

OFFICE SPACE AT BERLIN INNOVATION HUB



Urban Tech Republic
Building V | Rental unit V 1.1
Flughafen Tegel 1
13405 Berlin

Description of the rental unit

The rental unit, located on the first floor, features several office spaces of varying sizes for use as individual offices, double or team offices, and open-plan spaces. The office unit extends across two wings, facing east and west. There is also internal storage space available, which can serve as an archive or for other storage purposes.

The rental unit will be handed over renovated (painting and varnishing of walls and doors). Shared restrooms and a kitchenette are available. The tenant is responsible for providing IT services and an internet connection.

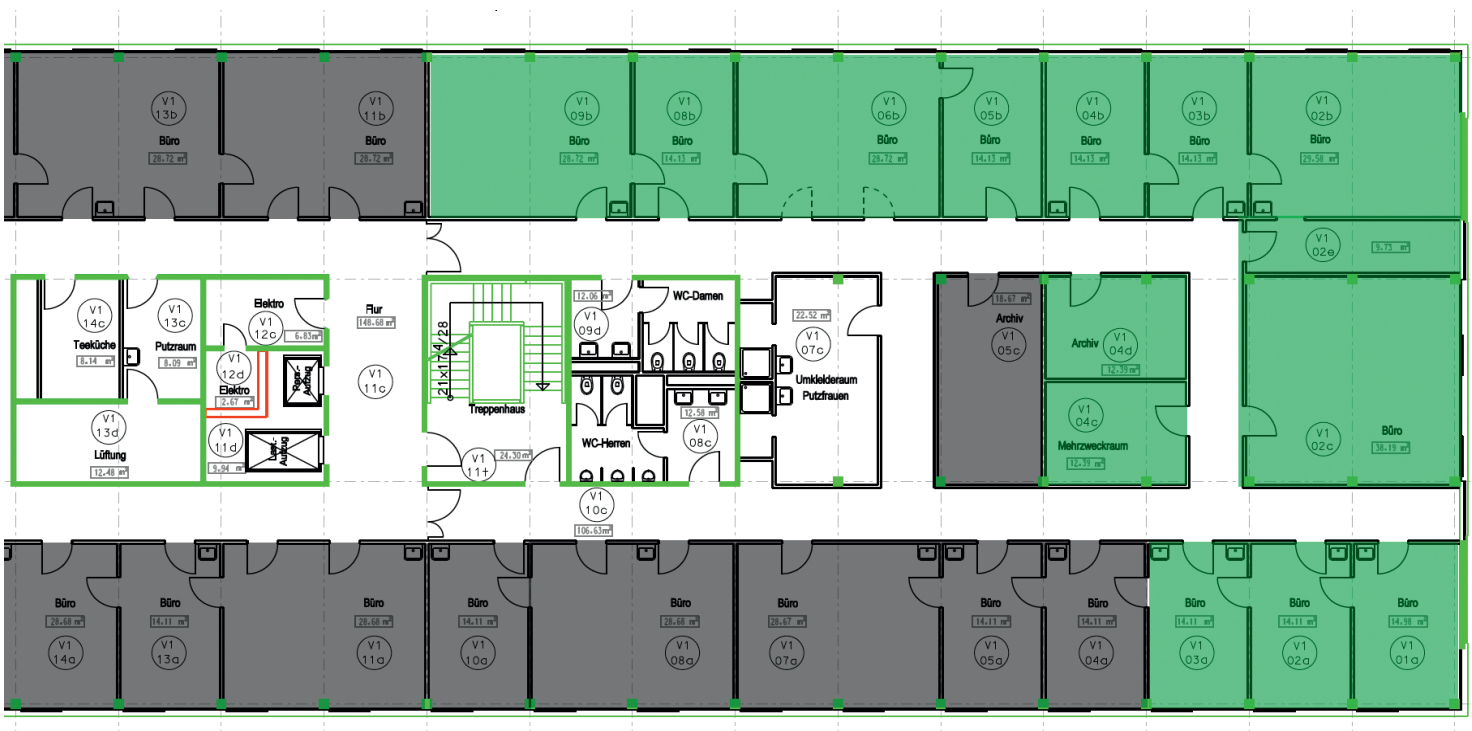
Key figures for the rental unit

Rental space	362.43 m ²
Net rent/month	10.00 €/m ²
Additional costs/month	5.00 €/m ² (netto)
Warm rent / month	5,436.45 € (plus 19% VAT)
Graduated rent	2 % p.a.
Deposit	3 gross warm rents
Term	unlimited
Ready to move in	from quarter 4/2025
Condition	renovated
Year of construction	1973
Floor height	3.00 m
Electrics	10 kV house connection
Heat supply	central heating
Water supply	cold water
Fire protection	smoke extraction through windows
Windows	triple insulating glazing
Other assets	electric shutters, PVC flooring (an alternative flooring can be installed on top on your own)

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Legend

offered rental unit



Not a binding offer. Errors and changes excepted.

Building description

The seven-story office building from the 1970s was used as the central administration building of the former Berlin Tegel Airport company. In the meantime, several new tenants have moved in. The building is located in the entrance area of the Urban Tech Republic site and is integrated into a park-like landscape. The floors are accessible via a staircase and two barrier-free passenger elevators.

The Infocenter Berlin TXL on the ground floor offers versatile uses as an event platform, with modern stage and conference technology. It can be booked as an event, meeting and creative space. In addition, a canteen operator is offering lunch for everyone on certain days. An outdoor terrace is used by all tenants. Parking spaces are located in the immediate vicinity of the building and are available for rent.

Join the URBAN TECH REPUBLIC!

CONTACT | Tegel Projekt GmbH | Max Schleuß | vertrieb@berlintxl.de