

DOXS NKLN

Lapping waves keep
creative juices flowing



07/2026

Community Life at the Neukölln Ship Canal.



DOXS NKLN

WHERE	Ziegrastrasse 20, 12057 Berlin-Neukölln
HOW MUCH	approx. 30,000 m ²
WHAT	Rental apartments, short-term living, hostel, student housing, coworking, daycare, fitness, restaurants, plaza & waterfront promenade
COMPLETION	Q1/2029

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



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.**



mipim
AWARDS



ar future projects 2023
Category winner

Neighborhood



A100

ESTREL BERLIN

ESTREL TOWER

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

BUS

BUS

S

SONNENALLEE

STARS IN
CONCERT

ESTREL
SUMMER GARDEN

ESTREL CONVENTION
CENTER

PROJECTED
ART

FALSCHER
FISCH

DEKRA ACADEMY

SHED
SRH UNIVERSITY

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

KROSS BACK
CAFÉ

DAS PI
PIZZERIA

THE PINK
CAFÉ

HAS
BAKERY

PIZZERIA
MINO



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.

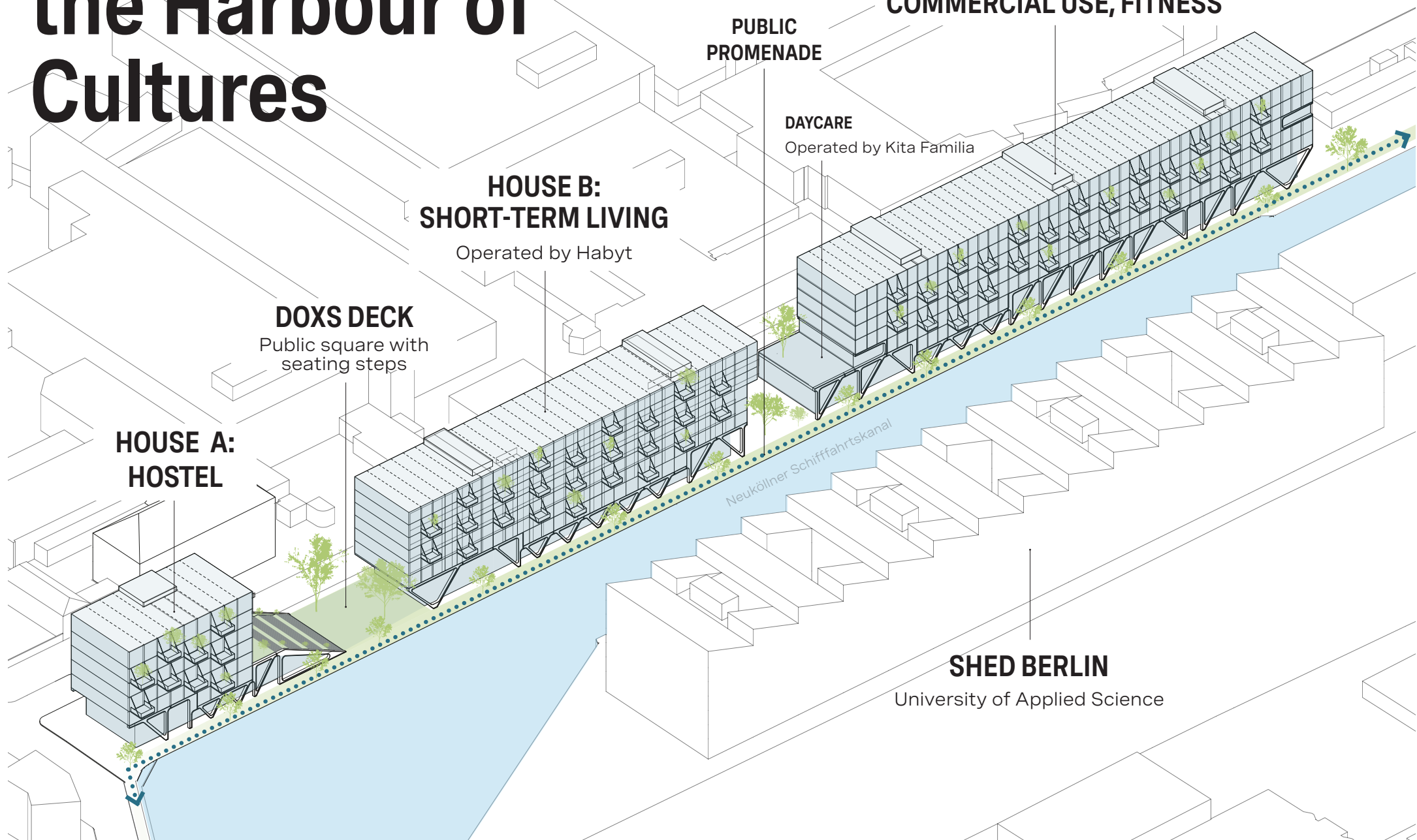
ARCHITECTURAL STATEMENT

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.

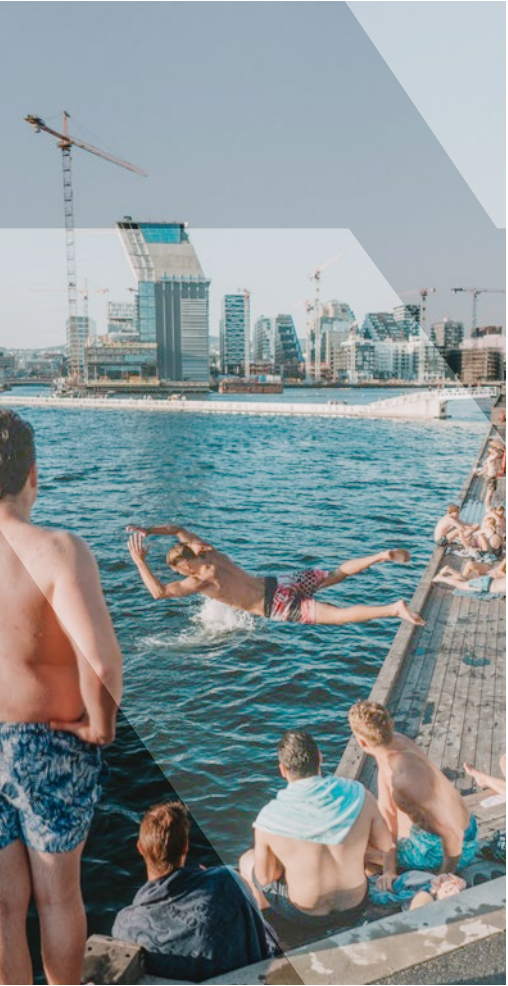
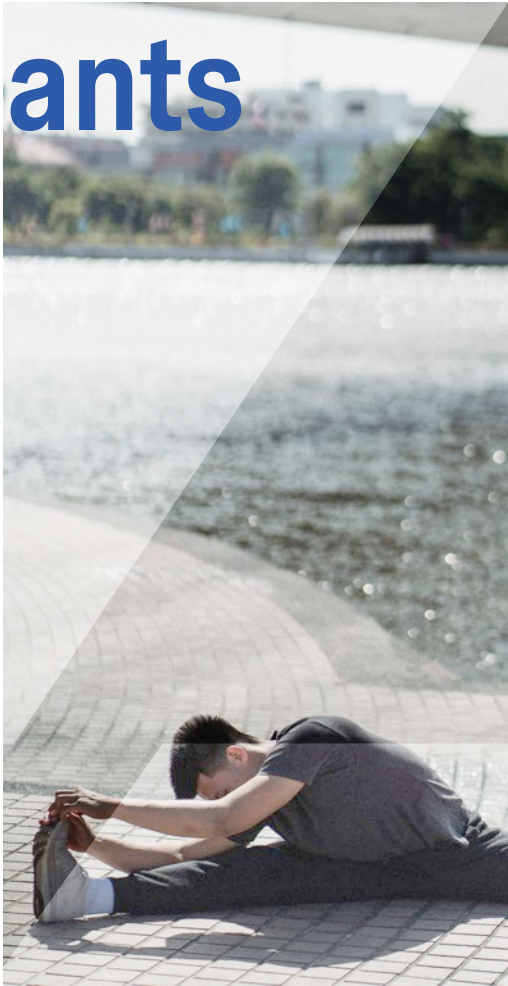
Welcome to the Harbour of Cultures







DOXS Tenants



HABYT

Contact



BARBARA SELLWIG

Senior Project Manager
b.sellwig@trockland.com
+49 173 6144150

Trockland Management GmbH
Hauptstraße 27 | Aufgang E | 10827 Berlin
+49 30 2363137-0 | trockenland.com

**CREATING
UNIQUE
SPACES
WITH LOVE**

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, pexels, unsplash

Some images are enhanced using AI and are for inspiration only.