

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**

WHAT

approx. 2,370 m² available space

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



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

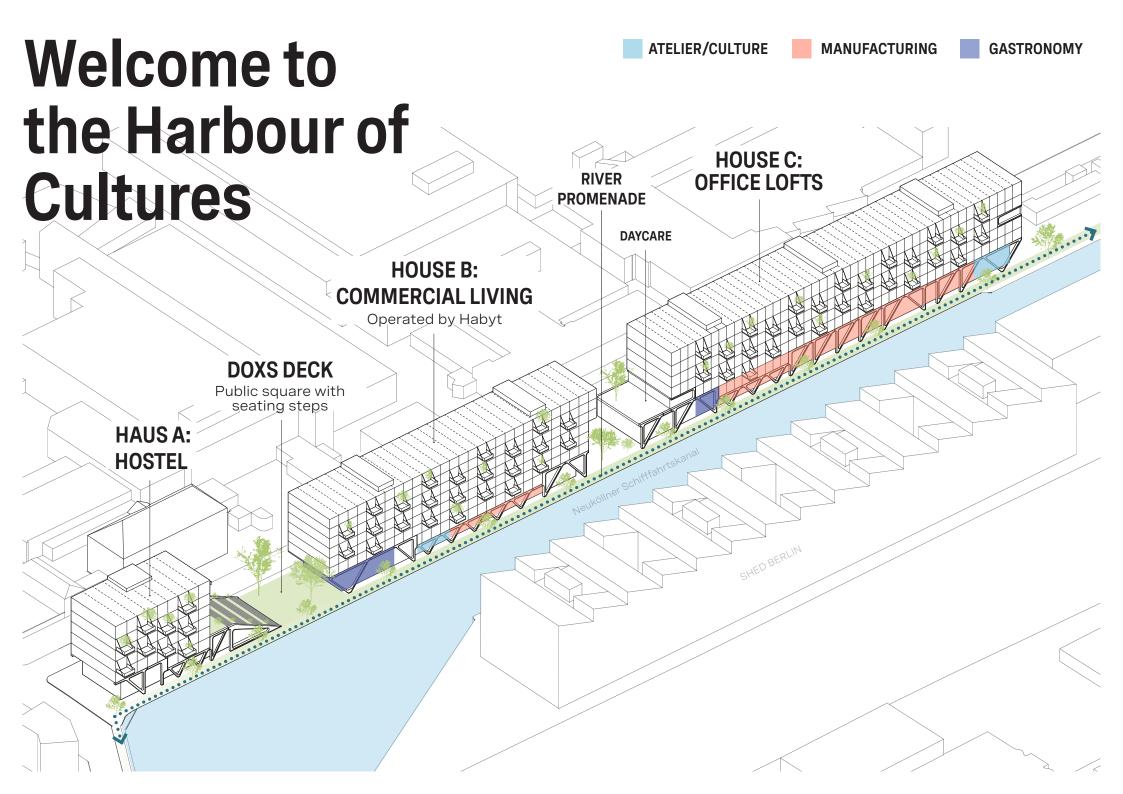
Quietly located on the canal, yet perfectly connected - with bus, Ringbahn, and the new A100 city motorway right on the doorstep.

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.

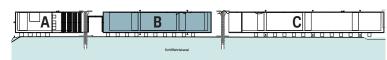




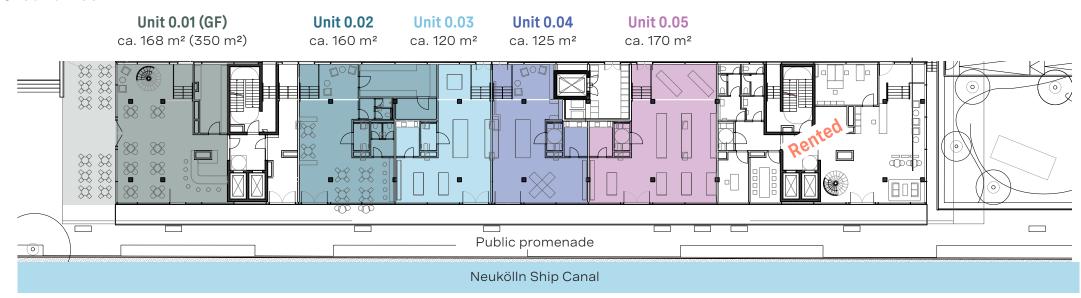
Floorplan House B

Spaces from approx. 120 m² to 575 m²

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



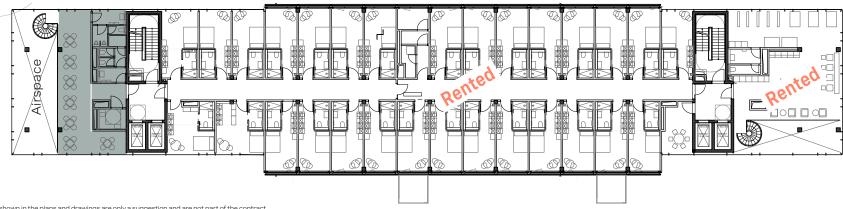
Ground floor



1st floor

Unit 1.01 (1st floor)

ca. 97 m² (350 m²), plus basement





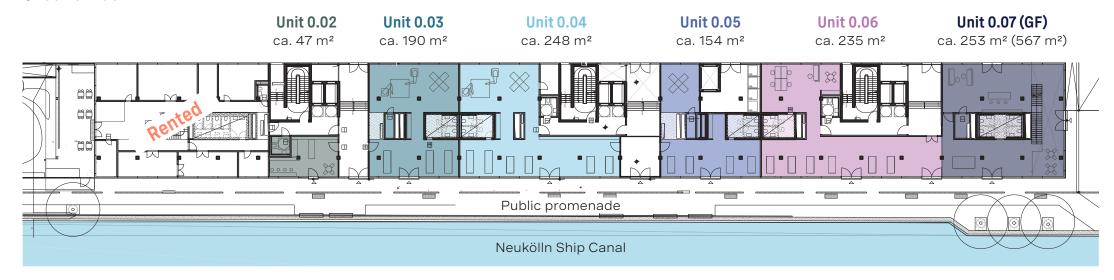
Floorplan House C

Spaces from approx. 47 m² to 965 m²

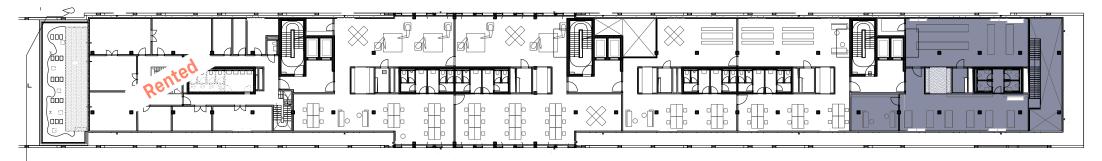
Planning & fit-out according to tenant's requirements, combining of spaces possible

B C

Ground floor



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























DOXS location

MOBILITY 5 min to Ziegrastrasse bus stop

5 min to Sonnenallee S-Bahn station

WeShare, ShareNow, Miles, Sixt, Emmy

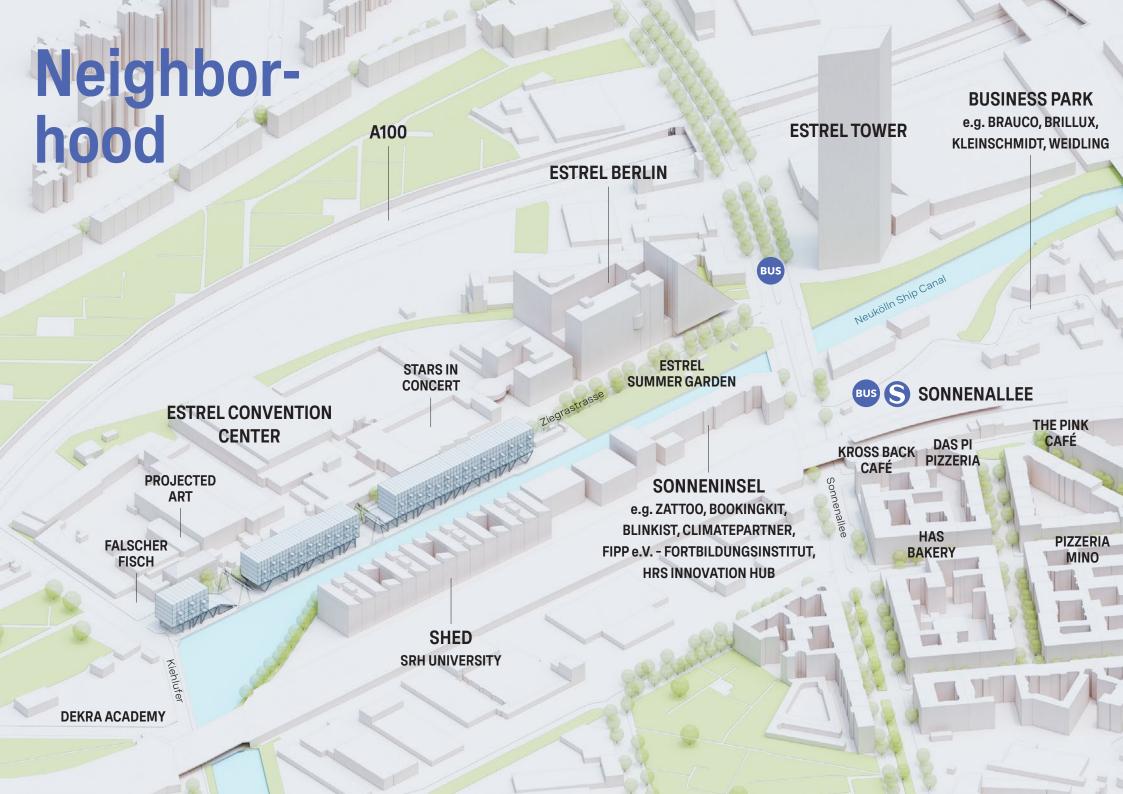
DELIVERY DOXS is supplied by 171 restaurants

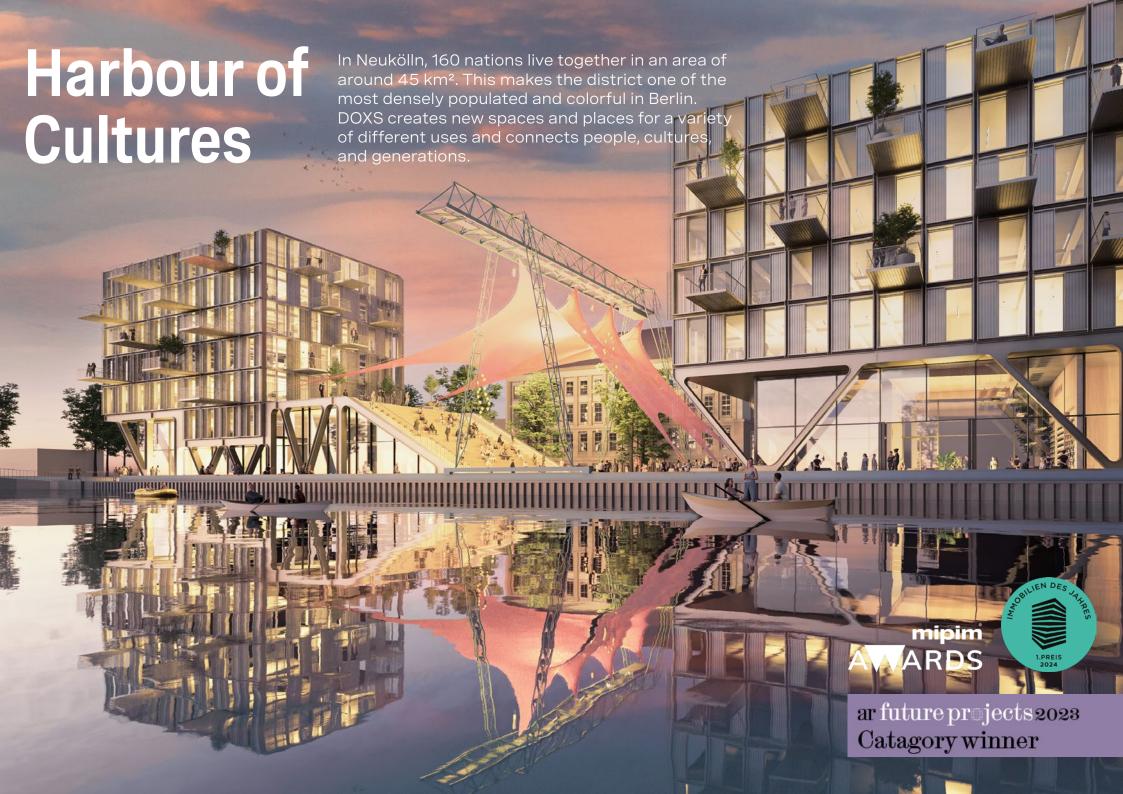
The Neukölln shipping canal connects Sonnenallee with Maybachufer, touches neighborhoods and cultures and has always supported industrial and social transformations. A true original. The area surrounding Ziegrastrasse is a hot spot for pop-ups and flea markets in industrial halls, a neighborhood for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







Contact

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