

# A LASKA

THINK INSIDE THE BOX



THINK  
INSIDE  
THE  
BOX

A LASKA



**CREATING  
UNIQUE  
SPACES  
WITH LOVE**

A Project by  
**TROCKLAND®**

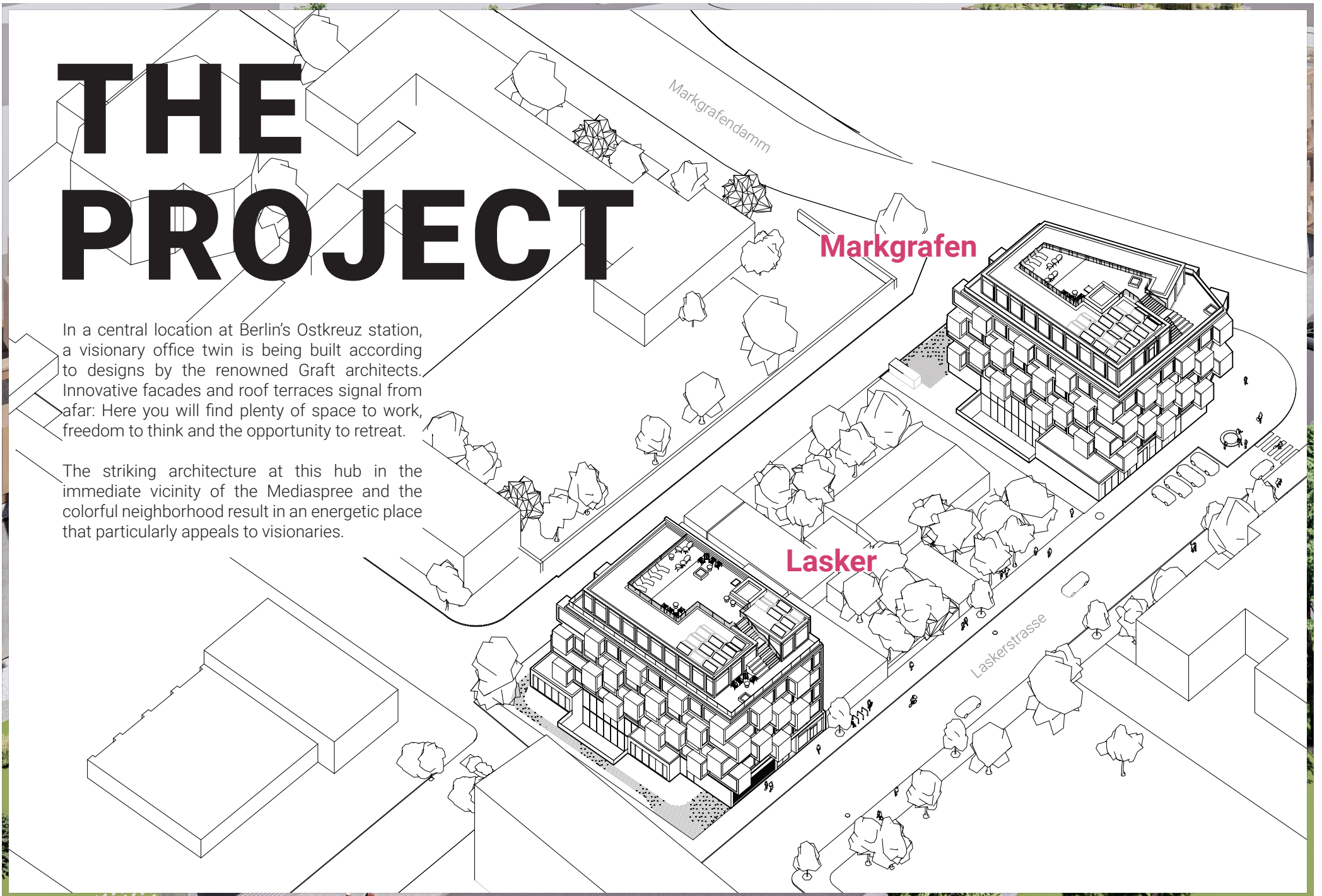




# THE PROJECT

In a central location at Berlin's Ostkreuz station, a visionary office twin is being built according to designs by the renowned Graft architects. Innovative facades and roof terraces signal from afar: Here you will find plenty of space to work, freedom to think and the opportunity to retreat.

The striking architecture at this hub in the immediate vicinity of the Mediaspree and the colorful neighborhood result in an energetic place that particularly appeals to visionaries.





**BUSINESS | NEW DEVELOPMENTS**

- 01 | Ostkreuz Campus (Pandion)  
Main Tenant: Enpal (17.300 m<sup>2</sup>)
- 02 | Zalando Headquarter
- 03 | Universal Music
- 04 | Tik Tok Germany
- 05 | Coca-Cola Headquarter
- 06 | Volkswagen SID Berlin
- 07 | Porsche Digital Lab
- 08 | Liebeskind Headquarter
- 09 | Bosse & Spree Student Apartments
- 10 | A New Day Studio
- 11 | Independent Artists Management
- 12 | Commercial area
- 13 | B:HUB (Streletzki Gruppe)
- 14 | An der Mole (Howoge)
- 15 | AXIS Offices (Streletzki Gruppe)
- 16 | My Bay My Way (Groth Gruppe)

**ENTERTAINMENT | LIFESTYLE**

- 17 | RAW Creative Area
- 18 | Zebrano-Theater
- 19 | Theater Strahl
- 20 | Napoleon Komplex Event Space
- 21 | ://about blank Club
- 22 | Kino Zukunft
- 23 | Laskerwiese
- 24 | Watergate Club
- 25 | Badeschiff Event Area
- 26 | Club OST
- 27 | Renate Club & Event Space

**FOOD & DRINKS**

- 28 | Transit
- 29 | Kleines Sonntag
- 30 | Glory Duck
- 31 | Umami F-Hain
- 32 | Milja & Schäfa
- 33 | Denn's Bio Markt
- 34 | Krass Böser Wolf
- 35 | Urbayn

**SPORT**

- 36 | Squash Center
- 37 | Stand-Up Paddle Jetty
- 38 | Beat 81

# LOCATION



# NEW BOOM CORRIDOR

A LASKA ties in with the historical significance of the area around the transportation hub Ostkreuz. After its renovation, it is once again the most heavily frequented train station of Berlin. Over the next few years, further projects will be developed here, which will form the link between Mediaspree and the new southeastern boom axis between Berlin's city center and the Oberschöneweide district.

The immediate neighborhood is characterized by a colorful mix of leisure and cultural activities. The high quality of life offers a place where people enjoy to work and live.





# SMART SPACES FOR SMART PEOPLE





# VISION CREATES REALITY

A LASKA is an architectural vision of Graft – a studio for architecture, urban planning, design, music and the pursuit of happiness. Its founders say: "We believe in the power of architecture as a tool, best employed not for its own sake, but to represent ambiguous and diverse identities."

This understanding of design meets Trockland's credo as a project developer: "Creating unique spaces with love." The result is an office twin that focuses on sustainability, future viability, transformation and humanity and is developed by an exceptional team and network of consultants, supporters and visionaries. Special thanks go to Bene, who as international office experts have played a key role in shaping the planning of A LASKA as a space to work.

*"Timber hybrid construction, solar panel, heat pump and much more. **A LASKA is sustainable.** Anything else doesn't make sense at this place and time."*

Konstantinos Dikeos, Trockland Partner & Chief Technical Officer



# FACTS

## MARKGRAFEN

### TOTAL LETTABLE SPACE

approx. 4,170 m<sup>2</sup> plus garden & parking space  
with flexible layout



### ROOF TERRACE

approx. 110 m<sup>2</sup> (*Outdoor office*)

### ATTIC FLOOR | WORK SPACES

approx. 535 m<sup>2</sup>

### 4<sup>th</sup> FLOOR | WORK SPACES

approx. 630 m<sup>2</sup>

### 3<sup>rd</sup> FLOOR | WORK SPACES

approx. 665 m<sup>2</sup>

### 2<sup>nd</sup> FLOOR | WORKSPACES

approx. 660 m<sup>2</sup>

### 1<sup>st</sup> FLOOR | WORK SPACES

approx. 665 m<sup>2</sup>

### GROUND FLOOR | NEW WORK & CAFÉ

approx. 525 m<sup>2</sup> (*Work spaces, Café, E-Charging stations*)

### SOUTERRAIN | NEW WORK & COMMUNITY

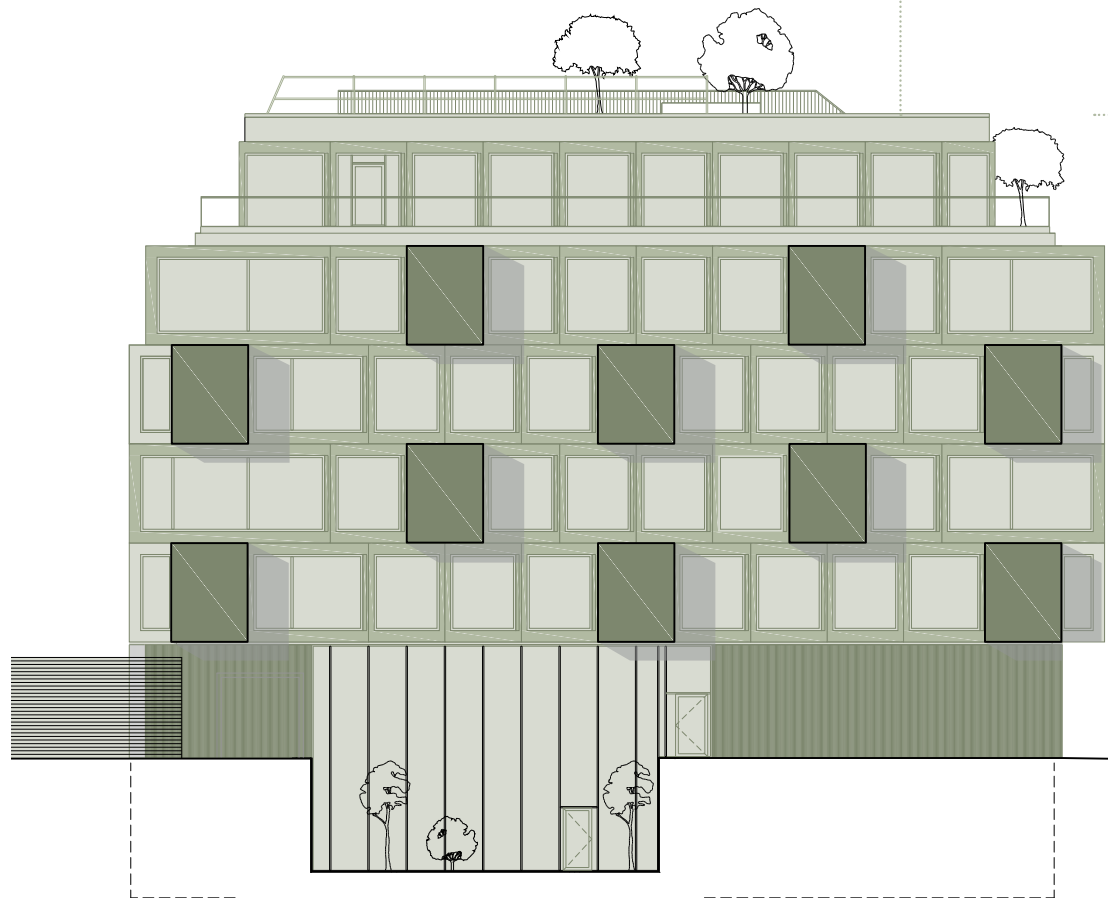
approx. 380 m<sup>2</sup> (*Lounge, Atrium, Kitchenette*)



# FACTS

## LASKER

**TOTAL LETTABLE SPACE**  
approx. 4,030 m<sup>2</sup> plus garden & parking space  
with flexible layout



**ROOF TERRACE**  
approx. 160 m<sup>2</sup> (*Outdoor office*)

**ATTIC FLOOR | WORK SPACES**  
approx. 520 m<sup>2</sup>

**4<sup>th</sup> FLOOR | WORK SPACES**  
approx. 580 m<sup>2</sup>

**3<sup>rd</sup> FLOOR | WORK SPACES**  
approx. 610 m<sup>2</sup>

**2<sup>nd</sup> FLOOR | WORK SPACES**  
approx. 610 m<sup>2</sup>

**1<sup>st</sup> FLOOR | WORK SPACES**  
approx. 610 m<sup>2</sup>

**GROUND FLOOR | NEW WORK**  
approx. 520 m<sup>2</sup> (*Work spaces, E-Charging stations*)

**SOUTERRAIN | NEW WORK & COMMUNITY**  
approx. 420 m<sup>2</sup> (*Lounge, Atrium, Kitchenette*)

# ECOLOGICAL CONCEPT

Both buildings are being constructed in an environmentally sensitive timber-hybrid design with wood surfaces in the interior spaces. Foyers and sunken courtyards ensure that the basement floors are also flooded with daylight. Parking spaces are planned with e-charging stations, solar panels and sustainable air conditioning thanks to a heat pump and rainwater treatment. Overall LEED Platinum certification is being sought.





# THINK INSIDE THE BOX

The architectural concept of the two new buildings includes a multitude of places that can be used in different ways. One special feature is the bay windows that protrude from the facade like boxes. They give the office twin its distinctive shape. Thanks to their transparency, these boxes provide lively views and establish a connection with the neighborhood.

*"We don't need flexible office spaces, but **adaptable places that allow different uses** and have a lot of atmosphere."*

Danielle Shapira, Trockland Partner & Chief Project Officer





**CO-WORKING**



**MEETING**





**LEARN & REALX**



**CHAT & EXCHANGE**



# A NEW WORK PARADISE





# THE FUTURE OF WORK

*"We all need spaces to pause and reflect. Only in this way can we, as human beings, create a future worth living."*

Heskel Nathaniel, Co-Founder Trockland & CEO



The work environment has changed fundamentally and will need to respond at a rapid pace to different requirements. The office buildings of the future must be highly adaptable and accommodate a variety of work activities under one roof – and also in open air.

The concept of A LASKA offers these places: Here, different teams and employees find the necessary spaces for their day-to-day work. At the same time, the sometimes contradictory human needs for collaboration, exchange, retreat and recreation are also taken into account.



# MARKGRAFEN | TYPICAL FLOOR PLAN

Flexible layout with approx. 660 m<sup>2</sup>



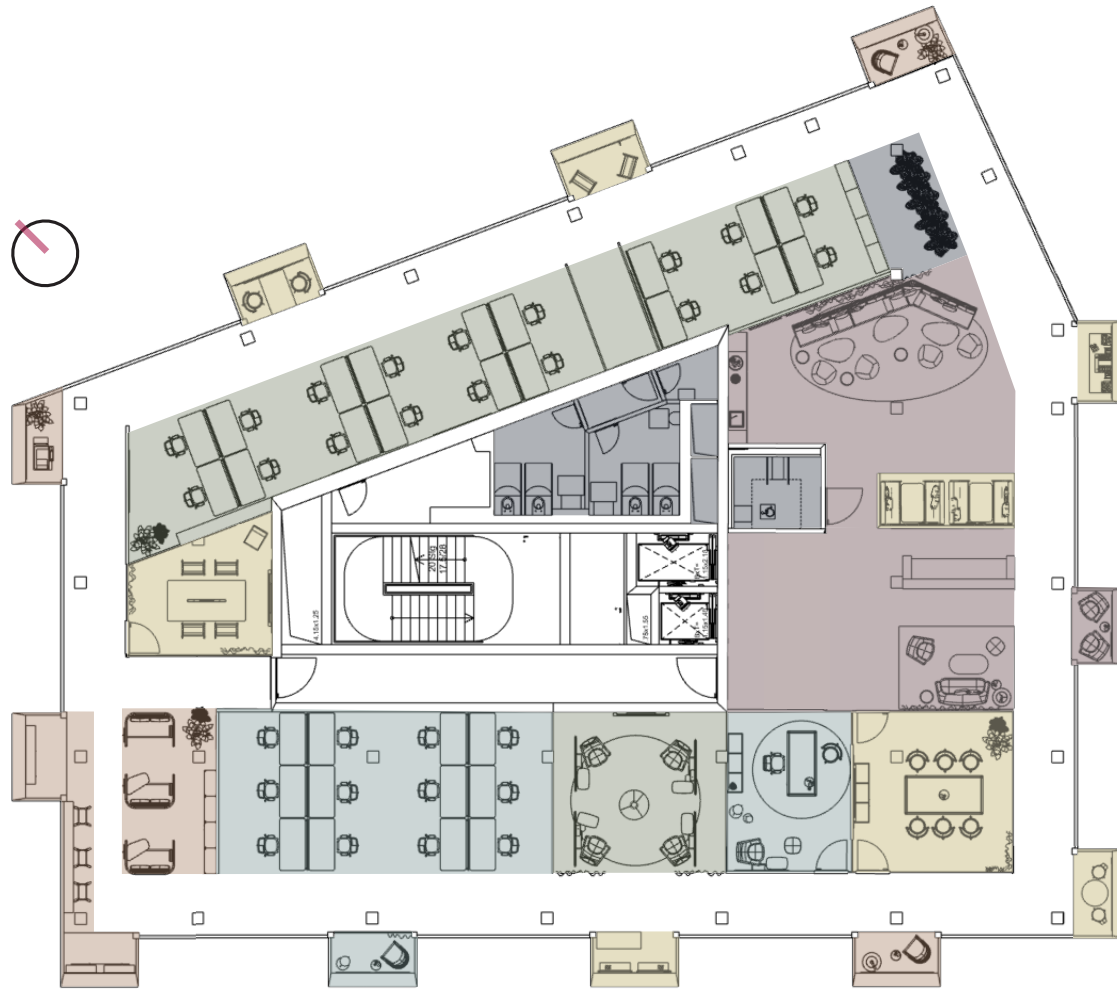
Example for teams and companies that require a **high level of collaboration and sharing**

- Meeting
- Learn & Relax
- Chat & Exchange
- Co-Working
- Individual Work
- Services & Infrastructure



# MARKGRAFEN | TYPICAL FLOOR PLAN

Flexible layout with approx. 660 m<sup>2</sup>



Example for teams and companies that need **many individual workstations**

- Meeting
- Learn & Relax
- Chat & Exchange
- Co-Working
- Individual Work
- Services & Infrastructure



A modern office interior with a wooden ceiling, large windows, and contemporary furniture. The space is bright and airy, with a mix of wood and concrete materials. There are several armchairs, a glass coffee table, and a desk area in the background. The text "STILL PREFER HOME OFFICE?" is overlaid in large white letters on the left side of the image.

**STILL  
PREFER  
HOME  
OFFICE?**



# CONTACT



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