

**Real estate exposé**

**Acht**Berlin

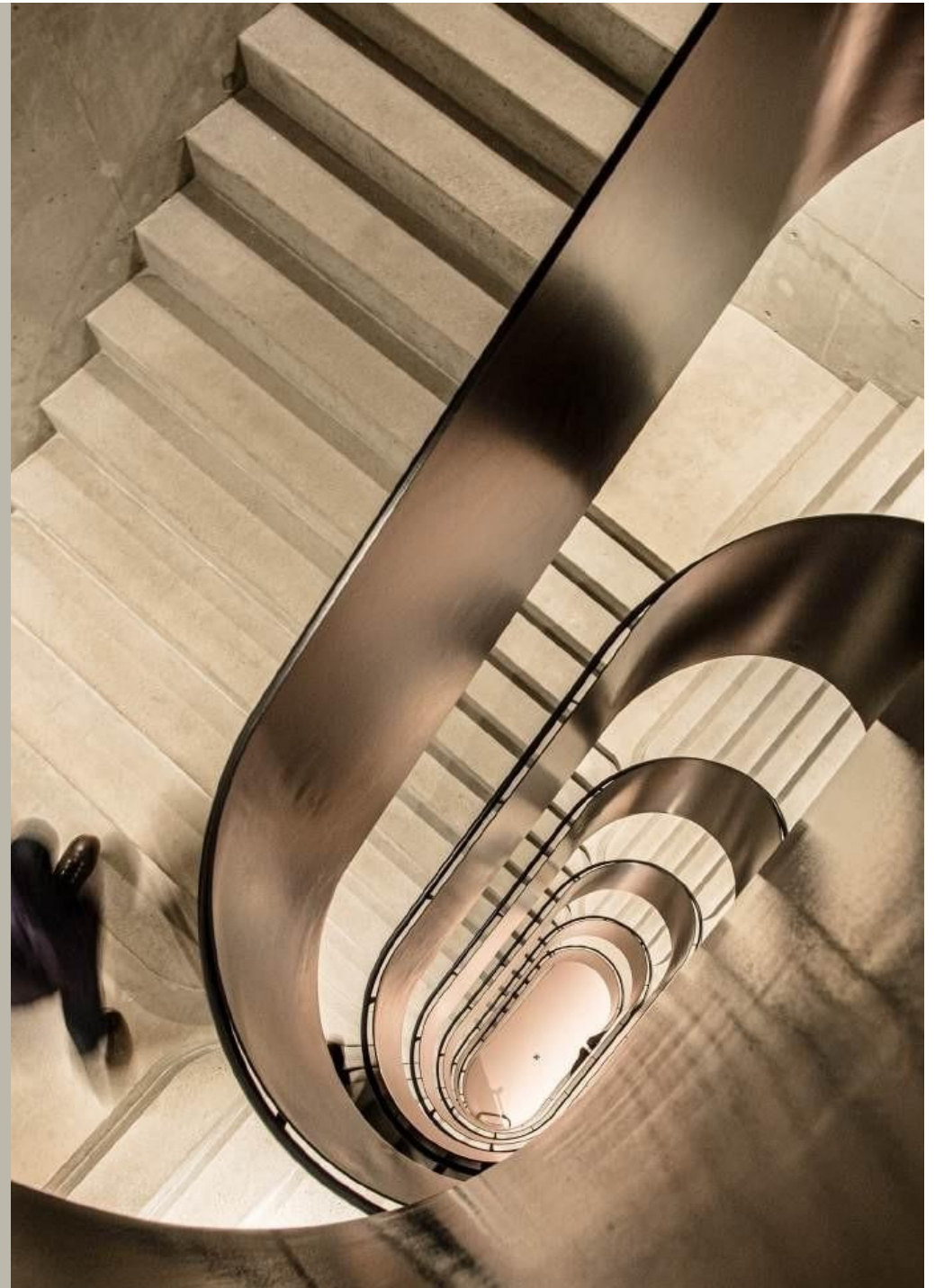
Three buildings, six floors, and a cinema:  
**Acht**Berlin

A unique ensemble of buildings with state-of-the-art office and event spaces spread over 8,000 square meters in listed historic buildings and striking new buildings in Berlin Mitte.

A highlight is what is arguably Germany's most beautiful private cinema with Dolby Atmos for up to 70 guests.

Behind **Acht**Berlin are founders from the worlds of culture and business who have passionately created a professional home that combines iconic architecture with creative energy and a curated community.

Inspire to **create**

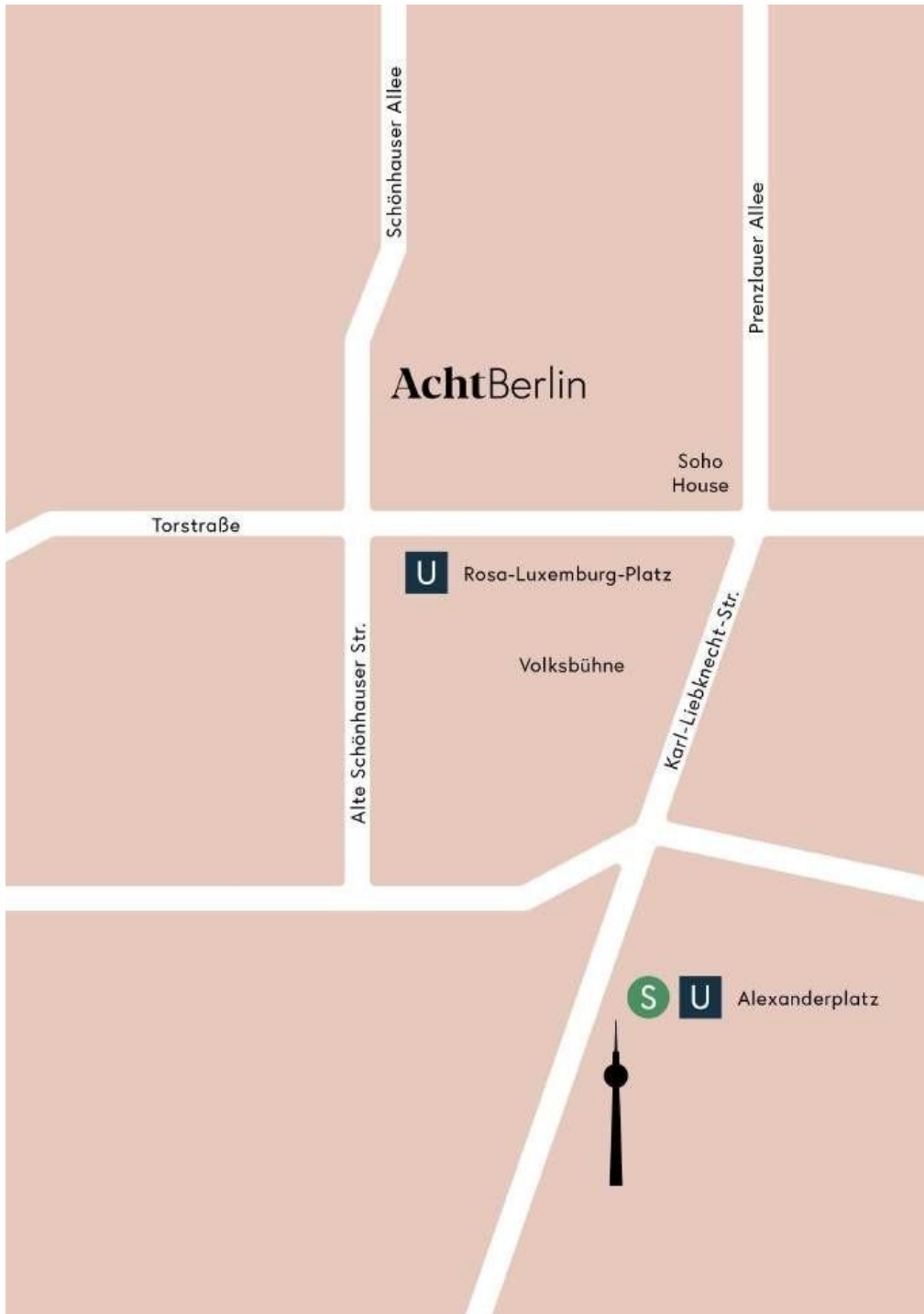


The **Acht**Berlin will surprise you. The new location in the center of Berlin offers versatile rooms in a unique architectural setting, providing an ideal setting for events, encounters and creative exchange create.

**Acht**Berlin has a lot to offer on six floors. All spaces can be flexibly combined and booked.

- High-quality cinema for 70 people with adjoining cinema bar
- Ten fully equipped conference and seminar rooms
- Library Kitchen with fully equipped kitchen
- Atrium as a versatile event space for up to 200 people
- Green roof terrace with views over the city.





Schönhauser Allee is a main street and leads from Berlin-Mitte through Prenzlauer Berg to Pankow. On three kilometers in length, many beautiful side streets into the neighborhood, making the area one of the most exciting ones in Berlin.

- Perfect connections between Mitte and Prenzlauer Berg
- 5 minutes to Alexanderplatz
- 3 min. to the underground station Rosa-Luxemburg-Platz
- Hotel in the immediate neighborhood: Amano HOME and Soho House Berlin.

Office



# Offices

The office spaces in **Acht**Berlin offer a mix of historical details and modern comfort. High fit-out standard, high-quality materials and spacious room concepts create an inspiring working environment.

- Office spaces from approx. 200 m<sup>2</sup>
- Combination of several areas possible
- Including kitchenette, storage space and meeting niches
- Can be used in units or as an open-plan office
- Including WLAN and technical connections
- 3.80 meter high ceilings and large windows
- All other rooms at **Acht**Berlin are also available to tenants.

## Facts

Office space:

Gross rental space: 353,05 m<sup>2</sup>

Net rental space: 324,75 m<sup>2</sup>

- High-quality new-build floor
- Incl. kitchenette and storage space
- A fully furnished office space with award-winning interior design:



German Design Award 2025 in the category  
"Excellent Architecture – Interior Architecture"



ICONIC Award 2024 in the category  
"Interior – Corporate," distinction "Best of Best"



Red Dot Award 2024 for „Spatial Communication –  
Interior Design"

## Office space

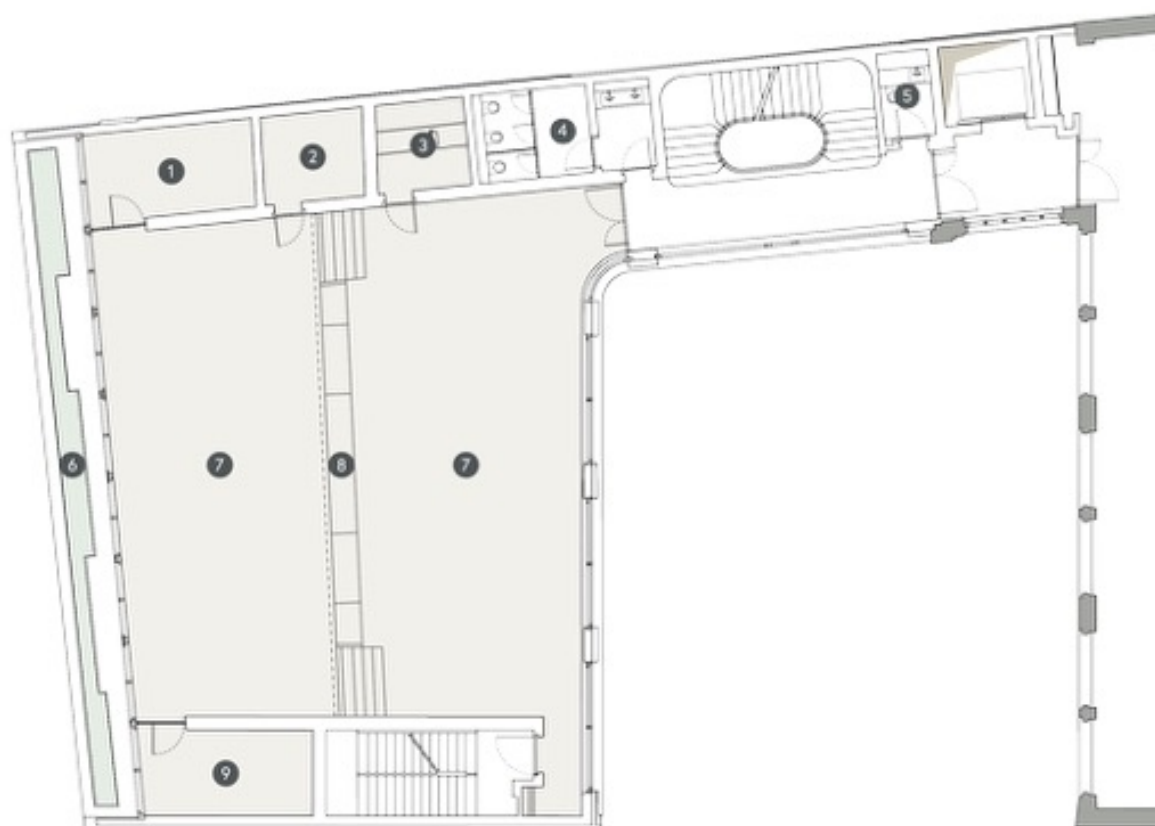
## 2nd floor new building





# Office

2nd floor new building



1. Quiet zone 14.39 m<sup>2</sup>
2. Technology 8.67 m<sup>2</sup>
3. Kitchenette 5.50 m<sup>2</sup>
4. WC 8.91 m<sup>2</sup>
5. WC 3.85 m<sup>2</sup>
6. Storey gardens 38,35 m<sup>2</sup>
7. Office 230,69 m<sup>2</sup>
8. Shelf installation
9. Meeting 14.39 m<sup>2</sup>

Gross rental area: 353,05 m<sup>2</sup>

Net rental area: 324,75 m<sup>2</sup>

## Facts

Office space:

Gross rental space: 331.48 m<sup>2</sup>

Net rental space: 291.77 m<sup>2</sup>

- 
- High-quality new-build floor
  - Four converted individual offices or meeting rooms
  - Incl. kitchenette and storage space
  - Flexible design options
  - Can be used in units or as an open-plan office
  - Merging of several areas possible.

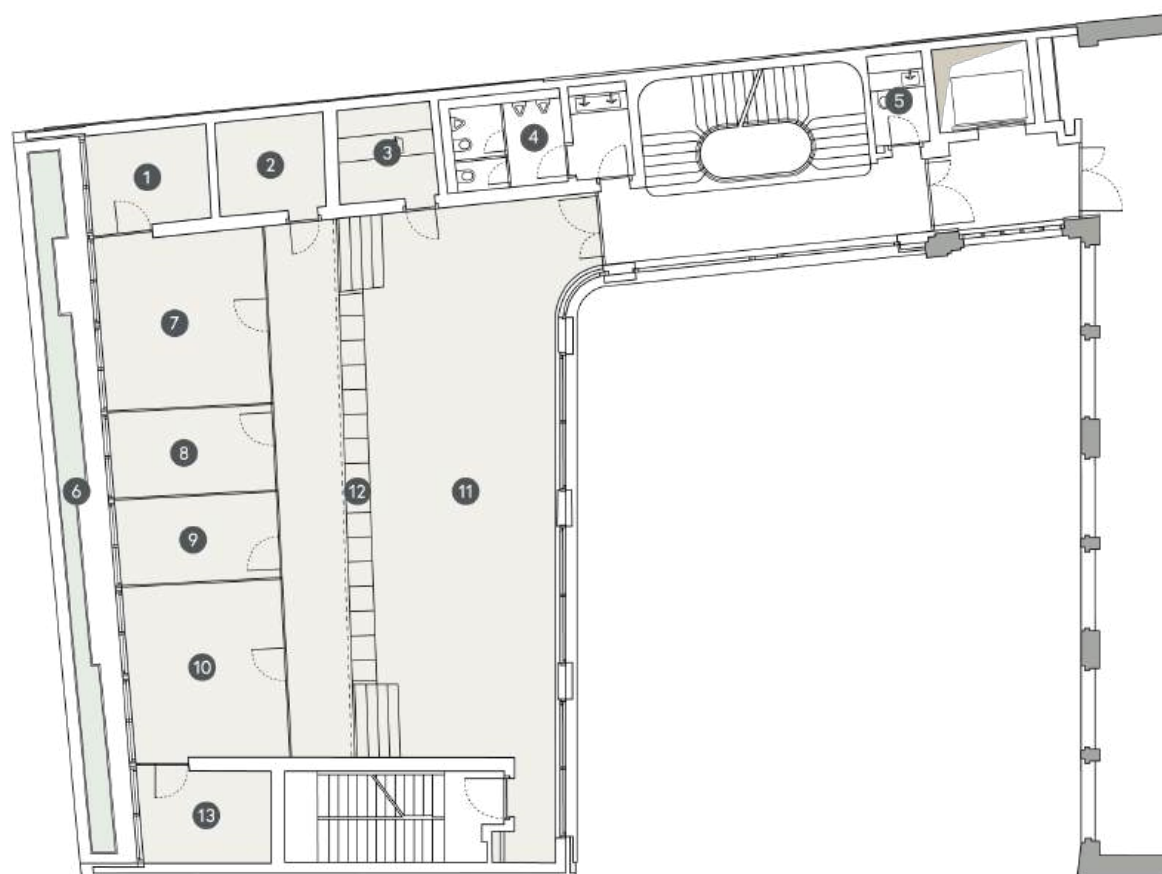
Office space

3rd floor new building



# Office

3rd floor new building



1. Quiet zone 9.62 m<sup>2</sup>
2. Technology 8.67 m<sup>2</sup>
3. Kitchenette 5, 50 m<sup>2</sup>
4. WC 8.94 m<sup>2</sup>
5. WC 3.78 m<sup>2</sup>
6. Storey gardens  
38,63 m<sup>2</sup>
7. Office 26,61 m<sup>2</sup>
8. Office 12,93 m<sup>2</sup>
9. Office 12,93 m<sup>2</sup>
10. Office 24,83 m<sup>2</sup>
11. Office 129.05 m<sup>2</sup>
12. Shelf installation
13. Meeting 10.28 m<sup>2</sup>

Gross rental area: 331.48 m<sup>2</sup>

Net rental area: 291.77 m<sup>2</sup>

## Facts

Office space one:

Gross rental space: 283.18 m<sup>2</sup>

Net rental space: 257.08 m<sup>2</sup>

Office space two:

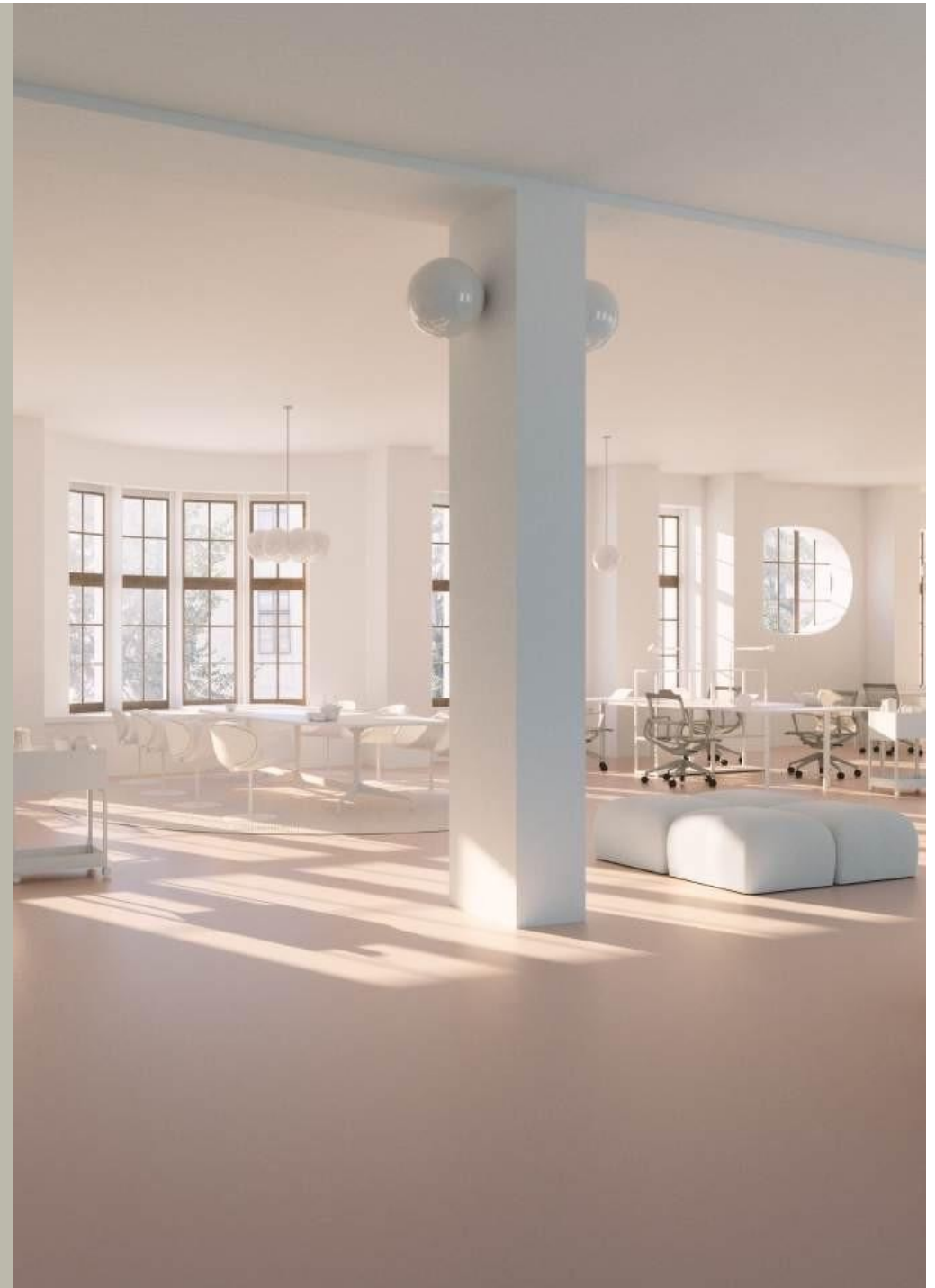
Gross rental space: 234.84 m<sup>2</sup>

Net rental space: 208.32 m<sup>2</sup>

- 
- Original, listed Bel Etage
  - High-quality renovation of period details such as windows, doors and stucco
  - Modern equipment with high-quality natural rubber flooring
  - Incl. kitchenette and storage space
  - Flexible design options
  - Can be used in units or as an open-plan office
  - Merging of several areas possible.

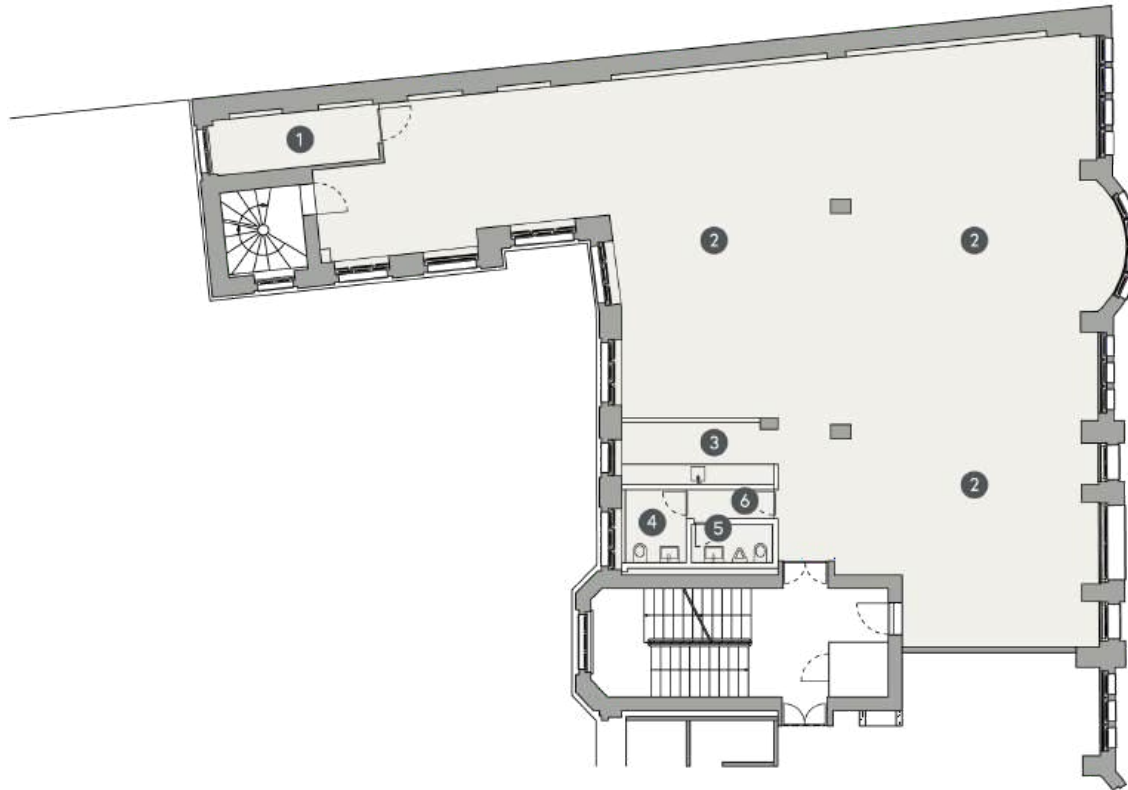
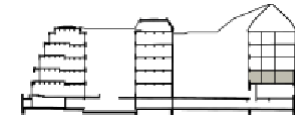
# Office space

## 1st floor old building



## Office one

1st floor old building



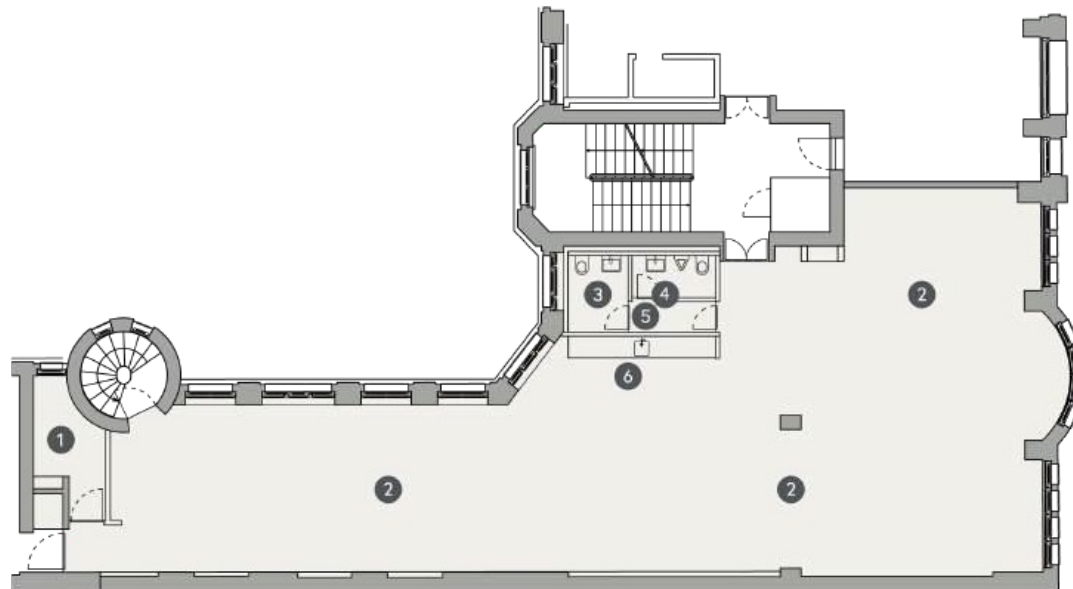
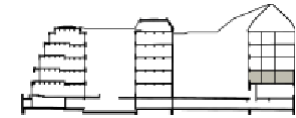
1. Server room 8.45 m<sup>2</sup>
2. Office 231.41 m<sup>2</sup>
3. Kitchenette 7.93 m<sup>2</sup>
4. WC 4.31 m<sup>2</sup>
5. WC 2.88 m<sup>2</sup>
6. Hallway 2.10 m<sup>2</sup>

Gross rental area: 283.18 m<sup>2</sup>

Net rental area: 257.08 m<sup>2</sup>

## Office two

1st floor old building



1. Server room 6.07 m<sup>2</sup>
2. Office 180.79 m<sup>2</sup>
3. WC 4.18 m<sup>2</sup>
4. WC 2.84 m<sup>2</sup>
5. Hallway 2.10 m<sup>2</sup>
6. Kitchenette 12.34 m<sup>2</sup>

Gross rental space: 234.84 m<sup>2</sup>

Net rental space: 208.32 m<sup>2</sup>

## Facts

Office space:

Gross rental space: 244.60 m<sup>2</sup>

Net rental space: 219.30 m<sup>2</sup>

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- Original, listed old building floor
- High-quality renovation of period details such as windows, parquet flooring, doors and stucco
- Modern equipment
- Incl. kitchenette and storage space
- Many units for meetings, individual and group offices and retreats
- Combination of several areas possible.

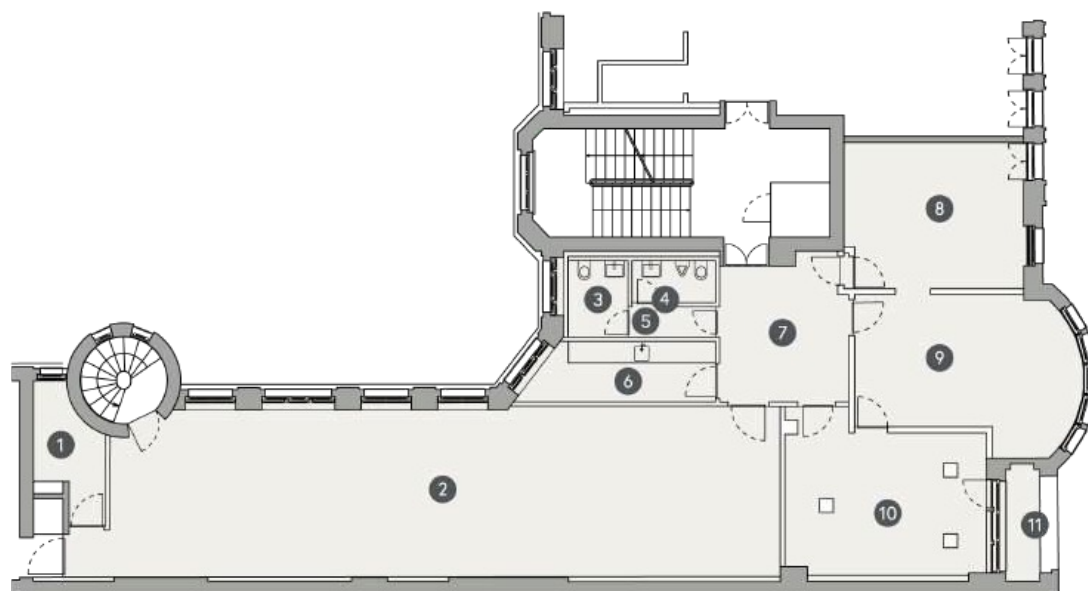
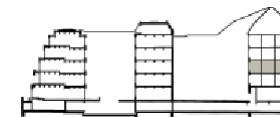
Office space

2nd floor old building



# Office

## 2nd floor old building



1. Server room 6.21 m<sup>2</sup>
2. Office 99.06 m<sup>2</sup>
3. WC 4.44 m<sup>2</sup>
4. WC 2.72 m<sup>2</sup>
5. Hallway 1.86 m<sup>2</sup>
6. Kitchenette 9.53 m<sup>2</sup>
7. Reception 15,16 m<sup>2</sup>
8. Office 21,91 m<sup>2</sup>
9. Office 27,93 m<sup>2</sup>
10. Office 26,71 m<sup>2</sup>
11. Loggia 3.77 m<sup>2</sup>

Gross rental area: 244.60 m<sup>2</sup>

Net rental area: 219.30 m<sup>2</sup>

## Facts

Office space one:

Gross rental space: 260.85 m<sup>2</sup>

Net rental space: 238,00 m<sup>2</sup>

Office space two:

Gross rental space: 226.48 m<sup>2</sup>

Net rental space: 201.39 m<sup>2</sup>

- 
- Original, listed, converted roof truss
  - Berlin's largest free-spanning roof with ceilings of nearly 9 meters at the peak
  - High-quality renovation of period details such as windows, batwing dormers and doors
  - Modern equipment with elaborate lighting design
  - Incl. kitchenette and storage space
  - Flexible design options
  - Can be used in units or as an open-plan office
  - Merging of several areas possible.

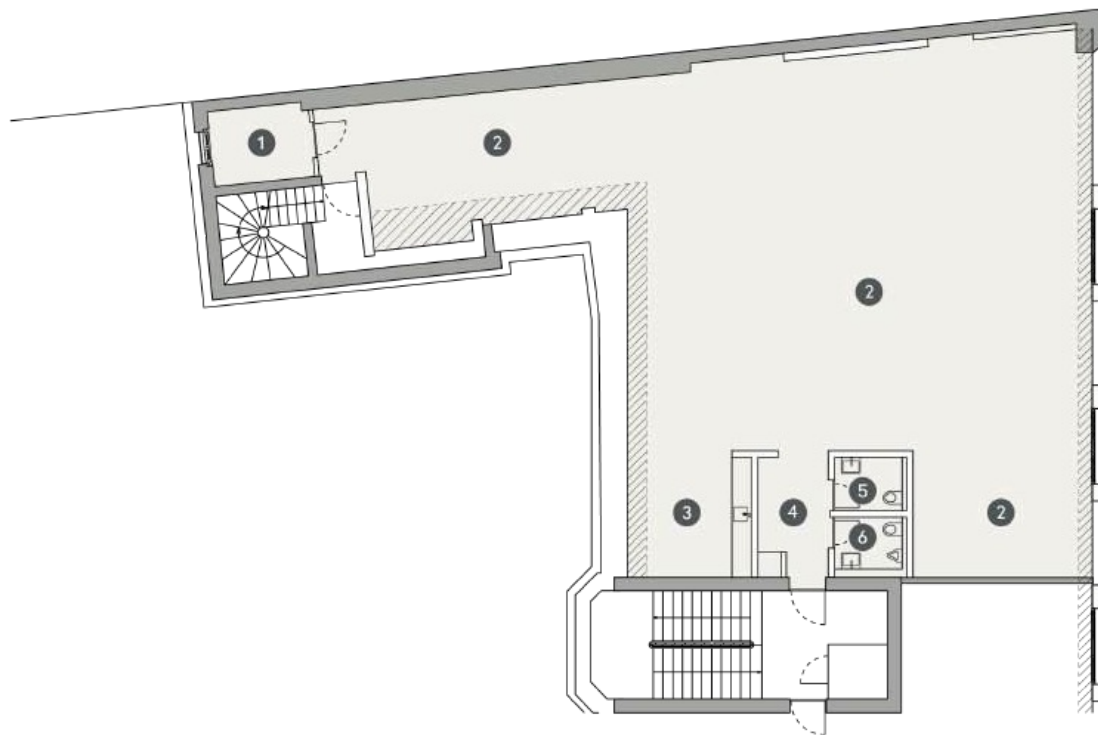
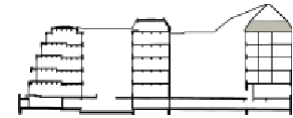
## Office space

## 5th floor old building



## Office one

5th floor old building



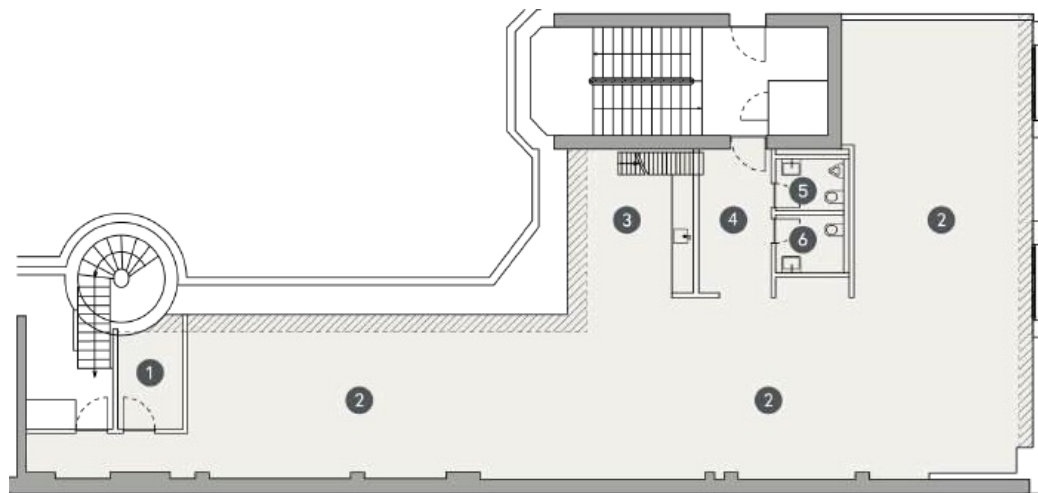
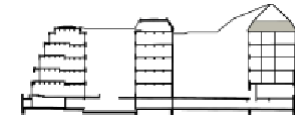
1. Server room 6.68 m<sup>2</sup>
2. Office 205.84 m<sup>2</sup>
3. Kitchenette 12.88 m<sup>2</sup>
4. Anteroom / cloakroom 6.90 m<sup>2</sup>
5. WC 2.85 m<sup>2</sup>
6. WC 2.85 m<sup>2</sup>

Gross rental space: 260.85 m<sup>2</sup>

Net rental space: 238 , 00 m<sup>2</sup>

## Office two

5th floor old building



1. Server room 5.68 m<sup>2</sup>
2. Office 166.39 m<sup>2</sup>
3. Kitchenette 15.26 m<sup>2</sup>
4. Anteroom / cloakroom 8.36 m<sup>2</sup>
5. WC 2.85 m<sup>2</sup>
6. WC 2.85 m<sup>2</sup>

Gross rental area: 226.48 m<sup>2</sup>

Net rental area: 201.39 m<sup>2</sup>

## Your contact persons

Feel free to contact us



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