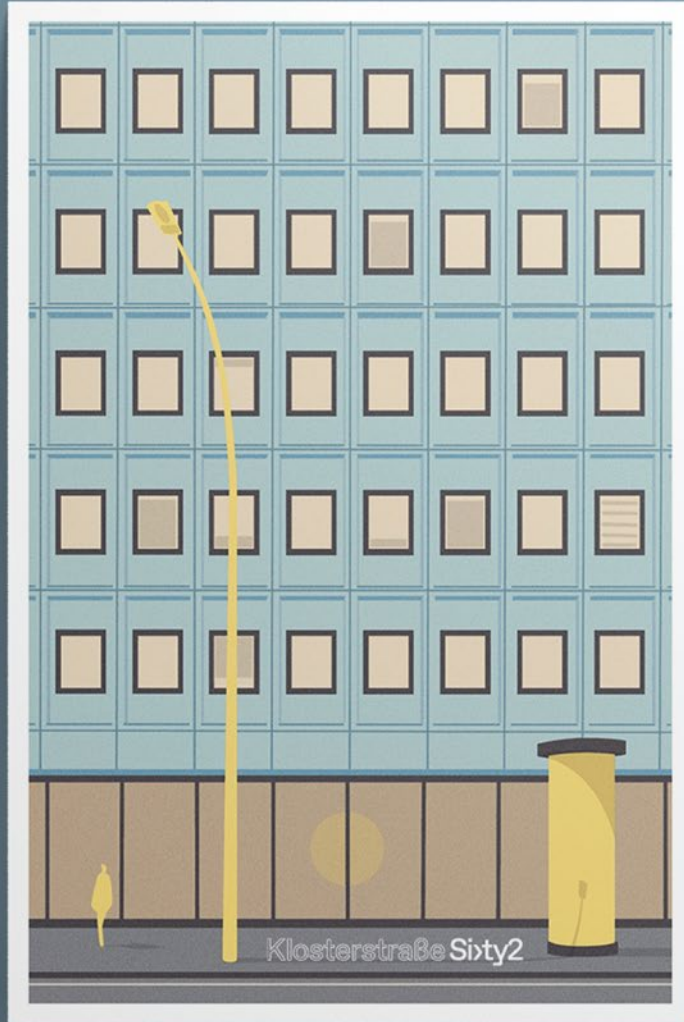


Klosterstraße
Sixty2

RETHINK
THE
PLATTE



Next-Gen Work Location



A Project by

TROCKLAND®

**CREATING
UNIQUE
SPACES
WITH LOVE**

CONTENT

01
NEXT
GENERATION
WORK & LIFE
LOCATION

02
AMIDST
BERLIN-MITTE

03
MAKEOVER
OF
MODERNITY

04
SPACES





RIGHT IN THE CENTER

In the heart of Berlin-Mitte, with unbeatable downtown access and a U-Bahn station directly at the doorstep Sixty2 is well connected and has the potential to become a new headquarters.



BELÉTAGE

Sixty2's standout space stretches across three floors, featuring six-meter-high ceilings and a rooftop terrace. Flooded with natural light and offering sweeping views of Berlin's skyline, it is a truly remarkable setting.



VIBRANT COMMUNITY BUILT IN

With a mix of apartments, co-living, offices, a café, and a gym on site, Sixty2 offers built-in activity and community — a vibrant setting that attracts people and ideas.



SPACES NEARING COMPLETION

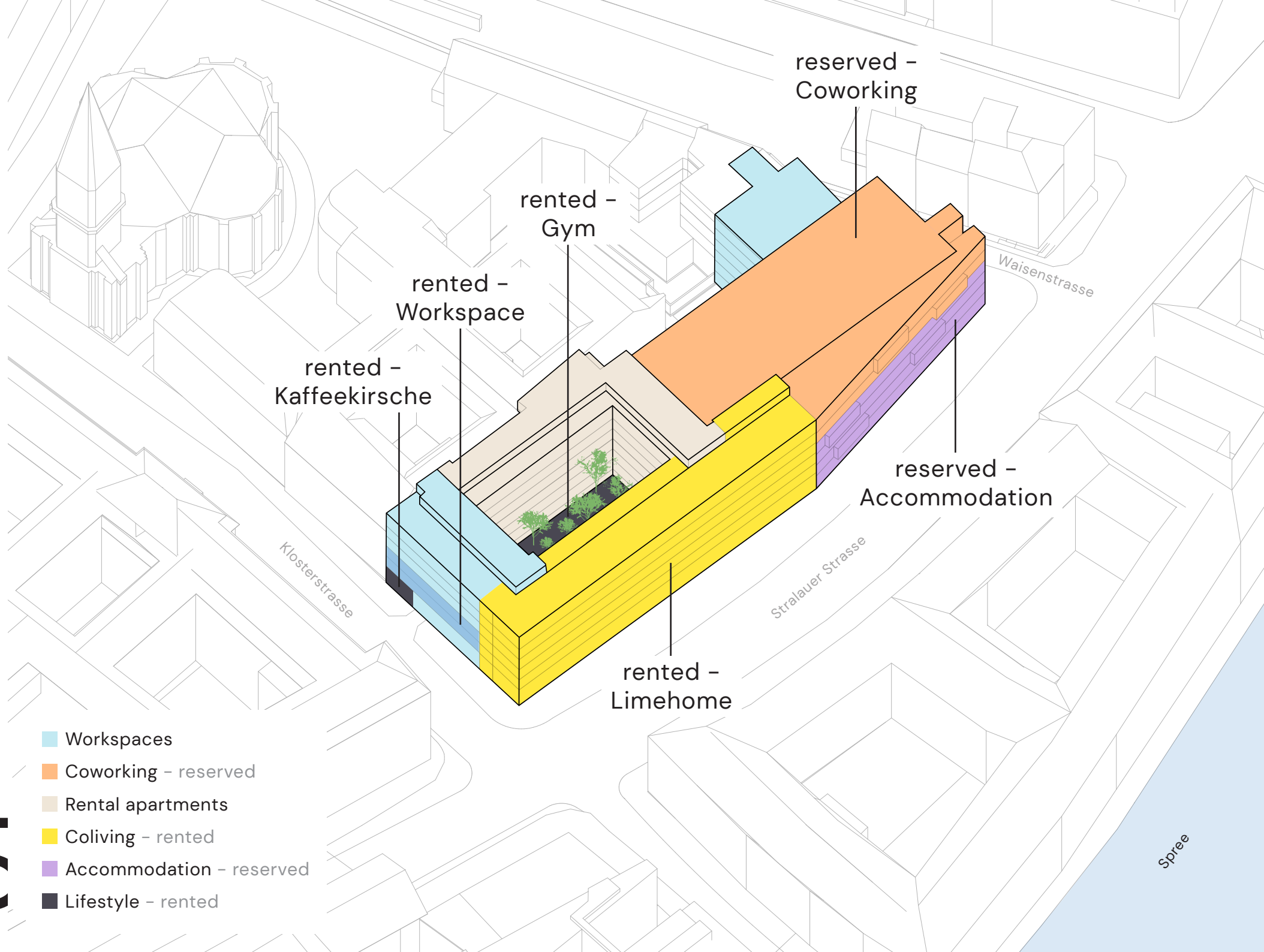
As Sixty2 approaches completion, tenants benefit from bespoke interiors designed to fit their specific needs — combining speed, flexibility, and design quality for a smooth move-in experience.



SIXTY2 – NEXT GENERATION WORK & LIFE LOCATION

Sixty2 combines spaces for residential, work, hospitality, sports, and community uses in a single central location. It forms a vibrant mixed-use ensemble where different uses, lifestyles, and people come together. Like a mosaic, each element has its own unique character, and together they create a complete, harmonious whole.

Thanks to a visionary transformation of existing office spaces and the expansion of the East building with a new structure designed by the renowned Tchoban Voss architects, Sixty2 is set to become one of the capital's top addresses.



reserved -
Coworking

rented -
Gym

rented -
Workspace

rented -
Kaffeeekirsche

reserved -
Accommodation

rented -
Limehome

- Workspaces
- Coworking - reserved
- Rental apartments
- Coliving - rented
- Accommodation - reserved
- Lifestyle - rented

OUR TENANTS



< Kaffee Kirsche | Café

This Berlin café success story was founded in 2014. To this day, beans from around the world are roasted at Tempelhofer Damm — fresh, gently, and with great care. Coffee with soul — every person and every bean matters. The new location on Klosterstrasse will not only impress with outstanding coffee and cuisine but will also serve as a meeting point for the neighborhood.



< Limehome | Serviced Apartments

Limehome offers fully equipped design apartments in central locations across Europe, with over 350 properties in 13 countries. What makes it special is that the entire stay is conducted digitally — from booking to keyless check-in and check-out. At Sixty2, Limehome will operate 130 fully equipped apartments.



An exceptional fitness concept >

Sixty2 will soon become a go-to destination for all fitness enthusiasts. The offering from the studio operator, already successful in Munich, includes state-of-the-art strength training as well as complementary lifestyle programs. The studio will be open to both tenants and the general public.



^ Capsule Hotel | Accommodation

Capsule hotels are becoming increasingly popular as demand grows for affordable short stays in central locations with urban attractions. These innovative hotels offer minimalist, functional accommodations at a fraction of the cost of traditional hotels. At Sixty2, an award-winning European pioneer in this hotel category will open a capsule hotel.

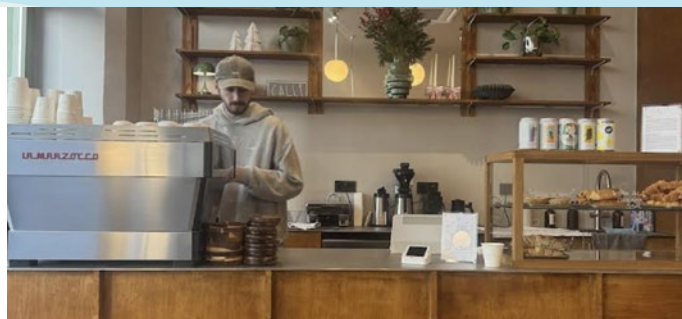
AMIDST BERLIN MITTE

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

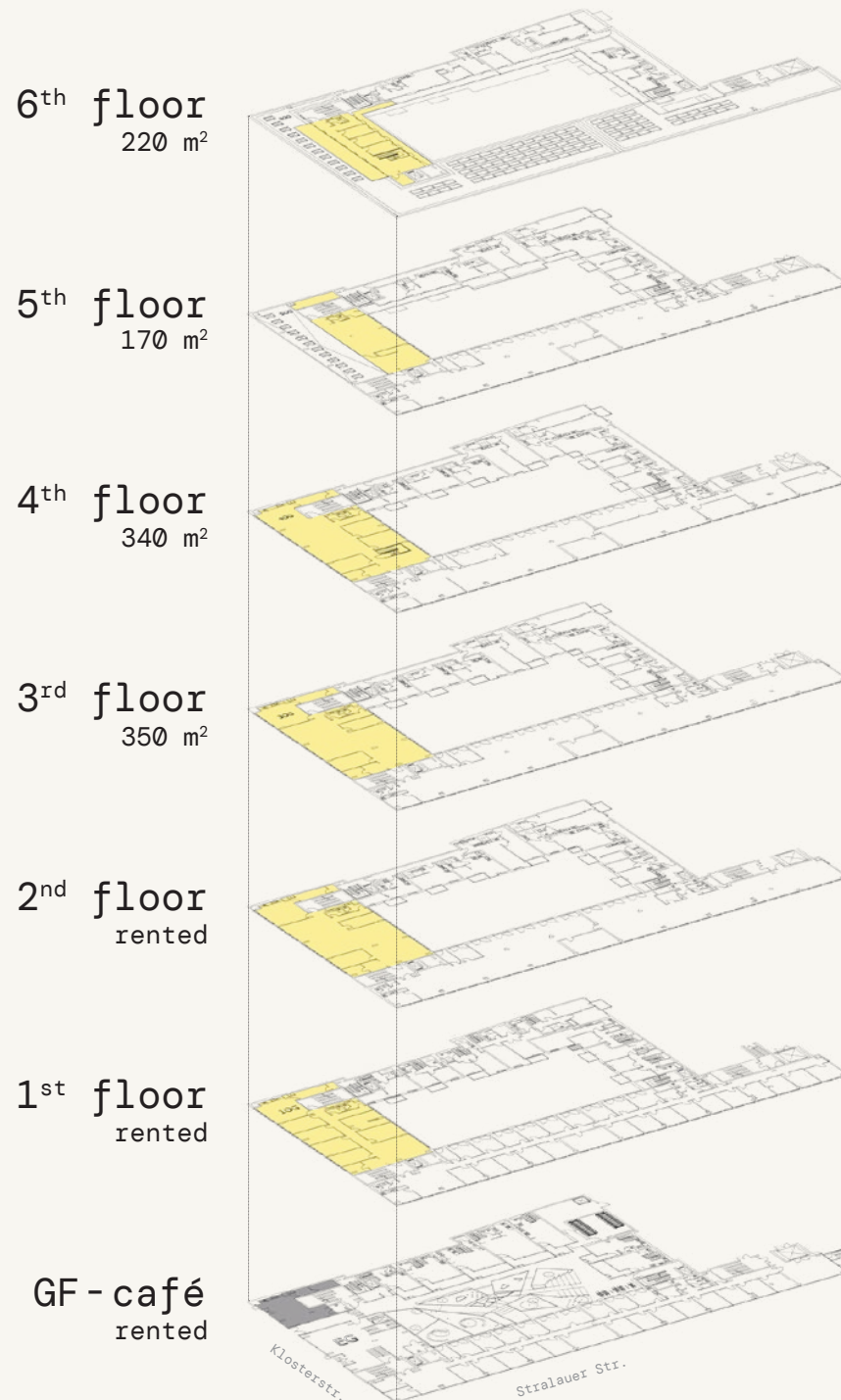
The existing building is receiving a comprehensive makeover through a full renovation, an extension, and a new construction. With the expansion of the courtyard area and the addition of a mezzanine floor, a total of 7,200 m² of space is being created for a variety of uses.

In a further construction phase, the East building will be renovated and expanded with a new structure. The existing building along Stralauer Strasse and Waisenstrasse will be redesigned, creating modern, state-of-the-art workspaces. In addition, the existing building will be enlarged through the new extension, visually enclosing the structure. This will provide additional space as well as striking architecture, including a representative entrance on Waisenstrasse.

FACTS

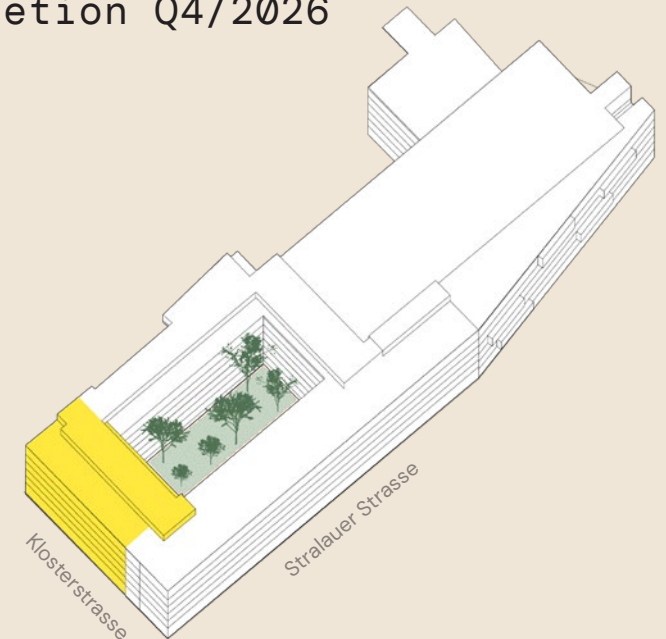
- Flexible floor plans ranging from approx. 127 m² to 1,572 m²
- Fit-out according to tenant requirements
- Central location in Berlin-Mitte
- Excellent public transport connections
- Exclusive balconies and/or rooftop terraces
- Quiet location in historic district
- Part of a lively neighbourhood with apartments, restaurants, coworking spaces, a gym, and a green courtyard





KLOSTERSTR.

- Underground station right in front of the building
- Representative entrance with spacious lobby
- Mezzanine space on the 4th-6th floors with gallery, up to 6 m ceiling height and exclusive rooftop terrace
- First time occupancy after renovation
- Completion Q4/2026





Visualization: The new office building lobby



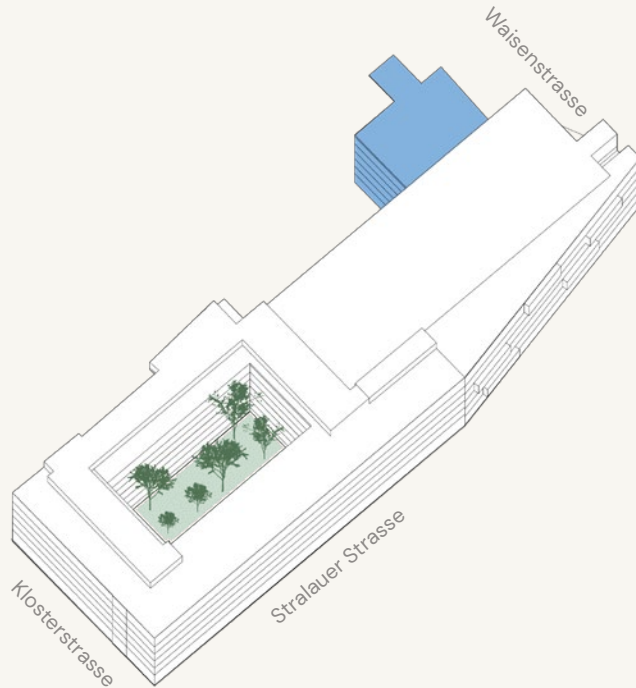
Visualization: Office with open space



Visualization: Staggered floor with terrace

WAISENSTR.

- Single tenant building (HQ) with exclusive entrance
- Vertical townhouse-style office structure
- Flexible floor plans from approx. 127 m² to 1,572 m²
- Completion Q3/2028



Rooftop
79 m²

5th floor
274 m²

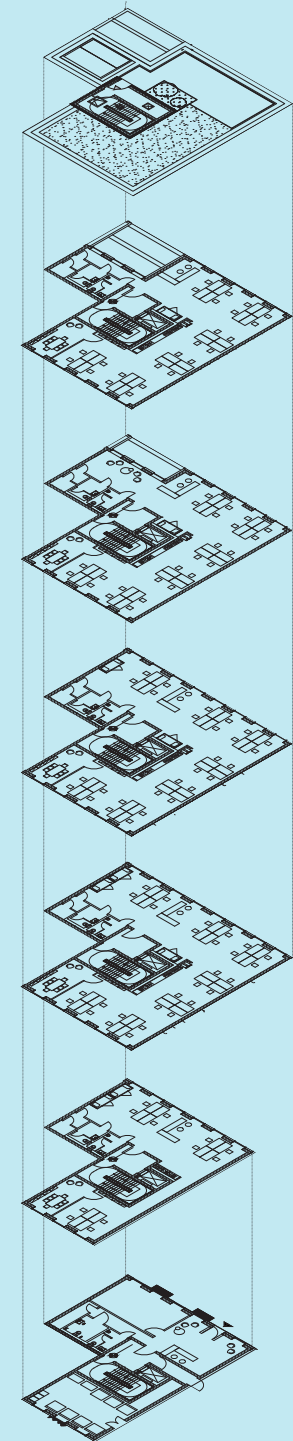
4th floor
294 m²

3rd floor
300 m²

2nd floor
300 m²

1st floor
198 m²

GF
127 m²





Visualisation: Façade facing Waisenstrasse



Visualisation: Potential interior finish



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*



CONTACT

Viola Molzen

Letting & Project Sales Manager

v.molzen@trockland.com

+49 173 2582132

**CREATING
UNIQUE
SPACES
WITH LOVE**



sixty2.berlin

TROCKLAND®

Trockland Management GmbH

Hauptstrasse 27 | Aufgang E | 10827 Berlin

+49 30 2363137-0 | trockland.com

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 photos & renderings:

Trockland, limehome, Tchoban Voss Architekten, Adobe Stock, unsplash

Some of the visualisations were created or modified using an AI tool. They are not binding and are for inspiration purposes only.

A Project by

TROCKLAND®

