



Private Team Offices Paul-Lincke-Ufer

Newly renovated
space available

Inquire for more details:
info@ufer.com

Boutique Workspace



UFER is a managed workspace in a classic Berlin Mansion, covering approx. 200 sqm, overlooking the Landwehrkanal.

Located at the heart of the Silicon Hinterhöfe, right at the bustling Paul-Lincke-Ufer, our space offers all amenities for working, meeting and collaborating.

What we offer

We offer newly renovated, fully equipped private team offices. All services are included, which means no extra fees for booking one of the 2 meeting rooms. Coffee is on tap as well as tea and water.

Flex Terms

Wiggle room when it comes to office size, space, and length of stay with:

- Flexible long-term leases
- Renewal and extension options
- Expansion options

Plug & Play

Move-in ready and functional workspace with:

- Office cleaning + maintenance
- Building operations + IT

Elegant Design

Combining a creative and inspiring working environment with sophisticated functionality, our entire interior design is flexible and can be added or adjusted at any time.

Amenities

Your monthly fee already includes all services and amenities, even booking a conference room for no extra charge. For a full list see section "Services & Amenities"

Workplace Strategy

We're offering a great flexibility in how the workspaces are utilized with

- Break out rooms
- Workshop rooms
- Video conferencing

Security

- Video surveillance
- Insurance package (Allianz)
- Digital locks
- Access 24/7





Capital Efficiency

One position for office costs only. No sunk costs & no hassle.
Focus your services & supplier handling where it matters - your product....

No Furniture Cost

No Build-out

No Broker Fee

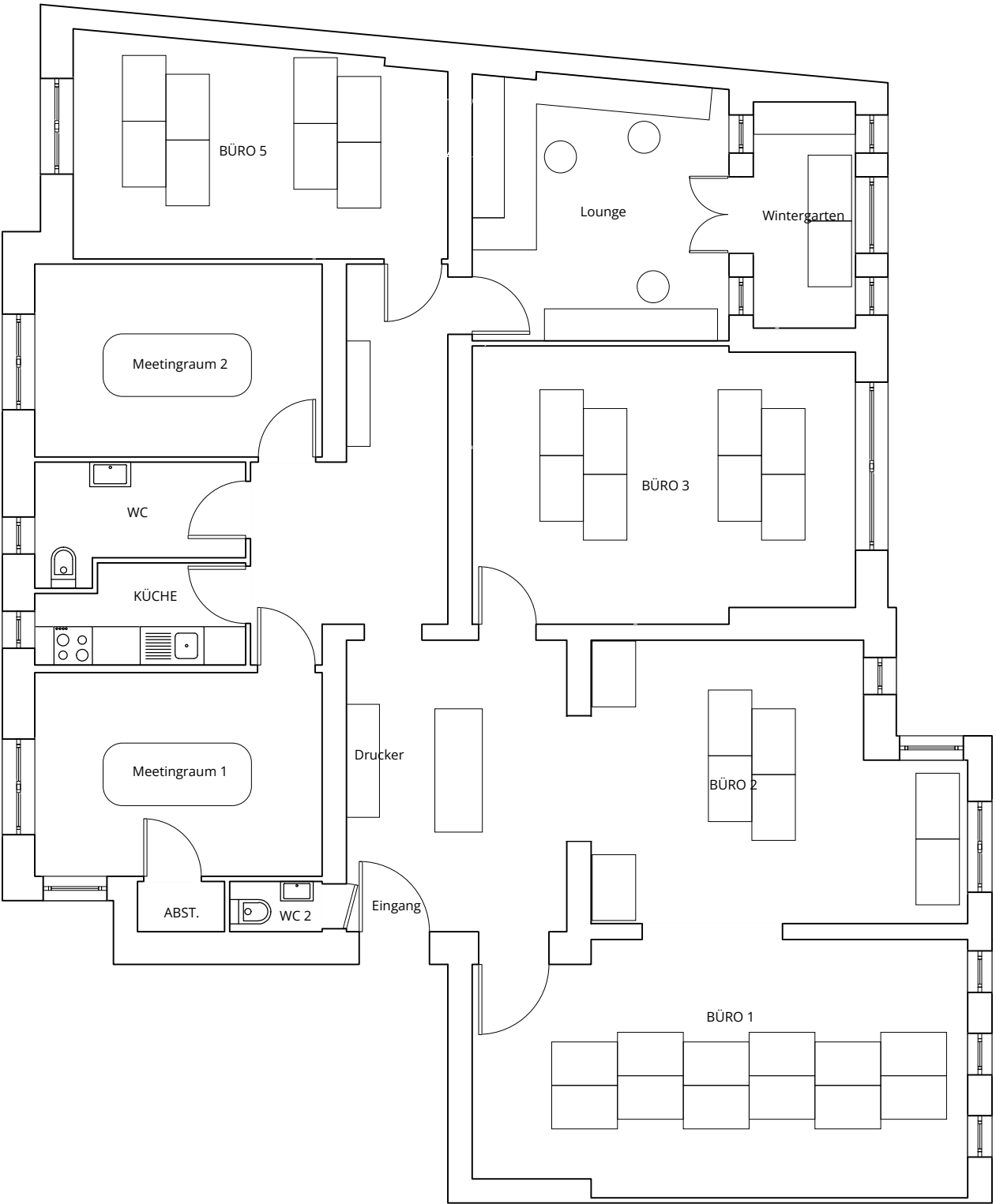
Büro 1	30,14	m²
Büro 2	23,68	m²
Büro 3	25,45	m²
Lounge	16,45	m²
Büro 4	19,46	m²
Meetingraum 2	13,59	m²
Meetingraum 2	14,36	m²
Küche	4,81	m²
WC	5,38	m²
WC	1,15	m²
Wintergarten	5,66	m²
Abstellraum	1,07	m²
Flur	13,49	m²
Eingang	17,44	m²

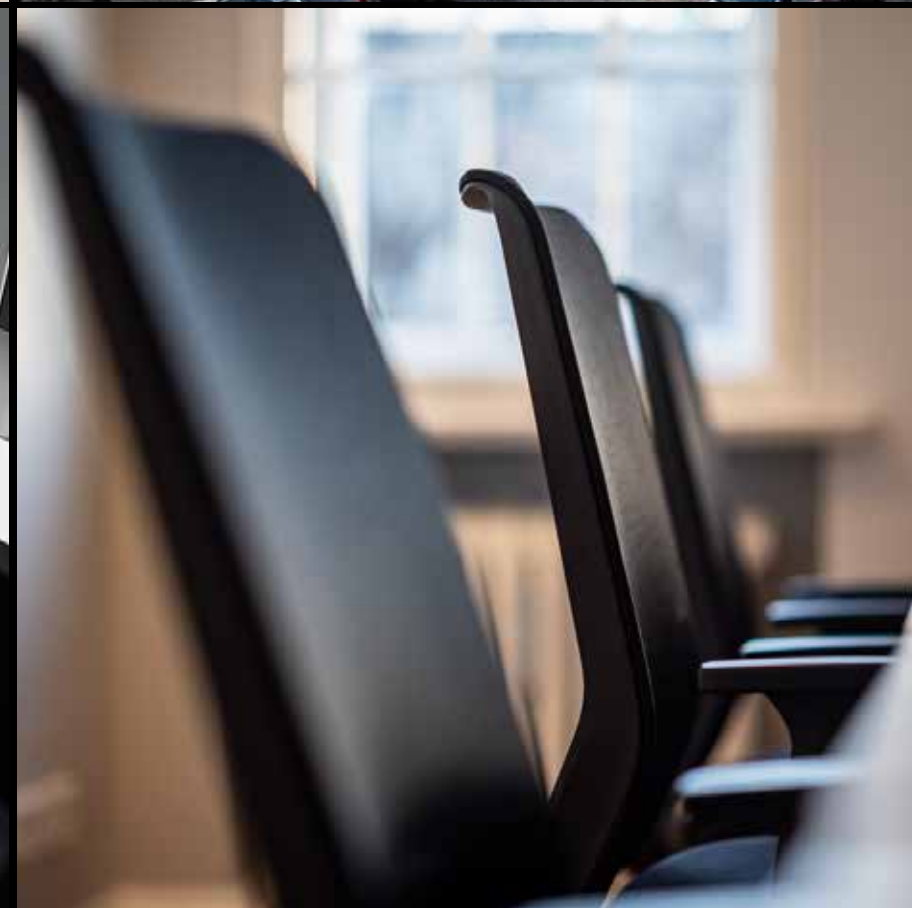
Gesamt

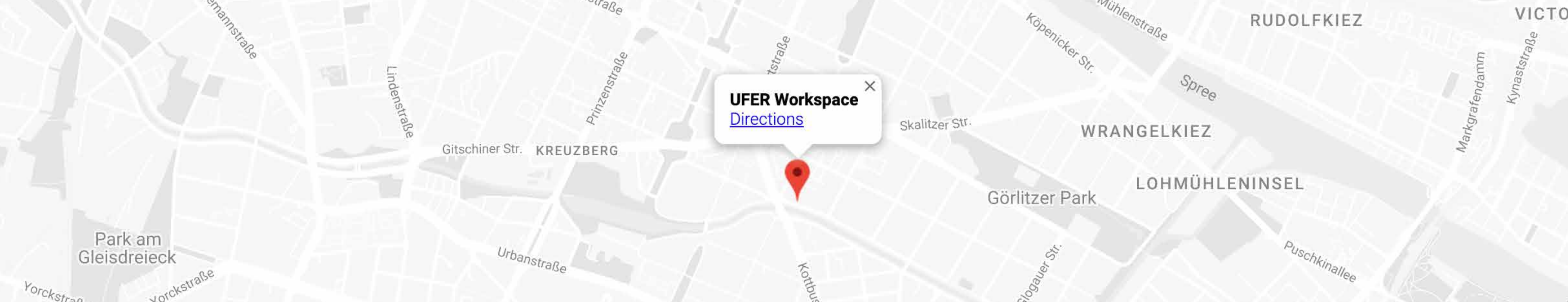
(nach WoFIV)

192,14

m²







Kreuzberg

The Neighbourhood

Kreuzberg is one of the coolest districts in Berlin and a great place to explore the city's independent fashion scene. Kreuzberg thrives on its art scene and diverse culture and is still an attractive area for many. The counterculture tradition of Kreuzberg led to a majority of votes for the Green Party, which is unique among all Berlin boroughs.

Stores, Shops & Food

Thanks to its diverse nature it has drawn Berlin's hip crowd and is home to cool restaurants and bars, as well as some of the city's most exciting shopping destinations. A great showcase for Berlin's unique retail scene, Kreuzberg offers a host of cool concept stores, independent boutiques and sleek art galleries.

Kiez Markets

This market on the bank of the Landwehr canal has almost everything you might find in the Bosphorus'. Therein lies its charm: its multicultural diversity gives the impression of a genuine oriental bazaar. There are also international handicrafts, cheese, organic bread and much more.

Landwehr Canal

This iconic stretch of water cuts through the heart of Berlin. It flows through the Tiergarten, most of Kreuzberg, skirting Neukölln and finally re-joining the Spree in Friedrichshain. Every Berliner has a fond memory from this special canal, and its long, luxurious banks can be enjoyed all year round.

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The Building

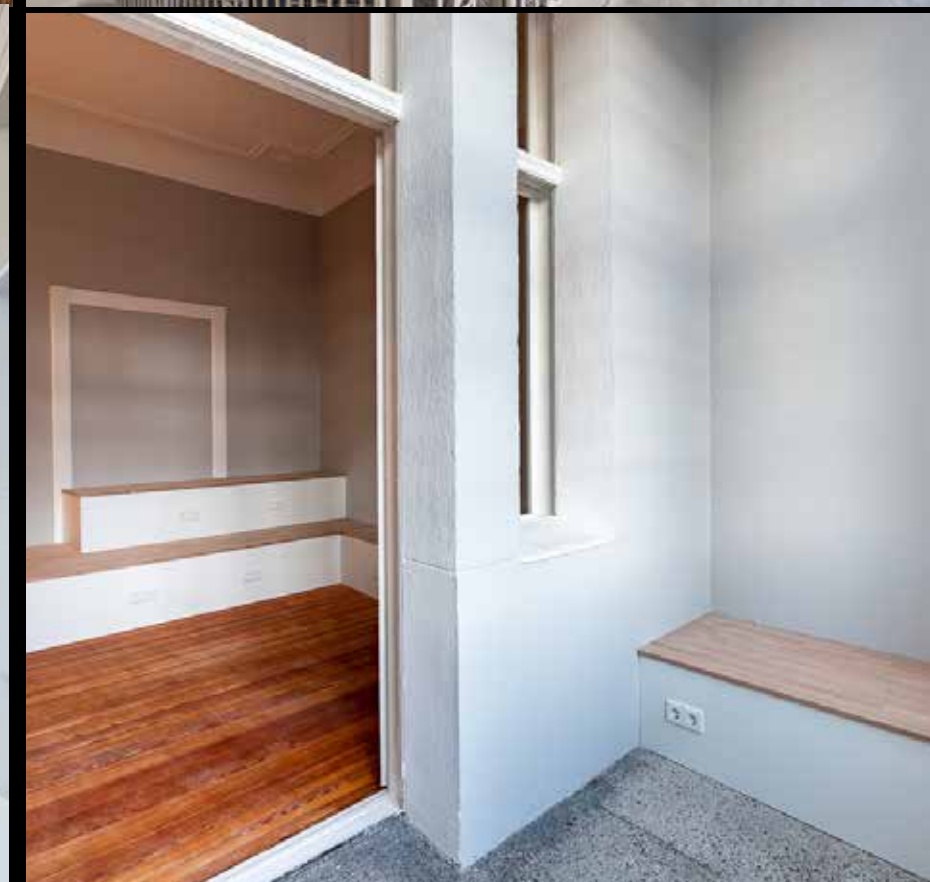
The office is located in the front building of what is probably the most beautiful building on Paul-Lincke-Ufer on the stately 2nd floor. Located above the Spindler restaurant, you have a direct view of the Landwehrkanal.

Size & Layout

UFER offers private offices on roughly 200 sqm of space. The private offices seat between 6 – 12 people and are always exclusive to one company.

Public Transport

Easily accessible by U1, U3, and U8 subways well as M140 bus. For best connection from your location check bvg.de



Amenities & Services

The Basics

- 4 furnished offices
- 3 open work areas
- 2 board rooms (free of charge)
- Video conferencing
- Lounge with conservatory
- Secure, lockable office space
- 24/7 access with digital keys
- Business address
- High-speed internet (Telekom fibre optics)
- Server rack with available switch panel slots
- Refrigerators & fully equipped Kitchen
- Printing, scanning
- Digital heating control
- Elevator

Services & Utilities included

- Electricity, water & heating
- Daily cleaning
- Wifi
- Printing & scanning incl. material
- Office & Facility Management
- IT-Service on demand

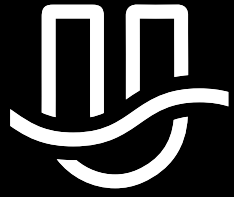
Free Drinks

- Coffee & tea
- Water
- Organic milk & non-dairy alternatives

Extras

- Pets allowed
- Business address
- Outdoor company signage





Contact

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