

Urban Offices

The Garden Office Chausseestraße 57

Contemporary Industrial Style Office

- 920 sqm (548,50 sqm + 371,50 sqm)
- Up to 110 desks

Available from: As of now (10/2023)

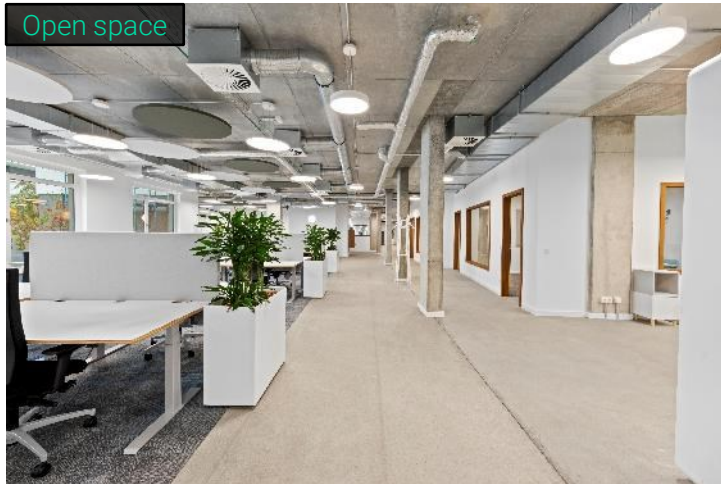
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Chausseestraße 57 (Berlin Mitte)



Open space

Key Facts

Availability

As of now (10/2023)

Rental Costs*

Starting from: 27,00 € / sqm

Ancillary Costs*

3,50 € / sqm

Deposit

75.900 EUR

Rental Period

Minimum: 12 months
Maximum: 120 months

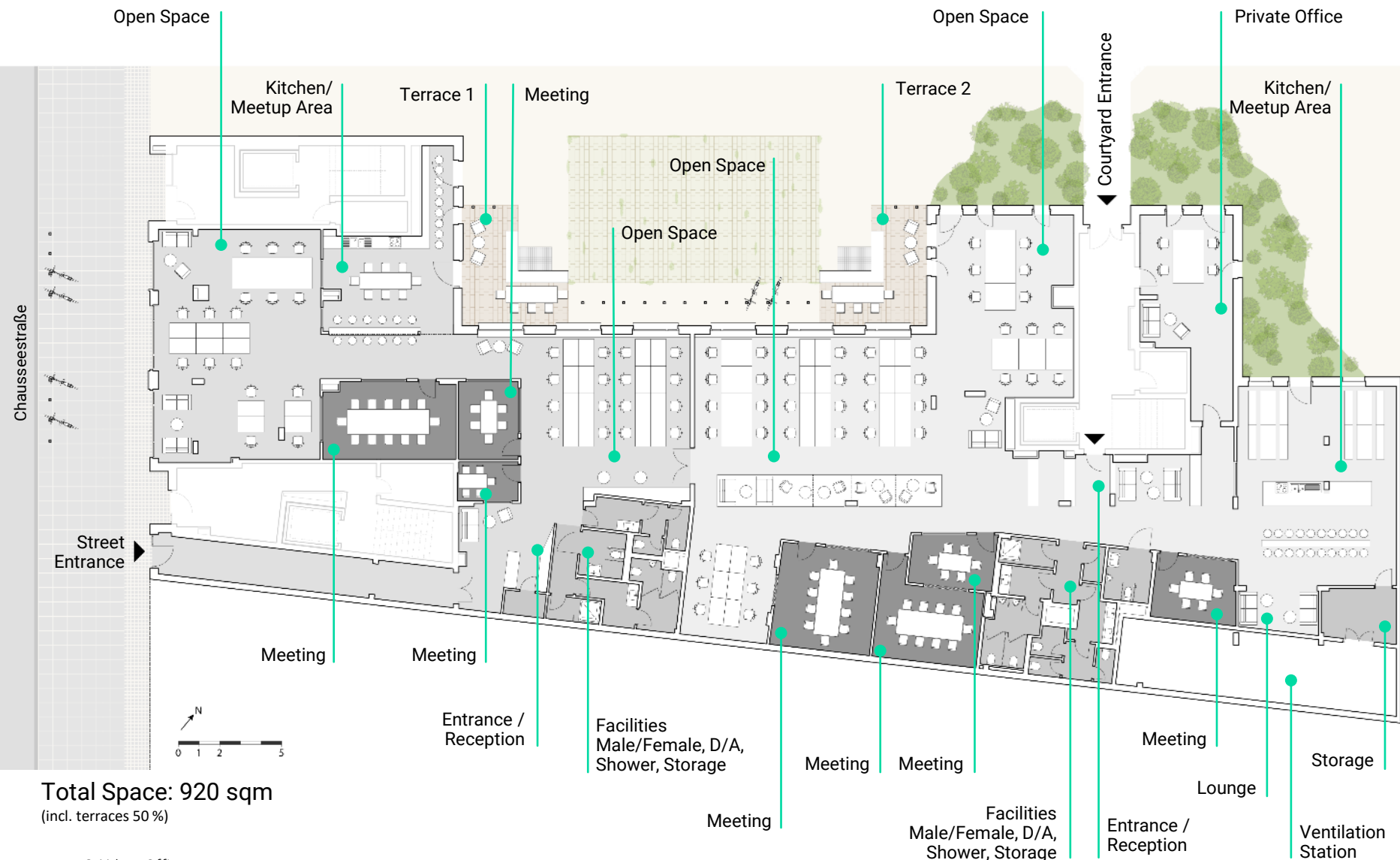
Overview

| | |
|----------------------|--|
| Location: | Chausseestraße 57 10115 Berlin (Mitte) |
| Google Maps: | Link |
| Story: | Ground Floor |
| Access: | Via the Street or the Courtyard Entrance |
| Space: | 920 sqm |
| Capacity: | Up to 110 desks |
| Rooms: | 7 meeting rooms Several open spaces Flexible floorplan |
| Sanitary Facilities: | 4 separate toilets |
| Accessibility: | Barrier free |
| Kitchens: | Two high quality kitchens |

Additional Information

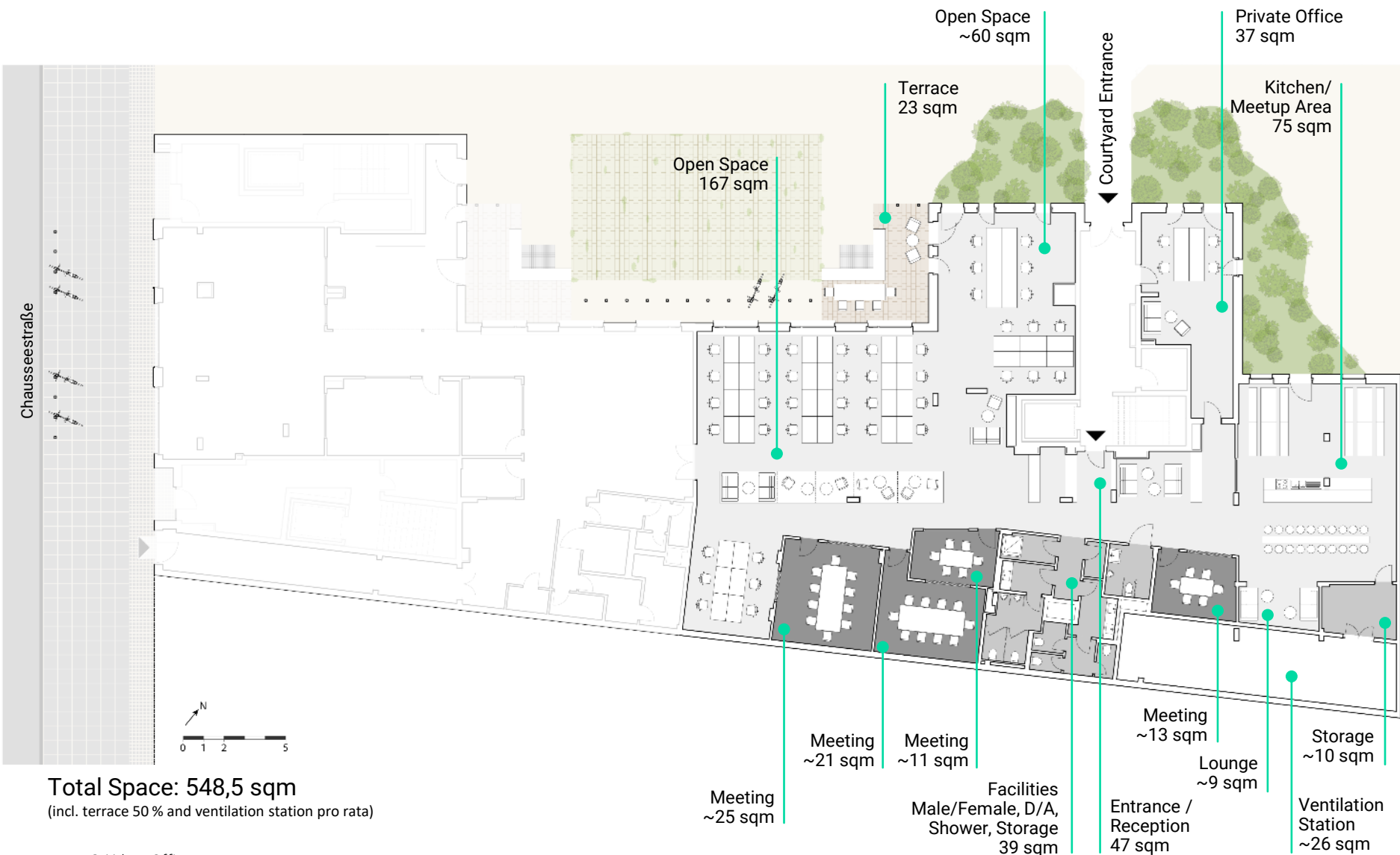
| | |
|--------------------------|------------------------------------|
| Ancillary Costs*: | 3,50 € / sqm |
| Cleaning: | Not included, available on request |
| Internet: | Not included |
| Ethernet Infrastructure: | Installed |
| Parking: | 5 parking spots available |

Flexible Office Space With Two Entrances and Two Terraces



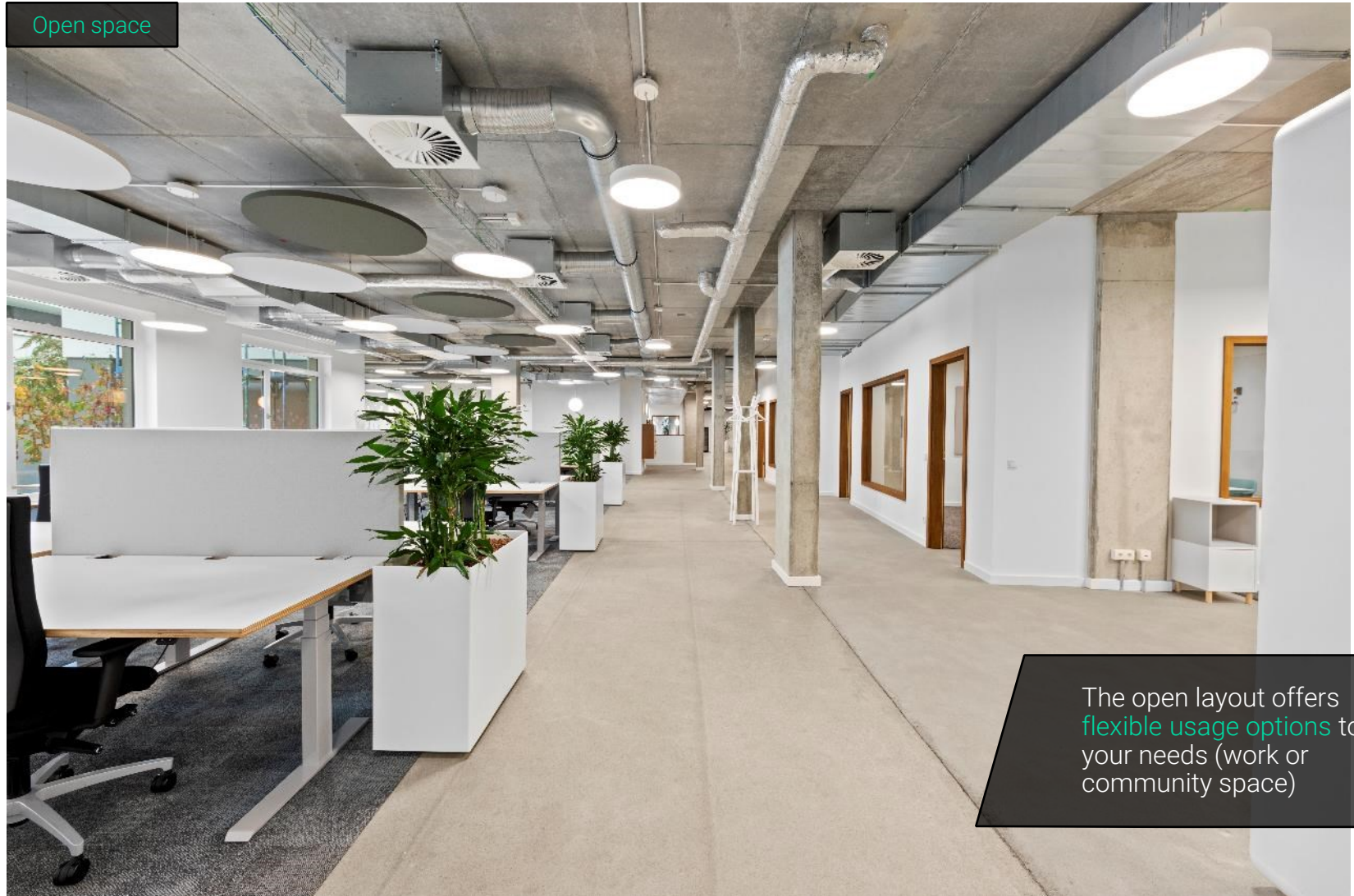
Total Space: 920 sqm
(incl. terraces 50%)

Space 1 - 548 Sqm With Courtyard Views



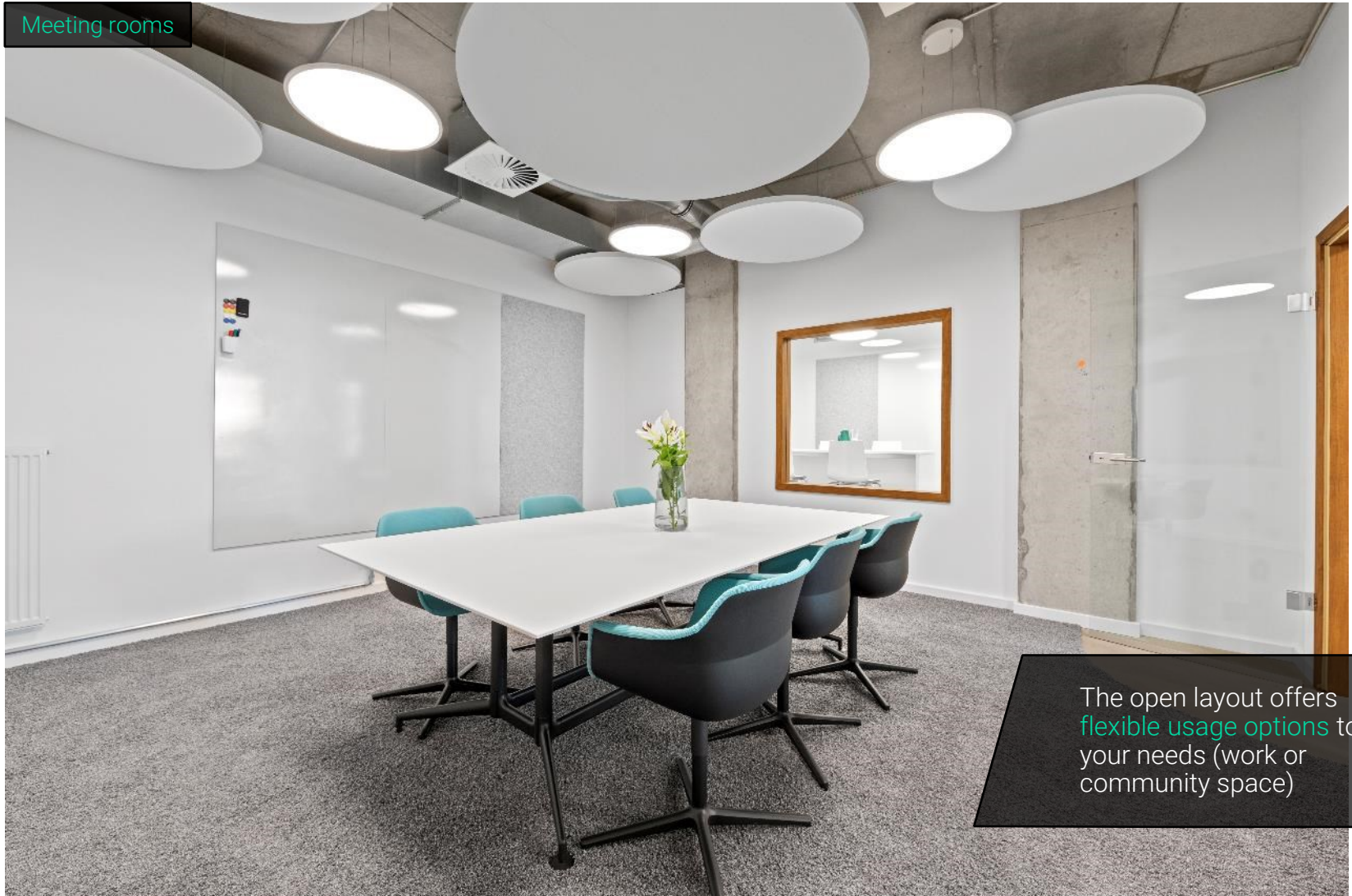
Total Space: 548,5 sqm
(incl. terrace 50 % and ventilation station pro rata)

Open Office Space



Open Office Space With Several Meeting Rooms

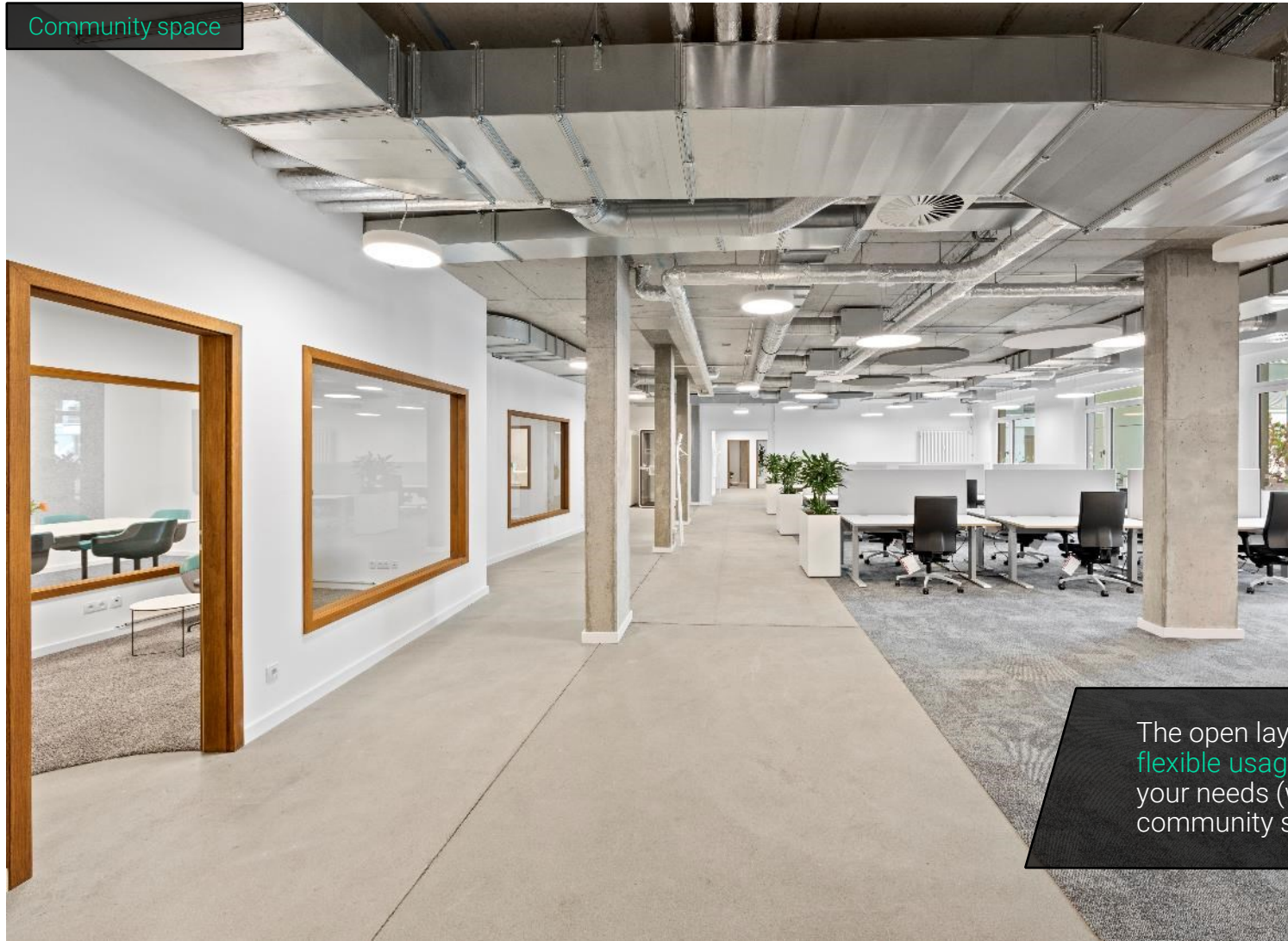
Meeting rooms



The open layout offers flexible usage options to fit your needs (work or community space)

Open Office With Lounge Area

Community space



The open layout offers flexible usage options to fit your needs (work or community space)

Kitchen - Equipped With a Dishwasher, Fridge and Microwave

Kitchen & Meetup



Adjacent to the work space lies a fully equipped kitchen and chillout area.

Big Terraces – Perfect in Summer

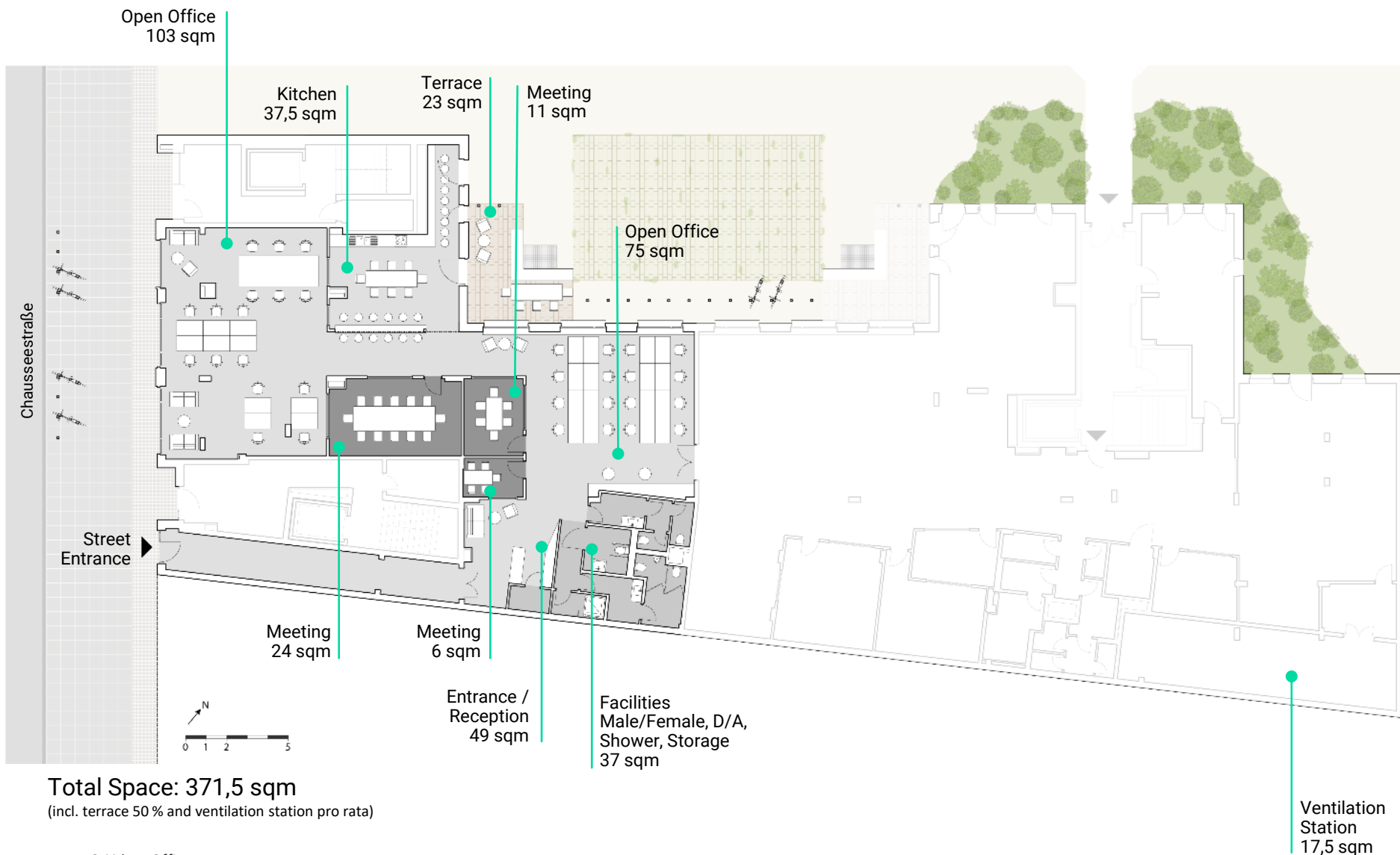
Two Terraces in the Courtyard



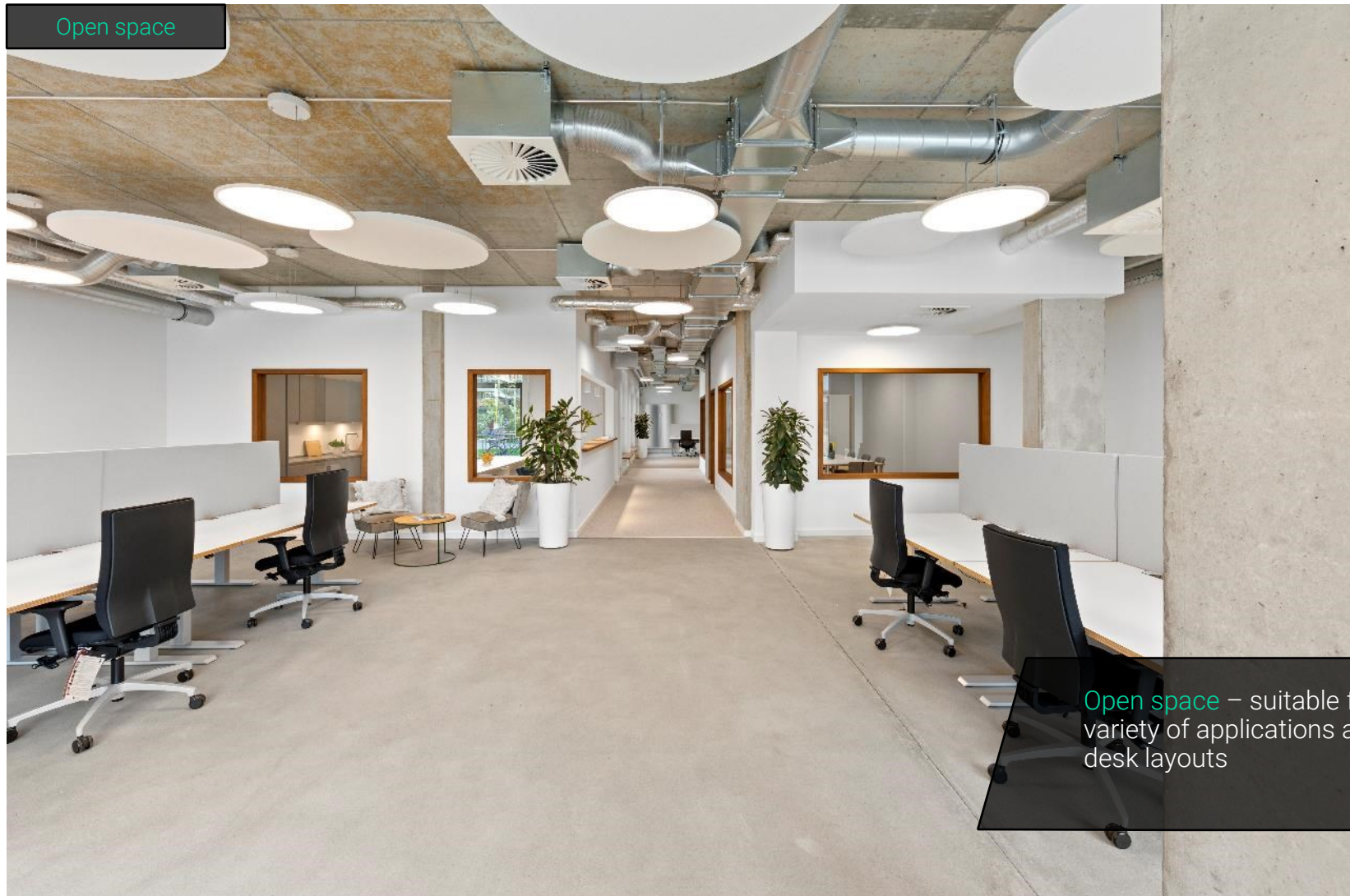
The Garden Living Courtyard



Space 2 – 371.5 Sqm With Direct Street Access



Bright Open Office Space With a Lovely View of Chausseestraße



Bright Community Space Flooded With Natural Light

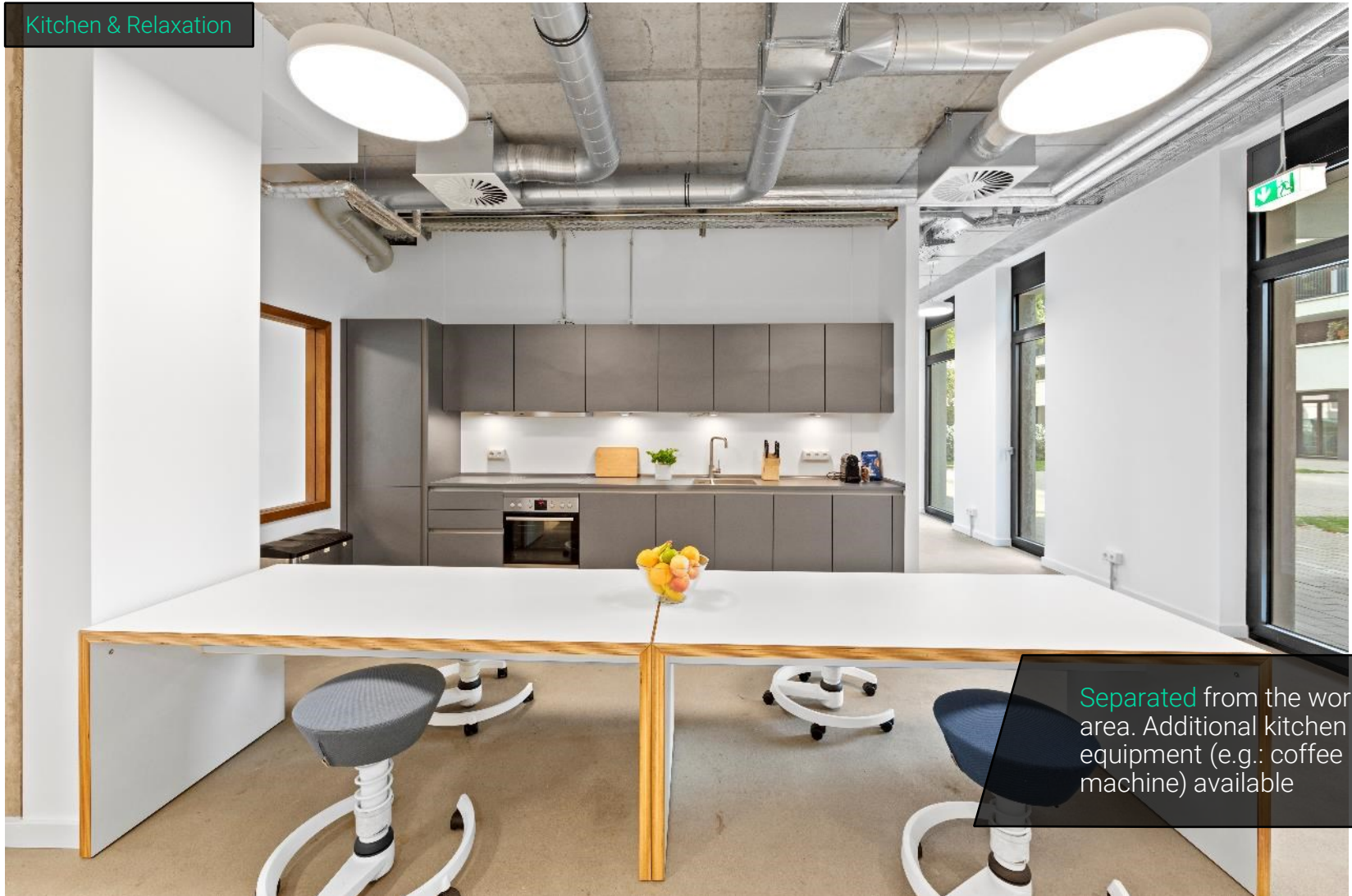


Community space

The open layout offers flexible usage options to fit your needs (work or community space)

Kitchen - Equipped With a Dishwasher, Fridge and Microwave

Kitchen & Relaxation



Separated from the working area. Additional kitchen equipment (e.g.: coffee machine) available

A Great Location in the Heart of Berlin Mitte



PUBLIC TRANSPORT

Great access to public transportation for your team, customers and investors.



M2 Schwarzkopffstraße (0 min)

10 min to Alexander Platz

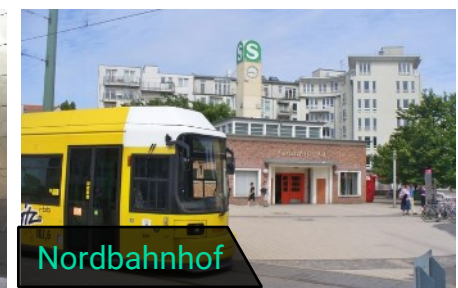
5 min to Train Station

NEIGHBOURHOOD



Great cafés & restaurants around the corner

Supermarket close by: EDEKA



A Great Office in a Superb Location



Urban Offices - Premium Office Spaces in Central Berlin

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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