

# Urban Offices

## Wisbyer Straße 70

Modern Office Space:

- ~160 sqm
- Three open spaces + two meeting rooms
- Up to 20 desks

Available from: June 2024

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# Wisbyer Straße 70



## Key Facts

### Availability

Available from 01.06.2024

### Rental Costs\*

4.480 EUR / month

### Ancillary Costs\*

tba

### Deposit

10.500 EUR

### Rental Period

Minimum: 6 months

Maximum: 60 months

## General

Location: Wisbyer Straße 70, 10439 Berlin (Prenzlauer Berg)

Google Maps: [Link](#)

Floor: Ground Floor

Location in the Building: In the front house

Space: ~ 160 sqm

Desk Capacity: Up to 20 desks

Rooms: 3 open spaces  
2 meeting rooms

Sanitary Facilities: Two distinct toilets (m/f)

Elevator / Barrier free: Yes

Kitchen: Yes (included)

## Additional

Ancillary Costs\*: tba

Cleaning: Not included, available on request

Internet: Not included

Ethernet Infrastructure: Installed

Parking: For bicycles

# Open working spaces

## Workspace



This office offers 3 open spaces, ideal for start-ups.

# Meeting rooms

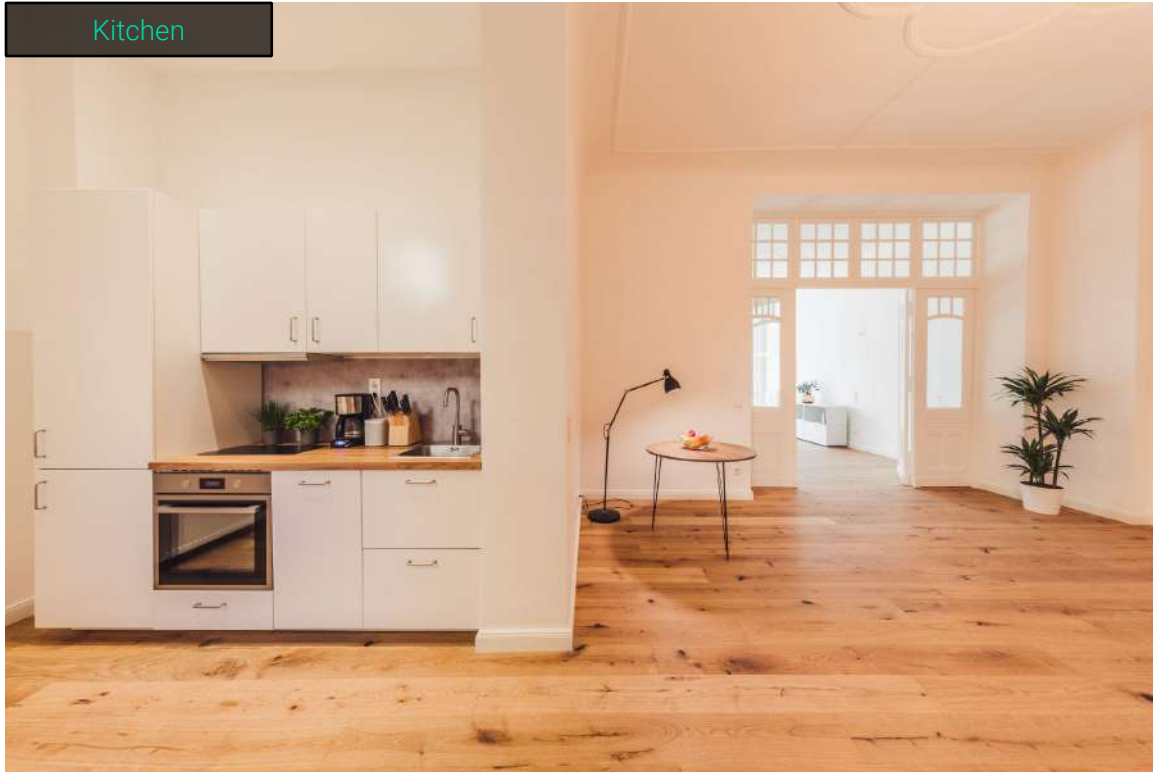
Two separated meeting rooms





## Fully equipped kitchen

Kitchen



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

## Bathroom 1 and 2

### Bathrooms



The restrooms are **gender distinctive**, one equipped with a shower.

## Quiet and safe working environment



Even though the office is located at a busier street, it runs into the **back of the building** and is therefore **quiet**.

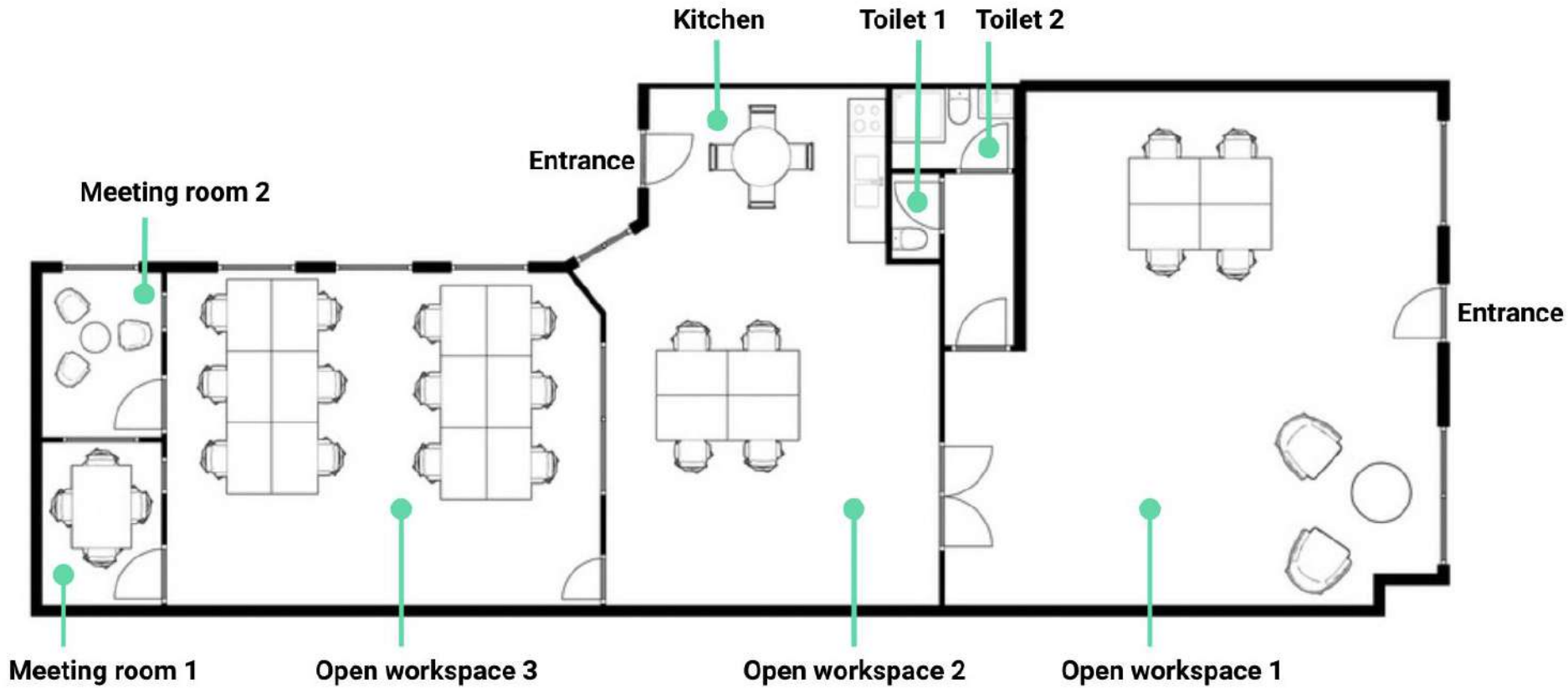
## Spacious cellar



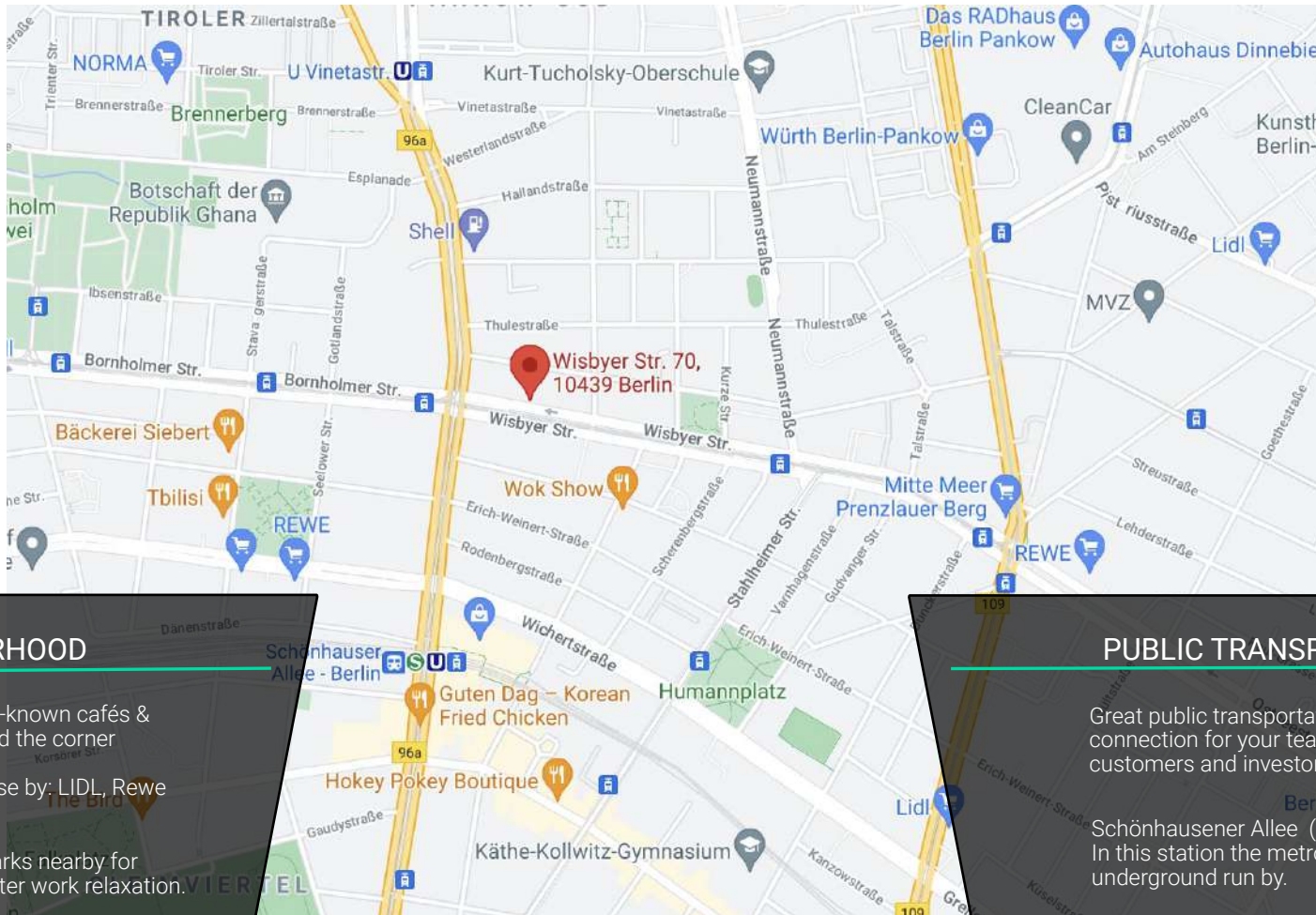
The cellar can only be accessed via the office space and is therefore solely reachable for the tenant.



# Floor plan



# Location – In the heart of Prenzlauer Berg



## NEIGHBOURHOOD

Different cool well-known cafés & restaurants around the corner

Supermarkets close by: LIDL, Rewe and Alnatura.

Several smaller parks nearby for lunch breaks or after work relaxation.

## PUBLIC TRANSPORT

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

Schönhausener Allee (2 min)  
In this station the metro, subway and underground run by.



# 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