

TECHNO CAMPUS

BERLIN



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www.technocampus.de

Siemensdamm 58 — 65 D — 13627 Berlin

OUR COMMITMENT TO A SUSTAINABLE FUTURE

A new landmark with a rich heritage: the office building of the former Siemens factory, built in the 1920s and now set to become an iconic showcase for the TechnoCampus Berlin. With refurbishment carried out to maximise the benefits of new working environments, we have created a space where performance, creativity and innovation can happen — digitally networked with flexible floor plans and a comprehensive sustainability and connectivity concept. The objective: to cement the location's position as a hub of environmental good practice, innovation and activity, thus sending a clear signal that the commercial real estate sector is taking positive steps to a more responsible and accountable future.



**SUSTAINABLE,
FLEXIBLE AND
CONNECTED –
WE DELIVER THE
WORKSPACE OF
TOMORROW FOR
THE WORKFORCE
OF TODAY.**

AT A GLANCE

YEAR BUILT 1924 – 1941, 2020 – 2022

TOTAL AREA approx. 63,360 m²

LETTABLE AREA

Building A – D:	approx. 42,807 m ² total lettable area incl. gatehouse
Building E:	approx. 14,526 m ² total lettable area
Building F:	approx. 6,028 m ² total lettable area

CEILING HEIGHT Clear ceiling height between approx. 3.40 to 3.70 m

CERTIFICATION

– **SUSTAINABILITY** All buildings – seeking DGNB "Platinum"
– **DIGITAL CONNECTIVITY** New building – WiredScore "Gold"

PARKING SPACES

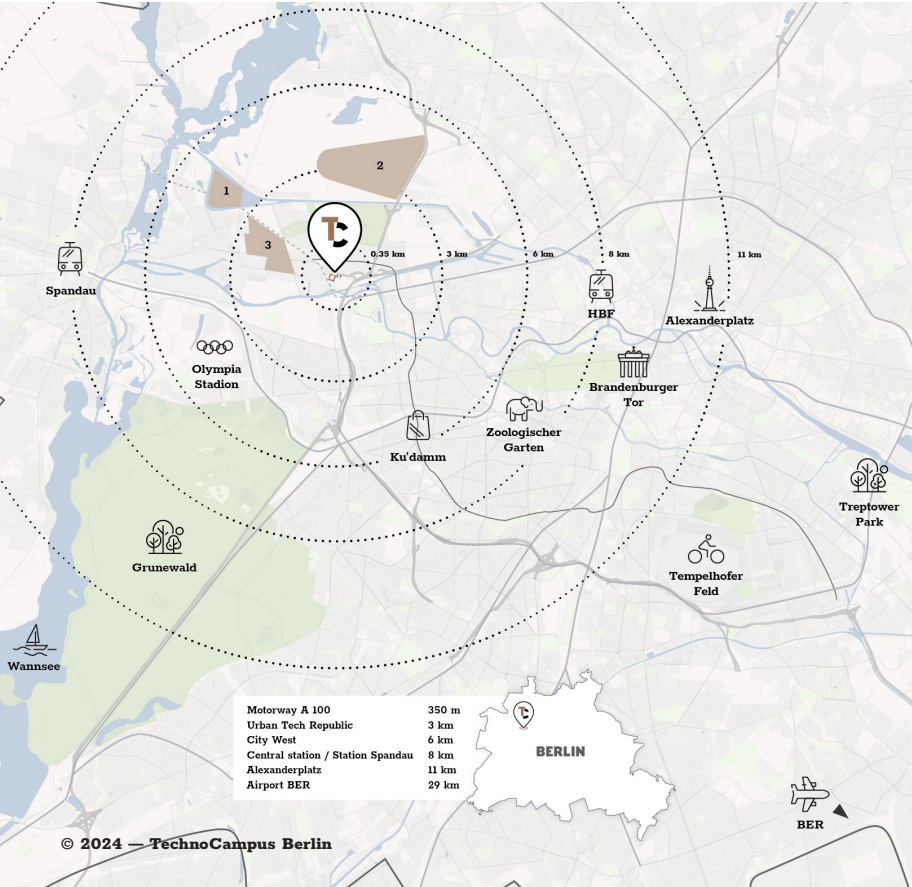
Building E Underground	158
Building F Overground	32
Covered car park	146
Heritage building	143
Visitor	16
HGV	2
Lockers	

E-PARKING SPACES

Building E Underground	18
Covered car park	18
E-Mobility Hub	13
Bicycle	20
Lockers	
Bicycle battery chargers	15

LOGISTICS HUB BUILDING F

Total lockers	122
Of which cooled	22



PART OF THE LARGEST URBAN NEIGHBOURHOOD DEVELOPMENT IN EUROPE – IN BERLIN.

1 — NEUES GARTENFELD

a new quarter in the west of the city



- An up-and-coming smart urban district with a gross lettable area of 500,000 m².
- 3,700 innovative, new-build residential units
- Completion 2029

2 — URBAN TECH REPUBLIC

a new innovation hub



- Development of a new business and research park on the site of the former TXL airport
- 220-hectare site area
- 20,000 workplaces and 5,000 student places
- Completion 2027 / 2040

3 — SIEMENSSTADT²

attracting international players



- 73-hectare multi-use campus
- At €600 million the biggest investment in the company's history
- Space for 11,000 employees and 1,200 students
- Completion planned for 20300

TECHNOCAMPUS BERLIN

is already enjoying benefits





- the forward-looking Siemens square project
- excellent accessibility with public transport and e-mobility
- various market-leading (DAX) companies such as BMW and Siemens
- the planned expansion of the former Siemens railway
- numerous development projects with multiple use types



PERFECT LINKS GUARANTEED

Located between City West, the up-and-coming Siemensstadt² and the "Urban Tech Republic" science and technology park at the former Tegel airport, the TechnoCampus Berlin already offers perfect connections in every respect: to innovation, culture, science – and the urban infrastructure. The campus is well within walking distance of public transport services as well as the operating area of various shared mobility providers and enjoys easy access to the motorway. It also has multiple e-mobility charging points.


PUBLIC TRANSPORT

6 MIN  **Wohrledamm / Siemensdamm** – (500 m)
 **139**

9 MIN  **U7**  **123, 139, N7**

11 MIN  **U7**  **123**

15 MIN  **U7**  **S41, S42**  **RE 4, RE6, RB10, RB13**  **M21, M27, 109**

2 MIN  **Planned completion by 2029**





Recent years have seen the campus grow to 63,360 m² with the addition of two large new builds designed by the highly respected architectural firm TCHOBAN VOSS, making it one of the most dynamic and innovative places to work in Berlin. From traditional offices to storage facilities, laboratories, logistics hubs and open space, everything is possible here.

Planned with the future in mind, all units have their own electrical and server rooms as well as ventilation and air conditioning systems. Needless to say, the buildings are seeking DGNB Platinum certification and thus have a convincing environmental balance sheet.

TURNING CHALLENGES INTO OPPOR- TUNITIES



When we address sustainability issues at the TechnoCampus Berlin, we don't just focus on reducing energy consumption and protecting the environment, but also the wants and needs of our tenants and users.



Sustainable use of resources is not a new issue. Overexploitation of the world's natural resources has been a threat to the health of our planet since time immemorial. Earlier societies were dependent on the responsible use of these resources. When planning the TechnoCampus Berlin our primary aim therefore was to identify and implement the highest ecological, economic and socio-cultural standards. We wanted to create a place that looks to the future, where people can thrive and a positive workplace culture can grow. A place that not only offers long-term efficiency gains but also meets the highest environmental and sustainability goals.

A sustainable place to work and live.

The buildings were designed with their economic viability over (and beyond) their whole life cycle in mind. Careful consideration was given to construction and maintenance costs, including management as well as future refurbishment costs. Equal consideration was given to environmental/ecological factors – How can we keep energy consumption as low as possible? What measures can we take to fulfill our responsibility in terms of traffic and transport policies? How

can we develop and implement good practice approaches to the conservation of biodiversity in urban areas? The TechnoCampus Berlin concept also gives all the right answers to social and cultural challenges. We have a vision where people and quality of life are valued. We want to create a place of encounter and well-being, a space where people can appreciate all the good things that life and work have to offer.

Our certifications



Seeking DGNB "Platinum"
certification for every building

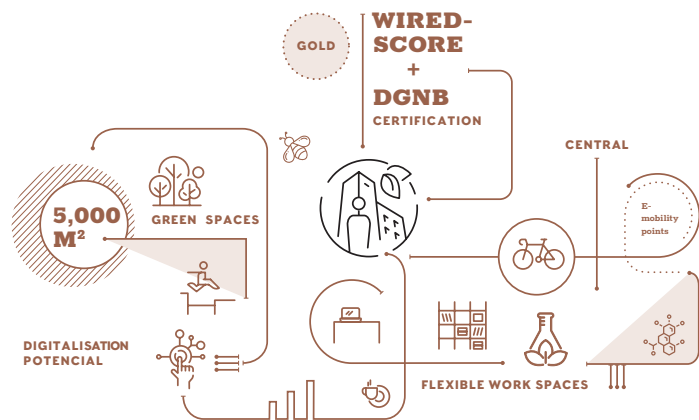


WiredScore
GOLD

WiredScore "Gold" certification
for the new building

The duty to enforce and maintain current standards is reflected in our DGNB and WiredScore certifications for sustainable construction, sustainable facility management services and on-premises connectivity.

WORK-LIFE-SCIENCE BALANCE CAN THRIVE HERE



environmental

Surrounded by greenery

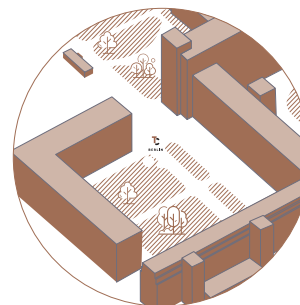
- Generous green spaces give a modern campus feel.
- Biodiversity is encouraged in outdoor areas.
- Established trees create an attractive setting and reinforce the feel good factor.

Energy concept

- Photovoltaics on the roof
- Local district heating and electricity from our combined heat and power plant

Resource saving

- We refurbished with care.
- Adaptive reuse of heritage buildings reduces the embodied carbon footprint.



social

Health and well-being

- Exercise on the TraceSpace parkour course
- Sports science physiotherapy offerings encourage active breaks
- Healthy, regional food

Work-Life-Balance

- Direct delivery without delays: MyPup logistics hub
- Inviting restaurants and cafes
- Diverse physical activity offerings
- Open spaces for sport and recreation
- Events fostering a sense of community
- A campus manager serving as primary point of contact
- The campus app informs and connects

Mobility offerings

- No-fuss recharging at our e-mobility hubs
- Sharing services
- Good access to public transport



economical

Cost saving

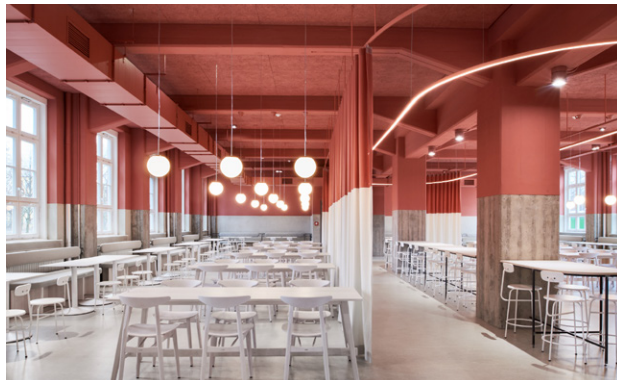
- Excellent daylight penetration thanks to large window fronts
- LED systems as standard
- Thermally insulated timber windows with insulating glass (in line with EnEV standard)

Long lasting

- Durable materials

Bespoke

- Adaptable spaces and individual fixtures and fittings as required



WORK MEETS LIFE

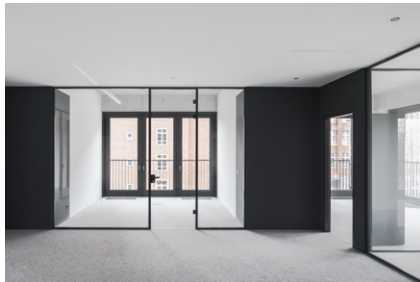
Networked. Vibrant. Sustainable. We believe that life and work go hand in hand. And we believe that the transformation of the working environment has generated new opportunities and opened up enormous potential. Work is becoming more flexible. It is more mobile, more digital, more connected and more agile. TechnoCampus Berlin addresses these challenges head on. Our tenants can enjoy spaces that are fit for the future of work – digitally networked, multifunctional buildings that are as environmentally, economically and socially sustainable as possible.

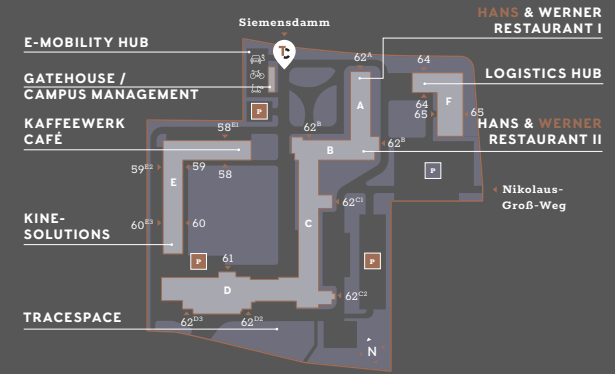
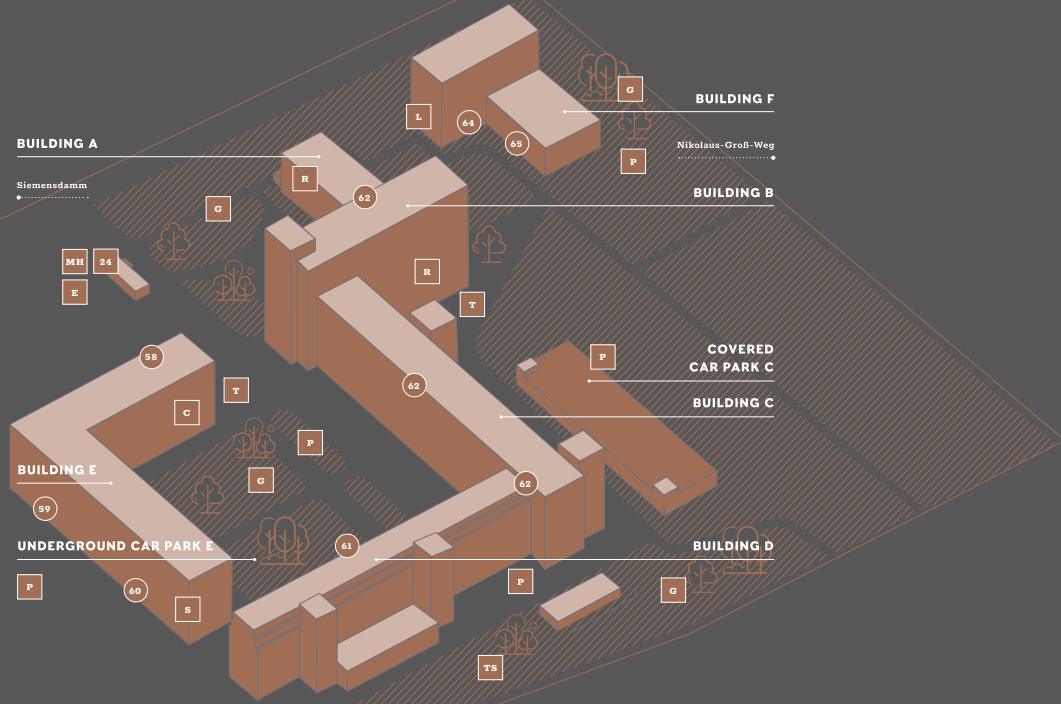
We provide our tenants with the space to grow, evolve and demonstrate their commitment to a sustainable future that is second to none. Café Kaffeewerk and two Hans & Werner restaurants offer a wide range of tasty, nutritious and regional food options. On-site physiotherapy services, showers and changing rooms make life easier for fitness fans and bicycle commuters alike. The optimal placement of multiple charging stations provides enhanced convenience for e-mobility users.



left to right:
Offices | New restaurant |
Paternoster-lift |
Sanitary area







- TS
TraceSpace
- E
E-point
- MH
Mobility hub
- T
Outdoor patio
- R
Hans & Werner restaurants
- L
Logistics hub by MyPup
- P
Parking spaces
- S
Physical therapy & Fitness
KINESOLUTIONS
- C
Kaffeerwerk café
- G
Green areas
- 58
House numbers

FACILITY SERVICES

E-point



Charging stations for electric vehicles

Outdoor patio



Terraces for dining together

Hans & Werner restaurants



Restaurants operated by Aramark

Parking spaces



Parking spaces and covered car park

KINESOLUTIONS Health & Movement



Physiotherapy area with specialised staff

Kaffeewerk café



Coffee from the Berlin Kaffeerösterei

Green areas



Outdoor areas for recreation & sports

Showers / Changing rooms



Spacious showers and changing rooms

TraceSpace



Outdoor training area

Shared Mobility-Hub



In the area of shared mobility providers

Gatehouse & Campus Management



Security service & Campus Management

Logistics hub by MyPup



Logistics hub with cooled lockers

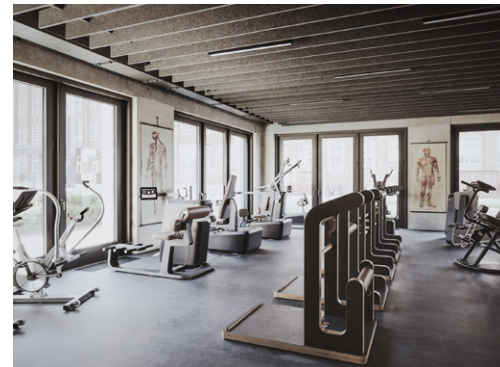
TCB App



Networking & use of campus services



↑ → TraceSpace



↑ ← Physiotherapy with
fitness equipment



← ↓ Hans & Werner
restaurants in the
heritage building A & B



↑ Kaffeewerk café
in the new
building E



→ Partially
refrigerated
lockers
by MyPup

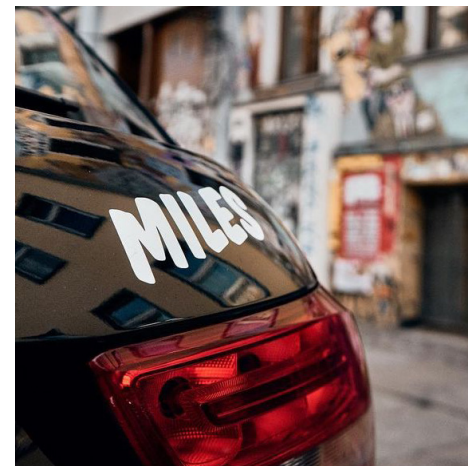




↓ E-points, Smart parking system



← Gatehouse & Campus Management



↑ Shared mobility



HERITAGE BUILDING FACTS

AMENITIES

- Modern entrance areas in a historic setting
- Listed stairwells with a paternoster lift in the main stairwell
- Sanitary areas with changing rooms and showers
- All units with own electrical and server rooms
- Historic ribbed concrete ceilings
- Increased load capacity due to former industrial use
- Double flooring in all rented spaces
- Goods lift (suitable for Europallets)

SUSTAINABILITY

- Seeking DGNB “Platinum” certification
- Excellent ecological footprint
- Photovoltaics on the roof
- Local district heating, electricity from CHP plant
- Thermally efficient wooden windows (in accordance with EnEV)
- Durable materials
- Flexible building technology
- Largely barrier-free in all areas
- Access to open spaces and sporting facilities
- Enhanced biodiversity (outdoor space)



left to right: Entrance area | Patio



Seeking DGNB “Platinum”
certification





NEW BUILDING FACTS

AMENITIES

- Foyers with exposed concrete, terrazzo, metal surfaces
- Floor-to-ceiling windows
- Real wood veneer or coloured laminate doors and stainless steel handles
- Sanitary areas with glazed tiles and porcelain stoneware floors
- Decorative exposed concrete walls and ceiling
- External sun protection, automatically controlled
- Cavity flooring with trench convectors in all rented areas
- Cooling and ventilation for a comfortable room climate
- Clear ceiling heights from approx. 3.40 to 3.70 m

SUSTAINABILITY

- Seeking DGNB "Platinum" certification
- Excellent ecological footprint
- Material efficiency and reduced emissions
- Durable materials
- Flexible building technology
- Local district heating, electricity from CHP plant
- Thermally efficient aluminium windows with insulated glazing (according to EnEV)
- Very good daylight efficiency
- Lifts with energy recovery
- Extensive barrier-free accessibility
- Enhanced biodiversity (outdoor space)



Seeking DGNB "Platinum" certification



WiredScore
GOLD

WiredScore "Gold" certification for the new building

SAVINGS

74%



Consumption electricity:

12.44 kWh/m²(a)

RL*: 47.77 kWh/m²(a)

Savings: 35.33 kWh/m²(a)

SAVINGS

11%



Consumption heating:

55.19 kWh/m²(a)

RL*: 62.12 kWh/m²(a)

Savings: 6.93 kWh/m²(a)

SAVINGS

53%



Primary consumption:

417.56 MJ/m²(a)

RL*: 889.7 MJ/m²(a)

Savings: 472 MJ/m²(a)

SAVINGS

53%



CO₂-Equivalent:

25.64 kg CO₂ eq./m²(a)

RL***: kg 54.7 CO₂ eq./m²(a)

Savings: kg 29 CO₂ eq./m²(a)

* RL = reference level EnEV 2016

** RL = reference level DGNB New building 2018



**LEASING****Cem Saka**

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The floor plans and dimensions are preliminary. All floor areas are approximate. Floor plans and dimensions as well as the size, number, arrangement and design of the windows may therefore differ from the illustrations in this brochure or vary due to structural modifications.

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