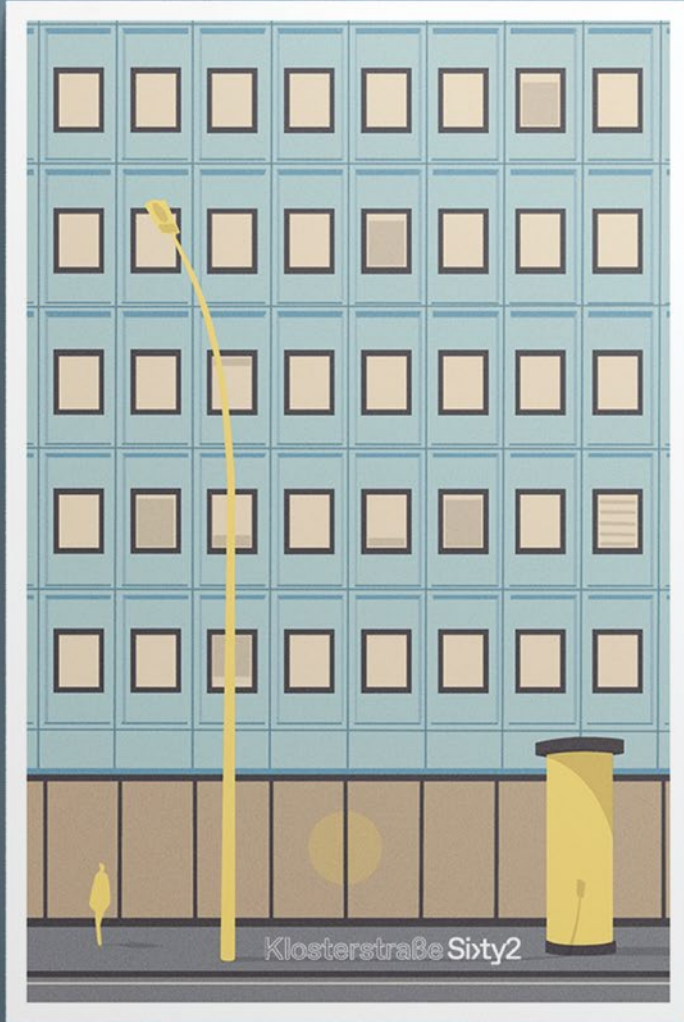


# Klosterstraße Sixty2

RETHINK  
THE PLATTE



Klosterstraße Sixty2



A Project by

**TROCKLAND®**

**CREATING**

**UNIQUE**

**SPACES**

**WITH LOVE**



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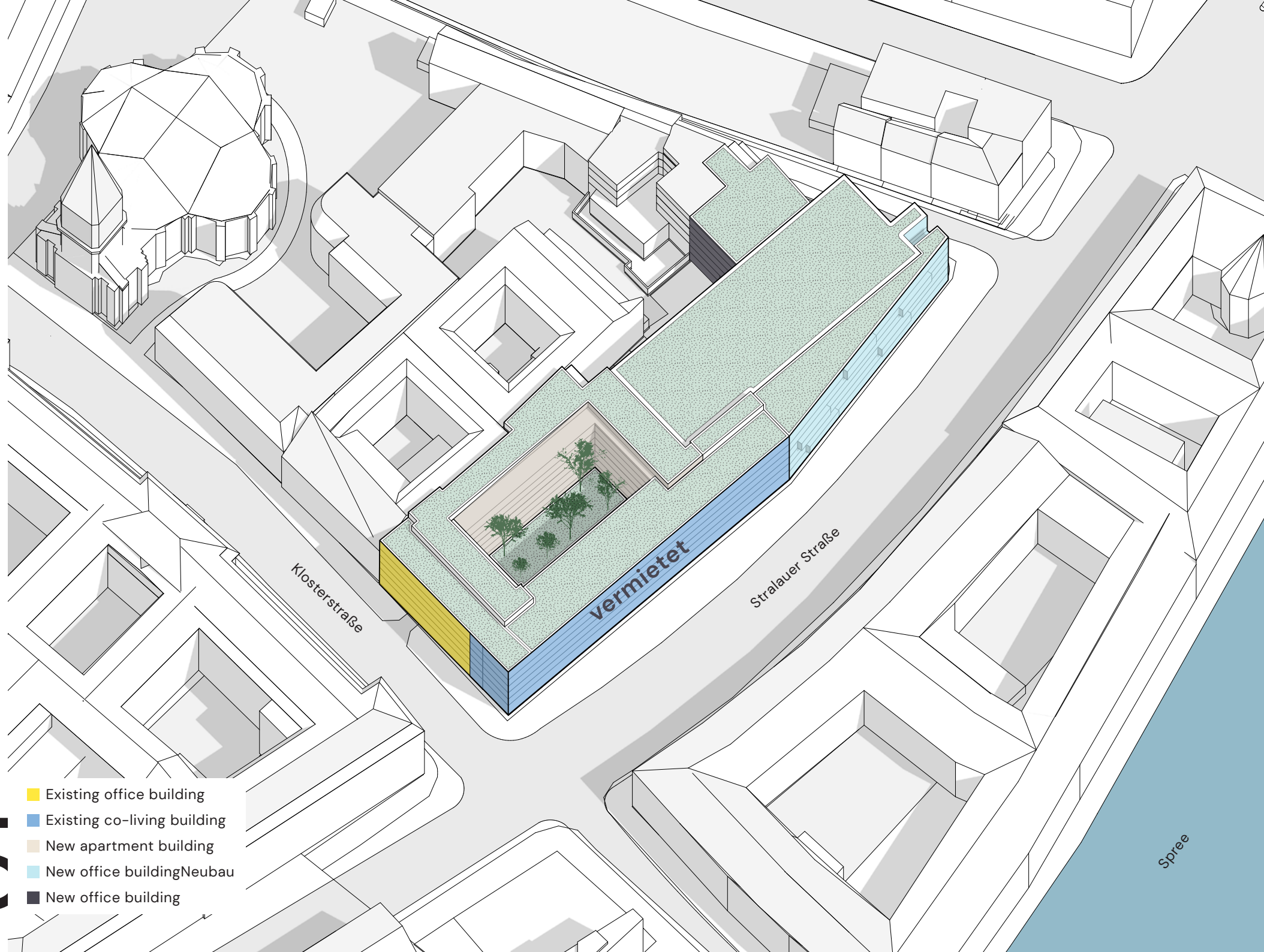
# SIXTY2 - NEW NUMBER IN AN OLD NEIGHBORHOOD

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.

It 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.

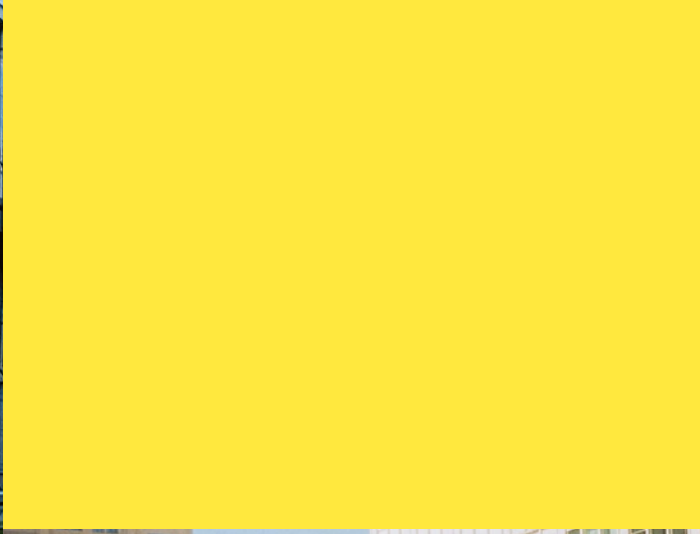




- Existing office building
- Existing co-living building
- New apartment building
- New office buildingNeubau
- New office building

Spree







# 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.









# MAKEOVER OF MODERNITY

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 m<sup>2</sup> 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.



# FACTS

- An existing building of Eastern modernist architecture with architectural highlights
- Revitalisation & expansion of the existing building instead of demolition for a positive sustainability balance
- Visionary transformation of office spaces
- Design by the renowned architects Tchoban Voss
- Flexible floor plans from approx. 320 m<sup>2</sup> to 1,750 m<sup>2</sup>
- Expansion according to tenant requests
- New residential building in the green courtyard with generous glass fronts and balconies
- Central location in Berlin-Mitte
- Directly at Klosterstraße train station







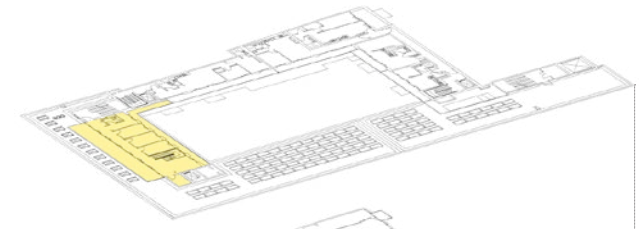
Visualization: The new office building lobby





Visualization: Office with gallery floor

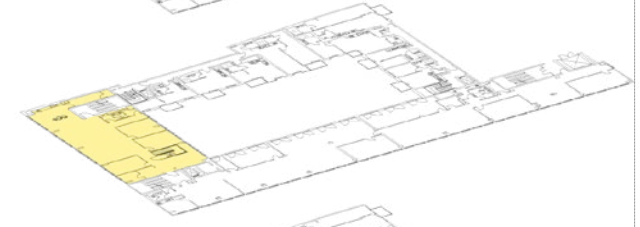
6<sup>th</sup> floor  
220 m<sup>2</sup>



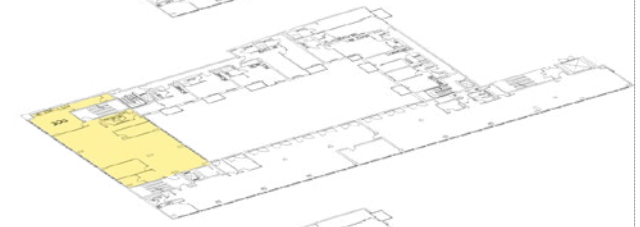
5<sup>th</sup> floor  
170 m<sup>2</sup>



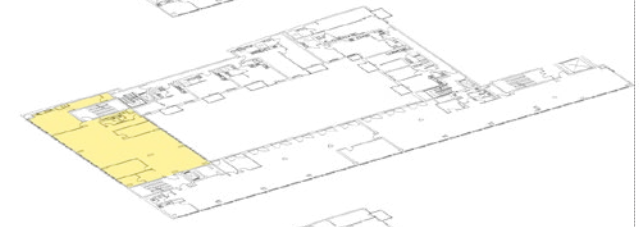
4<sup>th</sup> floor  
340 m<sup>2</sup>



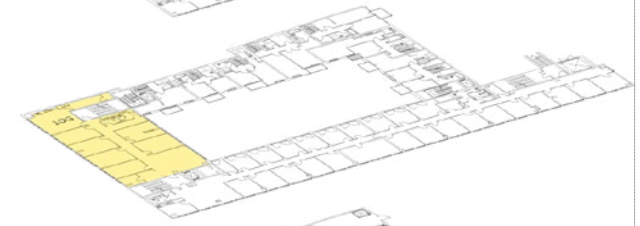
3<sup>rd</sup> floor  
350 m<sup>2</sup>



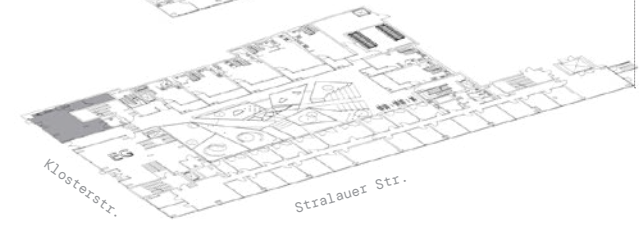
2<sup>nd</sup> floor  
350 m<sup>2</sup>



1<sup>st</sup> floor  
320 m<sup>2</sup>

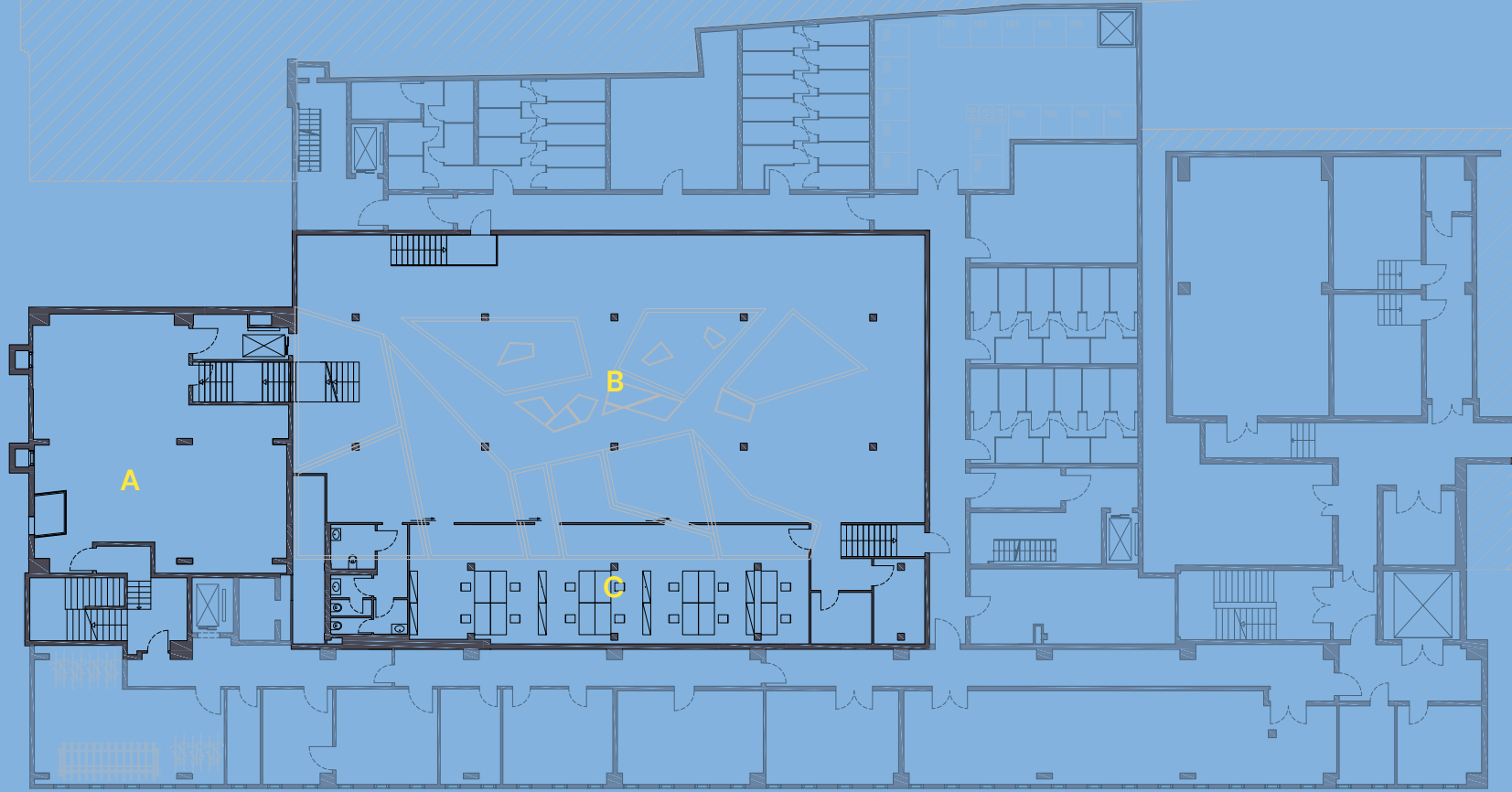


GF  
90 m<sup>2</sup>





# 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 m<sup>2</sup> lettable space
- Mixture of existing and new buildings
- Expansion according to tenant requests

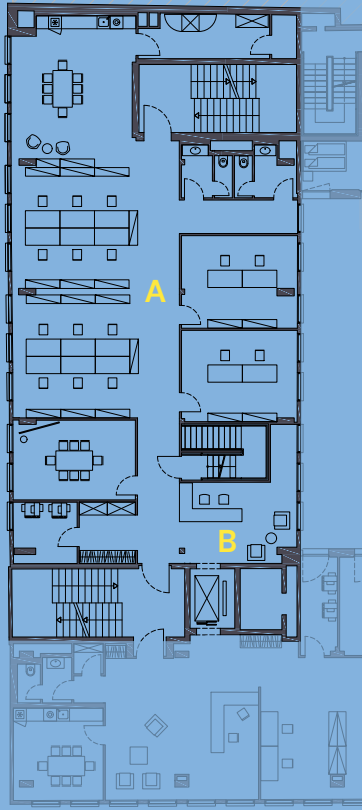
A Kitchenette    C Meeting room  
B Reception      D Open office



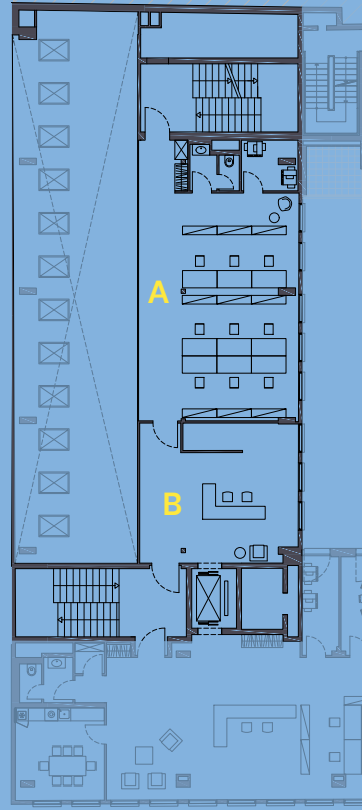


Visualization: Office with open space

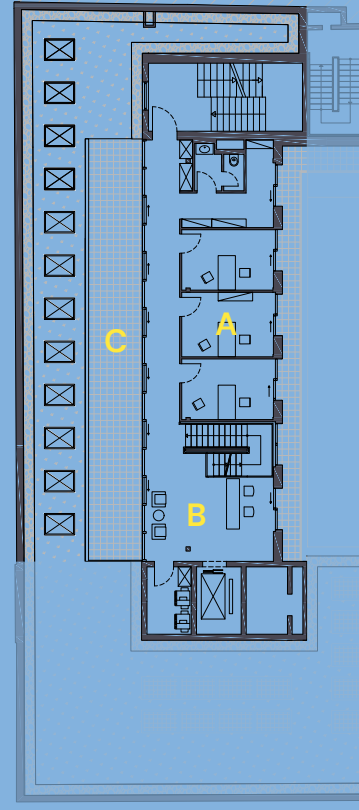




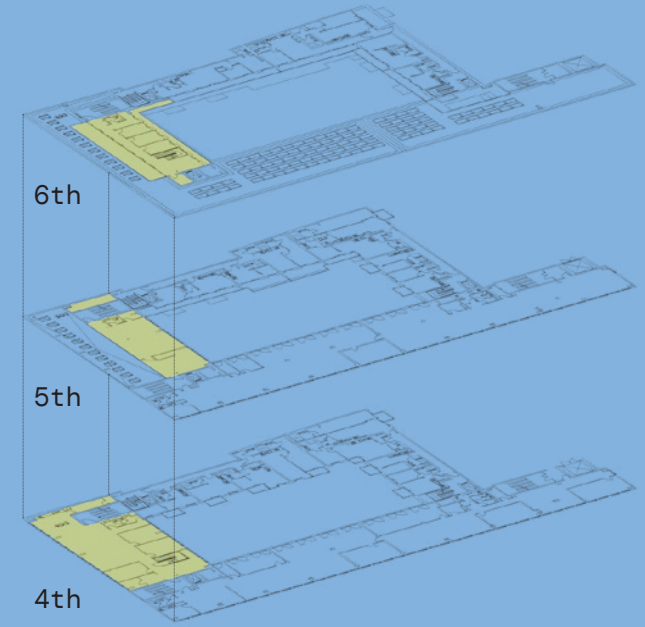
4<sup>th</sup> floor  
approx. 340 m<sup>2</sup>



5<sup>th</sup> floor  
approx. 170 m<sup>2</sup>



6<sup>th</sup> floor  
approx. 220 m<sup>2</sup>



Building overview

# STAGGERED FLOOR

- approx. 730 m<sup>2</sup> total lettable space
- Flexible floorplan
- Spacious terrace

A Office    B Reception    C Terrace





Visualization: Staggered floor with terrace





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*



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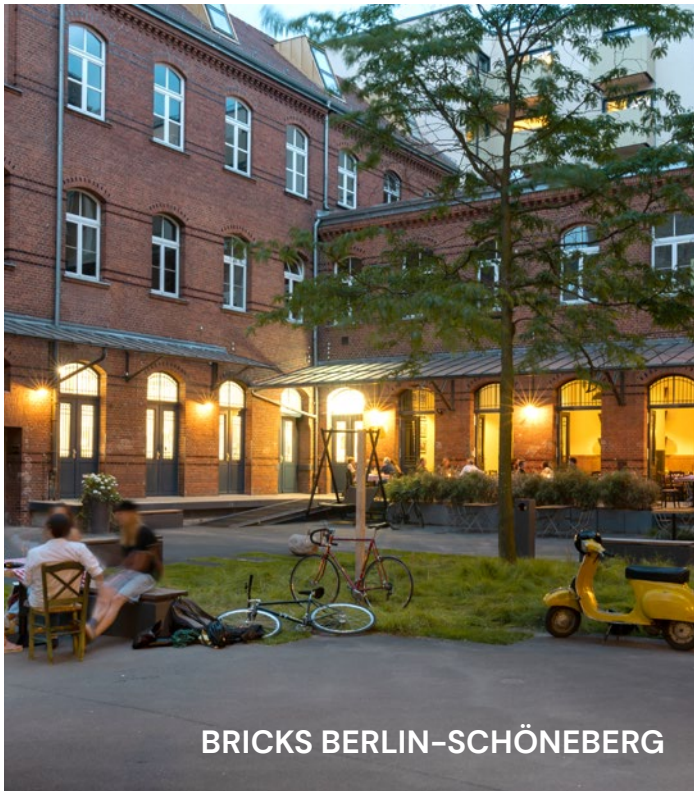




EISWERK BERLIN



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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