Terraced Building / Courtyard Elevation

SPREE:FABRIK

Terraced Building

Köpenicker Straße 7A · 10997 Berlin-Kreuzberg

Building section	Terraced house (new construction)
Total rental area	about 2.060 m²
Rental units	14 units
Unit sizes	50 m² – 400 m²
Type of use	Office / Studio / Commercial / Restaurant Ground Floor
Availability	2028
Rental price	[Insert €/m²] plus additional costs

Terraced Building / Terrace

The project

The terraced building is the newly constructed part of the SPREE:FABRIK ensemble at Köpenickerstraße 7A. As a five-story new building, it blends carefully into the listed surroundings and, together with the factory and the front building, forms a coherent urban quarter directly on the Spree river.

The building is characterized by its surrounding, green terraces on each floor, which seamlessly integrate the outdoors into the work environment. On the ground floor, a restaurant provides public access; the communal roof terrace on the top floor offers an open, collective space with expansive views of the Spree River and the city.

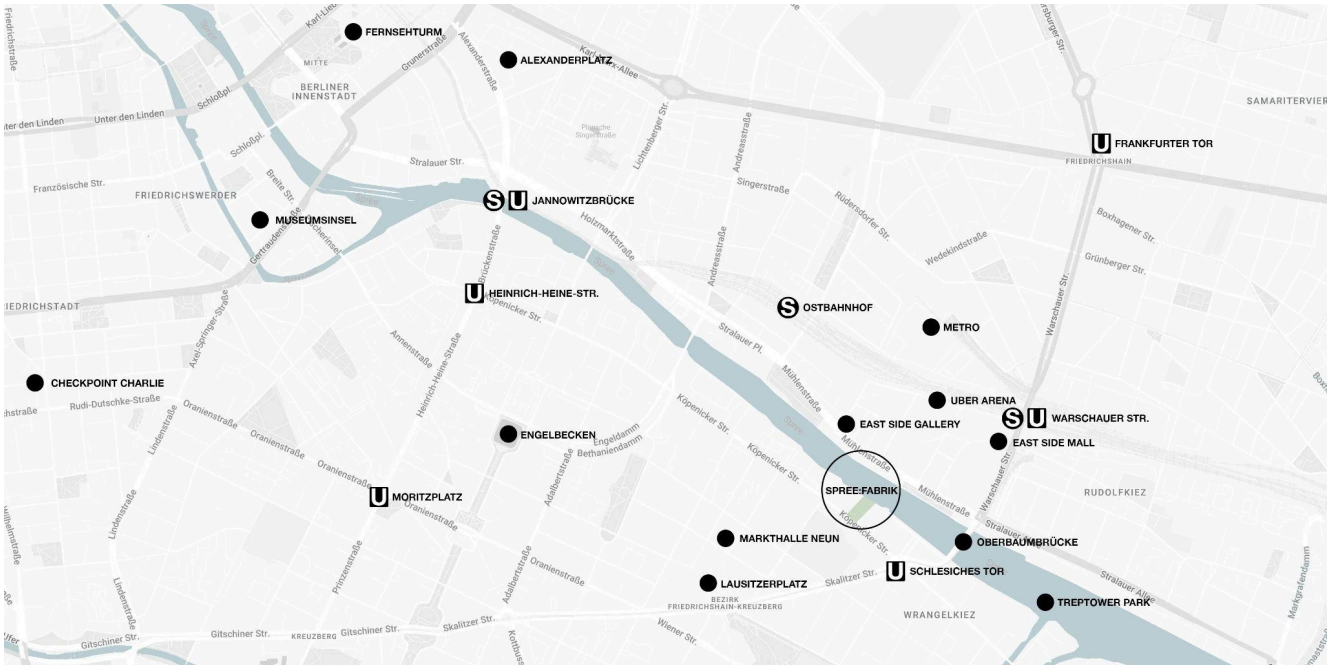
The 14 rental units vary in size and layout, allowing for a wide range of uses – from small offices and studios to spacious commercial and creative spaces. Units can be combined upon request.

Terraced house / Street view

Location & surroundings

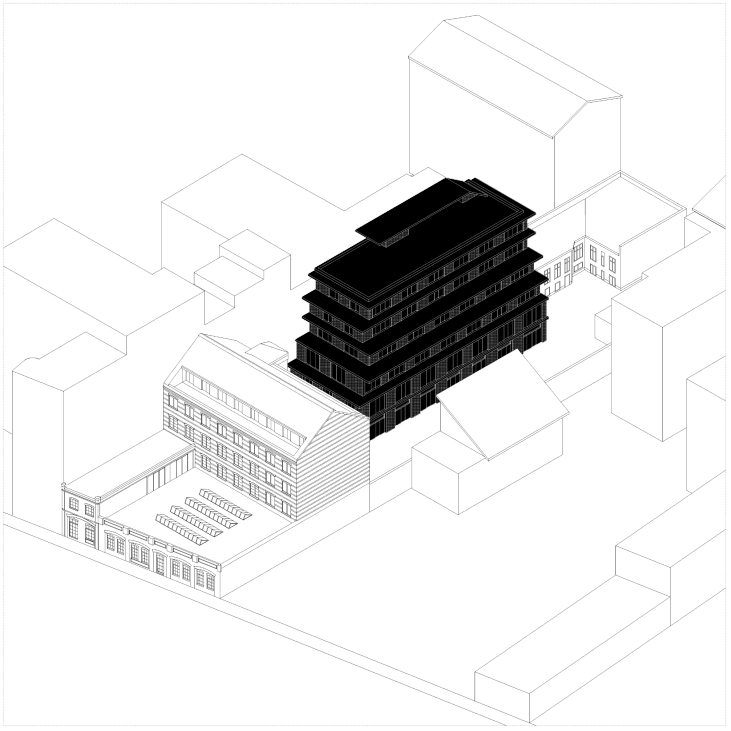
Köpenickerstraße 7A is located in eastern Kreuzberg, directly on the Spree River. The location combines historical industrial heritage with the urban environment of Kreuzberg – creative studios, restaurants, and cultural venues are in the immediate vicinity.

Address	Köpenickerstraße 7A, 10997 Berlin-Kreuzberg
U-Bahn	[z. B. U1 Schlesisches Tor – ca. X min]
S-Bahn	[e.g. S3/S5/S7/S9 Ostbahnhof – approx. X min]
Bus	[Insert line]
Bicycle	Direct connection to the Spree riverbank cycle path
Car / Parking	[Check parking space availability]
Berlin Brandenburg Airport (BER)	approx. 30 min (A113)



Property description – Terraced house

The new building was designed with consideration for the listed neighboring buildings. The facade references the historical ensemble in scale and materiality; the landscaped terrace levels form the building's central design and spatial theme.



Design	New building
Projectiles	EG + 4 OG
Ceiling heights	that. [X,X] m
Construction	Reinforced concrete / wood hybrid
Facade	demolition bricks
The terrace	Green outdoor terraces for each unit, on each floor
Roof terrace	Communal roof terrace, Spree and city views
Elevator	and
Accessibility	and
Heating	District heating
cooling	and
Internet / Fiber Optics	and
Sanitary	Sanitary cores on each floor
Parking spaces	no
Bicycle parking spaces	in the yard
Completion	2028

Floor plans & rental spaces

The terraced building comprises 14 rental units spread over five floors – at least two units per floor. Each unit has its own private terrace. The designated rental area consists of interior space and a proportionate share of the terrace area (according to gif 2017).

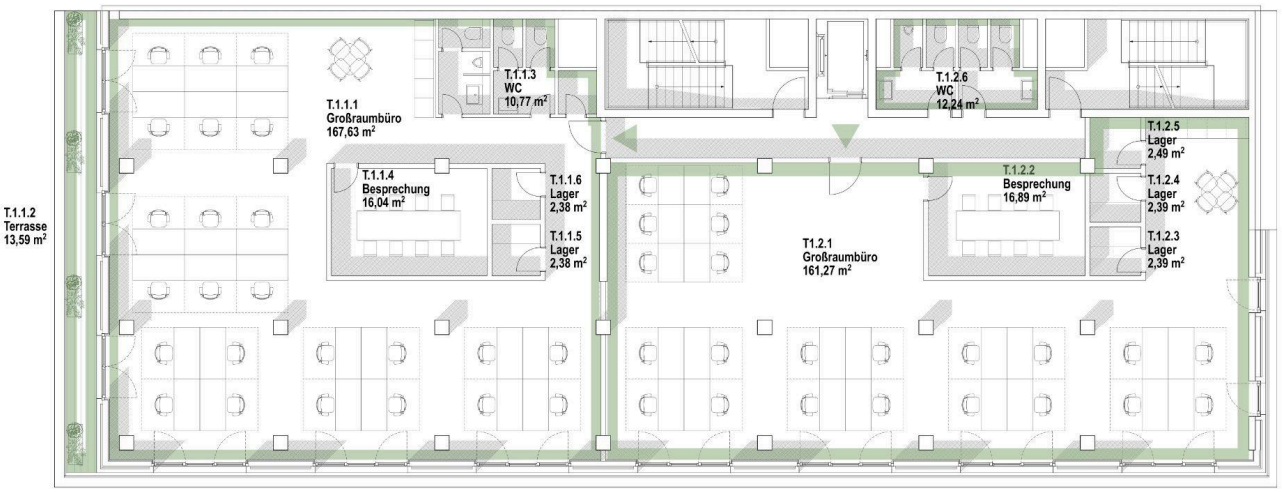
Ground floor (EG)

Ground floor with direct access to the courtyard and Spree riverfront. Particularly suitable for restaurants or public-oriented uses.

Unit	Usable area	Terrace area	Total rental area	use	Status
T.0.1.1	120 m²	50 m²	**120 m²**	Gastronomy	Author from 2028 onwards
T.0.2.1	50 m²	0 m²	**50 m²**	Studio / Commercial	Author from 2028 onwards
T.0.3.1	50 m²	0 m²	**50 m²**	Studio / Commercial	Author from 2028 onwards
T.0.4.1	65 m²	0 m²	**65 m²**	Studio / Commercial	Author from 2028 onwards
T.0.5.1	70 m²	0 m²	**70 m²**	Studio / Commercial	Author from 2028 onwards

1st floor (1st floor)

First floor with green terraces facing the Spree riverfront and the inner courtyard.

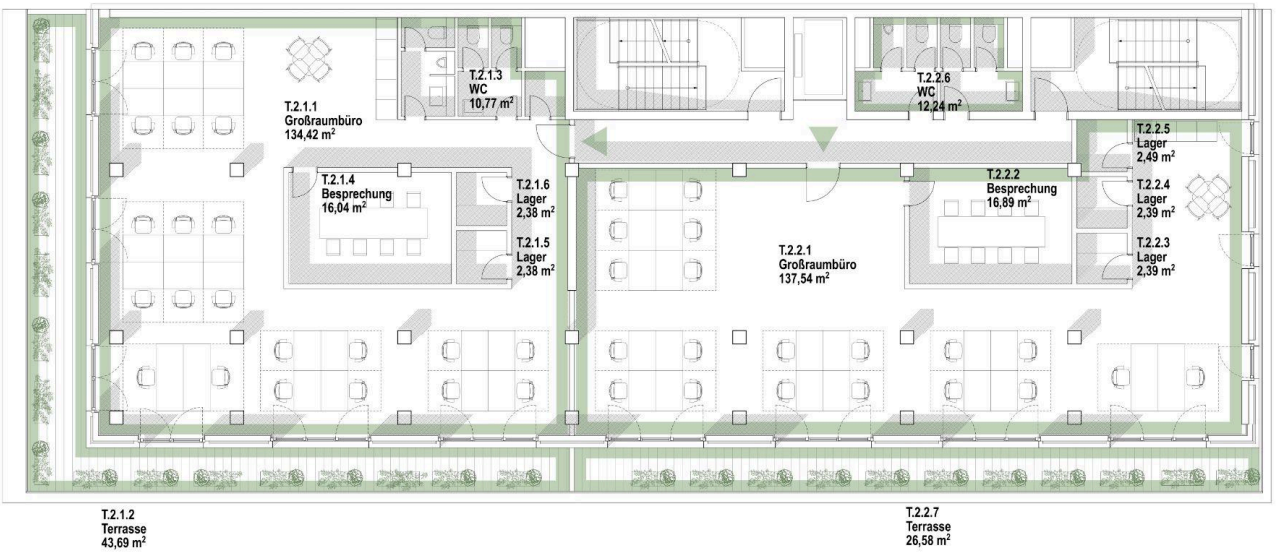


Unit	Usable area	Terrace area	Total rental area	use	Status
T.1.1.1	203 m²	13 m²	**210 m²**	Office	Author from 2028 onwards

T.1.2.1	201 m²	0 m²	**201 m²**	Office	Author from 2028 onwards

2nd floor (2nd floor)

Second floor with surrounding terrace bands.



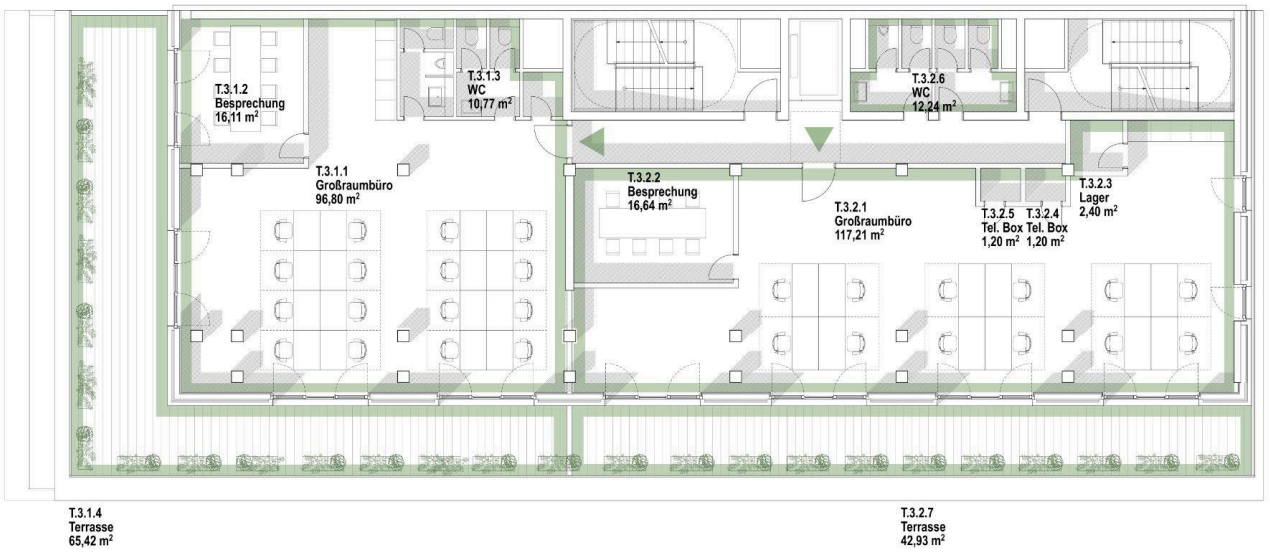
Unit	Inner surface	Terrace area	Total rental area	use	Status
T.2.1.1	170 m²	44 m²	**192 m²**	Office	Author from 2028 onwards

T.2.2.1	176 m²	26 m²	**190 m²**	Office	Author from 2028 onwards

Additionally: Communal roof terrace 96.60 m² – accessible to all tenants.

3rd floor (3rd floor)

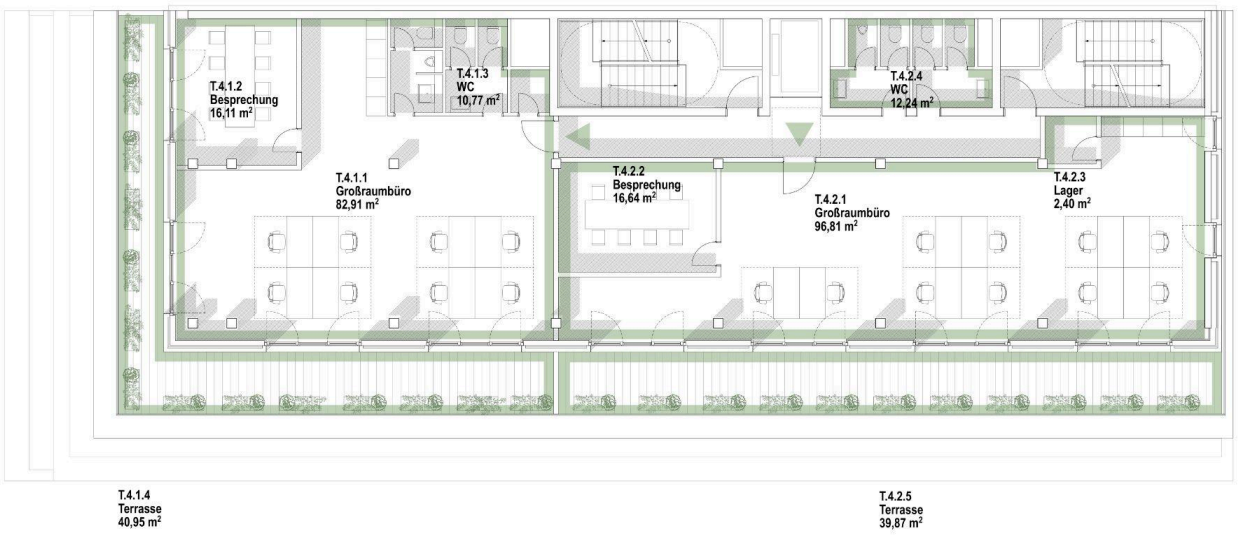
Third floor with spacious terraces facing the Spree River.



Unit	Inner surface	Terrace area	Total rental area	use	Status
T3.1.1	127 m²	65 m²	**160 m²**	Office	Author from 2028 onwards
T.3.2.1	152 m²	42 m²	**173 m²**	Office	Author from 2028 onwards

Additionally: Communal roof terrace 96.60 m² – accessible to all tenants.

4th floor (4th floor)

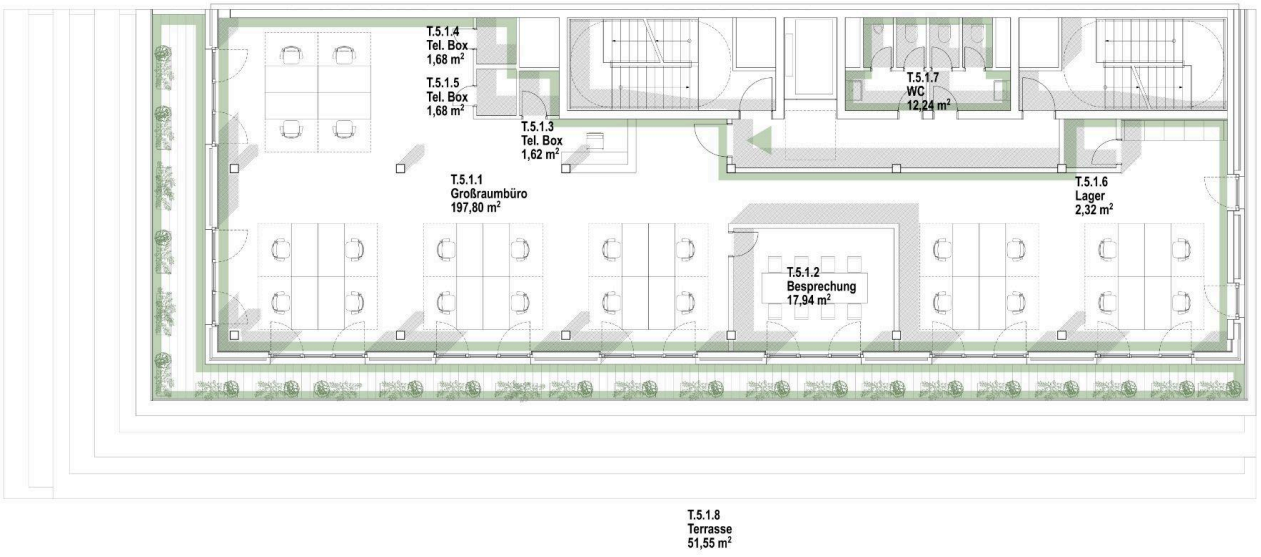


Unit	Usable area	Terrace area	Total rental area	use	Status
T.4.1.1	113 m²	40 m²	**133 m²**	Office	Author from 2028 onwards
T.4.2.1	129 m²	40 m²	**149 m²**	Office	Author from 2028 onwards

Additionally: Communal roof terrace 96.60 m² – accessible to all tenants.

5th floor / attic (5th floor)

Top floor with direct access to the communal roof terrace. Panoramic views of the Spree river and city skyline.



Unit	Usable area	Terrace area	Total rental area	use	Status
T.5.1.1	238 m²	51 m²	**263 m²**	Office	Author from 2028 onwards

Additionally: Communal roof terrace 96.60 m² – accessible to all tenants.

Rental conditions

Rental price for interior space	[€/m²/month] plus operating costs
Rental price for terrace area	[€/m²/month – Calculation according to gif 2017]
Operating costs	approx. [€/m²/month] (advance payment)
Area calculation	after gif 2017
Minimum rental period	[X years]
Start of tenancy	by appointment
Rent-free period	by agreement (expansion phase)
Deposit	[X monthly rents]
Expansion standard	Shell construction complete / Tenant fit-out by arrangement
Parking spaces	[Insert price per month]
Provision	[commission-free / insert X % if applicable]

Units can be combined upon request. Individual fit-out options and rent-free expansion phases are negotiable within the framework of the lease agreement. Please contact us directly for specific offers.

Sustainability & Technology

As a new building within a listed historical ensemble, the terraced house combines contemporary energy standards with a sensitive approach to the historical context. Extensive greening on all terrace levels and the roof improves the microclimate and promotes biodiversity in the urban area.

Energy standard	KfW 55
Heating	District heating
Photovoltaics	And
Terrace greenery	Indensely planted with greenery, all floors
Green roof	Inintensively planted with vegetation
Rainwater	Infiltration on the property
Certification	[DGNB / BREEAM – falls geplant]
Cycling infrastructure	Parking spaces in the courtyard

History of the place

The site at Köpenickerstraße 7A has a history spanning over 150 years as a production and commercial location on the banks of the Spree River in Berlin. In the late 19th century, the Dannenberger steam printing works and calico printing works formed a significant industrial complex in Berlin's textile and media history.

The immediate waterfront location enabled efficient transport of raw materials by ship and the use of water in the production process. This close connection between the building, production, and the river is still evident today – and is being consciously continued through the revitalization.

Despite war damage and changing uses during the GDR era, the historical structure has been largely preserved. The new terraced building, as a contemporary addition, references this history and completes the ensemble with its own distinctive, modern character.

Contact & Contact Person

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