

BEAM

BEAM  
MINT



BEAM-BERLIN.DE

wework

ROSE

ROSE

147

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

**INDUSTRIOUS**  
premium workspace options, flexibly  
bookable on approx. 2,300 m<sup>2</sup>

**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 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**



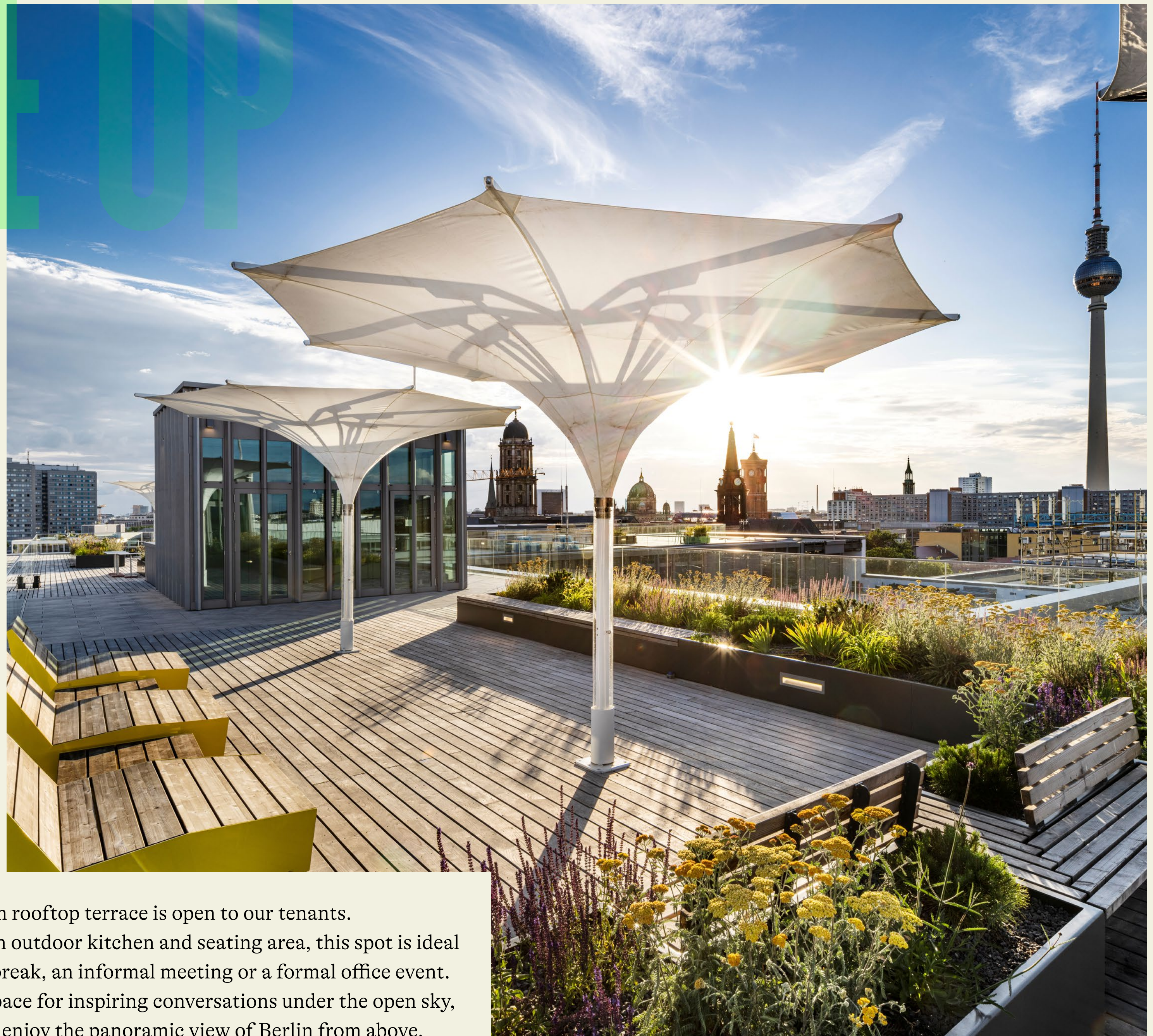
**LUNCH**



**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.

**MARKUS HOLZHERR**

Chief Business Officer, Warner Music Central Europe

“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**

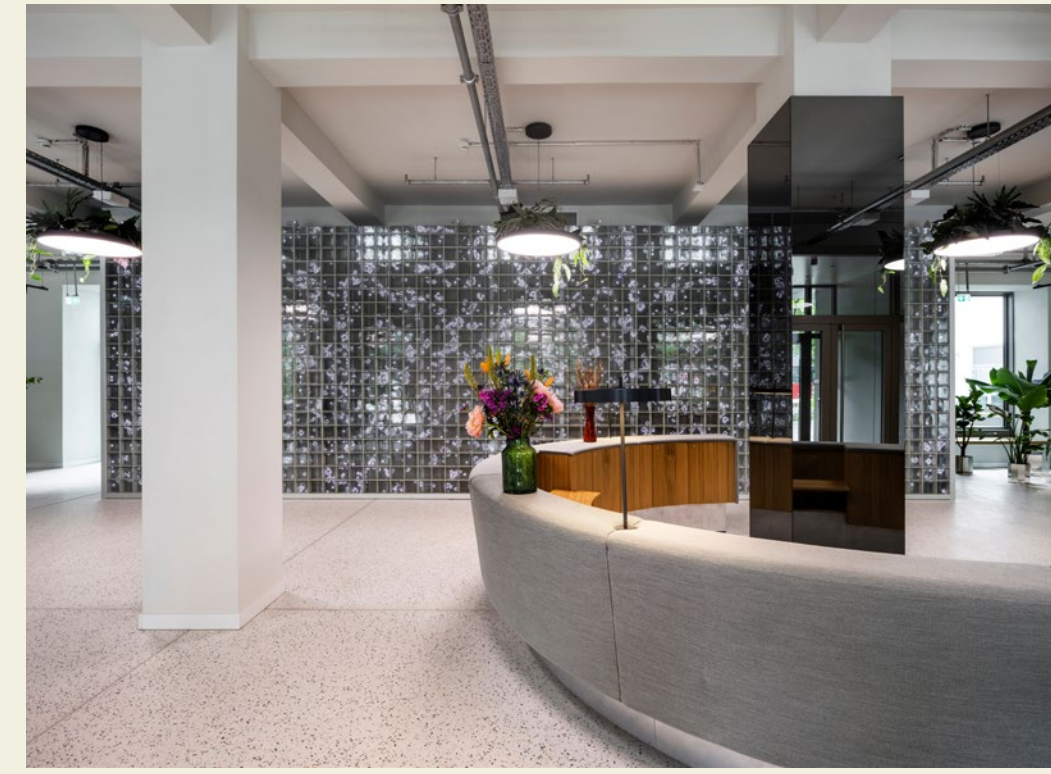




**CAFÉ AND BAR  
(BY INDUSTRIOUS)**



**FLEXIBLY RENTABLE WORKSPACES  
(VIA INDUSTRIOUS)**



**SERVICED RECEPTION**



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



**ROOFTOP EVENT SPACE**

# THE PLACE TO BEAM

**YVAN MAILLARD**  
Head of Europe, Industrious

„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.**

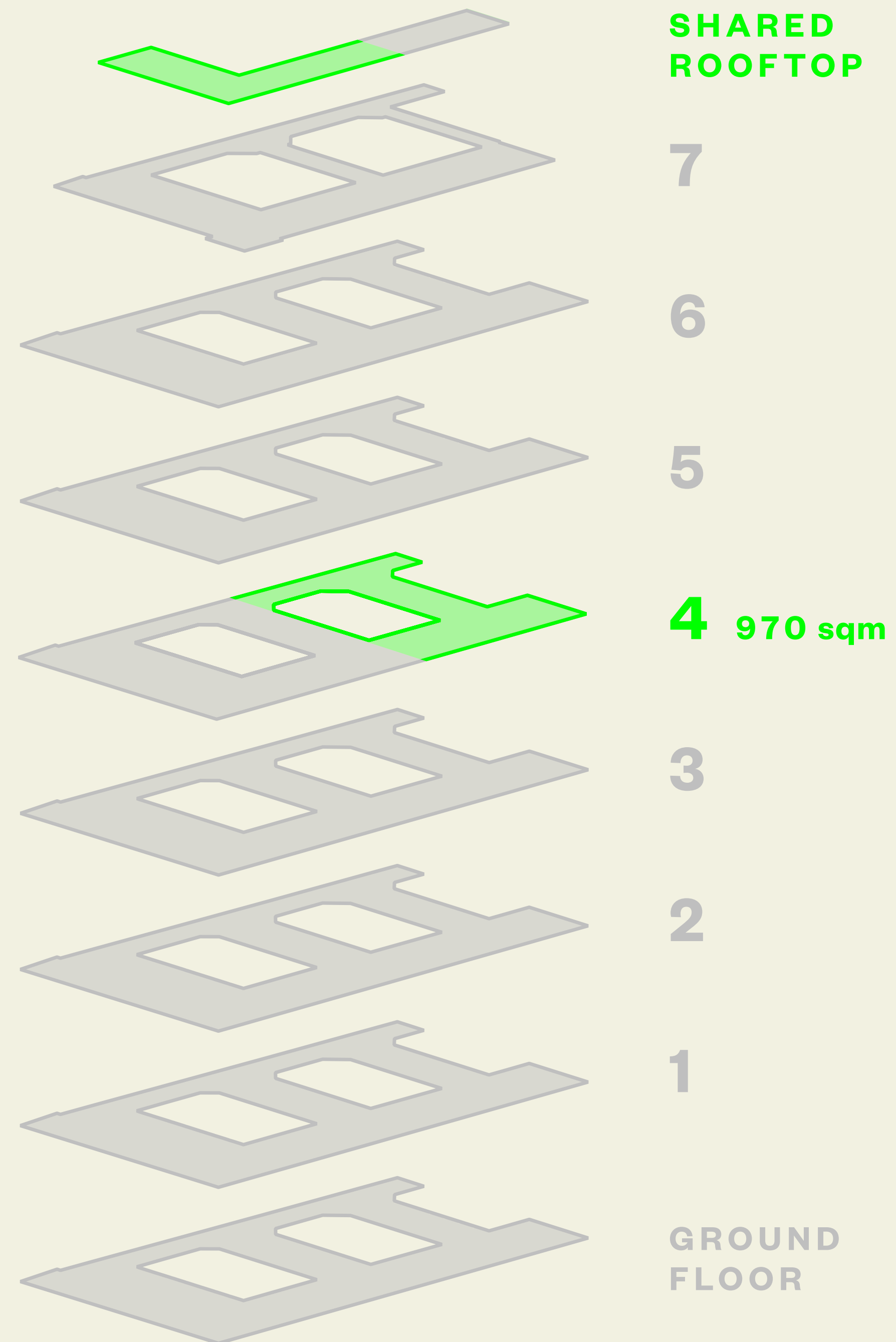


# RENTABLE SPACES

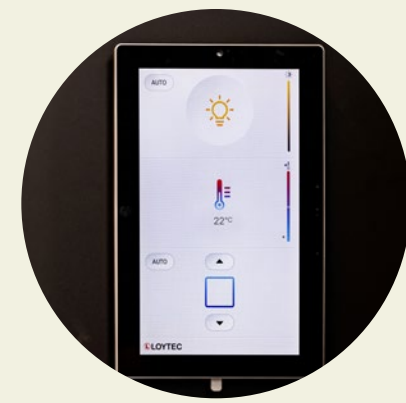
- 24,000 sqm total surface area
- Shared rooftop area
- Ready for occupancy in 3–6 months

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

42 €/sqm/month\*



# 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



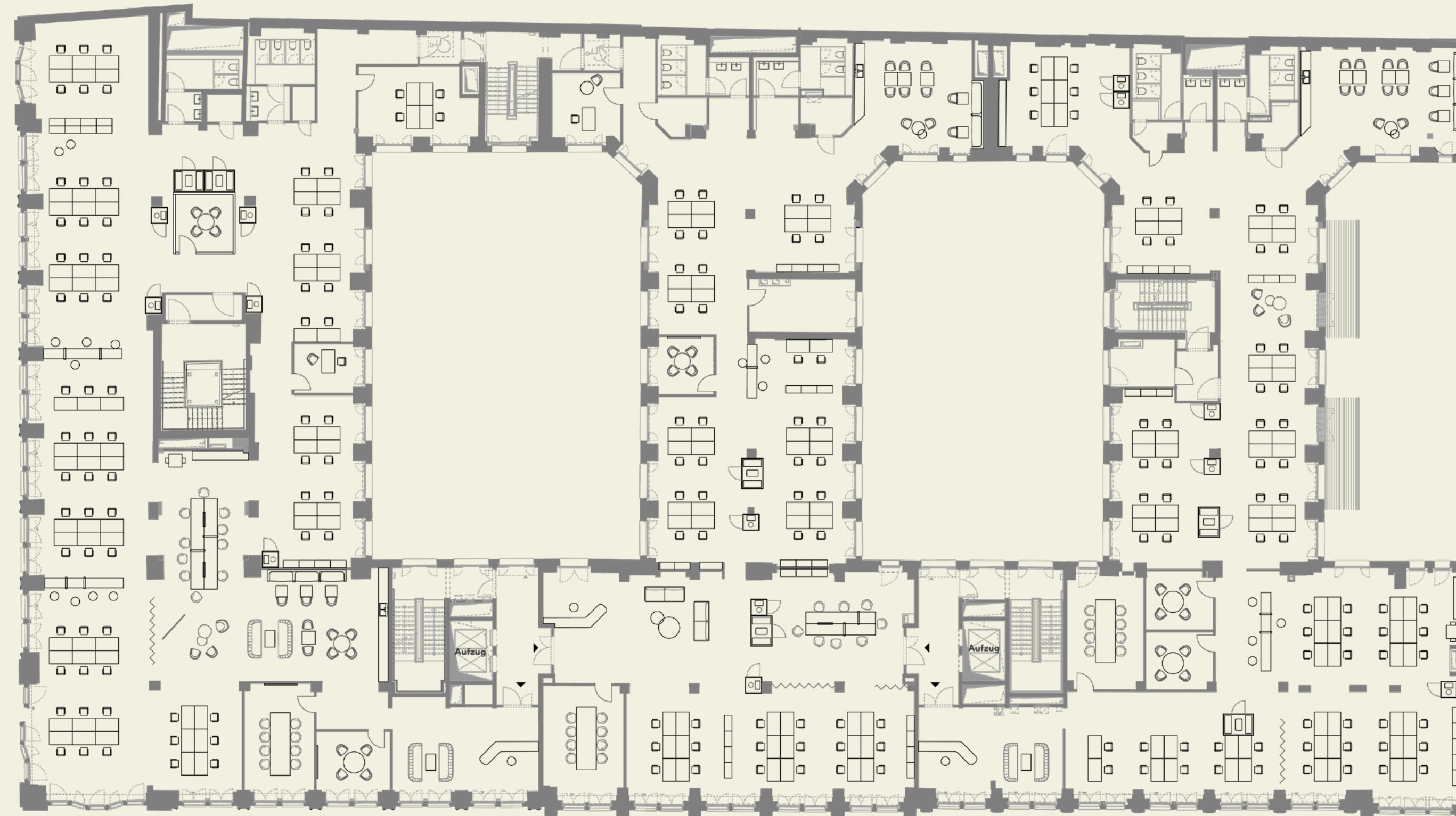
## LIGHTING

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

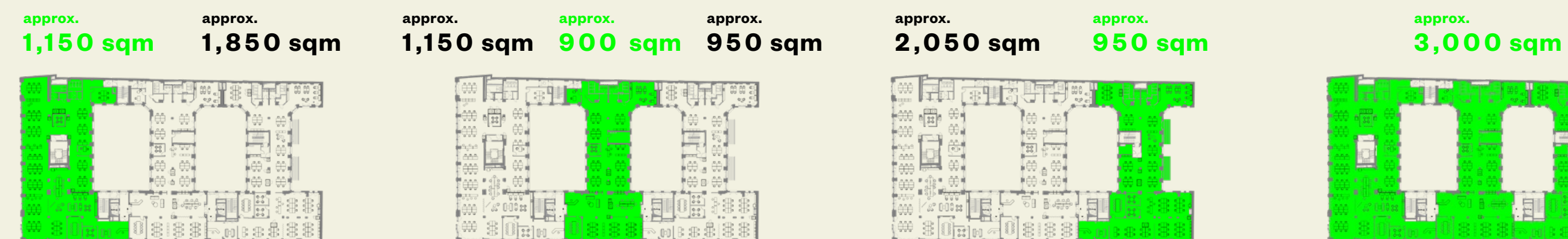


## SUN PROTECTION

- Exterior sunshades
- Automated control



Each floor can be rented entirely or partially.



## 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

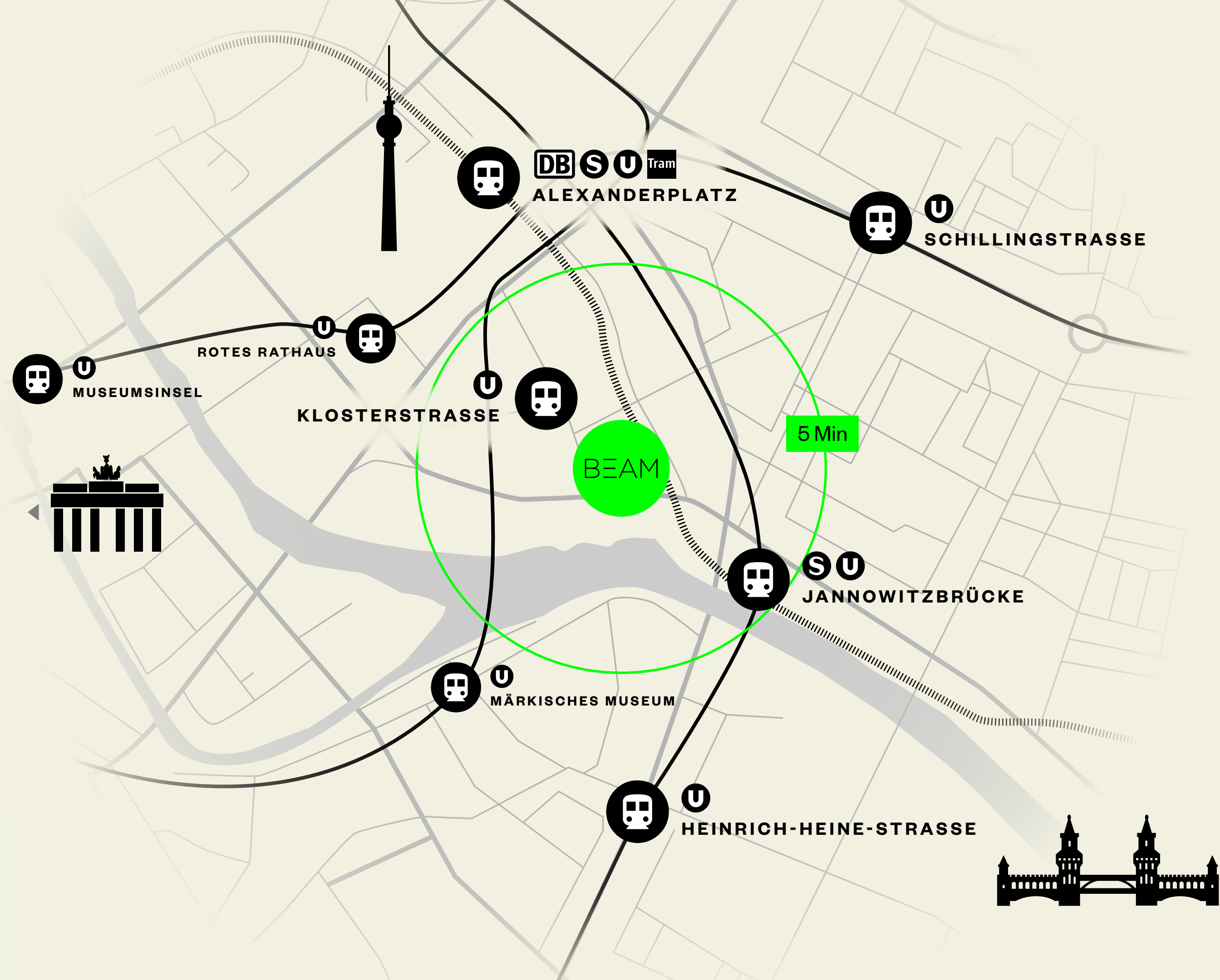
**KAI MENDE**  
Chief Executive Officer, CBRE Germany

“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



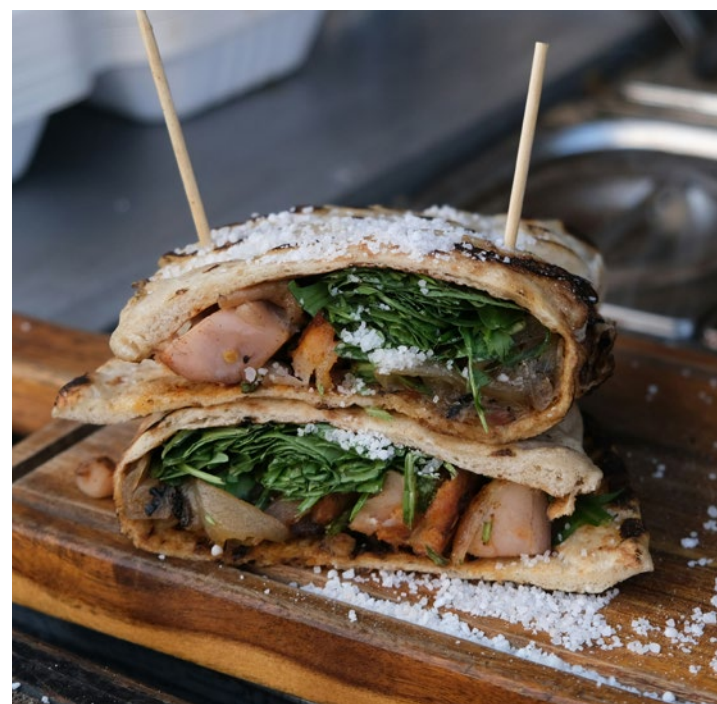
You prefer to take a bike? Berlin is known as a bike-friendly city, boasting an extensive network of bike lanes and flat terrain. The city's commitment to enhancing cycling infrastructure makes it easy and safe for cyclists to navigate.

**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.

“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.

10 Minutes  
to the city's  
toughest door

# WATCH YOUR WORK-NIGHT-LIFE-BALANCE



LOCATION

BEAM BERLIN

**BEAM**

**MEUP**

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

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