

BEAM

BEAM  
MINT

BEAM-BERLIN.DE



# BEAM IS UNIQUE

**600 sqm**  
shared rooftop

**3 × 1,000 sqm**  
on one floor

**>3.0 m**  
approx. ceiling height

**MEDICAL CENTER**  
with up to 30 practitioners

## AMENITIES

- 225 bicycle parking spaces, modern sanitary facilities/showers
- Inhouse bicycle workshop

**25 % CO<sub>2</sub> SAVING**  
compared to new building



The BEAM is thoroughly and consciously designed with sustainability in mind. The building will be awarded all key certifications that guarantee a sustainable and responsible approach to resource management, as well as a healthy work environment.



## SUSTAINABILITY

During its high-quality renovation, BEAM not only spared the environment by saving CO<sub>2</sub> emissions by approximately 25 %, but it will also continue to make a positive, environmentally friendly impact in the long term.



### LEED GOLD

Highest standards of health, efficiency and sustainable architecture



### WIREDSCORE PLATINUM

Excellent connectivity and smart technology provided by the BEAMS's digital infrastructure



### WELL CORE GOLD

Strong commitment to well-being, health and a positive working environment



“Straightforwardness, simplicity and a unique, attractive mix of tradition and modernity. Climate protection and sustainability are also important to us – values that BEAM also reflects.”

**DON'T DREAM. IT'S BEAM.**





# BEAM ME UP

**BBQ**



**CASUAL MEETING**



**YOGA**



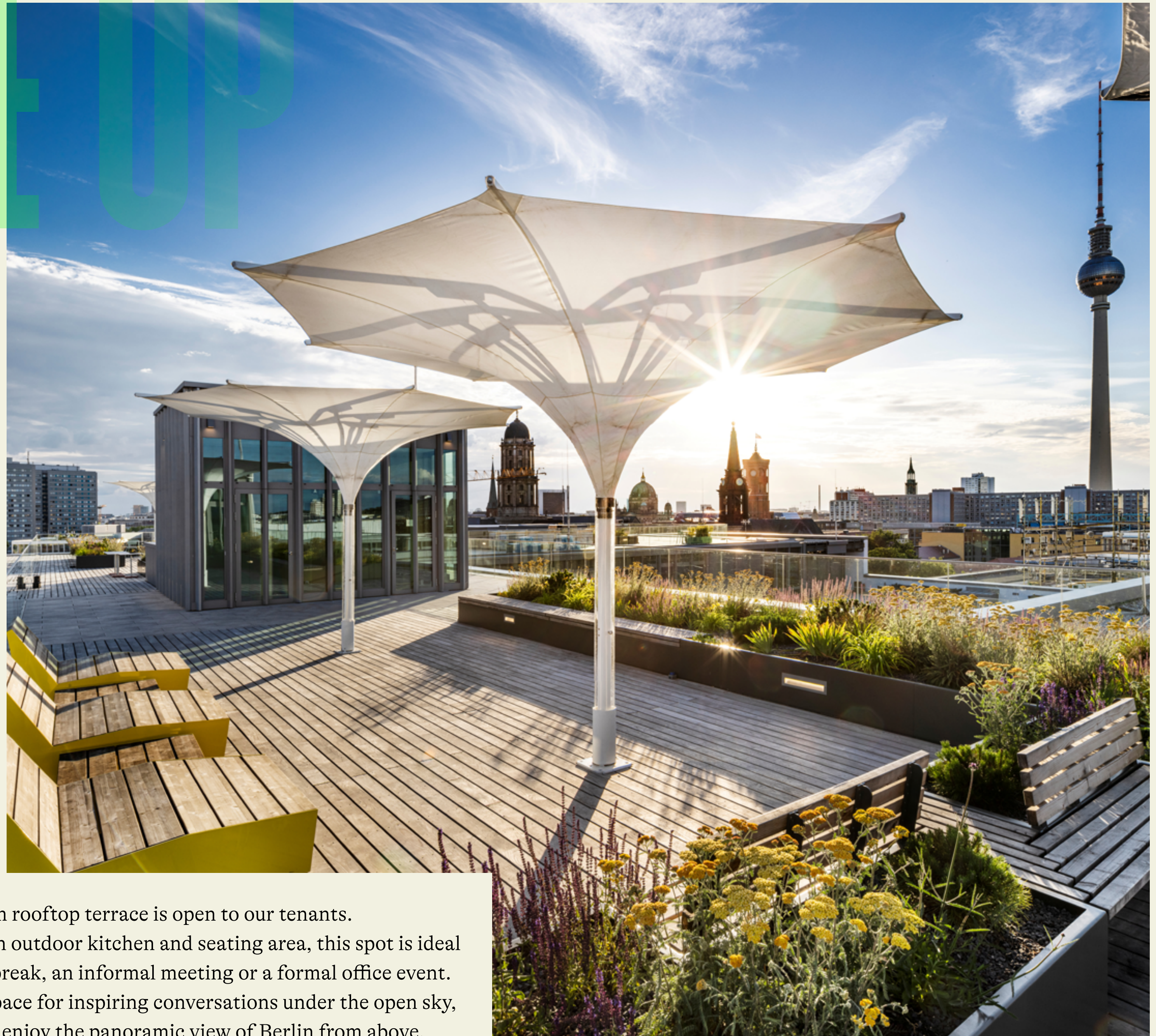
**LUNCH**



**EVENTS**



**BREAK OUT**



The 600 sqm rooftop terrace is open to our tenants. Featuring an outdoor kitchen and seating area, this spot is ideal for a quick break, an informal meeting or a formal office event. It offers a space for inspiring conversations under the open sky, or simply to enjoy the panoramic view of Berlin from above.



“The BEAM, located in the heart of Berlin, is a vibrant and innovative space that meets the standards of the future of work. It fosters a collaborative work culture for our employees and serves as a creative hub for our national and international artists.”

**DON'T SCREAM. IT'S BEAM**







**PUBLIC DAILY COFFEE**



**SERVICED RECEPTION**



**ON DEMAND MEETING ROOMS**



**ON PREMISE FLEX WORKING FACILITIES**



**CASUAL MEETING PLACES**



**ROOFTOP EVENT SPACE**

# THE PLACE TO BEAM



“The best thing about BEAM,  
aside from its architecture?  
The neighborhood. It offers  
everything for the mind, body,  
and soul, creating a unique  
and vibrant environment in  
the heart of Berlin.”

DON'T DREAM. IT'S BEAM.





# RENTABLE SPACES 2ND-4TH

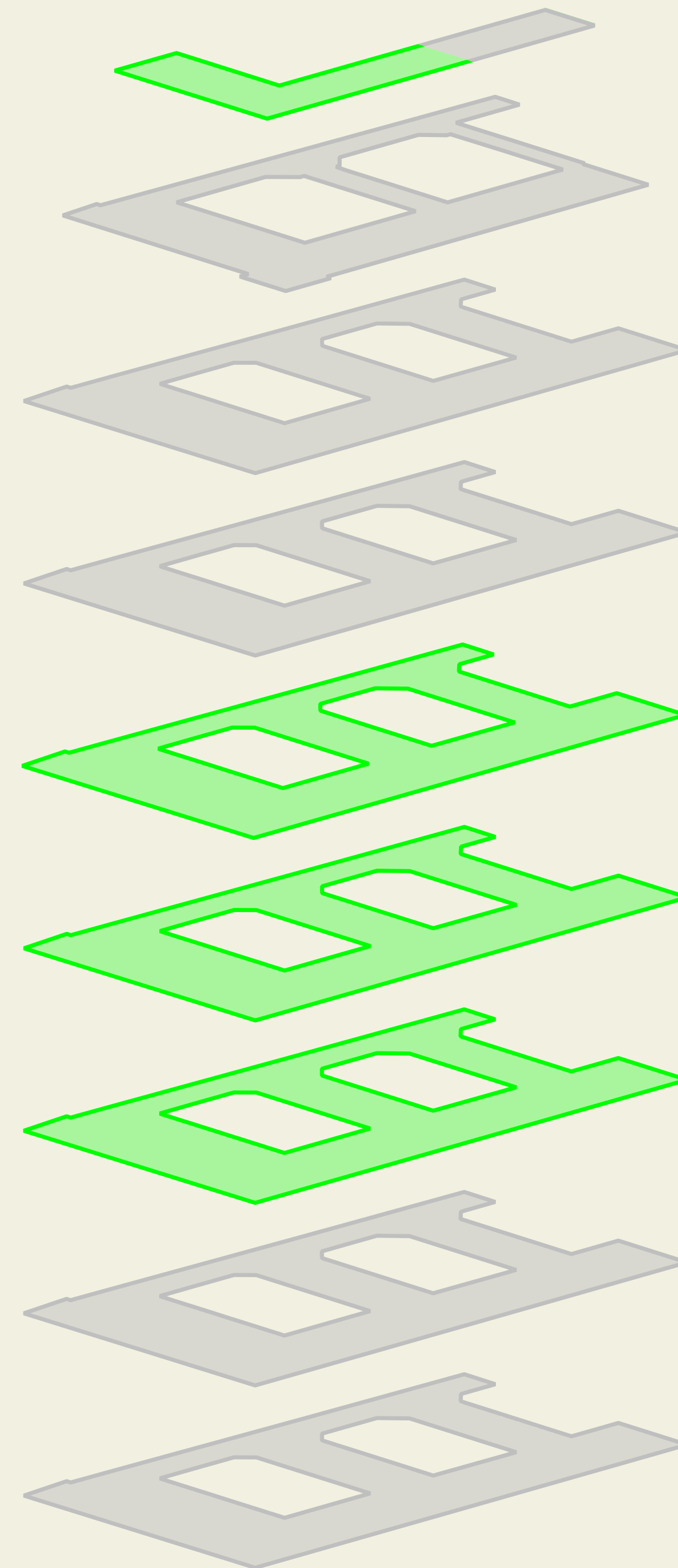
- 24,000 sqm total surface area
- Rental spaces from 1,000 sqm – 9,000 sqm
- Shared rooftop area
- Ready for occupancy in 3–6 months

\*plus operating costs of 4.30 €/sqm/month and VAT

39.50 €/sqm/month\*

38.50 €/sqm/month\*

37.50 €/sqm/month\*



SHARED  
ROOFTOP

7

6

5

4 approx.  
3,000 sqm

3 approx.  
3,000 sqm

2 approx.  
3,000 sqm

1

GROUND  
FLOOR



# HIGHEST QUALITY, BEST FEATURES



## SMART OFFICE

- Cat-7 cabling, passive network
- Fibre-optic connection
- digital control panels for heating & cooling system, lighting, sun protection



## HEATING & COOLING SYSTEM

- Hybrid ceiling panels
- Ventilation system



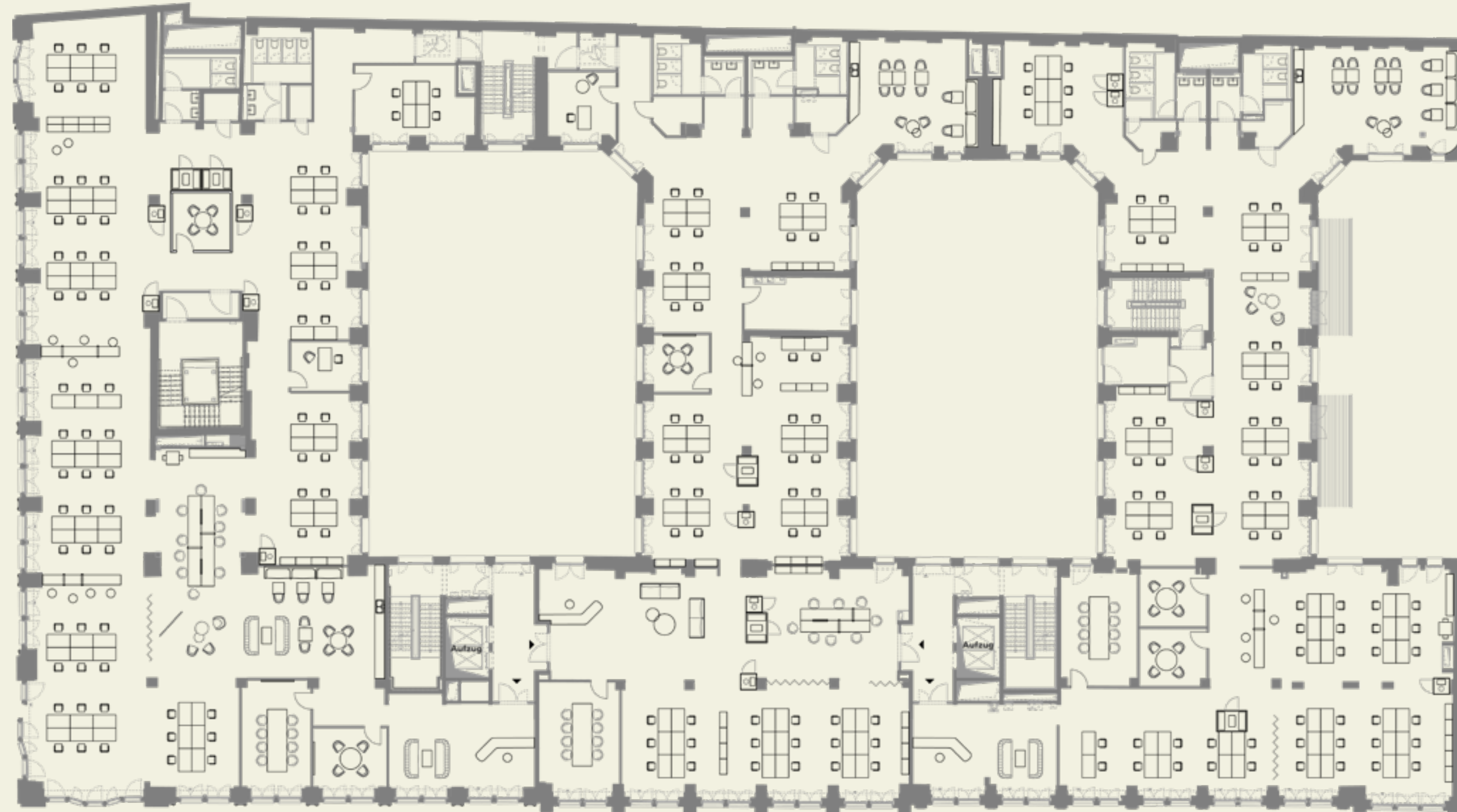
## LIGHTING

- High-end LED lights
- Motion sensors for energy saving



## SUN PROTECTION

- Exterior sunshades
- Automated control

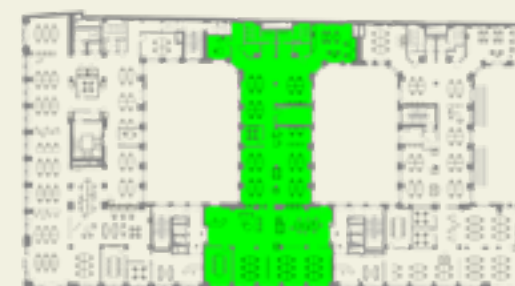


Each floor can be rented entirely or partially.

approx.  
**1,150 sqm**



approx.  
**1,850 sqm**



approx.  
**1,150 sqm**

approx.  
**900 sqm**

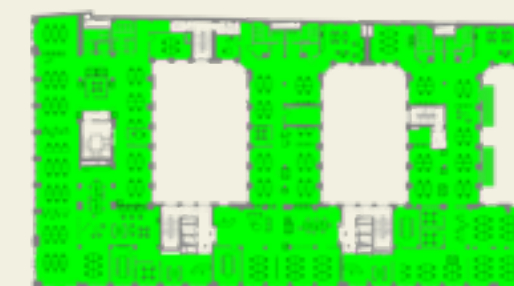
approx.  
**950 sqm**

approx.  
**2,050 sqm**

approx.  
**950 sqm**



approx.  
**3,000 sqm**



## WORKSPACES

- Up to 70 work desks per 1,000 m<sup>2</sup> unit



## FLOOR LAYOUT

- Flexible room layout
- Up to 3 units per floor



## INTERIOR FITOUT

- High-quality sanitary facilities
- Sophisticated office kitchen
- Double-glazed walls



## FLOOR COVERING

- High quality textile flooring/ vinyl flooring/wood floor
- Flexible raised floor



**KAI MENDE**

Chief Executive Officer, CBRE Germany

“The BEAM is ‘very Berlin’:  
flexible, innovative, sustainable,  
and open-minded. These are  
values that CBRE also stands for.”

**DON'T DREAM. IT'S BEAM.**





# GOOD CONNECTIONS



ALEXANDERPLATZ

7 MIN



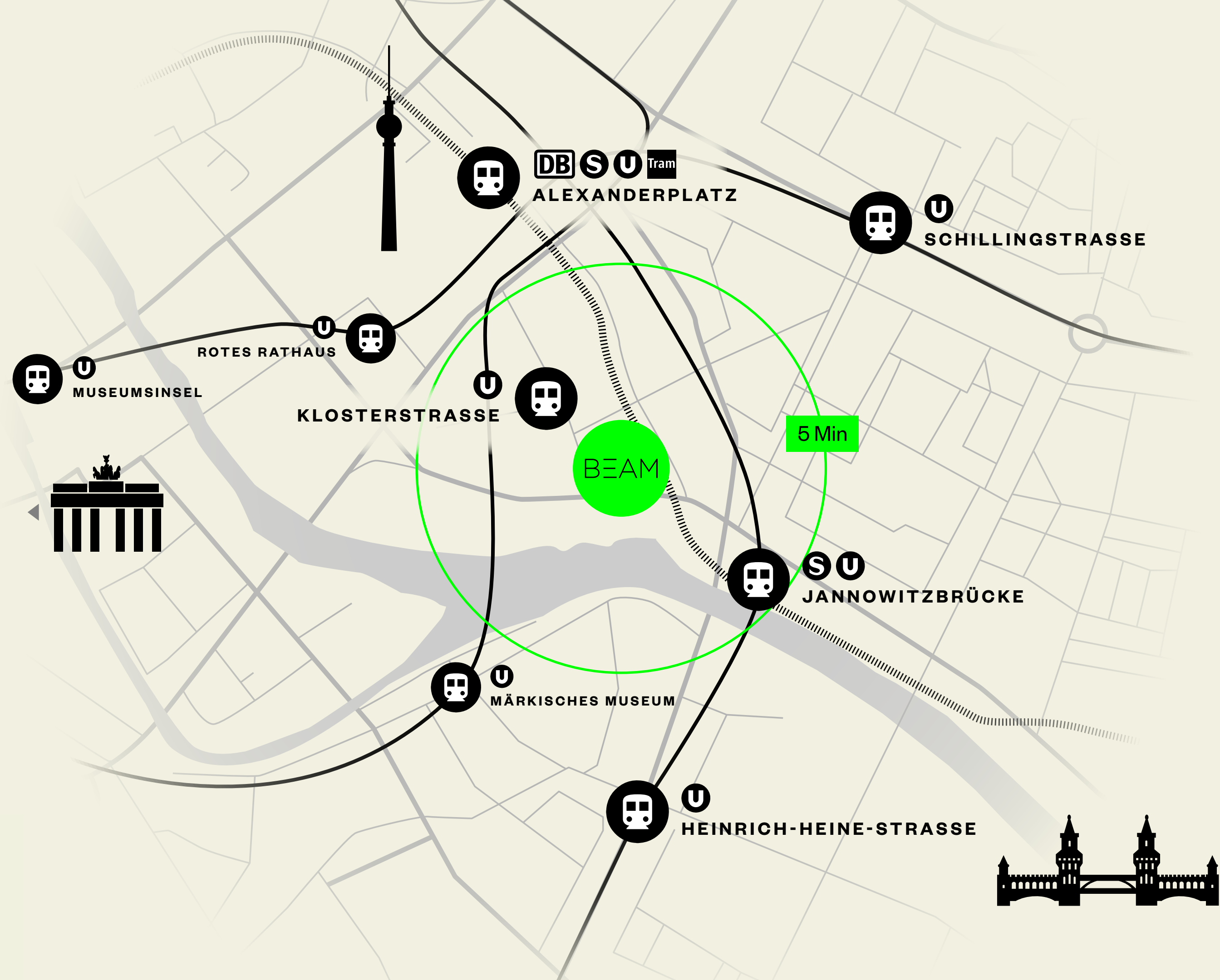
BERLIN  
CENTRAL STATION

14 MIN



BER  
AIRPORT

30 MIN



You prefer to take a bike? Berlin is known as a bike-friendly city, boasting an extensive network of bike lanes and flat terrain. The city's commitment to enhancing cycling infrastructure makes it easy and safe for cyclists to navigate.

225

BICYCLE PARKING SPACES  
IN BEAM; SEPARATE  
ENTRANCE AND BICYCLE  
LIFT



# YOU ARE HERE. AND EVERY POSSIBILITY ...

A quick coffee in the morning, a healthy lunch with the team, and enjoying the evening in one of the award-winning restaurants: BEAM offers living culinary diversity and caters for all tastes.



## 30

**RESTAURANTS IN  
10 MIN WALKING  
DISTANCE**

## 10+

**VARIOUS  
INTERNATIONAL  
CUISINES TO  
CHOOSE FROM**



## 40

**SHOPS OF  
INTERNATIONAL  
BRANDS IN CLOSE  
PROXIMITY**



First the meeting, then off to the shopping mall: all around BEAM there are numerous shopping facilities that let you quickly deal with those everyday tasks and afterwards simply enjoy more time off work.

# ... IS AROUND YOU.



From business to Berghain in minutes,  
BEAM sits right at the heart of it all.  
The city's hottest clubs and bars are just  
around the corner.

Just a stone's throw away:  
Kino International. An  
architectural gem from the  
GDR era, is renowned for its  
opulent interior and serves  
as a venue for significant  
film festivals and premieres.

The classic bar next  
door to BEAM. Excellent  
cocktails, in a unique  
atmosphere.

# WATCH YOUR WORK-NIGHT-LIFE-BALANCE





# BEAM MEUP

Berlin, Schicklerhaus Immobilien GmbH & Co. KG  
c/o Quantum Immobilien  
Kapitalverwaltungsgesellschaft mbH  
Dornbusch 4  
20095 Hamburg

[beam-berlin@quantum.ag](mailto:beam-berlin@quantum.ag)