



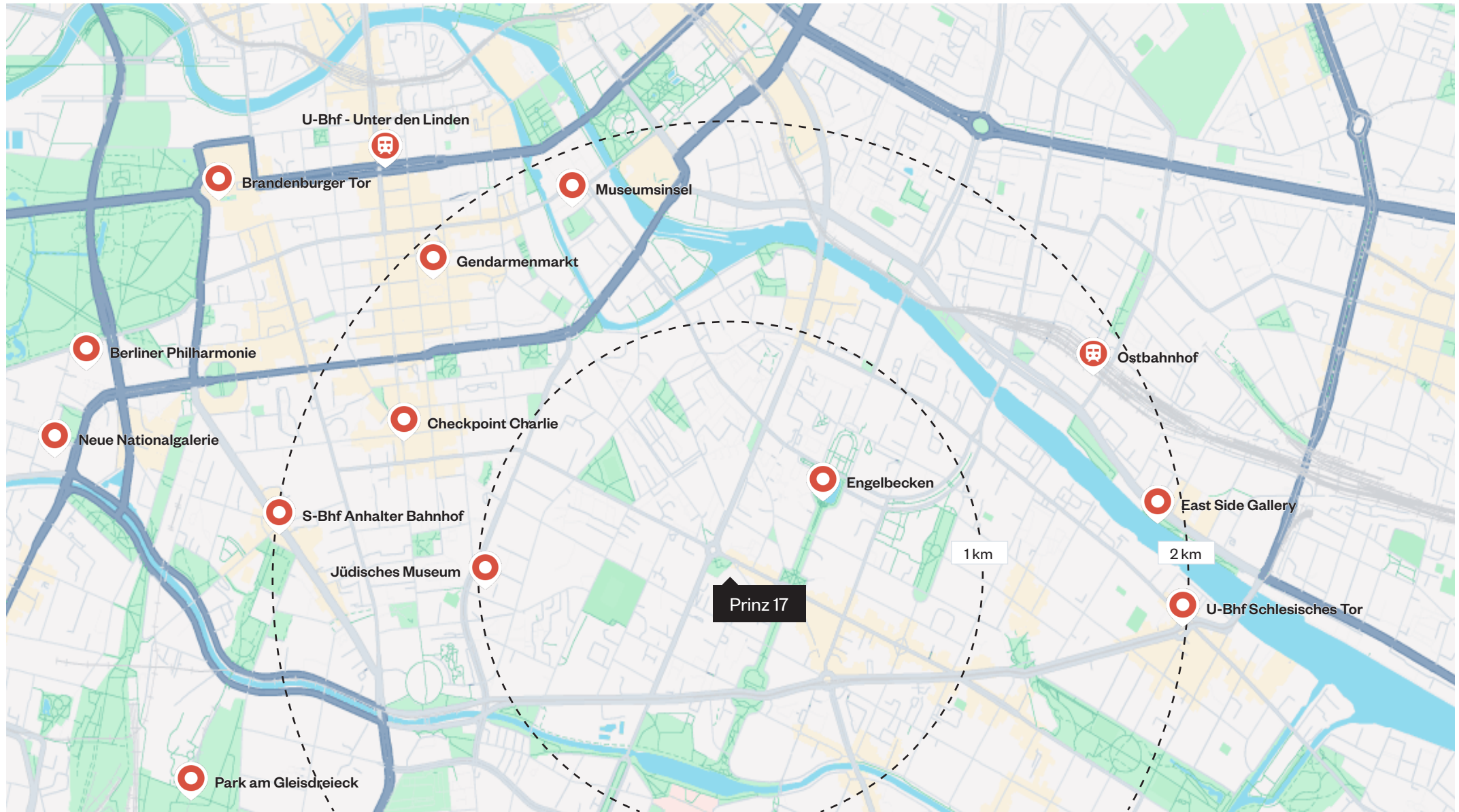
Prinzessinnenstraße 17, Berlin

Office Spaces

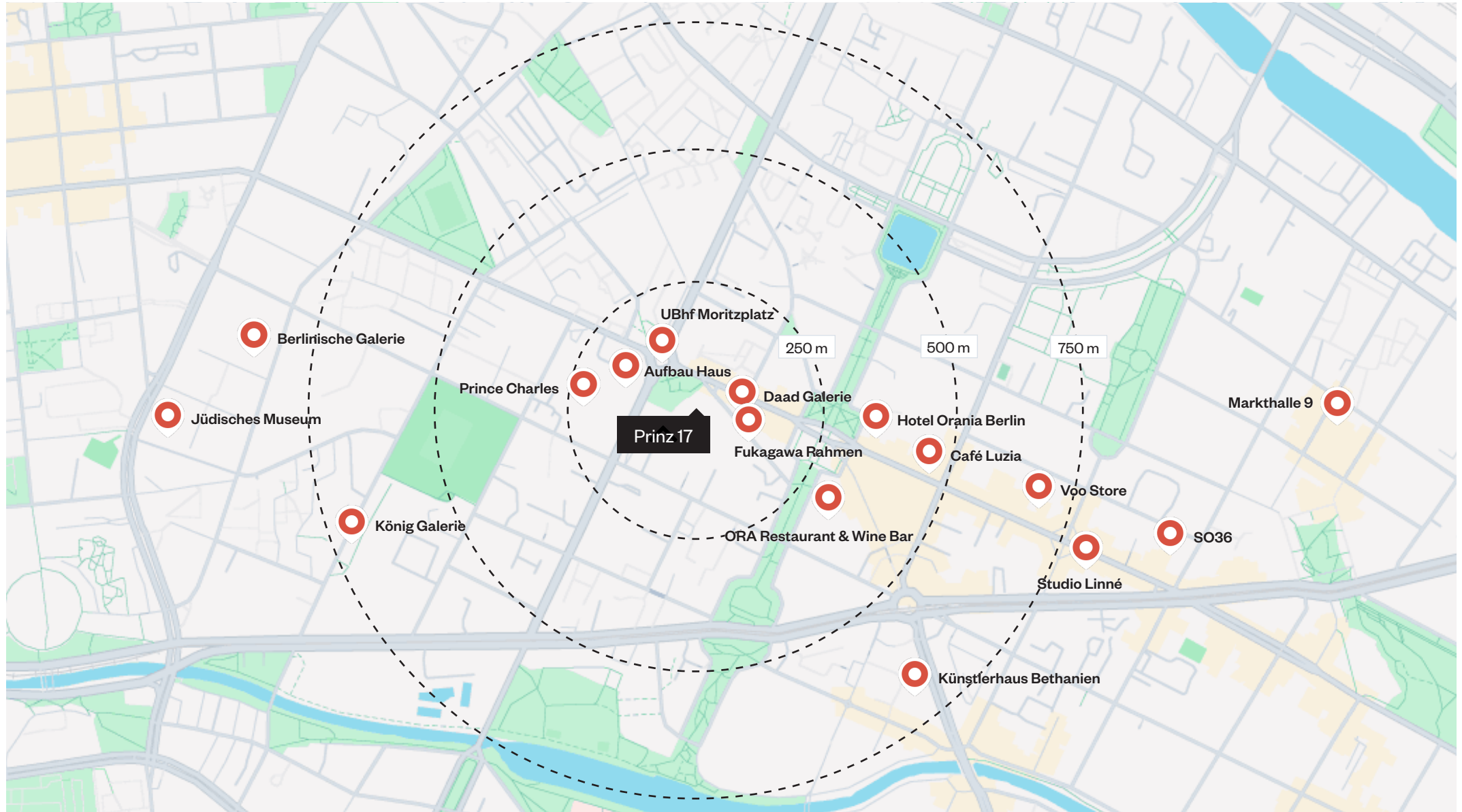
Prinz17



Location Overview



Detailed Location





Location Description

Situated on Prinzessinnenstraße at the junction of Kreuzberg and Mitte, the property lies within a dynamic urban quarter that has evolved into a dense hub for office and service-sector activity. Now recognised as a key cluster for Berlin’s tech and digital media industries, the area benefits from a highly skilled, predominantly young workforce—offering strong access to talent and collaboration potential.

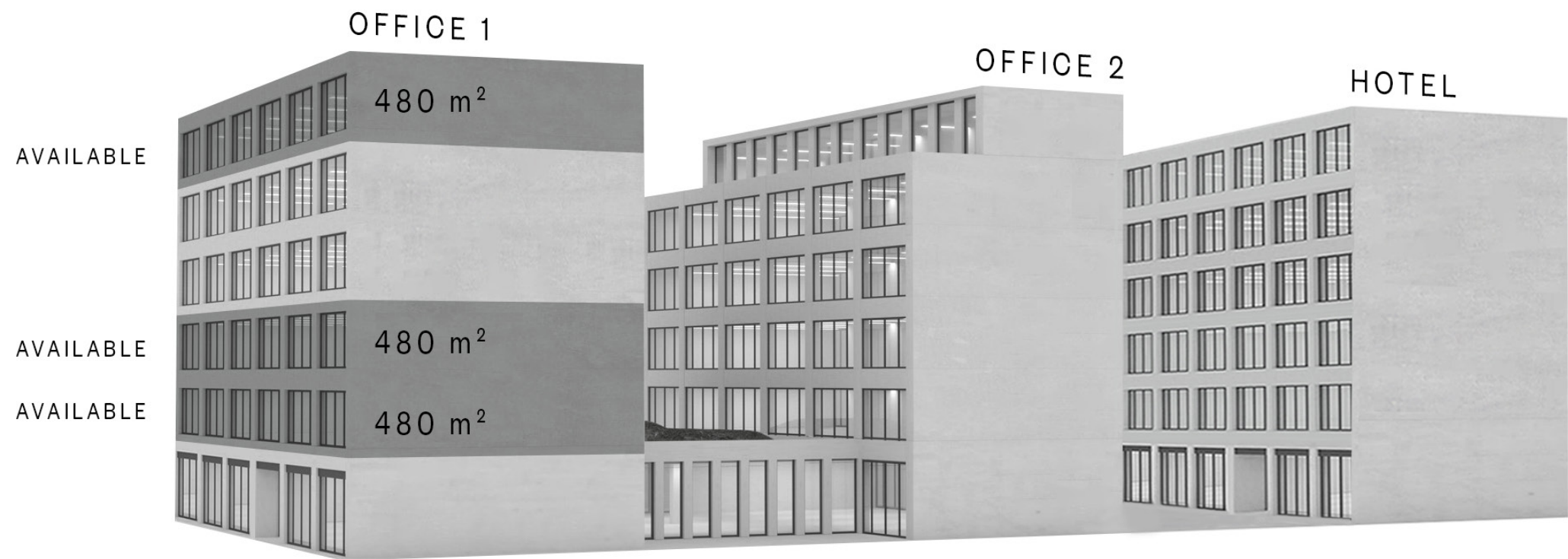
Transport Connections:

Bus	Oranienplatz	M29, 117	1 Min
U-Bahn (Subway)	Moritzplatz	U8	1 Min
S-Bahn (Commuter Rail)	Jannowitzbrücke	S3, S5, S7, S9, U8, Bus 300	5 Min

Property Overview

Address	Prinzessinnenstraße 17, 10969 Berlin
Location	Berlin-Kreuzberg/Mitte
Year of Construction	2022
Property Type	Mixed Use
Gross Floor Area (GFA)	8.000 m²
Available Units	
Building 1 – 5th Floor	480 m²
Building 1 – 2nd Floor	480 m²
Building 1 – 1st Floor	480 m²
Storage Facilities	Available upon request
Availability	Immediate





5th Floor

1st Floor

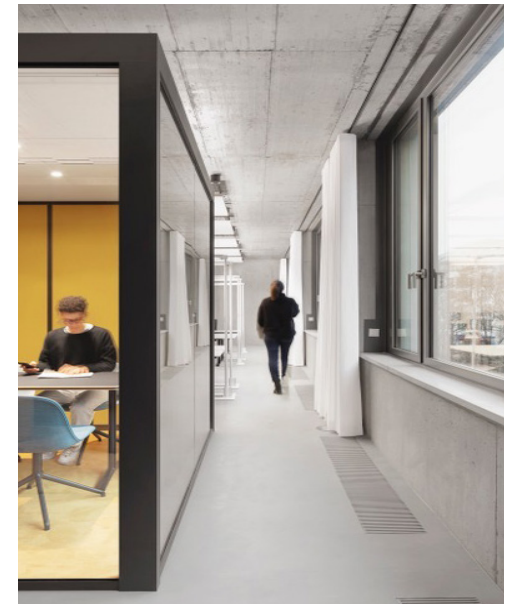
Level Features

Handover as Upgraded Shell & Core

- modernly appointed sanitary facilities
- barrier-free access
- base cooling via trench convectors
- supplementary cooling feasible
- thermal insulation glazing with acoustic insulation
- automatically operated external sun shading
- access control via electronic keys and video intercom system
- 1st floor: direct access to the communal terrace

Bespoke Tenant Fit-Out

- versatile and customizable leasing spaces
- unlimited fit-out options enabled by raised floor system
- construction management offered on request



5th Floor

1st Floor

Indicative Layouts



Open Space



Hybrid

2nd Floor

Level Specifications

Handover as Open Space Layout

- contemporary kitchenette
- conference rooms with high-performance acoustic glazing
- modern sanitary facilities
- floor boxes with power outlets and LAN infrastructure provision
- integrated cabling for power, lighting, IT, and Wi-Fi access points
- premium carpet tiles and linoleum flooring
- base cooling via trench convectors
- triple-glazed thermal and acoustic insulation glazing
- two fibre optic and one DSL handover point
- optional redundant internet supply
- access control via electronic keys and video intercom system
- additional tailored specifications available upon request



Key Figures

Floor	1st Floor	2nd Floor	5th Floor
Exclusive Areas	443,39 m ²	443,39 m ²	443,38 m ²
Shared Areas OG (pro rata)	36,83 m ²	36,83 m ²	36,83 m ²
Subtotal OG	480,22 m ²	480,22 m ²	480,21 m ²
Shared Areas UG (pro rata)	32,00 m ²	32,00 m ²	32,00 m ²
Total	512,22 m ²	512,22 m ²	512,21 m ²



Contact

Contact:

Mr Leonard Pörschke

Telefon: +49 176 636 189 28

E-Mail: info@gillwald.berlin

Andreas Gillwald

Grundstücks GmbH & Co KG

Im Dol 25

14195 Berlin

www.prinz17.com

