

**THE
B**



Revaler Strasse 32 | 10245 Berlin

THE B

INTRO

HIGHLIGHTS

KEY FACTS

SITE

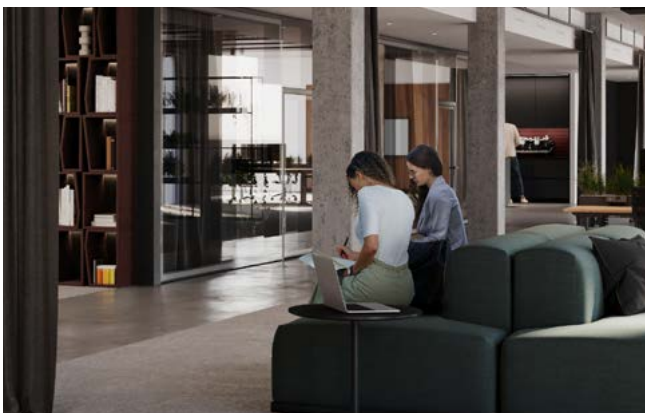
BUILDING

SUSTAINABILITY

UNITS

CONTACT





THE B

as in BUSINESS, re-imagined:

Why not just feel great on Monday morning?

Go ahead and forget for a moment what you used to think about working in an office. And imagine meeting gorgeous, likeable people in a place where you feel perfectly at home, where all the amenities and digital equipment that you could wish for are within easy reach.

A place that doesn't tell you what to do but offers you choices, home to all sort

of possibilities, where you are perfectly at liberty to choose just how and where you wish to work. Whether alone, with a colleague, or in a team. Be it indoors or outdoors, be it at a classic desk or in the open-plan lounge area.

**You think there is no such office?
Well, come see for yourself!**

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HOT SPOT FRIEDRICHSHAIN

Perfect transport links,
an international neighbourhood and
an urban ambience with restaurants,
cafés, bars and clubs



SIGNATURE BUILDING

Exceptional one-off architecture
of high recognisability –
as designed by
Eike Becker_Architekten



SPACIOUS ROOF TERRACE

Landscaped roof terrace of over 700 sqm
for shared use by occupants
with spectacular view across the city



MODERN EQUIPMENT AND TECHNOLOGY

High-end energy-efficient
building technology and excellent connectivity
with WiredScore Platinum certification



TAXONOMY- COMPLIANT

Sustainable office building
meets DGNB Gold standard
ESG compliant,
Article-8-fund-ready



MAXIMUM REVERSIBILITY OF USE

Single rental units of
about 400 to 3,330 sqm per level
with configuration options ranging
from single office to open plan

THE B

as in BUILT-AND-COMPLETED BY: Q4 2024

Revaler Strasse 32, 10245 Berlin.

NO. OF FLOORS _ **6 floors:** 1 ground floor and 5 upper floors
_ 1 basement incl. underground car park

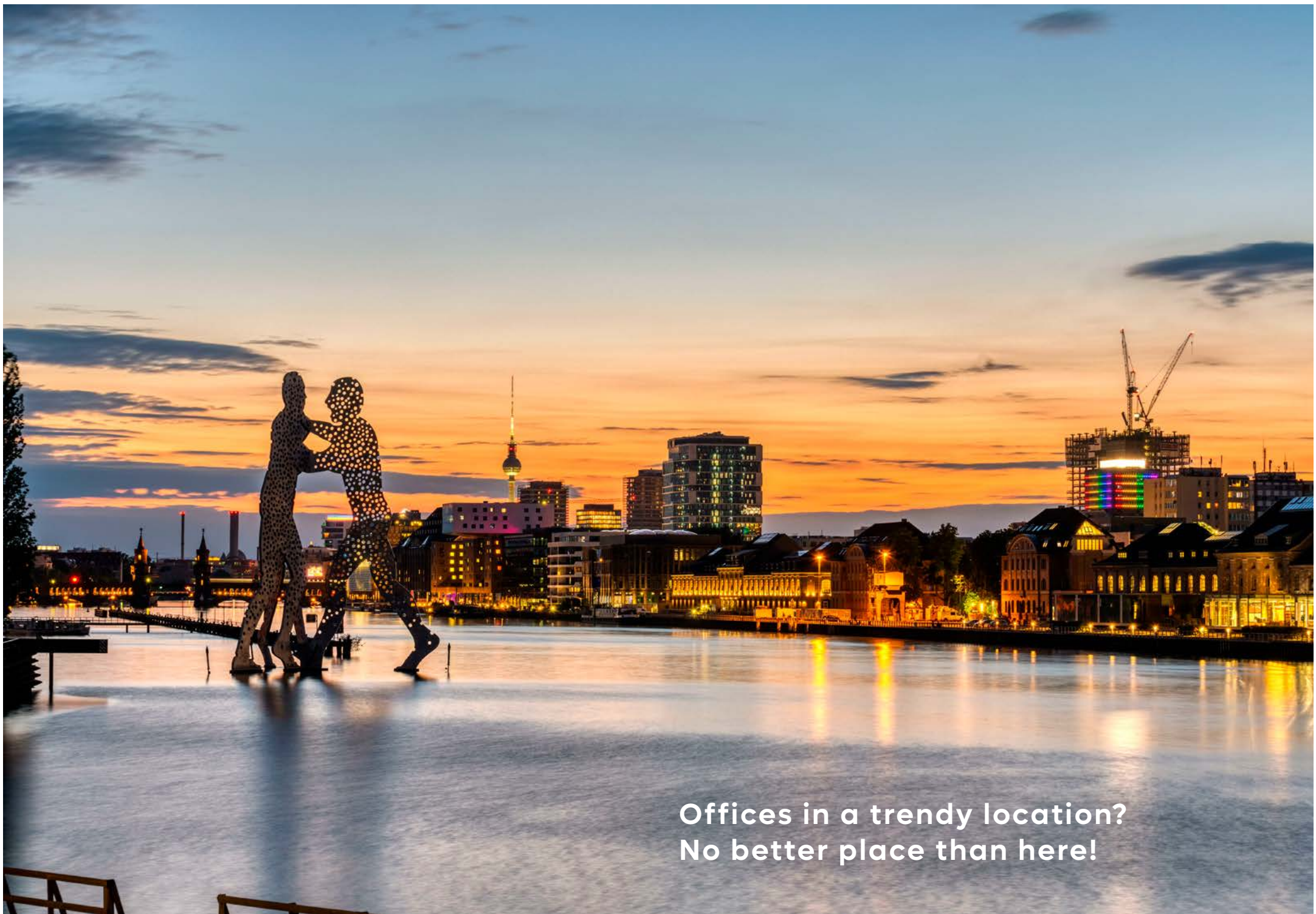
LETTABLE AREA _ about **20,970 sqm** above-ground, incl. roof terrace
_ about **700 sqm roof terrace** for shared use
_ ground floor suitable for **commercial, gastronomy, office** purposes
_ **showers, locker rooms**

EACH FLOOR _ **up to 4 office units of flexible sizes**
_ one or more **loggias** per typical storey
_ **kitchenettes** in each rental unit

PARKING _ **74 car parking spots** in the basement, thereof 11 **disability-compliant**
_ **304 bicycle parking spots** in conveniently accessible **bicycle storage room**
_ adequate no. of **charge points** for cars and cycles

ESG _ **pre-certified for DGNB GOLD**
_ **KfW efficiency house 55**
_ **local energy production** via photovoltaics

TECHNICAL _ **WiredScore Platinum certification** sought
FIT-OUT _ **heating-cooling ceiling raft** with noise abatement effect
_ solar protection **integrated into façade** and **BUS control, segments individually controlled**
_ **energy-efficient and high-end pendant luminaires** in the office units, alternatively floor lamps
_ **lighting controlled and dimmable via DALI protocol**
_ **transponder locking system**
_ **controlled ventilation and air extraction**
_ **openable windows**



Offices in a trendy location?
No better place than here!



THE B as in BUSY:

Welcome to the Neighbourhood.

Berlin is changing at a brisk pace. And yet there are still many places where you feel the special joie-de-vivre that typifies Berlin, a feeling that has developed an almost hypnotic appeal since the city's reunification, attracting people, businesses and capital.

Revaler Strasse is one such place, a street that is part of a former working-class neighbourhood between the Ostbahnhof station, the River Spree, the RAW area with its rich spectrum of alternative culture, and a café-lined square called "Boxi" (Boxhagener Platz)

with its street markets and flea markets. Here, the unique vibrancy of Berlin's neighbourhood spirit is still very much alive, waiting for you.

Stunning, strange, metropolitan, wild, wonderful and wicked, charming, always on the go and ready for change, this place is characterised by such a rich blend of people that virtually anything is possible and its opposite as well. The one thing unimaginable is standing still.

So, who wouldn't love to work here?



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as in BEST SPOT POSSIBLE:



Convenient transport links – assuming you feel the need to leave at all.

THE B lies in the heart of Friedrichshain-Kreuzberg, a trendy, bustling downtown borough, and halfway between the transport hubs of Warschauer Strasse and Ostkreuz. A short walk will take you to the nearest commuter train, underground, tram and bus stop, each with connecting service to the entire city.

Since Friedrichshain has one of the best cycling infrastructures of Berlin, cyclists get around just as easily in this neighbourhood.

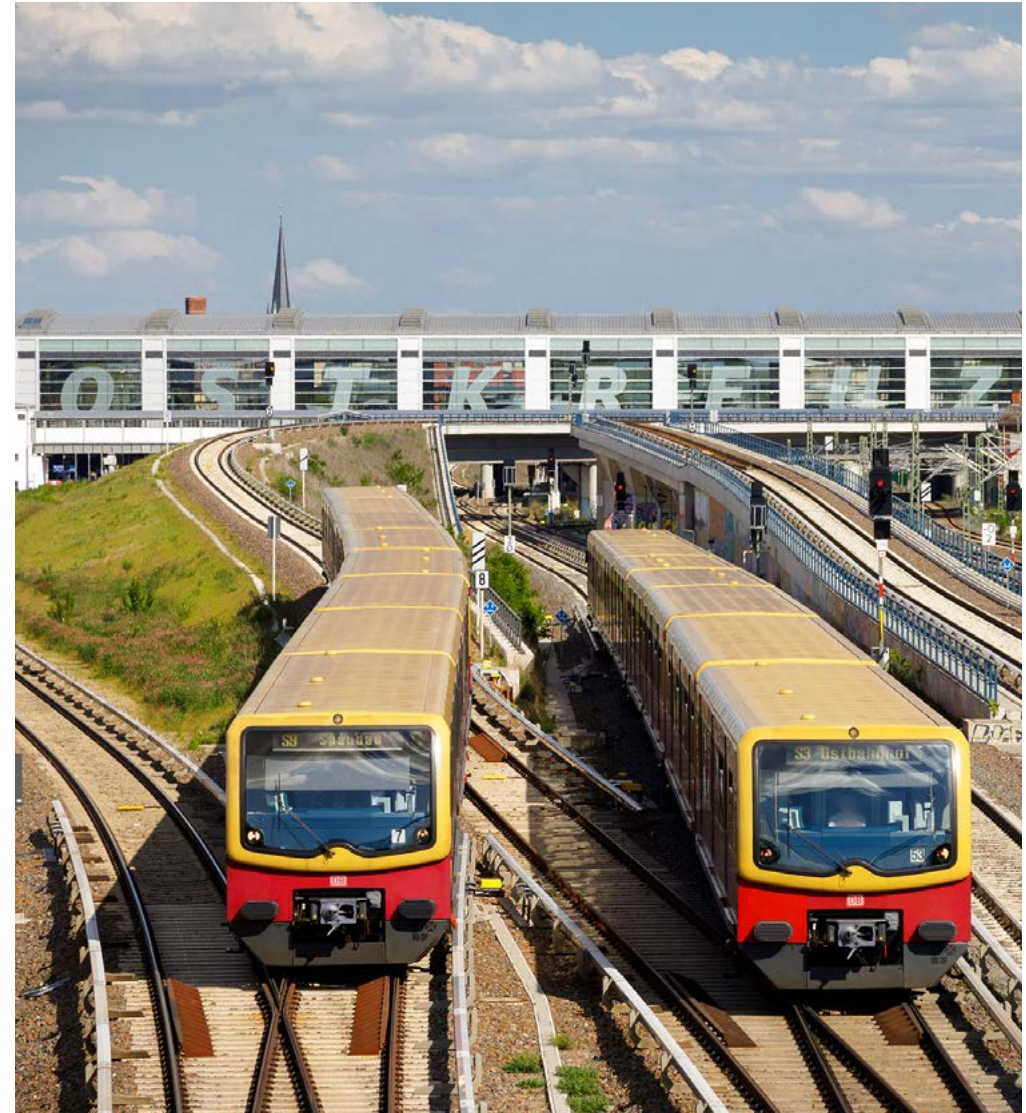
And even if you prefer to drive, the B1 and B96 arteries will swiftly take you anywhere you wish to go.



via
Ostkreuz



Alexanderplatz	11 min.	16 min.
Main station	14 min.	26 min.
Zoo station	22 min.	36 min.
BER airport	25 min.	31 min.



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The new sub-area of Mediaspree has long become one of the city's established international hotspots. Its mix of innovative start-ups, tech firms and creative media companies as well as big players like Amazon, Mercedes-Benz, Zalando, Universal and Coca-Cola creates a vibrant setting along the riverbank. Moreover, it is embedded in a quarter that combines studios, restaurants, bars, cafés and clubs into the charming ambience so typical of Berlin.

THE B is located right here, in the middle of this unique, exciting neighbourhood.



- | | |
|-------------------------------|-----------------------------|
| 1 THE B | 10 Coca-Cola GmbH |
| 2 Revaler Spitze | 11 Universal Music Group |
| 3 Rewe | 12 EDGE East Side / Amazon |
| 4 SHFT | 13 East Side Mall |
| 5 RAW compound | 14 Zalando headquarters |
| 6 PANDION Ostkreuz Campus | 15 Mercedes-Benz Arena |
| 7 Dockyard Waterfront Offices | 16 Max & Moritz tower block |
| 8 B:HUB – Berlin | 17 Am Postbahnhof |
| 9 Volkswagen DIGITAL:LAB | 18 UP! |



Berlin Ostkreuz	0.5 km
Boxhagener Platz	0.6 km
Molecule Man	1.0 km
Warschauer Strasse	1.2 km
East Side Mall	1.3 km
Mercedes-Benz Arena	1.3 km
East Side Gallery	1.5 km
Berlin Ostbahnhof	2.0 km
Alexanderplatz	4.0 km

THE B

as in BERLIN PAR EXCELLENCE:

Welcoming on the outside.
Vibrant on the inside.
Lots of space and great view on top.

THE B re-visions the historic business yards of Old Berlin. Behind the striking façade designed by Eike Becker_Architekten, the building cleverly combines interior and exterior areas so that they form a fresh and inspirational place where people get together.

An open passageway from Revaler Strasse welcomes you directly into the large and lushly landscaped courtyard that accommodates restaurants, offices and businesses on the ground level. From this central meeting spot, four separate entranceways provide access to the offices upstairs.

The five upper floors each provide around 3,330 sqm of spacious up-scale office

accommodation plus loggia. They can be partitioned into a maximum of four separate units, each with its own kitchenette. This means they lend themselves to modern room configurations for collaborative work as much as to shared-desk formats or classic offices. The vibrant shared roof terrace on the very top is perfect for getting together, comparing notes or simply enjoying the sweeping view across Friedrichshain and the rest of Berlin.

All the way down, the underground car park in the basement is large enough for 74 cars and 304 bicycles. The basement also provides EV charging stations, locker rooms and showers, of course.



THE B

Equipment and technology.



The excellent specification at THE B is plausibly tailored to the requirements of modern work environments.

Mechanical and electrical engineering, energy supply, and bespoke control options ensure that every need in terms of amenities and sustainability is met.

- ✓ Hooked up to the city's district heating network
- ✓ In-house photovoltaics system
- ✓ Solar shading integrated into façade, BUS control, adjustable segment-by-segment
- ✓ Energy-efficient high-end pendant LED luminaires in the office units, alternatively floor lamps
- ✓ Lighting individually controlled and dimmable via DALI protocol
- ✓ Modern transponder locking system
- ✓ Controlled ventilation and air extraction, complemented by natural ventilation via openable windows
- ✓ Heating-cooling ceiling raft with noise abatement effect
- ✓ Cooled server rooms in each rental unit
- ✓ Broadband fibre-optics all the way to the office units
- ✓ WLAN throughout the building and in the outdoor areas
- ✓ Redundant data lines for extra data security



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Leafy inner courtyard featuring gastronomy.



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The roof terrace with its panoramic view is shared by all building occupants.



THE B

as in BALANCED:

Consistently planned for sustainability.

For us, sustainability means forward-looking planning and the implementation of living and working environments that people actually need. This includes a frugal use of resources and the objective to build for very long-life cycle and to aim for high-end architecture and design characterised by aesthetic appeal.

From the start, THE B has focused on its DGNB Gold certification.

This includes specifically:

- _ A spacious landscaped rooftop patio for shared use
- _ A leafy courtyard featuring gastronomy as central meeting place
- _ A climate-friendly energy mix designed to minimise carbon emissions, featuring access to the district heating network and a roof-mounted photovoltaics system
- _ Efficient heating-cooling ceiling raft with noise abatement effect for an excellent indoor climate
- _ Controlled ventilation and air extraction plus exterior solar shading and natural ventilation via openable windows



Sustainable building
DGNB pre-certificate in gold



KfW-55
EffizienzHaus



Article-8-fund-ready

THE B

Sustainability and ESG conformity.



Sustainable building
DGNB pre-certificate in gold



KfW-55
EffizienzHaus



Article-8-fund-ready

E AS IN ENVIRONMENTAL

- ✓ Primary energy demand 26% lower than planning-law requirement
- ✓ Proprietary photovoltaics system
- ✓ District heating supplied by Vattenfall
- ✓ EV charging point in the car park
- ✓ LED lighting in all areas
- ✓ Ventilation system with heat exchanger
- ✓ Water-saving fittings
- ✓ Central building control system including consumption metering
- ✓ Sustainable building fabric in accordance with DGNB grade 4
- ✓ Green roof with retention areas and controlled water drainage

S as in SOCIAL

- ✓ Easy access to public transportation
- ✓ Extensive grocery line-up in the immediately vicinity
- ✓ Over 300 bicycle parking spots
- ✓ Individually controllable solar and anti-glare blinds
- ✓ Highest DGNB quality standards due to low pollutant levels
- ✓ Handicap-accessible rental units and wheelchair-accessible WC facilities
- ✓ Greened courtyard with seating options, gastronomy area and shared roof terrace

G as in GOVERNANCE

- ✓ ESG verification based on the EU Taxonomy for new-build units: THE B is actively contributing to the “environmental objective of climate change mitigation”
- ✓ In line with the EU’s Sustainable Finance Disclosure Regulation, it meets the relevant taxonomy-compliant specifications for “light green funds” (Article 8), which take account of environmental and/or social aspects in the selection of their investment instruments

THE B

as in BUILDING BLOCKS:

As flexible
as its occupants.

Whether you are a start-up, agency or company,
THE B has the perfect floor-plan solution for you.

Options include open plan, private office or communal zones, depending on tenant, unit size and individual requirements, and each floor plan is customised with maximum flexibility to meet the needs of its occupant.

The visualisations below are non-binding and are only shown for illustration purposes.



Communal zone including lounge.



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Break area incl. kitchenette.



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Open-space solution incl. meeting area.



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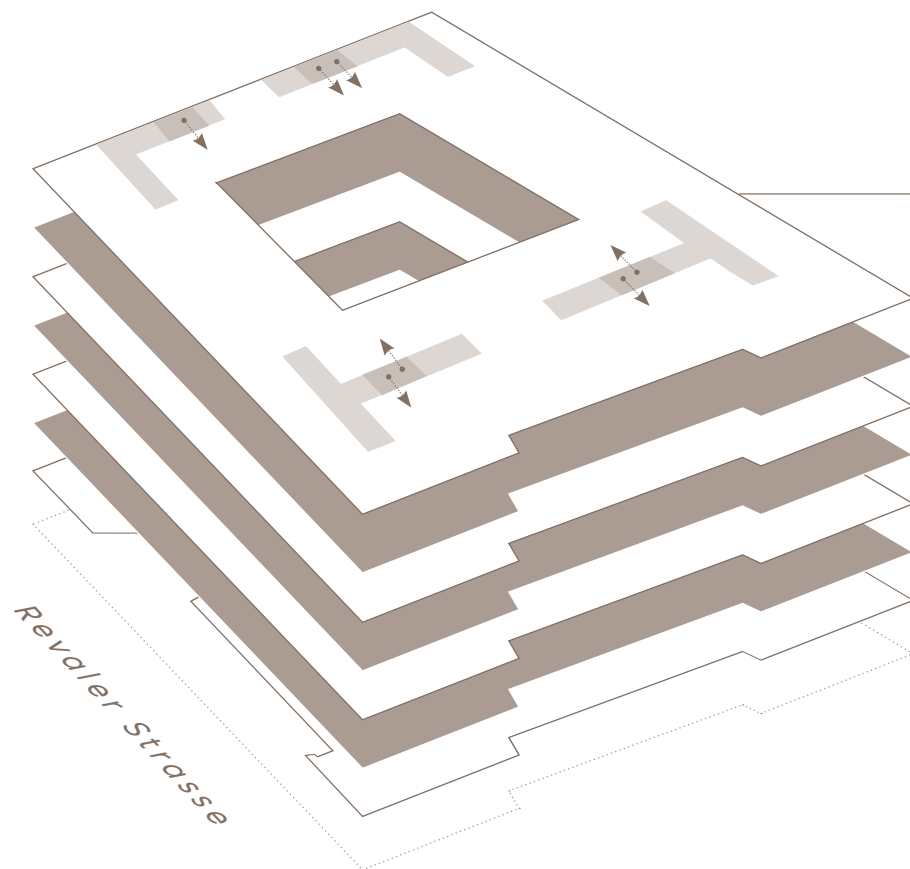
Break area incl. kitchenette.



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Open-space solution incl. meeting area.

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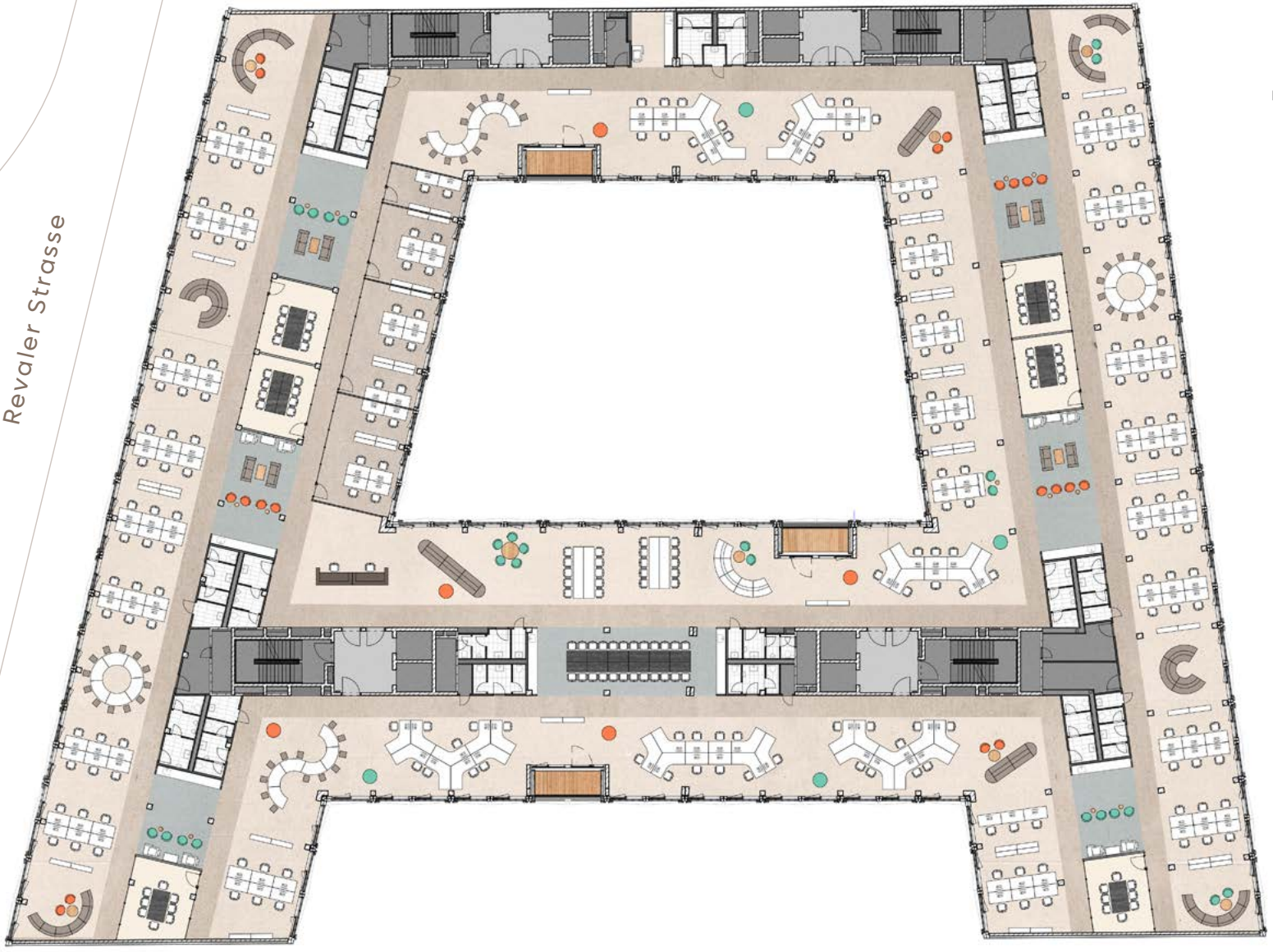
Total lettable area* 20,970 sqm

Attic storey	765 sqm	roof terrace for shared use
5th floor	3,330 sqm	office space
4th floor	3,330 sqm	office space
3rd floor	3,330 sqm	office space
2nd floor	3,330 sqm	office space
1st floor	3,060 sqm	office space
Ground floor	2,680 sqm	office/commercial
Basement	1,145 sqm	storage area, bicycle storage room, auxiliary rooms
Underground car park	74	Car parking spots
	304	Bicycle parking spots

* Floor-area data represent approximations, lettable area calculated acc. to the German gif standard

Haasestrasse

Revaler Strasse

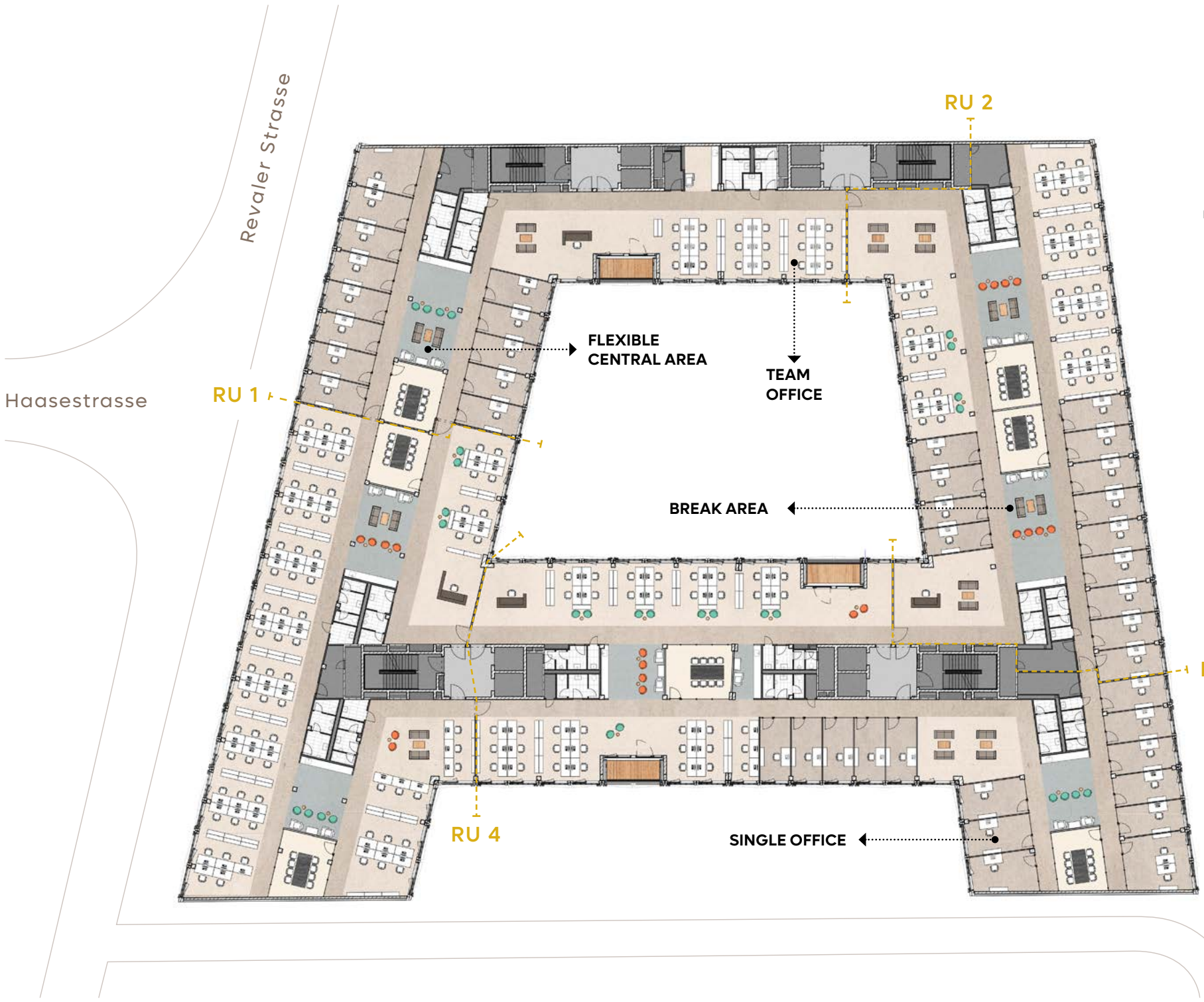


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Test fit
Single tenant

Typical storey



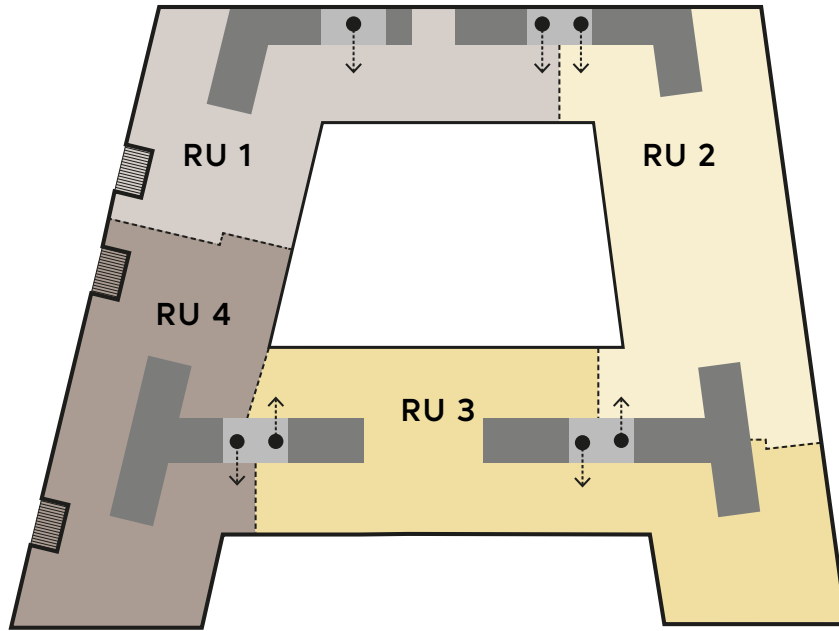


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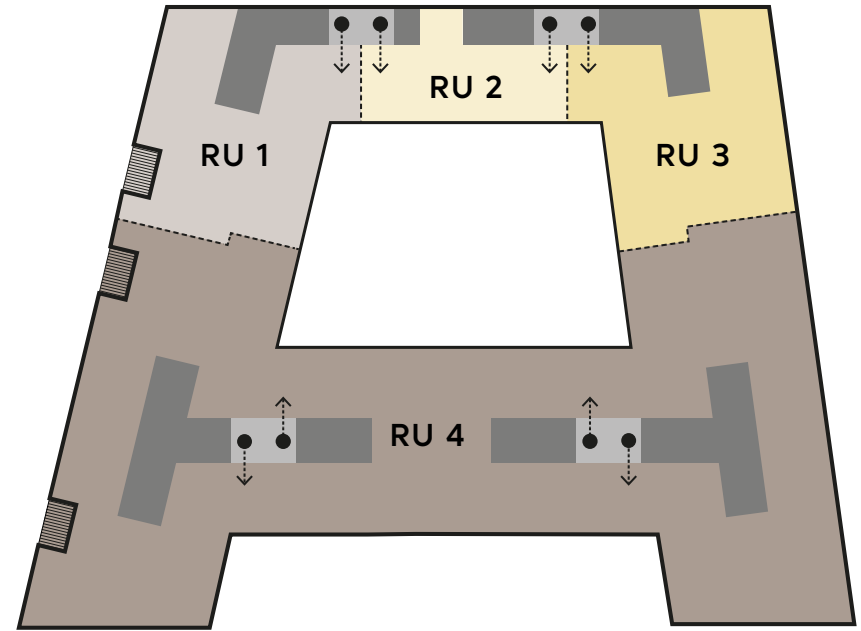
Test fit
4 rental units
Typical storey

THE B

Flexible partitioning options for 4 rental units.



- RU 1 | 640 sqm ■ RU 2 | 860 sqm
- RU 3 | 1,000 sqm ■ RU 4 | 760 sqm



- RU 1 | 440 sqm ■ RU 2 | 200 sqm
- RU 3 | 435 sqm ■ RU 4 | 2,185 sqm

Typical storey

* Floor-area data represent approximations, lettable area calculated acc. to the German gif standard



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Open space.

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