



THE  
PETT  
CO.







CREATE

ENJOY

LIVE

RELAX



The  
PettCo  
—  
a  
project  
by  
Trockland

**Create. Enjoy. Live. Relax.**

The PettCo is an innovative project with six public courtyards at Pettenkoferstrasse 16–19. A historic factory building, a Wilhelminian style residential building and a new sustainable office building in timber-hybrid construction create the framework for a new, colorful place in the middle of Berlin-Friedrichshain.

# C'mon in!







# CREATE

Places to work - indoors and outdoors. All office spaces have a unique charm and offer a wide range of flexible spaces or airy places to think and create. In one of the courtyards, for example, there are specially designed open-air workplaces. The roof terraces are also perfectly equipped for working.





# ENJOY

Approx. 80 to 475 m<sup>2</sup> of commercial space on the ground floor offer a wide range of possibilities: Café or restaurant? Workshop? Yoga studio? In any case, there is plenty of room to enjoy life.



# LIVE

Located in the middle of the metropolis Berlin, in the Samariterkiez, with a lively neighborhood infrastructure of restaurants and retail: On 5 floors with a total area of around 1,150 m<sup>2</sup> ten contemporary rental apartments are available. The Wilhelminian style charm of the historic residential building as well as two new penthouse apartments offer an environment in which one feels at home. The quarter is also designed and built to be climate-neutral: solar panels are a given as well as e-charging stations.






Quality of life in harmony with mankind and nature: courtyards and roof greening with secluded places to sit and recharge for young and old, birds and bees. Climate-neutral design and construction. A lively place where people can meet and exchange thoughts. Here, new ideas literally sprout from the beds.



# RELAX



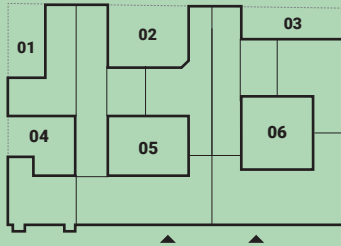
An aerial photograph of a modern urban development. The central focus is a large, multi-story building with a complex, interconnected layout. It features extensive green roofs on several of its wings and a central courtyard area. The building's facade is characterized by a grid of windows. Surrounding this central structure are other residential buildings, some with traditional red-tiled roofs and others with more modern, curved designs. The area is interspersed with greenery, including trees and small courtyards. In the background, a railway track and more trees are visible.

A place to  
work, enjoy,  
live, relax

# COURTYARDS FOR Y'ALL



New  
work  
needs  
new  
spaces.



## 01 THE FARM

The sustainability concept also includes a space that is dedicated to urban farming. Here, the community can plant, garden, and harvest together – depending on what is desired. Even small areas contribute to biodiversity diversity.

## 02 THE FACTORY

Here you can find commercial spaces for a workshop or a yoga studio. And also outdoor workplaces that can be used alone or as a team. Creativity can flow in every form and in every corner.





### 03 THE ZEN GARDEN

A green oasis adds quality of life to this courtyard and makes residents and neighbors feel at home. Seating areas turn this place into a haven of tranquility and relaxation for the entire neighborhood.

### 04 THE PLAYGROUND

A yard is also a place to play: Here you can swing, jump rope or play ball and have fun.

### 05 THE MARKETPLACE

In this courtyard daily meetings and gastronomy are the focus. Office employees, apartment tenants and neighbors meet for coffee, lunch or dinner. Parking spaces for bicycles and scooters are geared to the active lifestyle of the residents.

### 06 THE STAGE

For a variety of events, this courtyard offers a stage for a colorful „Kiez“ life. Here is the suitable free space for dance events such as Silent Disco or even movie nights.





# A DAY AT PETTCO



**Lia**, 41 years old, CFO Fintech Startup with headquarters in The PettCo, 2 children and life partner, originally from Munich-Schwabing, lives around the corner in one of the new buildings

## 1. Scenario – Day of Lia

- **7:45 am** – Lia and her family mainly travel by bike. On the way to The PettCo, she drops her kids off at Pettenkofer Elementary School and notices she has a flat tire.
- **8:00 am** – Thus, Lia takes her bike directly to The PettCo “bike hub” for repairs.
- **8:30 am** – Lia grabs a smoothie and bagel at the “Petti Juice Bar” while listening to a trending podcast about self-improvement.
- **9:00 am** – She uses the campus app “P-AppCo” to find out which yoga or pilates class is on today and decides on a workout.
- **10:30 am** – Lia heads to the office, where she also takes a quick shower.
- **1:00 pm** – At the last event in the Venue courtyard, Lia met a gallery owner from the neighborhood, with whom she arranged to have lunch in the Market Courtyard. Before that, she checks out the daily specials on P-AppCo.
- **3:00 pm** – The weather is nice in Berlin-Friedrichshain. That’s why the team meeting takes place in the Factory Courtyard using the work station.
- **5:00 pm** – The meeting takes longer than planned. To relax for a moment, Lia walks to the Zen Garden to reorganize her thoughts.
- **6:30 pm** – Lia’s team has organized a spontaneous get-together with the newly moved-in tenants. With a few drinks, they head to the rooftop terrace to network.
- **9:00 pm** – The sun is slowly setting and Lia is excited to see what her day at The PettCo will look like tomorrow. She picks up her bike from the bike hub and heads home to her partner and kids.



## 2. Scenario – Day of Ben

- **9:30 am** – Ben is not an early riser. What he especially needs in the morning is a coffee. The first thing he does is grab a cold brew at The PettCo coffee roastery.
- **10:00 am** – His workday begins with a client meeting in the studio's showroom, where Ben presents his latest designs.
- **12:30 pm** – Ben likes to eat healthy and local. He goes to The PettCo Farm, picks his own salad, and then eats on the rooftop terrace while enjoying the sweeping view of Berlin.
- **2:00 pm** – After the relaxing break, he goes back to the office, works on the last requests and optimizes the latest designs with the team.
- **5:00 pm** – After all that sitting, Ben wants to exercise and heads straight to the Crossfit box for a workout followed by socializing in the courtyard.
- **7:00 pm** – Ben works a lot and has little time for his friends. That's why he's invited his people to dinner at The PettCo courtyards. This way he also gets a chance to show off his new office and a few of his new designs.
- **9:00 pm** – Ben gets a reminder from the P-AppCo: It's Design Week in Berlin and today is an event in the Venue Courtyard with open studios, music and drinks.
- **10:30 pm** – After Ben's friends head home, he gets introduced to architect Antonio at the event, who had his first day at one of the offices today. They decide to end the evening on the roof terrace with a drink.

**Ben**, 30 years old, product designer with a degree from the Berlin University of the Arts, works in a studio for high-end furniture made from recycled materials at The PettCo, single, from Berlin-Schöneberg



# A DAY AT PETTCO

Two fictitious examples for future users and tenants of The PettCo. Of course, the neighborhood is there for everyone. We do not exclude anyone.





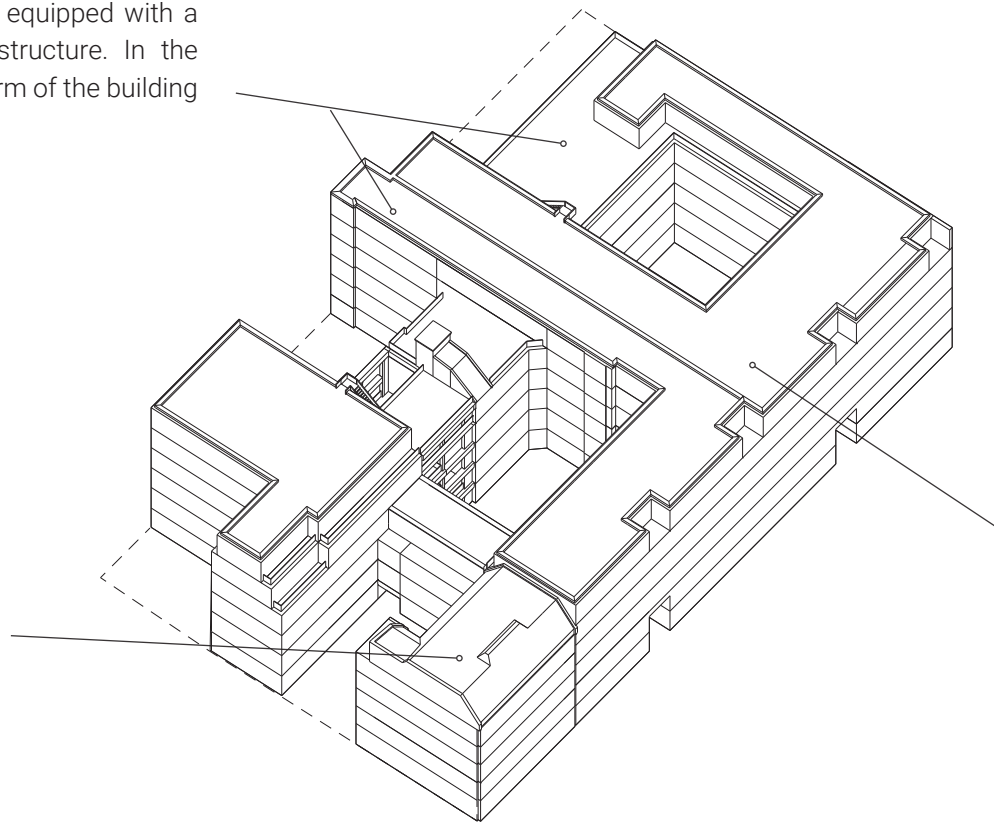


### **factory building | office building**

Around 2,200 m<sup>2</sup> of space are available on 5 floors in the historic factory building for future office use. The building will be carefully renovated and equipped with a modern technical infrastructure. In the process the original charm of the building is brought to light.

### **Wilhelminian style house with roof extension**

The historic residential house returns to its old splendor and will be renovated with great attention to detail. Walls and windows are restored. New additional living space will be created by a loft conversion, so that a total of 10 apartments with approx. 1,150 m<sup>2</sup> on 5 floors will be available for tenants.



New  
space  
for  
new  
work.

### **New office building**

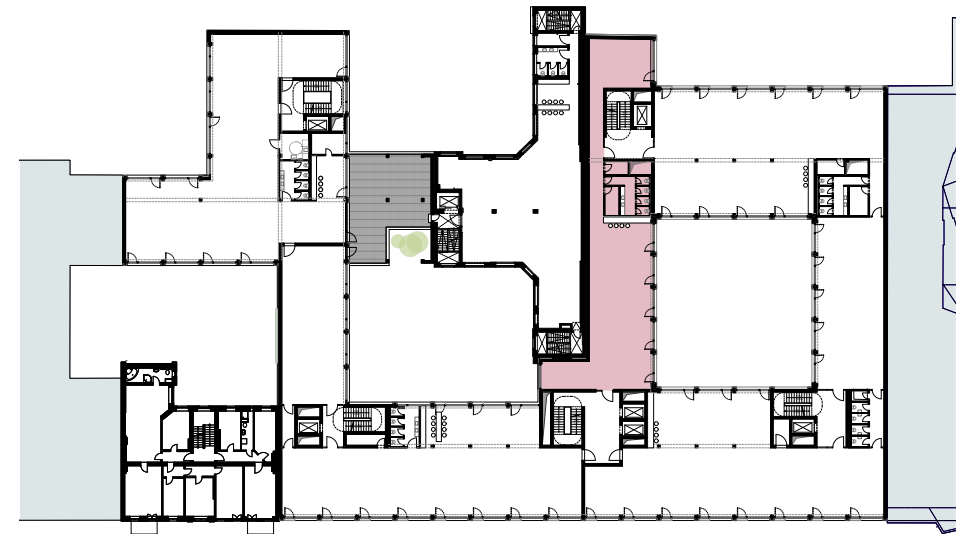
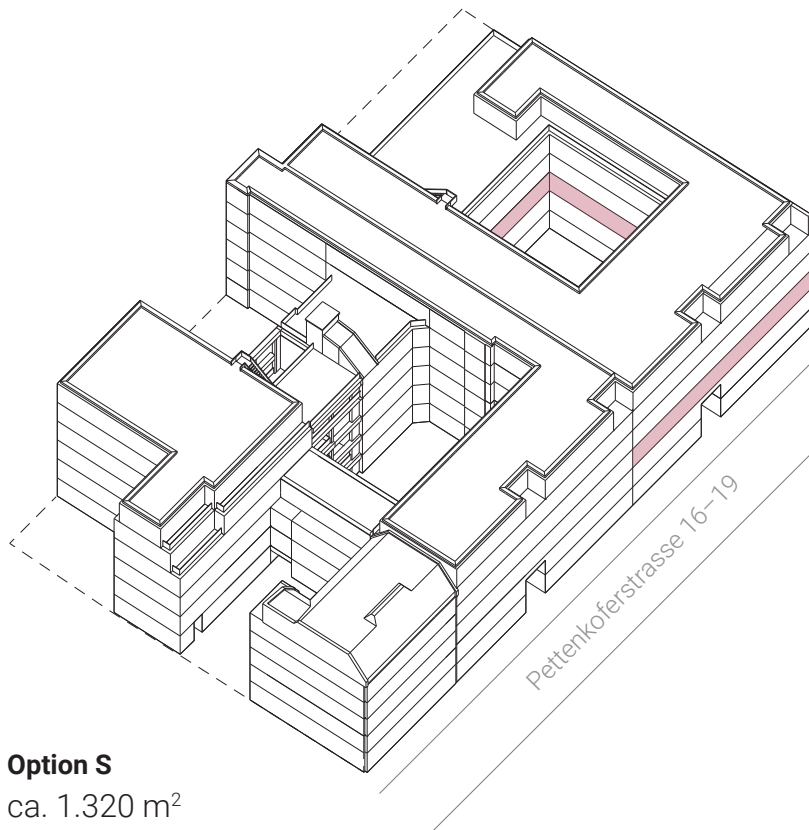
The new office construction offers approx. 13,450 m<sup>2</sup> on 5 floors. The large window fronts create plenty of light and views for the future tenants. All areas allow maximum flexibility for the room design and offer space for any technical infrastructure. A special feature is the roof terrace equipped with workstations and the areas in the courtyards where one can retreat to work or to relax. Solar panels as well as e-charging stations support the sustainability of the project.



# Floor plans New office building

The PettCo offers a variety of workplaces and maximum flexibility: Individual areas, entire floors or even an entire building can be rented.

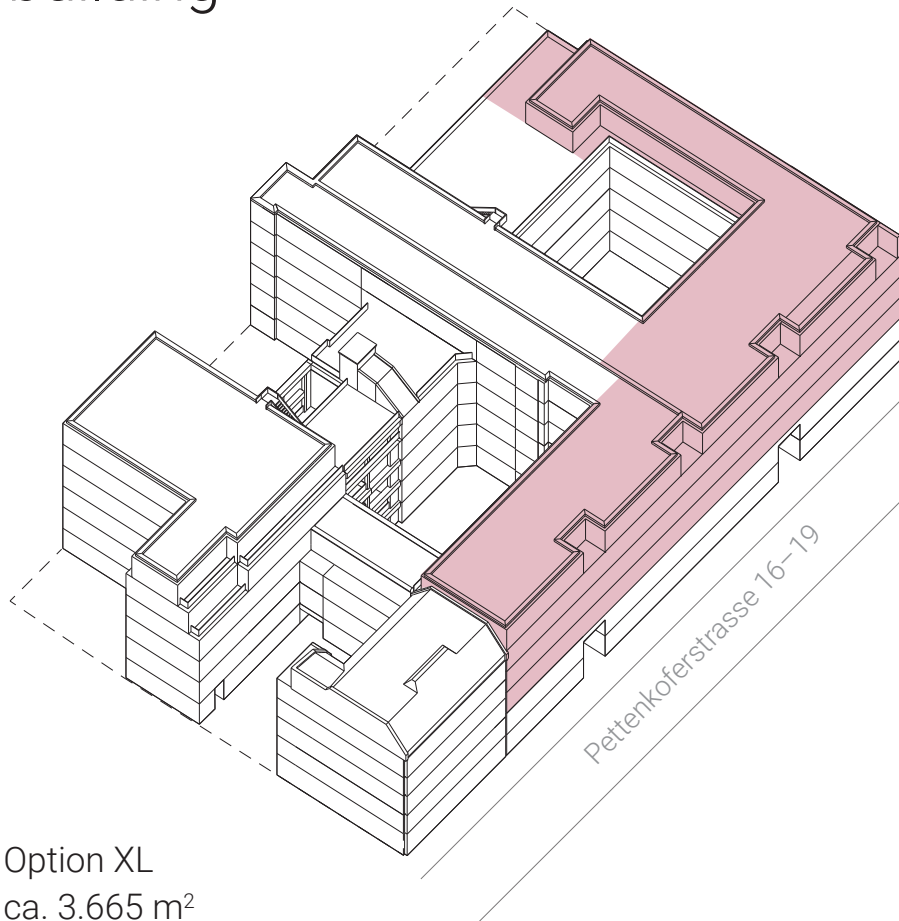
There is enough space for young founders or entrepreneurs scaling their business.



2nd floor



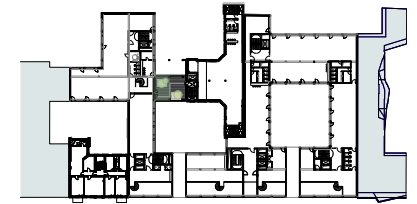
# Floor plans New office building



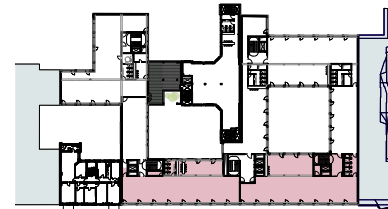
Option XL  
ca. 3.665 m<sup>2</sup>



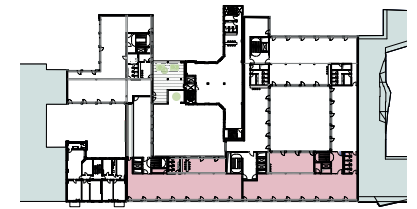
EG



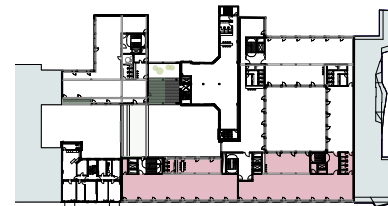
1. OG



2. OG



3. OG



4. OG

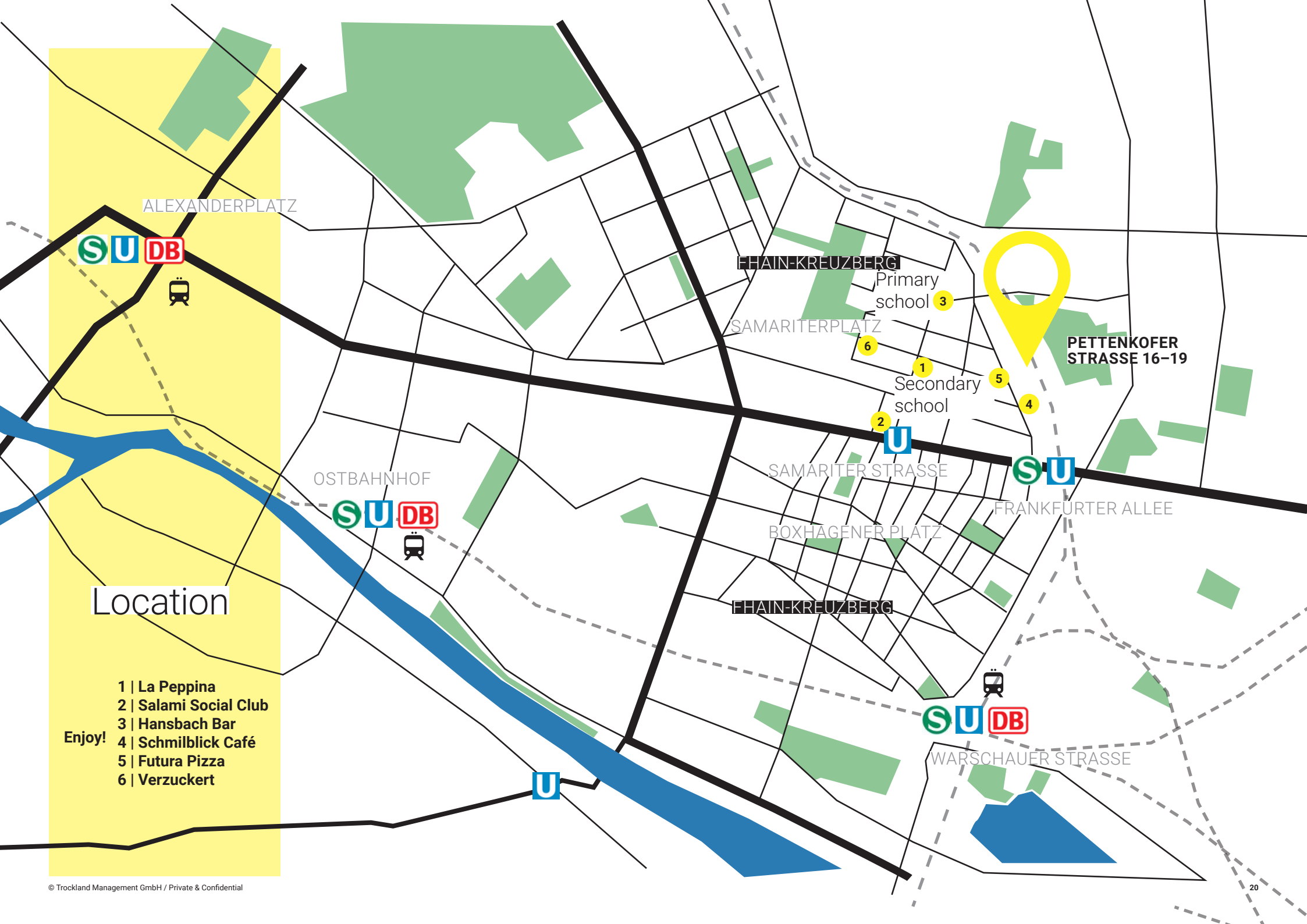


5. OG









ALEXANDERPLATZ

MAIN-KREUZBERG

Primary school

SAMARITERPLATZ

PETTENKOFR STRASSE 16-19

Secondary school

OSTBAHNHOF

SAMARITER STRASSE

FRANKFURTER ALLEE

BOXHAGENER PLATZ

MAIN-KREUZBERG

S U DB

WARSCHAUER STRASSE

Location

- 1 | La Peppina
- 2 | Salami Social Club
- 3 | Hansbach Bar
- 4 | Schmilblick Café
- 5 | Futura Pizza
- 6 | Verzuckert

Enjoy!





The PettCo is located in the district Friedrichshain-Kreuzberg in the middle of the Samariterkiez.

Strolling through the neighborhood on a sunny day, it's hard to resist its familiar charm. Here neighbors know and greet each other on the street. Bänschstrasse, where the Samariter church is located, is a real neighborhood boulevard.

There are individual stores, cafés and restaurants that are ideal for shopping and for lunch breaks. In this colourful neighborhood, you feel at home right away and are well connected in all directions: On foot, you can reach all public transportation and also the neighboring hotspots, such as Boxhagener Platz, in just a few minutes.







## CONTACT

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