

# TECHNO CAMPUS

BERLIN



technocampus\_berlin



technocampus-berlin



[www.technocampus.de/en](http://www.technocampus.de/en)

Siemensdamm 58 — 65 D — 13627 Berlin

# WHERE TODAY MEETS TOMORROW

A landmark that can be seen for miles around: the office building of the former Siemens factory, built in the 1920s and now the heart of the TechnoCampus Berlin. With refurbishment carried out to meet the needs of new work, we have been able to create a pioneering work environment: digitally networked and with flexible room plans. From Lufthansa Systems, VHV Versicherung, Netto Group Germany, CRS Clinical Research Services to the Deutsche Rentenversicherung Bund (German Pension Insurance Association), reputable companies and business-related services from the Life Sciences, IT, technology and financial sectors have located here.





In recent years, the campus has grown to a total of ~63,090 sqm with the addition of two large new buildings designed by the renowned architectural firm TCHOBAN VOSS Architekten, making it one of the most dynamic and innovative places to work in Berlin. From traditional cubicle offices to storage facilities, laboratories, logistics hubs and open plan spaces, everything is possible here.

Designed with the future in mind, all units have their own electrical and server rooms, ventilation and cooling on demand as well as floor-to-ceiling windows. It goes without saying that the buildings are DGNB Platinum-certified and boast an impressive environmental footprint.







# WORK MEETS LIFE

Connected. Flexible. Energetic. We believe that life and work go hand in hand. And we believe that in the changing world of work lies a force for the better. Because work is becoming more flexible. It's getting more mobile, more digital, more connected and more creative. We have challenged traditional ideas of work and come up with an architectural response in the Techno-Campus Berlin. We can offer tenants today the facilities and amenities that will satisfy the demands of work tomorrow: digitally networked, multifunctional buildings with generous green spaces where you can enjoy work and life.

Timeless materials such as exposed concrete, metal surfaces or terrazzo. Kaffeewerk Café combined with sport and fitness facilities as well as a central and two beautifully designed staff restaurants "Hans & Werner". Showers and changing rooms for fitness freaks and those who come by bike. And of course plenty of space for e-mobility with a corresponding number of charging points. We consistently respond to the needs of new work and create space for new beginnings.

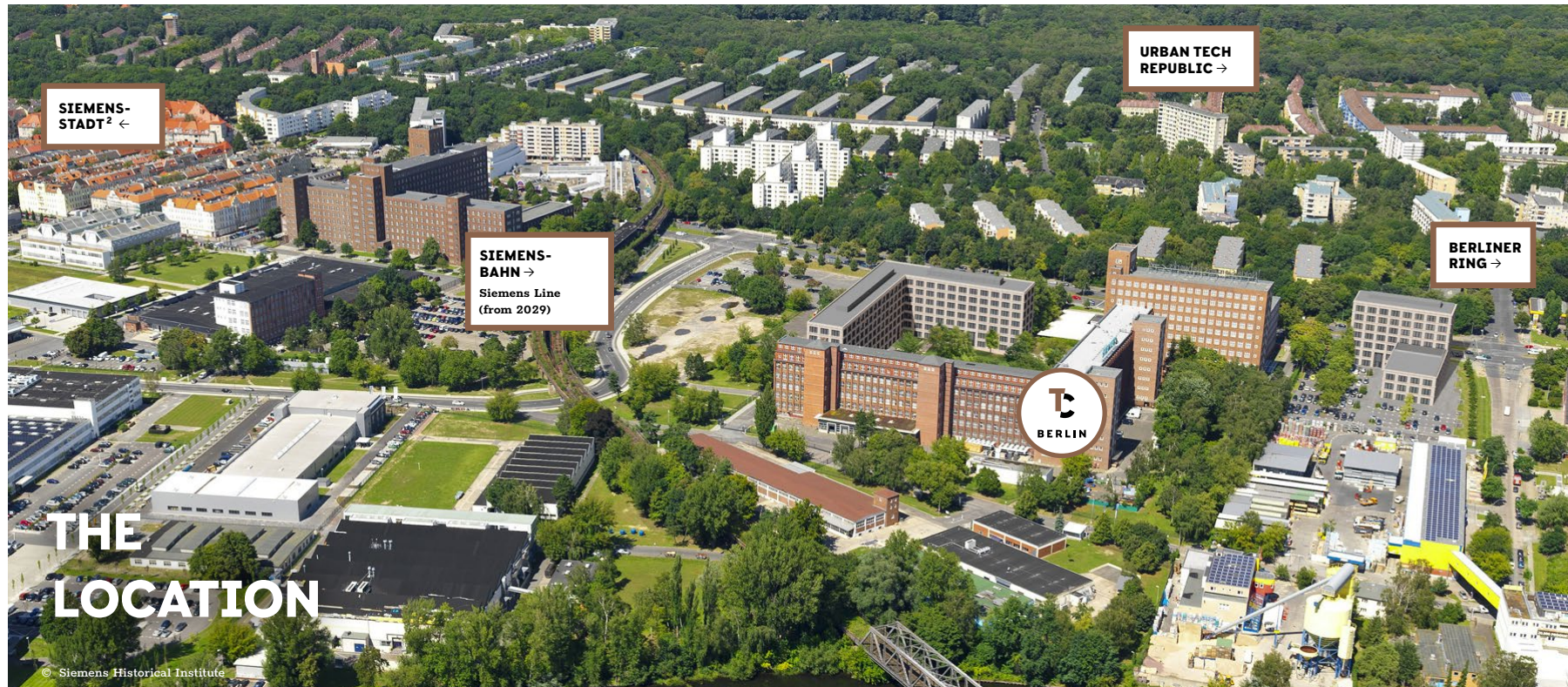


From left to right: Offices | Paternoster Lift |  
New Restaurant | Sanitary Area









# OPTIMAL CONNECTION

Situated between City West, the upcoming Siemensstadt<sup>2</sup> and the Science and Technology Park "Urban Tech Republic" at the former Tegel Airport, TechnoCampus Berlin with its unique office units already offers optimal connection on all counts to: innovation, culture, science — and the urban infrastructure. The campus is within walking distance of public transport and within the operative area of various car-sharing providers with the motorway only two minutes away.

## DISTANCES

Autobahn A 100	350 m
Urban Tech Republic	3 km
City West	6 km
Hauptbahnhof	8 km
Alexanderplatz	11 km
Flughafen BER	29 km

## PUBLIC TRANSPORT

- 6 Min. Bus stop Wohlrabedamm / Siemensdamm — Bus 139 (500 m)
- 9 Min. U-Bahn station Siemensdamm — U7, Bus 123, 139, N7 (700 m)
- 11 Min. U-Bahn station Halemweg — U7, Bus 123 (900 m)
- 15 Min. S- & U-Bahn station Jungfernheide — U7; S41, S42; Bus M21, M27, 109; RE 4, RE6, RB10, RB13 (1.7 km)





# FACILITY SERVICES

## E-Station



Charging stations for electro vehicles and electro bikes

## Terrace



Terraces for communal outdoor dining

## Hans & Werner Restaurants



High quality restaurants, operated by Aramark in the existing buildings A+B

## Parking Lot



Parking spaces for tenants and visitors including a covered car park

## Kinesolutions Health & Movement



Physiotherapy area with fitness facilities operated by renowned physiotherapists

## Kaffeewerk Café



Located in the New Building F. Fair trade coffee by the local roastery Berliner Kaffeerösterei

## Green Area



Generous greenery and well-planned outdoor spaces are for the use of all tenants

## Sanitary Facilities



Spacious shower areas for tenants

## TraceSpace



Outdoor Training Area from Kinesolutions | Movement space for all

## Shared Mobility-Hub



In the business area of Shared Mobility providers

## Gatehouse 24 / 7



Sicherheitsdienst, Campus Management und Pfortnerhaus

## Logistik-Hub by MyPup



Logistics Hub with chilled lockers

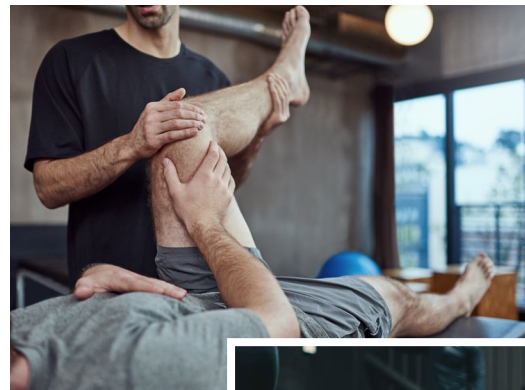
## TCB App (in development)



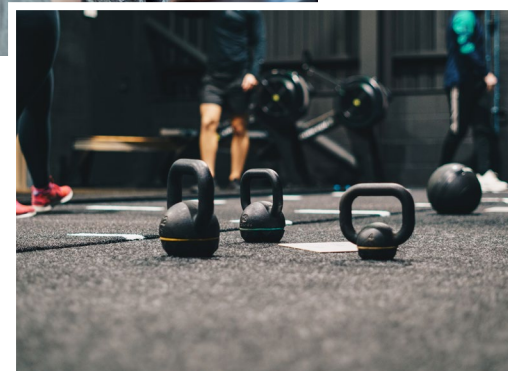
Various highlights such as parking management, door access systems, event catering, catering services, wayfinding systems, facility management, etc.



↑ → TraceSpace



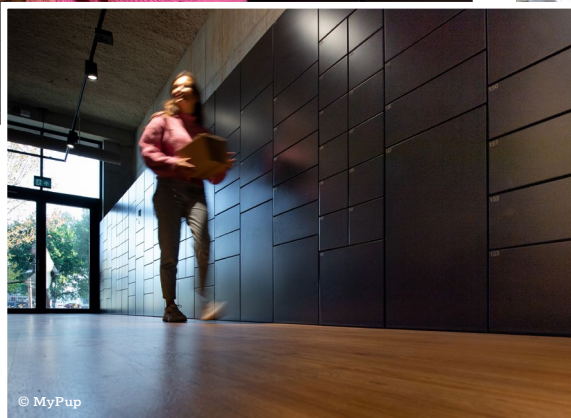
← ↓ Physio therapy  
area with fitness  
equipment





© MyPup

↑ → Partially chilled  
lockers from  
MyPup



© MyPup



↓ Hans & Werner Restaurants  
in the existing buildings A+B



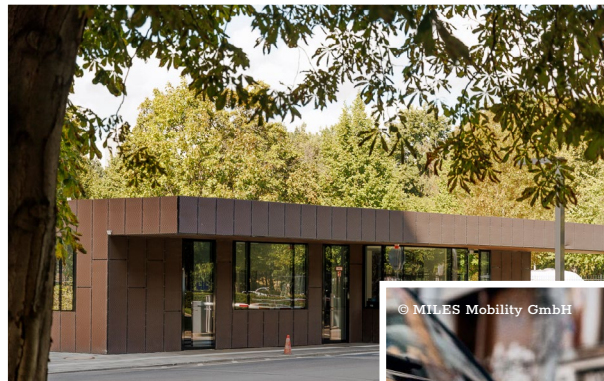




↓ E-Charging stations, Smart-Parking-System



↓ Gatehouse & Campus Management 24 / 7



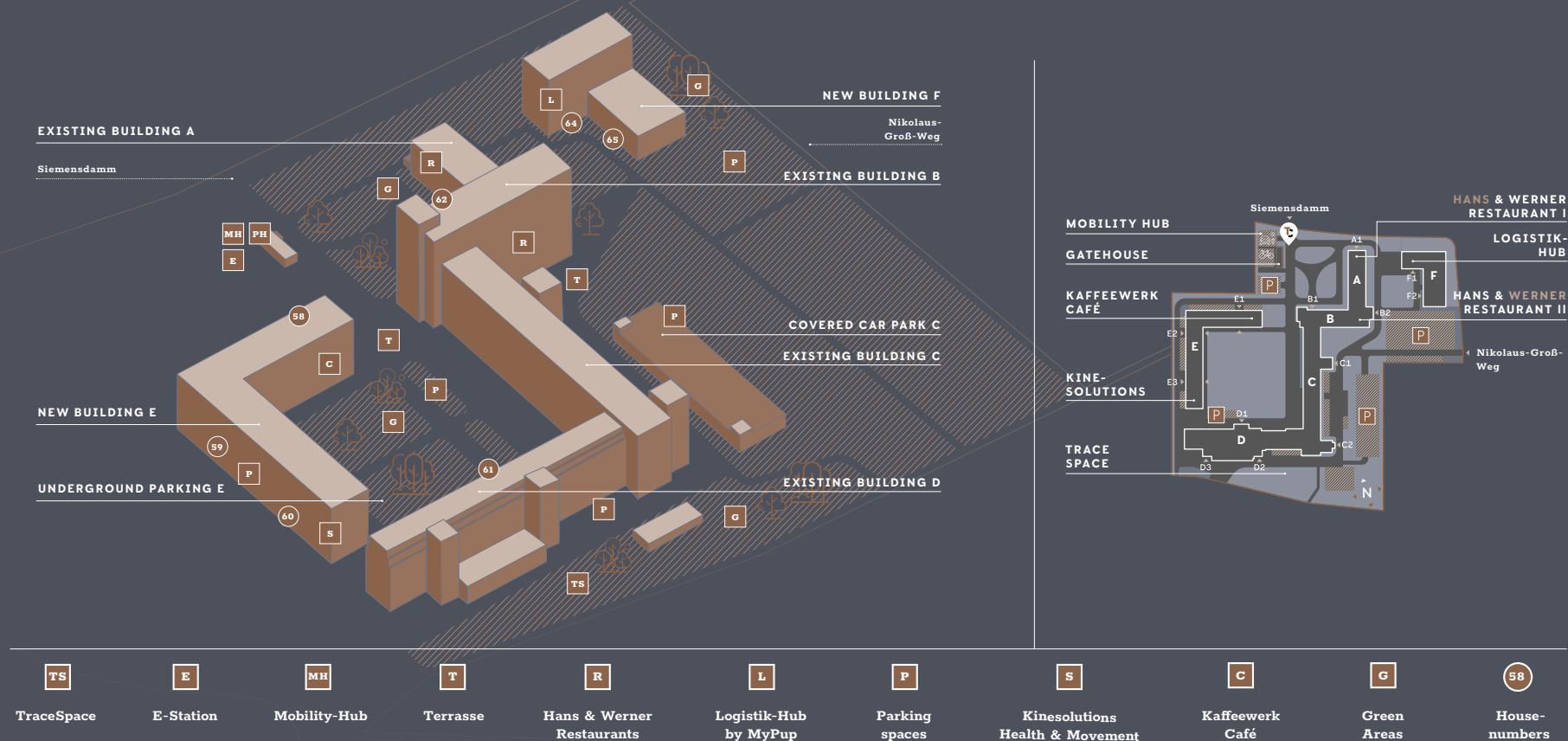
© MILES Mobility GmbH



© felyx sharing B.V.

↔ Shared  
Mobility





TOMORROW'S  
WORLD OF WORK  
IS DIVERSE,  
CONNECTED AND  
FLEXIBLE.  
WE OFFER YOU  
THE SPACE TO  
DO IT TODAY.

AT A  
GLANCE →

YEAR BUILT	1924 — 1941, 2020 — 2022	E-PARKING SPACES	Building E underground	158
			Building F overground	32
			Covered car park	146
			Pre-existing	143
			Visitor	16
			Truck	2
			Bicycle	372
SITE SIZE	Ca. 63,090 sqm			
LETTABLE AREA	Building A — D: ca. 42,510 sqm   total lettable area incl. gatehouse			
	BT E: ca. 14,590 sqm   total lettable area			
	BT F: ca. 5,990 sqm   total lettable area			
		E-VEHICLE SPACES	Building E underground	18
			Covered car Park	18
			E-Mobility Hub	13
			Bicycle	20
			E-bike charging locker	15
CEILING HEIGHT	Ceiling height from ca. 3.40 to ca. 3.70 m			
FIRST OCCUPATION	From 2022			
OF NEW BUILDING		LOGISTICS HUB – NEW BUILDING F	Total number of compartments	122
			Of which cooled	22
SUSTAINABILITY	Existing buildings — DGNB Gold-certified			
	New buildings — DGNB Platinum-certified			



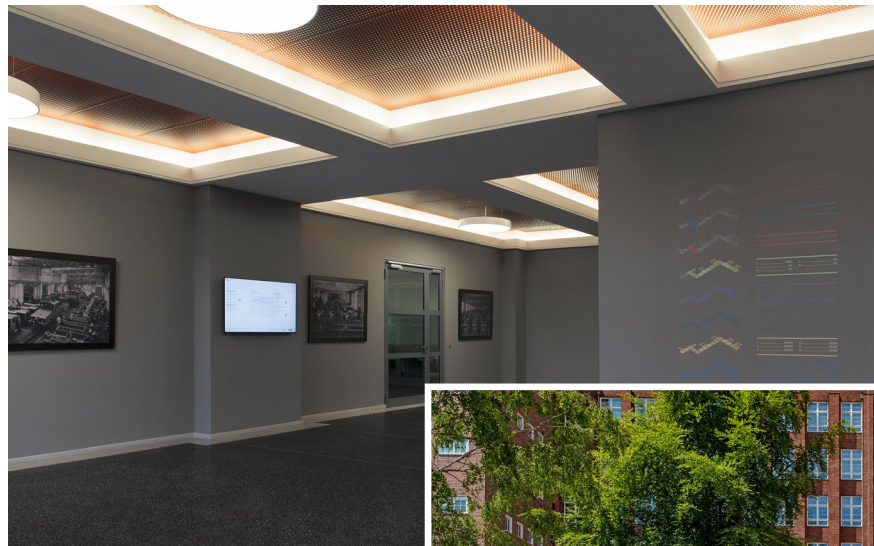
# THE EXISTING BUILDINGS FACTS

## AMENITIES

- Modern entrance areas in a historic setting
- Listed stairwells with a paternoster in the main stairwell
- Sanitary areas with changing rooms and showers
- All units with own WC, electrical and server rooms
- Historic ribbed concrete ceilings
- Increased load capacity due to former industrial use
- Cavity flooring in all rented spaces
- Freight elevator

## SUSTAINABILITY

- Durable materials (brick)
- Photovoltaics on the roof
- Extensive accessibility in all areas
- Excellent ecological footprint in its operations
- CHP plant, local district heating, electricity from CHP plant
- Thermally efficient wooden windows (according to EnEV)
- Very good daylight efficiency in operation
- Flexible building technology
- Enhanced biodiversity (outdoor space)

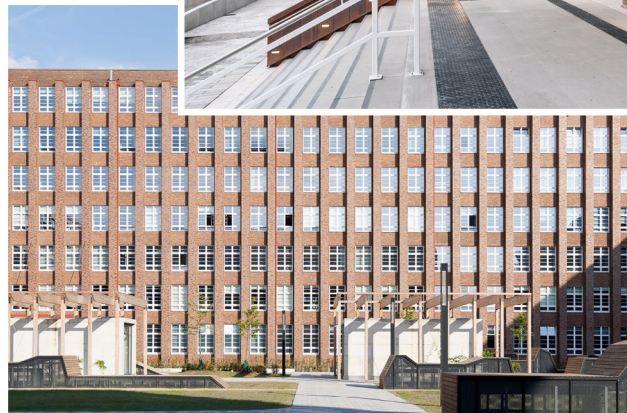
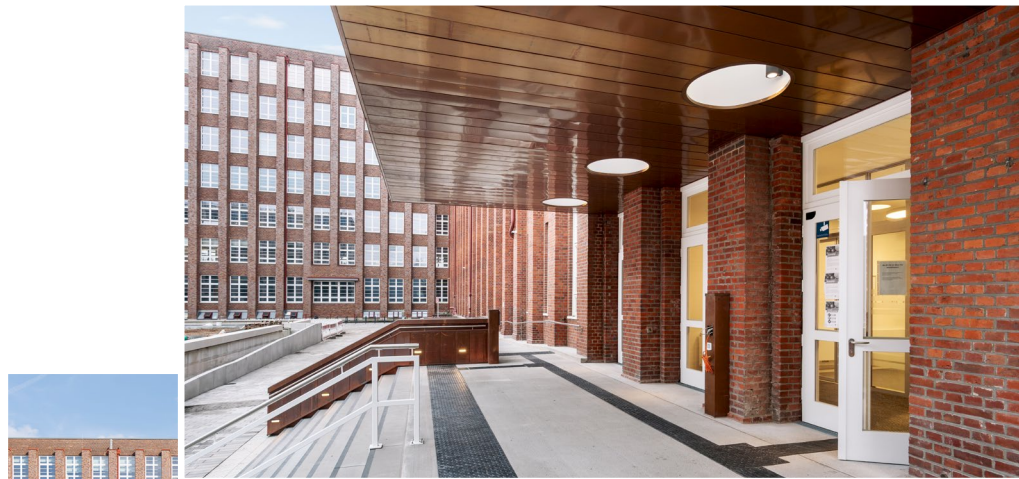


From left to right: Lobby | Terrace



DGNB-Certificate "Gold"





# THE NEW BUILDINGS FACTS

## AMENITIES

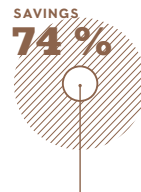
- Foyers with exposed concrete, terrazzo, metal surfaces
- Floor-to-ceiling windows
- Real wood veneer or coloured laminate doors and stainless steel handles
- Sanitary areas with glazed tiles and porcelain stoneware floors
- Partly exposed concrete walls and ceiling
- Exterior sun protection and vertical awnings
- Cavity flooring in all rented areas
- Cooling and ventilation
- Clear room heights from ~3.40 — 3.70 m

## SUSTAINABILITY

- Durable materials (brick)
- Extensive accessibility
- Excellent ecological footprint — DGNB Platinum-certified
- Material efficient, reduced concrete consumption
- Very good daylight efficiency
- Flexible building technology
- Enhanced biodiversity (outdoor space)
- CHP plant, local district heating, electricity from CHP plant
- Lifts with energy recovery
- Thermally efficient aluminium windows with insulated glazing (according to EnEV)



DGNB-Certificate "Platinum"

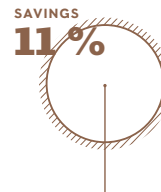


Energy consumption electricity:

12.44 kWh/m<sup>2</sup>a

RV\*: 47.77 kWh/m<sup>2</sup>a

Savings: 35.33 kWh/m<sup>2</sup>a

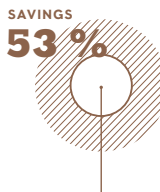


Energy consumption heating:

55.19 kWh/m<sup>2</sup>a

RV\*: 62.12 kWh/m<sup>2</sup>a

Savings: 6.93 kWh/m<sup>2</sup>a



Primary energy consumption:

417.56 MJ/m<sup>2</sup>a

RV\*: 889.7 MJ/m<sup>2</sup>a

Savings: 472 MJ/m<sup>2</sup>a



CO<sub>2</sub>-Equivalent:

25.64 kg CO<sub>2</sub> äq/m<sup>2</sup>a

RV\*: kg 54.7 CO<sub>2</sub> äq/m<sup>2</sup>a

Savings: kg 29 CO<sub>2</sub> äq/m<sup>2</sup>a

\* RV = Reference value EnEV 2016

\*\* RV = Reference value DGNB New Building 2018





## TechnoCampus Berlin

Siemensdamm 58 — 65

D — 13627 Berlin

**T** +49 (030) 288 778 — 0  
**M** tcb@caleus.de  
**W** www.technocampus.de/en  
**@** technocampus\_berlin  
**in** technocampus-berlin

The site plans and dimensions shown here are provisional. Specified dimensions (especially the area) are approximate. Site/layout plans and dimensions may therefore deviate from those given in this brochure or vary due to structural modifications.

Caleus commercial asset management GmbH holds the copyright to all images used here.

### EXCEPTIONS ARE:

Aerial view	© Siemens Historical Institute
TraceSpace	© TraceSpace Deutschland
Logistik Hub	© MyPup
Shared Mobility	© Miles Mobility GmbH; felyx sharing B.V.

Design: © SHORT CUTS GmbH