

Official Morning Has Broken Office Building



grasblau
by CA IMMO



Don't be a follower

Be a leader

The best news hit like a bombshell: the *grasblau* office building in Berlin's Kreuzberg district is the first tomorrow-proof building in our capital city. This means future tenants can rest assured knowing they are facing all the current changes in the working world, and they can look forward to everything that comes their way with an operating licence for the future.

Curtains up for the unique, official Morning Has Broken Office Building. Dive into *grasblau* in Berlin!

grasblau



Grasblau.
Because all
signs point to
the future.

hab

grasblau



**TOMORROW
PROOF**
by CA IMMO

Ready for tomorrow times three.

#1 Be sustainable

grasblau is a green building which has been developed using a holistic sustainability approach.

#2 Stay well

grasblau creates healthy and attractive working conditions.

#3 Move forward

grasblau consistently leverages the opportunities of digital technology.

grasblau

#1

Be sustainable – Green Building

Sustainable materials

More sustainable,
resource-friendlier
operations

Green mobility

Green areas and
species conservation



#1

More sustainable, resource-friendlier operations

Thanks to the connection to the existing district heating network, the most modern heating and cooling technology, the recovery of energy as well as optimised operations through digitalisation, the future standards for primary energy consumption according to the German Buildings Energy Act (GEG) can be met and even significantly exceeded.

The sole use of green power and the signing of green leases, whereby landlords and tenants agree to act sustainably

Sustainable materials

Only materials not harmful to health and environmentally friendly are used.

Avoidance of composite material in terms of the circular economy (cradle-to-cradle)

Green mobility

Electric vehicle charging stations are available for the users of the building.

Certification

DGNB Gold is aimed for.

Green areas and species conservation

Around 70 per cent of the trees will remain on the property, particularly the plane and maple trees.

The newly created green areas will feature a highly diverse selection of regional flora – to protect and conserve biodiversity.

To protect insects and avoid light pollution, only directional lighting via lighting posts and path lamps is used in the outdoor area.

Rainwater on the built areas is collected and fed back into the groundwater instead of going into the sewage system.

#2

Stay well – Well-Being



Green surroundings

Healthy Workplace

#2

Healthy workplace

Low-pollution materials and high-quality heating and cooling systems ensure a building that is not harmful to health.

Atrium flooded with daylight animates visitors to use the stairs.

Large balconies of up to 70 m² in size on all floors enable users to work outdoors.

Openable windows as a source of fresh air

Users of the building have access to covered bicycle racks as well as showers.

Very good connection to the bicycle path network

CO₂ sensors in the meeting rooms

Comprehensive digitalisation concept makes the stay in the building even safer and healthier (see #3)

Green surroundings

Ceiling height, openable windows with a view of the park-like surroundings

Numerous parks and the Landwehr Canal as local recreation area in the immediate vicinity

Certification

Certification according to WELL Core & Shell Standard is aimed for.

#3

Move forward – Smart Commercial Building



Keyless Entry

Mobile coverage

Multi-device building app

API interface

Smart Building Services

#3

Keyless entry

Contactless entry to the building via RFID cards

Mobile coverage

Full connection within the building to the mobile network (4G/5G ready)

Smart building services

Sustainable and resource-friendly operation of the building thanks to digital and networked sensors

API interface

Standardised access to the digital building data for the use of dashboards and building apps

Multi-device building app

Contactless access to the building via smartphone

Internal digital management of access points with the option to give door, person and time-specific access rights

Booking and management of workplaces, office and conference rooms, as well as parking places

Connection to software systems (e.g. Office 365) possible

Utilisation analysis through the use of anonymised room occupancy data capture

Push messages to employees, such as to announce the overutilisation of a room or when distance rules are not followed

Ticketing system, for instance for needs-based cleaning

Additional digital virus guard solutions for safe, pandemic-suitable office operations at all time

Dashboard for individual energy management and day-by-day reporting to support sustainability goals



Green gems as far as the eye can see.

Indoors and outdoors in perfect harmony

grasblau is a green building through and through, whereby the approach to sustainability is continually in focus – from planning to operations. Certification according to DGNB in gold is also aimed for, with classification as a healthy, unharmful and environmentally friendly building.

The large window fronts provide an open view of the small area of idyllic nature. For inspiring impressions and a natural feeling of well-being.

Best view of
everything to come.



Key Facts

Schöneberger Str. 21A
10963 Berlin

Type

Office

Floors

Ground floor with lobby
5 upper floors
Roof terrace
Underground floor with 49 parking spaces and racks for 80 bicycles

Rentable space

Approx. 13,350 m² (above ground)

Rentable space per floor (1–5)

Approx. 2,000 m²

Rental space on ground floor

Approx. 1,600 m²

Digitalisation

Development to be a Smart Commercial Building

Green building

DGNB certification in gold is aimed for.

Well-being

Certification according to WELL Core & Shell Standard

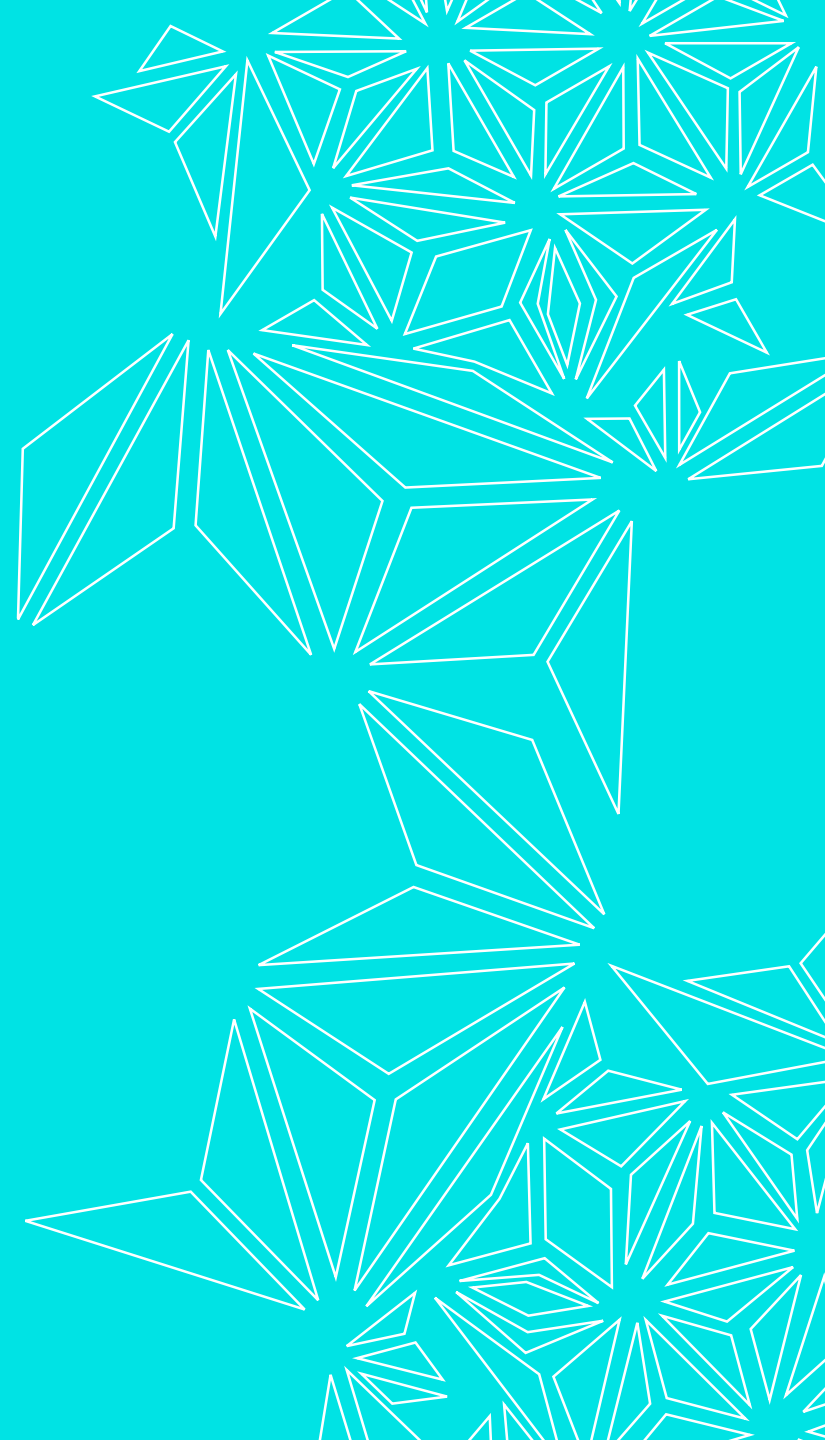
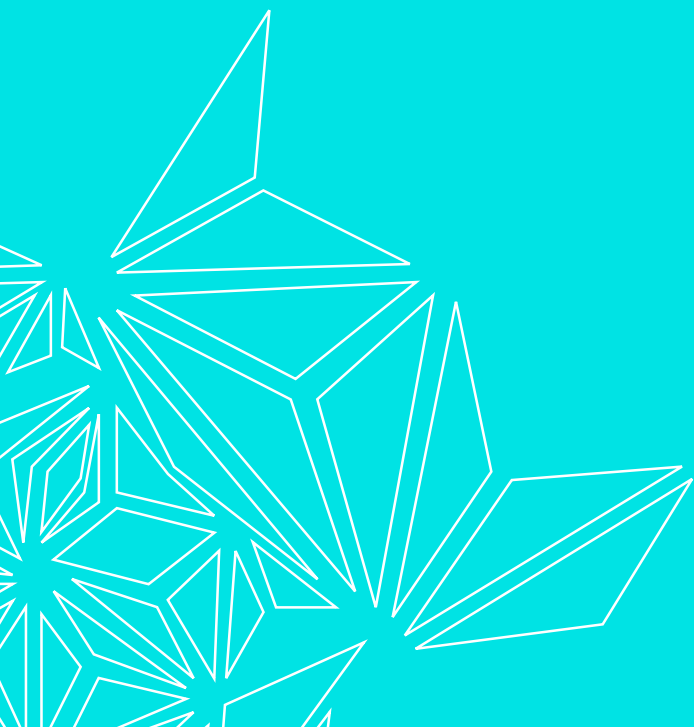
Tomorrow-proof

Holistic sustainability approach, healthy and attractive working conditions, and consistent digitalisation concept

Scheduled completion

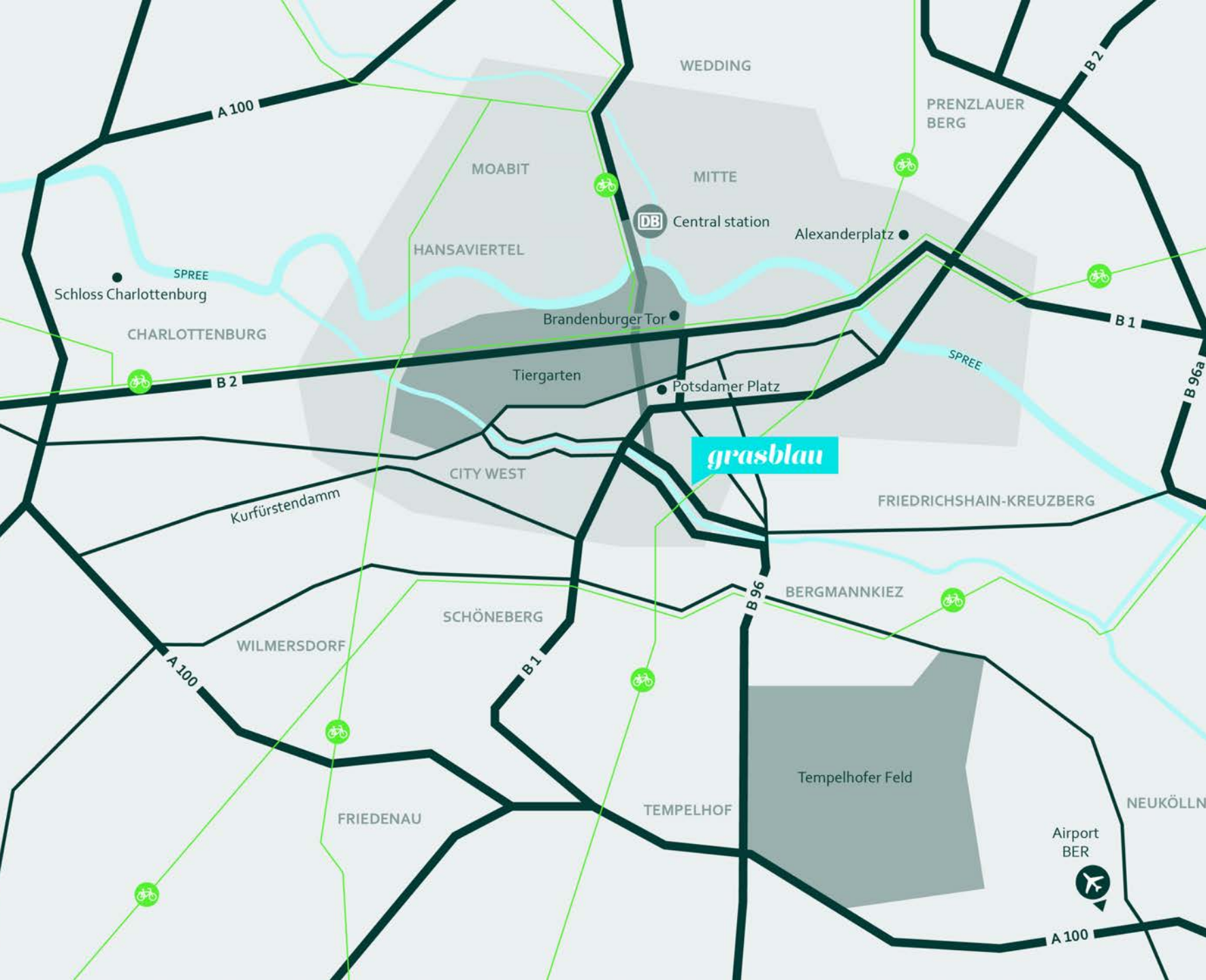
Q4 2022

Location



Berlin
is in the air.

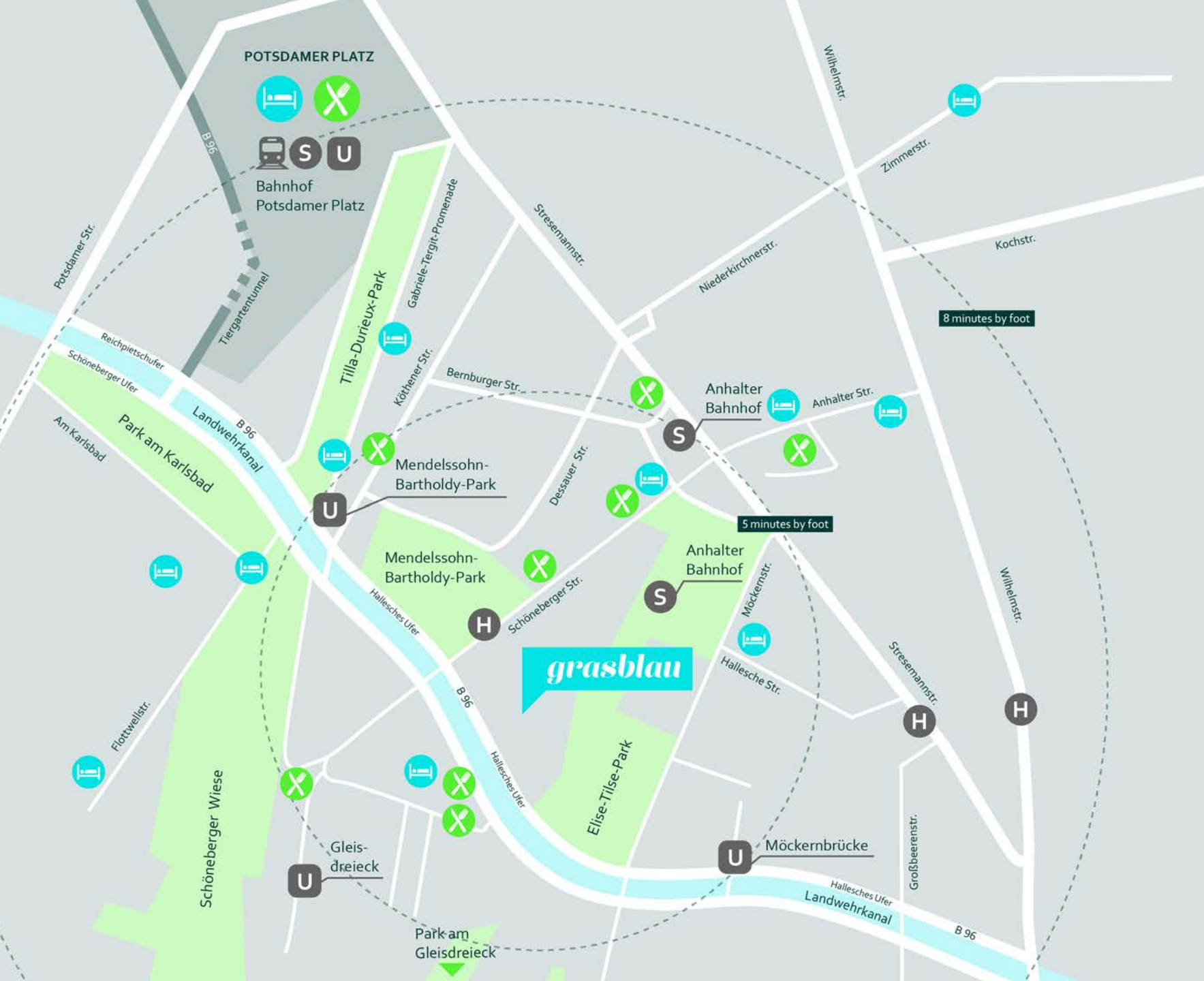





Best place to work

Where Berlin is stress-free


Berlin is popular. Especially where the city and countryside fuse together to become a green oasis. *grasblau* is situated in the best location in the city, at the Landwehr Canal and just a stone's throw away from lively Potsdamer Platz with its many shopping opportunities, restaurants and cultural offers.



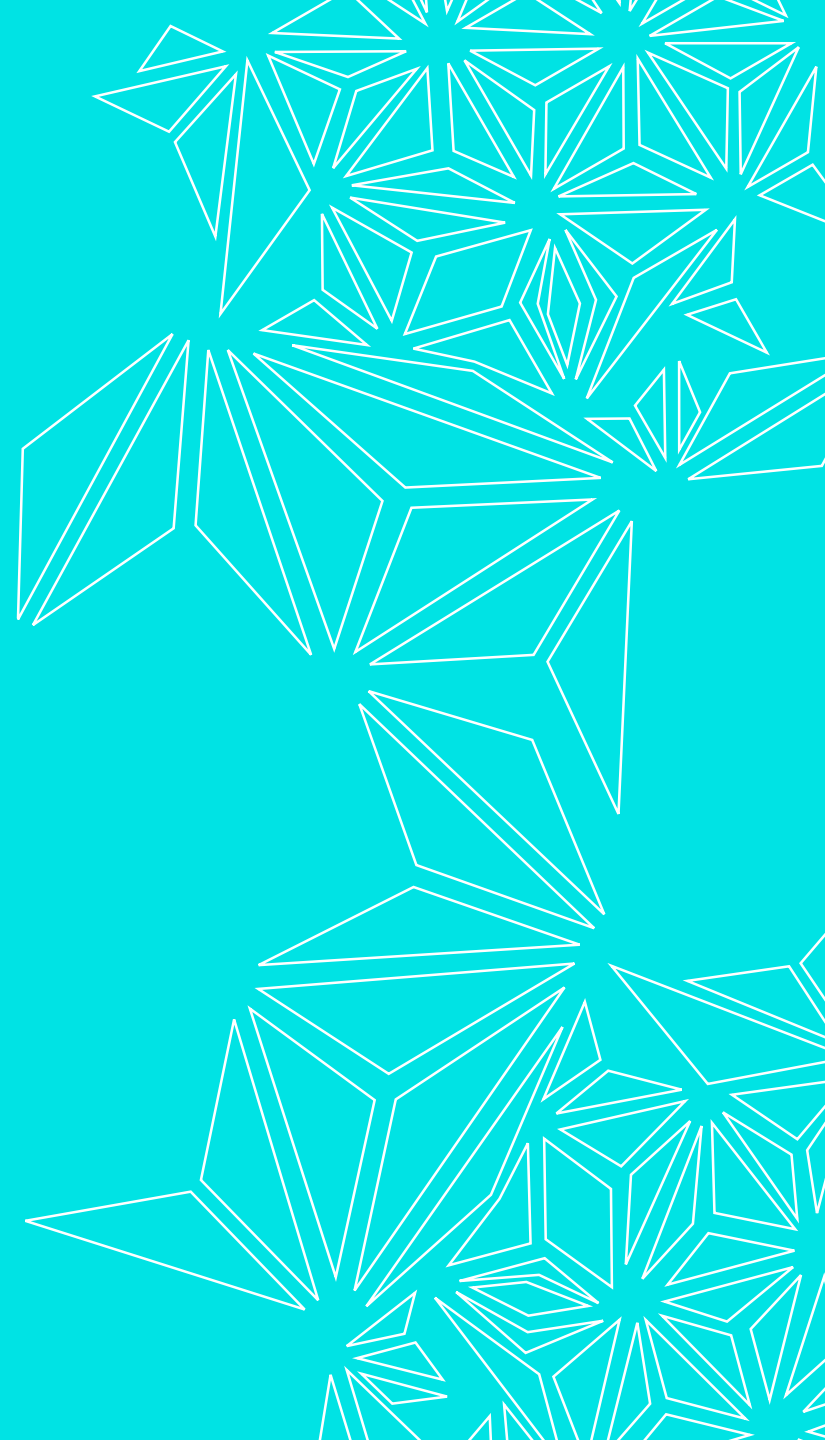
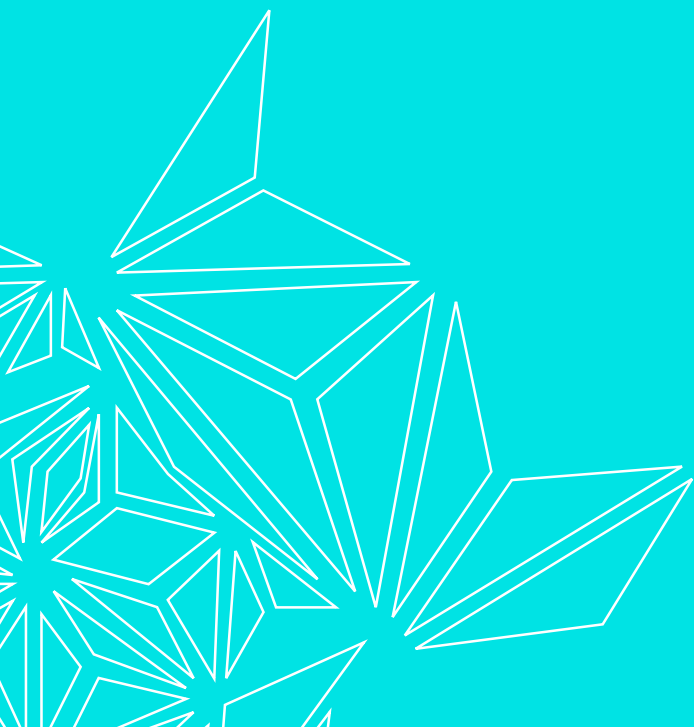
Hotels and conferences

-  Near Potsdamer Platz and in the immediate vicinity of *grasblau* is where numerous star-studded hotels await you – such as Motel One Berlin-Potsdamer Platz, Mövenpick Hotel Berlin, The Ritz-Carlton, and Scandic – with comfortable and convenient accommodation and conference opportunities.

Restaurants

-  In the surrounding area of *grasblau*, you can enjoy many different restaurant experiences. From fine dining to pizzerias to food courts, you can find whatever you desire. What's more, the diverse range of businesses and shops at Potsdamer Platz guarantees first-class local amenities.

Tenanted areas





Here is where the
working world of
tomorrow can unfold.

Tenanted areas

	Unit 1	Unit 2	Unit 3	Unit 4	Total
Roof terrace					238 m ²
5th floor <i>plus common areas and balcony (100%)</i>	732 m ² 89 m ² 68 m ²	262 m ² 32 m ² –	643 m ² 68 m ² 36 m ²	322 m ² 34 m ² 35 m ²	1,959 m² 223 m ² 139 m ²
4th floor <i>plus common areas and balcony (100%)</i>	732 m ² 89 m ² 68 m ²	262 m ² 32 m ² –	643 m ² 68 m ² 36 m ²	322 m ² 34 m ² 35 m ²	1,959 m² 223 m ² 139 m ²
3rd floor <i>plus common areas and balcony (100%)</i>	732 m ² 89 m ² 68 m ²	263 m ² 32 m ² –	643 m ² 68 m ² 36 m ²	322 m ² 34 m ² 35 m ²	1,960 m² 223 m ² 139 m ²
2nd floor <i>plus common areas and balcony (100%)</i>	732 m ² 89 m ² 68 m ²	262 m ² 32 m ² –	642 m ² 68 m ² 36 m ²	323 m ² 34 m ² 35 m ²	1,959 m² 223 m ² 139 m ²
1st floor <i>plus common areas and balcony (100%)</i>	728 m ² 89 m ² 69 m ²	262 m ² 32 m ² –	642 m ² 68 m ² 386 m ²	319 m ² 34 m ² 31 m ²	1,951 m² 223 m ² 136 m ²
Ground floor <i>plus common areas</i>	674 m ² 82 m ²	258 m ² 27 m ²	432 m ² 46 m ²	213 m ² 23 m ²	1,577 m² 178 m ²
Total	5,198 m²	1,756 m²	4,211 m²	2,185 m²	13,350 m²

The information is approximate according to the current layout (August 2020)

Example layout

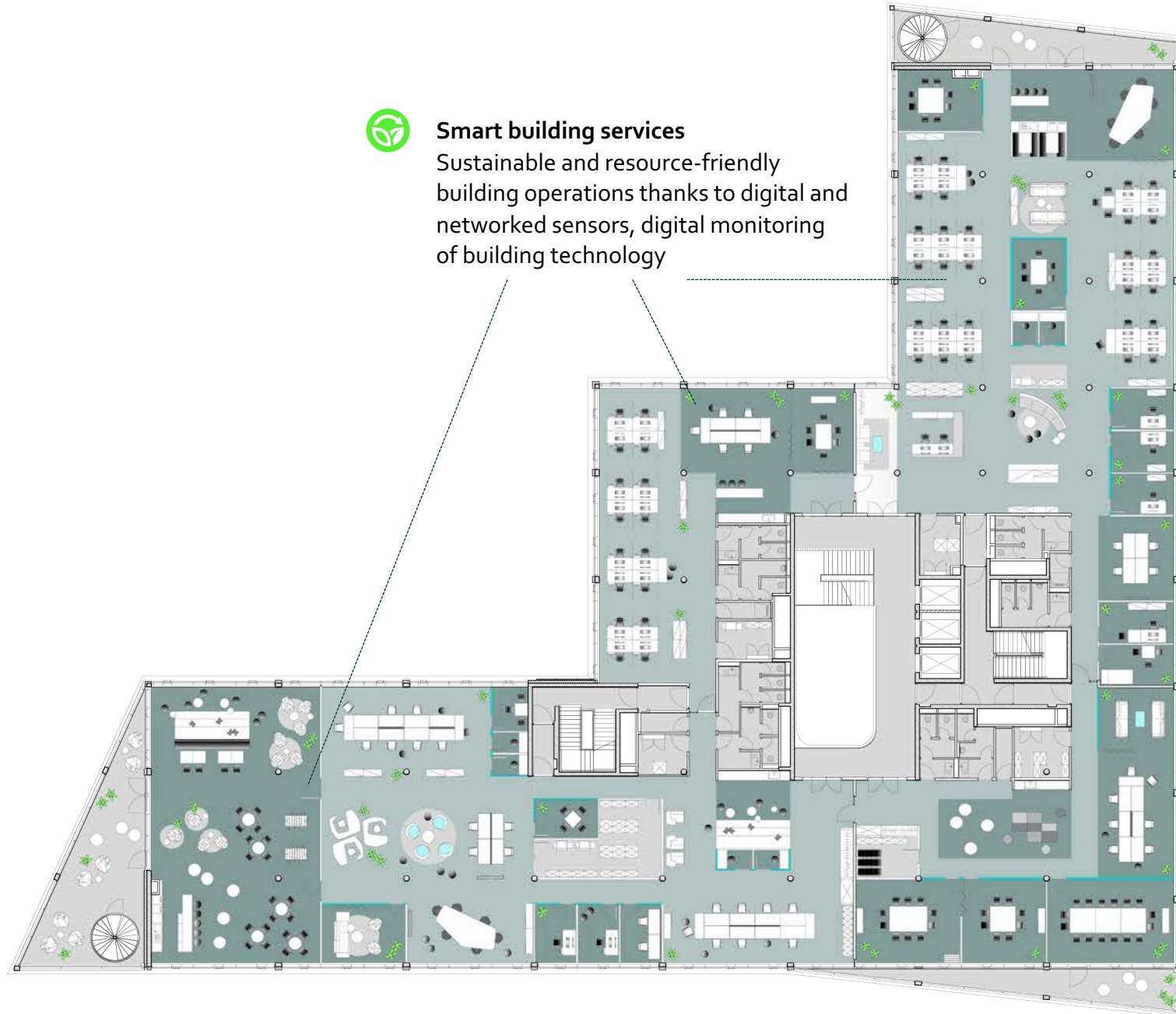
Open space

Standard floor
Approx. 2,090 m²
86 workstations



Smart building services

Sustainable and resource-friendly building operations thanks to digital and networked sensors, digital monitoring of building technology



Example layout

Combination

Standard floor
Approx. 2,090 m²
93 workstations



Find your colleague
To support project-based,
non-territorial working
(GDPR compliance)

Example layout

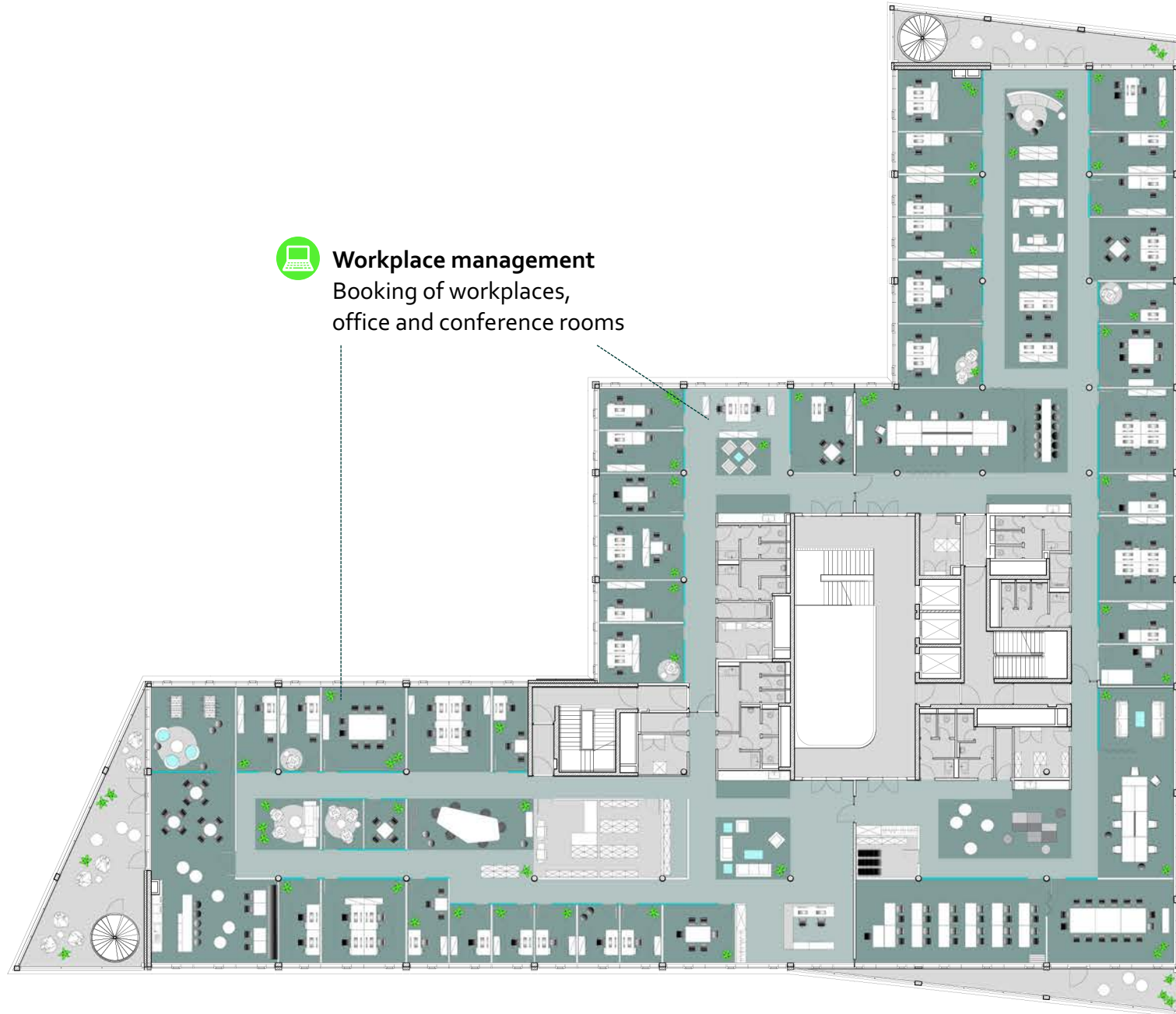
Cubicles

Standard floor
Approx. 2,090 m²
70 workstations



Workplace management

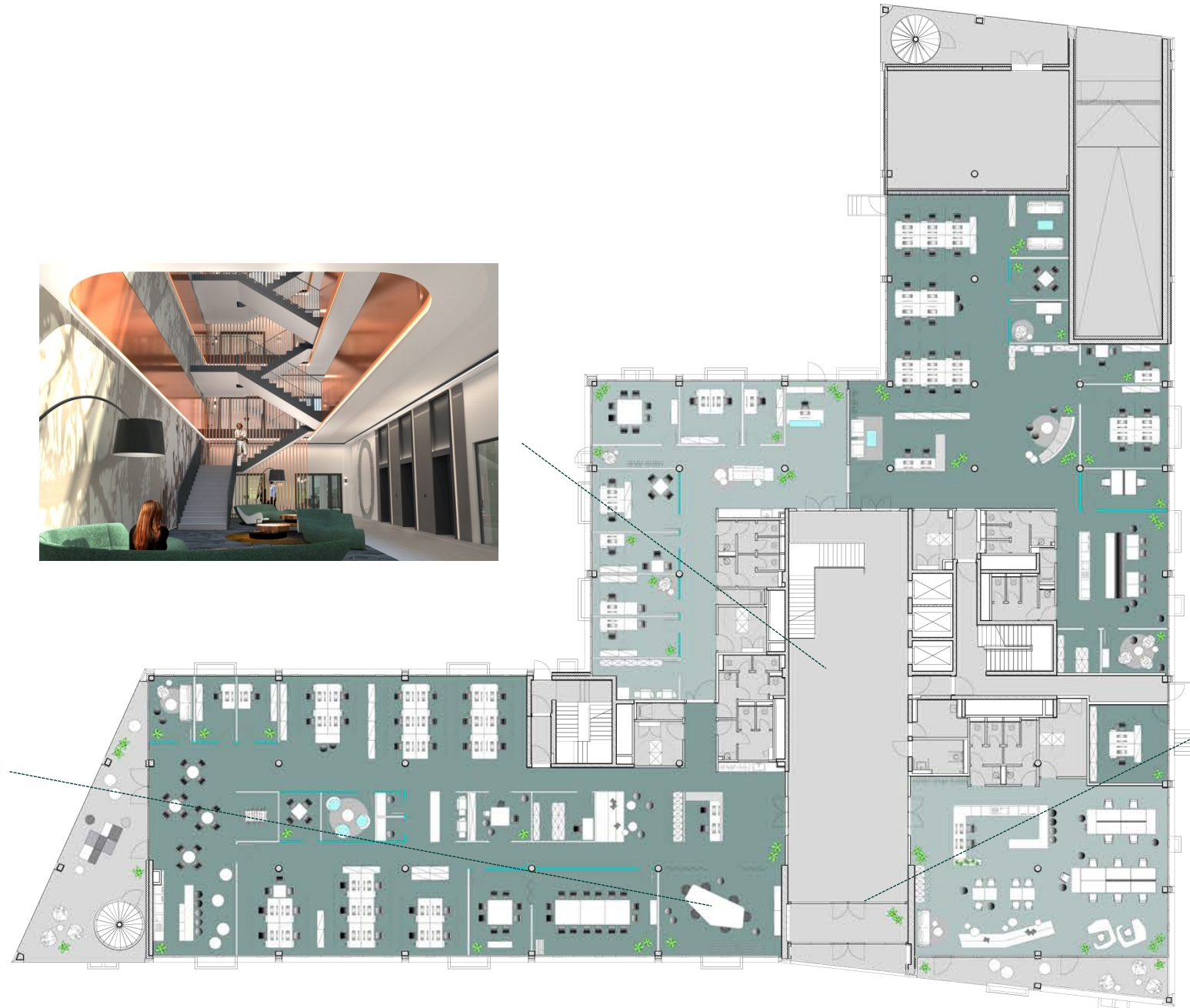
Booking of workplaces,
office and conference rooms



Example layout

Ground floor

incl. Lobby
Open Space
Approx. 1,600 m²
71 workstations

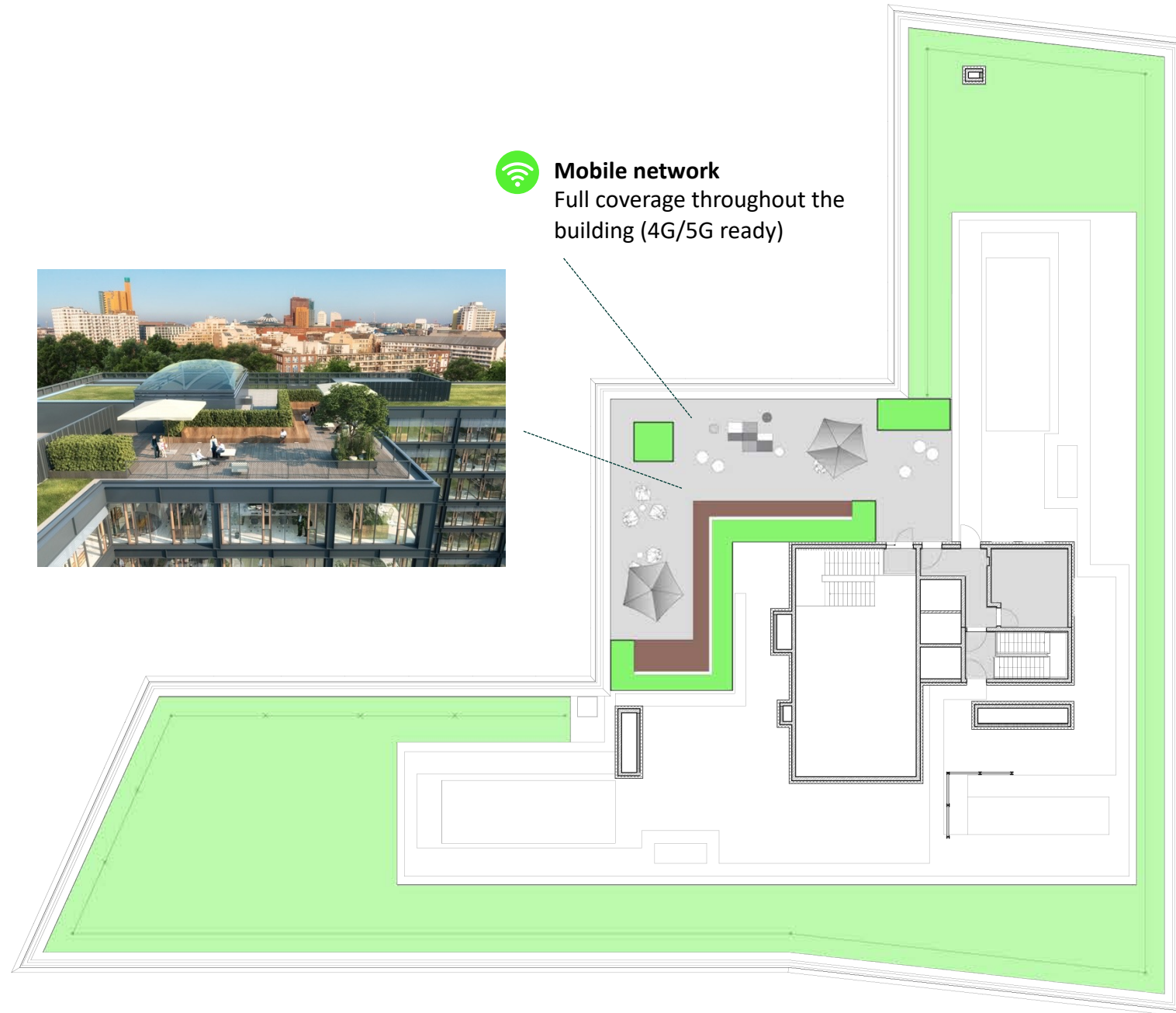


Keyless entry
Access to the building via building app or RFID card

Example layout

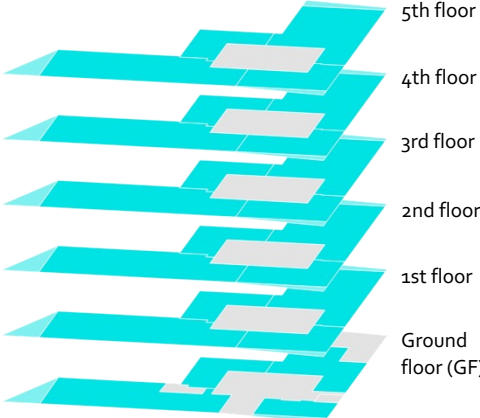
Roof terrace

Approx. 230 m²

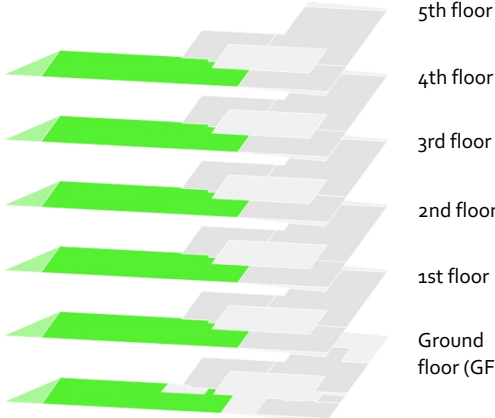


Combi-nations

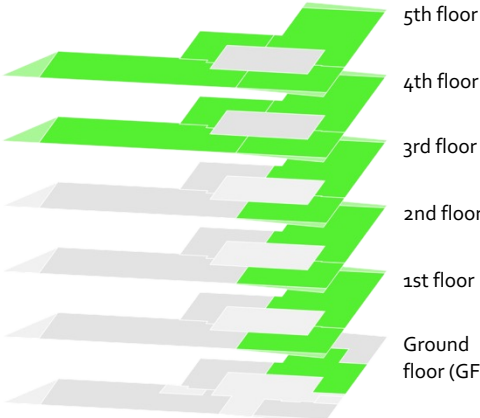
Single Tenant
All Units



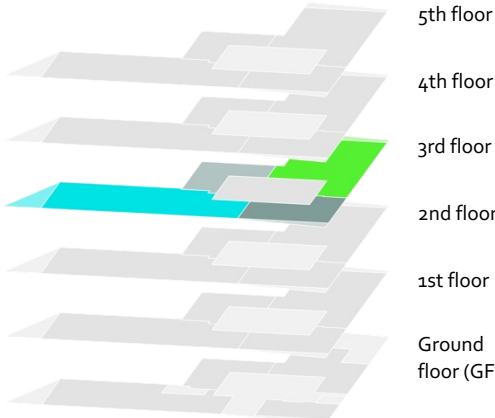
Multi-tenant „house in house”
Unit 1/GF–5th floor



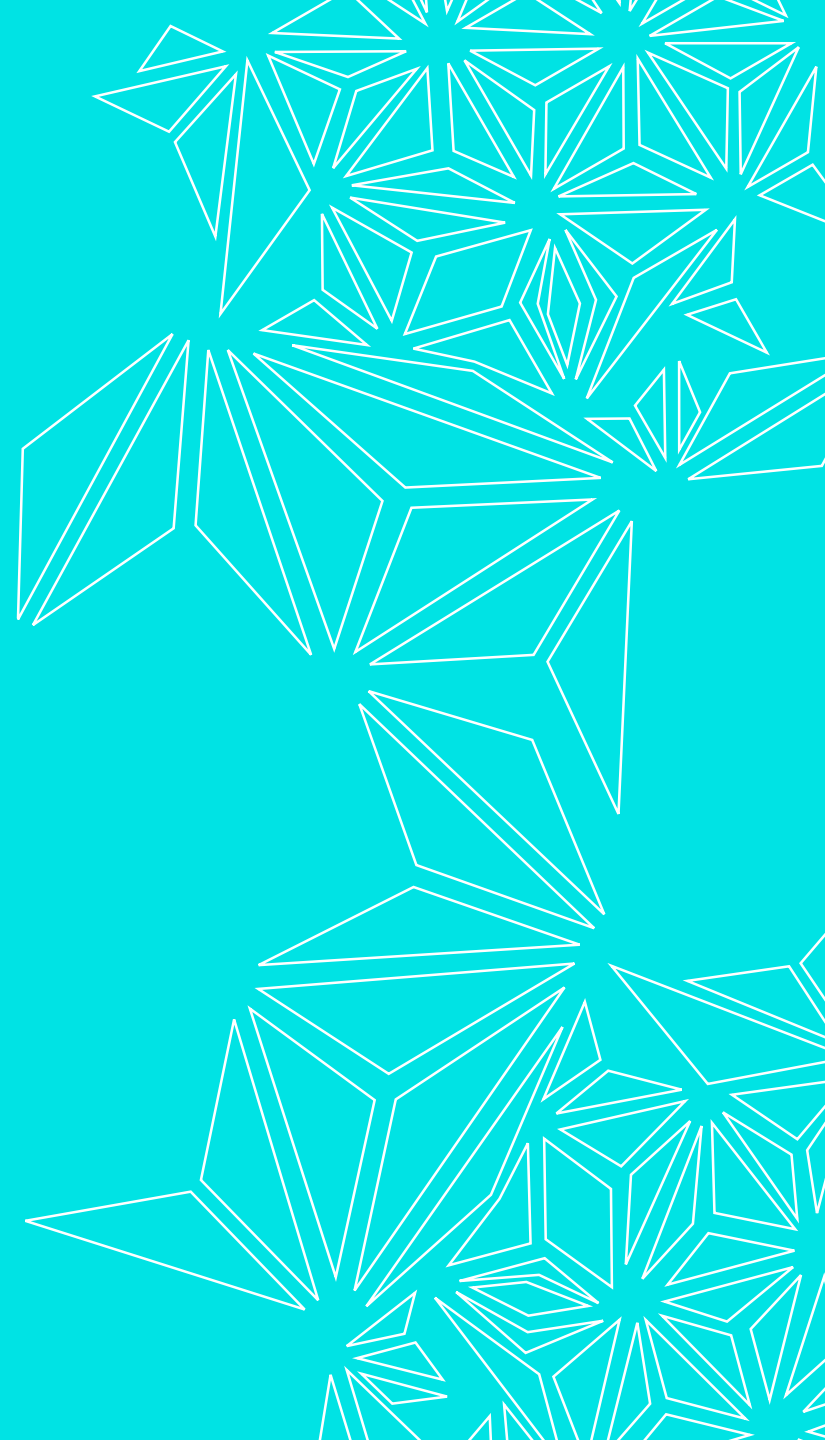
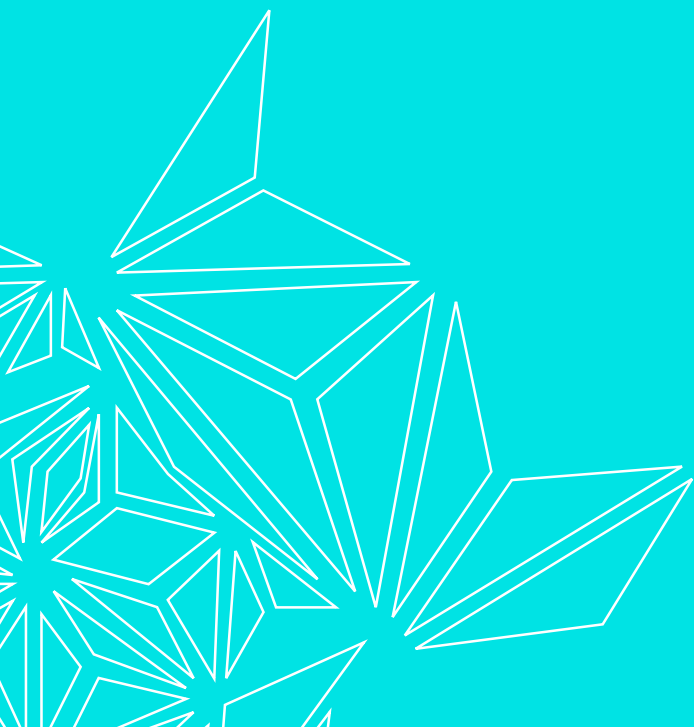
Main Tenant
„combination”
Unit 3/GF–5th floor
„house in house”
Units 1–4/4th–5th floor



Multi Tenant „floor”
Units 1–4/3rd floor



Facilities



Technical data/ Services

Grid	1.35 m	Solar shading	External and internal sun shading
Floor height clearance	2.80 bis 2.90 m with permanent workstations	Floor construction	Raised floors
Windows	Openable	Ventilation	Mechanical ventilation and window airing
Interior design	Premium	Heating/cooling	Heating/cooling expanded metal ceiling and suspended heating/cooling ceiling
Showers	1 per unit	Lighting	Pendulum luminaires and recessed downlights
Lifts	3, from the underground to the 5th floor	Cabling	CAT 7 cables
Bicycle spaces	80 underground spaces , 20 outdoor spaces		
Car spaces	49 underground parking spaces , 6 with charging stations		

Fresh ideas
approaching –
directly on
the balcony.



Highlights

Morning Has Broken –
look forward to tomorrow
today at *grasblau*.

Berlin's first tomorrow-proof building

- Green building aiming for DGNB sustainability certification in gold
- Built according to a holistically sustainable, innovative and future-proof concept
- Development to be a Smart Commercial Building with all the advantages of digitalisation
- Well-being taken further: certification to the WELL Core & Shell Standard for attractive and healthy working conditions

Flexible rental spaces for every need

- Overall rental space of about 13,350 m²
- Rental space on standard floors of about 2,000 m² each
- Configuration options with up to 4 rental spaces per floor
- All standard office concepts possible
- House-in-house solutions possible
- Efficient, daylight-filled building

Equipment exceeding the standard

- Spacious balconies and a roof terrace for common use
- Showering opportunities for cyclists or sports enthusiasts, in all rental units
- Underground garage with space for 49 cars (6 with charging stations) and racks for 80 bicycles

Excellent location in the heart of Berlin

- Central, but also green location at Landwehr Canal
- Outstanding connection to roads, underground and commuter trains, reachable in 3 to 5 minutes
- In the immediate vicinity of Potsdamer Platz with numerous restaurants, shops, a shopping centre with food court and much more



Pick your
place in the
sun — at
grasblau.

Morning Has Broken — get started!

grasblau-berlin.de



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Disclaimer

This brochure contains a range of information and suggestions. All data, illustrations and calculations have been compiled with utmost care. At the same time, liability for their completeness and correctness cannot be assumed. All information is explicitly subject to changes.

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