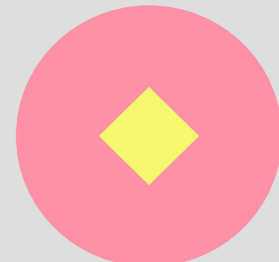
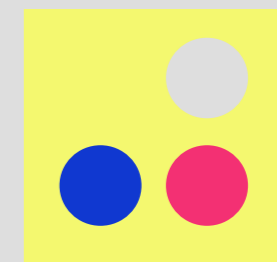
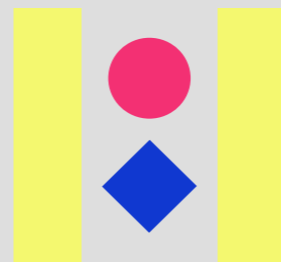
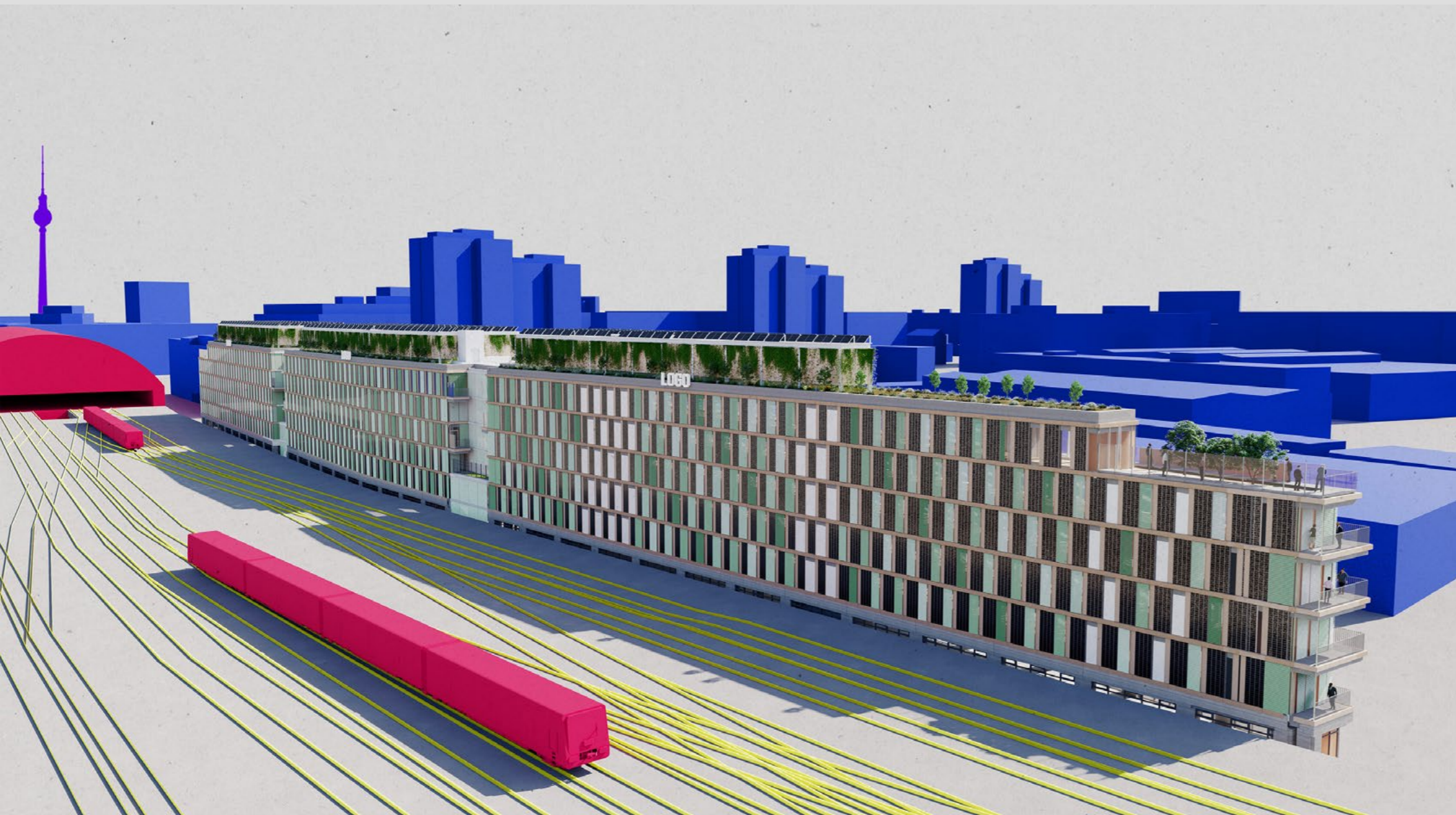




PLTFRM.BERLIN
WHERE PROGRESS STARTS



FOR A BRIGHTER FUTURE, DEPART FROM PLTFRM



Next to Ostbahnhof, a visionary new workplace is emerging alongside Friedrichshain's established community of start-ups, creatives, tech and e-commerce companies.

The arrival of PLTFRM signals an exciting change of direction in workplace design and wellbeing. Find space, inspiration and a renewed sense of purpose in a building specifically designed to spark new ways of thinking and working.

We're proud to be creating a leading workplace for sustainability in Berlin, with zero carbon emissions in operation, powered by 100% renewable energy – better not just for employees, but for the whole city.

Wherever you see yourself going in the future, PLTFRM is where progress starts, and forward-thinking people and companies can flourish. It's as unique as the neighbourhood it calls home.

948 M² GREEN TERRACES AND BALCONIES PROVIDE SPACE TO WORK, MEET UP, AND TAKE IN THE CITY VIEWS

27,770m²
OFFICE SPACE

CO₂
ZERO
CARBON EMISSIONS
IN OPERATION

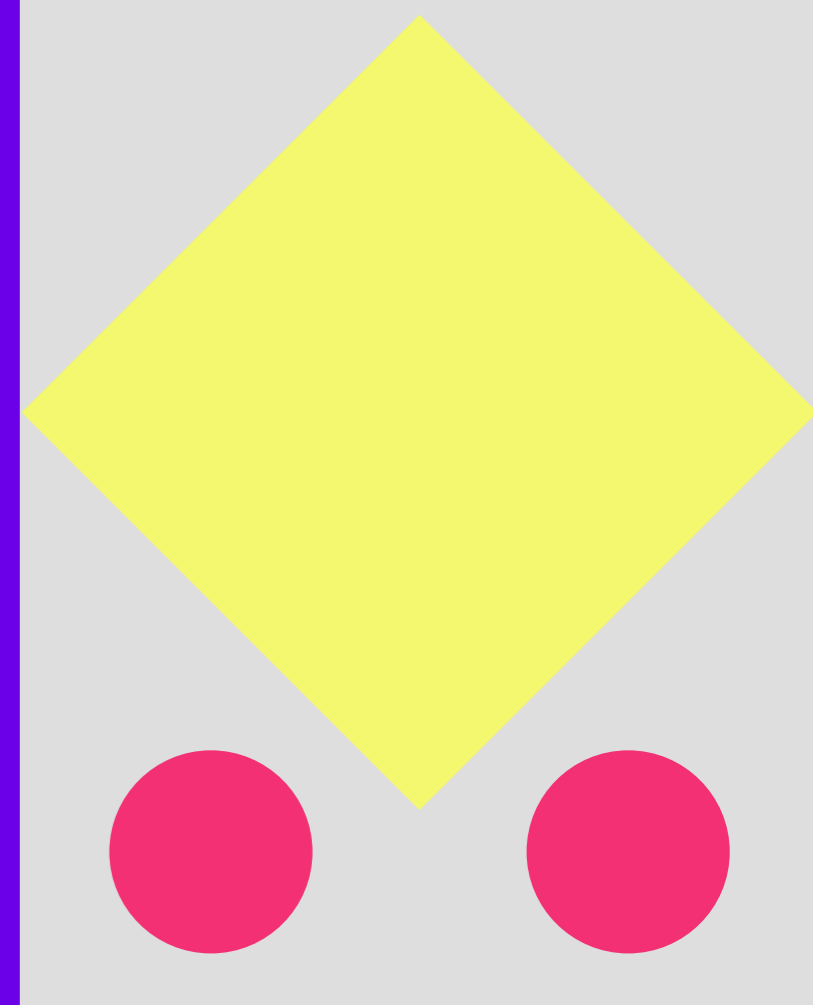
400
BIKE PARKING

100%
E-CHARGING READY

948m²
TERRACE

21
SHOWERS

530m²
HEALTHY FOOD OPTIONS



NET ZERO CARBON IN OPERATION

We take our responsibility to the environment very seriously and PLTFRM is designed to be as self-sufficient as possible. It reduces the amount of off-site energy needed to run the building by two thirds, leaving just 34,5 kWh/m²a. A non-energy efficient building of the same size uses 105,6 kWh/m²a, over three times as much*

- Energy is recovered from a waste water duct (with a heat exchanger) and with the help of a heat pump to heat and cool occupied areas, thanks to an innovative collaboration with the municipal water supplier, Berliner Wasserbetriebe.
- 20% of the building's electricity will come from 2830 m² of solar roof and façade panels.

*All calculations: End Energy according to GEG (German Energy Act). Reference building planned with District Heating for heat cooling and without solar panels.

AVERAGE BUILDING ENERGY CONSUMPTION

105.6 KWH/M²A END
ENERGY

ALL ENERGY
IS SOURCED
EXTERNALLY, E.G. VIA
DISTRICT HEATING

PLTFRM BUILDING ENERGY CONSUMPTION

45 KWH/M²A

REDUCED ENERGY
CONSUMPTION VIA
INNOVATIVE HEAT
PUMPS

PV PANELS

10.5 KWH/M²A

EXTERNALLY SOURCED ENERGY

34.5 KWH/M²A

100% Renewable
100% Fossil Free
100% Green Electricity

A BETTER WORLD FOR ALL

At PLTFRM we believe that the journey is just as important as the destination.

Our innovative approach to sustainability, responsibility and wellbeing flows through the building's interior and exterior design, resulting in spaces that nurture the individual, respect our environment and enable businesses of all sizes to flourish.



DESIGN THAT INVITES AND CONNECTS

All aspects of the exterior and interior encourage flow and collaboration. From the seamless transitions into the light-flooded lobby to the common areas with excellent digital connectivity.

ALWAYS ENVIRONMENTALLY RESPONSIBLE

Our sustainable design has net zero carbon emissions in operation and uses 100% renewable energy, including power from solar roof and facade panels, and water from pumps that recycle waste.

A LIVING, BREATHING WORKPLACE

Interiors are punctuated by planting of local species and lush green roof terraces, for enhanced employee health and wellbeing.

SPACES FOR EVERYONE TO GROW

Flexible floor design enables agile and hybrid working, encouraging synergistic working and communication.



AT YOUR SERVICE



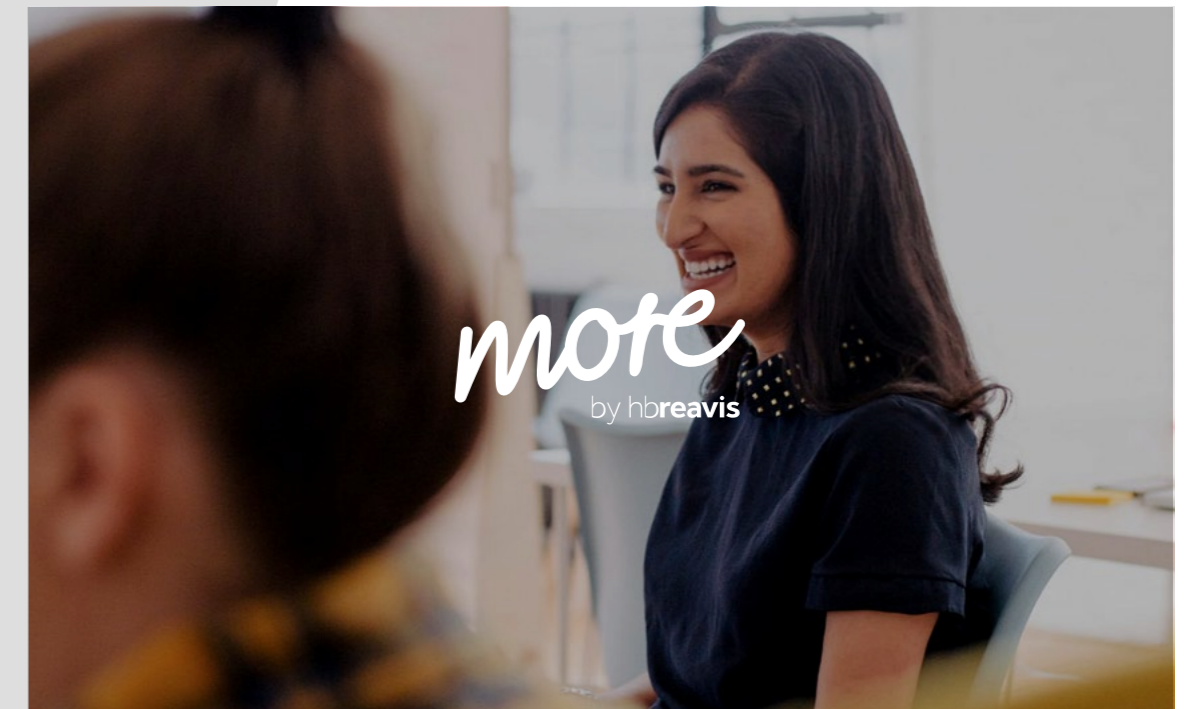
A FULLY DIGITAL EXPERIENCE

With intelligent sensor technology, our sophisticated Building Management System uses the latest smart technology to improve employee wellbeing and performance.



WORKSPACE CONSULTANCY AND PLANNING

Each square metre has its own meaning. Get more out of the office space – every square metre is used wisely, increasing wellbeing so business can bloom.



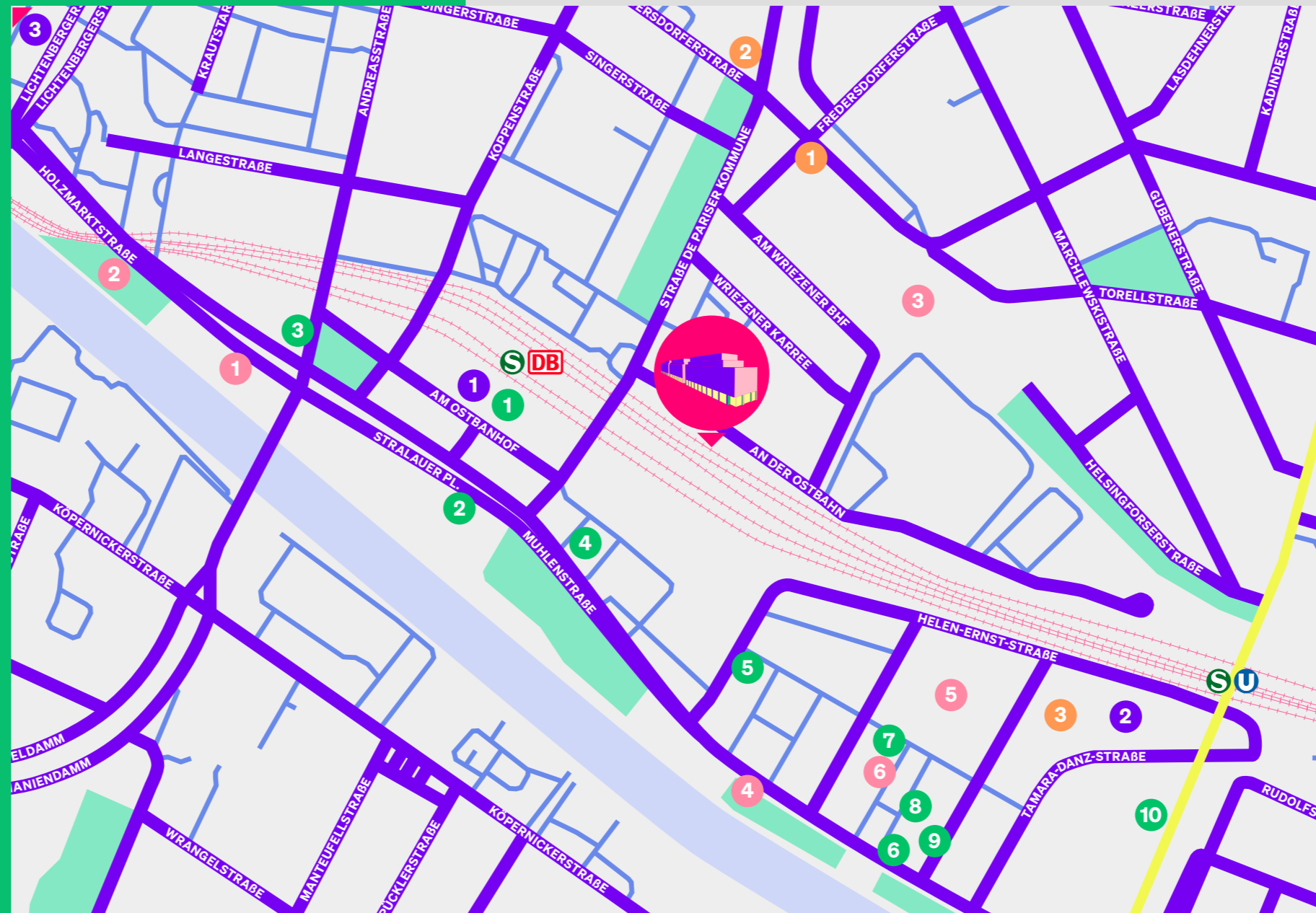
MORE PRODUCTIVITY AND WELLBEING

We deliver a unique level of asset management to our clients. This covers a broad range of property services, supporting employees and improving productivity. Our technology enabled services focus on comfort, efficiency, wellbeing and community, helping to make employees' everyday life easier.



FRIEDRICHSHAIN: WHERE BERLIN TALENT CAN THRIVE

The next generation of creative and tech talent is drawn to the Media-Spree and Friedrichshain-Kreuzberg areas for their unparalleled amenities, connections and innovation.



IN WALKING DISTANCE



HOTELS, RESTAURANTS AND BARS

- 1 Playoff American Diner — 1 mins
- 2 Schulz Hotel — 3 mins
- 3 Hotel Moxy Berlin — 3 min
- 4 Meininger Hotel — 4 mins
- 5 Bertha und Carl — 8 min
- 6 260 Grad — 11 min
- 7 L'Osteria — 11 min
- 8 Hans im Glück — 12 min
- 9 ALEX Berlin — 12 min
- 10 Michelberger Hotel & Restaurant — 18 min

CULTURE

- 1 Radialsystem — 4 mins
- 2 Holzmarkt 25 — 6 mins
- 3 Berghain — 6 mins
- 4 Eastside Gallery — 9 mins
- 5 Mercedes-Benz Arena — 12 mins
- 6 Verti Music Hall — 12 mins

RETAIL

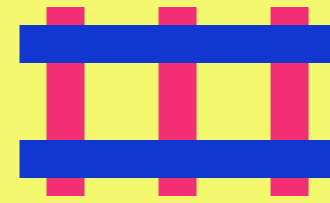
- 1 Ostbahnhof Berlin — 1 min
- 2 East Side Mall — 15 mins
- 3 ALEXA Berlin — 22 mins

HEALTH AND FITNESS

- 1 Fitness Company Berlin — 6 min
- 2 FitX — 17 min
- 3 Beat81 Cycle Studio — 20 min

JOIN THE MOVEMENT

With showers, lockers, onsite bike repairs and e-bike charging, PLTFRM is designed to support every part of a sustainable lifestyle, from encouraging wellbeing to minimising environmental impact. We're a short walk from Ostbahnhof with fast connections to all the main transport hubs, and Berlin airport just 24 minutes away.



PUBLIC TRANSPORT CONNECTIONS

5min
ALEXANDERPLATZ

7min
FRIEDRICHSTRASSE

10min
HAUPTBAHNHOF

21min
SÜDKREUZ

17min
ZOOLOGISCHER GARTEN

24min
BERLIN AIRPORT

A SPACE TO GROW

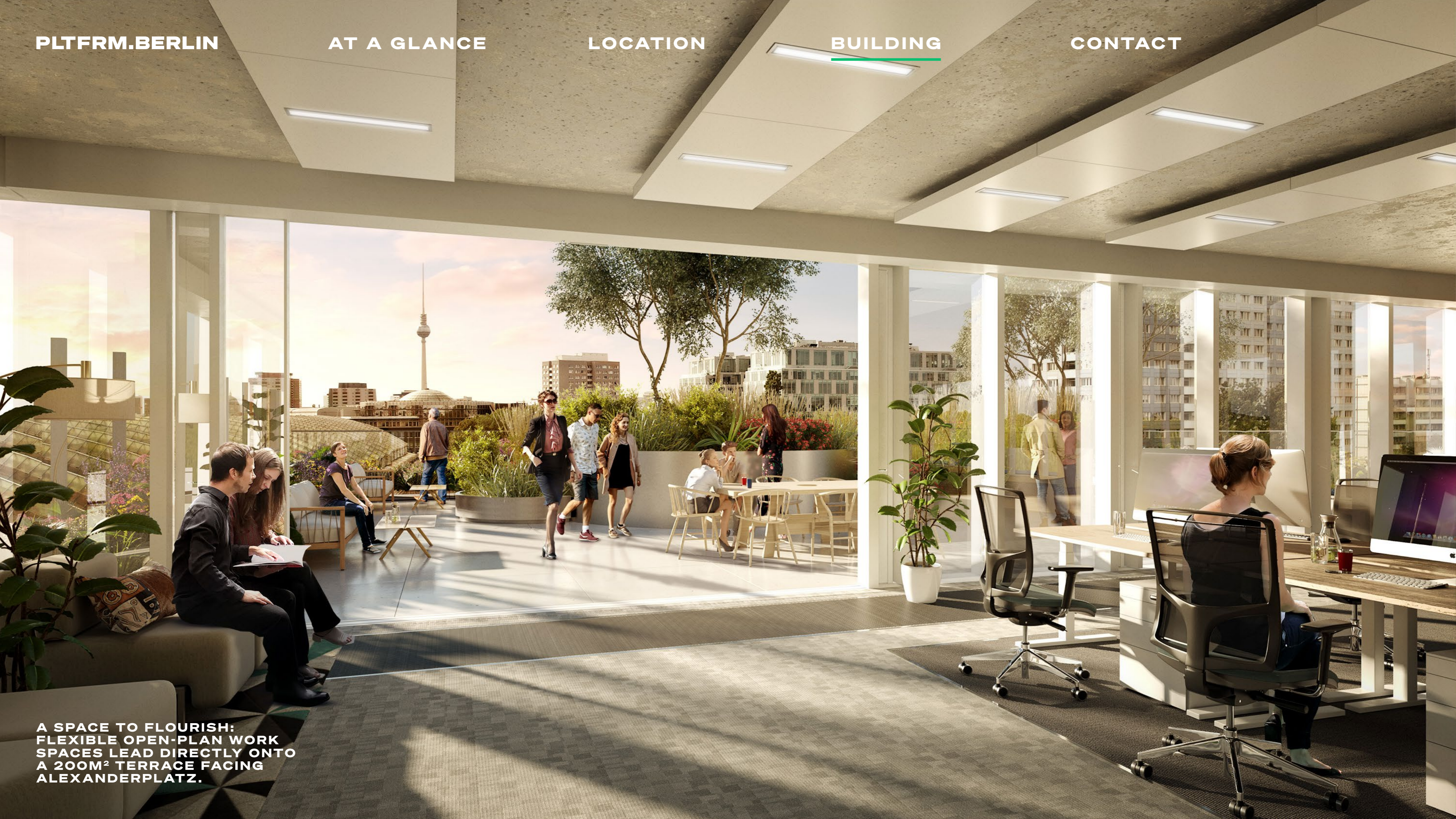
OUR FORWARD-THINKING DESIGN BRINGS TOGETHER THE BEST OF SUSTAINABILITY AND MODERN AESTHETICS TO CREATE A WORKSPACE THAT ACTIVELY IMPROVES HEALTH AND WELLBEING.



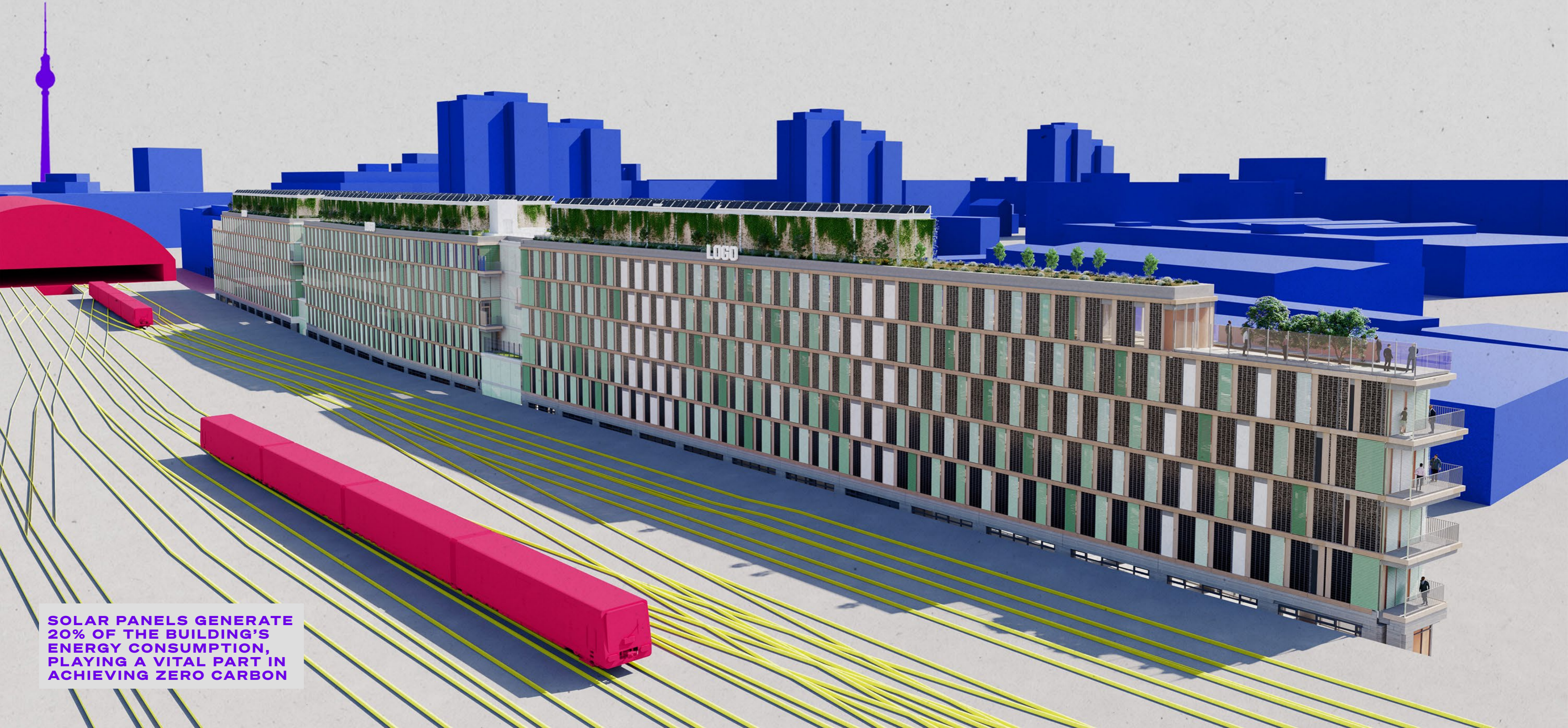
A SPACE TO CONNECT

THE WELCOMING ENTRANCE AREA IS FILLED WITH GREENERY AND LOCAL ARTWORK, SEAMLESSLY CONNECTING INSIDE AND OUTSIDE.



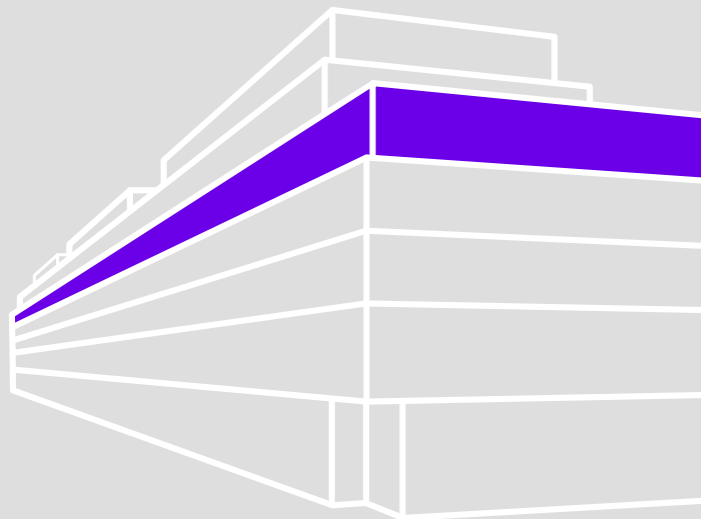
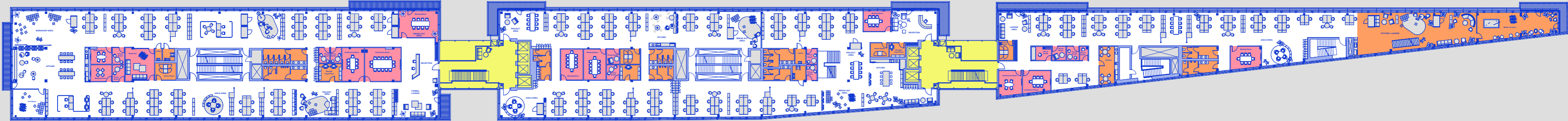


**A SPACE TO FLOURISH:
FLEXIBLE OPEN-PLAN WORK
SPACES LEAD DIRECTLY ONTO
A 200M² TERRACE FACING
ALEXANDERPLATZ.**



SOLAR PANELS GENERATE 20% OF THE BUILDING'S ENERGY CONSUMPTION, PLAYING A VITAL PART IN ACHIEVING ZERO CARBON

FLOORPLAN — 5TH FLOOR



3860m²

OFFICE SPACE

TOTAL WORKSTATIONS: 227

OPEN SPACE

OFFICES

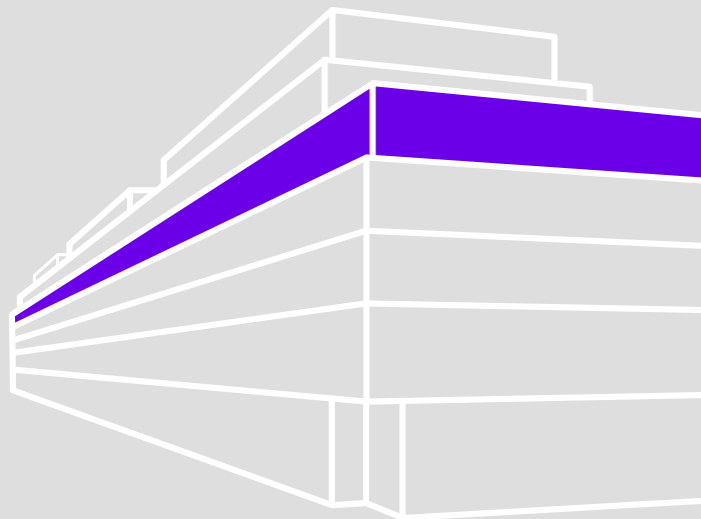
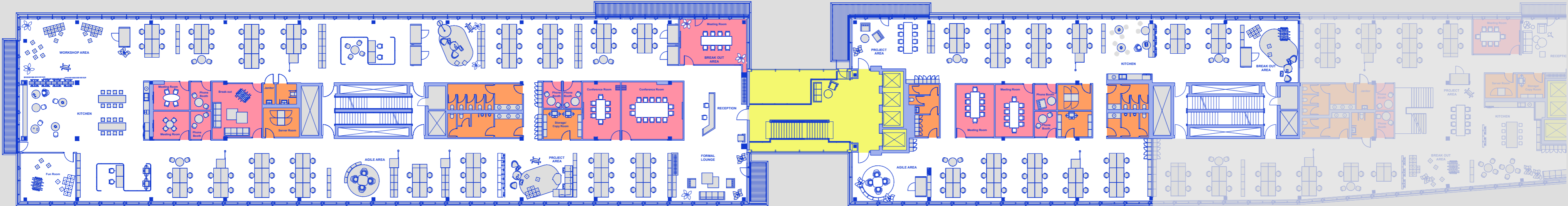
MEETING ROOMS

AUXILIARY ROOMS

COMMON AREAS



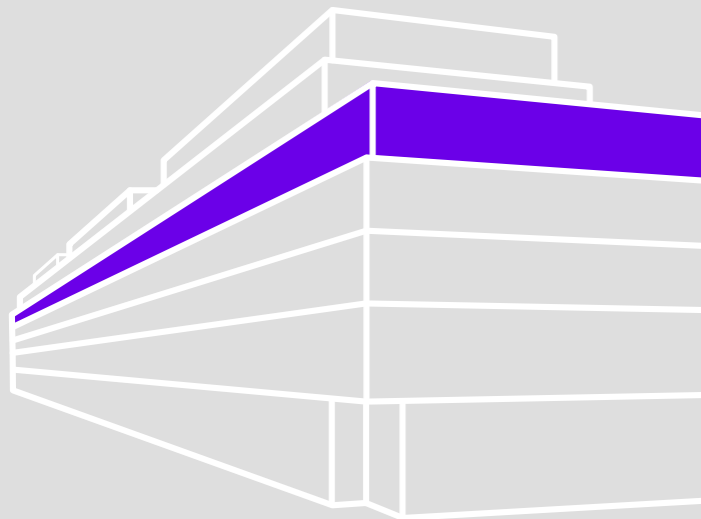
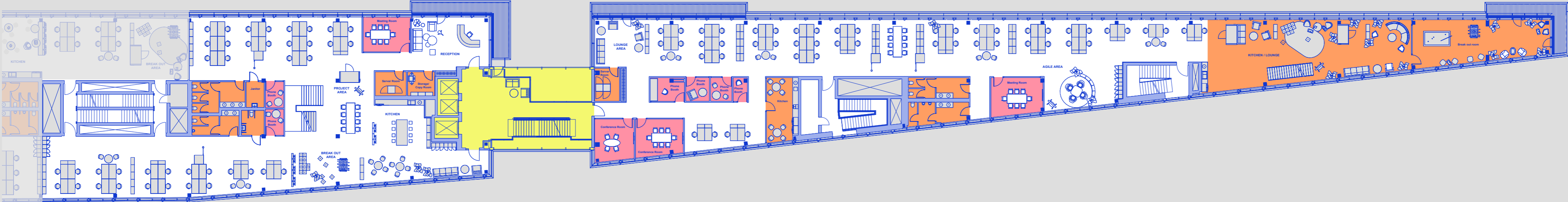
FLOORPLAN — 5TH FLOOR / UNIT 1



- OPEN SPACE
- OFFICES
- MEETING ROOMS
- AUXILIARY ROOMS
- COMMON AREAS



FLOORPLAN – 5TH FLOOR / UNIT 2



- OPEN SPACE

- OFFICES

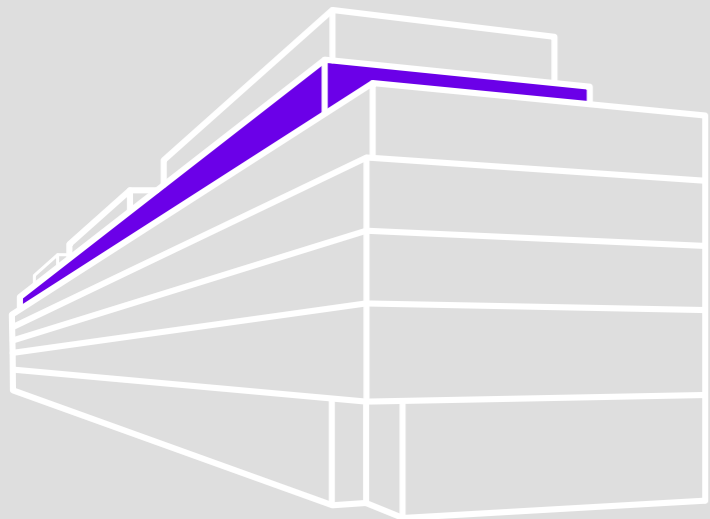
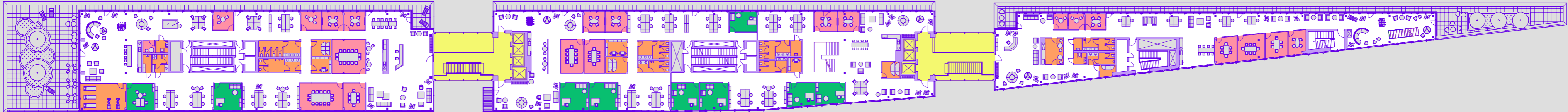
- MEETING ROOMS

- AUXILIARY ROOMS

- COMMON AREAS



FLOORPLAN — 6TH FLOOR



3052m²

OFFICE SPACE

TOTAL WORKSTATIONS: 81

OPEN SPACE

OFFICES

MEETING ROOMS

AUXILIARY ROOMS

COMMON AREAS



SPECIFICATIONS

TOTAL SPACE	32050m ²	ESTIMATED DELIVERY DATE	Q1 / 2025	ACHIEVED RATING	WELL Platinum Precertified™
OFFICE SPACE	27,770m ²	WIRING	Cavity floor, floor tank	TARGET RATING	LEED Platinum
F+B / RETAIL SPACE	530m ²	ACOUSTIC	Custom-made chilled ceiling sails		LEED Zero Carbon
TERRACES	948m ²	SUN-/BLIND PROTECTION	External, electric		DGNB Platinum
CAR PARKING SPACES	51	CENTRE LINE	Approx 1.35m		DGNB Climate Positive
BIKE PARKING SPACES	399	ACCESSIBILITY	Stepless access, Lifts, disabled WC. Via More app: seamless access / no-contact access		WELL Health & Safety
ROOM DEPTH	530m	EXTRAS	Flexibly usable common areas: Lobbies, Gaps, Library		Wired Score Platinum
ROOM HEIGHT	ca. 3,15 – 3,20m		Concierge Service		Smart Building Certification
FLOOR	On tenant request		10 rentable Brompton bikes		
COOLING	Chilled ceiling sails		Showers and changing rooms available		
AIRING	Automatic ventilation, sensor-controlled		Personalised room booking facilities		

WHERE PROGRESS STARTS

WANT TO KNOW MORE ABOUT
PLTFRM? JUST GET IN TOUCH
WITH ONE OF OUR TEAM.



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