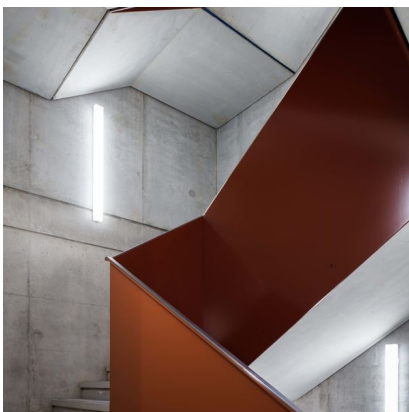
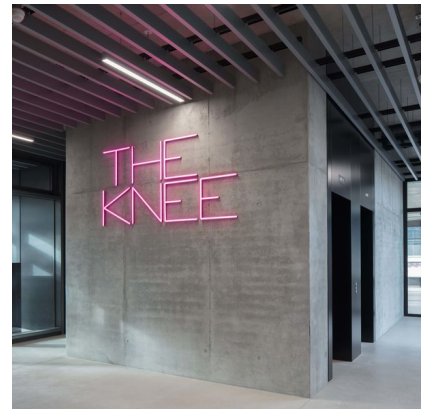
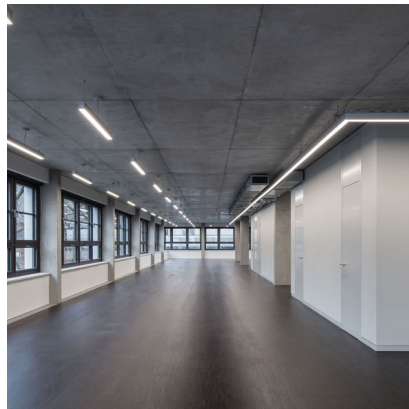




# The Project

**THE KNEE** is an exceptional 7-story commercial building on a prominent corner lot at the Spree in Berlin Charlottenburg. The building is a “Green Building” and has been awarded with the LEED Gold Certification for Sustainability. It is an angular structure with a slightly recessed ground floor for small-scale retail usage, as well as recessed staggered top floor.

Main access to the office spaces is from Gutenbergstraße via a spacious foyer, which connects the street and the landscaped courtyard. A central staircase and two elevators provide vertical access and connect all upper floors and the underground parking garage.



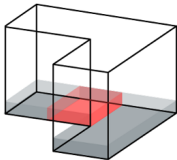
# Ground floor r2

- LEED Gold certified
- Ready for tenant outfitting by 4th quarter of 2019
- Optional concrete or wooden floor
- Optional partial air conditioning
- Cooking exhaust system
- Optional electricity and data wiring through floor tanks
- Glass fiber interfacing
- Ceiling height 3,60m
- Storerooms available
- Auxilliary costs 3,50 € per square meter

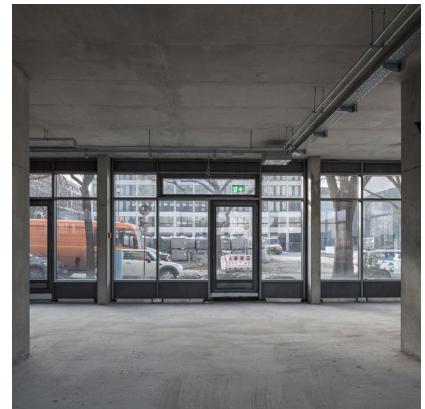
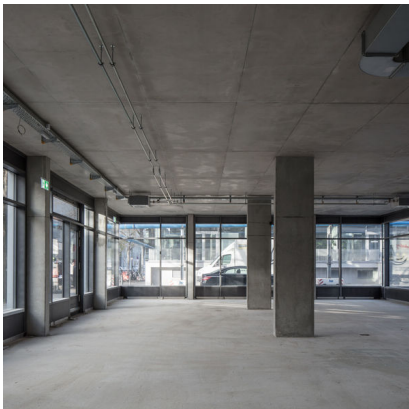
**Size 146,75sqm**

**Rent on enquiry**

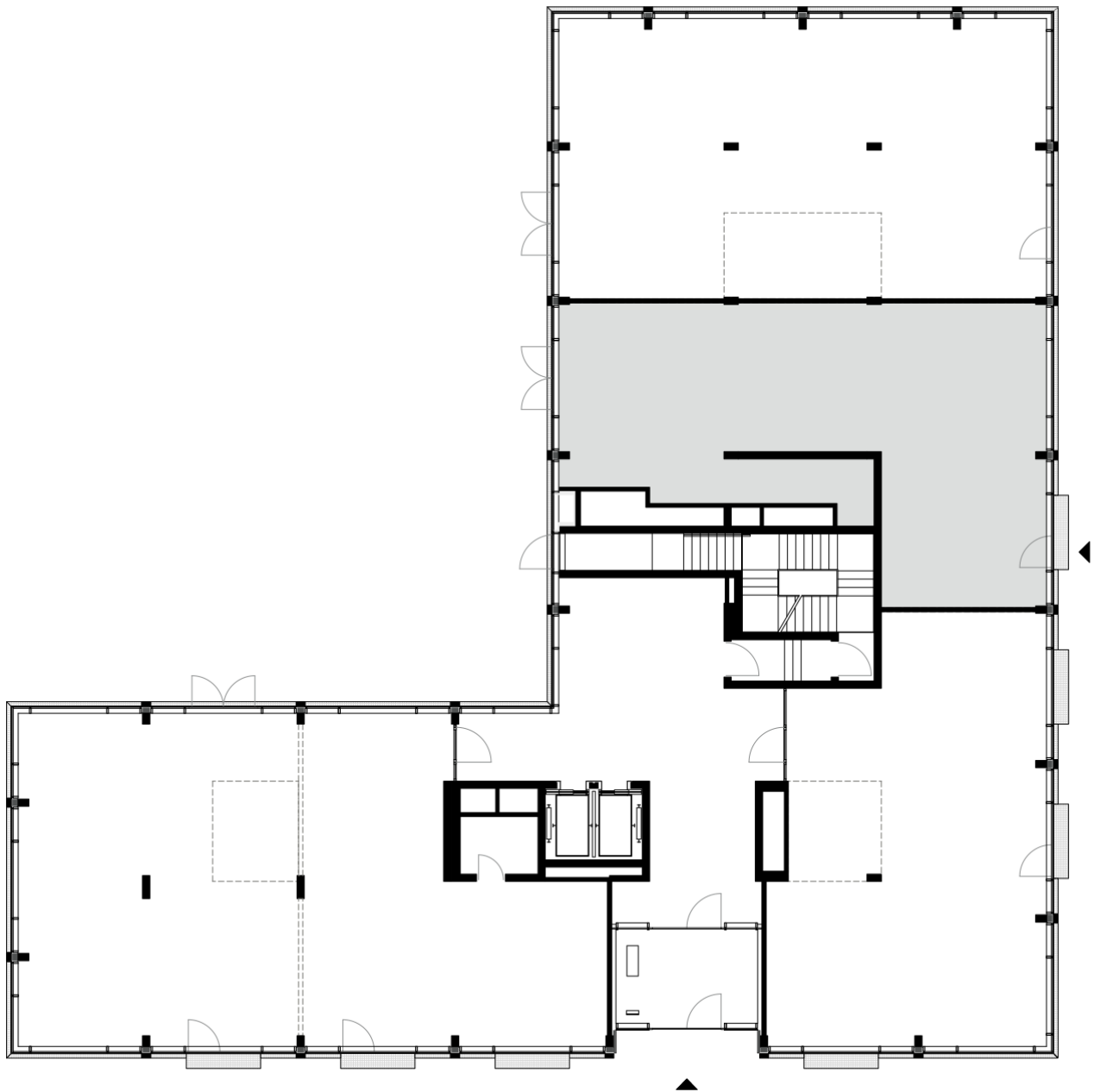
## Pictures



Localization



Floor plan  
/ Ground floor r2





# Location

**THE KNEE** is located in a superb downtown location with excellent connections to public transport, as well as Berlin's Central Station and Tegel Airport (TXL). The neighborhood is characterized by the academic buildings of Berlin's Technical University, the headquarters of Mercedes Benz, and the brick heritage ensemble of Königliche Porzellan Manufaktur.

Gutenbergstraße 2  
10587 Berlin  
Germany

Fritjof Nagel  
+49 160 979 488 40  
vermietung@anh-hausbesitz.de

