

DOXS NKLN

Lapping waves keep
creative juices flowing

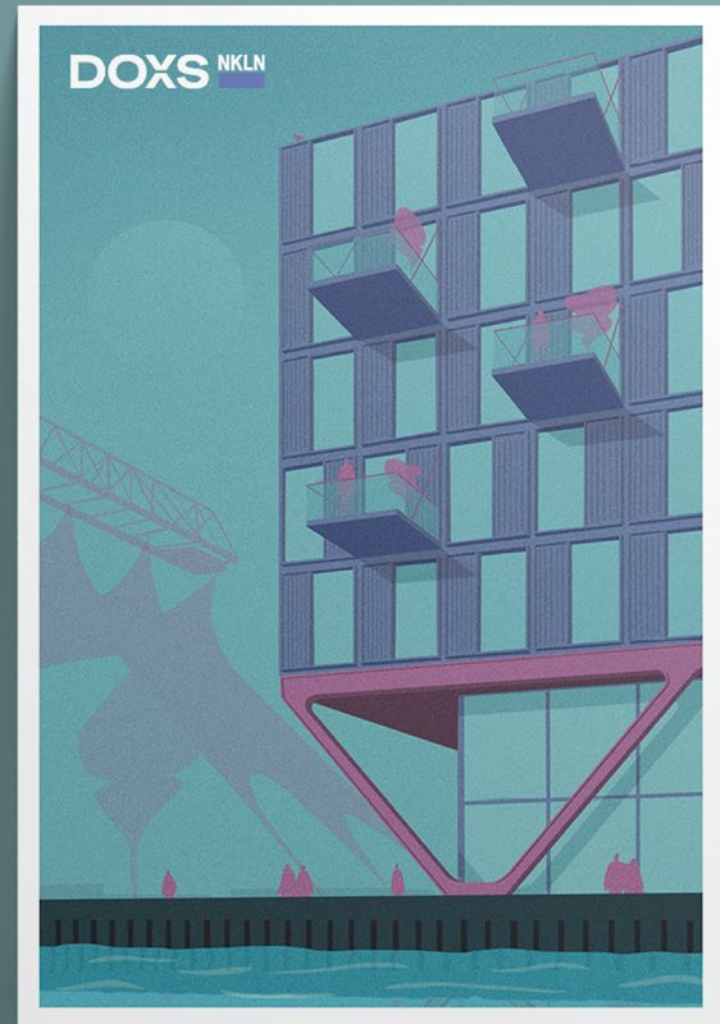


Office Lofts at the
Neukölln Shipping Canal

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. 28,000 m² lettable space

WHAT

Office lofts, commercial living, hostel, gastronomy, culture, daycare, manufacturing

WHEN

Completion Q1/2028

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 connections to the motorway and the S-Bahn



The DOXS highlights



LOCATION BY THE WATER

With a water view from the balconies and the rooftop terrace, a landing dock on the water, and a public promenade, DOXS's location couldn't be more dynamic.

EXCELLENT ACCESSIBILITY

Quietly located on the canal, yet perfectly connected – with bus, Ringbahn, and the new A100 city motorway right on the doorstep.

ARCHITECTURAL STATEMENT

GRAFT's award-winning design impressively combines industrial heritage with forward-thinking design.

LIVELY NEIGHBORHOOD

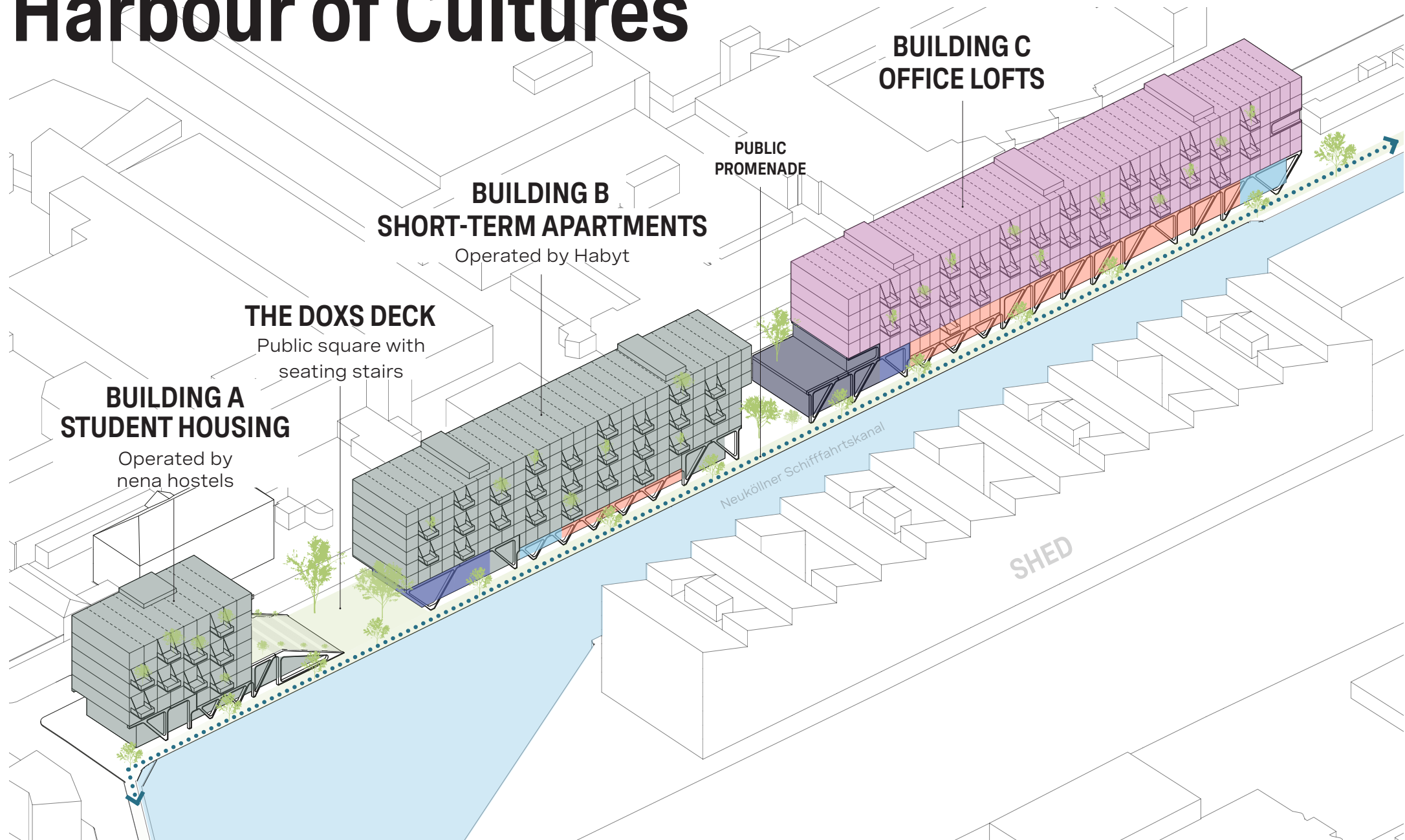
Established businesses meet new developments, creating a vibrant district for a diverse range of uses.



Public promenade and the DOXS Deck

Welcome to the Harbour of Cultures

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



AWARD-WINNING ARCHITECTURE BY GRAFT

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.



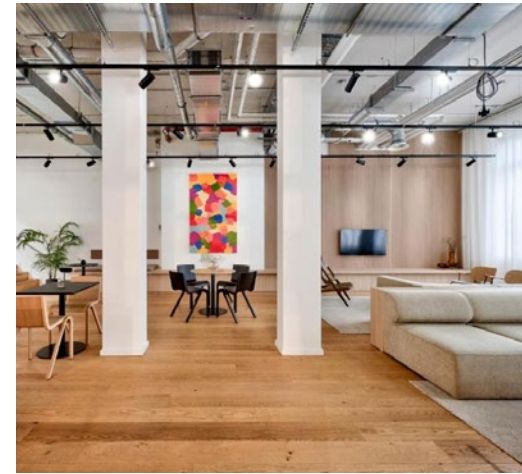
mipim
AWARDS



ar future projects 2023
Category winner

House A: nena

nena offers a lifestyle that reflects the dynamic, diverse, and open nature of the capital city, providing every guest with a temporary home and a warm, dedicated service. At DOXS, 491 beds are planned.



House B: HABYT

Habyt was founded in Berlin by a team of entrepreneurs with a vision to create affordable and sustainable housing options around the world. At this new location, 317 units are planned.

Community from
the very first day



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.

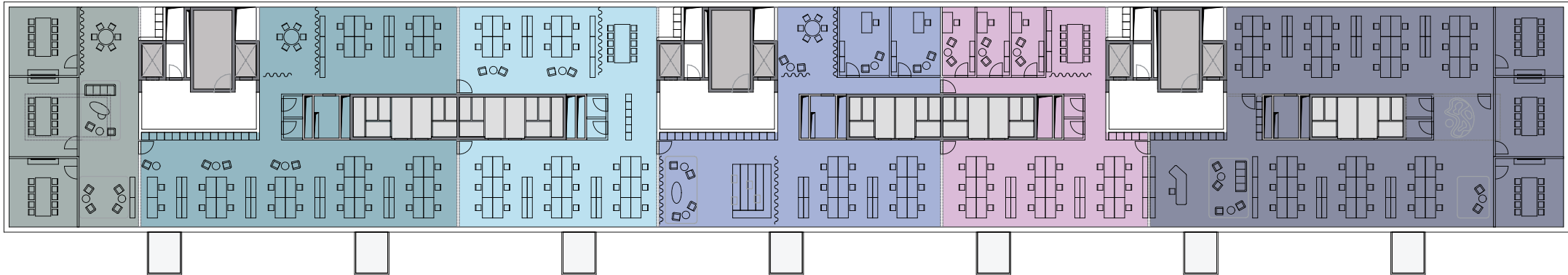


Floorplan option Office Lofts

Standard floor | approx. 2,077 m²

Features

- Planning and fitting out according to tenant's request
- Flexible combination of spaces possible
- approx. 60 parking spaces on site and more in the immediate vicinity, more than 80 bike stands
- Exclusive rooftop terraces



Unit 3.01
~ 277 m²

Unit 3.02
~ 365 m²

Unit 3.03
~ 314 m²

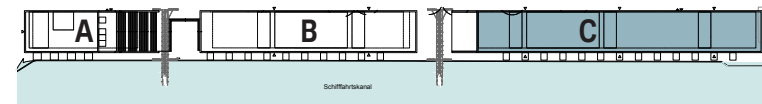
Unit 3.04
~ 327 m²

Unit 3.05
~ 334 m²

Unit 3.06
~ 460 m²

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.

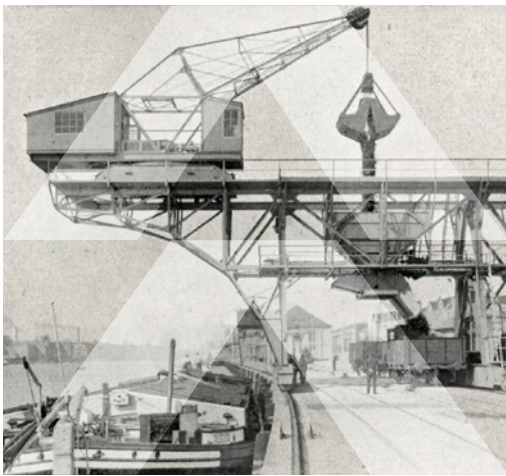




Lobby with double room hight



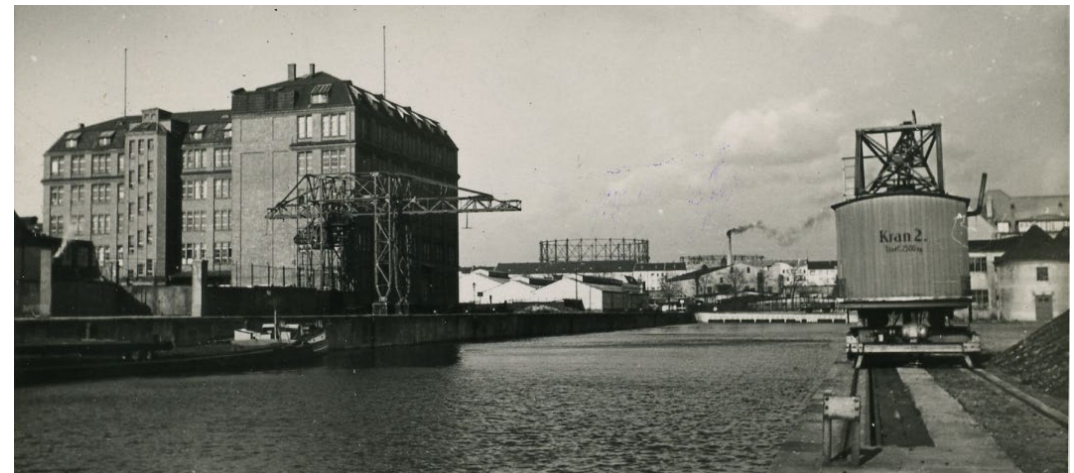
Open floorplan



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



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.





Neighborhood

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

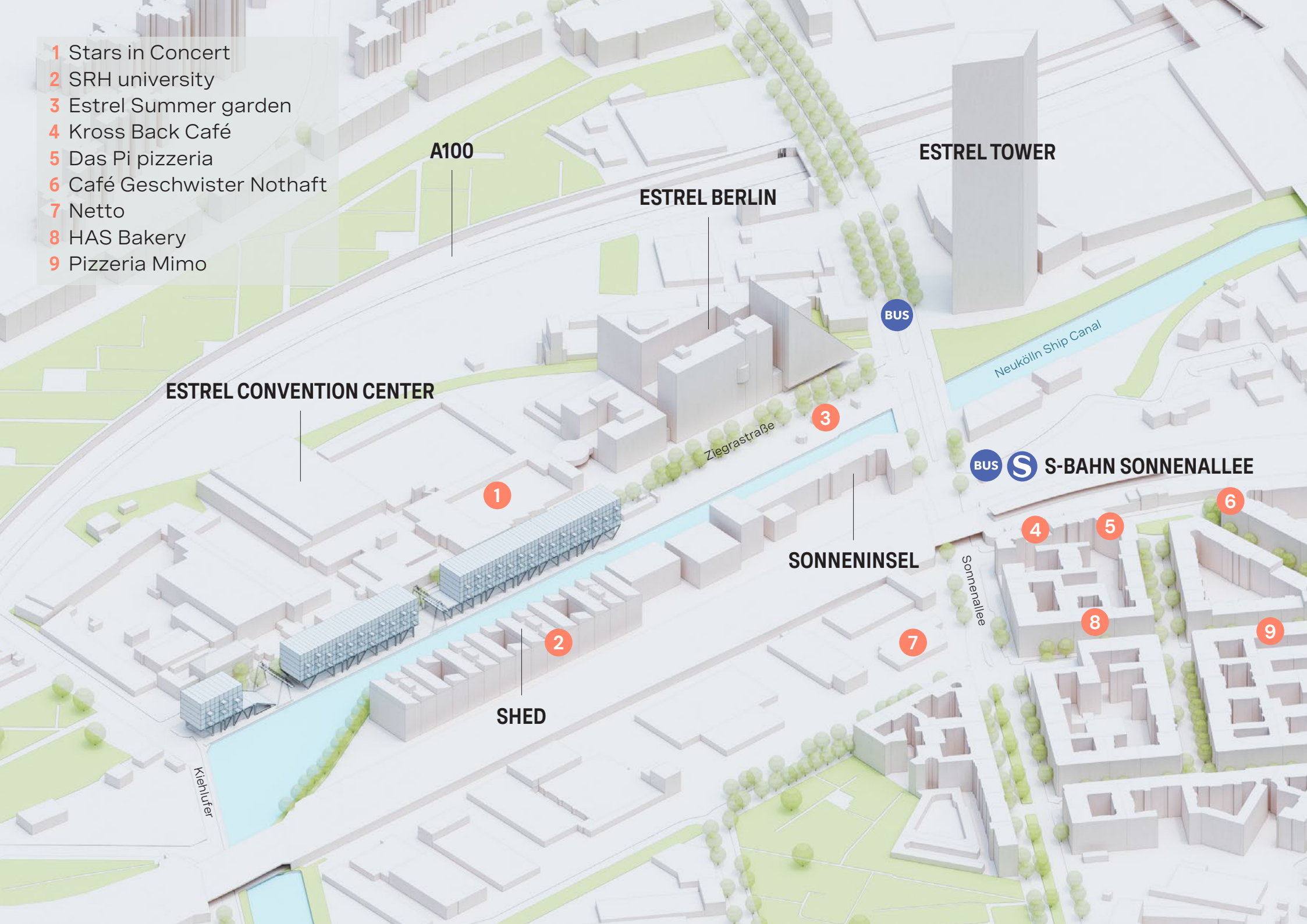
DELIVERY DOXS is supplied by 171 restaurants

The Neukölln Ship Canal combines Sonnenalle 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.



An up-and-coming location on Berlin's vital waterway

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



A100

ESTREL TOWER

ESTREL BERLIN

ESTREL CONVENTION CENTER

Neukölln Ship Canal

Ziegrastraße

BUS

BUS

S

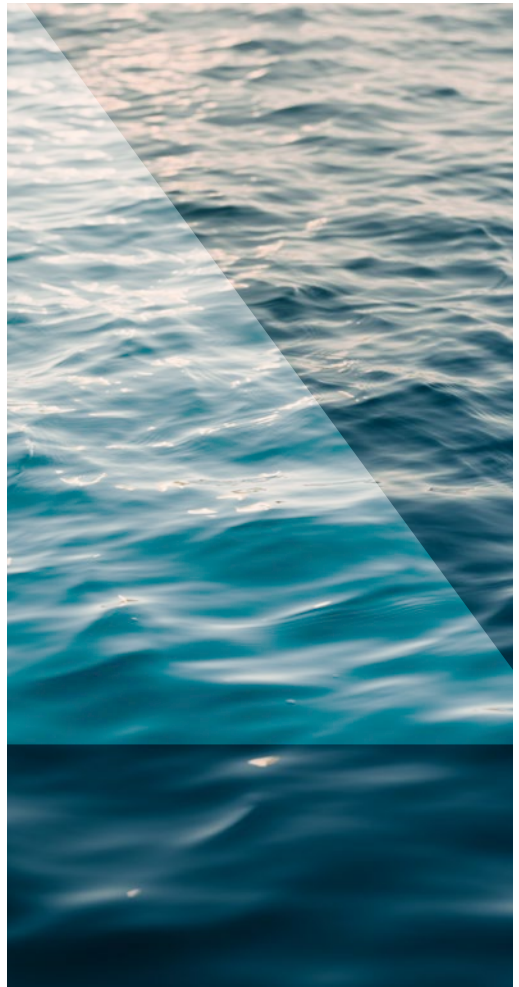
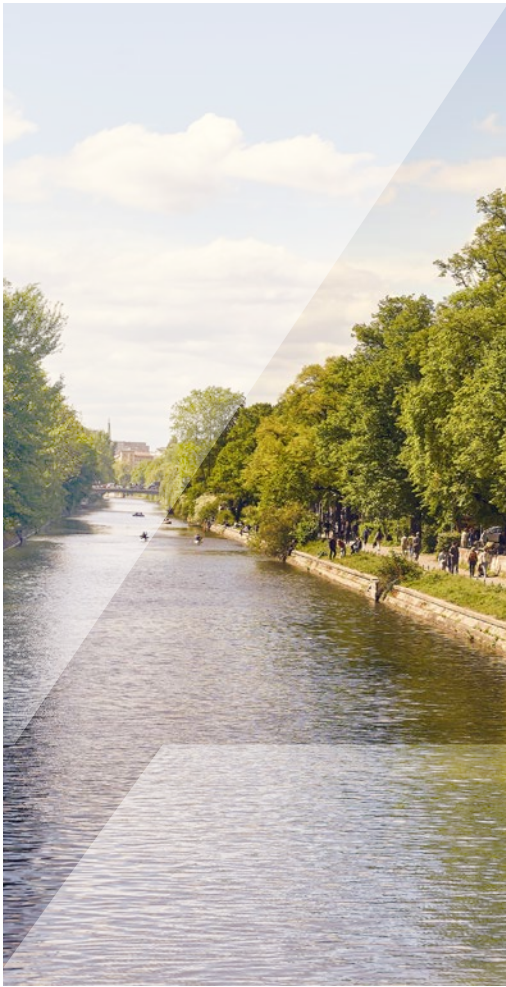
S-BAHN SONNENALLEE

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.





Contact

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**CREATING
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WITH LOVE**



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