



Factory facade / Spree view

SPREE:FABRIK

Fabric

Köpenicker Str. 7A · 10997 Berlin-Kreuzberg

Building section	Factory (existing building, listed as a historical monument)
Total rental area	2.000 m ²
Rental units	5 units
Unit sizes	200 m ² – 800 m ²
Type of use	Office / Studio / Commercial
Availability	2027
Rental price	[Insert €/m²] plus additional costs

The project

The SPREE:FABRIK at Köpenicker Straße 7A is a prime example of the responsible revitalization of Berlin's listed industrial heritage. The complex unites three independent building sections – the front building, the factory, and the terraced building (new construction) – into a coherent urban quarter directly on the Spree River.

The former steam-powered printing factory building forms the heart of the site. The carefully designed addition complements the listed building; lost facade axes are restored in keeping with the historical design. Each unit has its own landscaped terrace with direct views of the Spree River.

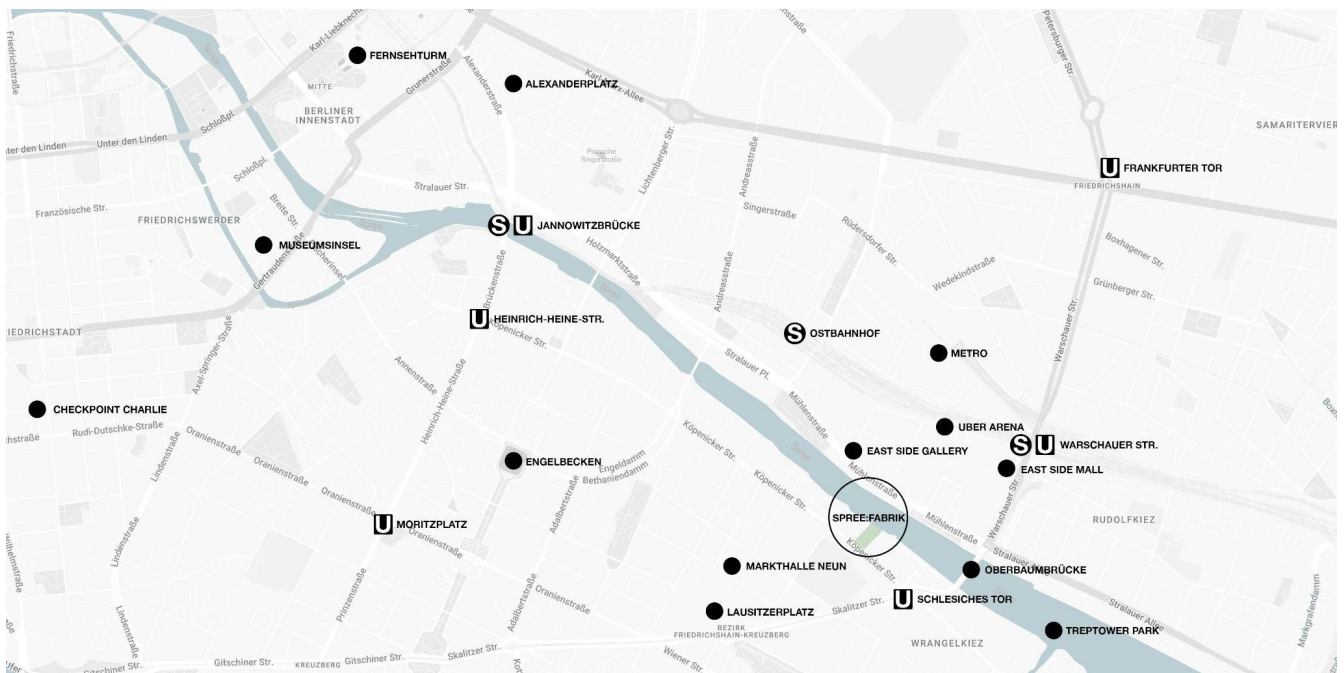


Factory facade / courtyard view

Location & surroundings

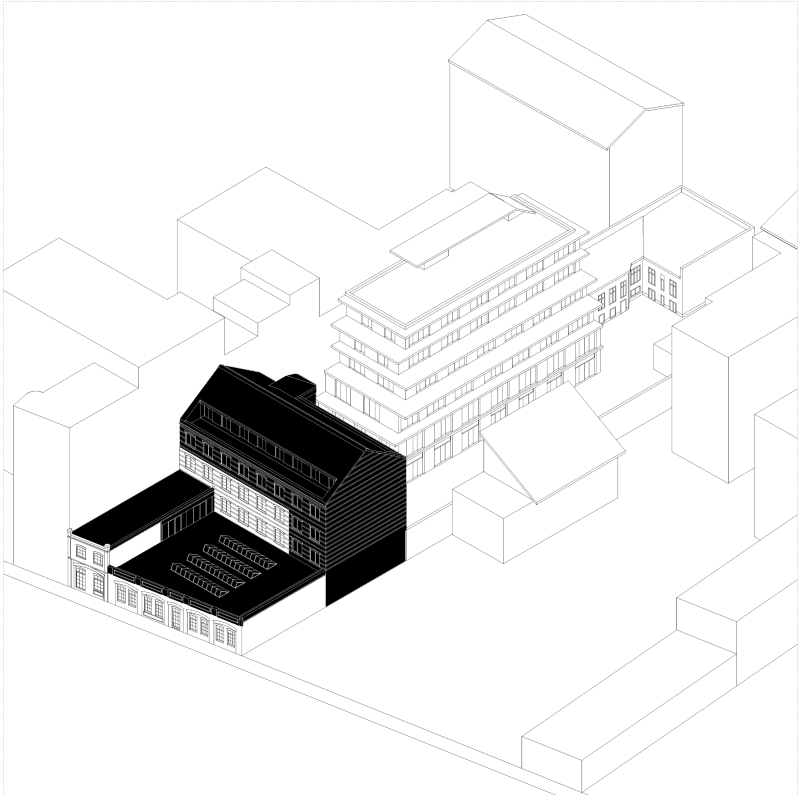
Köpenicker Straße 7A is located in eastern Kreuzberg, directly on the Spree River, in the immediate vicinity of the Oberbaum Bridge. The location combines the historical industrial heritage of the Spree riverbank with the vibrant urban environment of Kreuzberg.

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

The factory building is part of a listed historical ensemble and is being carefully renovated and extended. Its industrial qualities – high ceilings, exposed concrete, wooden beam ceilings, and large windows – are being preserved and given a contemporary upgrade.



Year of construction (existing stock)	late 19th century (steam printing press)
Listed building	And –Ensemble protection
Projectiles	EG + 4AND
Ceiling heights	about.[X,X]m (varies per floor)
construction	Solid construction,Steel-reinforced concrete ceilings,
facade	Historic brick facade, restored
The terrace	Green outdoor terraces per unit
Elevator	And
Accessibility	And
Heating	District heating
cooling	
Internet / Fiber Optics	And
Sanitary	Communal sanitary facilities on each floor
Parking spaces	No
bicycle parking spaces	in the yard
completion	2027

Site plan

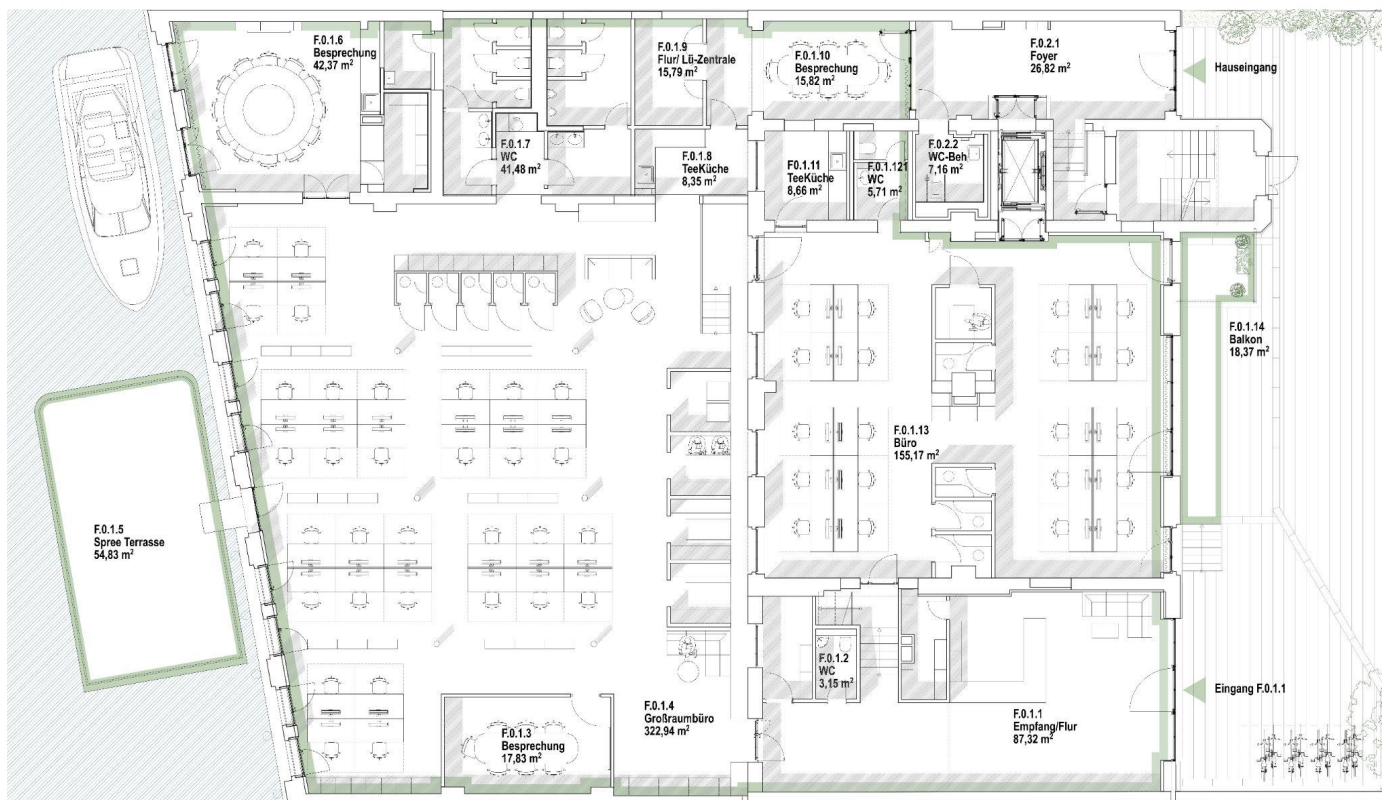
The factory is located at the rear of the industrial park, directly on the Spree River. The upper floors feature spacious roof terraces with direct views of the water. Two boat moorings are available right on the riverbank. The park is accessible for delivery vehicles – direct access to the entrance is possible. Ample bicycle parking is available in the park.



Floor plans & rental spaces

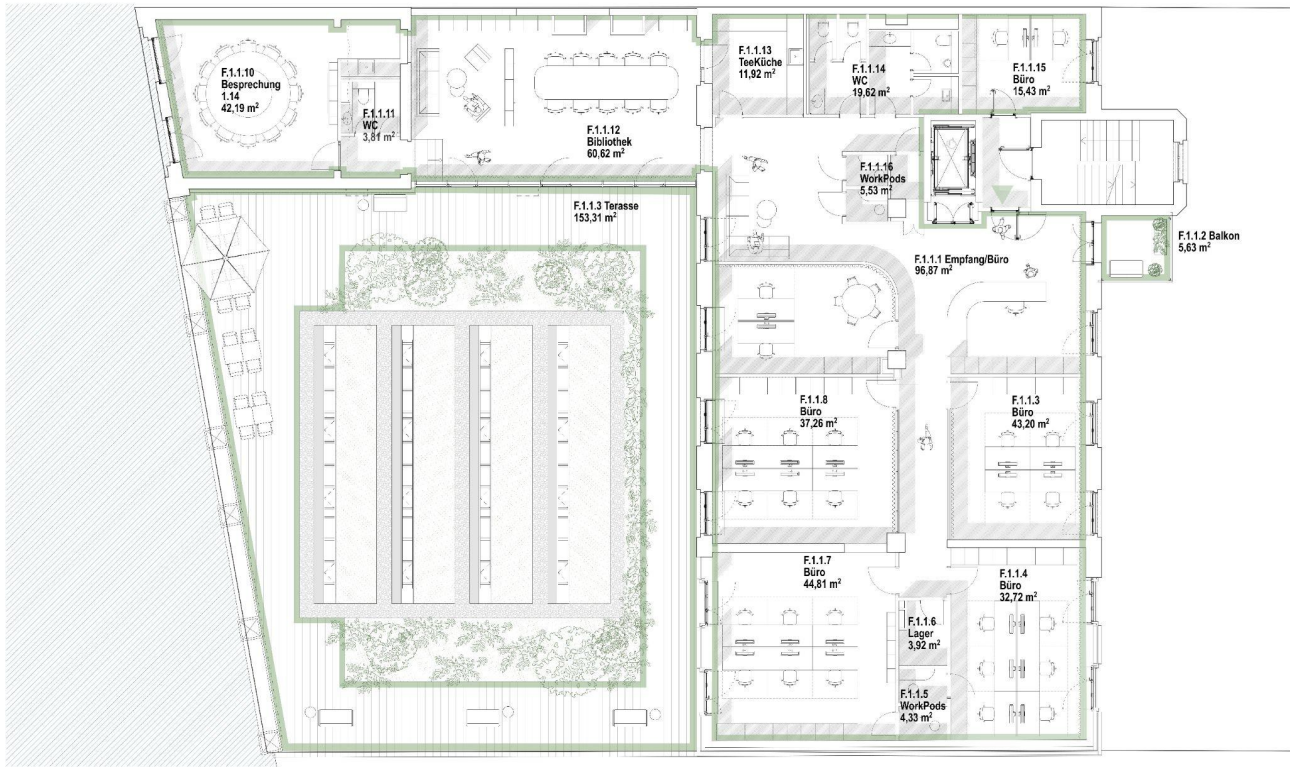
The factory comprises five rental units spread over four floors. All units are individually configurable; combinations of adjacent units are possible. Each unit has direct terrace access to the Spree River.

Ground floor (EG)



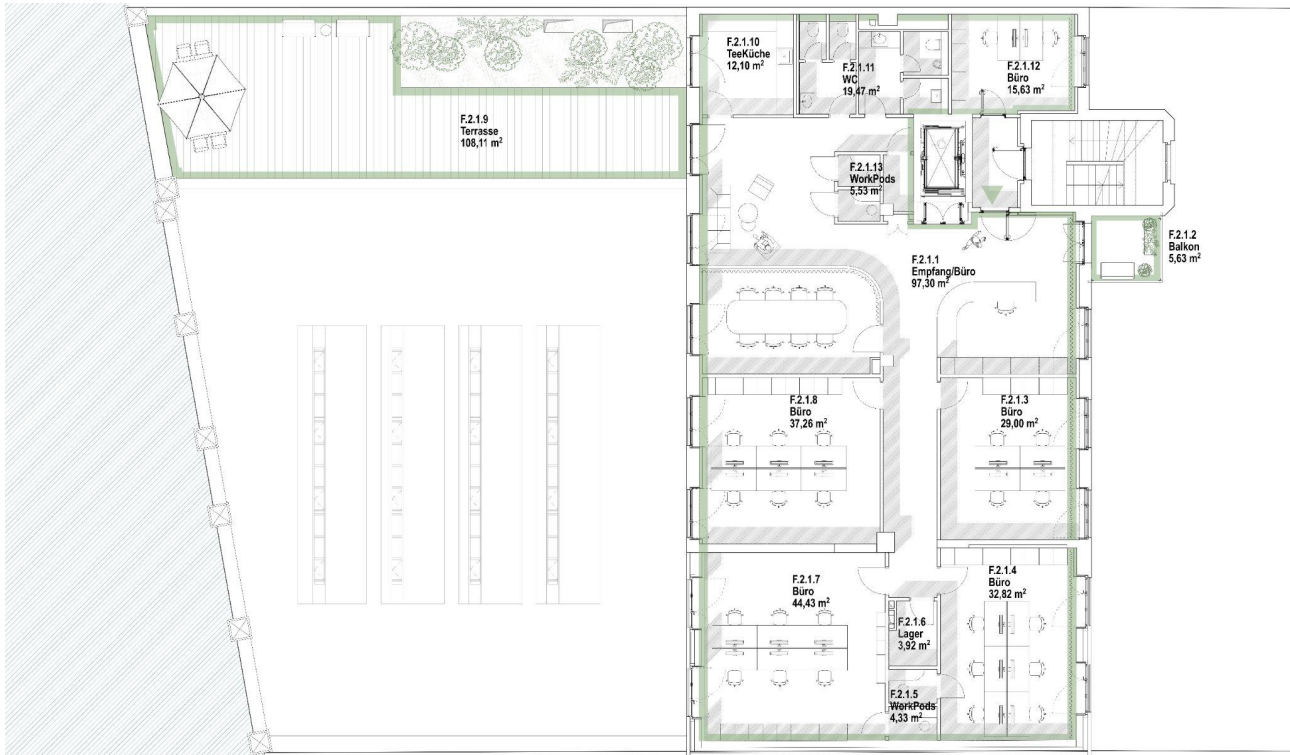
Unit	Usable area	Terrace area	Total rental area	jobs	use	Status
F.0.1	764 m ²	73 m ²	800 m²	46	Office	Author from 2027 onwards

1st floor (1st floor)



Unit	Usable area	Terrace area	Total rental area	jobs	use	Status
F.1.1	502 m²	160 m²	582 m²	26	Office	Rented

2nd floor (2nd floor)

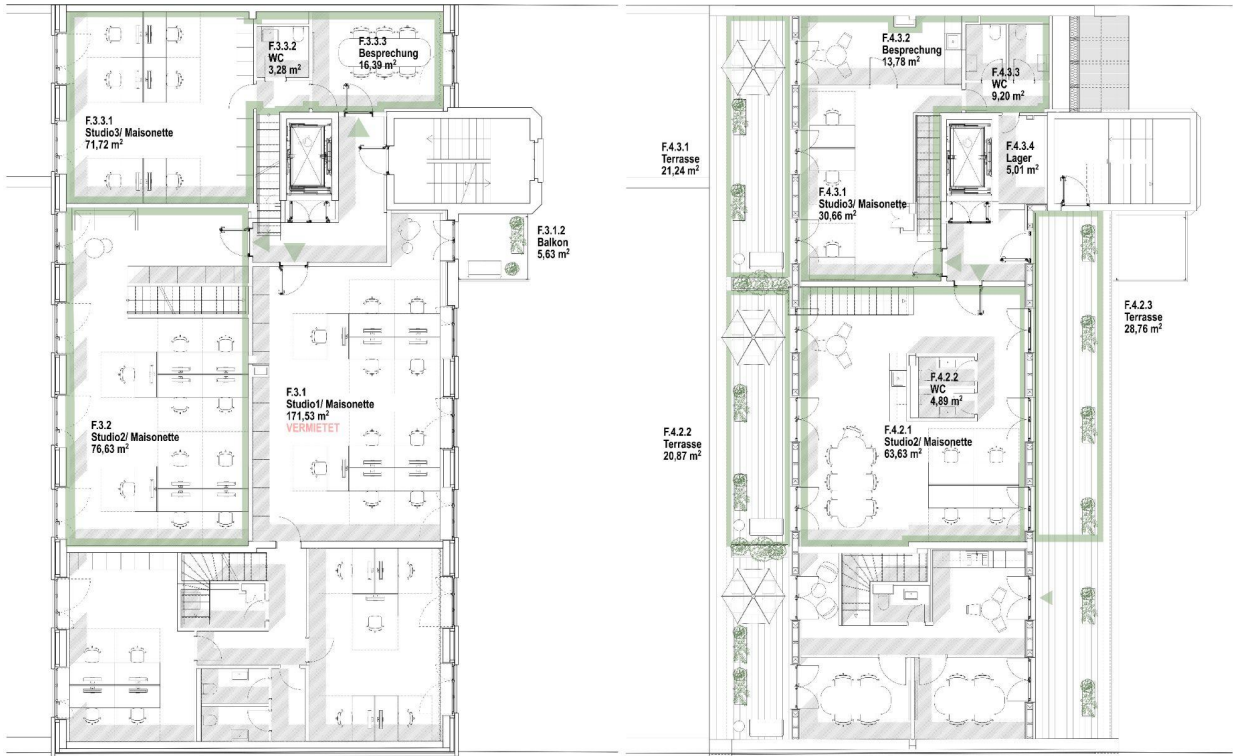


Unit	Inner surface	Terrace area	Total rental area	jobs	use	Status
F.2.1	359 m²	115 m²	416 m²	24	Office	Author from 2027 onwards

3 - 4Upper floor (3rd floor - 4th floor)

Unit	Usable area	Terrace area	Total rental area	jobs	use	Status
F.3.2	170 m²	50 m²	195 m²	14	Office	Author from 2027 onwards

F.3.3	160 m ²	22 m ²	172 m ²	9	Office	Author from 2027 onwards
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Rental conditions

Rental price	[€/m ² /month] plus operating costs
Operating costs	approx. [€/m ² /month] (advance payment)
Rental space	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	Completely renovated, tenant fit-out by arrangement
Parking spaces	[Insert price per month]
Provision	[commission-free / insert X % if applicable]

Combinations of multiple units are possible upon agreement. Individual fit-out options can be agreed upon within the framework of the lease. For specific offers, please contact us directly.

Sustainability & Technology

The factory is being renovated and expanded according to the principle of resource-efficient construction. Historical building fabric is preserved to the greatest extent possible; new interventions are reversible and clearly legible.

Energy standard	KfW 70
Heating	District heating
Photovoltaics	And
Greenery	Intensive roof and terrace greening
rainwater	Infiltration on the property
Certification	[DGNB / BREEAM – falls geplant]
Cycling infrastructure	Parking spaces in the yard

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 listed buildings now serve as a repository of collective memory and form the basis for a contemporary, urban business district.



Contact & Contact Person

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