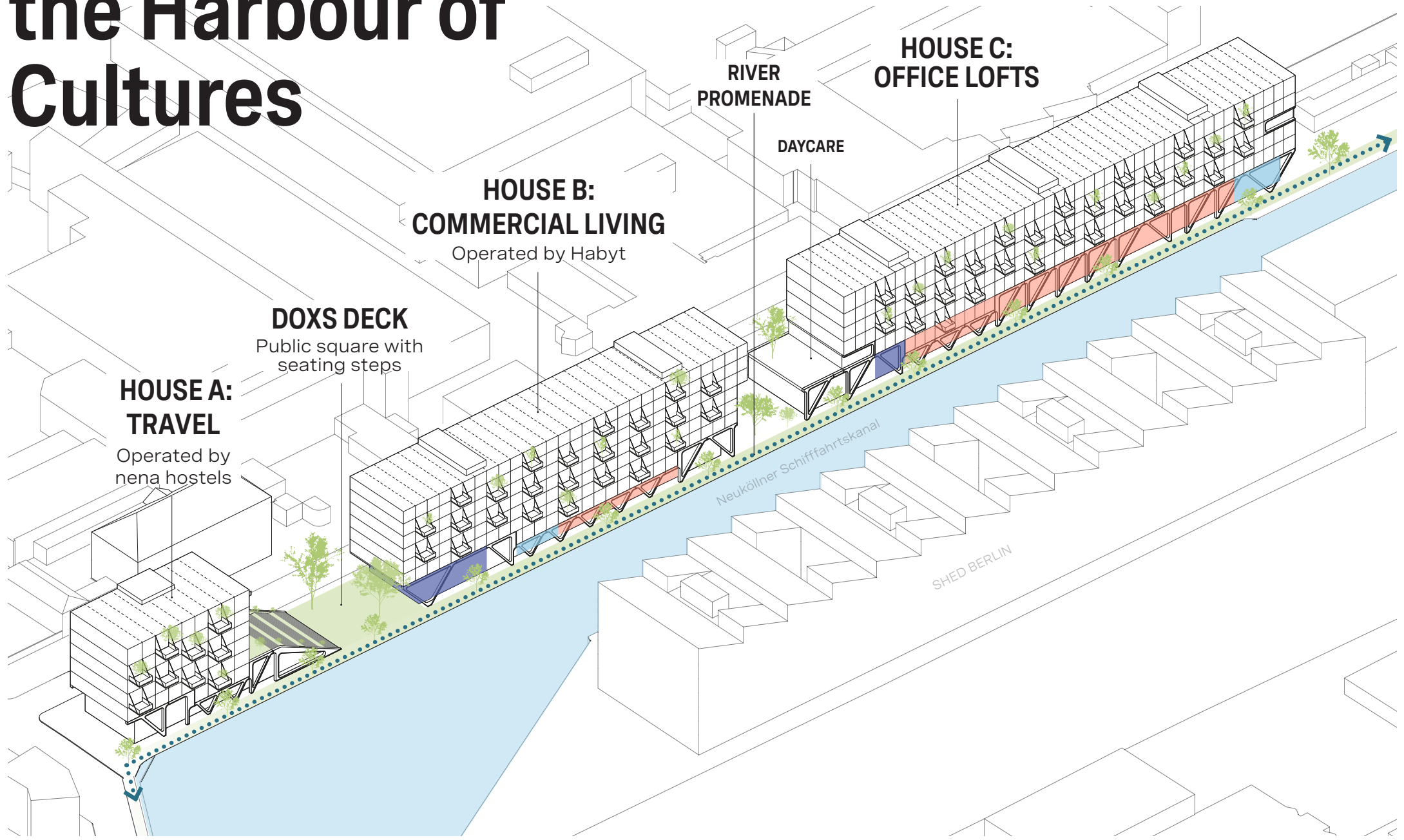
WHERE	Ziegrastrasse 20, 12057 Berlin-Neukölln
HOW MUCH	approx. 2,370 m ² available space
WHAT	Gastronomy, culture, manufacturing, ateliers
WHEN	Completion Q1/2028

Lapping waves keep creative juices flowing, which makes DOXS the perfect location for innovative ideas and inspiration for tomorrow. Combined with an architectural concept that strengthens the community, an open place is created in harmony with cultural and culinary diversity that welcomes the present and strives to grow into the future.

- Winner of the AR Future Project Award 2023 & 1st place at the Real Estate of the Year 2024 Award
- Sustainability certification (DGNB Platinum targeted)
- Design by Graft Architects
- Waterfront location with promenade & public square
- Attractive surroundings: SRH University and Estrel Convention Center in the immediate vicinity
- Excellent transport links with highway and S-Bahn

Welcome to the Harbour of Cultures

ATELIER/CULTURE MANUFACTURING GASTRONOMY



**HOUSE B:
COMMERCIAL LIVING**
Operated by Habyt

**HOUSE C:
OFFICE LOFTS**

DOXS DECK
Public square with
seating steps

**HOUSE A:
TRAVEL**
Operated by
nena hostels

RIVER
PROMENADE

DAYCARE

Neuköllner Schifffahrtskanal

SHED BERLIN

DOXS Deck

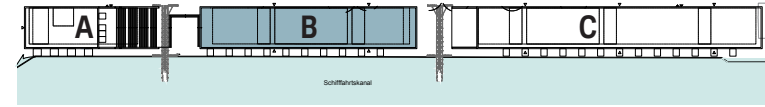
A special feature is the new public square, which is planned with seating steps in the style of an amphitheater and can be used as a central meeting point in a variety of ways by tenants and the neighborhood.



Floorplan House B

Spaces from approx. 120 m² to 575 m²

Planning & fit-out according to tenant's requirements, combining of spaces possible



Ground floor

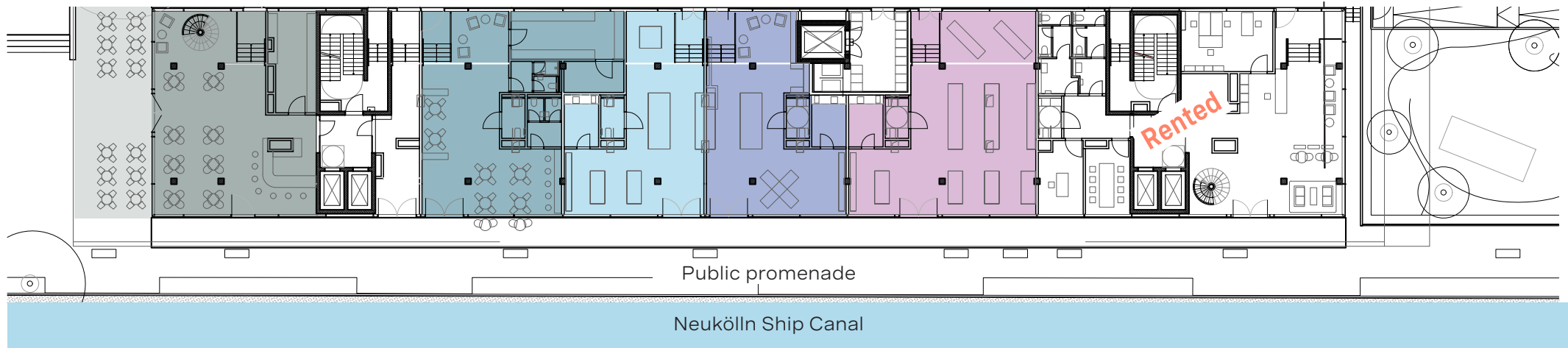
Unit 0.01 (GF)
ca. 168 m² (350 m²)

Unit 0.02
ca. 160 m²

Unit 0.03
ca. 120 m²

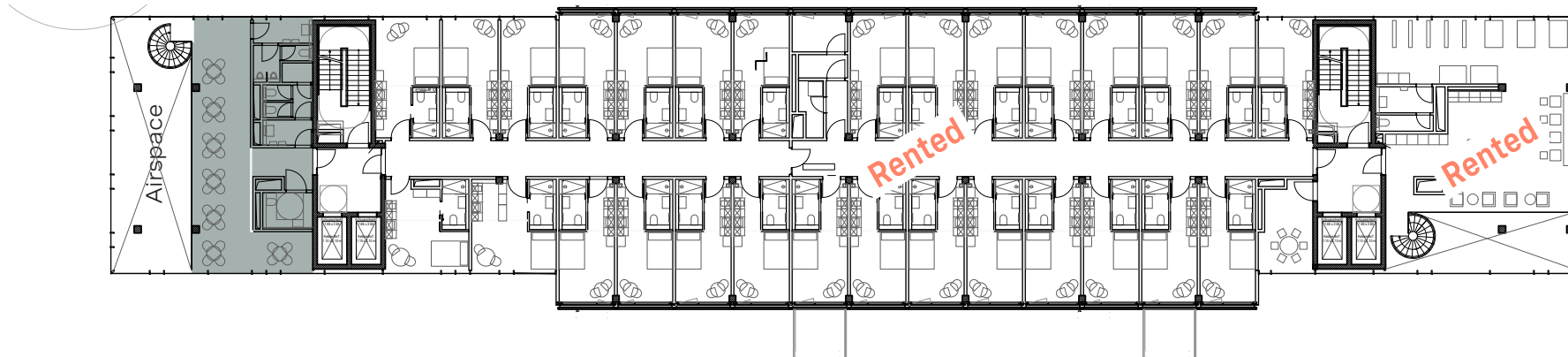
Unit 0.04
ca. 125 m²

Unit 0.05
ca. 170 m²



1st floor

Unit 1.01 (1st floor)
ca. 97 m² (350 m²), plus basement



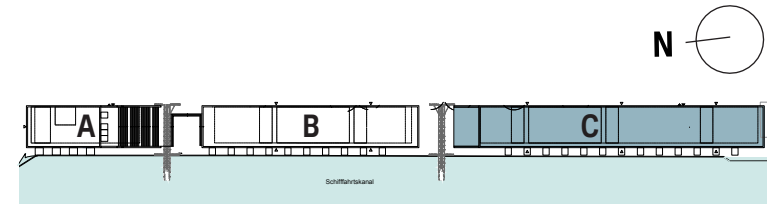


Restaurant space with double room height

Floorplan House C

Spaces from approx. 47 m² to 965 m²

Planning & fit-out according to tenant's requirements, combining of spaces possible



Ground floor

Unit 0.02
ca. 47 m²

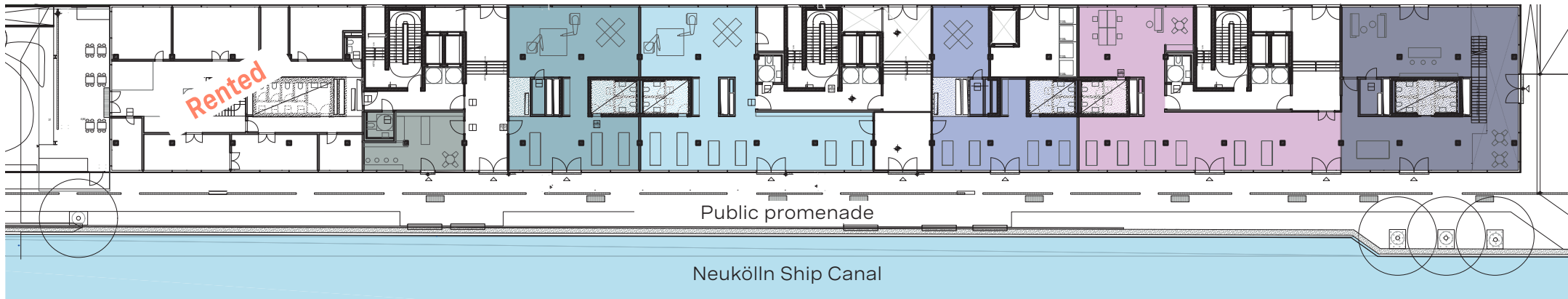
Unit 0.03
ca. 190 m²

Unit 0.04
ca. 248 m²

Unit 0.05
ca. 154 m²

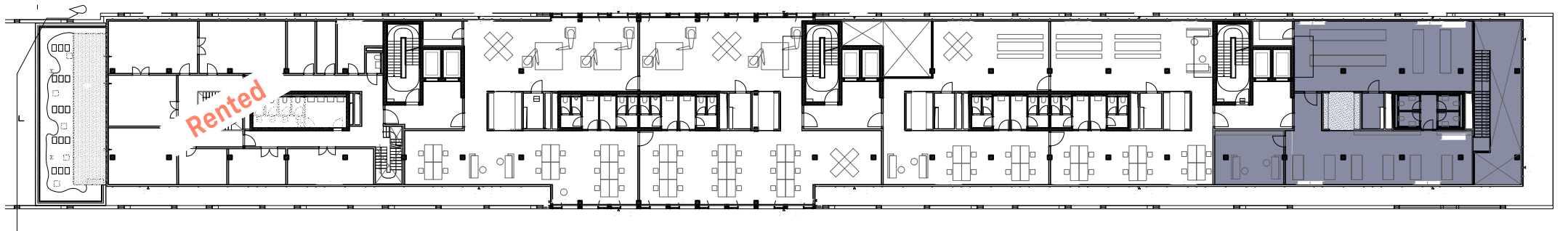
Unit 0.06
ca. 235 m²

Unit 0.07 (GF)
ca. 253 m² (567 m²)



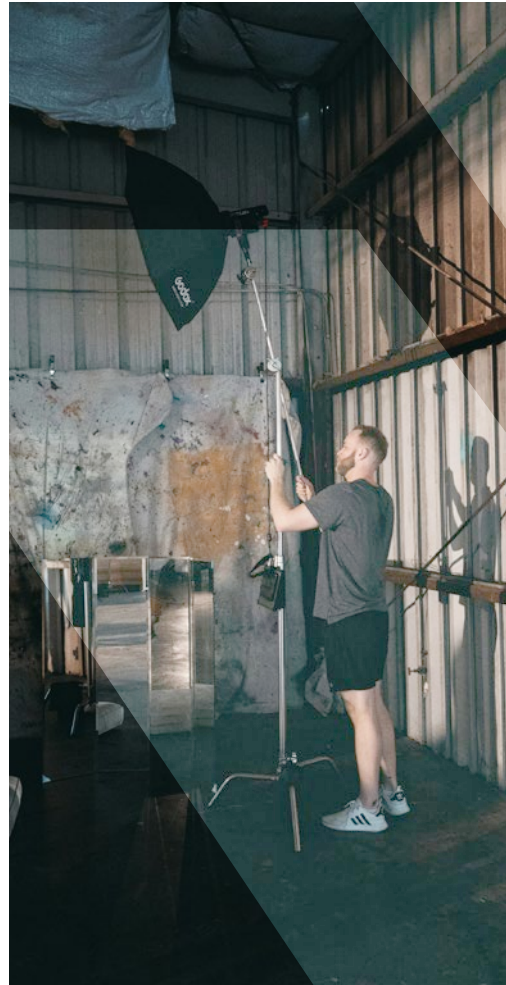
1st floor

Unit 1.07 (1st floor)
ca. 314 m² (567 m²)





Public DOXS Deck and Promenade





DOXS location

- MOBILITY** 5 min to Ziegrastrasse bus stop
5 min to Sonnenallee S-Bahn station
WeShare, ShareNow, Miles, Sixt, Emmy
- DELIVERY** DOXS is supplied by 171 restaurants

The Neukölln shipping canal connects Sonnenallee with Maybachufer, touches neighborhoods and cultures and has always supported industrial and social transformations. A true original. The area surrounding Ziegrastrasse is a hot spot for pop-ups and flea markets in industrial halls, a neighborhood for culture and art and is currently 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 a 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.**

Neighborhood



A100

ESTREL BERLIN

ESTREL TOWER

BUSINESS PARK
e.g. BRAUCO, BRILLUX,
KLEINSCHMIDT, WEIDLING

BUS

Neukölln Ship Canal

STARS IN
CONCERT

ESTREL
SUMMER GARDEN

BUS S SONNENALLEE

ESTREL CONVENTION
CENTER

Ziegrastrasse

PROJECTED
ART

SONNENINSEL

e.g. ZATTOO, BOOKINGKIT,
BLINKIST, CLIMATEPARTNER,
FIPP e.V. - FORTBILDUNGSINSTITUT,
HRS INNOVATION HUB

KROSS BACK
CAFÉ

DAS PI
PIZZERIA

THE PINK
CAFÉ

FALSCHER
FISCH

Sonnenallee

HAS
BAKERY

PIZZERIA
MINO

SHED
SRH UNIVERSITY

DEKRA ACADEMY

Kiehlufer

Harbour of Cultures

In Neukölln, 160 nations live together in an area of around 45 km². This makes the district one of the most densely populated and colorful in Berlin. DOXS creates new spaces and places for a variety of different uses and connects people, cultures, and generations.



mipim
AWARDS



ar future projects 2023
Category winner



Contact

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**CREATING
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