



POSTBAHNHOF

NEW WORK STATION



FIRST TENANTS
HAVE ALREADY
MOVED IN



BNP PARIBAS
REAL ESTATE



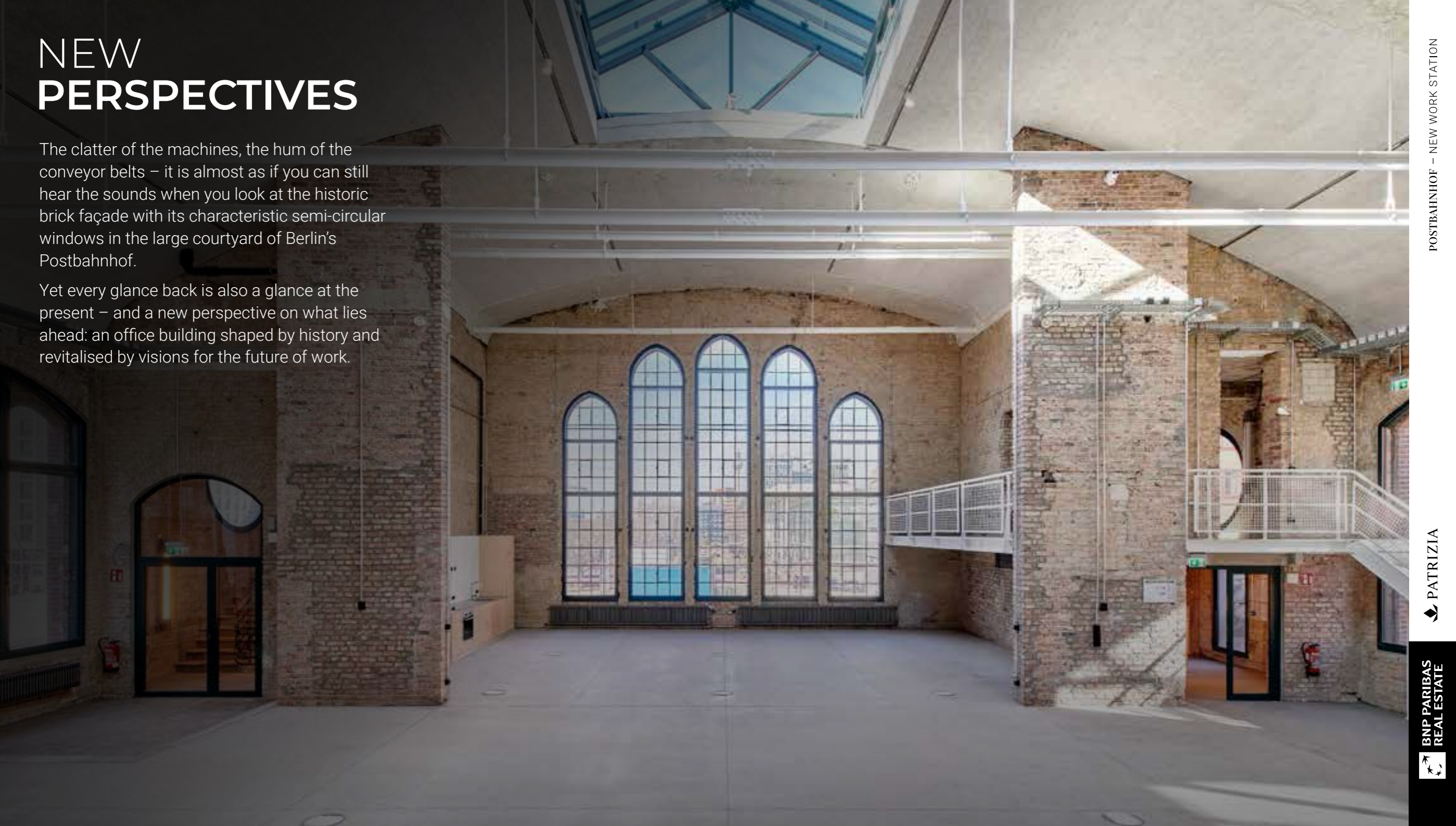
PATRIZIA

POSTBAHNHOF - NEW WORK STATION

NEW PERSPECTIVES

The clatter of the machines, the hum of the conveyor belts – it is almost as if you can still hear the sounds when you look at the historic brick façade with its characteristic semi-circular windows in the large courtyard of Berlin's Postbahnhof.

Yet every glance back is also a glance at the present – and a new perspective on what lies ahead: an office building shaped by history and revitalised by visions for the future of work.







CHANGING VALUES

Value change means: keeping the tried and true and creating a new space for it.



LOCATION
BECOMES
SITE



HISTORY
BECOMES
THE FUTURE



SPACE BECOMES
WORKSPACES



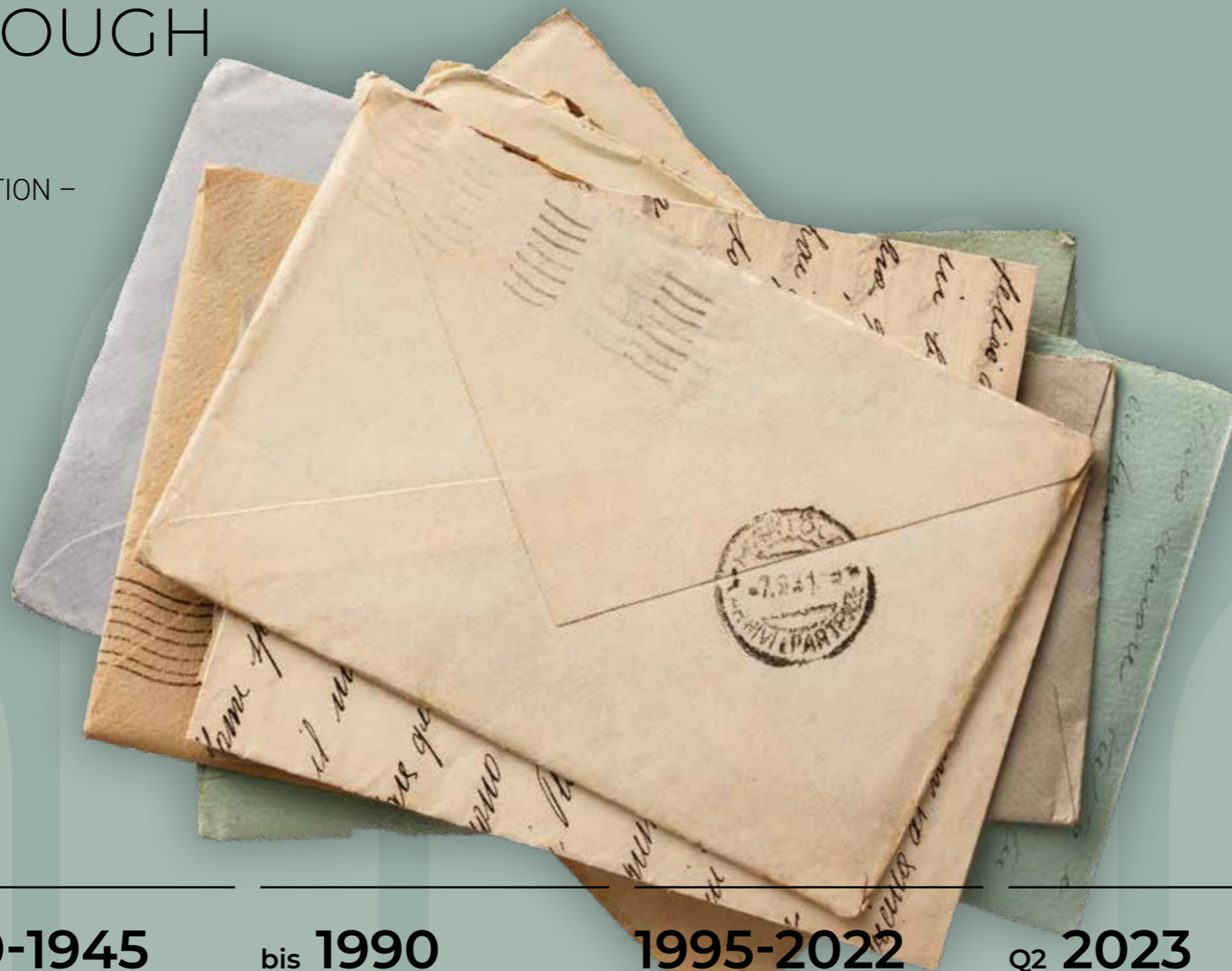
AREA BECOMES
OUTDOOR
OFFICE



OFFICE
IS GOING
GREEN

JOURNEY THROUGH NUMBERS

From Postbahnhof to NEW WORK STATION –
We continue to write history:



1907-1908

Construction of the Postbahnhof by the architects Wilhelm and Walter Tuckermann on behalf of the Berlin Oberpostdirektion.

1939-1945

By the beginning of the Second World War, the Postbahnhof had developed into one of the most important mail distributors in Germany - the Postbahnhof remained almost intact.

bis 1990

Until the end of the division of Germany, the Postbahnhof was used for some time. Only with the conversion of postal traffic to the aircraft did the Postbahnhof have to cease operations.

1995-2022

Conversion of the „Abgangspackkammer“ into an event location. Usage of the „Eingangspackkammer“ as office space by companies in the e-commerce segment.

Q2 2023

The renovation begins; perspectives give way to clear outlines, and the building is brought back to life.

Q2 2025

The first tenants are moving into the Postbahnhof – the site is coming back to life. A new chapter is beginning and the story continues.

BEST ADDRESS FORMATION

The neighbourhood: Amidst established companies, creative trailblazers and international players, an environment is emerging that builds reputation and fosters synergies.

1	Rosa Luxemburg Stiftung	ca. 140 meter
2	Boston Consulting Group	ca. 200 meter
3	StepStone Deutschland	ca. 200 meter
4	HubSpot	ca. 200 meter
5	Mercedes-Benz Real Estate	ca. 200 meter
6	Universal Music	ca. 400 meter
7	Zalando	ca. 550 meter
8	Kayak Technology Center	ca. 1,3 km
9	Coca Cola	ca. 1,4 km
10	Amazon Tower	ca. 1,2 km
11	Init	ca.1,6 km



THE LOCATION

Embedded in the infrastructure of the Mediaspree and in the direct vicinity of the Ostbahnhof, the NEW WORK STATION offers the best connections to central city location

DB Berlin Hbf (ICE)

13 min
 22 min
 23 min
 26 min

S Ostbahnhof vis-à-vis

2 min
 1 min

U Warschauer Straße

21 min
 4 min
 5 min

Autobahnkreuz A 113

23 min

Berlin-Brandenburg (BER)

35 min
 33 min



- Parken
- Hotel
- Essen
- Supermarkt
- Shopping



OUTLOOKS

Located in the heart of Berlin-Friedrichshain, near the Mediaspree, this location combines the spirit of an urban neighborhood with international vibrancy. Community, culture, and the creative industries define the area—an address that reflects Berlin in all its energy.



THE AREA

A EINGANGSPACKKAMMER – 5.052 m²

In the past, all packages were prepared for further processing in the incoming packing chamber. Today, the storage area presents itself as a modern and open office concept that inspires creative thinking and free thinking.

B BEUTEL – 1.124 m²

Crossing the inner courtyard, one comes across the building formerly called „Beutel“ (Bag) by the employees. The almost square building stands free and is sheltered between the other buildings. The all-round view through the recessed windows opens up a 360-degree view of a piece of ancient history..

C ABGANGSPACKKAMMER – 2.837 m²

The building is located directly on the rails and therefore used to have the function of the departure packing chamber - the place from which parcels were delivered all over the world. In the future, something can also be shipped here to the whole world: It's ideas, concepts, impulses. Digital and from the workplace.

D OUTDOOR OFFICE – 999** m²

In addition to the large courtyard, the open terraces of the individual buildings are also equipped with unique features. The outdoor areas are not only places to linger and exchange ideas, but also become mobile offices - as further evidence of a changing working world.

E CAFÉ – 254 m²

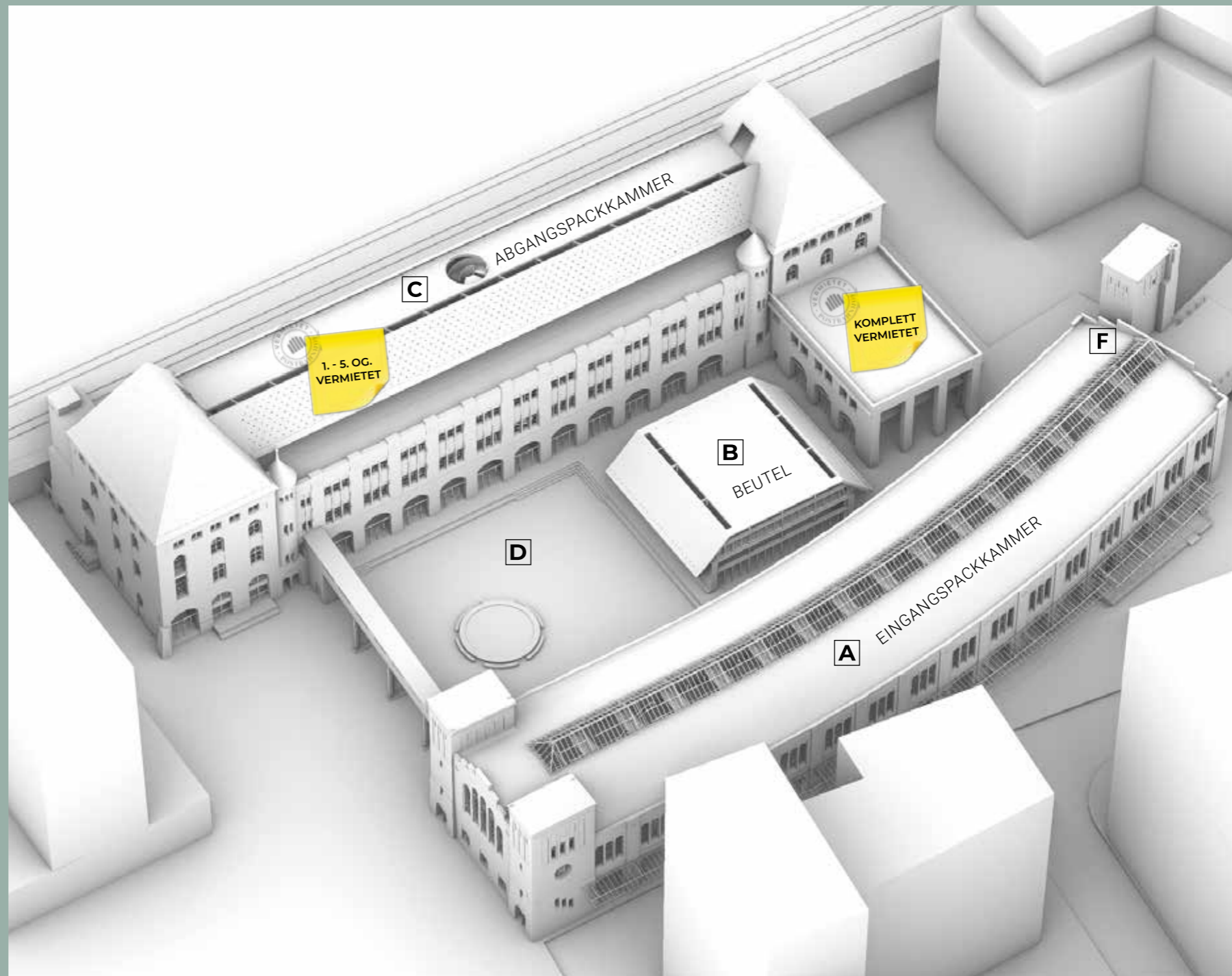
A meeting place and a hub all in one: espresso in the morning, a casual chat at lunchtime, networking in the afternoon. A place that fosters a sense of community and makes the working day feel effortlessly Berlin.

F E HAMMER – 1.158 m²

The former „Hammer“ is directly adjacent to Building A and closes off the inner courtyard of the station ensemble to the east.

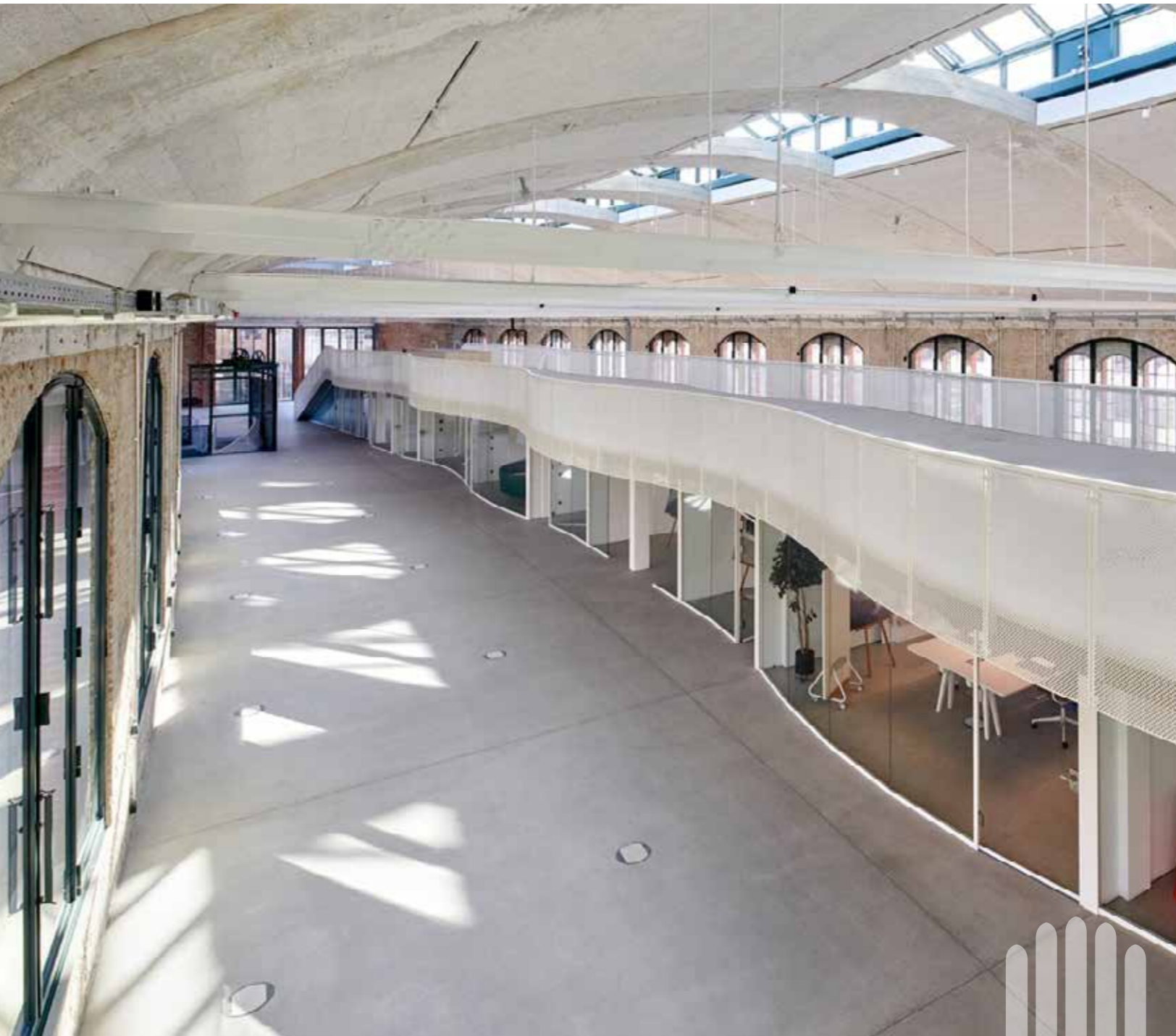
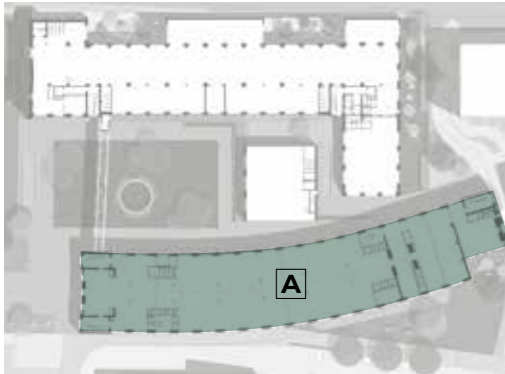
The square meters refer to the total area.

* Area figures were rounded up or down ** Already included in rental areas



EINGANGS- PACKKAMMER

This building stands out for its pioneering architecture and impressive ceiling heights. The spaciousness of the former warehouse areas provides an inspiring foundation for smart office concepts with flexible use of space.



Ground floor

The ground floor of the entrance hall impresses with its spacious, light-filled architecture and an exceptional sense of space. Distinctive arched windows, impressive ceiling heights and the open-plan layout create a prestigious working environment that is a pleasure to spend time in.

The spaciousness of the former storage areas provides the ideal foundation for flexible, modern office concepts – from open-plan workspaces to individually designed units.

Seamless transitions between indoor and outdoor spaces, as well as direct access to the terrace and communal areas, encourage interaction and communication.

A place that brings the building's history to life whilst creating space for future-oriented working.



Office
1.396 m²

Patio
149 m²

Outdoor Office
108 m²

Total floor space available on the ground floor

1.653 m²*

* Area figures have been rounded up or down, including terrace area & proportionate outdoor office area.



Upper floor and gallery

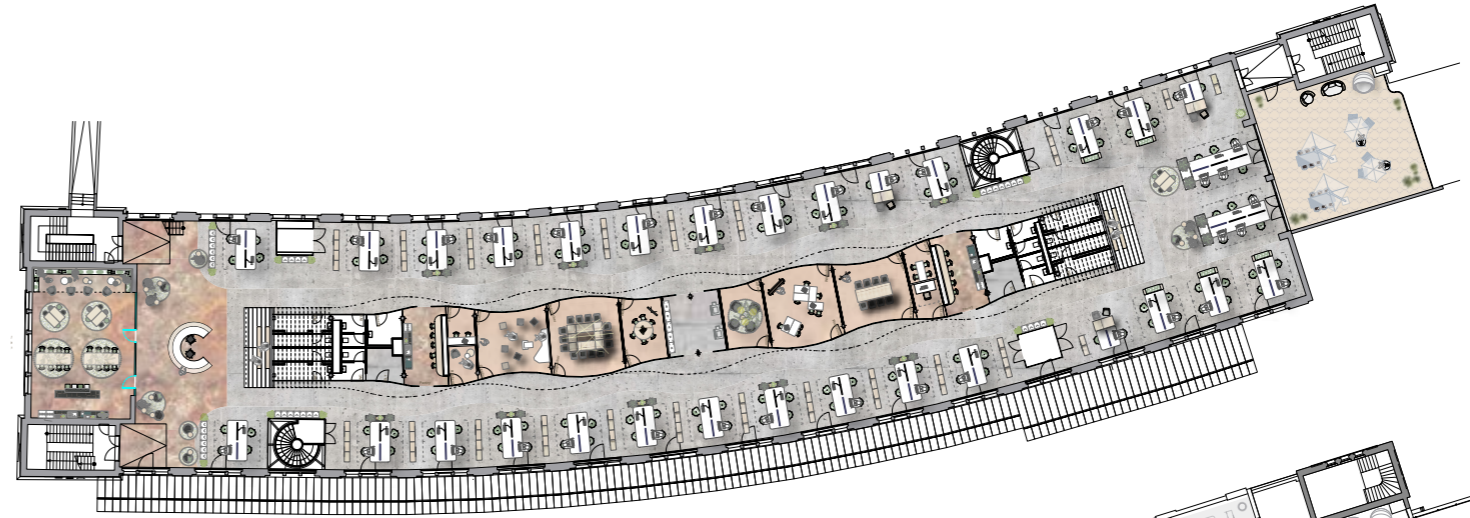
The first floor unfolds as a spectacular gallery level with a unique spatial dynamism. Generous open spaces, open-plan layouts and clear sightlines create a working environment characterised by a sense of lightness and transparency.

The striking open staircase connects the levels and, together with the iconic window – offering views over Berlin and serving as the design inspiration for the Postbahnhof – forms the architectural focal point.

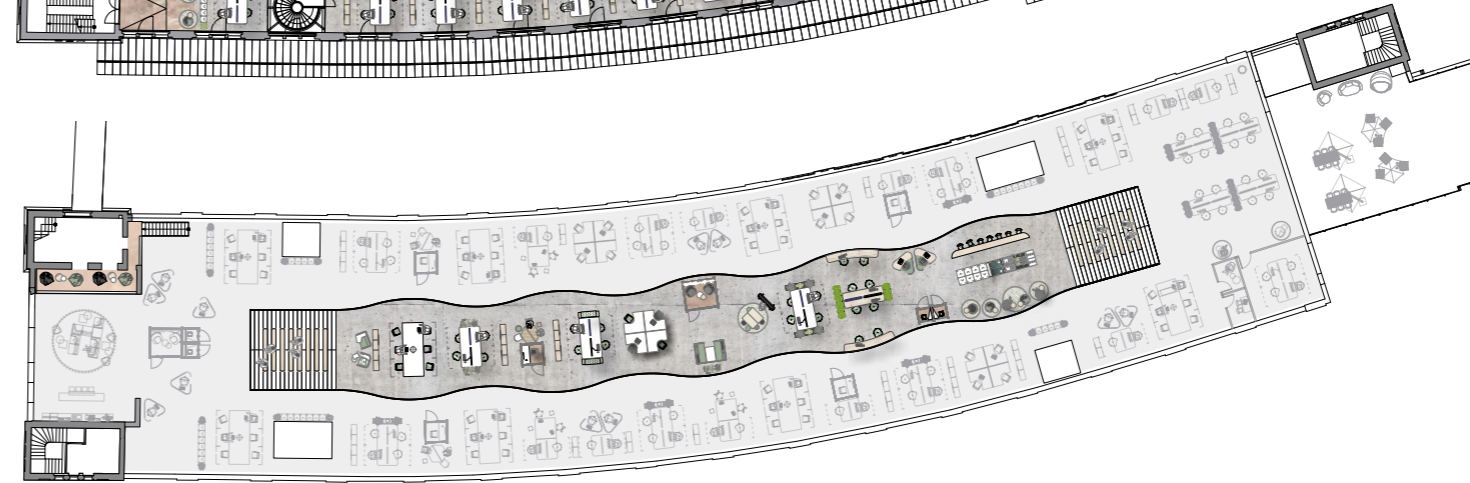
Covering a total area of approx. 3,399 m², of which around 3,070 m² is office space, the unit offers a wide range of usage options. The proposed layout provides for approx. 120 workstations on the first floor and a further approx. 20 on the gallery, complemented by additional flexible workspaces.



Sample layout for the upper floor
120 desk-based workstations



Sample layout for the gallery
20 desk-based workstations
+10 workstations

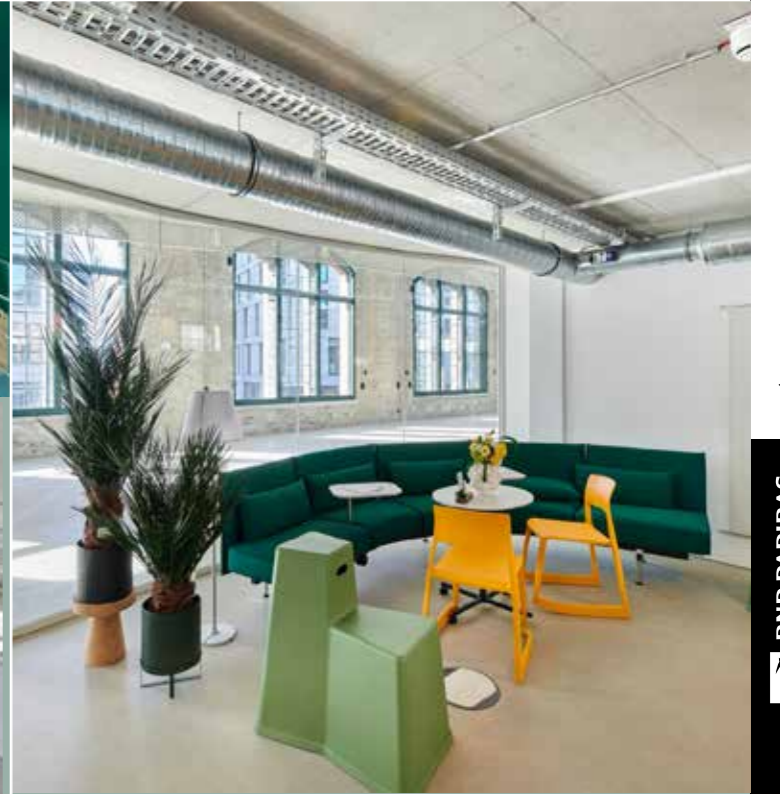


Office	Terrace	Patio	Outdoor Office
3.037 m²	129 m²	20 m²	213 m²

Total available floor space on the upper floor and in the gallery

3.399 m²* (incl. ground floor access)

* Area figures have been rounded up or down, including terrace area & proportionate outdoor office area.

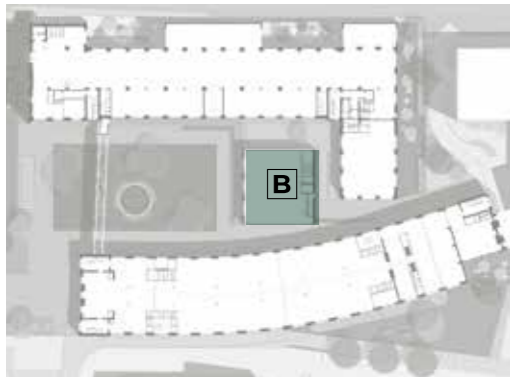


THE BEUTEL

Where postbags were once made – used to collect and transport letters – the ground floor and first floor now feature sheltered spaces with a unique, tranquil atmosphere. The spacious entrance area impresses with its clear structure and openness.

The elements of brickwork and steel create a harmonious contrast: warmth and stability, history and a sense of new beginnings.

The roof terrace expands the range of uses and invites visitors to enjoy a variety of activities and moments of relaxation.





Sample layout for the ground floor
30 workstations,
12.5 m² per person



Sample layout for the ground floor
Community area



Sample layout for the ground floor
40 workstations,
9.5 m² per person

Office Ground-Floor
325 m²

Office 1st Floor
328 m²

Rooftop
338 m²

Patio
85 m²

Outdoor Office
48 m²

Total available floor space, ground floor, first floor and roof terrace

1.124 m²*

* Area figures have been rounded up or down, including terrace area & proportionate outdoor office area.

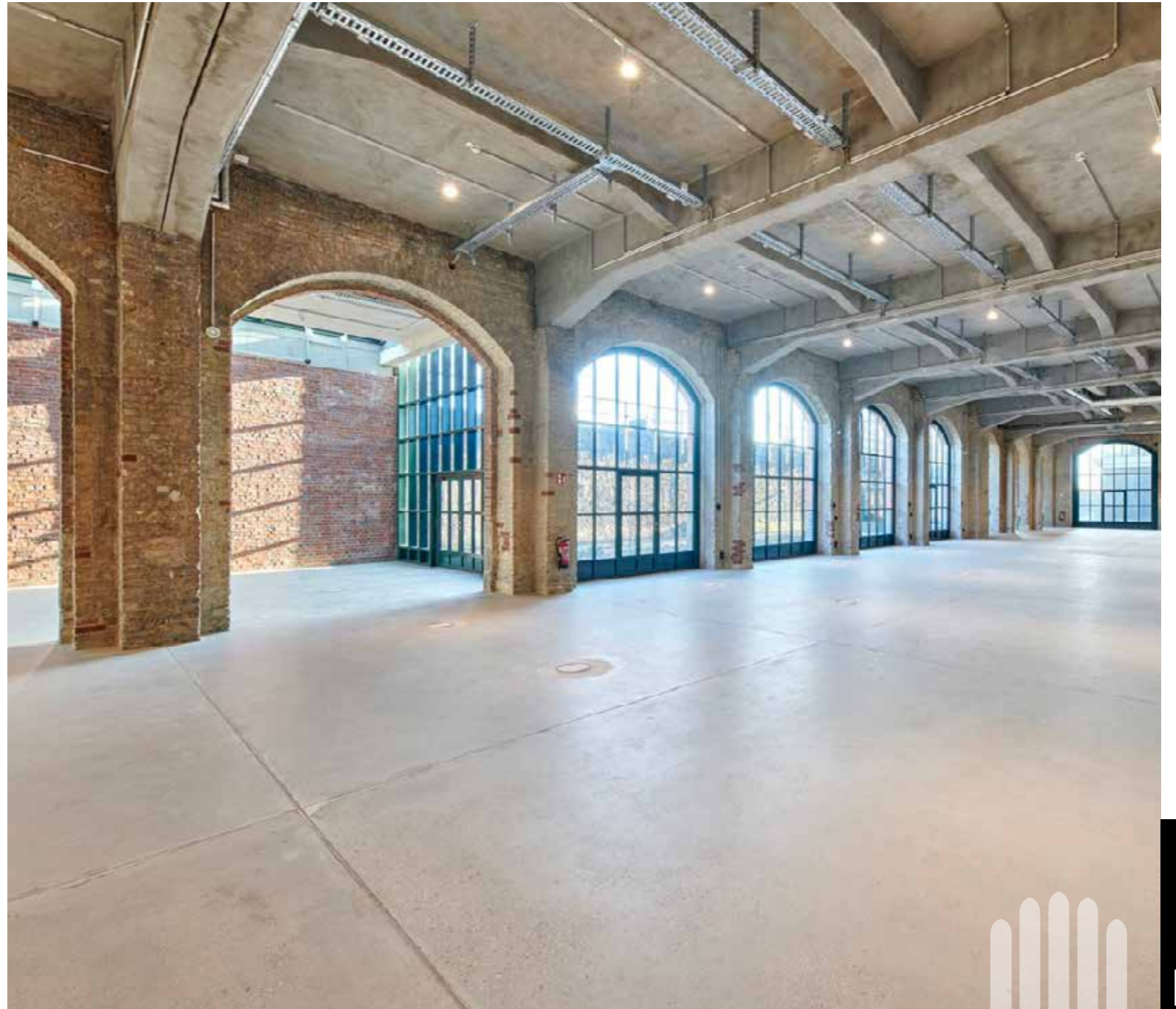
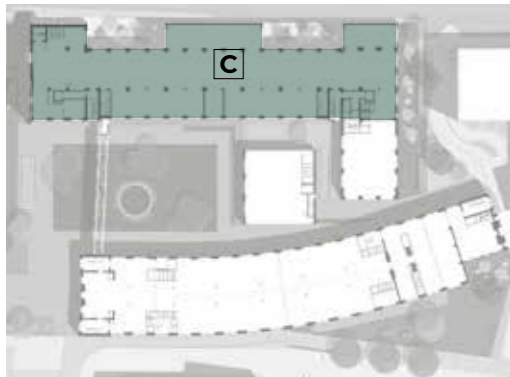


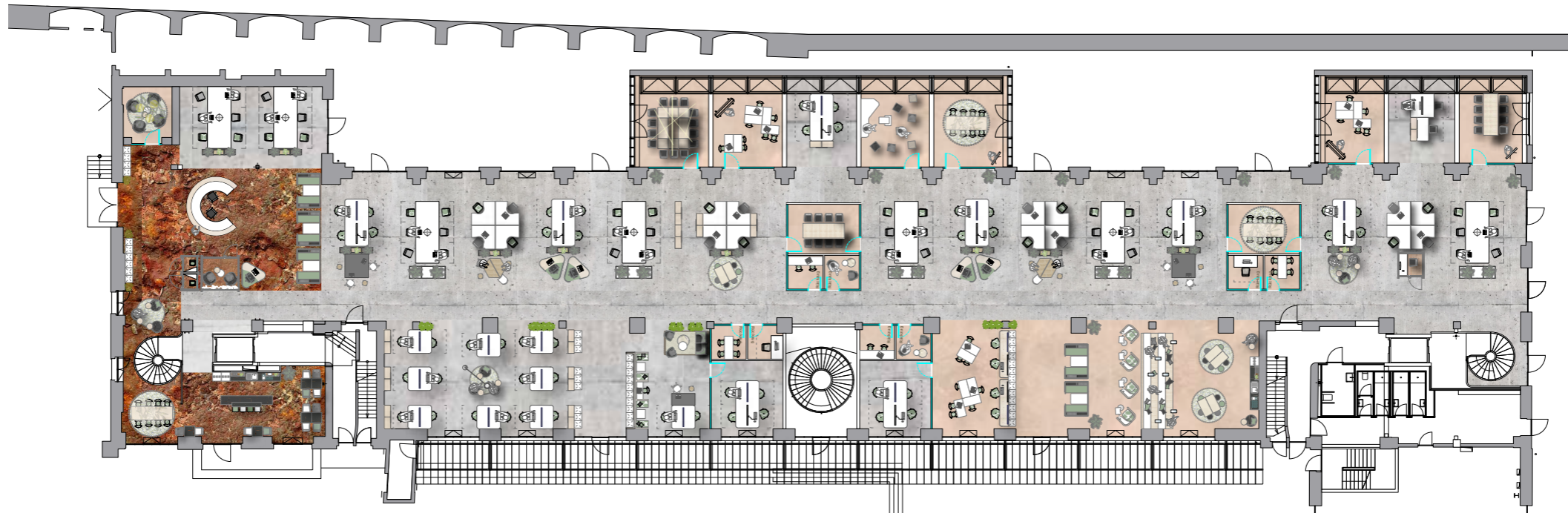
ABGANGS- PACKKAMMER

This section of the building impresses with its iconic, pioneering architecture – complex and multifaceted. Light and air flood into the soaring spaces on the ground floor.

Exposed brick walls and the building's original features lend the spaces an authentic, distinctive character and create a unique atmosphere that bridges history and modernity.

The standard floors are functionally designed for modern working environments and are already fully let.





Sample layout for the ground floor
113 desk-based workstations
+ 70 workspaces

VERMIETET
POSTBAHNHOF
**FLOORS
1.-5.
RENTED**

Office
2.178 m²

Terrace
408 m²

Patio
91 m²

Outdoor Office
160 m²

Total available space
2.837 m²*

* Area figures have been rounded up or down, including terrace area & proportionate outdoor office area.

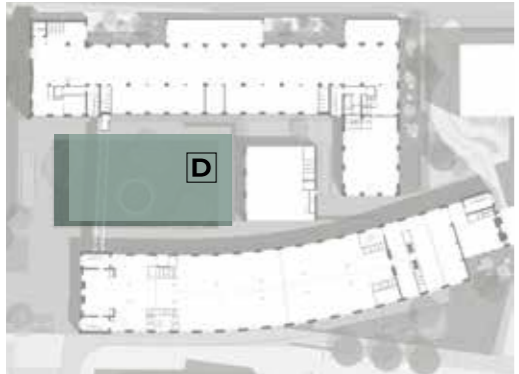


OUTDOOR OFFICE

From the green courtyard and spacious terraces to the striking open staircase – this is where versatile outdoor workspaces are being created, fostering interaction, opening up new perspectives and providing a space for the community all year round.

Total Space
999 m²

* Area figures have been rounded up or down, including terrace area & proportionate outdoor office area.



THE CAFÉ

A meeting place and a hub all in one: espresso in the morning, a casual chat at lunchtime, networking in the afternoon. A place that fosters a sense of community and makes the working day feel effortlessly Berlin.

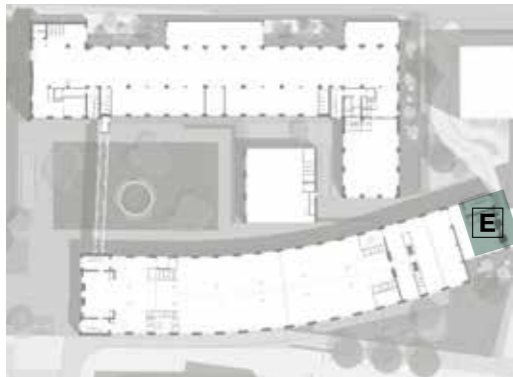
Café
126 m²

Terrace
118 m²

Outdoor Office
10 m²

Total Space
254 m²*

* Area figures have been rounded up or down, including terrace area & proportionate outdoor office area.



CONTACT PERSON

Do you have any questions, or would you like to experience the Postbahnhof for yourself? Please get in touch with us to arrange a meeting.



Nathalie Dietzold

Real Estate Economist (EBS)
Director Investor & Asset Advisory

+49 (0)173-345 17 07

nathalie.dietzold@bnpparibas.com

RENTAL COORDINATION



**BNP PARIBAS
REAL ESTATE**

PROJECT DEVELOPER



PATRIZIA

COPYRIGHTS

Architecture: Julian Breinersdorfer Architekten, Renderings: Artefactory
Lab Fotos: iStock/Unsplash, Design & Layout: Königspunkt GmbH

LIMITATION OF LIABILITY

All contents of this teaser have been compiled to the best of our knowledge, without guarantee for completeness, correctness and up-to-dateness. The contents/data are based on the state of knowledge March 2026.