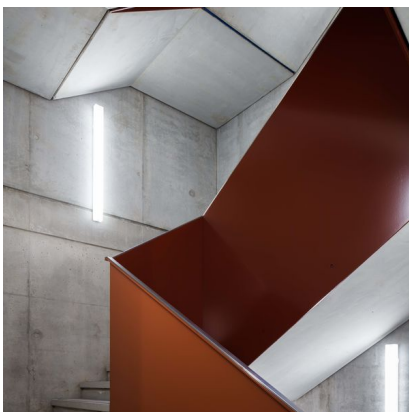
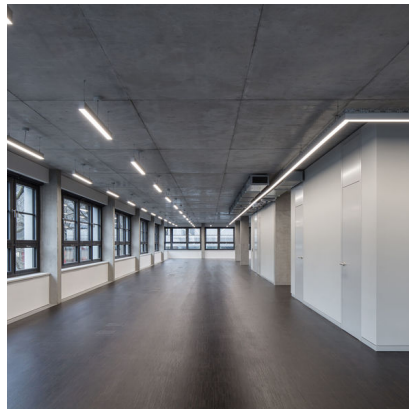




# The Project

**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.



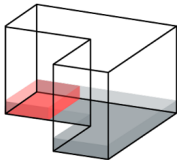
# Ground floor office

- LEED Gold certified
- Ready for individual tenant outfitting
- Outside seating area in courtyard
- Electricity and data wiring through floor tanks
- Glass fiber interfacing
- Ceiling height 3,60m
- Auxilliary costs 5,00 € per square meter
- Optional parking space in underground parking garage

**Size 271,55qm**

**Rent 24,00 €**

## Pictures

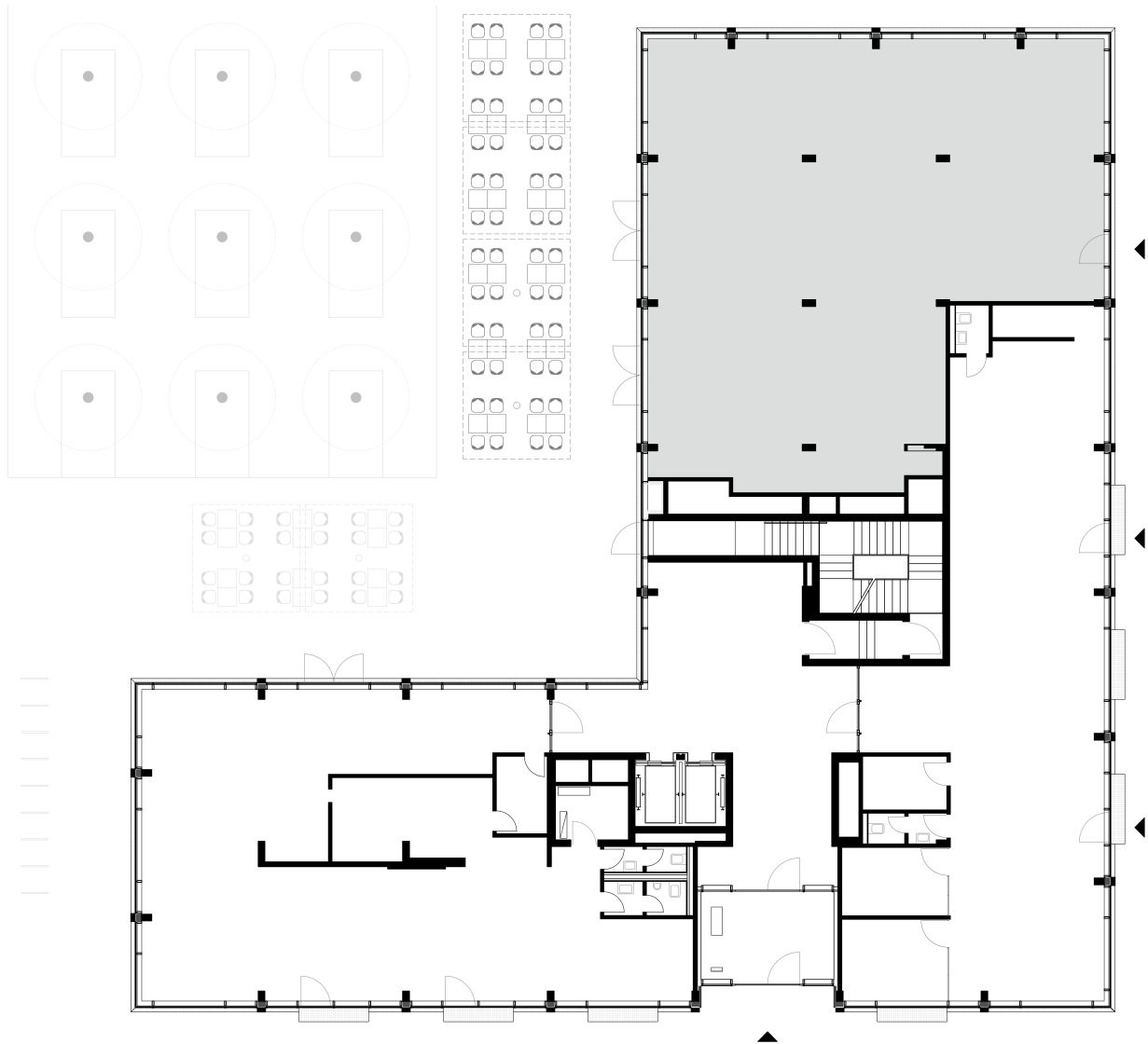


### Localization



# Floor plan

/ Ground floor office





# 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 Königlische Porzellan Manufaktur.

Gutenbergstraße 2  
10587 Berlin  
Germany

Felicitas Rüss  
+49 160 977 744 11  
[vermietung@anh-hausbesitz.de](mailto:vermietung@anh-hausbesitz.de)

