



# The Project

The complex consists of two buildings, no.103 and no.104, plus an underground parking garage.

Both houses were built around the turn of the 20th century and are located next to the historical site of the former Meierei Bolle.

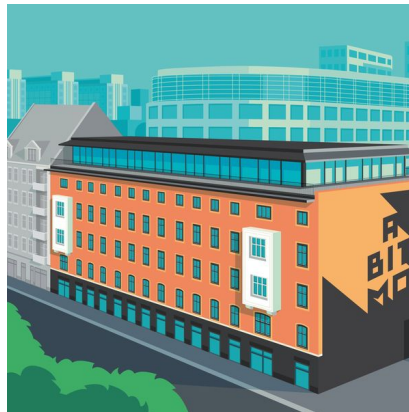
The construction of both buildings began in spring of 2016 and was completed in the summer of 2019.

A lively place with 6.150 sqm of office space as well as a colourful mix of stores, shops and coffee bars has been created in the heart of Alt-Moabit.

## Two buildings, one project

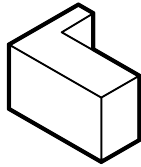


104 Alt-Moabit 104



103 Alt-Moabit 103





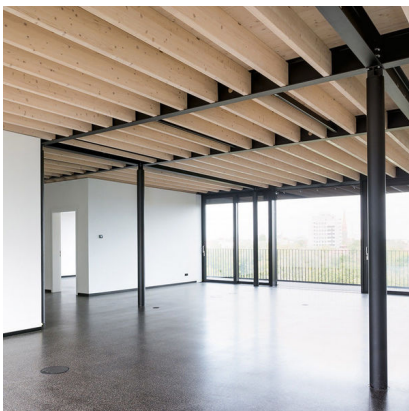
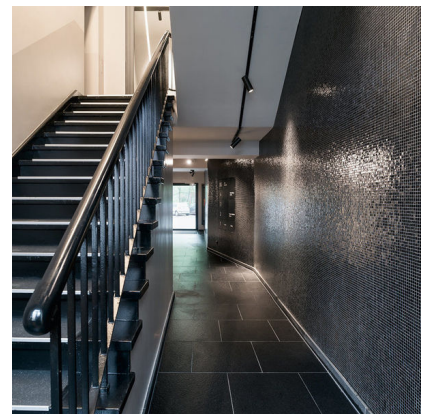
# 103

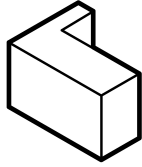
The building at Alt-Moabit 103 is a L-shaped brick house. With its 4.000 sqm it is the bigger one of the complex.

It has 6 floors, each of them about 750 sqm and subdivided into two units, which all are accessible by an elevator. The building is being completely renovated.

The 103 will be completely renovated, restructured and refurbished by August 2017 and is still in construction.

## Pictures





# Alt-Moabit 103

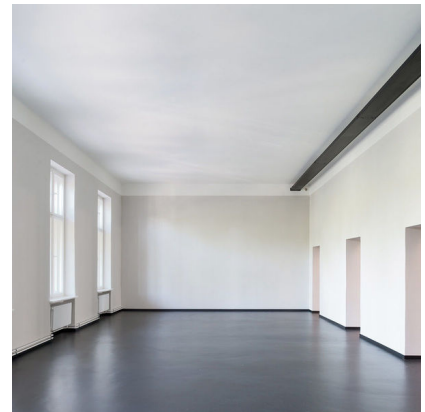
## 3<sup>rd</sup> floor left side

- Open-plan and individual office layout
- Natural rubber floors
- Tiled toilets and showers
- Suspended hallway lighting track system
- Suspended cable routing system for cabling by the tenant (broadband cabling or optical fiber available)
- Separate server room
- Elevator
- Maximum ceiling height at 4 m
- Auxiliary costs at 3,50 € per sqm.

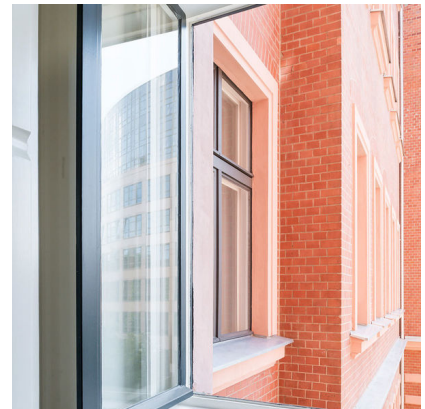
**Price 19,50 €**

**Size 437,85 sqm**

## Pictures



## Location

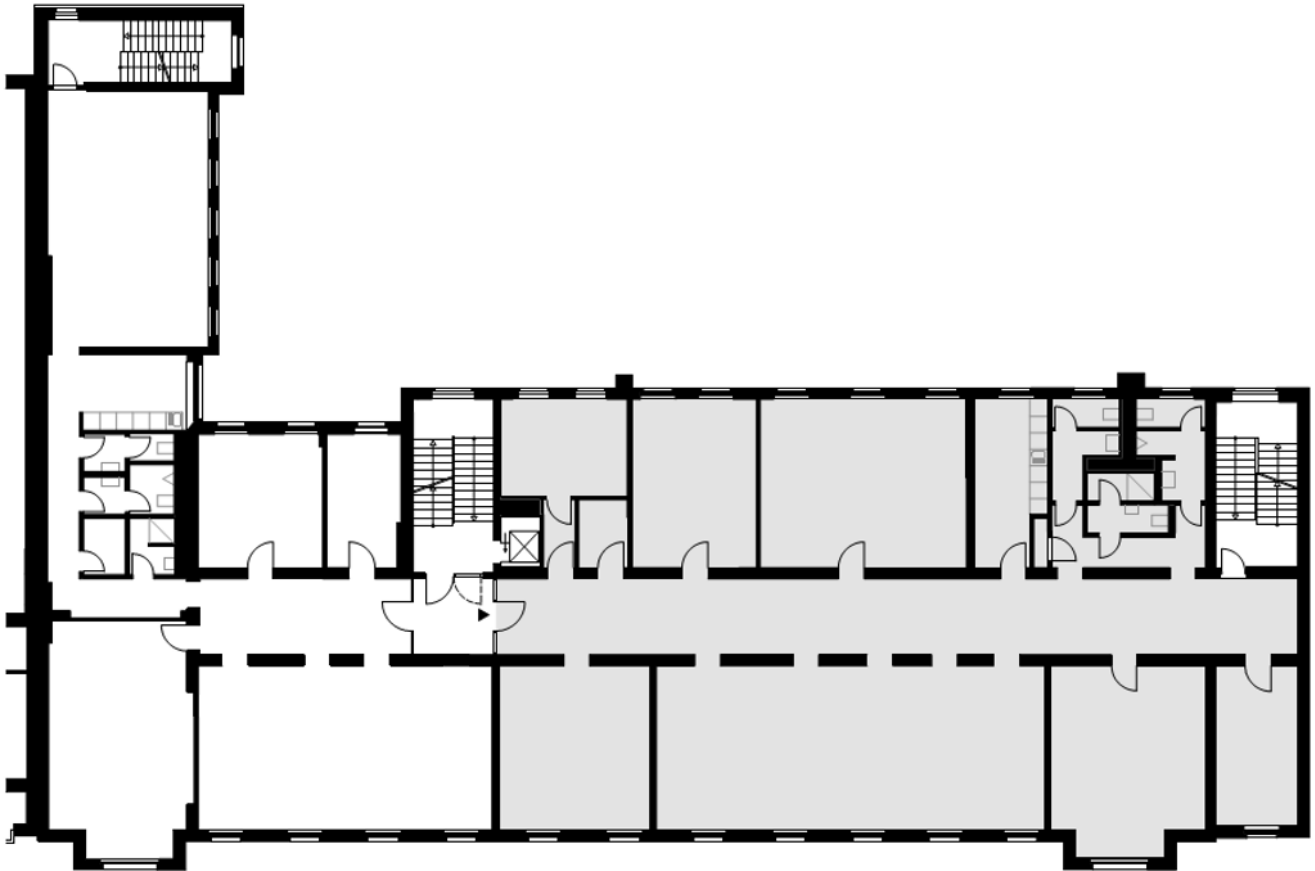


A BIT MO'

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# Floor plan

Alt-Moabit 103 / 3<sup>rd</sup> floor left side



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# Where it's at

A Bit Mo' is right in between the river Spree and the park Kleiner Tiergarten. The subway station Turmstraße is as close by as the S-Bahn station Bellevue. The neighborhood is filled with restaurants, coffee shops and charming local businesses. The well-known Arminius-Markthalle, with its great food court, is just around the corner, which makes it the perfect place for the daily lunch.

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