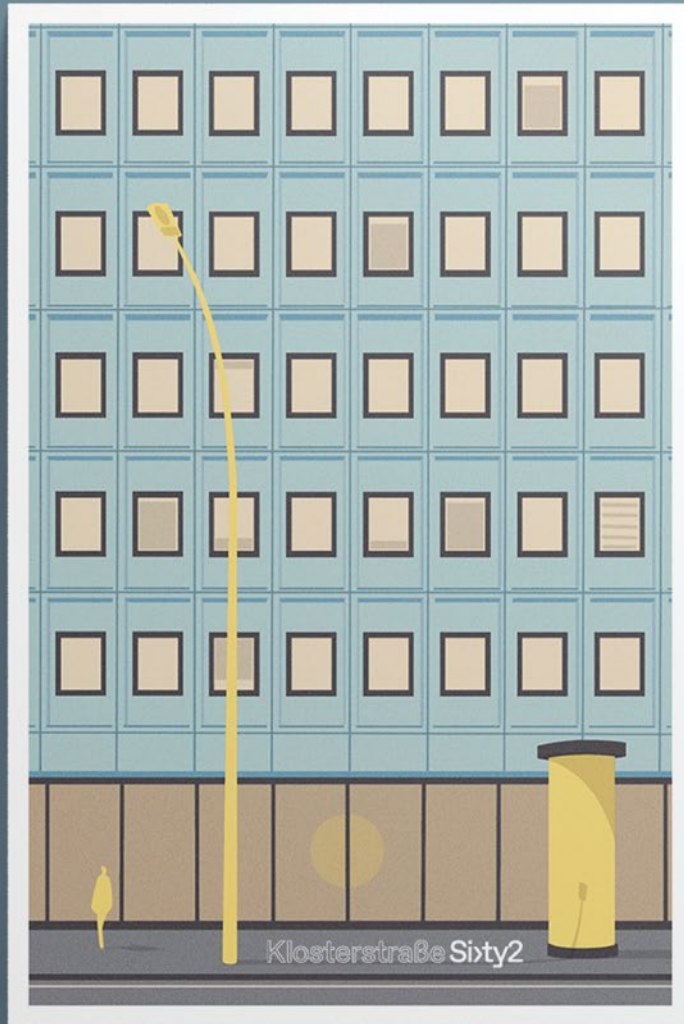


Klosterstraße
Sixty2

RETHINK
THE PLATTE





A Project by

TROCKLAND®

**CREATING
UNIQUE
SPACES
WITH LOVE**

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GENERATION
WORK & LIFE
LOCATION

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AMIDST
BERLIN-MITTE

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MAKEOVER
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MODERNITY

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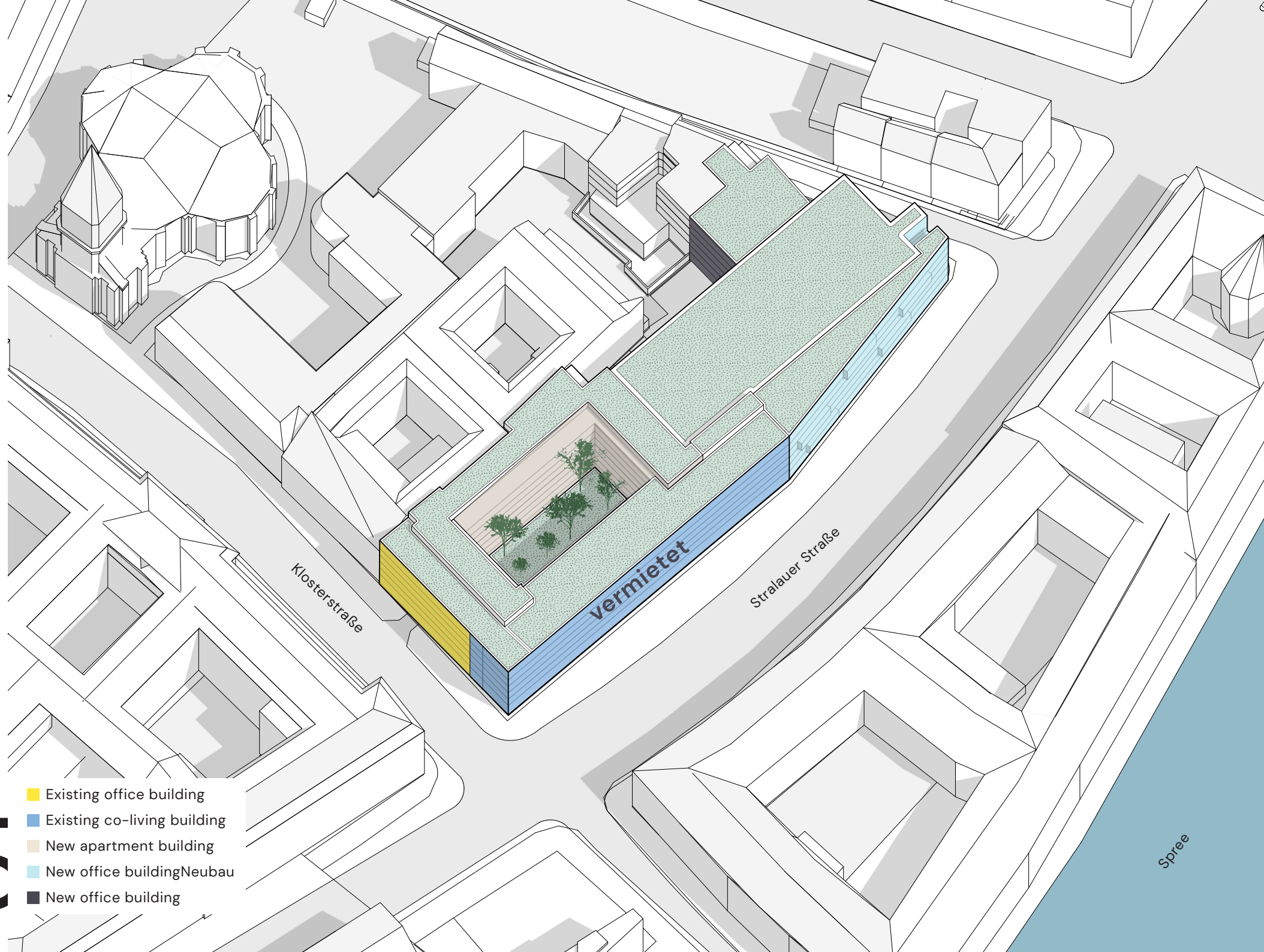


SIXTY2 – NEW NUMBER IN AN OLD NEIGHBORHOOD

Sixty2 is located within sight of the Rotes Rathaus city hall, the city's political center, and in one of Berlin's oldest streets. Behind the house number 62 is a new, prestigious place to work, sleep, and live.

It is one of the top addresses in the capital city thanks to a visionary transformation of existing office space and a new apartment building by renowned Tchoban Voss architects.

The large-scale building complex was originally constructed in 1975 and, with its timeless elegance, provides a stylish foundation for its current role as the focal point between Berlin-Mitte and the Mediaspree.



- Existing office building
- Existing co-living building
- New apartment building
- New office buildingNeubau
- New office building



AMIDST BERLIN MITTE

Sixty2 on Klosterstrasse 62 is located in the middle of the economic merger of Gendarmenmarkt, Alexanderplatz and the Mediaspree. A perfect symbiosis of all the factors that define Berlin: political center, start-up hub and cultural metropolis.

Klosterstrasse has always played a central role: it is one of the oldest streets in the Berlin-Mitte district. The name goes back to the Graues Kloster, a former Franciscan monastery with a socio-political function. The street is also named after the monastery quarter, where numerous architectural monuments are located – and it is framed by representative buildings such as the Old City Hall, the Parochial Church as well as the Dutch Embassy. Only a few steps away is the Rolandufer, a promenade with a green strip on the Spree, which connects Klosterstrasse and Mühlendamm with a walkway.

Alexanderplatz and the Nikolaiviertel can be reached by foot in a few minutes. The Klosterstrasse subway station directly in front of the building is connected to Alexanderplatz, which is one of the most important Berlin shopping locations and a central hub of the public transportation system.





- **Food & Drinks**
- 1 Five Guys
- 2 Starbucks
- 3 Burgermeister
- 4 Tapas Berlin El Colmado
- 5 Ristorante Piazza Rossa
- 6 Fischer & Lustig
- 7 Café & Crêperie
- 8 Zum Nußbaum
- 9 Cyclo
- 10 Tigertörtchen
- 11 Zur letzten Instanz
- 12 The Social Hub
- 13 The Greens
- 14 Ännchen von Tharau





MAKEOVER OF MODERNITY

The West Building is receiving a comprehensive makeover through a renovation and reconstruction of the interior spaces as well as an expansion through a new building. With the extension of the areas into the inner courtyard and the addition of a stacked storey, an area of 7,200 m² is being created for a wide variety of uses.

A lively new courtyard design, sustainable greenery and opening the ground floor to the city center will provide space for culinary concepts and will ensure even more quality of life.

FACTS

- An existing building of Eastern modernist architecture with architectural highlights
- Revitalisation & expansion of the existing building instead of demolition for a positive sustainability balance
- Visionary transformation of office spaces
- Design by the renowned architects Tchoban Voss
- Flexible floor plans from approx. 320 m² to 1,750 m²
- Expansion according to tenant requests
- New residential building in the green courtyard with generous glass fronts and balconies
- Central location in Berlin-Mitte
- Directly at Klosterstraße train station



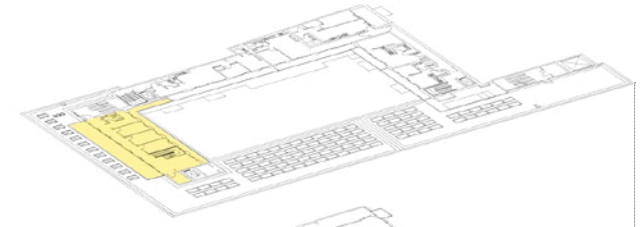


Visualization: The new office building lobby

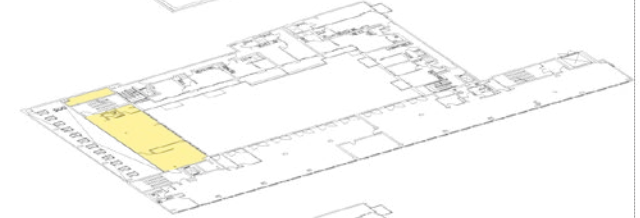


Visualization: Office with gallery floor

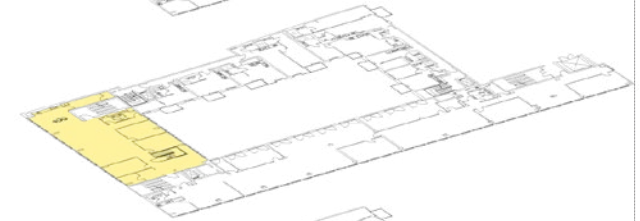
6th floor
220 m²



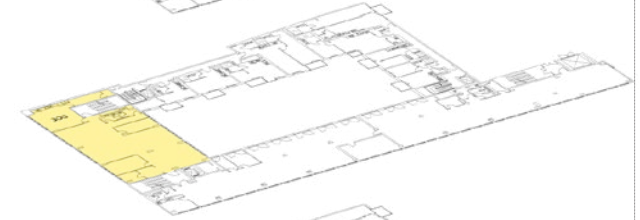
5th floor
170 m²



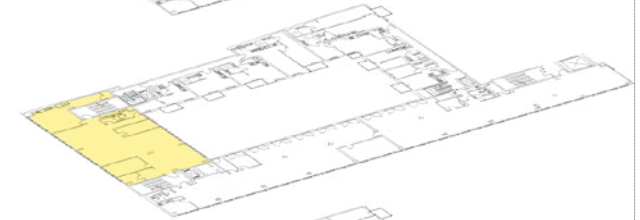
4th floor
340 m²



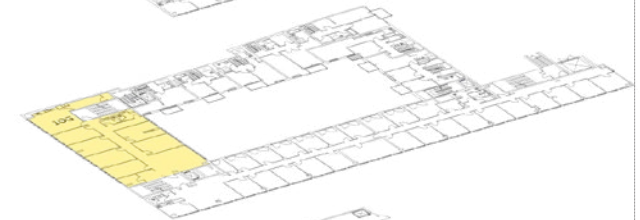
3rd floor
350 m²



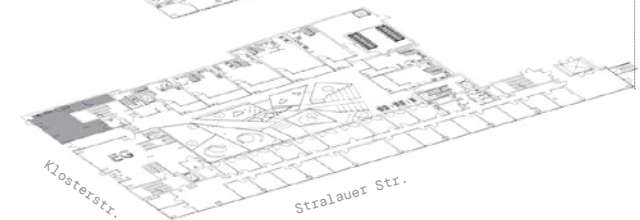
2nd floor
350 m²



1st floor
320 m²



GF
90 m²



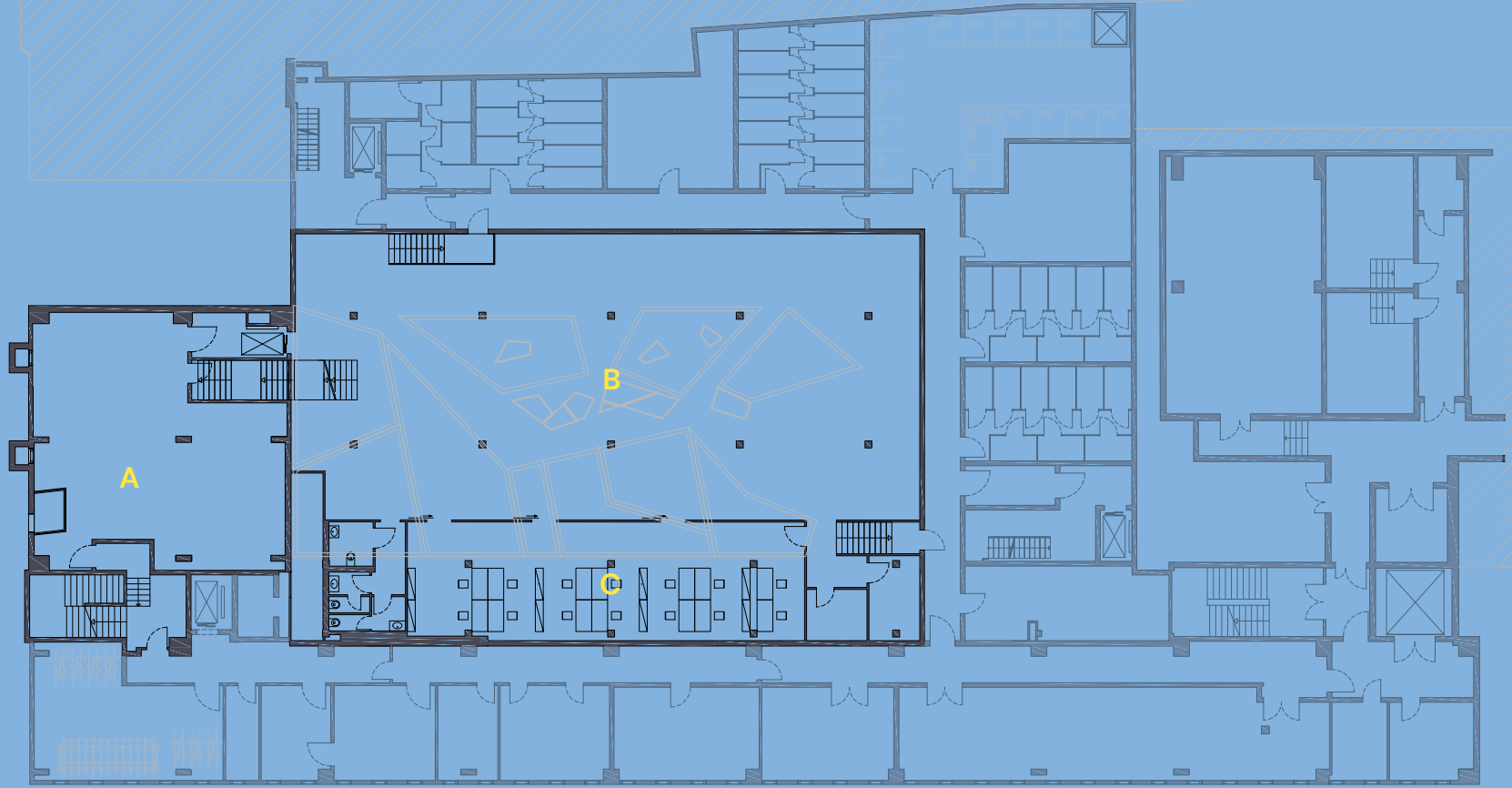
LOWER LEVEL

- Open floorplan with gallery
- Ceiling height: approx. 4 metres
- Large skylights

A Lobby

B Gallery space

C Seminar room





Visualization: Gallery space with skylights

STANDARD FLOOR

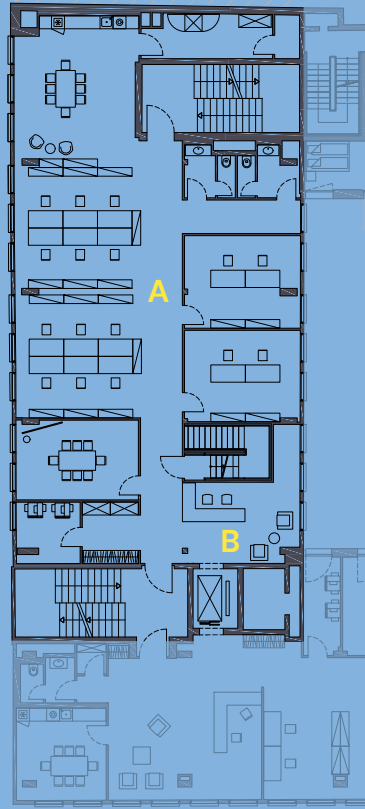
- approx. 320-350 m² lettable space
- Mixture of existing and new buildings
- Expansion according to tenant requests

A Kitchenette C Meeting room
B Reception D Open office

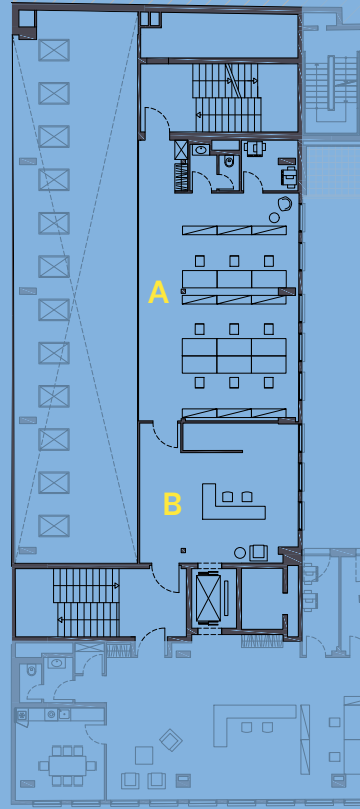




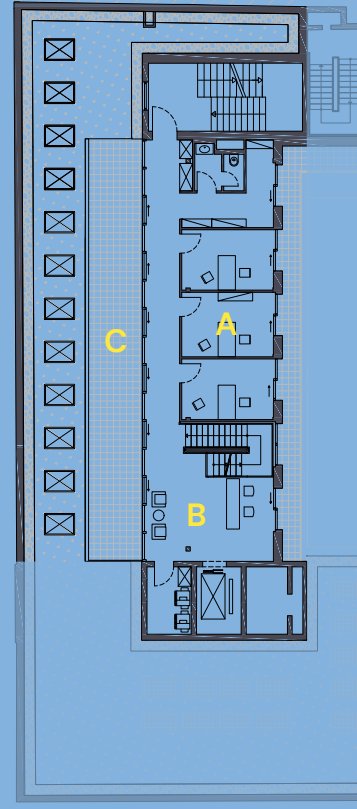
Visualization: Office with open space



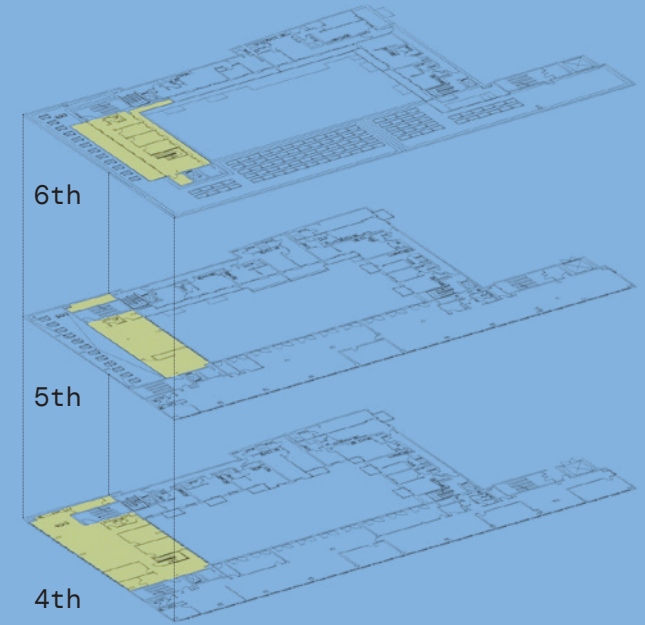
4th floor
approx. 340 m²



5th floor
approx. 170 m²



6th floor
approx. 220 m²



Building overview

STAGGERED FLOOR

- approx. 730 m² total lettable space
- Flexible floorplan
- Spacious terrace

A Office

B Reception

C Terrace





Visualization: Staggered floor with terrace



In a world which is becoming increasingly transient it is only enduring architecture which can meet the ever-changing requirements. Architecture which is valuable, aesthetic, and user-friendly can age gracefully and contribute to an authentic and livable environment.

To this end, we place great importance on innovative and precise solutions at each step of the planning and construction process.

- *The architects
Sergei Tchoban
& Ekkehard Voss*



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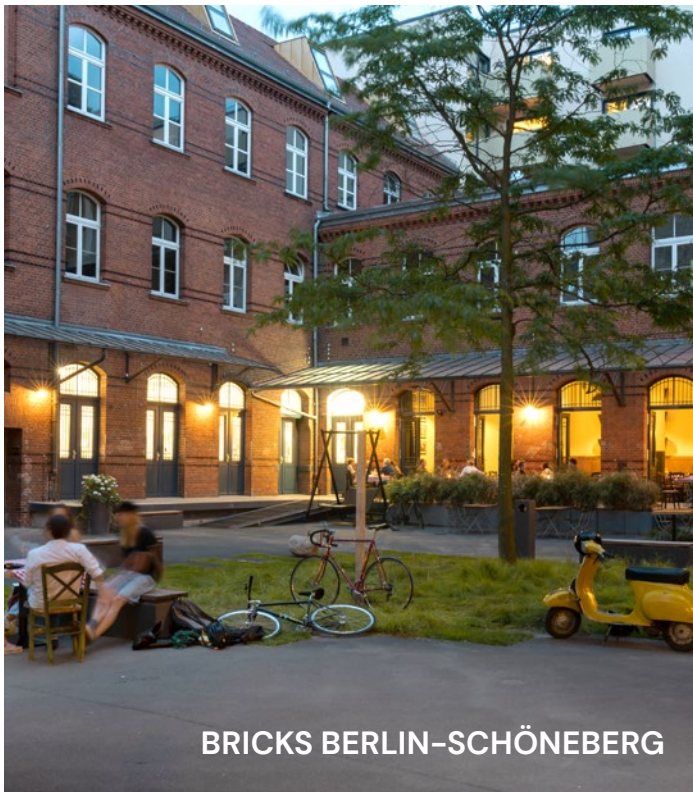
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TROCKLAND

Established in 2009 in Berlin, Trockland Management GmbH aims to contribute to urban development by creating spaces with a high quality of life. The owner-managed company realizes large-scale new construction projects as well as conversion and reconstruction of residential and commercial properties. The portfolio includes 23 assets – realized and in planning phase – among them assets such as PIER 61|64 at the East Side Gallery and EISWERK in Berlin-Mitte. An international team of 65 professionals strives to create sustainable value while respecting social and ethical values, as well as to provide letting and management services for the portfolio properties.



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