

CENTRAL ONE
/ The Midtown Offices



KARL-LIEBKNECHT-STR. 14
GONTARDSTR. 3
10178 Berlin



park inn

GALERIA

CENTRAL ONE
The Midtown Offices

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We need to rethink **offices because:**

Why would people even want to come in to work in an in-house office?

This is the basic question facing today's work environment that we addressed together with Ester Bruzkus Architekten, an internationally renowned interior design firm. The more or less obvious answer to the above question is to provide an ambience that is simply unavailable when working from home.

It combines hospitality and domesticity.

At the C1, we reconcile the office occupiers' need of comfort with the need to structure the own work environment autonomously. At issue is no longer a private desk for doing your job. Rather, this is about having access to a number of common areas where you may do a whole variety of things. And all of this ties in with an optimised digital infrastructure. The new office format is a third place and room of possibilities at the same time: It features places of concentration and collaboration along with places for relaxation and recreation.



WELCOME TO CENTRAL ONE
The Midtown Offices

A new approach **to office:**

The Midtown Offices.

Extending across two floors with generous space for communication, collaboration and inspiration. Above them, six flexibly structured floors for classic work routines – in private or in a team. On top of these, a breathtaking roof terrace overlooking the heart of the city.

The approach taken at Central One is based on a clear separation between the different spheres. This way, we ensure a maximum in efficiency and simultaneously an outstanding quality for the various workplaces. With plenty of present-day amenities, a custom-designed interior concept using a choice mix of materials, Central One offers a thoroughly easy-going feel-good ambience on all levels.



THE MIDTOWN OFFICES
Communication and collaboration on two floors









Offices

Lounge

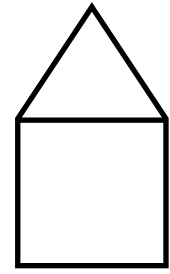
Library

Gym/Yoga

Cinema

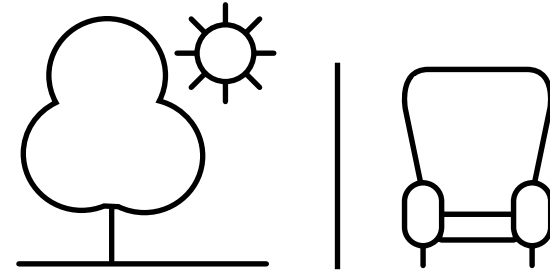
Café/Bar

Meeting



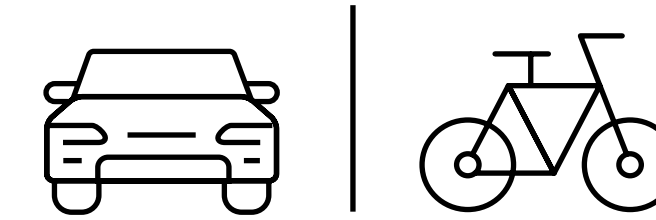
Structure.

- ／ **8 FLOORS**
with about 12,175 sqm MF-G
- ／ **2 CIRCULATION CORES**
with two lifts each
- ／ **INTERNAL STAIRCASES**
as option to connect split-level units
- ／ **CUSTOM ROOM CONFIGURATION**
*made possible by 1.35m
centre-to-centre grid*
- ／ **CEILING HEIGHT OF ≥3M**
in the office units



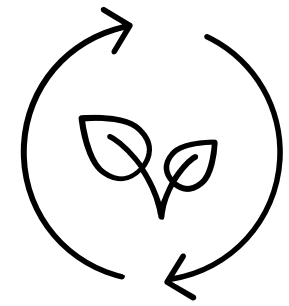
Amenities.

- ／ **ATTRACTIVE ROOF TERRACE**
overlooking Berlin
- ／ **LEAVY COURTYARDS**
as on-site retreat
- ／ **SPACIOUS LOBBY**
*featuring lounge, café/bar,
library, communal areas, cinema,
meeting rooms, gym*
- ／ **IN-HOUSE PARCEL BOX**
with online connectivity
- ／ **IN-HOUSE LOCKER**
available via online reservation

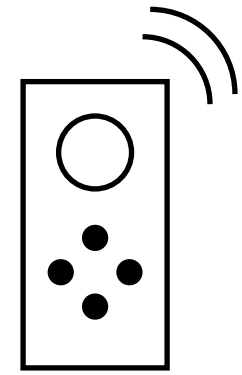


Mobility.

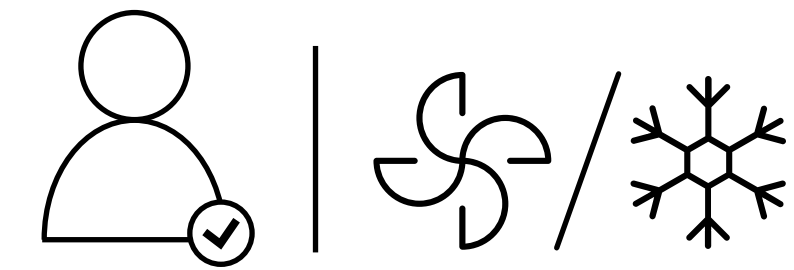
- ／ **11 CAR PARKING SPOTS**
with EV charging points available
- ／ **ABOUT 100 BIKE PARKING SPOTS**
with charging points for e-bikes available
- ／ **1 MINUTE WALK TO
ALEXANDERPLATZ
TRANSPORT HUB**
*featuring rapid transit, underground,
bus and rail services*



Sustainability.



Connectivity.



Building automation.

✓ **ROOF-TOP PHOTOVOLTAIC SYSTEM**
for generating electricity in-house

✓ **FIBRE-OPTICS NETWORK WITH 2-GIGABIT SPEED**
all the way to the office units

✓ **SMART BUILDING APP**
as main interface for information and for booking meeting rooms, among many other things

✓ **DISTRICT HEATING SUPPLY**
with optimised final energy consumption

✓ **WLAN**
throughout the building

✓ **ACCESS/PRESENCE CHECK**
electronically, automatically

✓ **LOW-POLLUTION BUILDING**
through the use of DGNB-certified building materials

✓ **REDUNDANT data lines**

✓ **MODERN LIGHTING CONCEPT**
presence detection LED lights

✓ **OPTIMAL AMBIENT AIR QUALITY**
acc. to DGNB certification (Platinum)

✓ **DIGITAL READY**
Plug and Play

✓ **AI-SUPPORTED M&E ENGINEERING**
for a resource-conserving operation





CENTRAL ONE
The Midtown Offices

Intelligent, smart, comfortable. **And digital-ready.**

Central One combines excellent connectivity with intelligent, AI-based building functions.

For each user, Central One opens up a wholly new way to interact. The proprietary building app turns your smartphone into a remote control: opening doors, calling lifts, lowering blinds, picking up parcels, inviting guest, querying occupancy and booking rooms or requesting repairs – Central One offers seamlessly digital operation. And owing to redundant broadband internet access and in-house WLAN, data connections benefit from superior speed and reliability throughout the building.

Behind the scenes, AI-backed M&E engineering systems at Central One ensure that the building operation is as resource-conserving as possible. The networking of heating, ventilation and shading with occupancy data and weather forecasts ensures a proactive building control at all times. Being future-proof, energy-efficient, sustainable and ESG compliant, the building offers optimal one-off occupier amenities.



SmartScore
PLATINUM



WiredScore
PLATINUM

Sustainability under scrutiny. DGNB criteria at a glance.



ECOLOGICAL QUALITY

the effects of buildings on the global and local environment as well as their resource consumption and their waste generation



ECONOMIC QUALITY

to assess the long-term cost-effectiveness (life cycle costs) of buildings and their performance



SOCIALCULTURAL AND FUNCTIONAL QUALITY

to assess a building in regard to health, cosiness and user-friendliness as well as to essential functionality aspects



TECHNICAL QUALITY

a standard for assessing the quality of the technical fit-out in regard to relevant sustainability aspects



PROCESS QUALITY

criteria for the purpose of enhancing the planning quality and the construction execution quality



SITE QUALITY

to gauge the effect of the project on its surroundings and vice versa





SMART LUXURY

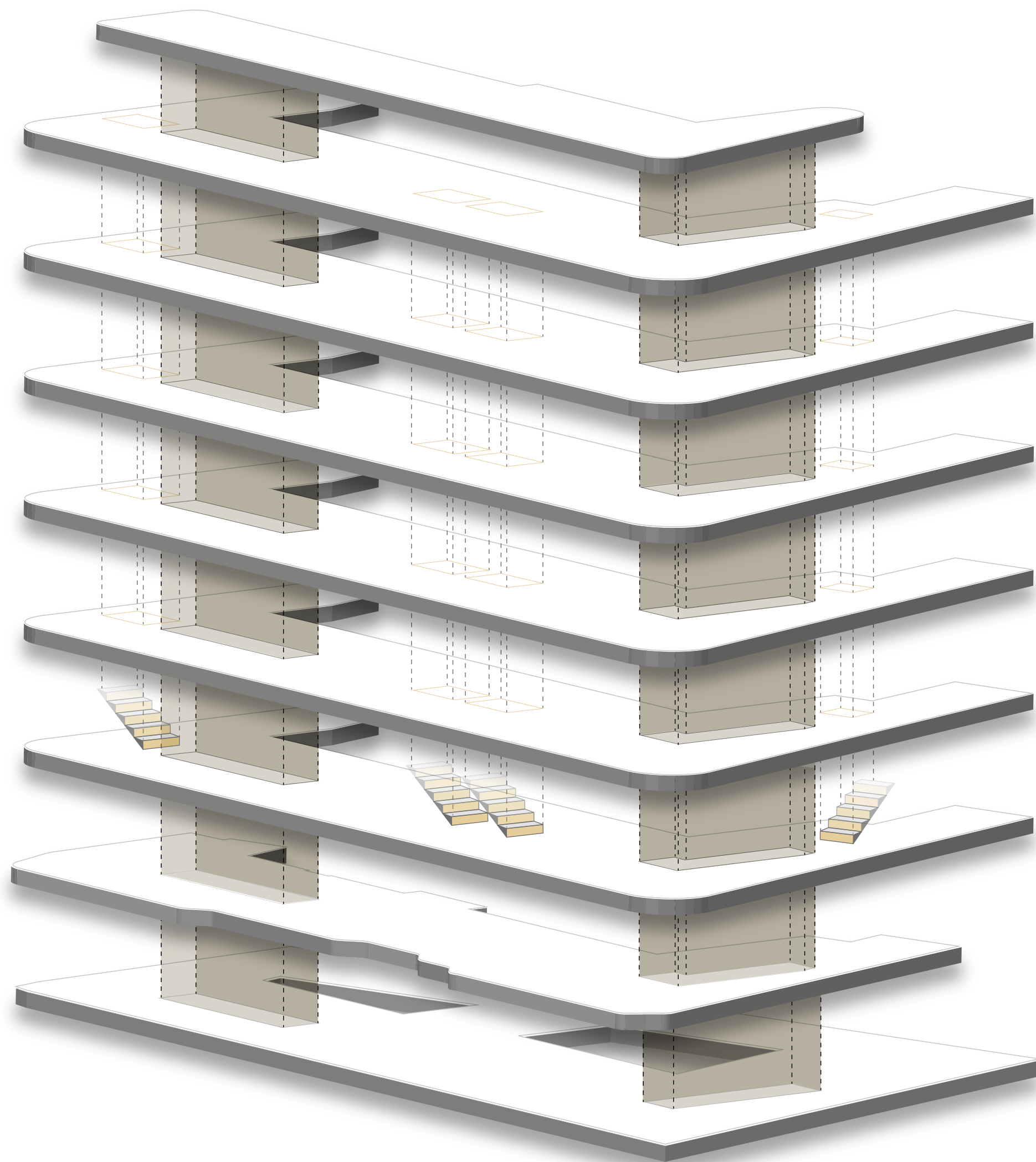
for a perfect work environment





12,175 sqm

gross lettable area

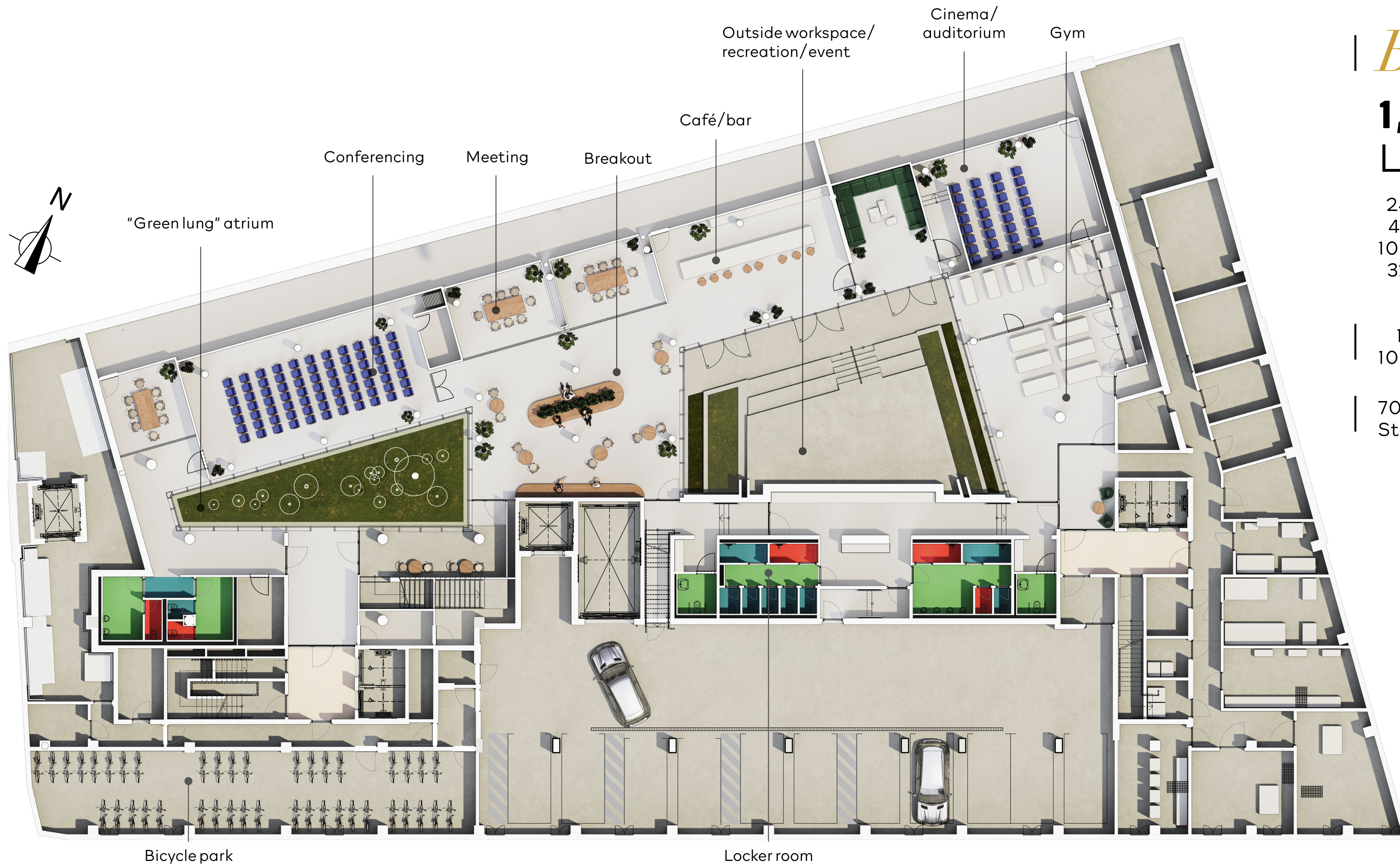


- Circulation cores
- option to install connecting stairways in split-level units on upper floors 1 through 6

All floor-area data acc. to GIF 2023 (MF-G 1+2)

- 07 OUTDOOR PENTHOUSE LOUNGE**
terrace | usable floor area
- 06 FLOOR**
1,889 sqm* | divisible • 905 sqm + 984 sqm | office
- 05 FLOOR**
1,967 sqm* | divisible • 979 sqm + 988 sqm | office
- 04 FLOOR**
1,973 sqm* | divisible • 929 sqm + 1,044 sqm | office
- 03 FLOOR**
1,889 sqm* | divisible • 922 sqm + 967 sqm | office
- 02 FLOOR**
1,967 sqm* | divisible • 979 sqm + 988 sqm | office
- 01 FLOOR**
1,896 sqm* | divisible • 886 sqm + 1,010 sqm | office
- 00 GROUND FLOOR**
Lounge Area | 525 sqm retail/gastronomy
- BASEMENT**
- 01** Lounge Area | 70 sqm storage |
11 car parking spots | 100 bike parking spots

*incl. proportional Lounge Area (2.025 sqm)



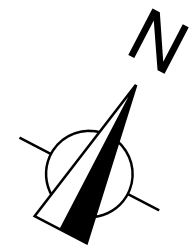
Basement

1,185 sqm Lounge Area

- 24 Meeting areas seating
- 47 Workstations
- 105 Conference area seating
- 32 Cinema seating

- 11 Parking spots
- 100 Bicycle parking spots

- 70 sqm Storage



| *Ground floor*

840 sqm

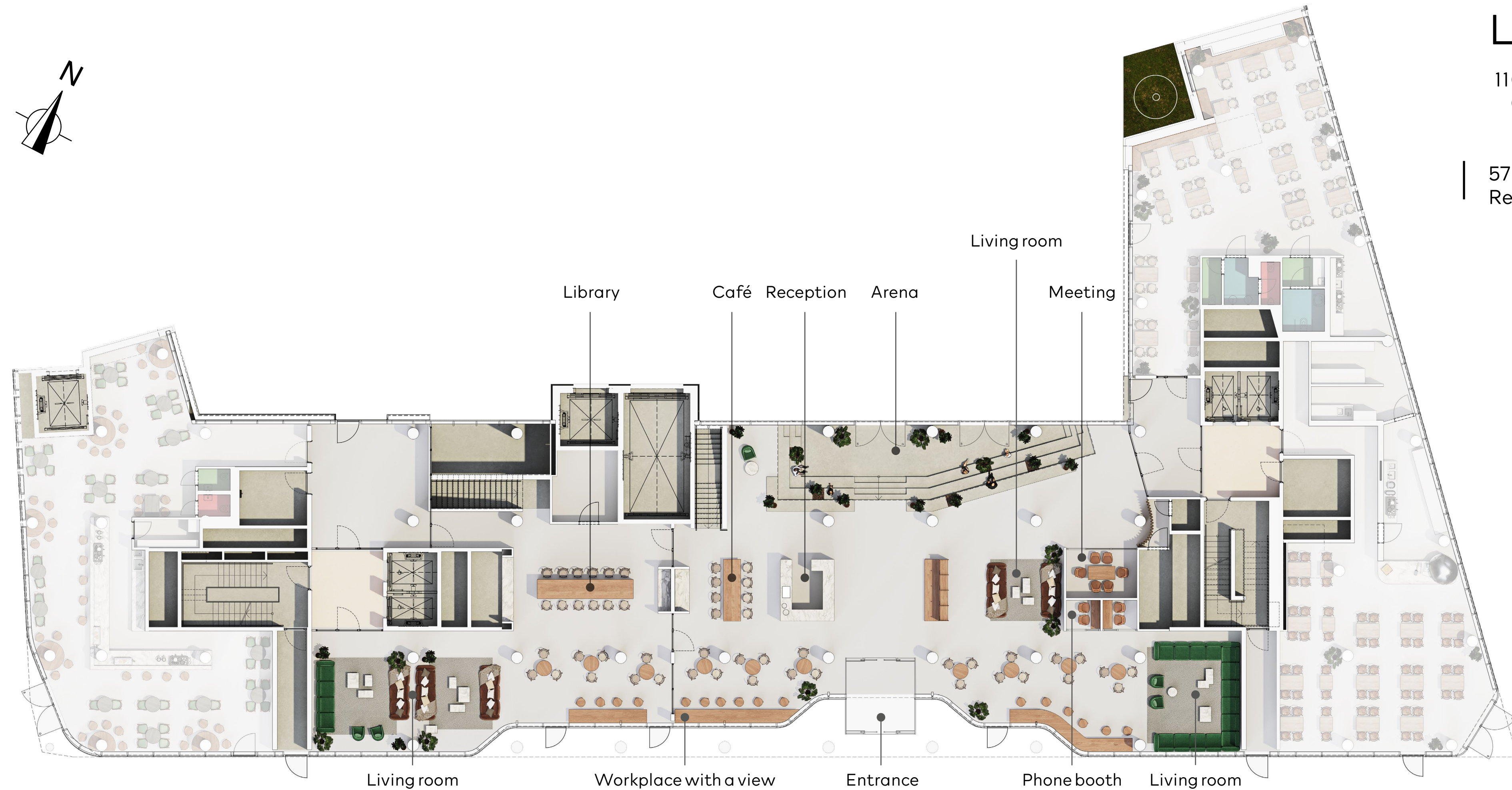
Lounge Area

116 Workstations

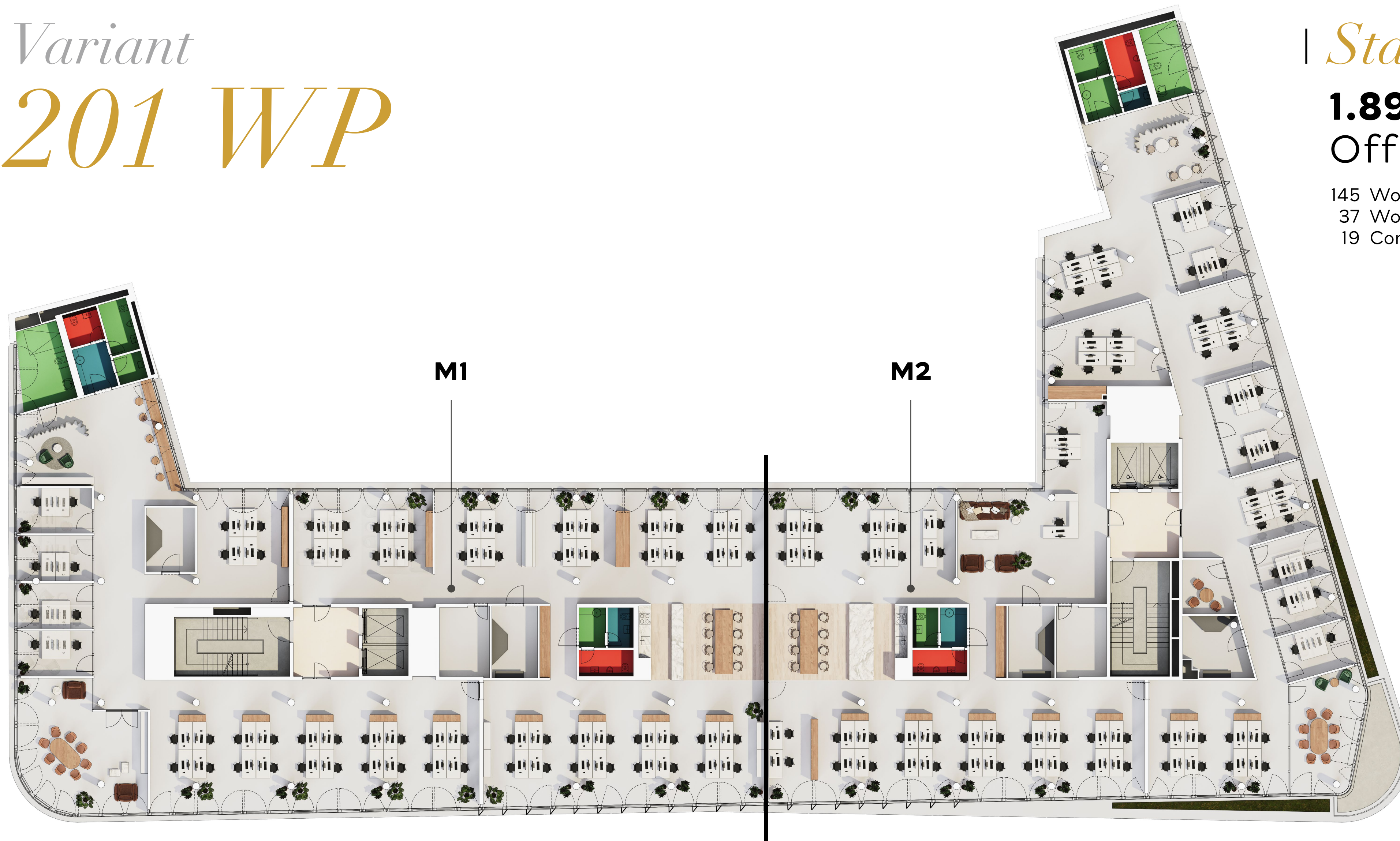
6 Conference area seating

570 sqm

Retail/gastronomy



Variant 201 WP



| *Standard floor*

1.896 sqm
Office

145 Workplaces
37 Workstations
19 Conference area seating

Divisible

M1 | 886 sqm*

72 Workplaces
18 Workstations
8 Conference area seating

M2 | 1,010 sqm*

73 Workplaces
19 Workstations
11 Conference area seating

*incl. proportional Lounge Area
(2.025 sqm)

Variant 200 WP

| *Standard floor*

1.896 sqm
Office

116 Workplaces
40 Workstations
44 Conference area seating

Divisible

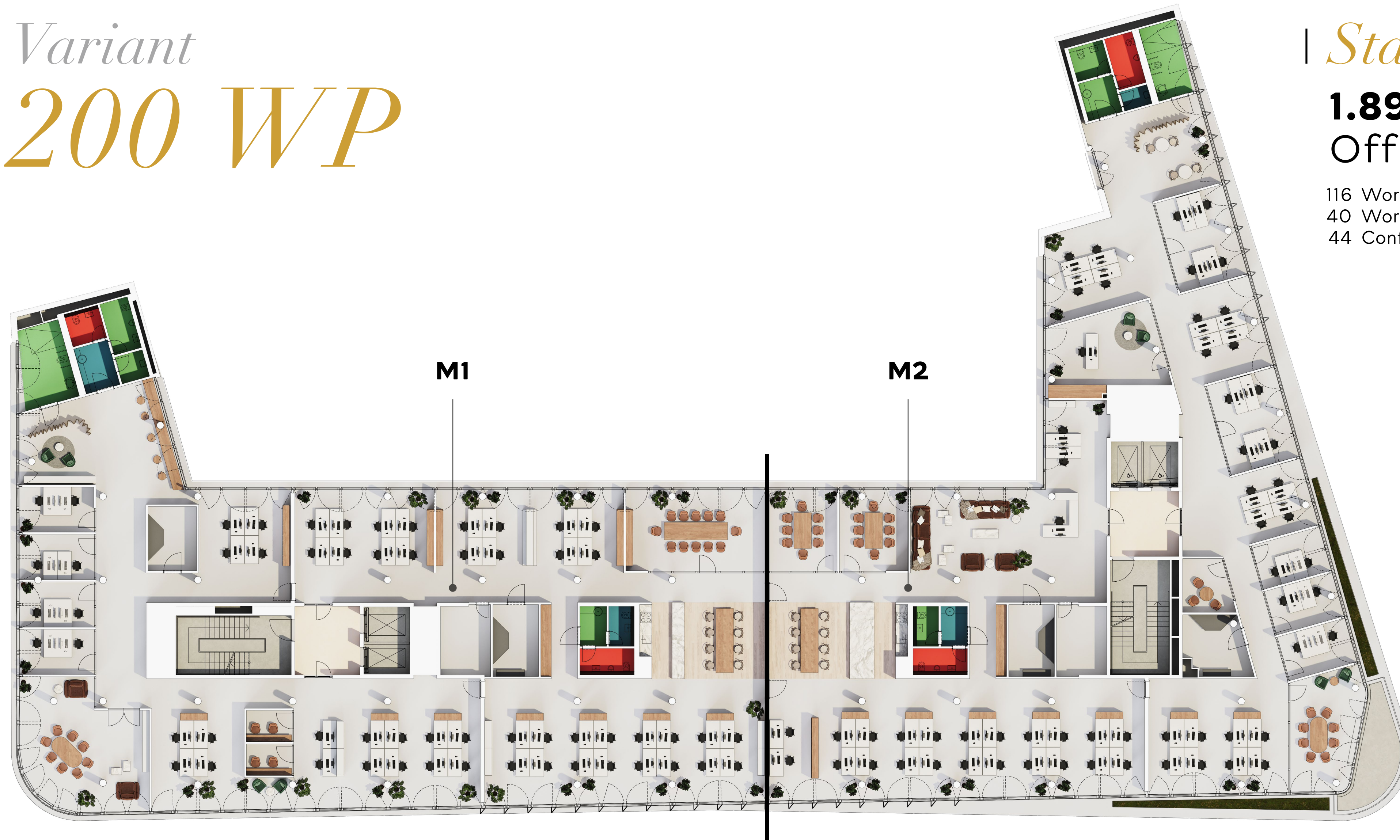
M1 | 886 sqm*

58 Workplaces
20 Workstations
20 Conference area seating

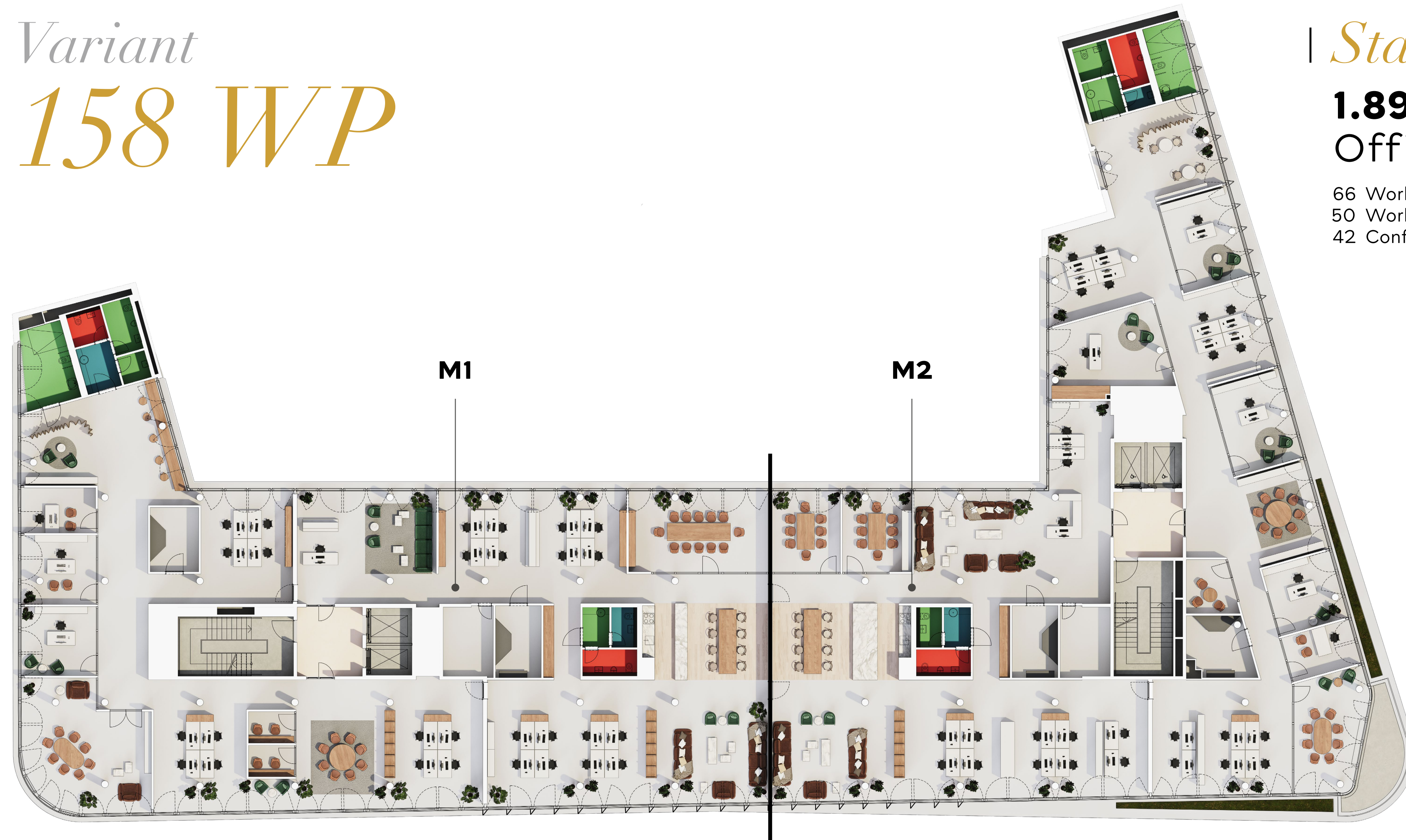
M2 | 1,010 sqm*

58 Workplaces
20 Workstations
24 Conference area seating

* incl. proportional Lounge Area
(2.025 sqm)



Variant
158 WP



| *Standard floor*

1.896 sqm
Office

66 Workplaces
50 Workstations
42 Conference area seating

Divisible

M1 | 886 sqm*

33 Workplaces
24 Workstations
18 Conference area seating

M2 | 1,010 sqm*

33 Workplaces
26 Workstations
24 Conference area seating

* incl. proportional Lounge Area
(2.025 sqm)

C1

CENTRAL ONE
/ The Midtown Offices

STATION
ALEXANDERPLATZ

ST. MARIENKIRCHE

ROTES RATHAUS



Berlin's vibrant heart: **Alexanderplatz.**

Alexanderplatz is one of the most recognisable squares in Berlin.

Transport hub, centre of commerce, tourist destination, object of desire for urban planners and legendary architects – Alexanderplatz has played many roles during its long history. The latest metamorphosis of the square commenced in 1993 when celebrated architect Prof. Hans Kollhoff and Helga Timmermann oversaw the design of a new master plan for Alexanderplatz.

Many ideas and several blueprints later, their vision is now becoming reality. The square is regaining its original significance. It is evolving into Berlin's central business district. Things are getting started with development plot Central One, historically the site of the central market hall: We are planning a trend-setting office scheme in the heart of Berlin with Central One – The Midtown Offices.



AMSTERDAM
BRUXELLES
BERLIN
BRATISLAVA
BUDAPEST
COPENHAGEN
DUBLIN
FRANKFURT
GENÈVE
HAMBURG
HONG KONG
LONDRES
MADRID
MILAN
MÜNCHEN
NEW YORK
PARIS
PRAG
ST. PETERSBURG
TOKYO
WARSZAWA
WENIG
ZÜRICH

HELSINKI
RIGA
TALLINN
WILNA
MINSK
KIEW
BUKAREST
SOFIA
NIKOSIA

MURMANSK
ST. PETERSBURG
MOSKAU

NISCHNID
NOWOSIBIRSK
WOLGOGRAD
BAKU
TIFLIS
ERIWAN

JEKATERINBURG
ASCHGABAT
BISCHKEK
DUSCHANBE

YKIE
ALMATY
TASCHKENT
NEWYBURG

17 18 19 20 21 22 23 24

ANKARA
ISTANBUL
ATHEN
TEL AVIV
JERUSALEM
BEIRUT
BAHASKUS
KAIRO
KAPSTADT

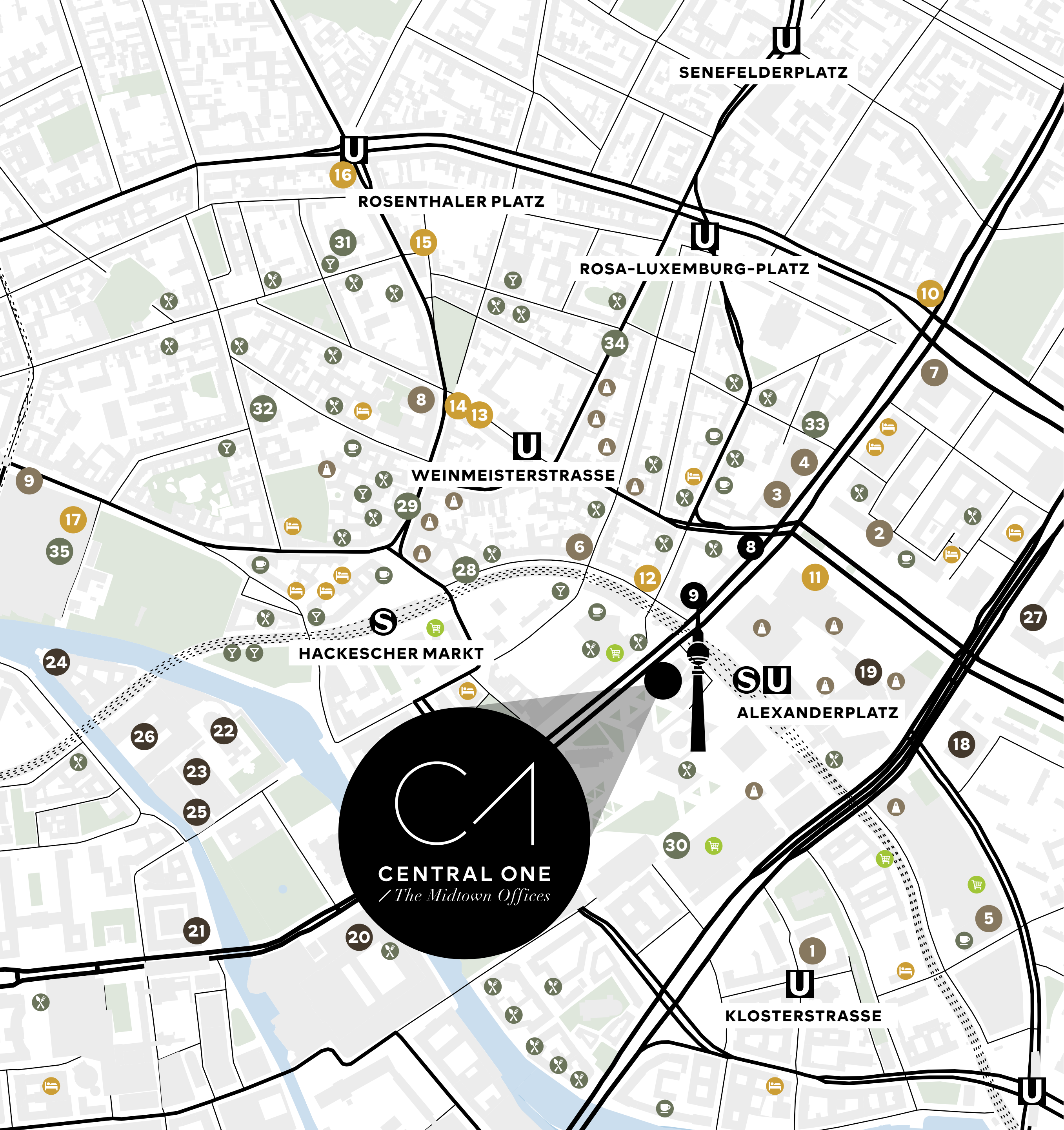
TEHERAN +30
BAGDAD
ABEN
SANA'A
ADDIS ABEBA
MOGADISCHU
DARESSALAM
ANTANANARIVO
KUWAIT

KABUL +30
MAURITIUS

NEW DELHI +30
KARACHI
COLOMBO +30

BANGKOK +30
BATAKA

Montagsdemo
- Berlin :
ein
würdiges
Leben
sozialabbau



Premium neighbourhood.

Company

- 1 Hypoport
- 2 ADAC
- 3 Wayfair
- 4 Naspers
- 5 IONIQ Group
- 6 BCG Digital Ventures
- 7 VW We Campus
- 8 SAP
- 9 Delivery Hero SE

Art/culture/entertainment

- 18 bcc Berlin Congress Center
- 19 Weltzeituhr
- 20 Humboldt Forum
- 21 Deutsches Historisches Museum
- 22 Alte Nationalgalerie
- 23 Neues Museum
- 24 Bode-Museum
- 25 James-Simon-Galerie
- 26 Pergamonmuseum
- 27 Haus der Statistik

Hotels

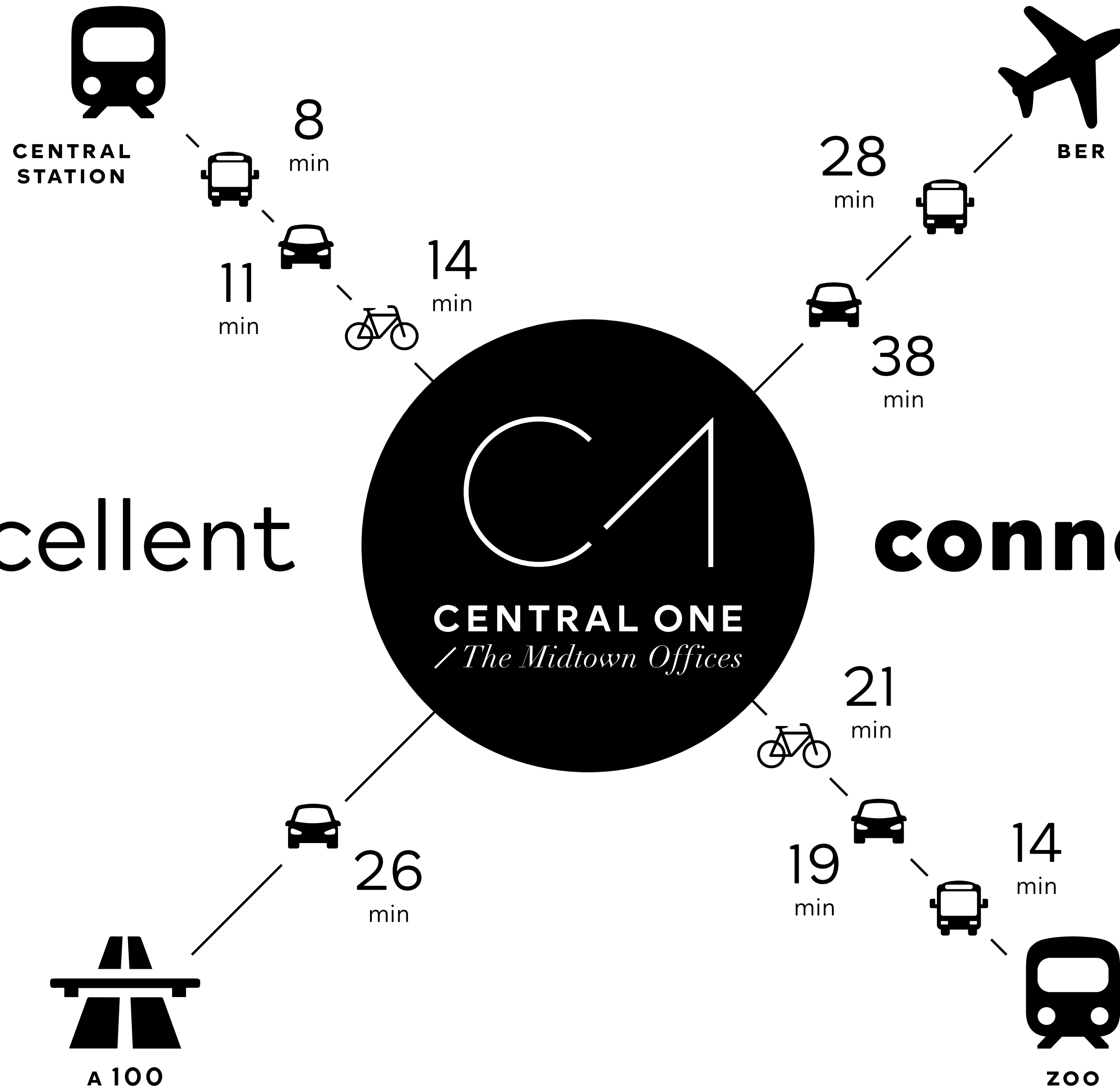
- 10 Soho Haus
- 11 Park Inn by Radisson
- 12 Hotel Motel One
- 13 The Weinmeister
- 14 Casa Camper Berlin
- 15 Hotel Amano
- 16 The Circus
- 17 Hotel Telegraphenamt

Gastronomy

- 28 Das Lemke
- 29 Yosoy Tapas
- 30 El Colmado
- 31 Chipperfield Kantine
- 32 Cordo
- 33 The Grand
- 34 Monsieur Vuong
- 35 Root

With excellent

connectivity.





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Disclaimer.

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