

**POTSDAMER  
PLATZ**

EICHHORNSTRASSE 3



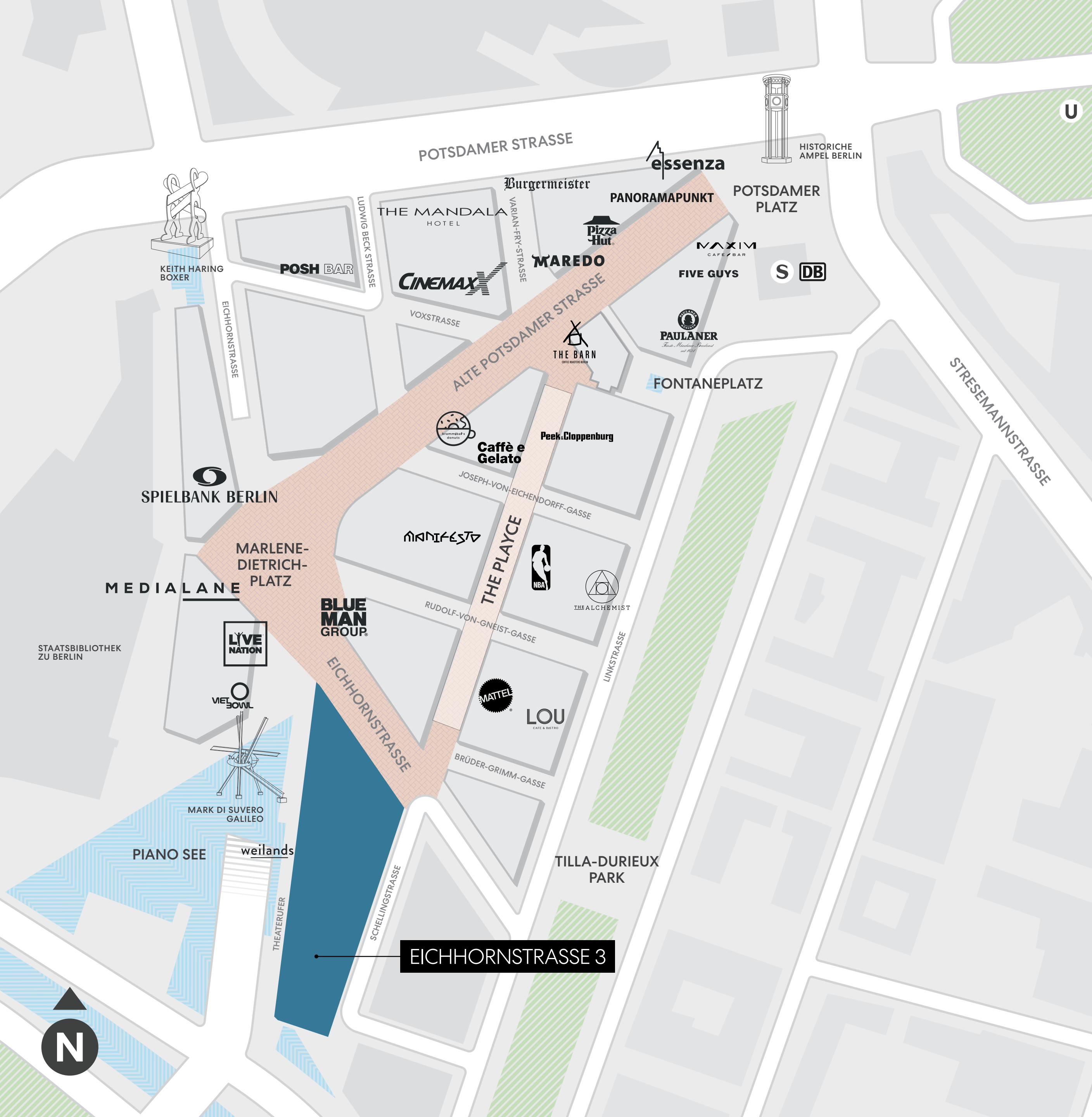




Uncover a realm of office expanse with captivating vistas at Eichhornstrasse 3, nestled serenely beside the Piano-See







# BE AT THE CENTRE OF IT ALL

**270k**  
sqm total estate space

**130k**  
sqm office space

**46k**  
sqm retail space

**300+**  
residential units

**2**  
five star hotels

**19**  
cinema screens

World-class theatres

Berlin's largest casino

**2k+**  
underground parking slots

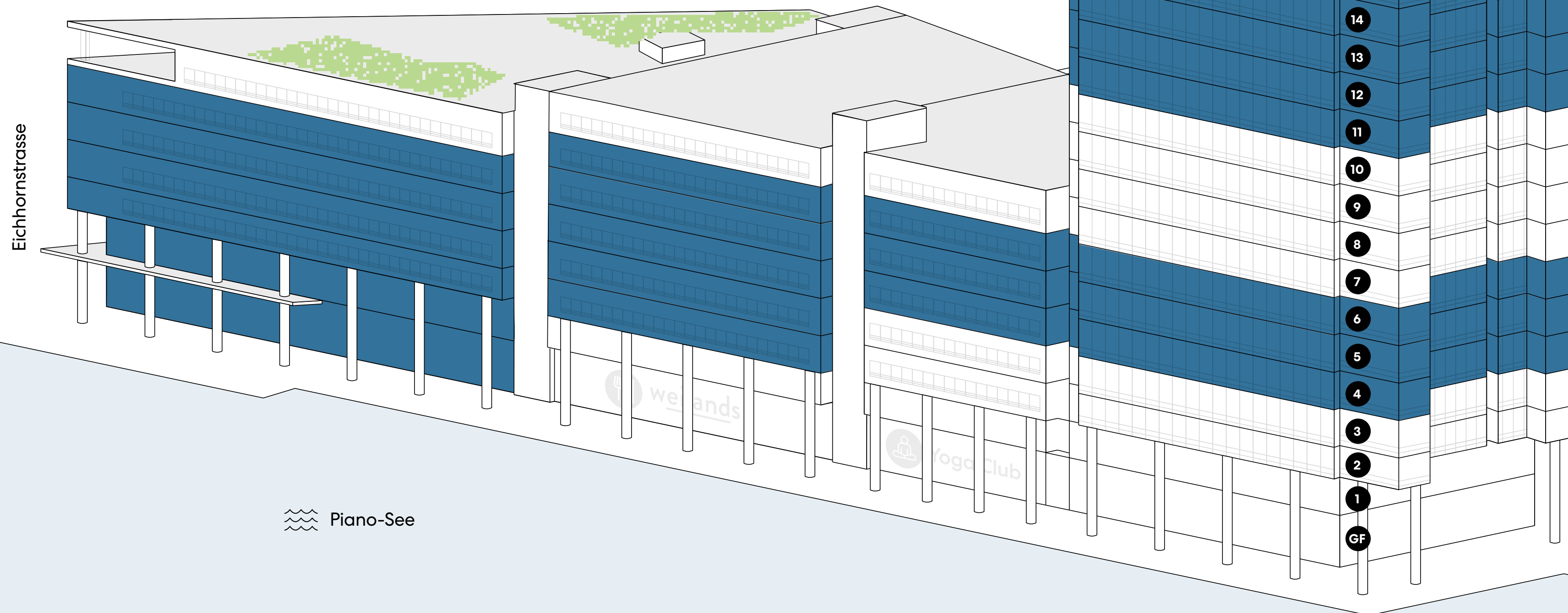
# YOUR NEW HQ SPACE

**Total 23,059m<sup>2</sup>**

Ground Floor to Twenty-First Floor

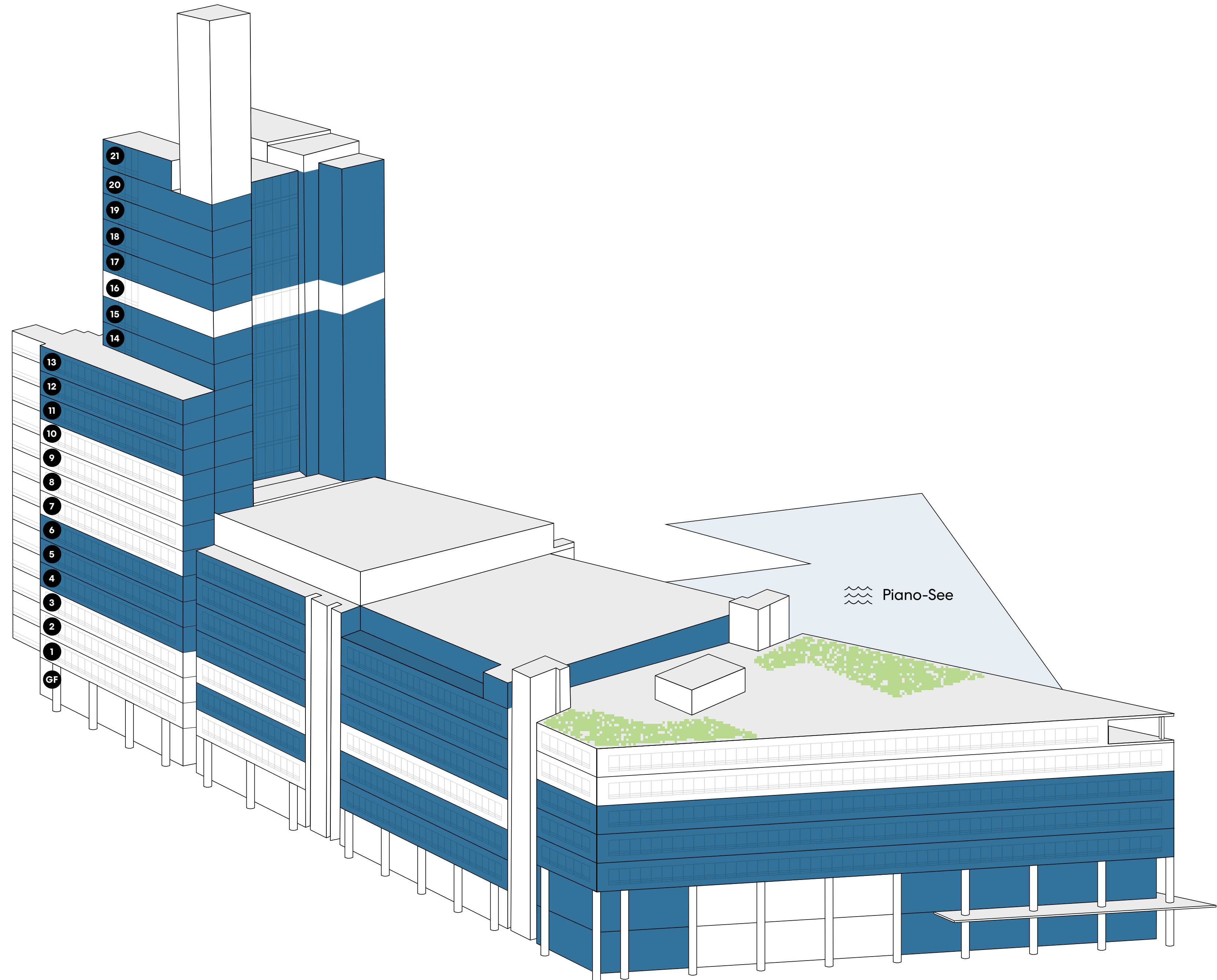
GROUND FLOOR	797 m <sup>2</sup>
FIRST FLOOR	1,036 m <sup>2</sup>
SECOND FLOOR	3,262 m <sup>2</sup>
THIRD FLOOR	2,440 m <sup>2</sup>
FOURTH FLOOR	4,244 m <sup>2</sup>
FIFTH FLOOR	1,749 m <sup>2</sup>
SIXTH FLOOR	2,716 m <sup>2</sup>
ELEVENTH FLOOR	938 m <sup>2</sup>
TWELVETH FLOOR	945 m <sup>2</sup>

THIRTEENTH FLOOR	941 m <sup>2</sup>
FOURTEENTH FLOOR	623 m <sup>2</sup>
FIFTEENTH FLOOR	626 m <sup>2</sup>
SEVENTEENTH FLOOR	621 m <sup>2</sup>
EIGHTEENTH FLOOR	621 m <sup>2</sup>
NINETEENTH FLOOR	597 m <sup>2</sup>
TWENTIETH FLOOR	558 m <sup>2</sup>
TWENTY-FIRST FLOOR	345 m <sup>2</sup>



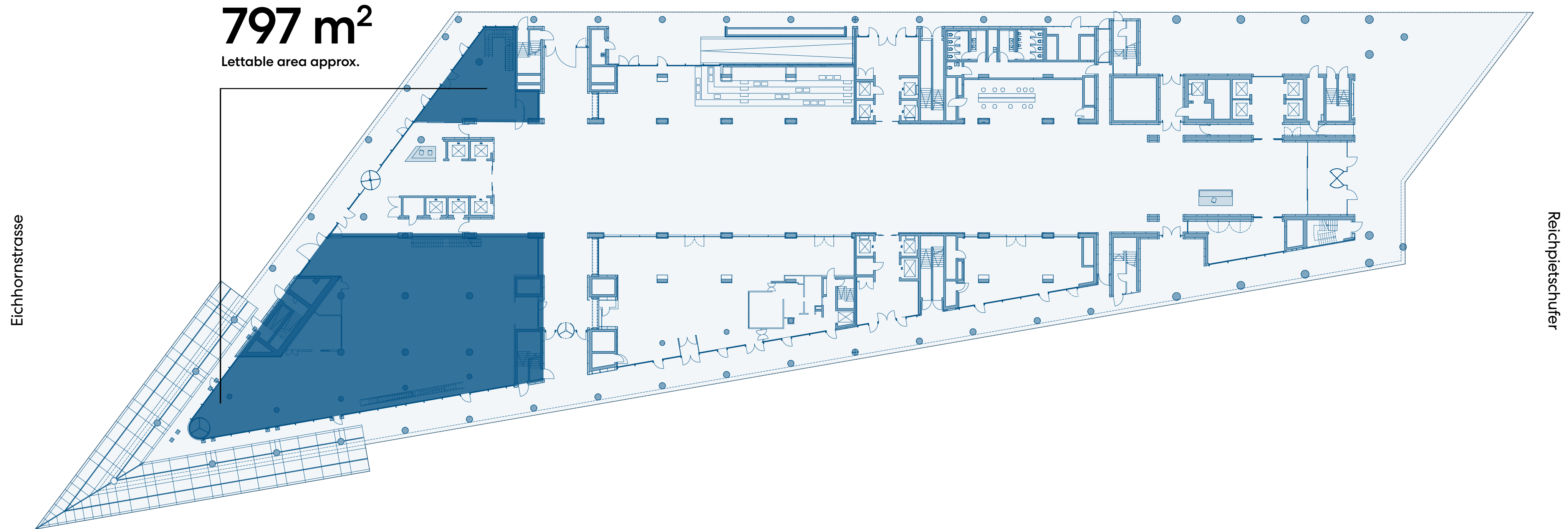


# YOUR NEW HQ SPACE





# GROUND FLOOR



Own entrance and  
Reception Service Available

**797 m<sup>2</sup>**  
Total lettable area approx.

Available Now

● Available Office

⋯ Piano-See

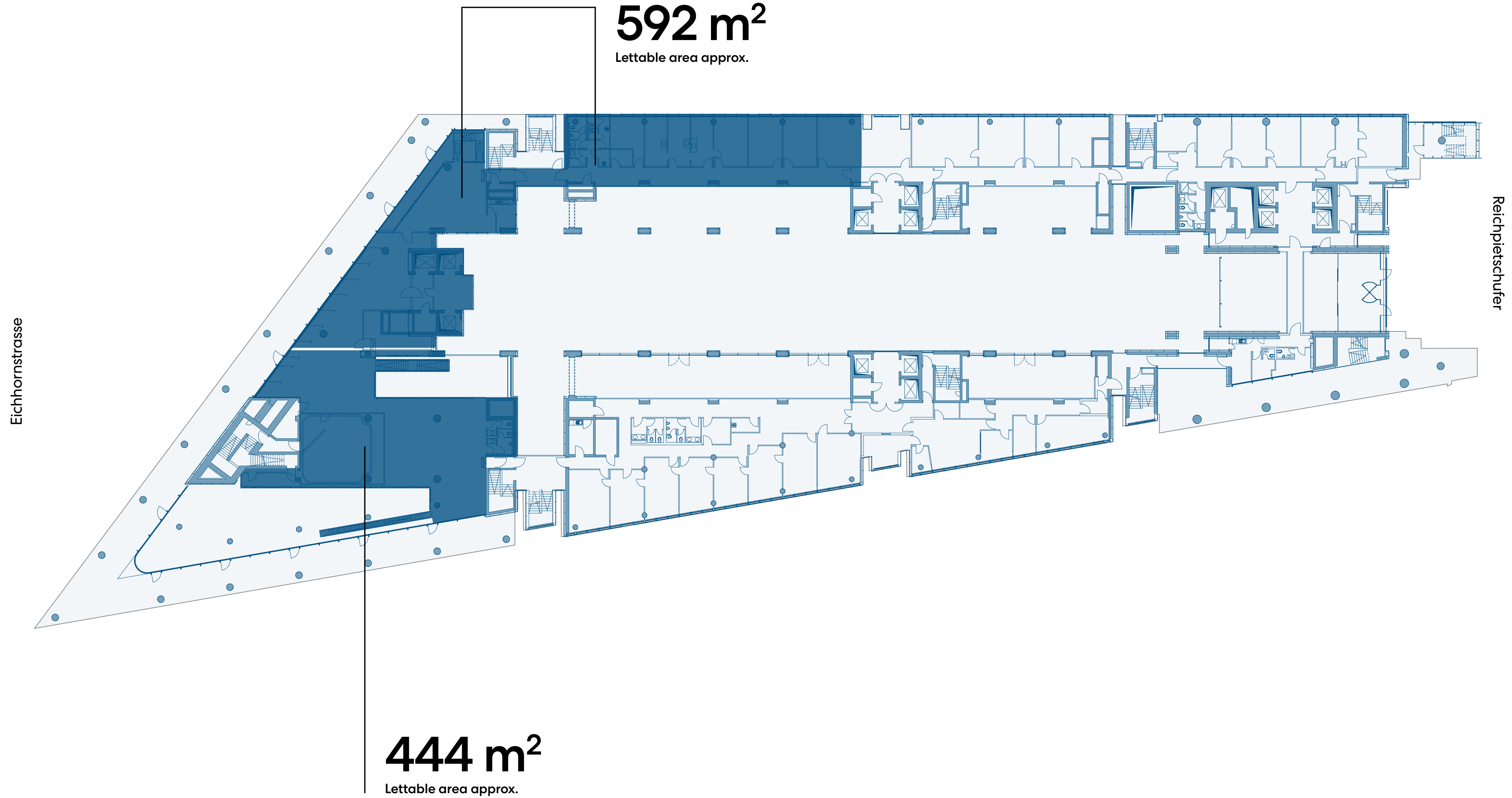




Unique, expansive office space  
with exclusive entrance possibilities



# FIRST FLOOR



**1,036 m<sup>2</sup>**  
Total lettable area approx.

Available Now

● Available Office

⋯ Piano-See



# SECOND FLOOR

## 3,262 m<sup>2</sup>

Total lettable area approx.

Available Now

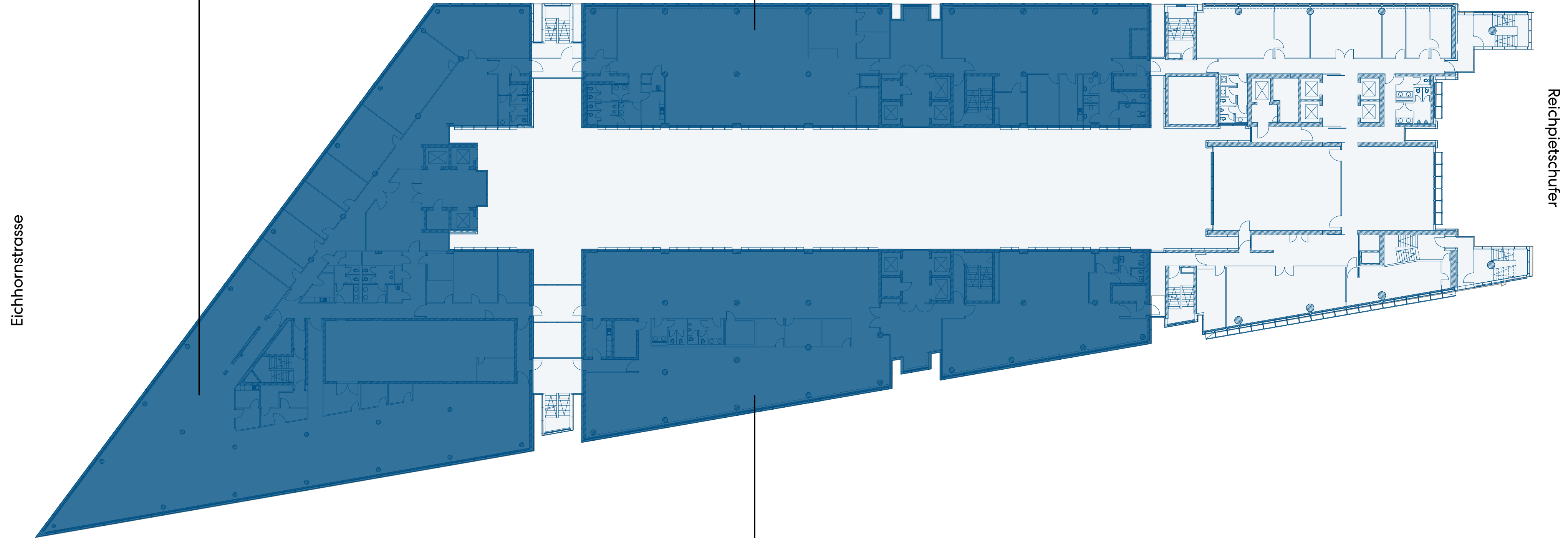
● Available Office

## 1,432 m<sup>2</sup>

Lettable area approx.

## 822 m<sup>2</sup>

Lettable area approx.



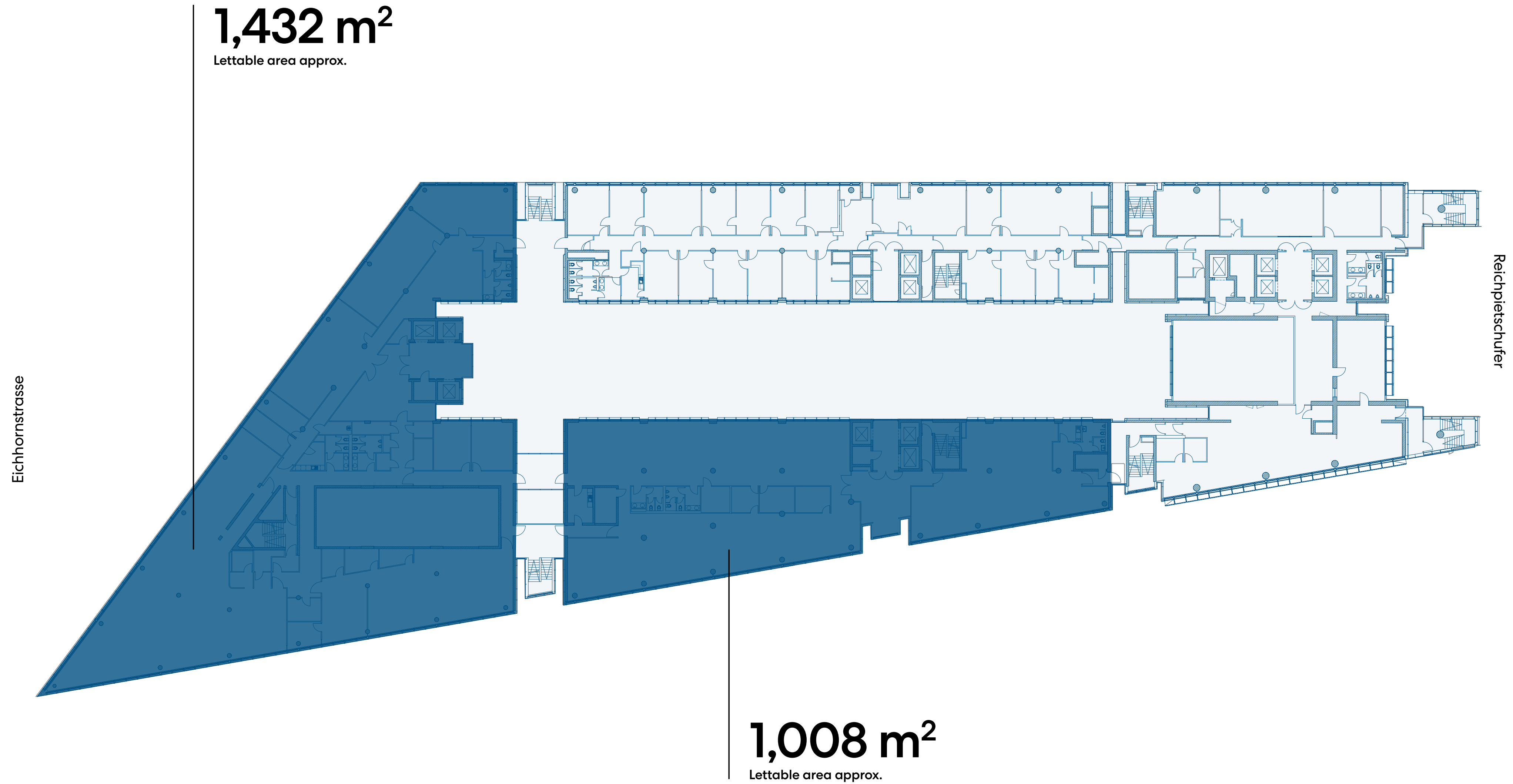
## 1,008 m<sup>2</sup>

Lettable area approx.

⋯ Piano-See



# THIRD FLOOR



Available Now

● Available Office

⋯ Piano-See



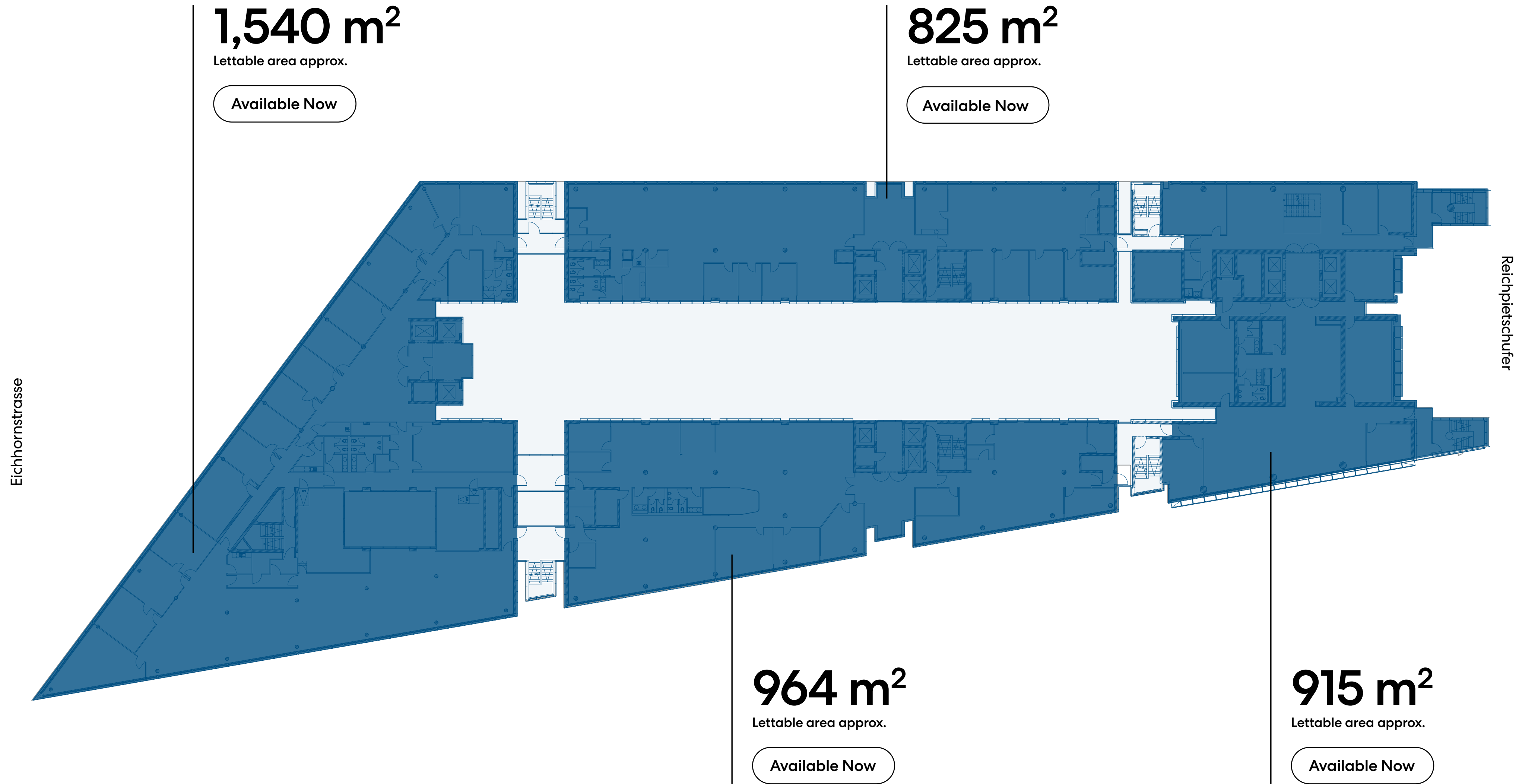








# FOURTH FLOOR



## 4,244 m<sup>2</sup>

Total lettable area approx.

Available Now

● Available Office

⋯ Piano-See



# FIFTH FLOOR

**1,749 m<sup>2</sup>**

Total lettable area approx.

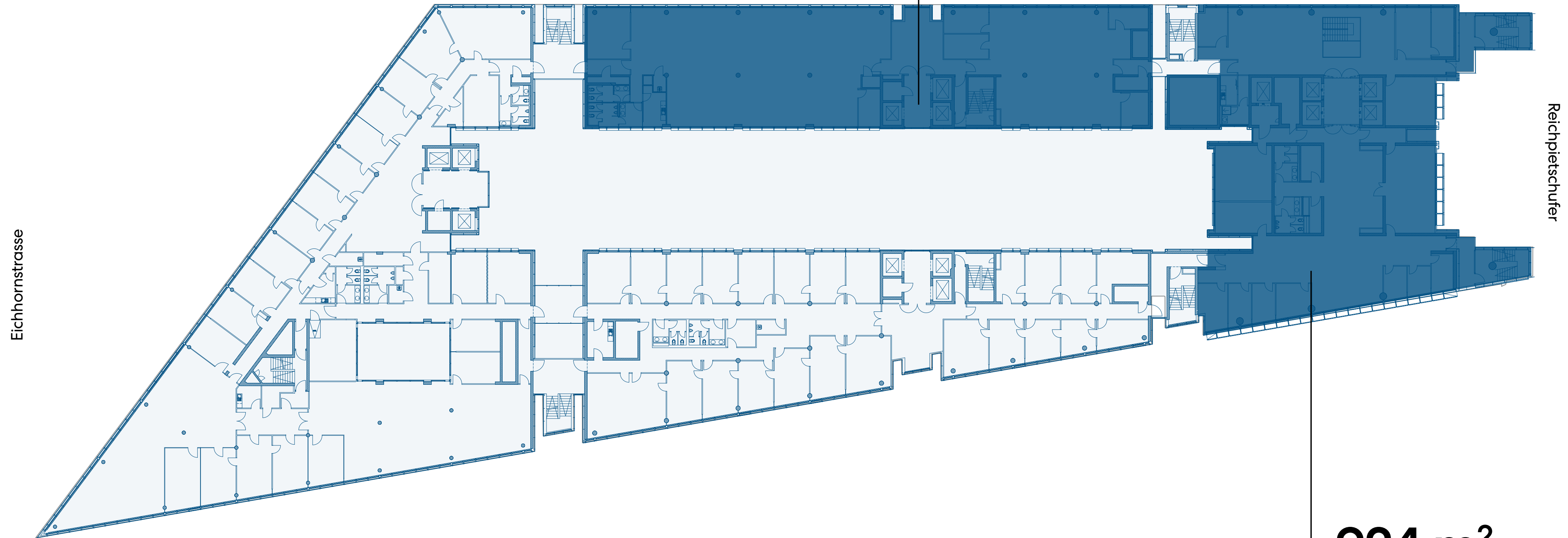
Available Now

● Available Office

**825 m<sup>2</sup>**

Lettable area approx.

Available Now



**924 m<sup>2</sup>**

Lettable area approx.

Available Now

⋯ Piano-See



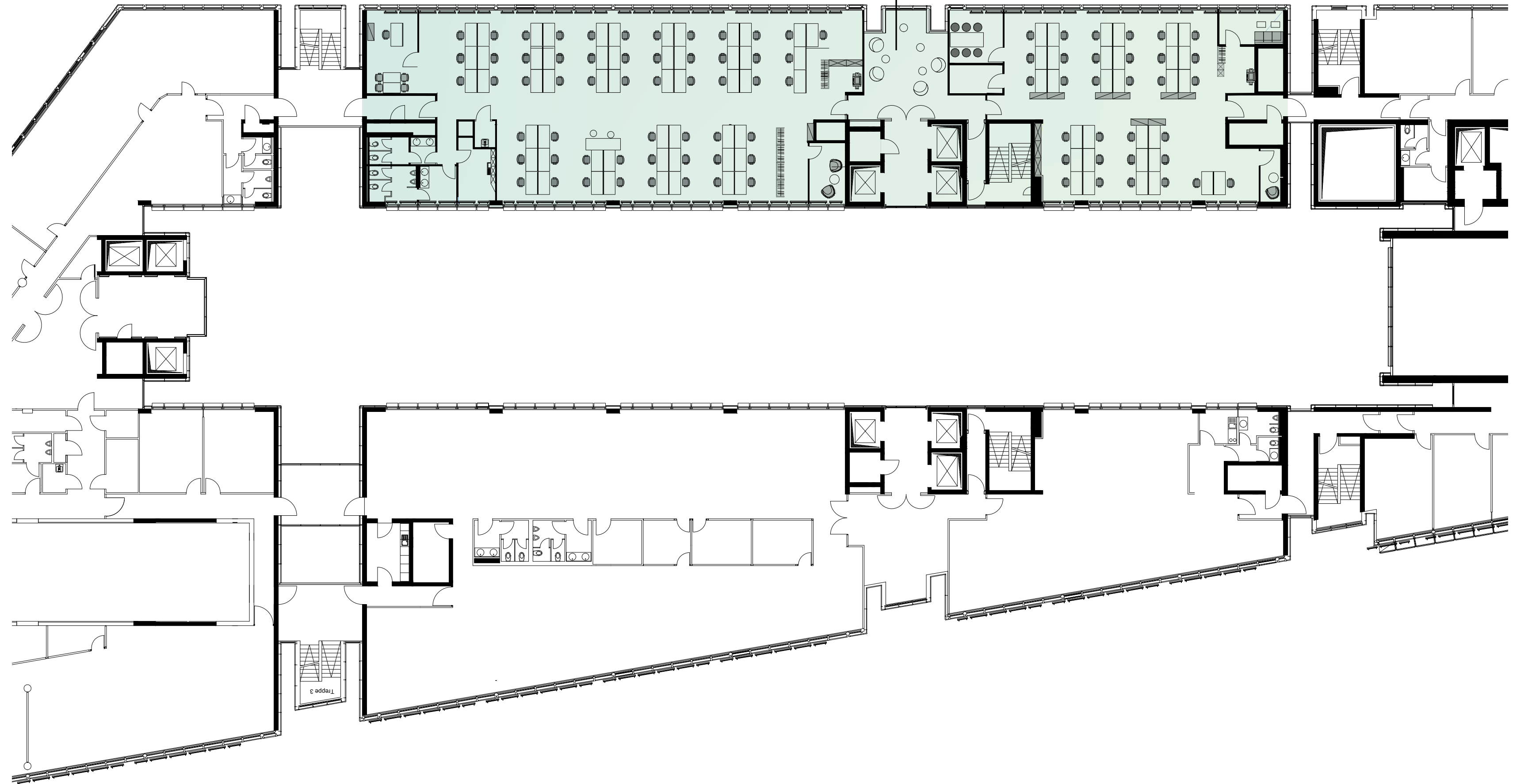
# FIFTH FLOOR

LAYOUT OPTION

## 825 m<sup>2</sup>

Lettable area approx.

Available Now









# SIXTH FLOOR

## 2,716 m<sup>2</sup>

Total lettable area approx.

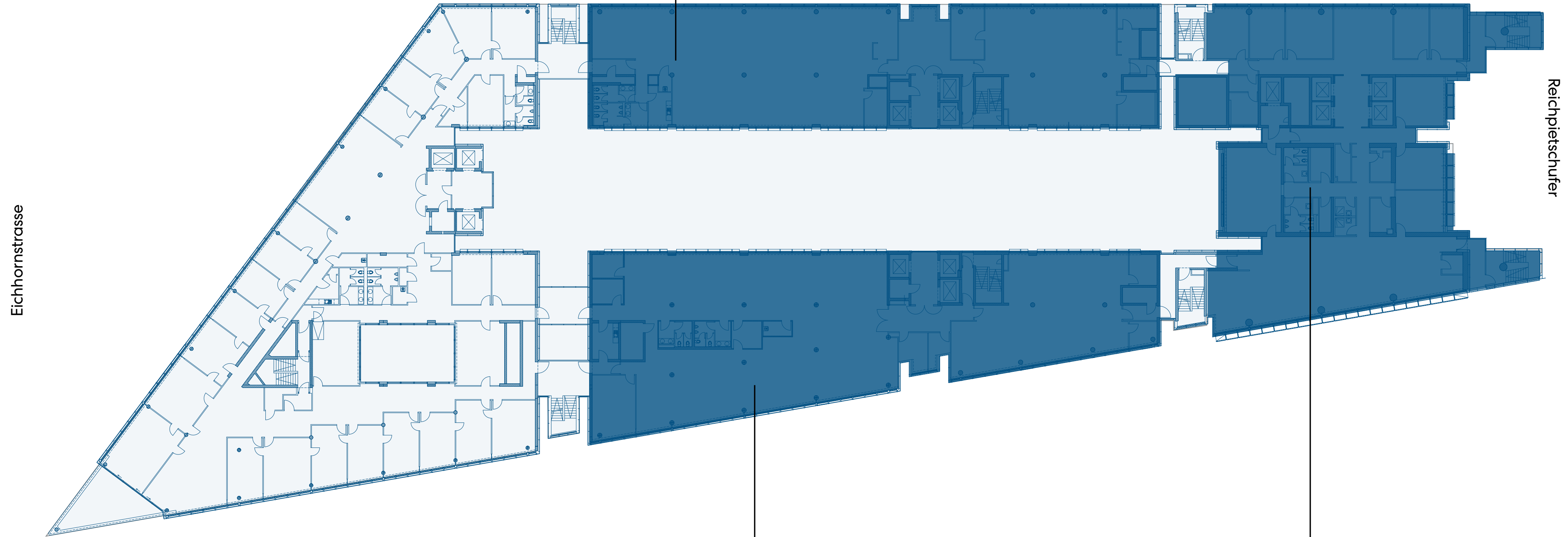
Available Now

● Available Office

Schellingstrasse

## 825 m<sup>2</sup>

Lettable area approx.



## 976 m<sup>2</sup>

Lettable area approx.

## 915 m<sup>2</sup>

Lettable area approx.

⋯ Piano-See



# SIXTH FLOOR

LAYOUT OPTION

**825 m<sup>2</sup>**

Lettable area approx.



**976 m<sup>2</sup>**

Lettable area approx.

**915 m<sup>2</sup>**

Lettable area approx.



# ELEVENTH FLOOR

**938 m<sup>2</sup>**

Total lettable area approx.

Available Now

● Available Office

Schellingstrasse

Eichhornstrasse

Reichpietschufer



⋯ Piano-See



# TWELVETH FLOOR

**945 m<sup>2</sup>**

Total lettable area approx.

Available Now

● Available Office

Schellingstrasse

Eichhornstrasse

Reichpietschufer



Piano-See



EICHHORNSTRASSE 3

# THIRTEENTH FLOOR

**941 m<sup>2</sup>**

Total lettable area approx.

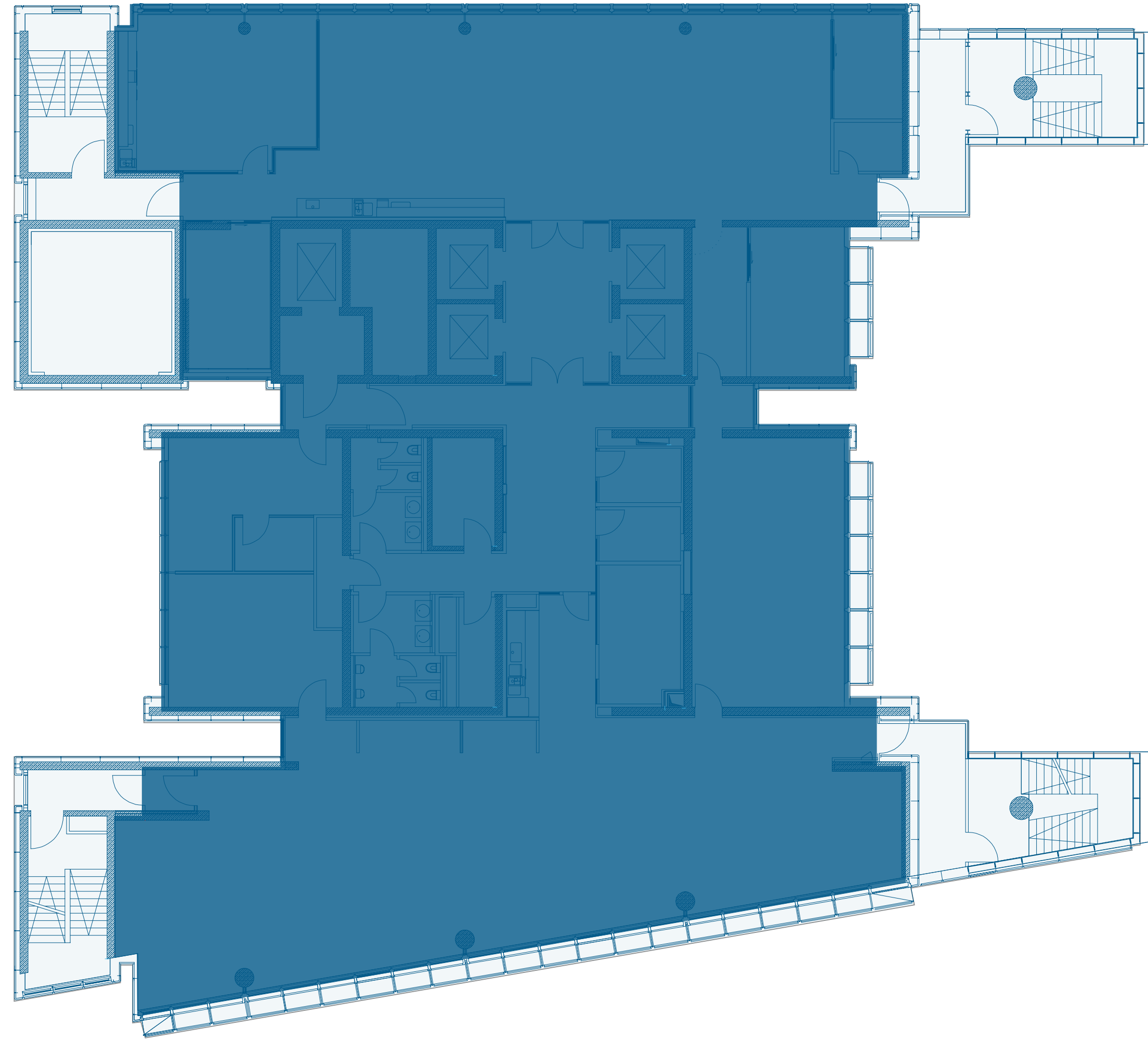
Available Now

● Available Office

Schellingstrasse

Eichhornstrasse

Reichpietschufer



Piano-See



EICHHORNSTRASSE 3

# FOURTEENTH FLOOR

**623 m<sup>2</sup>**

Total lettable area approx.

Available Now

● Available Office

Schellingstrasse

Eichhornstrasse

Reichpietschufer



⋯ Piano-See



# FIFTEENTH FLOOR

**626 m<sup>2</sup>**  
Total lettable area approx.

Available Now

● Available Office



⋯ Piano-See



# SEVENTEENTH FLOOR

**621 m<sup>2</sup>**

Total lettable area approx.

Available Now

● Available Office

Schellingstrasse

Eichhornstrasse

Reichpietschufer



⋯ Piano-See







# EIGHTEENTH FLOOR

**621 m<sup>2</sup>**

Total lettable area approx.

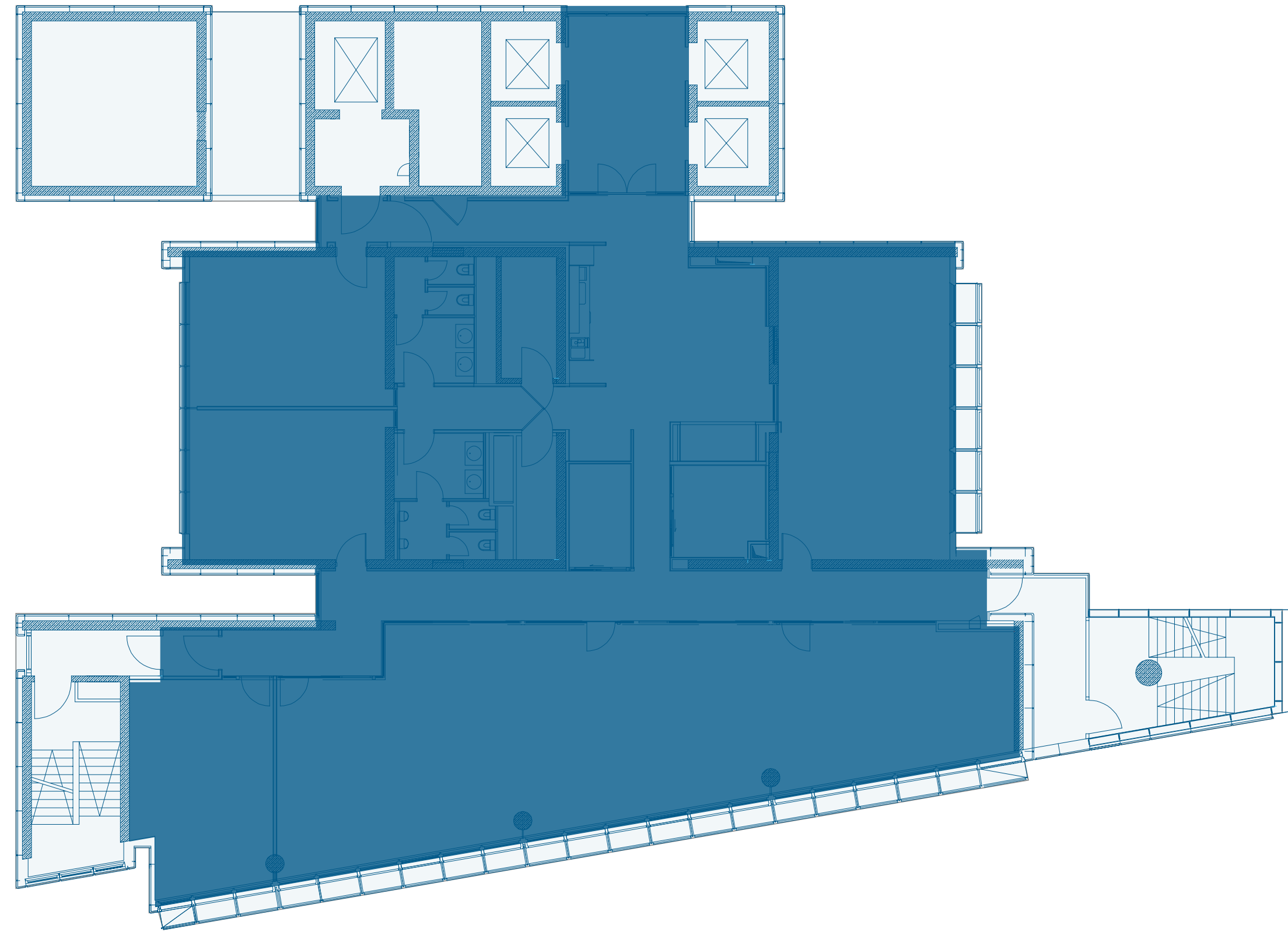
Available Now

● Available Office

Schellingstrasse

Eichhornstrasse

Reichpietschufer



⋯ Piano-See



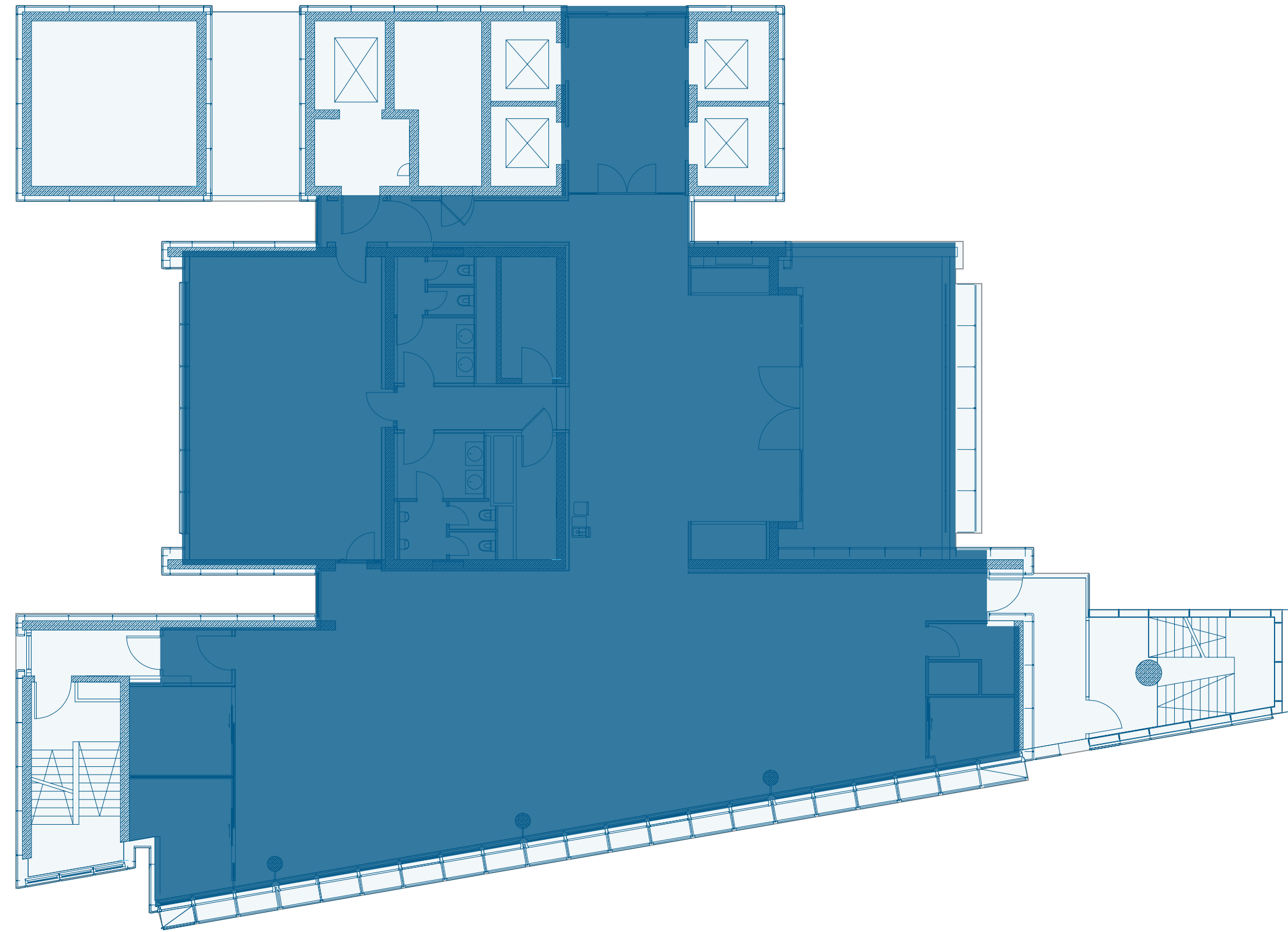
# NINETEENTH FLOOR

**597 m<sup>2</sup>**

Total lettable area approx.

Available Now

● Available Office



⋯ Piano-See



# TWENTIETH FLOOR

**558 m<sup>2</sup>**  
Total lettable area approx.

Available Now

● Available Office



⋯ Piano-See



# TWENTY FIRST FLOOR

**345 m<sup>2</sup>**

Total lettable area approx.

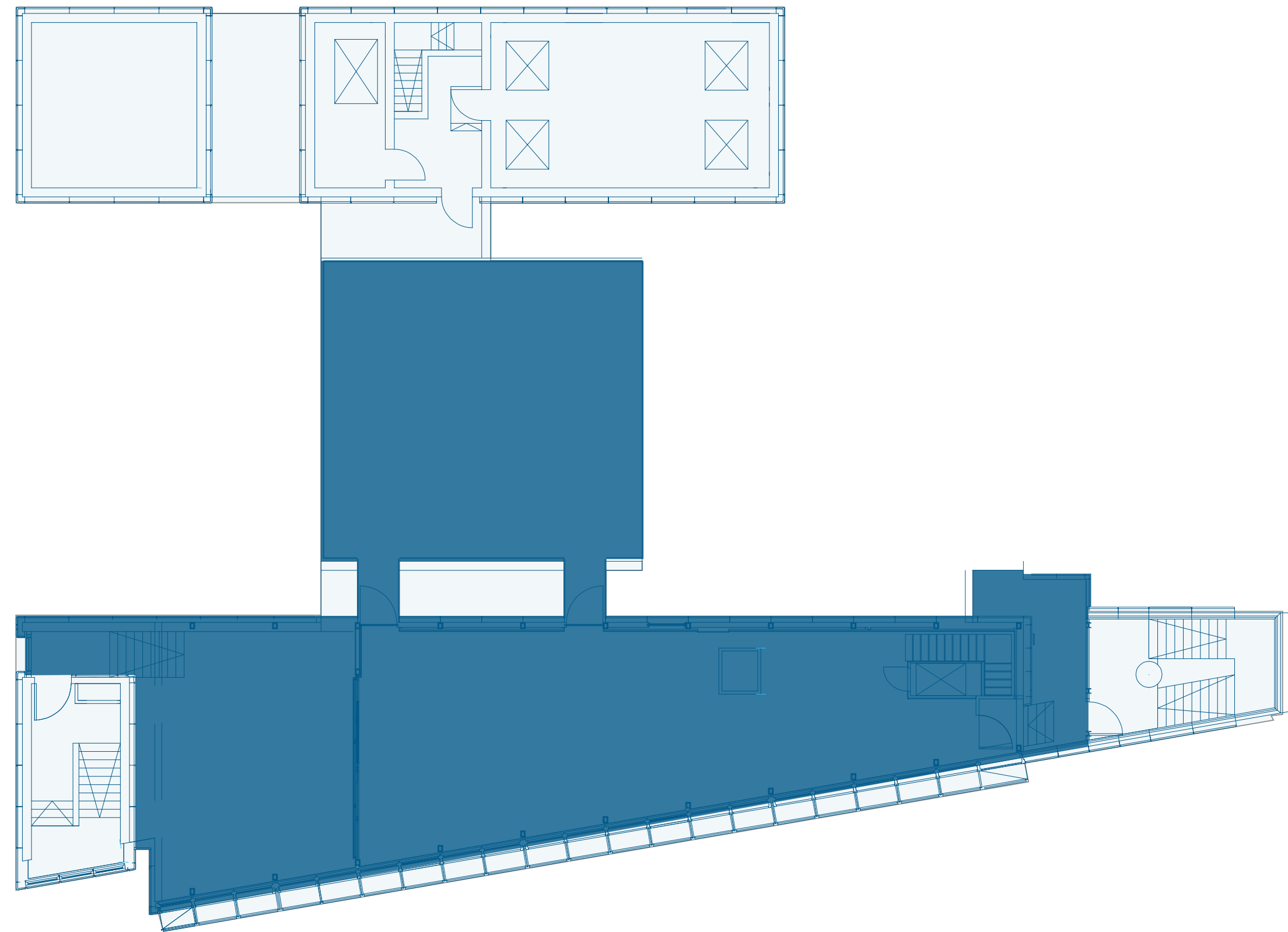
Available Now

● Available Office

Schellingstrasse

Eichhornstrasse

Reichpietschufer



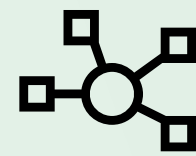
⋯ Piano-See



# TECHNICAL INFORMATION



Up to  
**3.30 m**  
Ceiling Heights



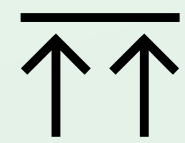
**CAT 7**  
Wiring on Data Network  
+ Telephone Network



**Well Lit**  
Highly Efficient New  
LED Lighting



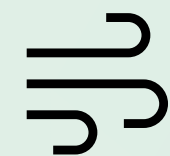
**600+**  
Bike Parking



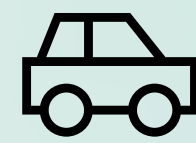
**Raised**  
Floors



**DAT**  
Disabled Accessible Toilet on  
Ground Floor



**Cooling**  
Ceilings



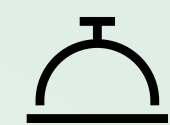
**2,000+**  
Car Parking



**Yoga**  
Club on Ground Floor



**Dine**  
Restaurant Weilands on  
Ground Floor



**2**  
Main Entrance  
Receptions



**15**  
Passenger Lifts





# SUSTAINABILITY AT POTSDAMER PLATZ

One of the first districts in 2011 to be awarded the DGNB sustainability certification in gold for the use of health and environmentally friendly building materials, the absence of air conditioning systems and for central waste separation.



## 1.3 ha

approximately of urban water body in the form of a lake as a specifically designed biotope

## 20M

litres of drinking water are saved each year through collected rainwater

## First

district in the city, to implement the Berlin Light Plan

## 50%

reduction of primary energy through efficient ventilation and façade system

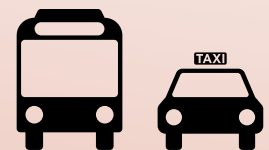


**DGNB**





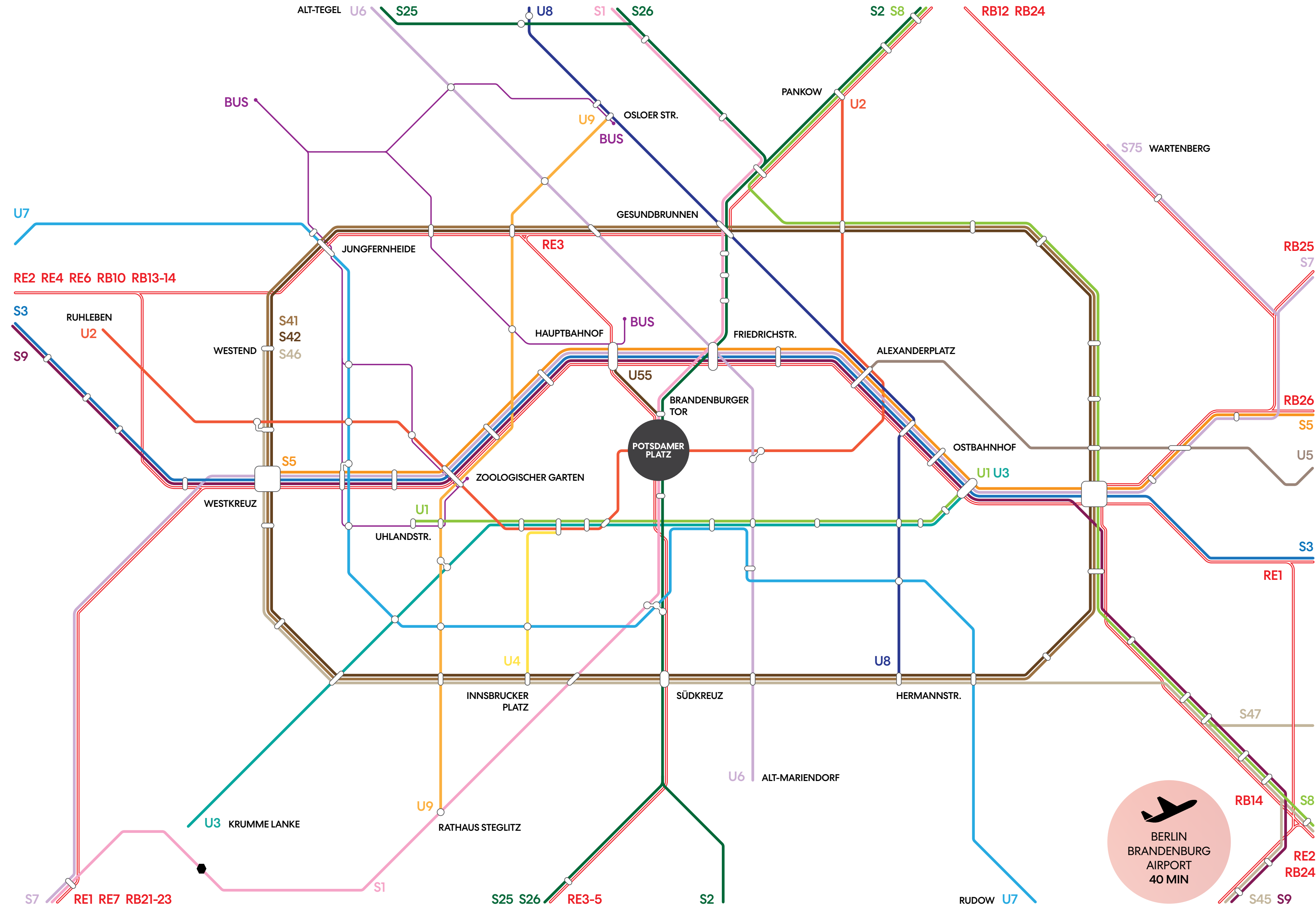
# EASILY ACCESSIBLE FROM ALL OF BERLIN



Hauptbahnhof	5 min
Alexanderplatz	10 min
Zoologischer Garten	10 min



Brandenburger Tor	10 min
Checkpoint Charlie	15 min
Gendarmenmarkt	15 min





# AMENITIES



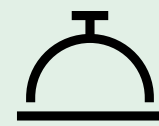
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**Representative** location with tenants prominently featured in lobbies



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**Security service** in the building and area already included in the additional costs



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**Receptions** in the buildings



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All buildings **wheelchair accessible**



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The area offers tenants exclusive rights to use the **yoga classes** and **run clubs** with professional trainers



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Various **shopping** and **lunch** options, vegetarian and vegan



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**Excellent connection** to public transport as well as local and long-distance transport



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**Culture Hub** - various events in the area (Festival of Lights, Berlinale and many more)



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**2,000 parking spaces** in the underground car park, access via elevators in the buildings



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**Bicycle at Potsdamer Platz**  
Extensive bicycle parking and annual bicycle repair for tenants in May



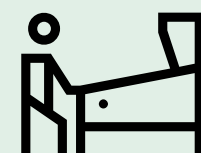
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Public Realm, Pedestrian Zone



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**2 hotels** with conference facilities



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Various **after-work offers**



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**DGNB & WELL Health & Safety** certified



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**Health center** with various examination/prevention/therapy options



# REAL ESTATE, REIMAGINED

At Brookfield Properties, we look beyond what is to see what could be. We work closely with communities, tenants, and residents to understand what makes them unique and how they want to evolve towards the future. And we build and manage to standards of quality and design that enhance entire neighbourhoods, elevate entire cities, and raise the bar for real estate everywhere.

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## CONTACT

### **KATHARINA TREIBER**

Senior Vice President  
katharina.treiber@brookfieldproperties.com  
+49 172 301 417 0

### **ANTONIA GERMELMANN**

Senior Associate  
antonia.germelmann@brookfieldproperties.com  
+49 174 691 976 6

### **PABLO MOLL**

Analyst  
pablo.moll@brookfieldproperties.com  
+49 176 102 340 46