

BEAM

BEAM

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

25% CO₂ SAVING
compared to new building

INDUSTRIOUS
premium workspace options, flexibly
bookable on approx. 2,300 m²

CAFÉ & BAR
for spontaneous exchanges
and casual meetings

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 CO₂ 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



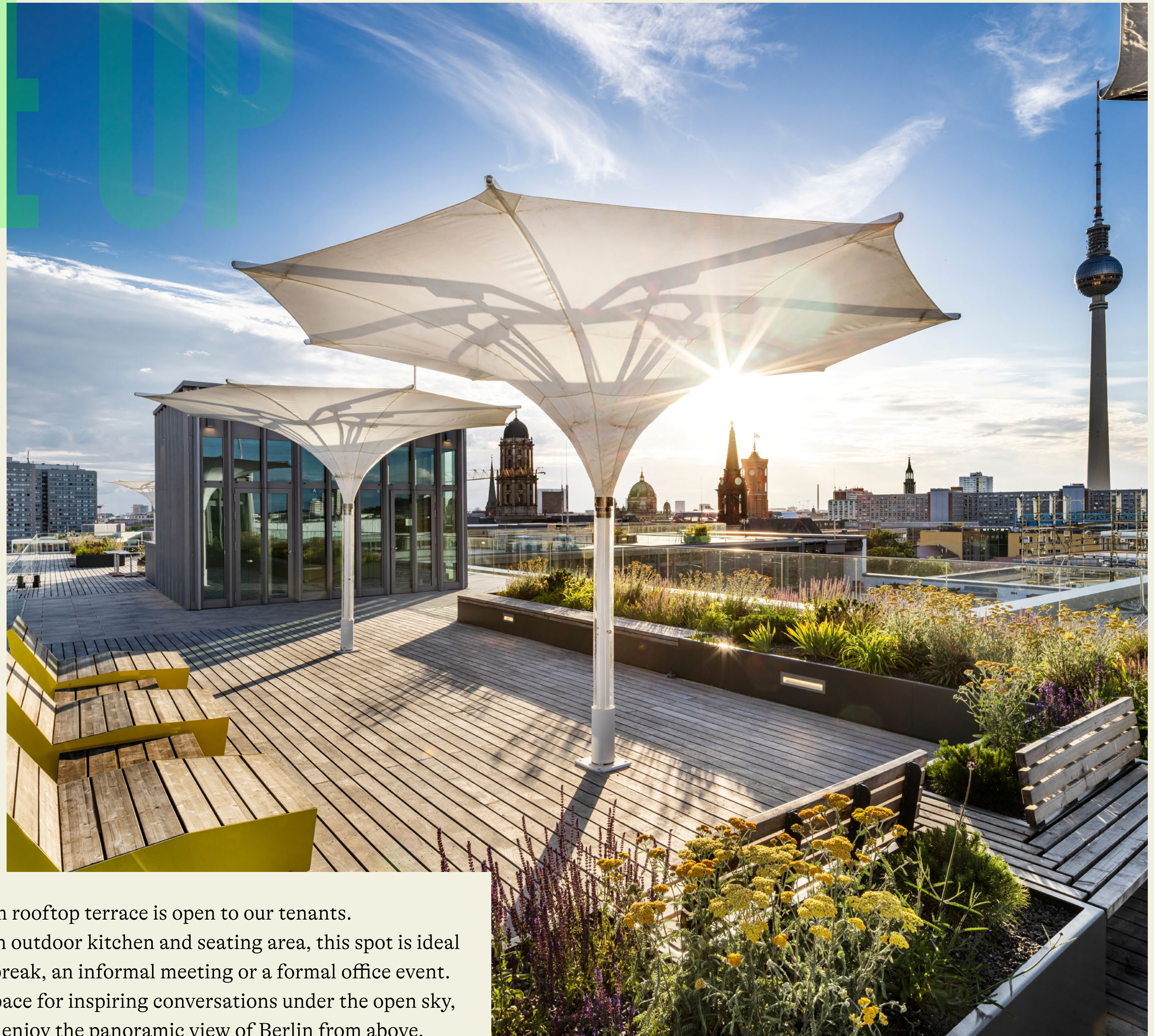
LUNCH



EVENTS



BREAK OUT

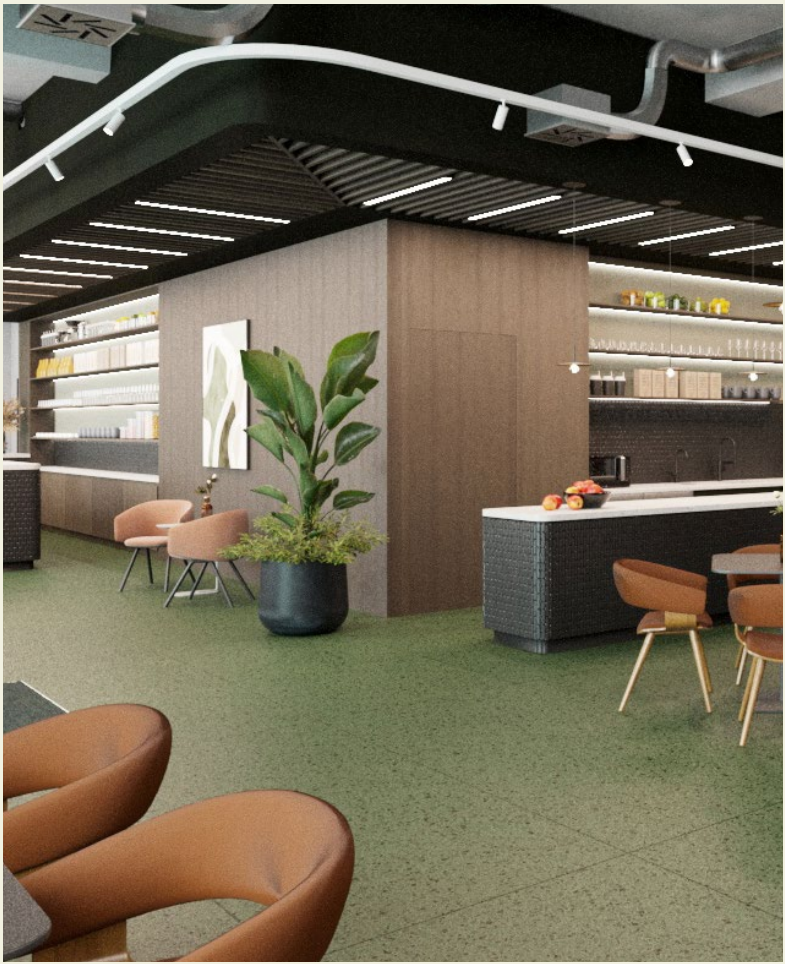


The 600 sqm rooftop terrace is open to our tenants. Featuring an outdoor kitchen and seating area, this spot is ideal for a quick break, an informal meeting or a formal office event. It offers a space for inspiring conversations under the open sky, or simply to enjoy the panoramic view of Berlin from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

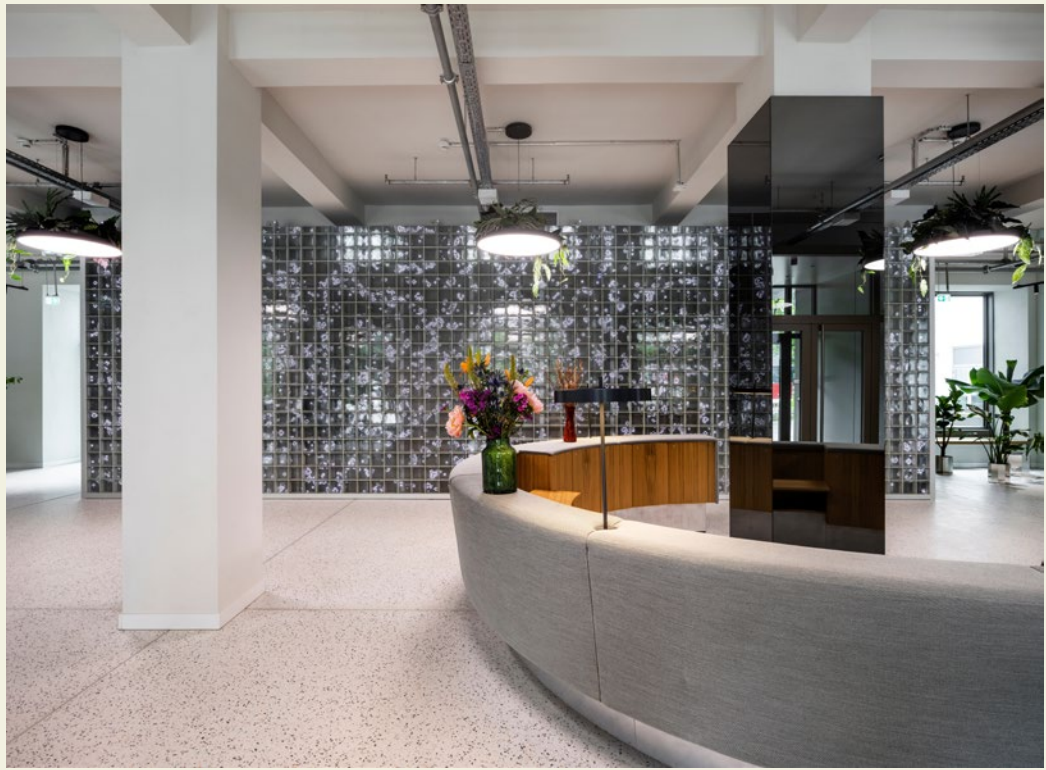




**CAFÉ AND BAR
(BY INDUSTRIOUS)**



**FLEXIBLY RENTABLE WORKSPACES
(VIA INDUSTRIOUS)**



SERVICED RECEPTION



**MEETING ROOMS ON DEMAND (VIA
INDUSTRIOUS)**



ROOFTOP EVENT SPACE

THE PLACE TO BEAM

„BEAM Berlin is ideal for high-quality coworking, perfectly placed to nurture a vibrant professional community. Its central location and distinctive retrofit drew us in, but BEAM's forward-thinking vision – seamless hospitality from the front door to every tenant – sealed the deal. BEAM is Berlin's ultimate live-work-play destination.“

DON'T DREAM. IT'S BEAM.



RENTABLE SPACES 2ND-4TH

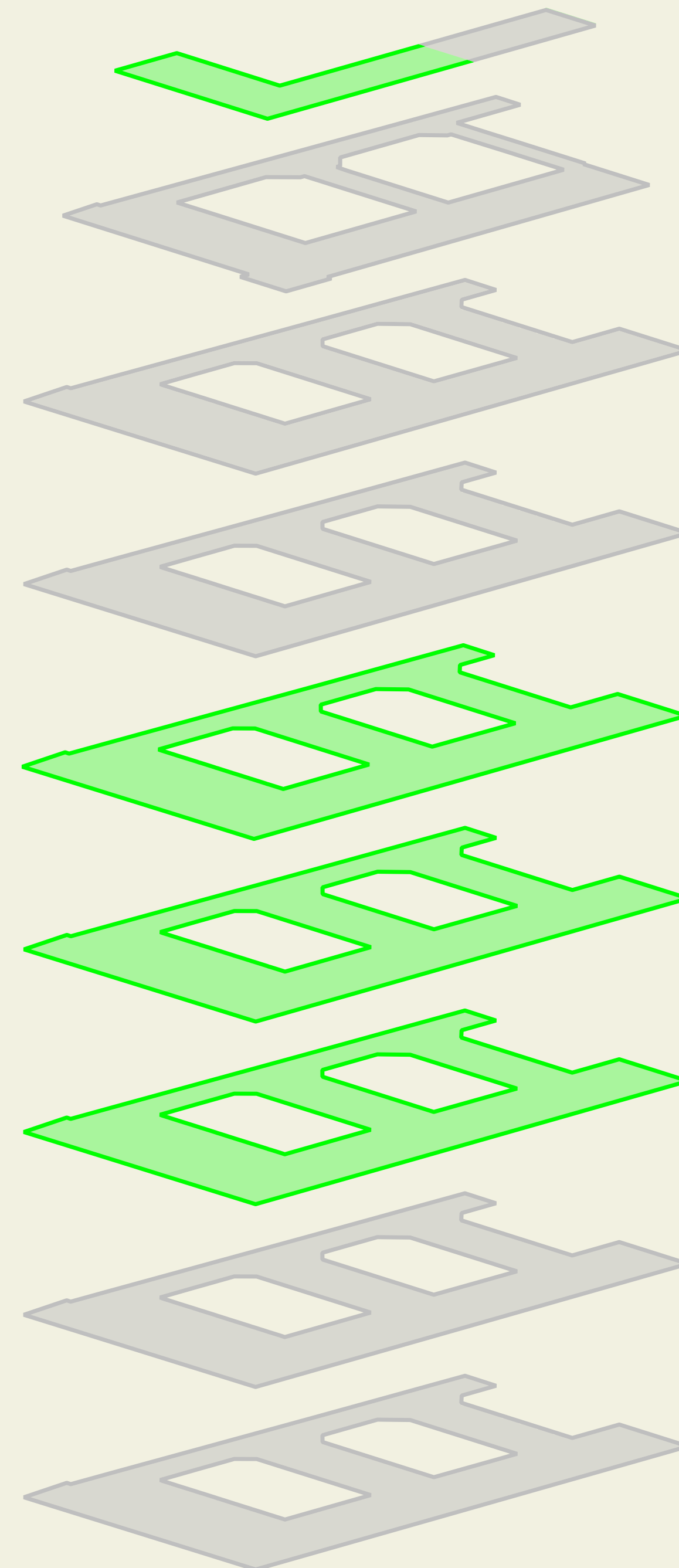
- 24,000 sqm total surface area
- Rental spaces from 1,000 sqm – 9,000 sqm
- Shared rooftop area
- Ready for occupancy in 3–6 months

*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

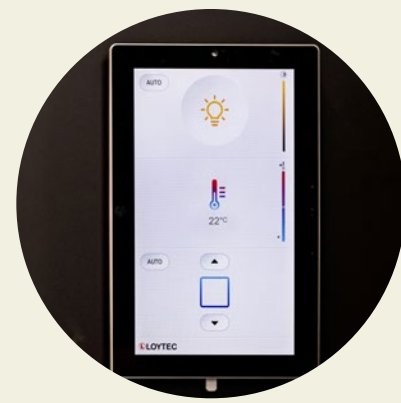
3 approx.
3,000 sqm

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



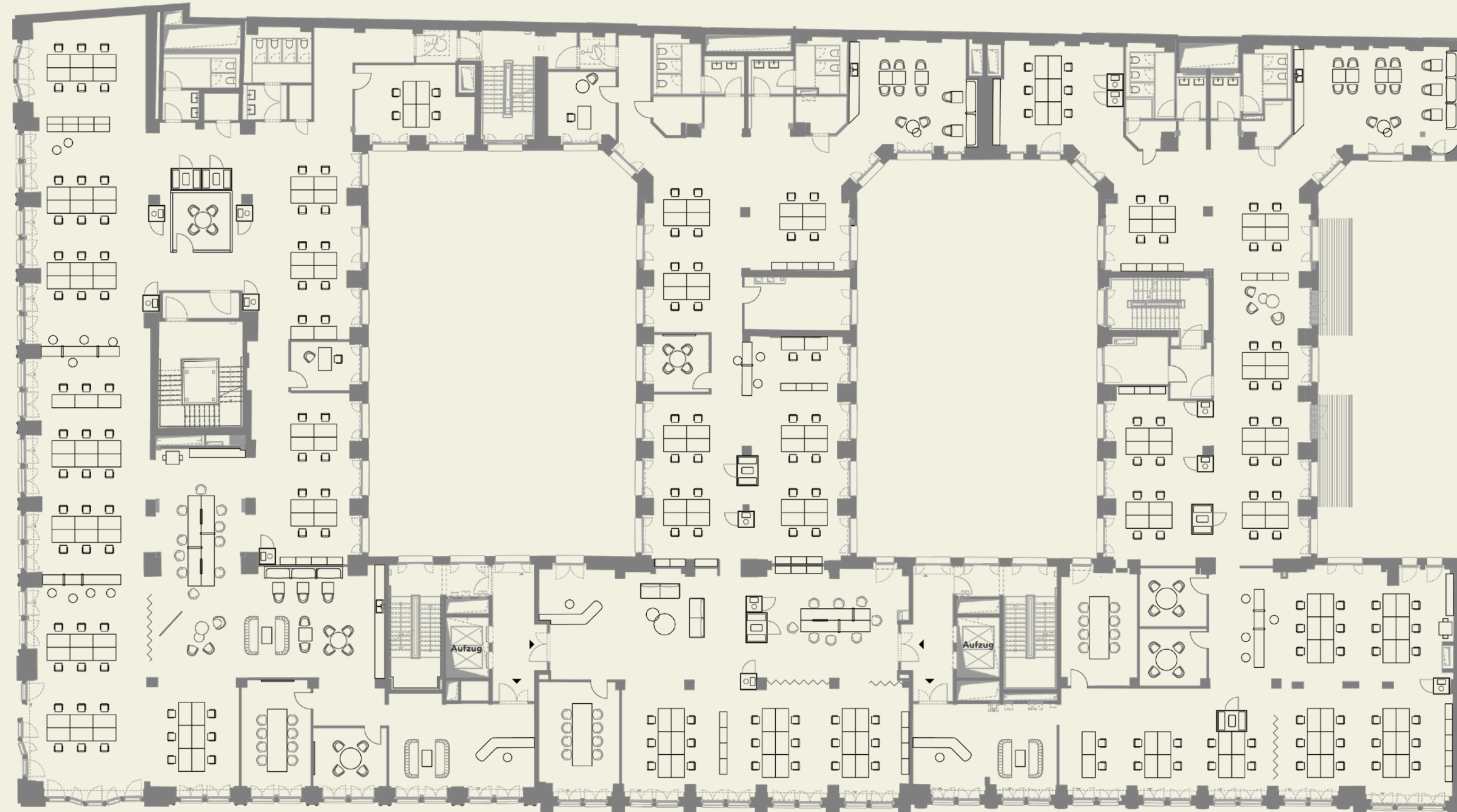
LIGHTING

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



SUN PROTECTION

- Exterior sunshades
- Automated control

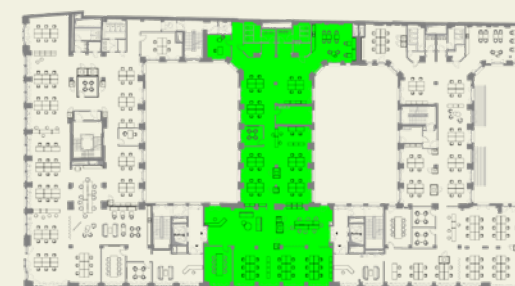


Each floor can be rented entirely or partially.

approx.
1,150 sqm



approx.
1,850 sqm



approx.
1,150 sqm

approx.
900 sqm

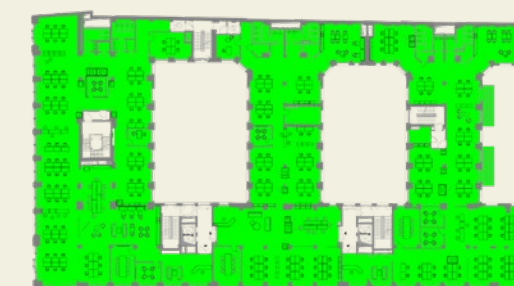
approx.
950 sqm

approx.
2,050 sqm

approx.
950 sqm



approx.
3,000 sqm



WORKSPACES

- Up to 70 work desks per 1,000 m² 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



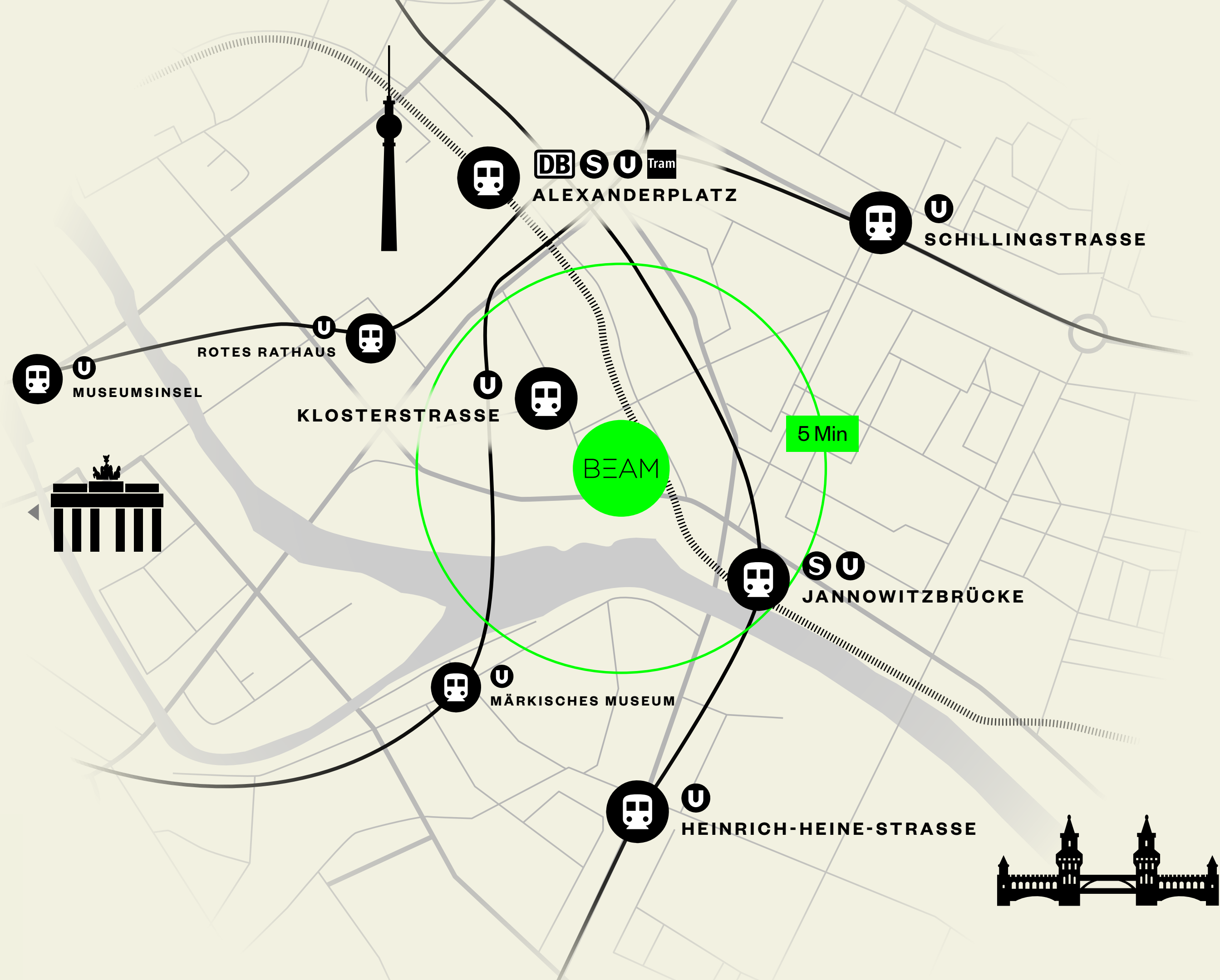
BERLIN
CENTRAL STATION

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.

“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.



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

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