



**Urban Tech Republic
Frachthalle
Flughafen Tegel 1
13405 Berlin**

Description of the offer

Rentals in the „Frachthalle“ innovation hub are based on a business center model. The offer includes hall space for workshop-related and production work-places as well as exclusive workstations in dedicated office spaces and workplaces in shared co-working areas. For exclusive workstations, you can decide individually – depending on your needs – whether the rooms will be furnished or not.

For research and development of technologies or for product exhibitions, workshop and hall space is available for rent on the ground floor of the Frachthalle.

The service rent includes services such as cleaning, internet/Wi-Fi, 24/7 access, guest reception service, shared use of meeting rooms with conference technology (bookable), communal kitchens and tea kitchens, as well as parcel and mail collection. For further details, see the overview at the end.

Event space for corporate events can be rented separately in the building and on the grounds of Berlin TXL.

Join the Urban Tech Republic-Community!



Building and location description

The listed building, which served as a cargo and logistics facility during the former airport operations, has been converted into a start-up and business center since 2022. Numerous innovative companies now find office, workshop, hall, and outdoor space in the cargo hall's start-up hub, providing an ideal environment for researching, developing, and testing their products and technologies.

The existing community from the fields of sustainable energy, innovative mobility, new materials, and AI/

robotics relies on active networking and cooperation as a fundamental principle of the Urban Tech Republic.

In addition, the curation of the location is overseen by our community management. This offers all community members subject-specific exchange formats, support for (tenant) events, and networking with stakeholders from science, research, politics, and business – with the goal of a continually growing urban tech community at the Berlin TXL location.

OVERVIEW OF RENTAL IN THE FRACHTHALLE

Workdesks	Monthly net price per workdesk plus 19% VAT			Equipment and furnishings	Included services
	1 – 5 desks	6 – 10 desks	from 11 desks		
shared desks (price per desk)	255,00 €	215,00 €	200,00 €	<ul style="list-style-type: none"> > quiet open space with: > desks > chairs > telephone booths > working booths 	<ul style="list-style-type: none"> > own company address (without c/o) > 24/7 access > internet / Wi-Fi > big community kitchen on ground floor > big community and eventspace on ground floor > shared Kitchenette (top floor) with equipment > reception and registration of guests during business hours > mail delivery service > daily cleaning of office areas, sanitary facilities and kitchens; office rooms twice/week > bookable meetingrooms (shared use with all the residents) > community management on site for events, workshops and networking etc. > use of printers and copiers > tea, coffee, water stations > lunch offer (Mo-Thu) and snack machine > all utility costs: energy, water, A/C etc.
desk in exclusive room with furniture*, quantity depending on the room size	450,00 €	400,00 €	380,00 €	<ul style="list-style-type: none"> > desks > chairs > sideboards (upon request) * no IT Equipment included 	
desk in exclusive room without furniture, quantity depending on the room size	400,00 €	350,00 €	330,00 €		
Community desk only available in combination with private desk offer – usage of the community space on ground floor	150,00 €	max. 5 desks		desks and chairs in community space	
Frachthalle hall space (production, workshop, development)	€15 monthly net price per m ² plus 19% VAT.			individually upon consultation	<p>The same services are available for the hall spaces as for the workdesks - with the exception of:</p> <ul style="list-style-type: none"> > cleaning of office rooms twice a week > use of printers and copiers

Further contract information:

The minimum lease term for all offers is three months, and a security deposit of three months' rent is required. A graduated rent rate of 2% per year applies.

Not a binding offer. Errors and changes excepted.

Join the URBAN TECH REPUBLIC!

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