



Urban Offices

Winsstraße 12

Office Space:
240 sqm
open office / 3 meeting rooms
30 desks

available from: February 2024

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

WINSSTRASSE 12



KEY FACTS

AVAILABILITY

available from 01.02.2024

RENTAL COSTS

tbd

RUNNING COSTS

tba

DEPOSIT

25000 €

RENTAL PERIOD

minimum: 2 years

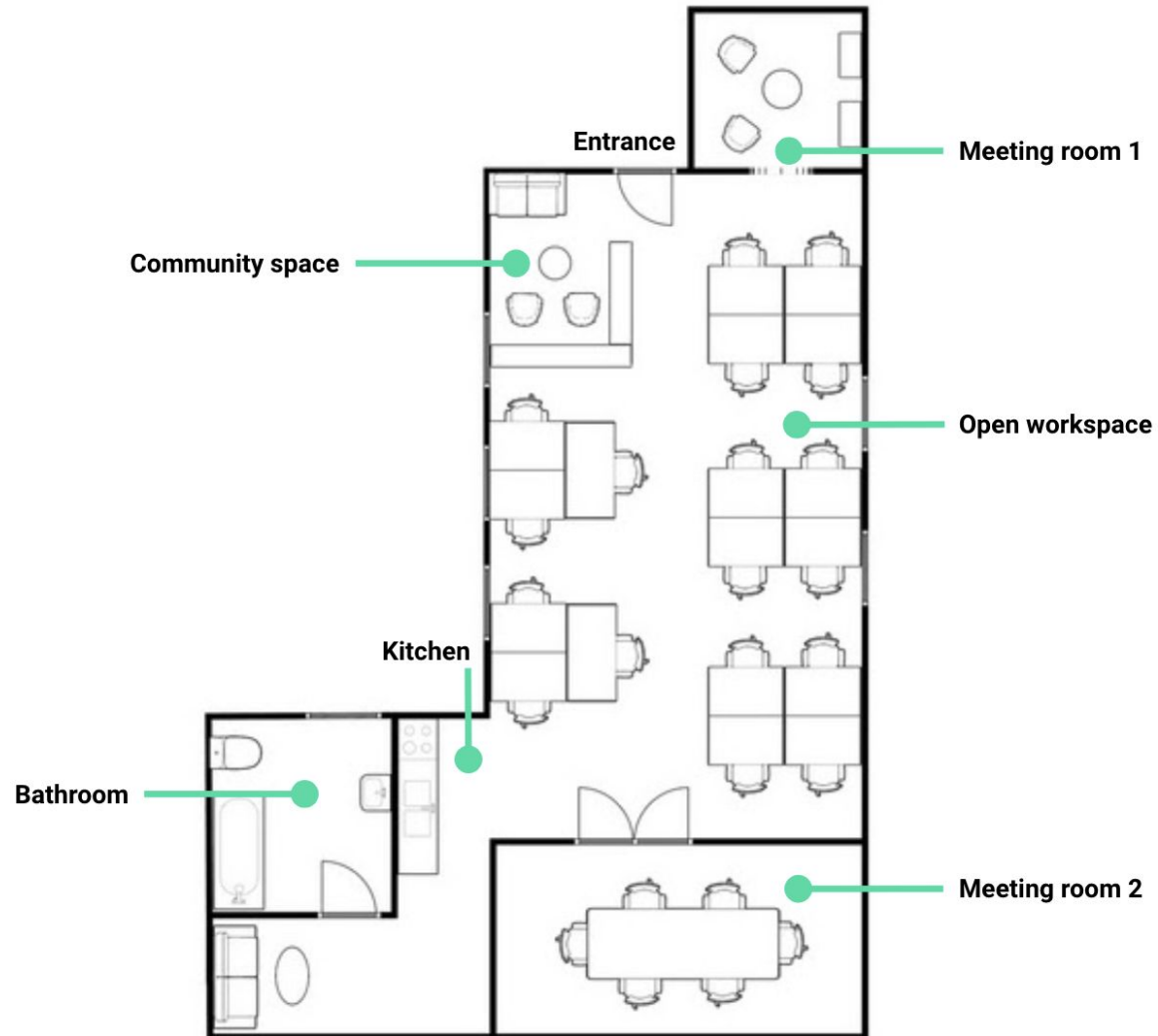
maximum: 5 years

location:	Winsstraße 12 10405 Berlin (Prenzlauer Berg)
floor:	4 th floor + 5 th floor (rooftop)
location in the building:	in the backyard
space:	240 sqm
desk capacity:	up to 30 desks
rooms:	2 open spaces 1 big meeting room 2 small meeting rooms
sanitary facilities:	2 bathrooms with shower
elevator / barrier free:	yes
kitchen:	new industrial style kitchen (included)
basement locker:	yes (included)

ADDITIONAL

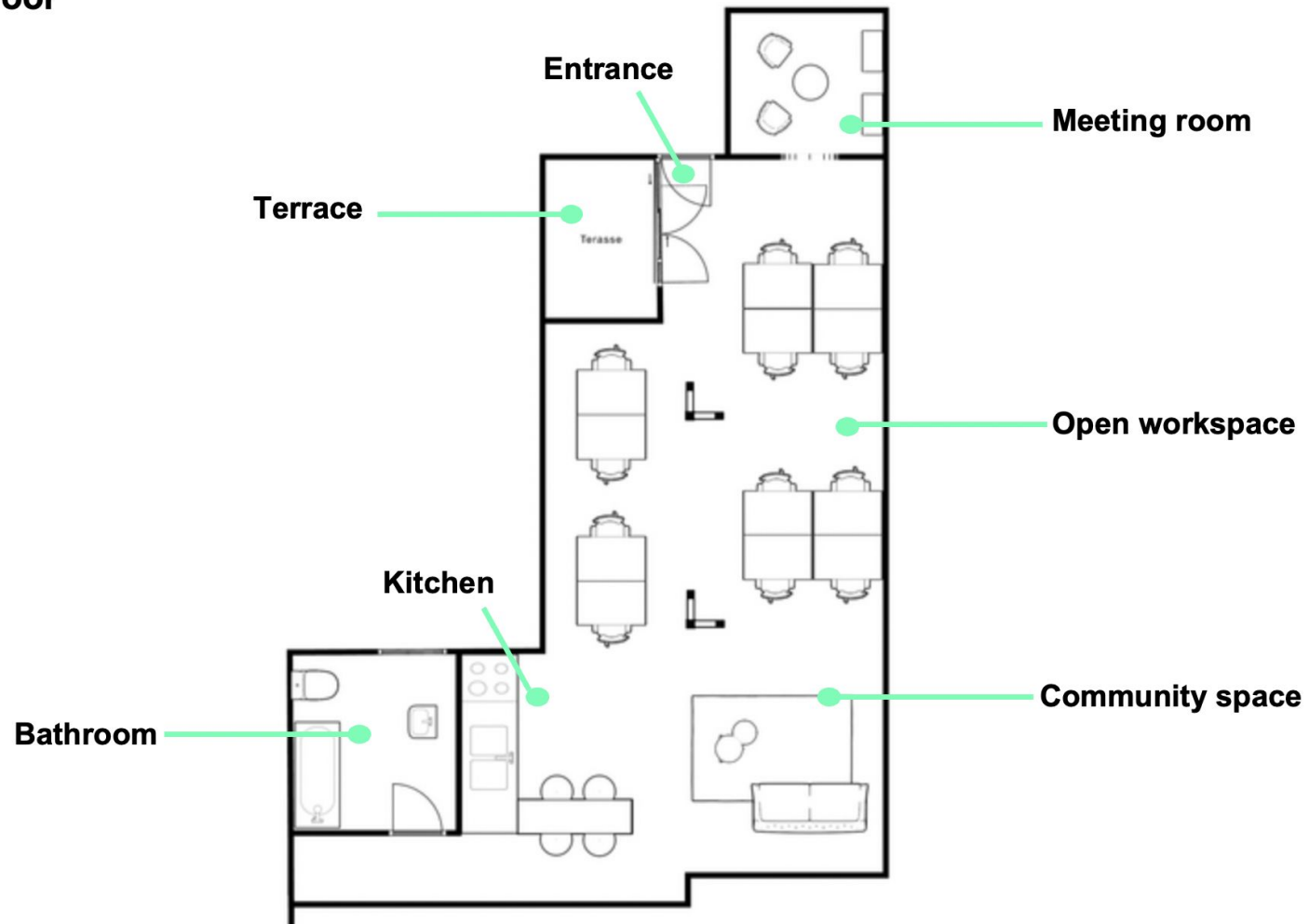
cleaning	not included, available on request
internet	tba
ethernet infrastructure	yes
parking	no

FLOORPLAN



FLOORPLAN

- Attic floor



Open space with natural light from all sides.



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

Large meeting room



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

New built in industrial kitchen with high-end espresso machine.



For coffee lovers

Bathroom with a shower



Small meeting areas.

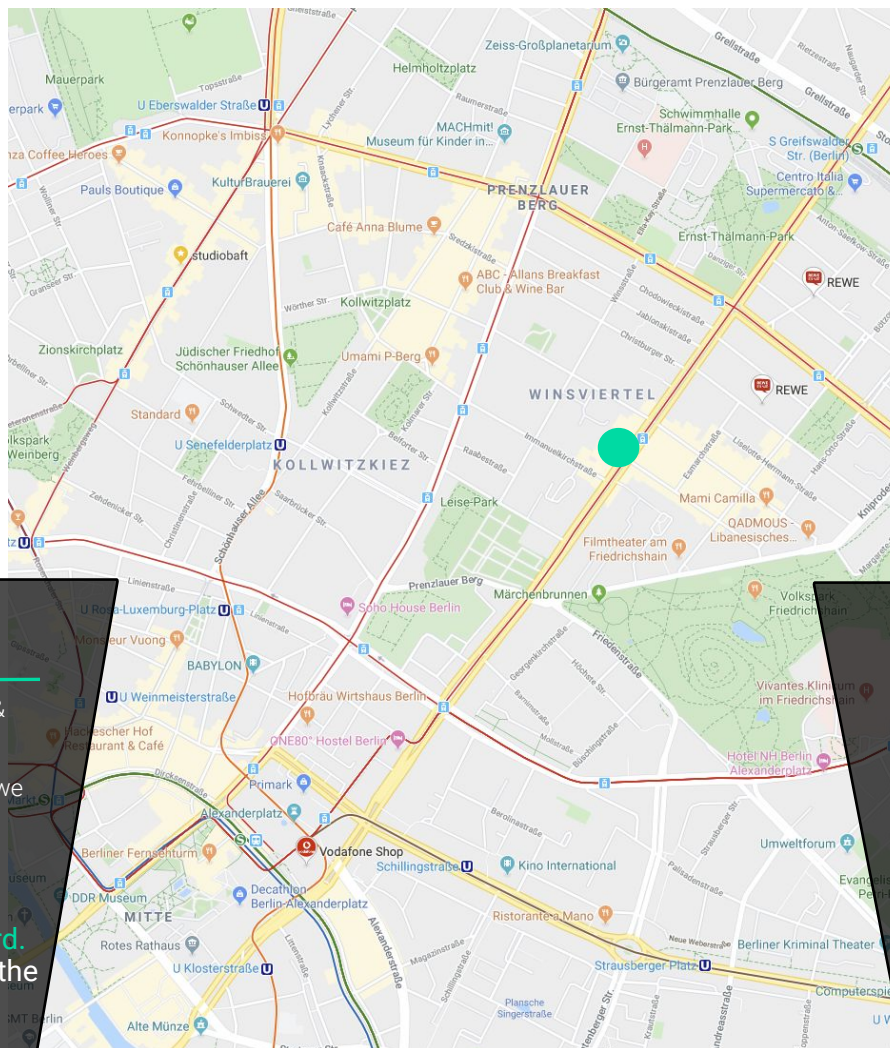


Three break out
areas for your
teams.

Great safe outdoor environment.



LOCATION – IN THE CITY



NEIGHBOURHOOD

different cool well-known cafés & restaurants around the corner

supermarkets close by: LIDL, Rewe

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

Quite space in the backyard.
New refurbished space in the heart of Winskiez

PUBLIC TRANSPORT

Perfect public transportation
for your team,
customers and investors.



M2 Marienburger Straße (1 min)
6 min to Alexander Platz

Urban Offices - Premium Office Spaces in Central Berlin

Sven Hock

m: +49 175 591 51 28

e: sh@bloser-hock-immobilien.de

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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.

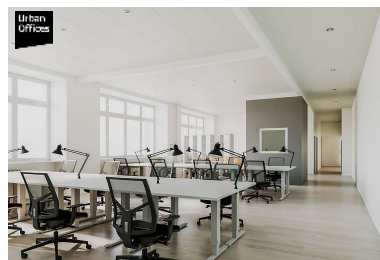
Our portfolio consists of more than 10 in Central Berlin. We take great pride in our customer relations and willingness to go the extra mile in order to provide you with the perfect office.



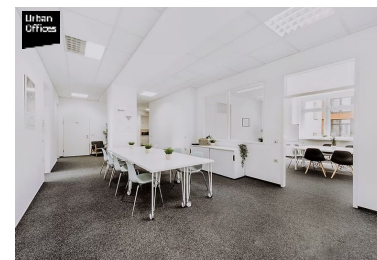
100 sqm – 12 Desks, 1 Meeting Room
LINIENSTRASSE



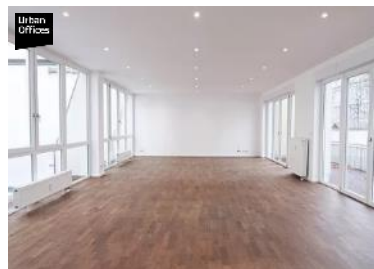
130 sqm – 18 Desks, 1 Meeting Room
WINSSTRASSE



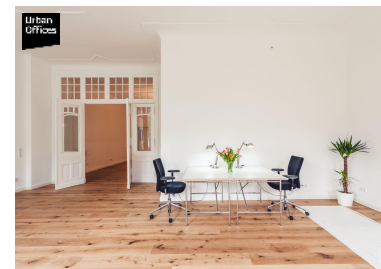
195 sqm – 30 Desks, 2 Meeting Rooms
PRENZLAUER ALLEE



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