

A modern office interior with a wooden floor, white walls, and a glass partition. The ceiling is a white grid with recessed lights. A white pillar is visible on the left side. The glass partition is in the center, leading to another office space.

Urban Offices

Swinemünder Straße 110

Modern Office Space:

- 205 sqm
- 1 big open space
- Up to 24 desks
- Furnished setup available

Available from: 1st of April 2022

Sven Hock
m: +49 175 591 51 28
e: sh@bhi.com.de
www.urban-offices.de

Swinemünder Straße 110



Key Facts

Availability

Available from 01.04.2022

Rental Costs*

5.600 EUR/month

Ancillary Costs*

tba

Deposit

16.800 EUR

Rental Period

Minimum: 6 months

Maximum: 60 months

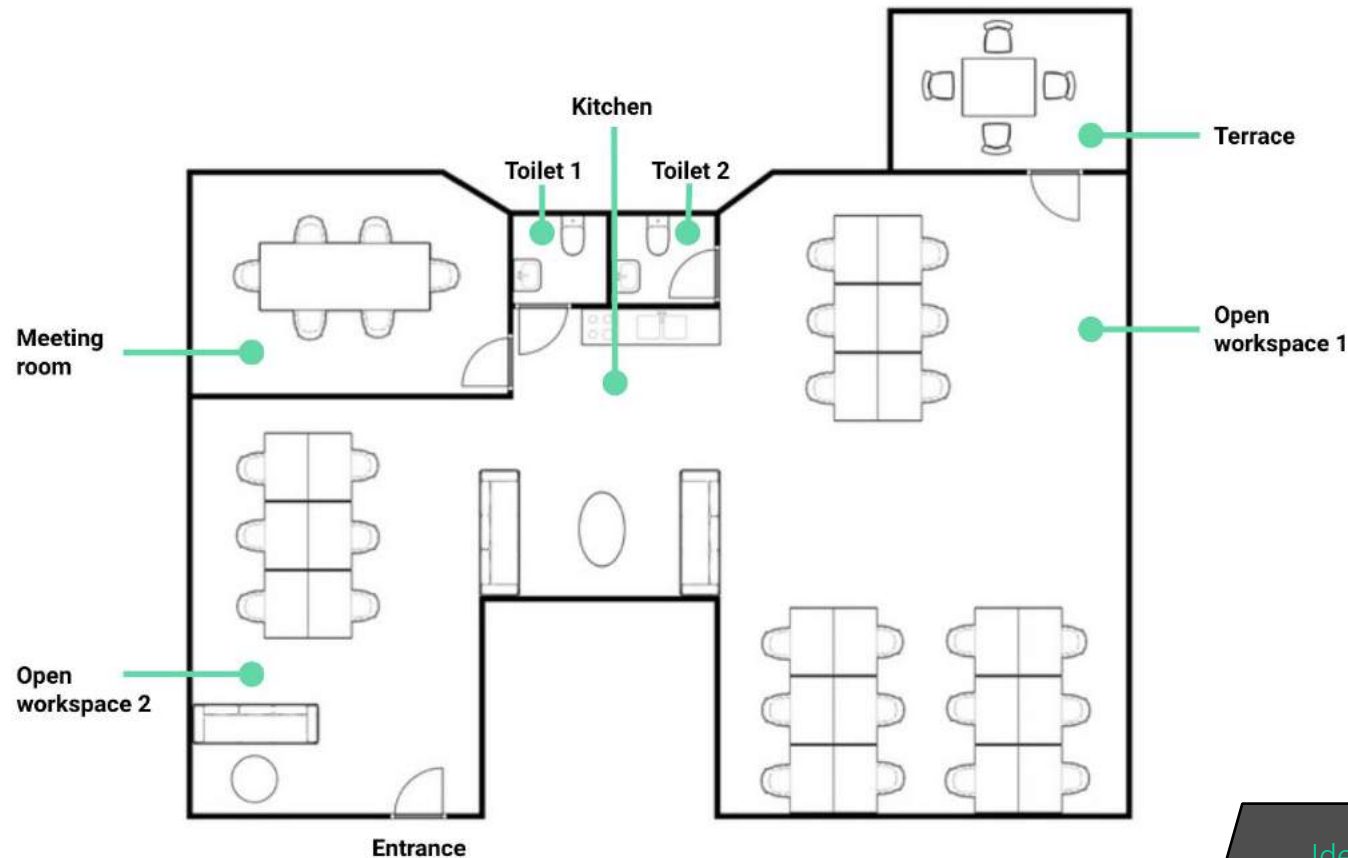
General

Location:	Swinemünder Straße 110, 10435 Berlin (Prenzlauer Berg)
Google Maps:	Link
Floor:	Ground Floor
Location in the Building:	Front row with direct access to the garden
Space:	~ 205 sqm
Desk Capacity:	Up to 24 desks
Rooms:	1 open space 1 meeting room 1 kitchen hangout
Sanitary Facilities:	One bathroom
Elevator / Barrier free:	Yes
Kitchen:	Yes (included)

Additional

Ancillary Costs*:	tba
Cleaning:	Not included, available on request
Internet:	Not included
Ethernet Infrastructure:	Installed
Parking:	Upon availability

Floor plan: Office space with potential for 25 working desks

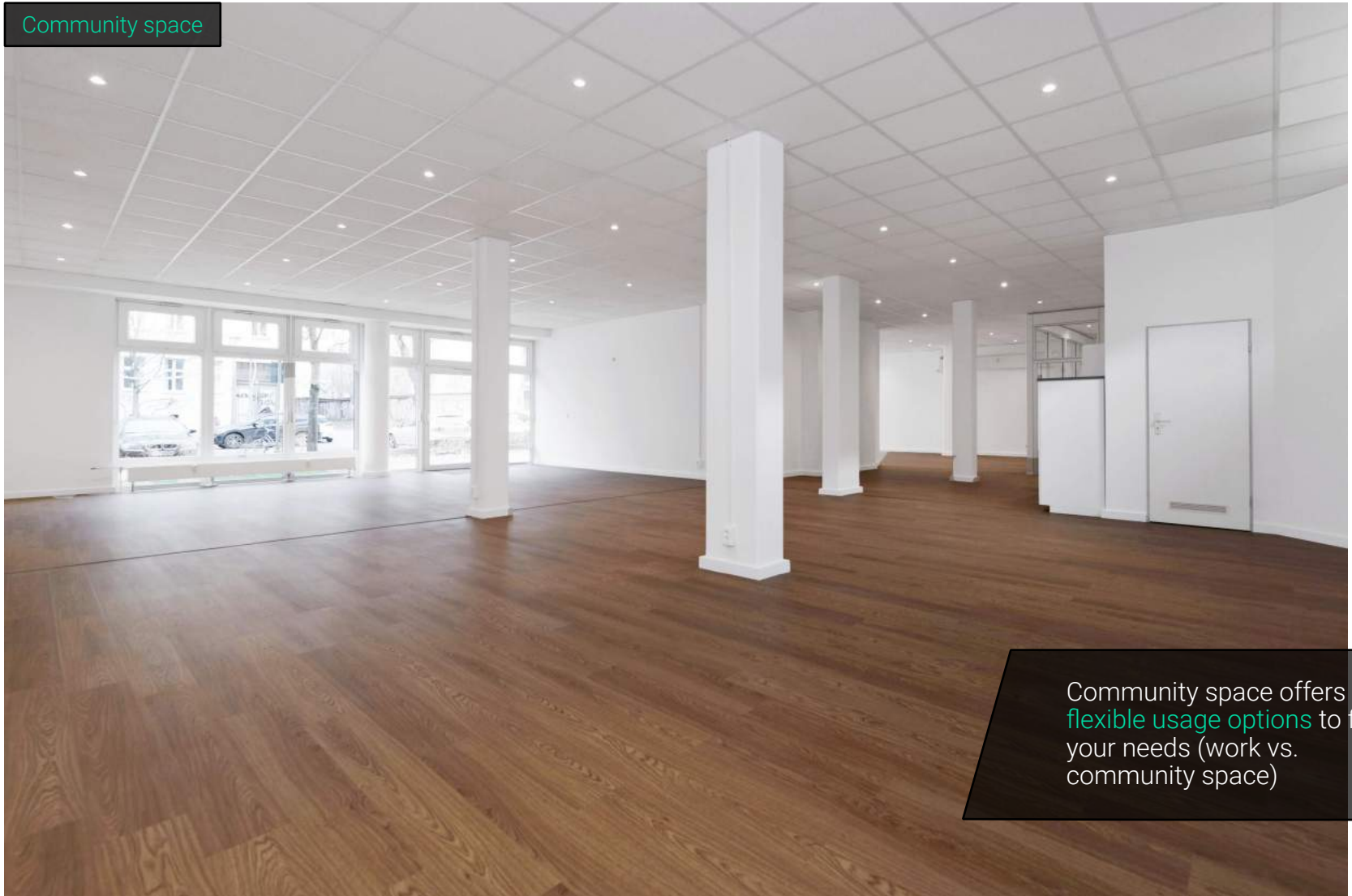


Total Space: ~200 sqm

Ideal floor plan for startups,
with a meeting room and
an open work space.

Community working space

Community space



Community space offers
flexible usage options to fit
your needs (work vs.
community space)

The kitchen comes with a dishwasher, fridge and microwave

Kitchen



Workshop or meeting room
for different usages.
Also possible to use as
workspace

Spacious meeting room with glass front

Meeting room



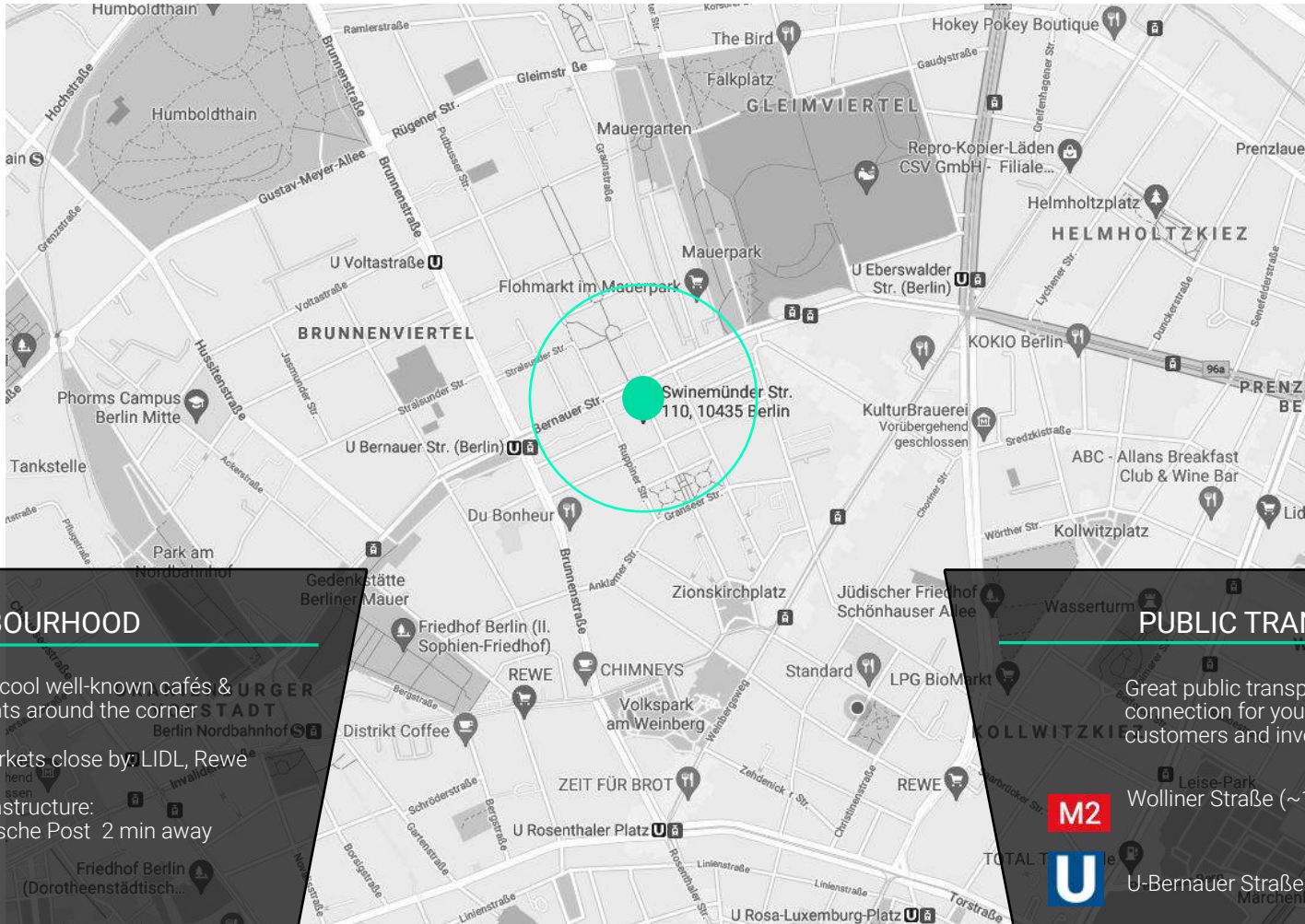
Representative
meeting room

Quiet and safe working environment

Building



Location – In the heart of Prenzlauer Berg



NEIGHBOURHOOD


Different cool well-known cafés & restaurants around the corner

Supermarkets close by LIDL, Rewe

Best infrastructure:
e.g. Deutsche Post 2 min away

PUBLIC TRANSPORT

Great public transportation connection for your team, customers and investors.

-  Wolliner Straße (~1 min)
-  U-Bernauer Straße (~3 min walk)
-  S-Nordbahnhof (~ 10 min walk)

Urban Offices - Premium Office Spaces in Central Berlin

Sven Hock
 m: +49 175 591 51 28
 e: sh@bloser-hock-immobilien.de
www.urban-offices.de

As entrepreneurs, we know how challenging it can be to find the ideal office space in Berlin. At Urban Offices, we aim to provide beautiful, functional and fairly priced offices in the best locations Berlin has to offer.

We offer flexible lease options to accommodate your business growth. Spaces can be rented both furnished and unfurnished.

Our portfolio consists of more than 10 in Central Berlin. We take great pride in our customer relations and willingness to go the extra mile in order to provide you with the perfect office.



100 sqm – 12 Desks, 1 Meeting Room
 LINIENSTRASSE



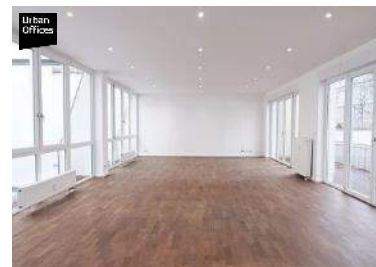
130 sqm – 18 Desks, 1 Meeting Room
 WINSSTRASSE



195 sqm – 30 Desks, 2 Meeting Rooms
 PRENZLAUER ALLEE



195 sqm – 22 Desks, 1 Meeting Room
 PRENZLAUER ALLEE



600 sqm – 70 Desks, 1 Meeting Room
 FRIEDRICHSTRASSE



155 sqm – 20 Desks, 2 Meeting Rooms
 WISBYER STRASSE