



The Future of Berlin TXL.

BERLIN TXL



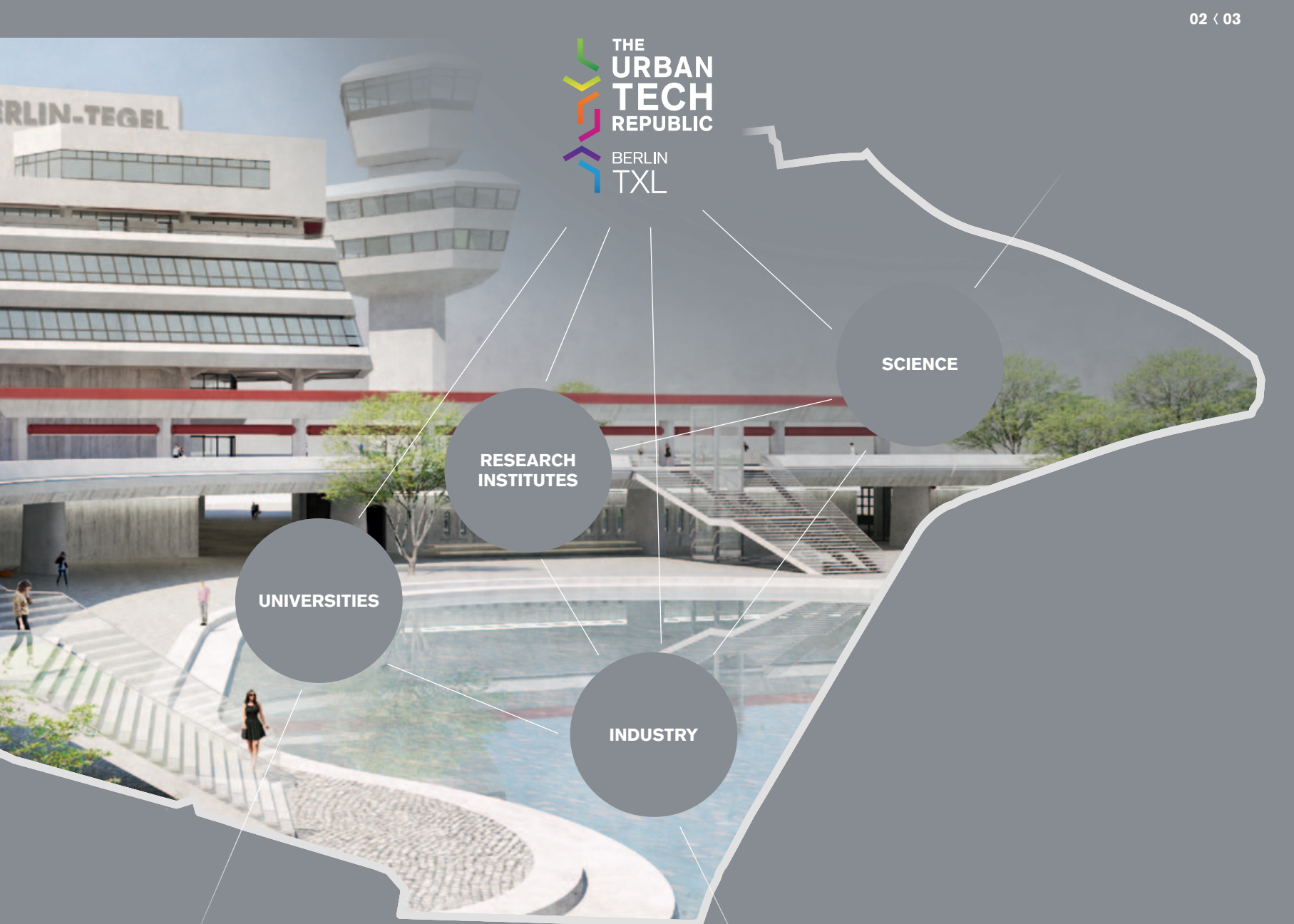
THE
URBAN
TECH
REPUBLIC



**THE DREAM OF FLYING
HAS BEEN FULFILLED.
NOW IT'S TIME
FOR NEW DREAMS.**



BERLIN-TEGEL



SCIENCE

RESEARCH
INSTITUTES

UNIVERSITIES

INDUSTRY

Tegel Airport is closed. The fascination remains: It's where a research and industrial park is emerging for the city of the future – the Urban Tech Republic. It's where start-ups, students, investors, industry and science come together to develop the cities of tomorrow. Berlin TXL is where urban technologies will be designed, produced and exported. And they'll be put to use not only here but in cities around the world.



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5K

**THE AIRPORT
MOVES OUT.
BERLIN MOVES IN.**

m 2

Total area of Berlin TXL.

Aside from the Urban Tech Republic Berlin TXL has plenty of room for other projects. Room, for example, for a new residential district: Schumacher Quartier. Innovative, car-free, and sustainable – it's the largest timber construction development in the world. There is even room for an abundance of nature with an ecological reserve covering more than 200 hectares. And with nature in abundance. The long-term planning is completed: The Master Plan has been officially approved, Berlin's zoning plan has been amended accordingly, and the development plans are also set to go. Alongside the Schumacher Quartier, in the middle of Berlin, the Urban Tech Republic is being constructed. No other city in the world is better suited for this than the creative metropolis. And in this city there is no better place for it than this one: Berlin TXL.



WILL WE BE LIVING IN SPACE STATIONS ON MARS ONE DAY? MAYBE. BUT MAYBE WE'LL ALSO SOON BE LIVING IN SPACE STATIONS HERE ON EARTH.

Our planet is becoming a world of cities. Already now, more than one million people move into cities every week. And in the next 30 years we'll build more cities than mankind did in the last 4,000 years. 70% of the world's population will then be living on 3% of the earth's surface. Organizing this is a real challenge. We need new solutions for mobility, energy, and resources. And we need new materials and intelligent systems that make these solutions possible. We need urban technologies. Technologies for the cities of tomorrow.



**WE DO NOT KNOW WHAT THE CITY
OF THE FUTURE WILL LOOK LIKE. YET.
BUT WE DO KNOW WHERE IT'S
BEING CREATED.**

Tegel Airport is being transformed into a research and industrial park for the urban technologies of the future: New concepts of mobility are designed and tested here. The energy worlds of tomorrow are piloted. Innovative water concepts and solutions for infrastructure are tried out. Recycling is revolutionized. Intelligent information technologies are developed and completely new kinds of materials are invented. Here, in the Urban Tech Republic, it's not just about ideation, but about implementation.





Ulan Bator
6 193 km →

Bangkok
8 599 km →

Doha/Qatar
4 401 km →

NEW YORK
← 6 387 km

Peking
7 353 km →

IN THE URBAN TECH REPUBLIC YOU CAN OFTEN HAPPEN UPON A NEW SPECIES: A SPECIALIST FROM ANOTHER WORLD.

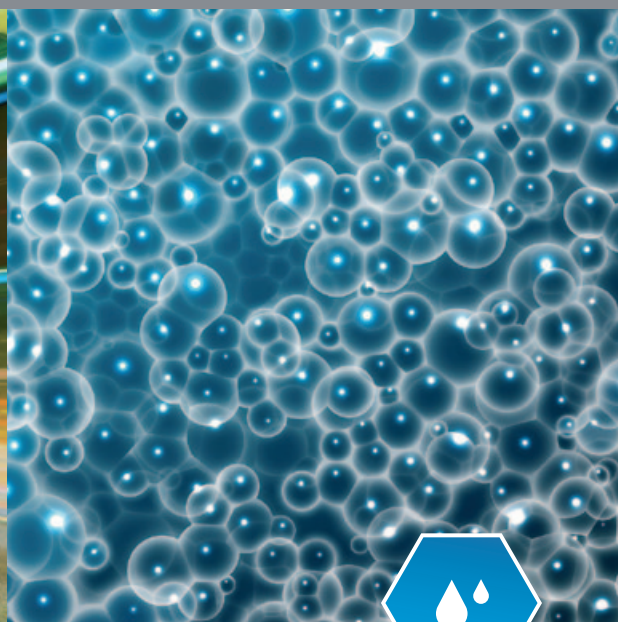
It's great when someone has a really good idea. Even better if this someone meets another someone who can realize it. But the best thing is when there's someone else nearby who knows how to improve it. To accomplish this, entrepreneurs, scientists and industry come together in the Urban Tech Republic. In this way they are able to learn from each other and together they create something new. Turning ideas into practical success. Collaboration – this is the foundational idea of the Urban Tech Republic. And its democratic ambition. There is no better place for this than Germany's capital. After all, any idea can be tried and tested here immediately. And that's how it will find its way into the cities of the future, all around the world.



ENERGY



MOBILITY

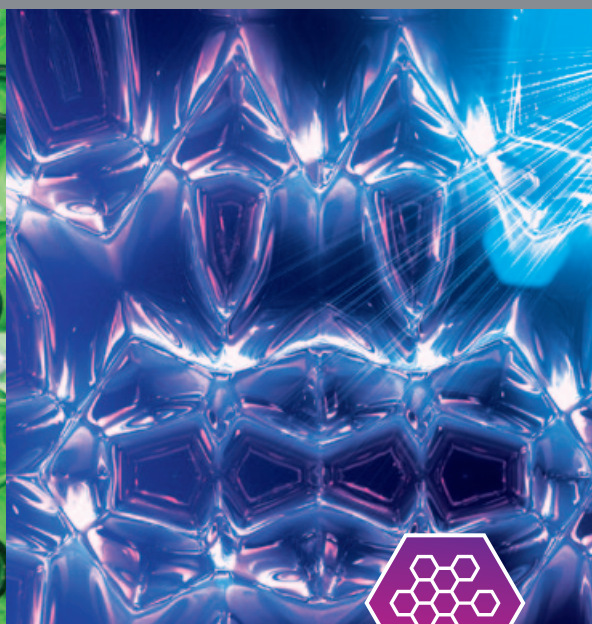


WATER

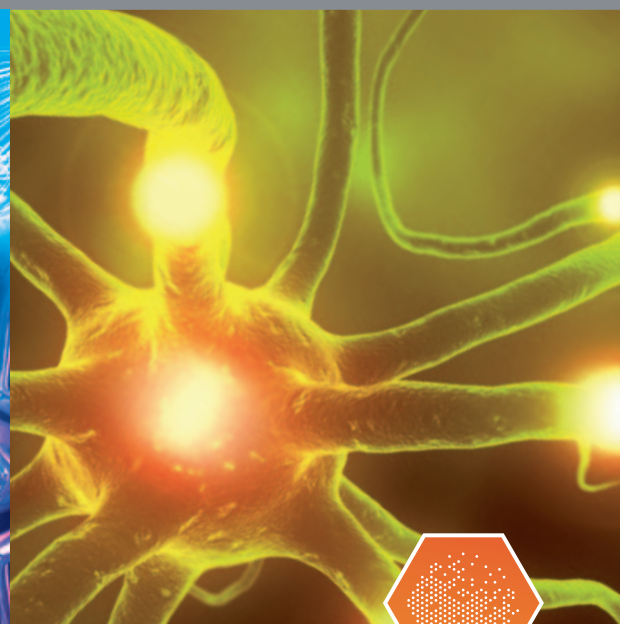
**EACH INDIVIDUAL FIELD
IS ITS OWN UNIVERSE.
THOSE FIELDS OFFER
ARE GALACTIC IN SCO**



RECYCLING



MATERIALS



ICT

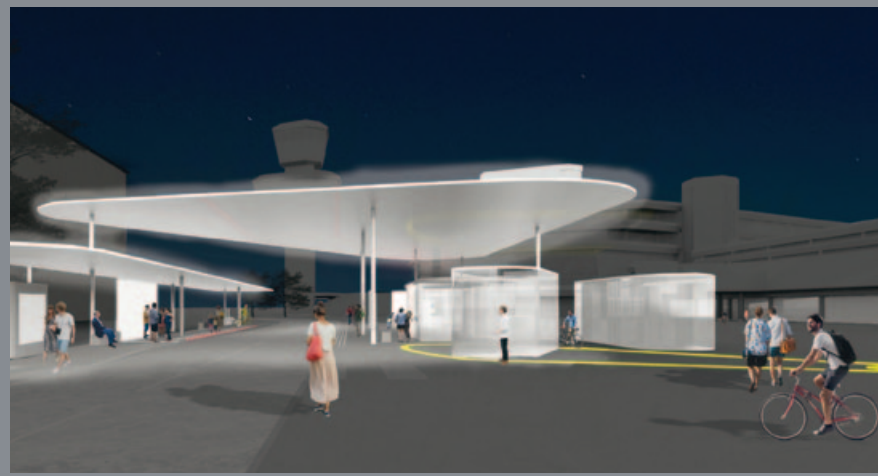


The Urban Tech Republic not only brings together specialists – it also interconnects whole fields of endeavor. In this way they interact more effectively. The city of the future is composed of four central fields of expertise: Energy, Mobility, Water, and Recycling. These are flanked by two cross-sectional fields from which everyone profits: new kinds of materials, and intelligent information and communication technologies (ICT). New materials make innovative products feasible, new technology enables the control of intelligent systems. Striving to perfect the realization of every idea, down to the smallest detail.

**D OF EXPERTISE
BUT TOGETHER
POSSIBILITIES THAT
PE.**



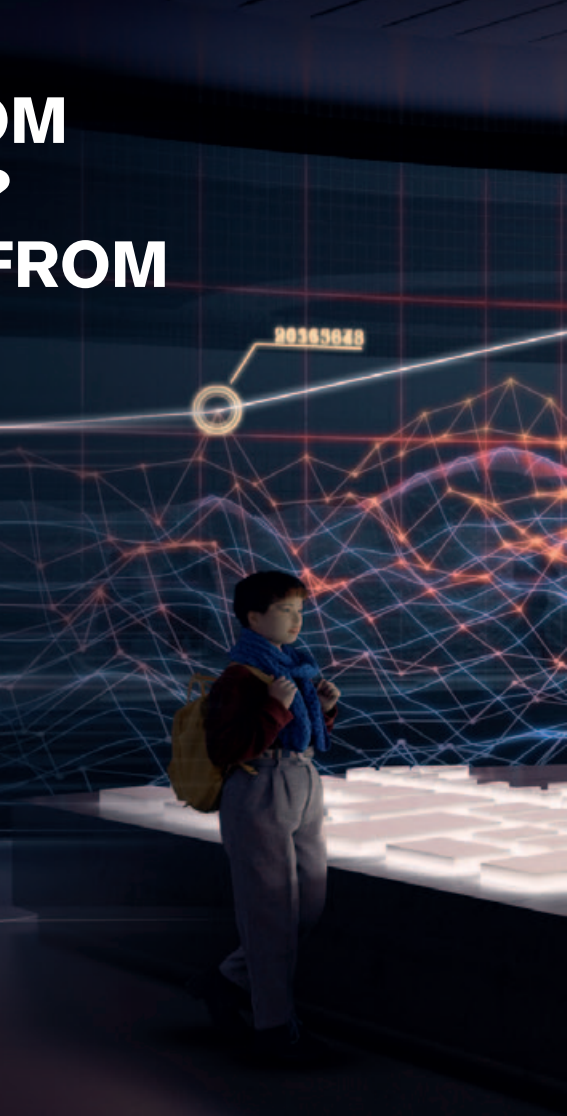
^ CYCLING SUPERHIGHWAY ON THE SOUTH ACCESS TO THE UTR
v SHOWROOM "ENERGIEZENTRALE"



^ MOBILITY HUB AT THE CAMPUSPLATZ

WILL WE GET OUR ENERGY FROM ANOTHER STAR IN THE FUTURE? NO, WE'LL STILL BE GETTING IT FROM "OUR" SUN.

Solar energy is well-established. As is wind power. What's next? Climate change demands new solutions in many fields. The Urban Tech Republic is where they will be developed. Here, companies, universities, and innovative start-ups shape the future together. In Berlin, the energy transition (Energiewende) is not only heralded, it is lived: Visionary mobility concepts come straight from the capital of e-mobility. New ideas for water treatment emerge in collaboration with Germany's biggest water suppliers. Recycling is reimagined. In future the most innovative information and communication technologies will come from here. The same is true for the completely new kinds of materials in development. In terms of its core fields of expertise the Urban Tech Republic is exactly what would be expected of a research and industrial park: the answer to climate change.

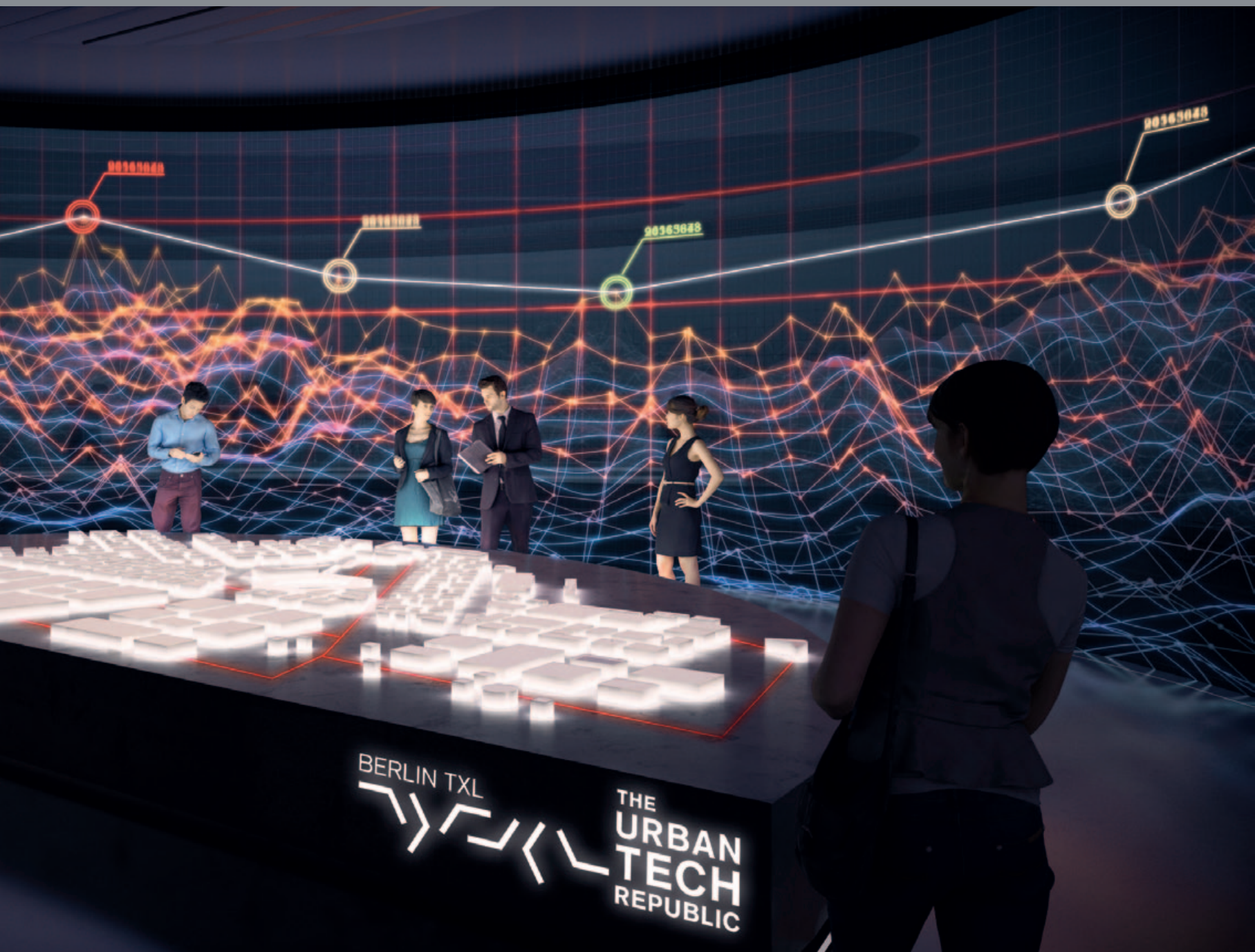




^ REUTILIZATION OF THE FORMER AIRPORT APRON AREAS



^ MULTI-FUNCTIONAL WATER RETENTION AREAS





WILL THE CITY OF THE FUTURE BE LOCATED IN THE MIDDLE OF NATURE? YES, BUT YOU COULD ALSO SAY IT THE OTHER WAY ROUND.

Do we like our cities as they are? If we imagine a city as a room and then a motor vehicle roars by and leaves a smell of burned gas, tire abrasion, and other particulate matter – who would send their child into such a room? People's attitudes have changed. We want more air, more open space, more greenery – more nature. There's no contradiction between city and nature. And "back to nature" does not mean taking a step backwards. Quite the opposite: Timber construction, intelligent irrigation, integration of flora and fauna, urban farming, autonomous electro-mobility – doesn't that sound more like a step forward? Because of climate change and digitalization we are living in a time of ecological and technological transformation. Green cities can effectively ease the burden on the environment, not just by being climate-neutral but also by actually having a positive effect on the climate. In the Urban Tech Republic this is precisely what we are working towards.

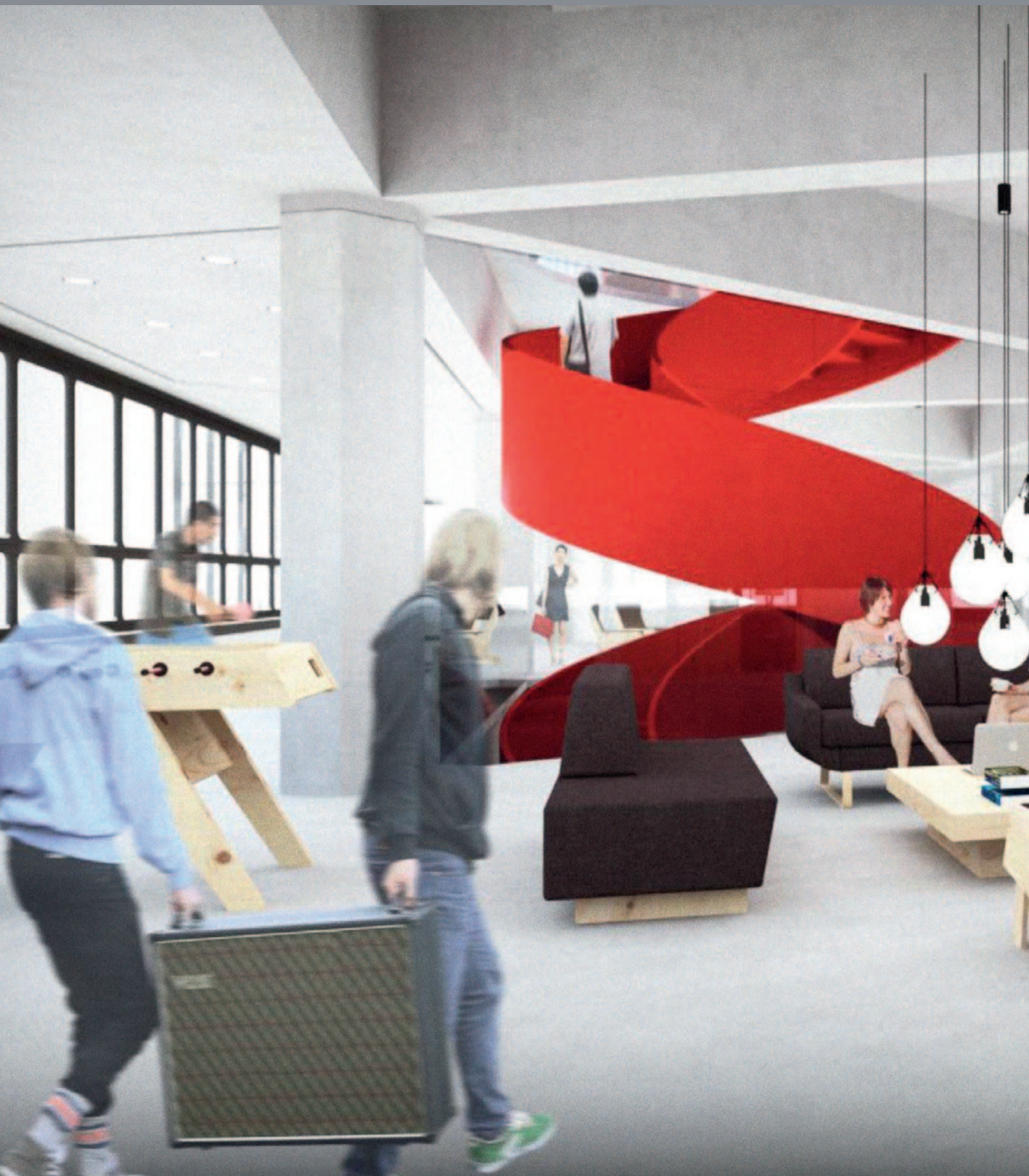


THE
URBAN
TECH
REPUBLIC
BERLIN
TXL

WOCHE 1	ANISMAKARIN R LA DYVINE	4,80	ROSENKUPF IN SPECK-BADEL	4,20	<i>Handel der Woche</i>
SCHNITZLAUCHEN R	4,80	REINIGT	3,50	<i>Das Beste der Woche</i>	
ENKELNITZ PIRNITZ	2,90	GRÜNE CLUPPING	3,90	<i>Melland</i>	
EUROPAWEIWEIWEI	2,90	PROSTRA-PROSTRA	2,90	<i>99</i>	
GERMANY LACONITZ	1,90	PROSTRA-PROSTRA	2,90	<i>99</i>	
ROSE RITZ	1,90	PROSTRA-PROSTRA	2,90	<i>99</i>	
		PROSTRA-PROSTRA	2,90	<i>99</i>	
		PROSTRA-PROSTRA	2,90	<i>99</i>	
		PROSTRA-PROSTRA	2,90	<i>99</i>	
		PROSTRA-PROSTRA	2,90	<i>99</i>	

ROCKET SCIENCE HAS A STRONG TRADITION IN TEGEL. HOWEVER, WE PREFER TO LOOK MORE TOWARDS THE FUTURE.

The Urban Tech Republic follows a specific program that promotes innovative ideas for the future. It consists of the following areas: State, Faces, Base, and Spaces. State stands for the mindset, Faces for the people, Base for the basic prerequisites, and Spaces for the facilities offered on site. In principle the following applies: The Urban Tech Republic is based on the fundamental principle of community. It's governed by a culture of trusted interaction. Collaboration between start-ups and established businesses is desired and specifically promoted. Whether across disciplines or sectors of industry – networked intelligence is crucial if we want to achieve more together.



START A PILOT PROJECT. IDEALLY, AT AN AIRPORT.

The Urban Tech Republic offers special conditions for everyone with a passion for high tech. Access to the latest software and hardware, for instance, is key for tech start-ups. They always need the latest technology so that they can test, use, and share it. Equally important is having the right contacts: This is why the management of the Urban Tech Republic is made up of people who have broad knowledge in the field of urban tech. They can be contacted at any time on an equal footing by anyone in order to share knowledge and experience or facilitate collaboration. A basic part of the concept is that spatial and networking structures should be open for further development opportunities and constantly adjusted to the needs of users. There's space to do this. And finally, reputation does of course still play an important role. The innovations, products, and designs coming out of the Urban Tech Republic will inspire people worldwide to bet on tomorrow's urban technologies. So there are good reasons to become a part of the community now.

2030 : ■ ■

**FUTURE TECHNOLOGY
A FUTURE MARKET.
AND THAT'S NOT JUST**

9,380

billions euros in market volume.

It's good to know right now what will be important tomorrow. Urban technologies, for instance. A growing market. Increasing globalization, insufficient resources, and above all intense urbanization are all expected. It is clear that new solutions and new technologies are needed for tomorrow's cities. A business segment with an estimated market volume of 9.4 trillion euros by 2030. So a lot will happen. We can look forward to a better future. And we as actors can also expect a good return.

IS ALWAYS

A FUTURE DREAM.

10

Planmäßig
Scheduled



Flug-Nummer
Flight-Number

Ankunft
Arrival

13:35

LH

2734

15:55

LH

9186

18:05

LX

2970

FROM HERE IN BERLIN THERE'S ONE OBJECTIVE THAT CAN BE REACHED WITH PARTICULAR EASE: THE GLOBAL MARKET.

Aus
From

Dubai

Singapur

Mumbai

Urban technologies are in demand not just in Europe but all over the world. What becomes interesting for Berlin will perhaps become even more interesting for New York City. Or for Singapore, Mumbai, or Dubai. The list is a long one. Know-how from Berlin will be able to move into these cities. Or even better: high tech. And it also works in reverse. Why not import a new technology from India? Exchange is the decisive factor. Now is the right time for positioning in a global market. And the Urban Tech Republic is the right place for it.



WOULD ALIENS REALLY LAND IN THE USA? NOT IF THEY KNEW BERLIN.

Wild, loud, creative, multifaceted, intensive, inspiring, exciting. In one word: Berlin. It's simply where everyone wants to go. This international metropolis oozes creativity and acts like a magnet. No wonder, since there's always something happening here. The city is constantly in flux with something new springing up everywhere. Ideas, networks, companies. In backyards and factories, on the web, and in cafés. Over 40 universities and more than 70 research institutions, 21 technology parks and start-up centers – nowhere else in Germany are there so many motivated and qualified young people. And nowhere else are so many new companies being founded. Become a part of the new Berlin now!



AN AIRPORT IS A PLACE WHERE BUSINESS PEOPLE GO IN AND OUT. IN BERLIN TXL THAT HASN'T CHANGED.

Berlin is a city that reinvents itself daily. This not only makes it increasingly attractive but also increasingly interesting for start-up companies. Nowhere else in Europe is so much venture capital being invested in start-ups. Now there's even more room for them: Up to 1,000 companies can move into the Urban Tech Republic. Start-ups come face to face with university research and industrial companies, while students cross paths with engineers – and new concepts engage with great experience. And so something utterly new is created. Berlin is the start-ups capital. And it will remain it even in the future.





BERLIN IS A PARADISE FOR UNIVERSITY STUDENTS. WHICH MAKES IT A PARADISE FOR ANYONE WHO IS LOOKING FOR GOOD PEOPLE.

Berlin is the university capital. And Berlin attracts university students like a magnet. They are welcome here: Investments in research and development are 3.4% of total spending, far above the national average. With more than 199,000 university students Berlin enjoys great potential for a highly-qualified workforce. 5,000 students on the new campus will bring life to the Urban Tech Republic. To exchange views and connect. To discover new things. And to be discovered.

15 min

**BERLIN IS LOCATED IN
THE CENTER OF EURO
AND TXL IS LOCATED
IN THE CENTER OF BE**

minin

to the Federal Government.

PE

RLIN.

Often industrial zones are located in the outskirts. You can't get there, you can't get back from there – assuming you've even been able to find them. It's different with Berlin TXL. Here you suddenly have a giant, modern industrial district in the center of the city. With the complete infrastructure of an airport. And cool, iconic architecture. Built as a global transportation hub, used annually by more than 20 million travelers. Located right next to the inner city autobahn. 15 minutes from the city center and the seat of the Federal Government. Living here are as many skilled workers as you can find in any metropolis. In 30 minutes you are at the Berlin BER international airport. Berlin TXL is an international address that is perfectly accessible and that everybody knows. It will stay that way in future.



BERLIN TXL

KEY

UNIVERSITIES, COLLEGES, AND INSTITUTES

POLITICS AND FEDERAL MINISTRIES

PLACES TO BE

TRANSPORT

- BERLIN TXL > AUTOBAHN > 1 MIN.
- BERLIN TXL > CENTRAL STATION > 15 MIN.
- BERLIN TXL > CITY AND GOVERNMENT > 15 MIN.
- BERLIN TXL > BER AIRPORT > 30 MIN.



CHARLOTTE CITY WEST

Kurfürstendamm

Free University of Berlin

REINICKENDORF

Subway Station
Kurt-Schumacher-Platz

Berlin University of
Applied Sciences
and Technology

100

96

PRENZLAUER BERG

Kollwitzplatz

2

CENTER CITY OST

Federal Ministry for Economic Affairs
and Energy

Federal Ministry of Transport
and Digital Infrastructure

Rosenthaler Platz

Fraunhofer Institute for
Open Communication
Systems

Central Train
Station

Federal Ministry of Health

Fraunhofer Institute
Production Facilities

Federal Ministry of the Interior,
Building and Community

Federal Ministry of Education
and Research

Hackescher Markt

Fraunhofer Institute
Communications Technology

Victory Column

Federal
Chancellery

Federal Parliament

Television Tower

Technical University Berlin

Brandenburg Gate

Humboldt University

Red City Hall

University of the Arts

Federal Ministry of Food
and Agriculture

European Commission Re-
presentative Office in Germany

Museum Island

Federal Foreign Office

Federal Ministry of
Defense

Federal Ministry of
the Environment
Nature Conservation
and Nuclear Safety

Friedrichstraße

Federal Ministry of Justice and for Consumer Protection

1

Potsdamer Platz

Federal Ministry of Labor and Social Affairs

Federal Ministry of Finance

Berlin House of Representatives

Federal Ministry for Economic Cooperation
and Development

SPREE

ENBURG

Berlin School of
Economics and Law

113

Südkreuz Train station

TEMPELHOF

BER Airport

10h

**THE MODERN COMPUT
IN A GARAGE. WE PRO
WITH AN ENTIRE HANG**

a

Experimental fields.

ER WAS INVENTED
VIDE OUR SCIENTISTS
AR.



WILL UFOS SOON BE LANDING AT TEGEL? NO, BUT IT MIGHT BE GOOD FOR A FEW TO START UP HERE.

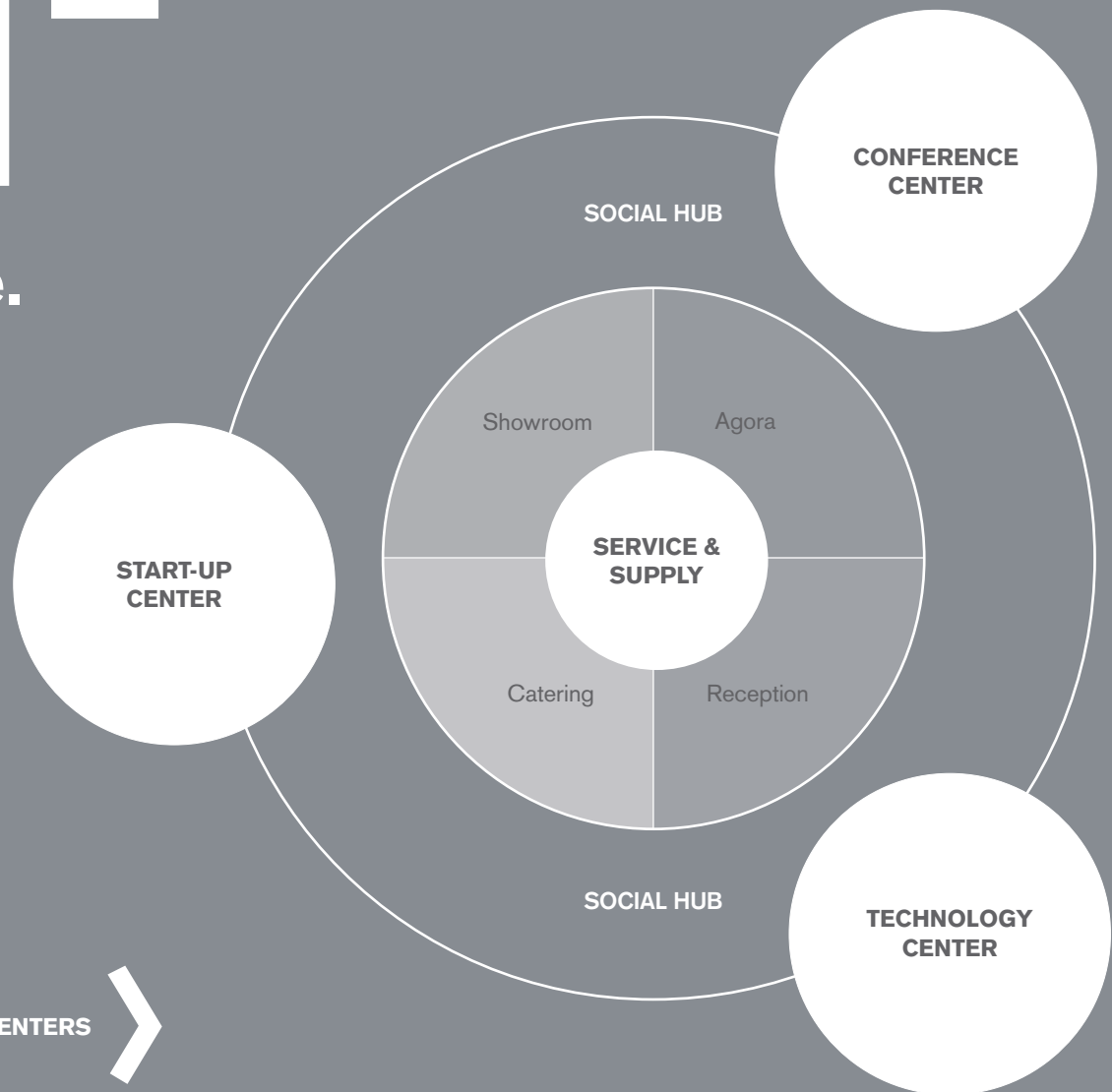
There are lots of good ideas. But the trick is to implement them properly. For this you have to test them. The best way is on an area that is as big as an airport. 10 hectares are being allocated exclusively as experimental areas. And this makes sense: Up to 1,000 companies, institutes, and research facilities cross paths in Berlin TXL with 5,000 university students. So in practical terms the whole airport becomes a field for experimentation.

150,000

**CREATIVITY NEEDS
THE UNFINISHED.
BERLIN TXL
HAS LOTS OF THAT.**

m²

Office space.



START-UP AND TECHNOLOGY CENTERS
IN THE URBAN TECH REPUBLIC

Berlin is the city for creative people and founders of companies. They are looking for undeveloped spaces that inspire them and that they can shape. These are becoming increasingly scarce. The unfinished is found less and less frequently – entrenched interests prevail. But not in the Urban Tech Republic. Here there's room for ideas and experiments. There is much that is rough and unfinished, and the marks left by use remain visible and give the place its unmistakable identity. Here the future can be shaped. A few existing buildings will shortly be refurbished. The first Start-Up and Technology Centers in the Urban Tech Republic are being built – and at the same time these are the first collaborative areas. Around 150,000 m² of building space can now be occupied: gates with conveyor belts and boarding bridges. Hangars with trolleys and huge available space. Workshops with lifting platforms and direct access to the airfield. Additionally there are plots of 3,000 to 200,000 m² for working, researching, developing – and for living. And there are the airline offices and lounges. Take your seat! Who's interested in some old factory floor when they can have an airport?







THE CENTER OF THE ACTION: TERMINAL B.

It's familiar to everyone: the main terminal of Berlin TXL. It will remain the focal point in the future. Here is the beating heart of the Urban Tech Republic, here is the Start-up Center. Here is where university students meet start-ups. And start-ups come face to face with an international public. This is where the conferences on the future of cities will be held. And this is where people drink their coffee – on the Balcony of the Republic. Or in the Mall, the former Main Concourse. Encircling the Forum are extraordinary rooms – and views reaching to the city center of Berlin. For growing start-ups the story continues in the Technology Centers of the Urban Tech Republic, in Terminal D for instance. With even more space for workshops, labs, and production. But things always begin in the Center.





^ ACCESS TO CONFERENCE AND START-UP CENTER
v OFFICE LOFT

^ CONFERENCE CENTER





^ START-UP CENTER




^ TECHNOLOGY CENTER TERMINAL D




HOW WWA PLAN CR

IS THIS EATED?



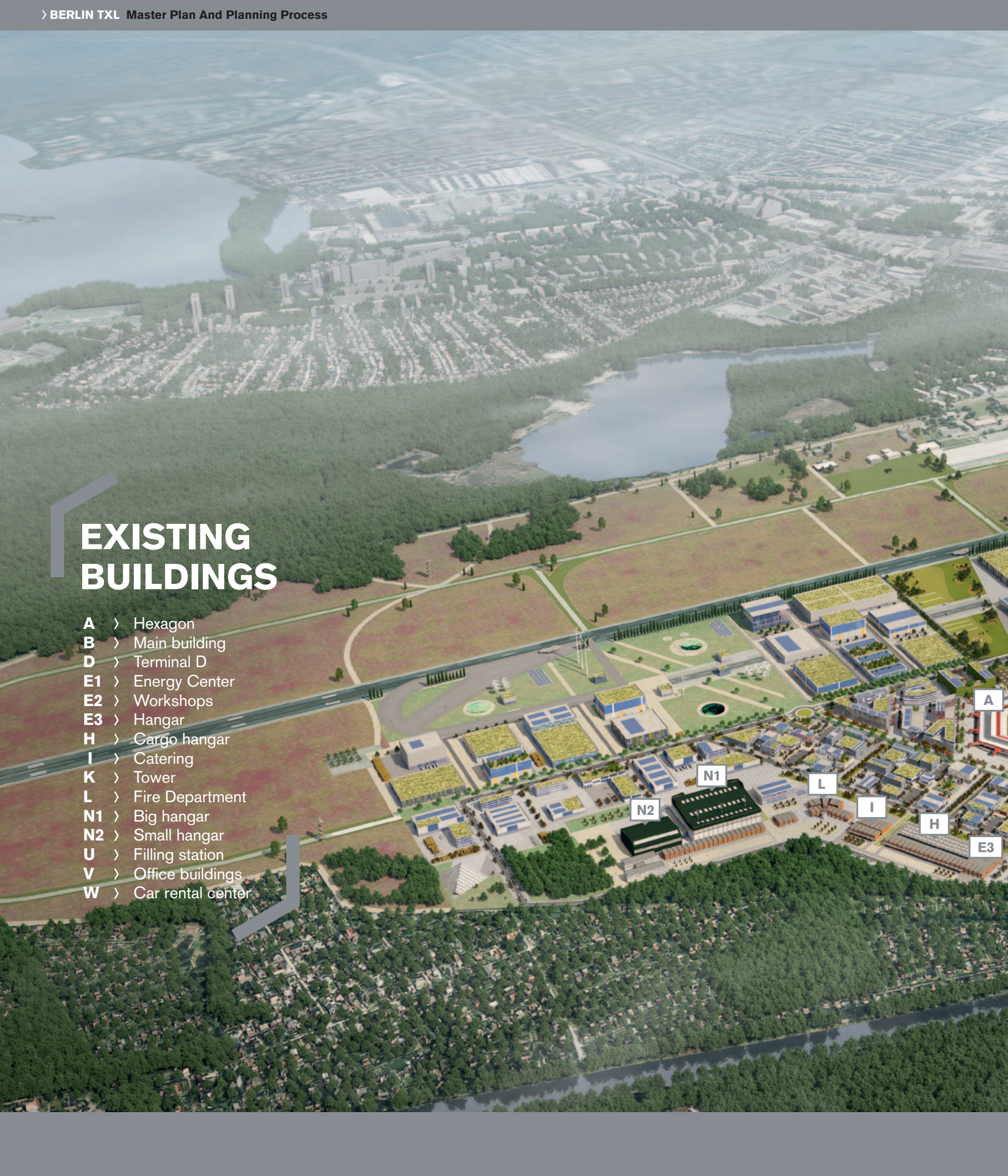
What will happen in Berlin TXL when the airport is closed? This question has been the subject of intense discussion involving the general public since 2008. In a workshop procedure consisting of several stages, six international teams of architects, urban and landscape planners worked on ideas that were then further developed in several conferences on site by other experts and interested members of Berlin's general public. In 2011 the State of Berlin revealed the results of the planning process and determined an appropriate zoning plan. In a further workshop procedure with the planning teams in 2012, the master plan was developed and approved with binding effect by the State of Berlin in 2013. At the same time the procedures for the construction plan were introduced, so that binding planning regulations would already exist before commencement of the first operations.

Berlin is growing. And the grounds of the former Tegel Airport provide space. The world's largest timber construction quarter is being built here: the Schumacher Quartier with more than 5,000 apartments. Not only will this new urban district close a historical gap at the Kurt-Schumacher-Platz, where until now construction has not been possible because of flight operations, but in addition it will be a perfect adjunct to the research and industrial park. The urban technologies developed and produced in the Urban Tech Republic will be employed in the new residential district. These technologies for instance will save energy and reduce operating costs. And here there will be apartments, daycare centers, schools, and shopping facilities – including for the people who work, research, and study in the Urban Tech Republic. This neighborhood will contribute toward making Schumacher Quartier a “city of the future”.



EXISTING BUILDINGS

- A** > Hexagon
- B** > Main building
- D** > Terminal D
- E1** > Energy Center
- E2** > Workshops
- E3** > Hangar
- H** > Cargo hangar
- I** > Catering
- K** > Tower
- L** > Fire Department
- N1** > Big hangar
- N2** > Small hangar
- U** > Filling station
- V** > Office buildings
- W** > Car rental center





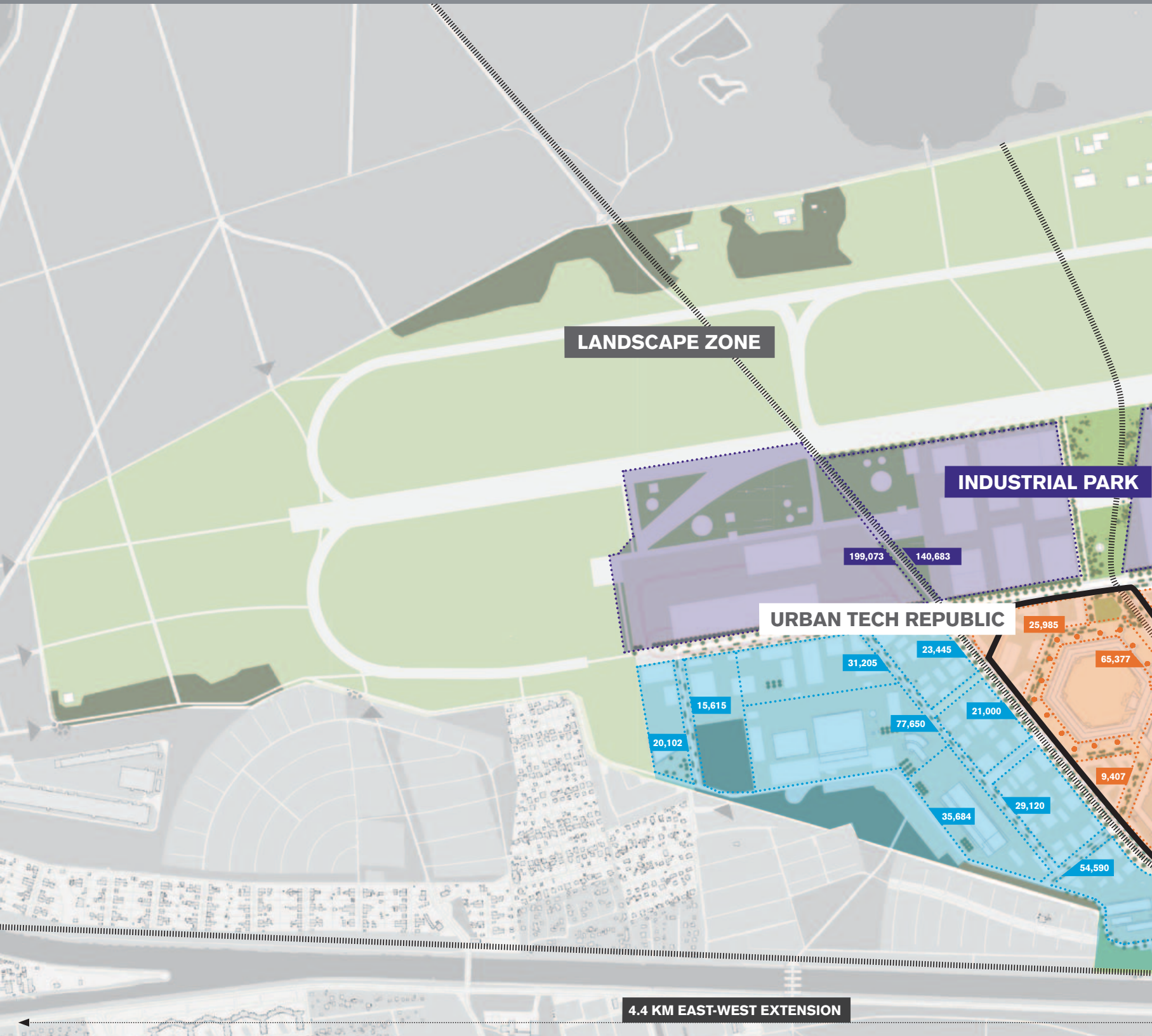
URBAN TECH REPUBLIC

TOTAL AREA	202 ha
CONSTRUCTION AREA	147 ha
GREEN / LANDSCAPE AREA	27 ha
TRANSPORT AREA	28 ha

CAMPUS	39 ha
COMMERCIAL AREA	70 ha
INDUSTRIAL PARK	82 ha
PLOTS	3,000 – 200,000 m ²

ADDITIONAL DEVELOPMENT AREAS

SCHUMACHER QUARTIER	46 ha
TXL NORD	30 ha
LANDSCAPE PARK	26 ha
LANDSCAPE ZONE	189 ha



¹ With 18,000 jobs

² Impact on the gross value added in Berlin in total with 18,000 jobs in Berlin TXL

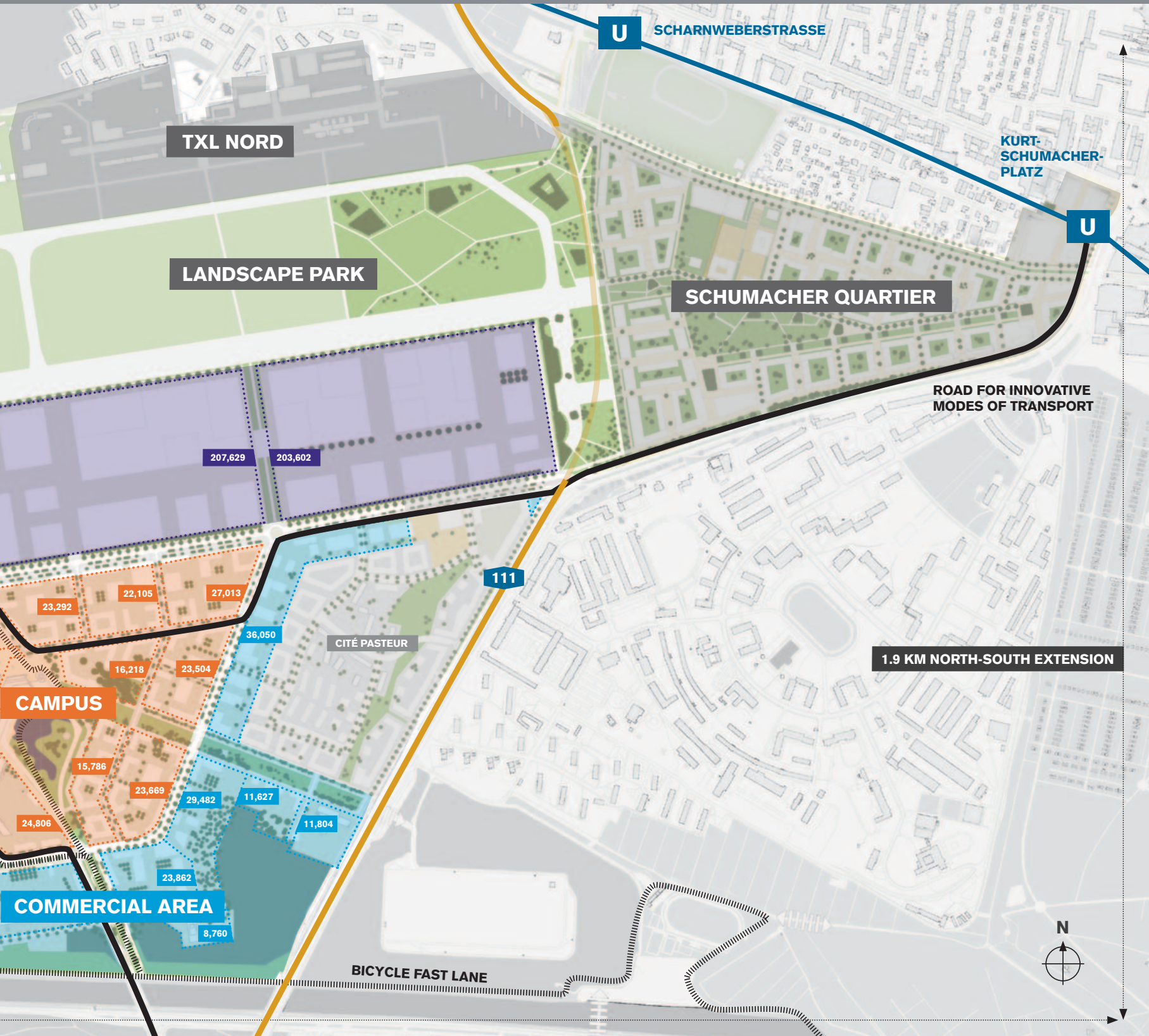
³ Of which 160 million euros p.a. Land Berlin

BERLIN TXL – POTENTIAL

WORKFORCE up to 20,000
STUDENTS 5,000
COMPANIES up to 1,000

GROSS VALUE ADDED IN BERLIN TXL¹
GROSS VALUE ADDED FOR BERLIN²
TAX EFFECTS³

1.6 B euros p.a.
 2.6 B euros p.a.
 350 M euros p.a.



KEY

- ◻ = Historical Monument
- UA = Usable area | pursuant to DIN 277-1: 01/2016
- NH = Net height
- URH = Usable room height
- RCH = Room clearance height
- UFH = Usable floor height
- FCH = Floor clearance height
- CH = Ceiling heating
- TEA = Technology area
- TRA = Transport area



HEXAGON



MAIN BUILDING

DESCRIPTION

Terminal A

The striking hexagon will be converted into the site of a university.

Terminal B

The main building of the airport complex is being converted into a Conference and Start-up Center.

TOTAL AREA (EXISTING)

43,508 m²

25,443 m²

USABLE, TECHNOLOGY, TRANSPORT AREA

UA 1 Living and residence	Community	6,944 m ²	Community	617 m ²
UA 2 Office work	Office	5,457 m ²	Coworking space, Seminar rooms and office	6,907 m ²
UA 3 Production, research, development	Kitchen	131 m ²	Production	84 m ²
UA 4 Storage, sales	Warehouse	2,909 m ²	Warehouse	6,612 m ²
UA 5 Education, culture, and teaching			Conference areas	761 m ²
UA 6 Healing and care				
UA 7 Other usable areas	Meeting area	7,971 m ²	Miscellaneous	374 m ²
TEA Technology area	Technology area	8,158 m ²	Technology area	2,338 m ²
TRA Transport area	Exhibition and events area	11,938 m ²	Exhibition and Events area	6,780 m ²
Terrace			Terrace	1,939 m ²

BUILDING DIMENSIONS

NH – Main concourse	6.60 m
NH – Departure lounge east wing	7.60 m
NH – Office spaces	3.20 m
NE/SW	approx. 80 x 17.5 m
W/O	approx. 60 x 37.5 m

OPTIONS FOR USE

Interim uses are possible (appropriate building permits are required for events) until refurbishing and/or conversion. ◻

Interim uses are possible (appropriate building permits are required for events) until refurbishing and/or conversion. ◻

DIVISIBILITY

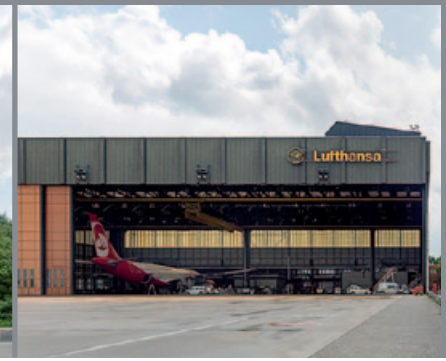
Units starting from around 400 m².

Individual sections can be leased.

SOURCE

As-built plan of 05/17/1999, Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH.

gmp Architekten of Gerkan, Marg and Partners, needs program of 7/15/2015.

**TERMINAL BUILDING****TOWER****OFFICE BUILDING****BIG HANGAR****Terminal D**

The former Terminal D will be converted into a technology center in the medium to long term. Until then it is available for interim uses.

5,692 m²

Residence	229 m ²
Coworking space and office	2,619 m ²
Workshops, coproduction	828 m ²
Warehouse	172 m ²
Infocenter	803 m ²

Miscellaneous	166 m ²
Technology area	319 m ²
Meeting and Presentation area	556 m ²

Trapezoidal base side	164 m
Trapezoidal parallel side	84 m
Side length	85.5 m
NO/SW arm	119.82 x 21.58 m
N/S arm	83.30 x 15.94 m

Until now used as a terminal building. Potential for commercial use, development, and production as well as seminar rooms (appropriate building permit required). ❏

Individual and group work areas and offices with up to 30 work spaces, conference rooms, Infocenter, café.

GRAFT Gesellschaft von Architekten mbH, Needs Program of 12/17/2014.

Building K

The Berlin TXL tower will be converted to office and events spaces. Until then it is available for interim uses.

855 m²

Residence	100 m ²
Office	265 m ²
Kitchen	18 m ²

Miscellaneous	38 m ²
Technology area	82 m ²
Transport area	217 m ²

Terrace	135 m ²
---------	--------------------

Area	25 x 22 m
Height of apron level RCH	47.53 m
RCH	3.00 m

Events, presentations, work areas. Where applicable, additional permits required. ❏

As-built plan of 4/18/2002. Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH

Building V

Office building with conference rooms and infocenter. Former administration building of the airport company.

9,116 m²

Community	815 m ²
Office	3,441 m ²
Kitchen/Canteen	75 m ²
Warehouse	591 m ²

Miscellaneous	659 m ²
Technology area	994 m ²
Transport area	2,124 m ²

Terrace	384 m ²
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Area	60.74 x 19.94 m
RCH	3.00 m

Office and conference areas, Canteen kitchen, and storage areas. The Infocenter can be leased for events.

Areas of more than 14 m² (Office grid size).

As-built plan of October 1994. Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH

Building N1

Big aircraft hangar with workshops and offices, formerly Lufthansa. Medium-term conversion to a training center for fire department and rescue service. Until then the big hangar is available for interim uses.

12,041 m²

Community	34 m ²
Office	617 m ²
Events/Workshop/Hangar	6,541 m ²
Warehouse	1,658 m ²

Miscellaneous	699 m ²
Technology area	1,243 m ²
Transport area	1,249 m ²

Usable hall height	21.57 m
N1 Hangar	106.86 x 100.77 m
N1A Bolt	104.30 x 14.30 m
Suspension crane	105 x 30 m
Capacity	7.5 tonnes

Interim use: versatile-use concourse and/or workshop areas (no supports) with ceiling heating. Adjoining administration wing with workshops. Depending on use building permit (when applicable). ❏

As needed.

As-built plan of 9/25/1998. Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH

KEY

- 🏛️ = Historical Monument
- UA = Usable area | pursuant to DIN 277-1: 01/2016
- NH = Net height
- URH = Usable room height
- RCH = Room clearance height
- UFH = Usable floor height
- FCH = Floor clearance height
- CH = Ceiling heating
- TEA = Technology area
- TRA = Transport area



SMALL HANGAR



CARGO HANGAR

DESCRIPTION

Building N2

Building H

Aircraft hangar with workshops, formerly Air Berlin. Medium-term conversion to a training center for fire department and rescue service. Until then the small hangar is available for interim uses.

Concourse and workshop building with office areas.

TOTAL AREA (EXISTING)

6,089 m²

10,077 m²

USABLE, TECHNOLOGY, TRANSPORT AREA

UA 1 Living and residence	Community	60 m ²	Community	28 m ²
UA 2 Office work	Office	337 m ²	Office	1,822 m ²
UA 3 Production, research, development	Events/workshops/hangar	4,433 m ²	Concourse	4,076 m ²
UA 4 Storage, sales	Warehouse	268 m ²	Warehouse	1,651 m ²
UA 5 Education, culture, and teaching				
UA 6 Healing and care				
UA 7 Other usable areas	Miscellaneous	193 m ²	Plumbing	417 m ²
TEA Technology area	Technology area	507 m ²	Technology area	367 m ²
TRA Transport area	Transport area	291 m ²	Transport area	1,716 m ²
Terrace				

BUILDING DIMENSIONS

Area	52.86 x 73.12 m	Area	134 x 51.50 m
Usable hall height	15.99 m	Bottom edge of beam	4.51 m
Plus standard containers, office areas		Bottom edge of ceiling	7.20 m
		Bottom edge of ceiling heating Concourse	4.00 m
		RCH – Office	3.00 m

OPTIONS FOR USE

Interim use: versatile-use concourse and/or workshop areas (no supports). Adjoining administrative wing. Depending on use building permit (when applicable). 🏛️

Versatile-use concourse and/or workshop areas (no supports) with ceiling heating for development, production, storage, and administration. Truck loading ramps facing landing side, gates to the former apron. Adjoining office areas with social areas. Depending on use building permit required (if applicable). 🏛️

DIVISIBILITY

As needed.

Divisible at the beams (grid size 7.5 m).

SOURCE

As-built plan of 9/11/2004. Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH

As-built plan of 5/17/1999, Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH.

**HANGAR****WORKSHOPS****ENERGY CENTER****FILLING STATION****Building E3**

Concourse and workshop building with office areas.

Building E2

3 building structures, free-standing filling station. Concourse and workshop building with office areas. Medium to long-term conversion to the Technology Center. Until then the building is available for commercial use.

Building E1

Energy Center with showroom and office areas. In the Energy Center the infrastructure and the technical energy equipment to supply power for the site converge.

Building U

Filling station building.

6,774 m²**3,367 m²****287 m²**

Community	201 m ²				Community	15 m ²	
Office	508 m ²	Coworking space and Office	1,273 m ²	Office	159 m ²	Office	11 m ²
Workshop	833 m ²	Workshops	3,385 m ²	Exhibition	82 m ²	Workshop, concourse	177 m ²
Warehouse	255 m ²	Warehouse	801 m ²	Warehouse	235 m ²	Warehouse, sales room	58 m ²
Miscellaneous	110 m ²	Miscellaneous	440 m ²			Miscellaneous	12 m ²
Technology area	176 m ²	Technology area	466 m ²	Technology area	2,622 m ²	Technology area	9 m ²
Transport area	220 m ²	Transport area	408 m ²	Transport area	269 m ²	Transport area	5 m ²

Gate height	4.00 m	Area	29.65 x 33.75 m	RCH	65.8 x 17.5 m	Cube	21.80 x 14.30 m h = 5.50 m
Bottom edge (beams)	4.51 m	NH – workshops	3.60 m	Quadrant radius	approx. 26 m	Canopy	18.48 x 6.80 m h = 5.12 m
Bottom edge of ceiling	7.20 m	URH – motomotive workshop	5.50 m	Building block	44.30 x 14.3 m	LA – outdoor facilities	3,203 m ²
Bottom edge of ceiling heating	4.00 m	URH – motor vehicle hangar	4.00 m			UFH – maintenance hangar	3.96 m
Concourse	4.00 m	Entry height gates	3.60 m			RCH – washing bay	4.10 m
RCH – Office	3.00 m	RCH – Office	3.00 m			RCH – sales room	2.76 m

Versatile-use concourse and/or workshop areas (no supports) with ceiling heating for development, production, storage, and administration. Truck loading ramps facing landing side, gates to the former apron. Adjoining office areas with social areas. Depending on use building permit required (if applicable). ▼

Versatile-use concourse and/or Workshop areas (no supports) with ceiling heating for development, production, storage, and administration. 2 trolleys, 1 truck lifting platform and 2 car lifting platforms and motor vehicle pits. Adjoining office areas with social rooms. Depending on use building permit required (if applicable). ▼

The Energy Center's showroom is intended to be a central location for presenting urban technologies in the Urban Tech Republic. Here the effects of technical mechanisms can be demonstrated in a direct manner. The structure of the showroom is flexible, having a wide range of possible uses. The approach to using it will depend ultimately on future operator. ▼

Versatile-use areas of the former filling station, e.g. as café, workshop, studio, gallery (appropriate building permit required). Continued use as a filling station is not possible. ▼

Divisible at the beams (grid size 7.5 m).

Divisible at the beams.

Depending on the operator's concept.

As-built plan of 5/17/1999, Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH.

As-built plan of 8/25/1999, Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH.

As-built plan of 7/11/2005, Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH.

As-built plan of 7/25/2001, Berliner Flughafen GmbH, digitalized by Tegel Projekt GmbH.











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