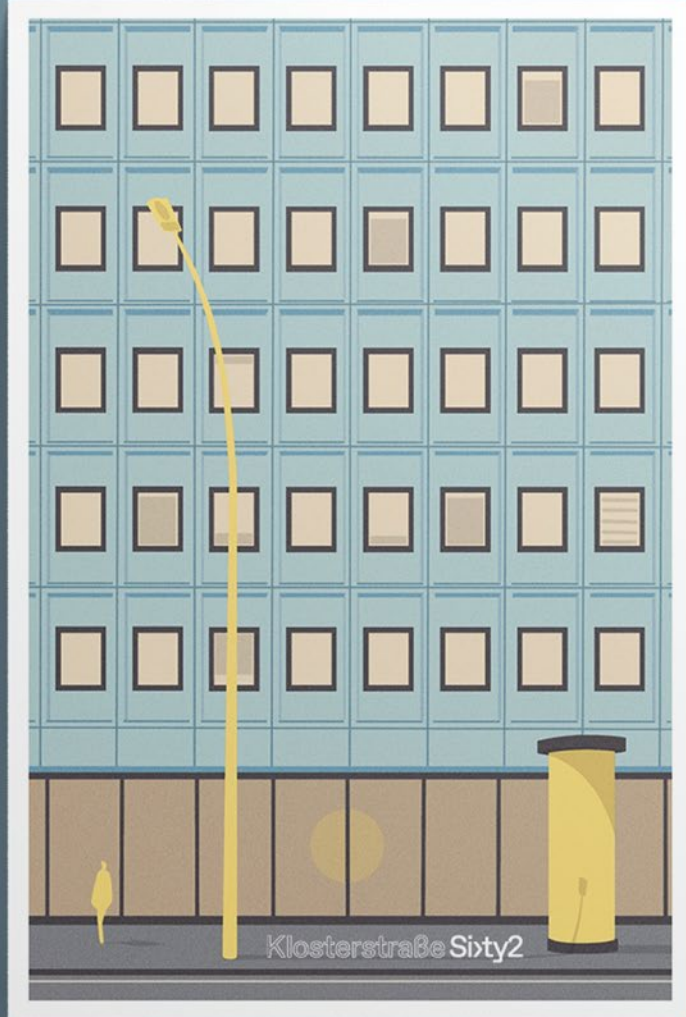


Klosterstraße
Sixty2

RETHINK
THE PLATTE



Klosterstraße Sixty2



A Project by

TROCKLAND®

**CREATING
UNIQUE
SPACES
WITH LOVE**

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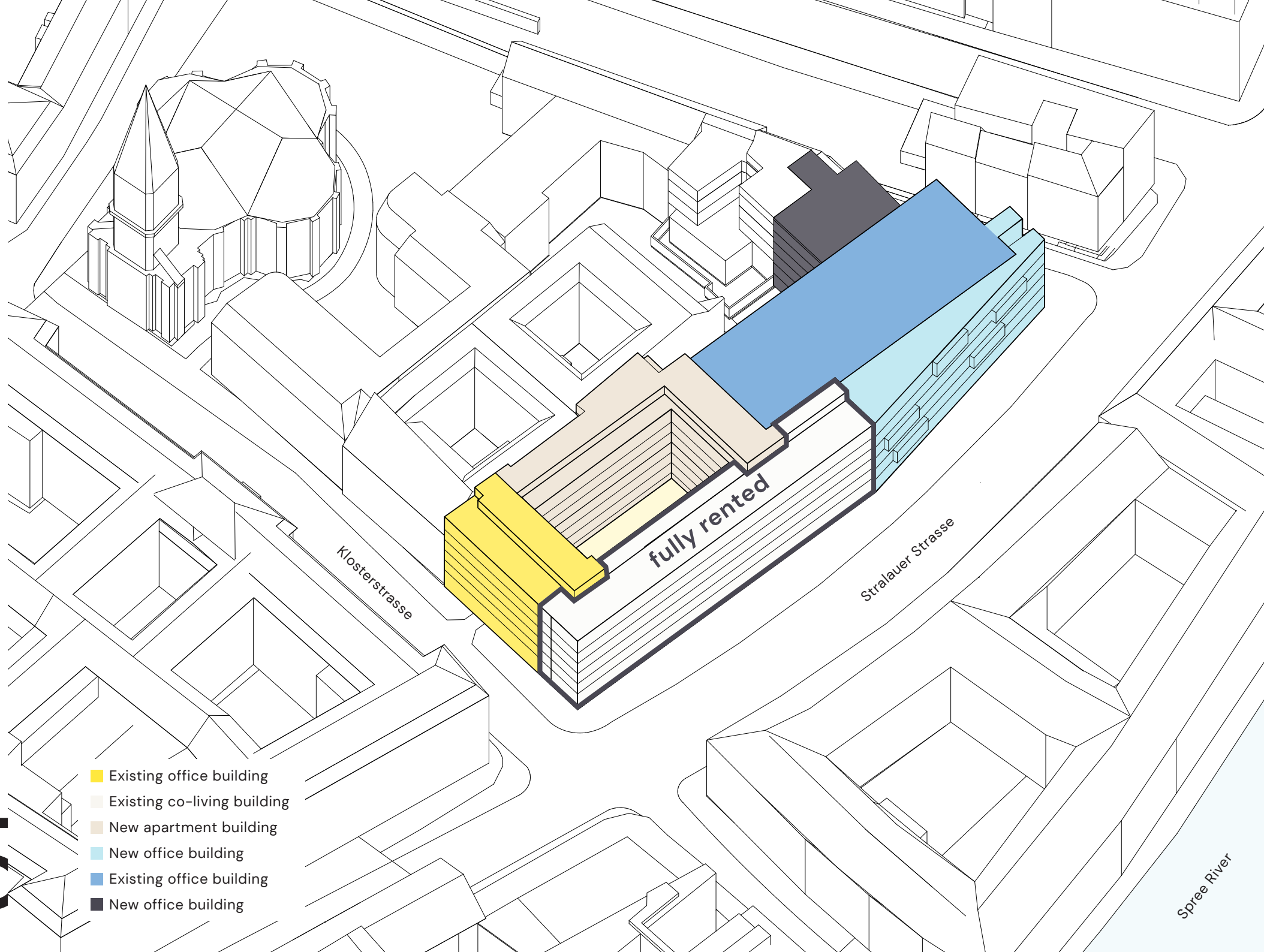


SIXTY2 - NEW NUMBER IN AN OLD NEIGHBORHOOD

Sixty2 is located within sight of the Rotes Rathaus city hall, the city's political center, and in one of Berlin's oldest streets. Behind the house number 62 is a new, prestigious place to work, sleep, and live.

Sixty2 is one of the top addresses in the capital city thanks to a visionary transformation of existing office space and a new apartment building by renowned Tchoban Voss architects. The large-scale building complex was originally constructed in 1975 and, with its timeless elegance, provides a stylish foundation for its current role as the focal point between Berlin-Mitte and the Mediaspree.





- Existing office building
- Existing co-living building
- New apartment building
- New office building
- Existing office building
- New office building

fully rented

Klosterstrasse

Stralauer Strasse

Spree River



AMIDST BERLIN MITTE

Sixty2 on Klosterstrasse 62 is located in the middle of the economic merger of Gendarmenmarkt, Alexanderplatz and the Mediaspree. A perfect symbiosis of all the factors that define Berlin: political center, start-up hub and cultural metropolis.

Klosterstrasse has always played a central role: it is one of the oldest streets in the Berlin-Mitte district. The name goes back to the Graues Kloster, a former Franciscan monastery with a socio-political function. The street is also named after the monastery quarter, where numerous architectural monuments are located – and it is framed by representative buildings such as the Old City Hall, the Parochial Church as well as the Dutch Embassy. Only a few steps away is the Rolandufer, a promenade with a green strip on the Spree, which connects Klosterstrasse and Mühlendamm with a walkway.

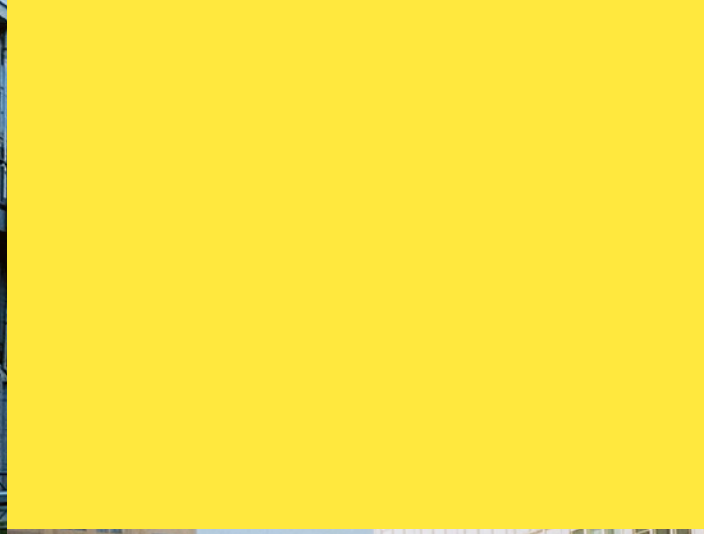
Alexanderplatz and the Nikolaiviertel can be reached by foot in a few minutes. The Klosterstrasse subway station directly in front of the building is connected to Alexanderplatz, which is one of the most important Berlin shopping locations and a central hub of the public transportation system.





- **Points of interest**
- 1 Mühlendamm Schleuse
- 2 Berliner Ringtheater
- 3 Rolandufer
- 4 Golden Gate Club
- 5 Parochialkirche
- 6 Palais Podewil
- 7 TD Berlin
- 8 Franziskaner Klosterkirche
- 9 Alexa
- 10 Superfit Mitte
- 11 The Social Hub

- **Food & Drinks**
- 12 Café zur alten Zicke
- 13 Bonne Vie Berlin
- 14 Tigertörtchen
- 15 The Greens
- 16 Zur letzten Instanz
- 17 Coffee Fellows
- 18 Änchen von Tharau





The Sixty2 existing building was constructed in 1975 and is an example of the change in architectural significance that took place under the term “East Modernism”. The reinforced concrete skeleton made industrial construction in the GDR possible and still characterizes many cityscapes today – it forms the basis of the building. The well-thought-out functionality on the one hand, but also the aesthetics of the clear-cut design are experiencing a new appreciation and revival today.

Significant highlights in the existing building of Sixty2 are carefully restored: The mosaic on the first floor, the trapezoidal windows, and the listed entrance gates. These remain focal points. The decision to transform rather than demolish extensive parts of the building also has another important benefit: The stored “gray energy” contributes to a positive sustainability balance of the entire project, as construction materials are saved on a large scale.

MAKEOVER OF MODERNITY



In a world which is becoming increasingly transient it is only enduring architecture which can meet the ever-changing requirements. Architecture which is valuable, aesthetic, and user-friendly can age gracefully and contribute to an authentic and livable environment.

To this end, we place great importance on innovative and precise solutions at each step of the planning and construction process.

- *The architects
Sergei Tchoban
& Ekkehard Voss*





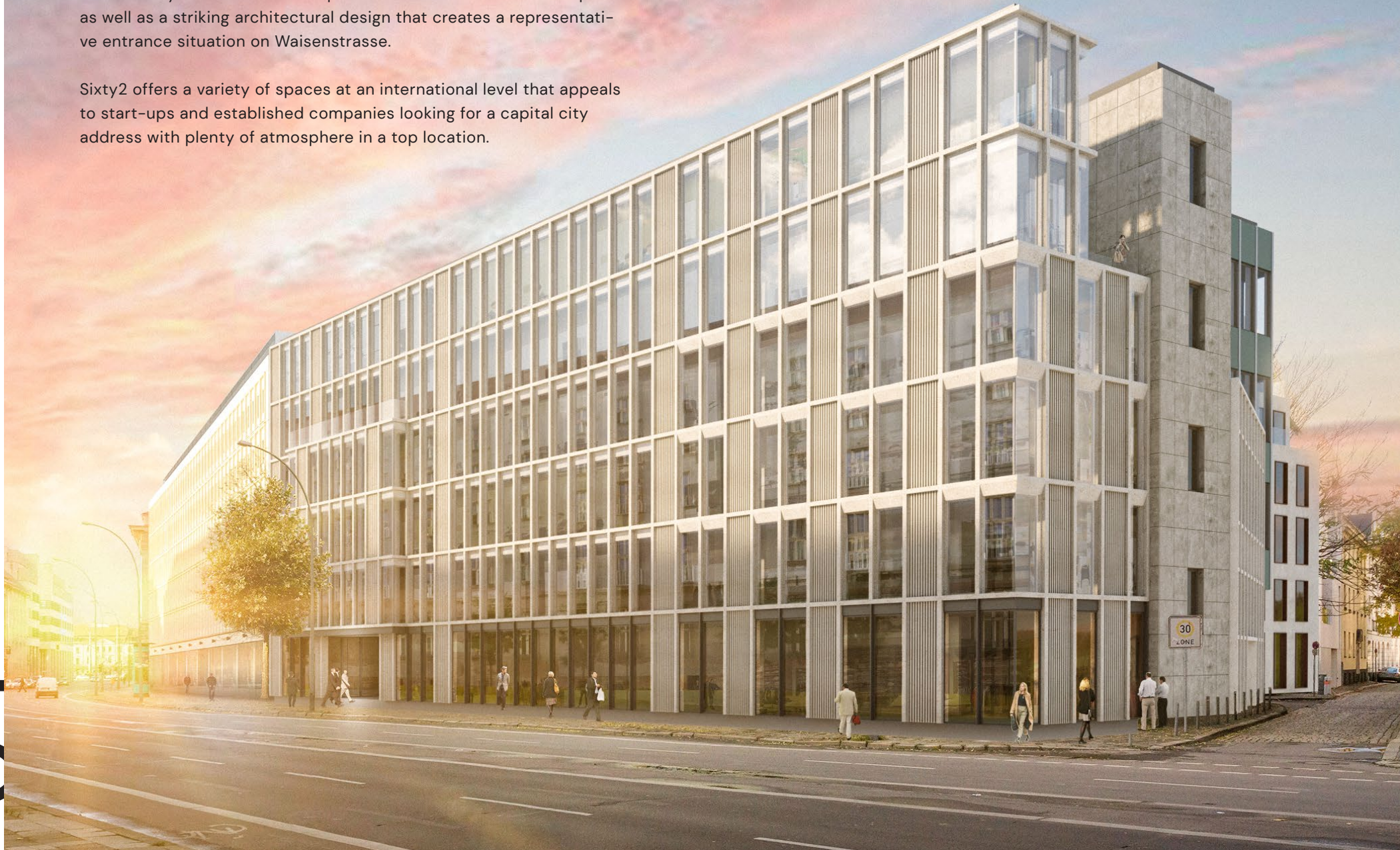
NEXT GENERATION WORK & LIFE LOCATION

The West Building is receiving a comprehensive makeover through a renovation and reconstruction of the interior spaces as well as an expansion through a new building. With the extension of the areas into the inner courtyard and the addition of a stacked storey, an area of 7,200 m² is being created for a wide variety of uses. A lively new courtyard design, sustainable greenery and opening the ground floor to the city center will provide space for culinary concepts and will ensure even more quality of life.

Furthermore, a new residential building is planned in the courtyard, which will offer 2,650 m² of rental living space in the future. The special quality of this apartment building is the central location in Berlin-Mitte with a quiet, green courtyard, which has always been a sought-after residential situation in Berlin. Generous glass fronts and balconies will emphasize the exclusive lifestyle of the apartments.

In a later second construction phase, the renovation and extension of the East Building by a new building is planned. On the one hand, the existing building along Stralauer Strasse and Waisenstrasse will be converted. This will create new, state-of-the-art spaces. In addition, the existing building will be enlarged by an extension and thus visually enclosed. This will provide additional commercial space as well as a striking architectural design that creates a representative entrance situation on Waisenstrasse.

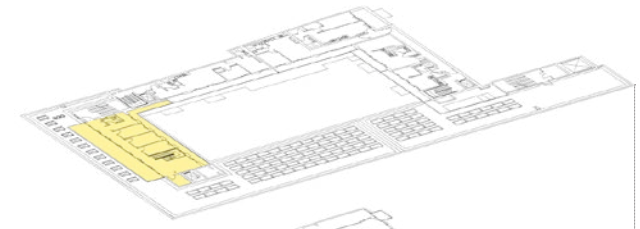
Sixty2 offers a variety of spaces at an international level that appeals to start-ups and established companies looking for a capital city address with plenty of atmosphere in a top location.



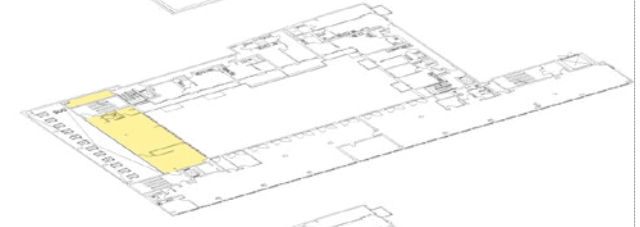


Visualization: Office with gallery floor

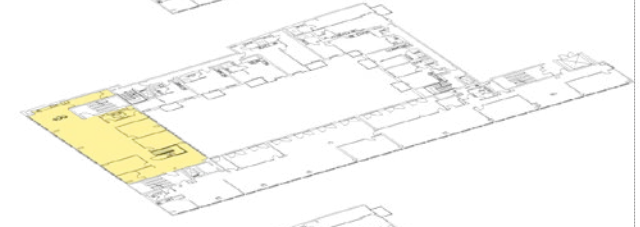
6th floor
220 m²



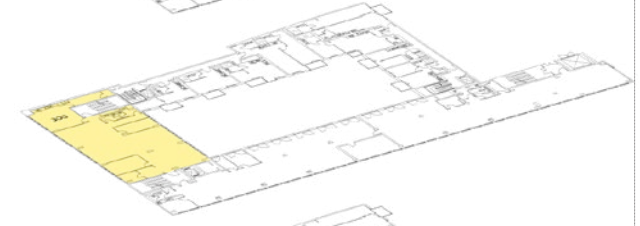
5th floor
170 m²



4th floor
340 m²



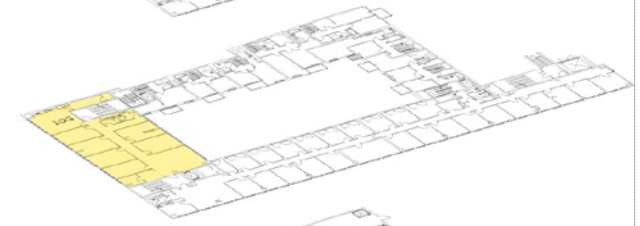
3rd floor
350 m²



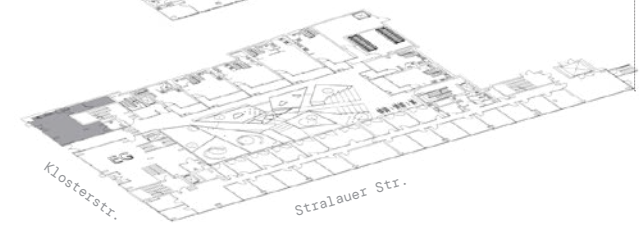
2nd floor
350 m²



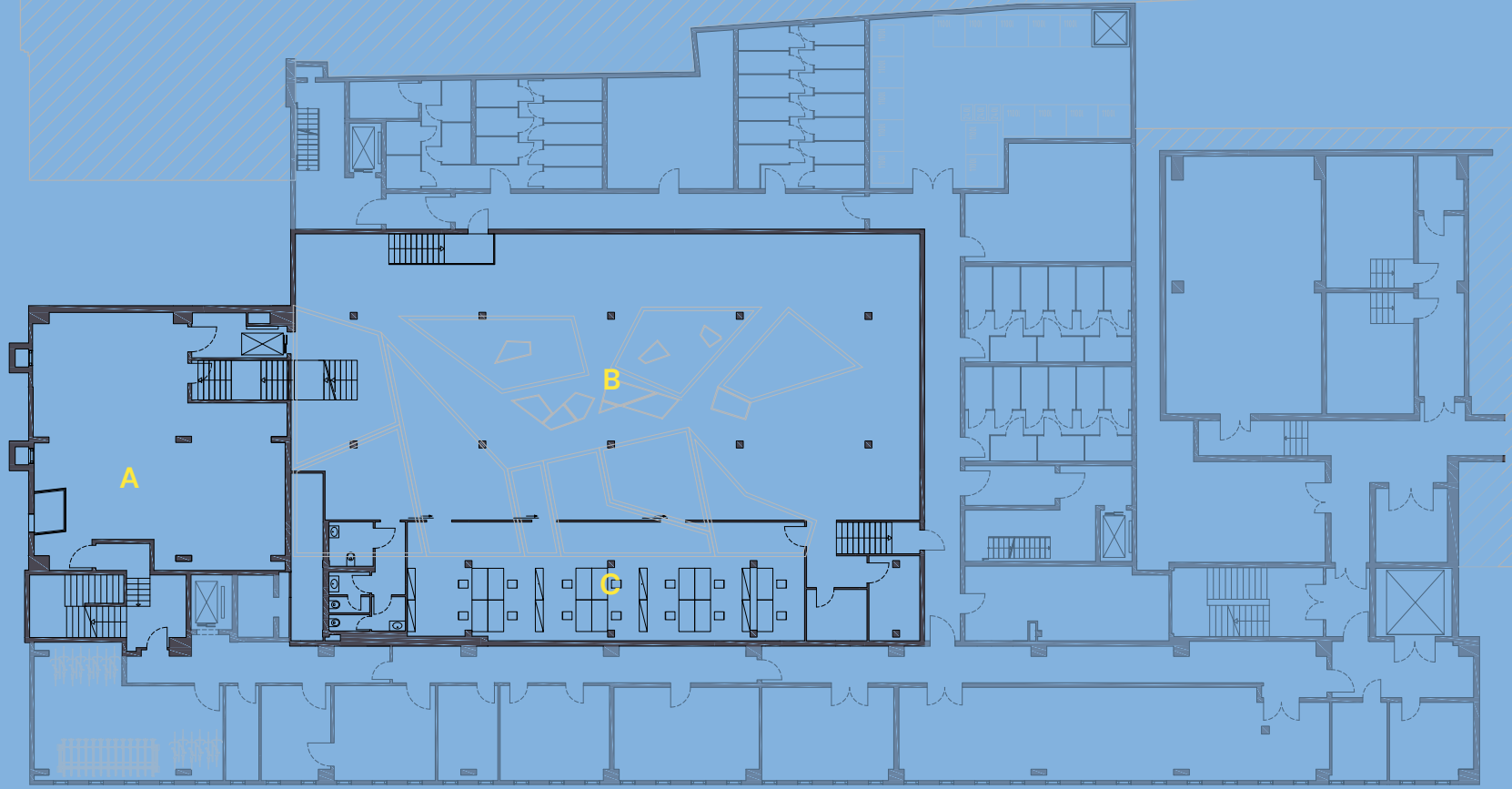
1st floor
320 m²



GF
90 m²



LOWER LEVEL



- Open floorplan with gallery
- Ceiling height: approx. 4 metres
- Large skylights

A Lobby

B Gallery space

C Seminar room





Visualization: Gallery space with skylights



STANDARD FLOOR

- approx. 320-350 m² lettable space
- Mixture of existing and new buildings
- Expansion according to tenant requests

A Kitchenette C Meeting room
B Reception D Open office





Visualization: Office with open space

STAGGERED FLOOR

- approx. 220 m² lettable space
- Spacious terrace
- Flexible floorplan

A Terrace

B Office

C Reception





Visualization: Staggered floor with terrace



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sixty2.berlin

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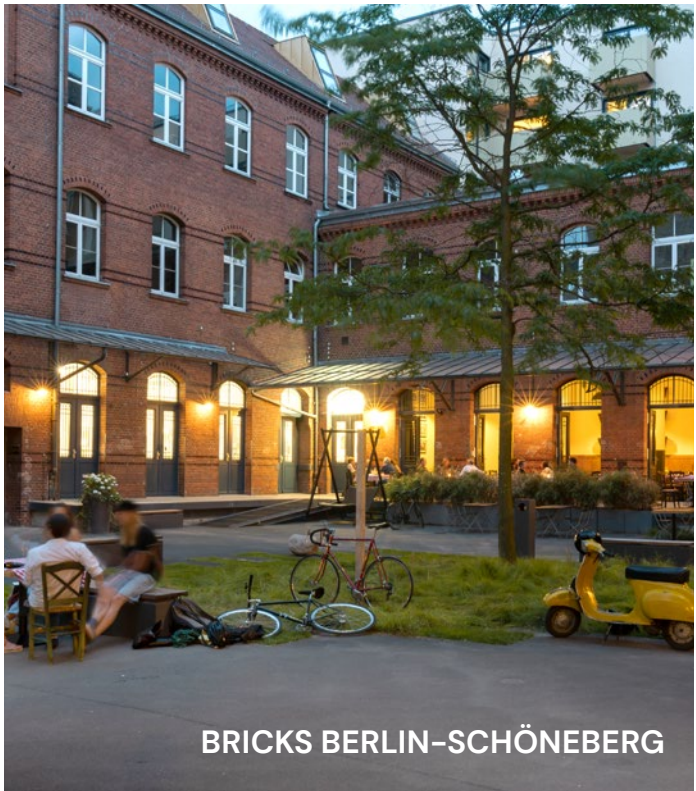
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EISWERK BERLIN



PIER 61|64



BRICKS BERLIN-SCHÖNEBERG



CHARLIE LIVING

TROCKLAND

Established in 2009 in Berlin, Trockland Management GmbH aims to contribute to urban development by creating spaces with a high quality of life. The owner-managed company realizes large-scale new construction projects as well as conversion and reconstruction of residential and commercial properties. The portfolio includes 23 assets – realized and in planning phase – among them assets such as PIER 61|64 at the East Side Gallery and EISWERK in Berlin-Mitte. An international team of 65 professionals strives to create sustainable value while respecting social and ethical values, as well as to provide letting and management services for the portfolio properties.

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