



# THE PETT CO

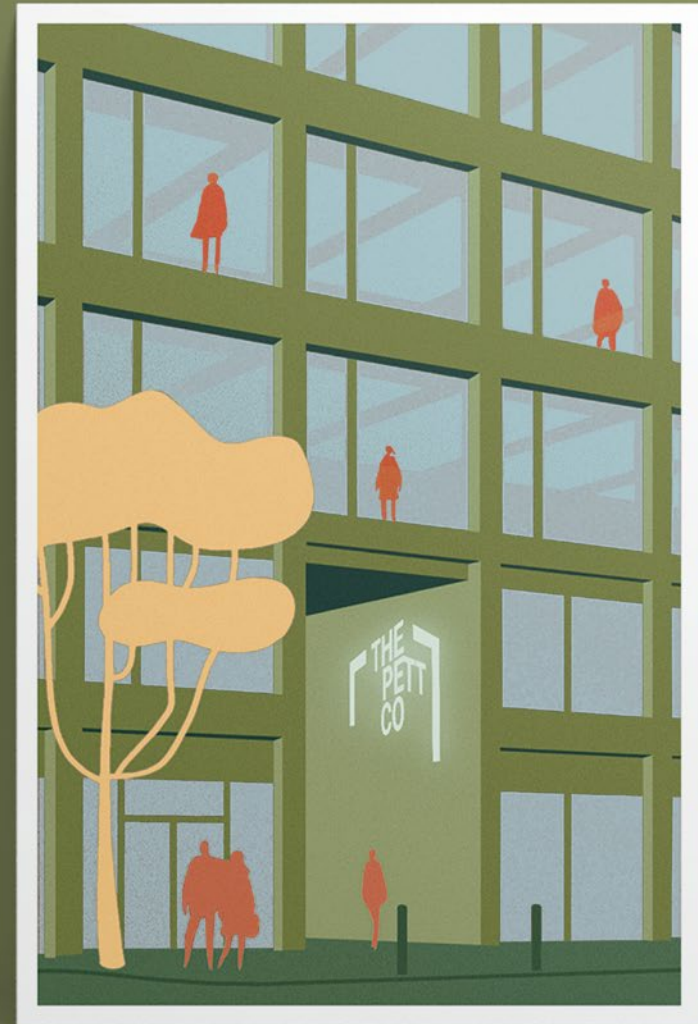
Commercial Spaces for Next Gen:  
The Future is Sustainable.



A Project by

**TROCKLAND®**

**CREATING  
UNIQUE  
SPACES  
WITH LOVE**





# 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 sustainable new office building in timber-hybrid construction form the framework for a new, colorful place in the middle of Berlin-Friedrichshain.

Visualization:  
The PettCo from above





Visualization: Meeting room

Spaces to work – indoor and outdoor. All offices have a special, unmistakable charm, and offer a wide range of flexible spaces or airy places to think and create. Specifically designed open-air workstations are being created in one of the courtyards, as well as the roof terraces.



The approx. 90 to 520 m<sup>2</sup> of commercial space on the ground floor and first floor offer a wide range of possibilities: Café or restaurant? Yoga studio? Workshop? In any case, there is plenty of room for enjoying life here.



Create.





# Live.

Living in the city center of Berlin, embedded in the family-friendly Samariterkiez neighborhood with a lively infrastructure of restaurants and businesses: 10 contemporary rental apartments are situated on 5 floors and an area of around 1,150 m<sup>2</sup>. The Wilhelminian charm of the historic residential building and two new attic apartments offer a relaxed atmosphere that makes you feel right at home. The quarter is also designed and built to be climate-neutral: solar panels and charging stations for electric cars are just two of many measures.

# Relax.



Quality of life in harmony with people and nature: discover courtyards and green rooftops with secluded places to sit and recharge for young and old, birds and bees. A lively place where people can meet and exchange thoughts, as new ideas literally grow out of the beds here. All while designed and built to be climate-neutral.



Visualization: Rooftop terrace





Visualization: Street-facing facade

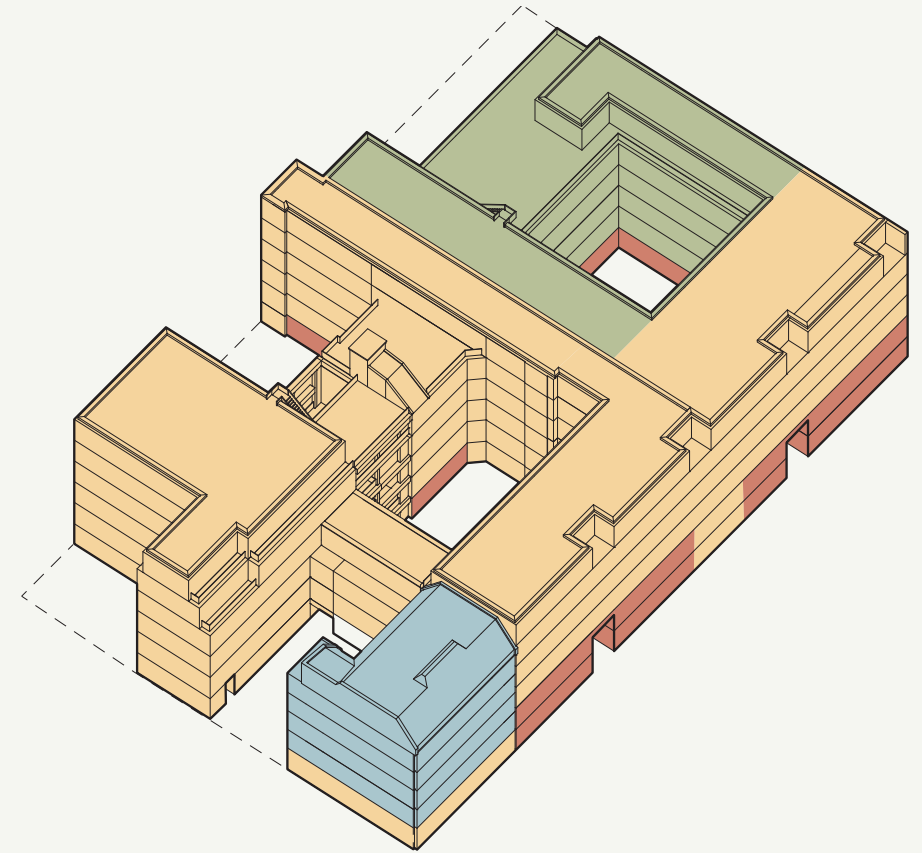


# Location





# Usage & Status



## OFFICE

- approx. 9,100 m<sup>2</sup>
- existing and new build

The office includes approx. 9,100 m<sup>2</sup> on five floors in the new and existing buildings. The generously designed window fronts offer plenty of light and beautiful views. All areas allow maximum flexibility for interior design and provide space for all kinds of technical infrastructure.

## COMMERCIAL

- approx. 1,800 m<sup>2</sup>
- versatile spaces

The commercial spaces with large window fronts on the ground and first floor range from around 90 m<sup>2</sup> to 520 m<sup>2</sup>. Sports facilities, restaurants and cultural activities enliven the courtyards and offer the neighborhood additional quality of life.

## CO-LIVING

- approx. 4,600 m<sup>2</sup>
- fully rented

A co-living operator is already renting over 4,600 m<sup>2</sup> in the new building. Their temporary homes help young professionals and digital nomads to start fresh. Meeting places for networking and social interaction are also part of the quarter.

## RESIDENTIAL

- approx. 1,150 m<sup>2</sup>
- fully rented

The historic residential building is restored to its former splendor and is being renovated with great attention to detail. New additional living space will be created by a loft conversion, so that a total of 10 apartments are available for tenants.



# Sustainability

with LEED Platinum certification



## Green leases

Sustainable use and management of the building is contractually secured.



## Photovoltaic units

Very good environmental scorecard compared to other forms of energy.



## Geothermal energy

Environmentally and climate-friendly alternative for heat generation.



## Retention areas

Retention areas catch and store water during heavy rainfall.



## Hybrid timber construction

The timber construction elements are produced in advance, which shortens the construction time.



## Facade and rooftop greening

A green roof creates a positive building climate and helps save energy costs.



## Rainwater utilization

The groundwater is protected by lower drinking water consumption.



## E-mobility charging stations

Electric cars can run emission-free with electricity from renewable energies.



# New Berlin Courtyards

Photo: Courtyard in Berlin-Mitte



Each of The PettCo's six courtyards is a reinterpretation of Berlin's historic courtyards.

The "Factory" reflects the industrial spirit of the metropolis at the beginning of the 20<sup>th</sup> century. The "Zen Garden" embodies the tranquillity that a courtyard offers in the middle of a big city, and the "Marketplace" illustrates the togetherness and exchange of people. The "Playground" is a place to have fun. The "Stage" offers suitable space for events. And the "Farm" creates opportunities for urban farming.

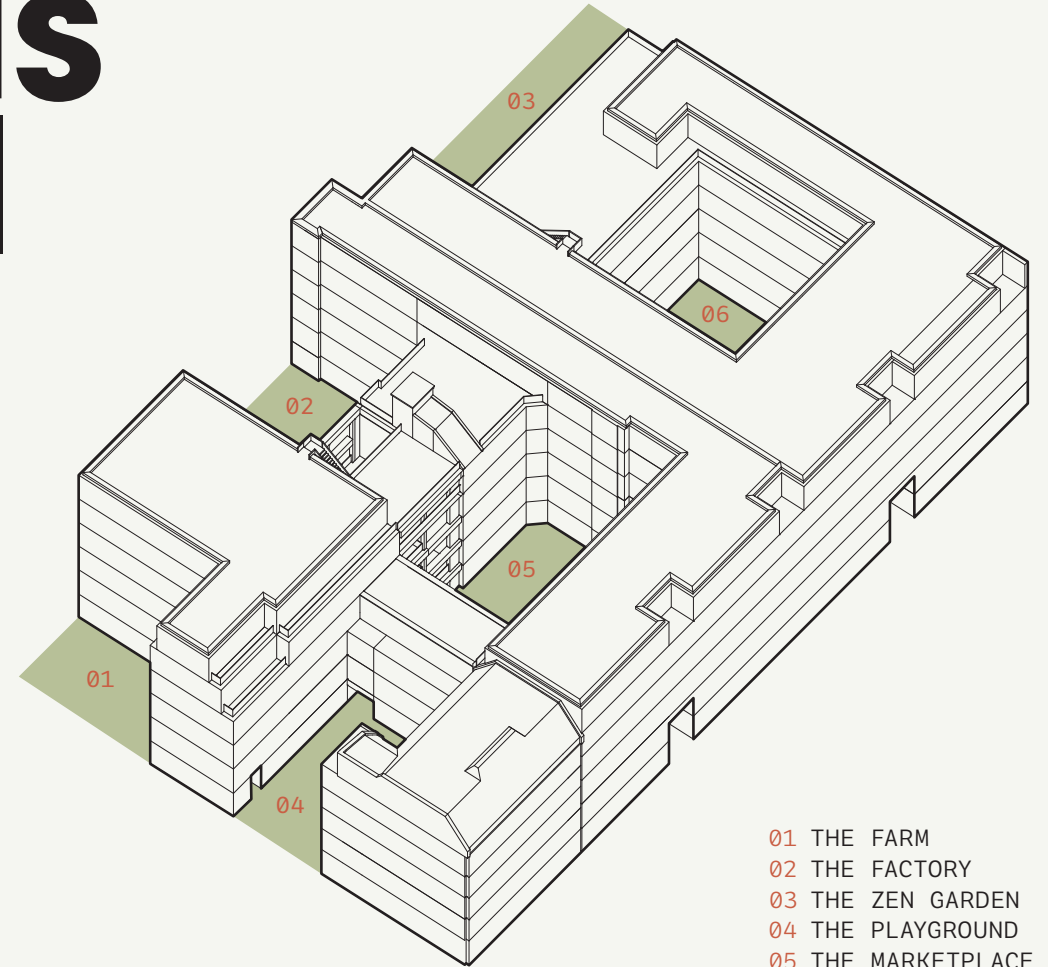
The PettCo is developing a variety of offers for residents and neighbors with the new public courtyards and invites them to help shape and bring a community to life.



# Courtyards for all



Photo: The PettCo's existing building prior to refurbishment

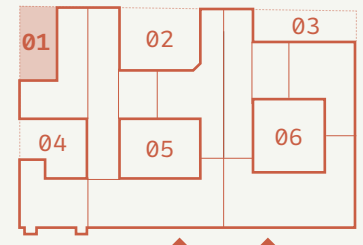


- 01 THE FARM
- 02 THE FACTORY
- 03 THE ZEN GARDEN
- 04 THE PLAYGROUND
- 05 THE MARKETPLACE
- 06 THE STAGE

Each courtyard at The PettCo is a contemporary interpretation of the historic Berlin courtyards. Together they form a public urban oasis.



# The Farm

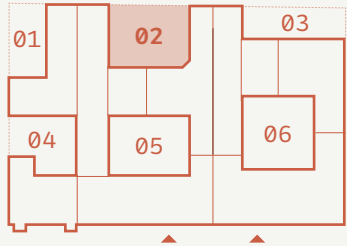


## 01

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



# The factory



Visualisierung: The PettCo courtyard with outdoor workspaces

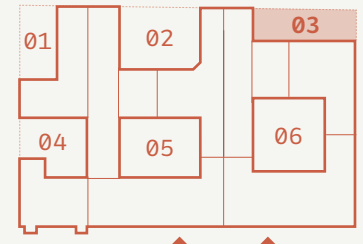
02

Here you will find the commercial space for a workshop or a yoga studio and outdoor workspaces that can be used individually or as a team. Here creativity can spread in every form into every corner.





# The Zen Garden

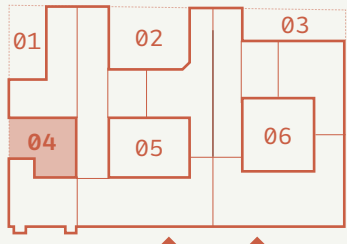


## 03

A green oasis will enhance this courtyard and give residents a place to retreat and to feel at home. Seating areas for relaxation make this courtyard a space of peace for the entire neighborhood.



# The Playground



04

A courtyard is also a place for play: Here you can swing, jump rope or kick a ball around and have fun.

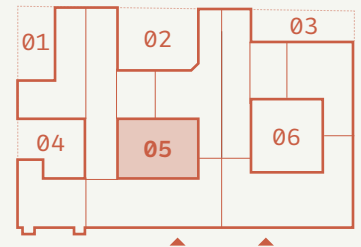




# The Marketplace



Visualization: The PettCo courtyard with a restaurant

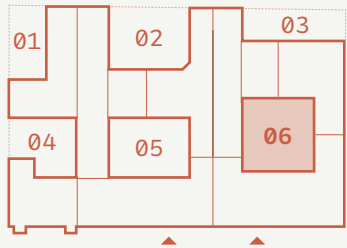


## 05

In this courtyard, the focus lies on daily encounters and gastronomy. Office workers, neighbors and apartment tenants meet for coffee, lunch or dinner.



# The stage



06

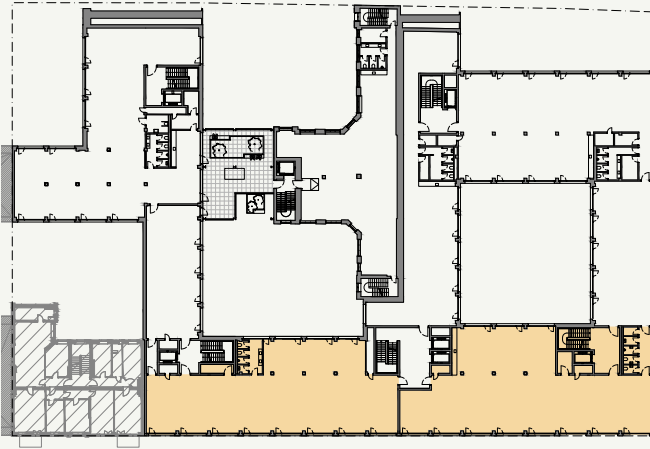
For a variety of events, this courtyard offers a stage for the diverse life of the neighborhood. It's the perfect space for events such as Silent Disco or open air movie nights.



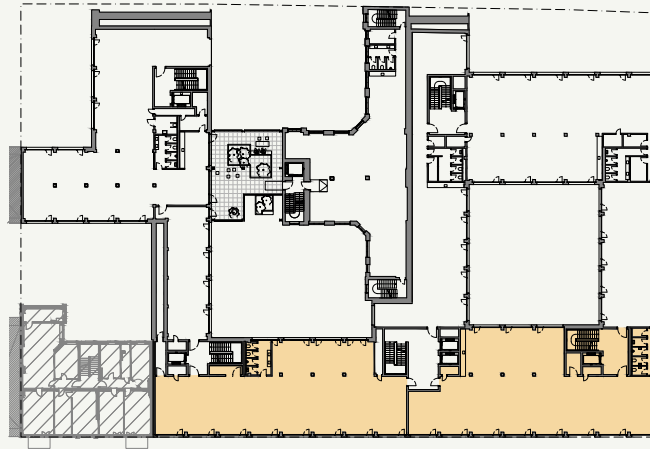


# Space option Office

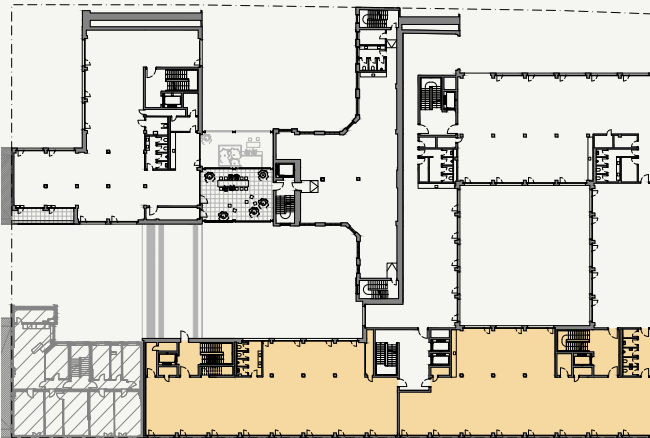
2<sup>nd</sup> floor



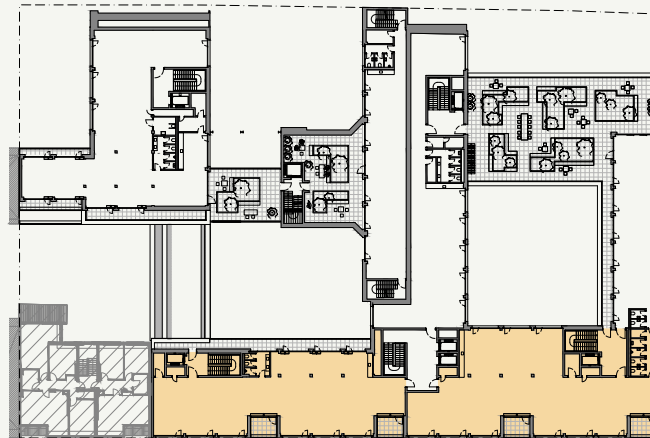
3<sup>rd</sup> floor



4<sup>th</sup> floor

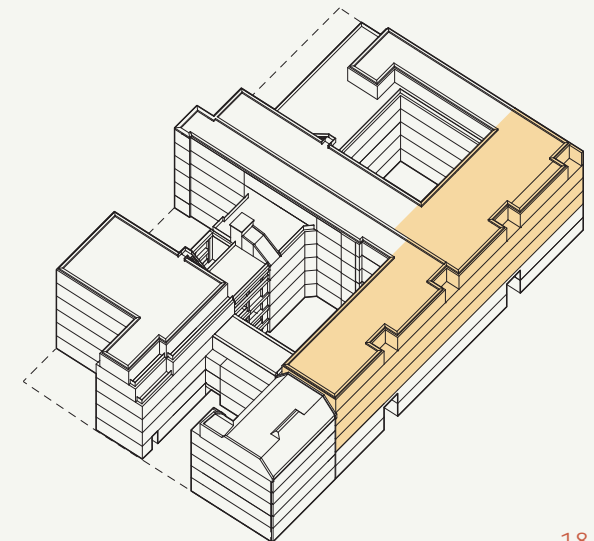


5<sup>th</sup> floor



## Option L

- New hybrid timber building
- approx. 3,360 m<sup>2</sup>
- Private entrance
- Rentable parking spaces with e-charging stations
- Flexible floor plan
- Green roof terrace
- Private balconies/loggias/terraces



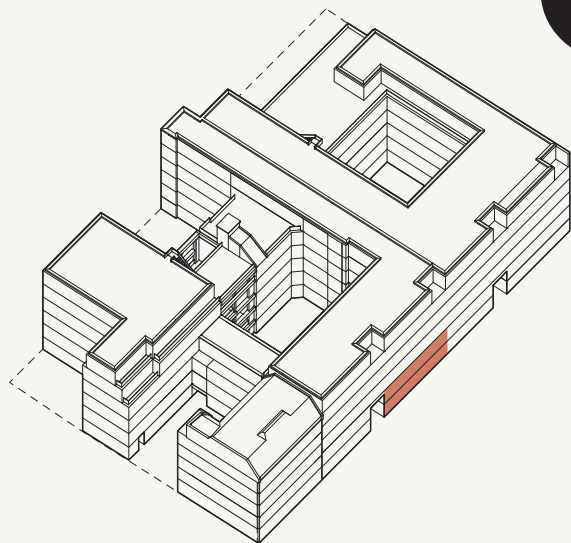




Visualization: Meeting room



# Space option Commercial

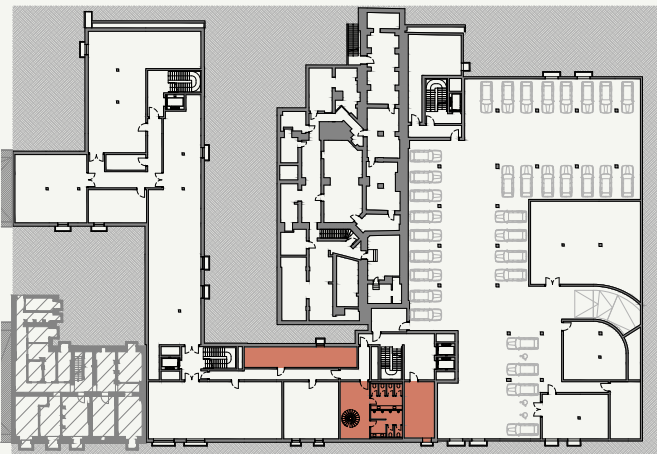


## Space G3

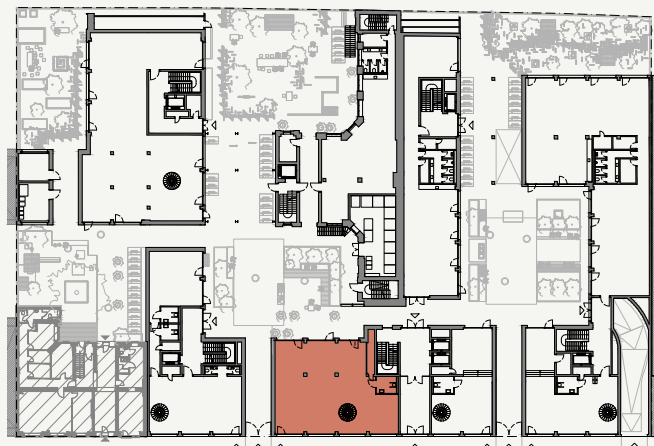
- New hybrid timber building
- approx. 521 m<sup>2</sup>
- Gallery space with spiral staircase
- Large window fronts facing the street
- Seating in the courtyard
- Additional space in the basement



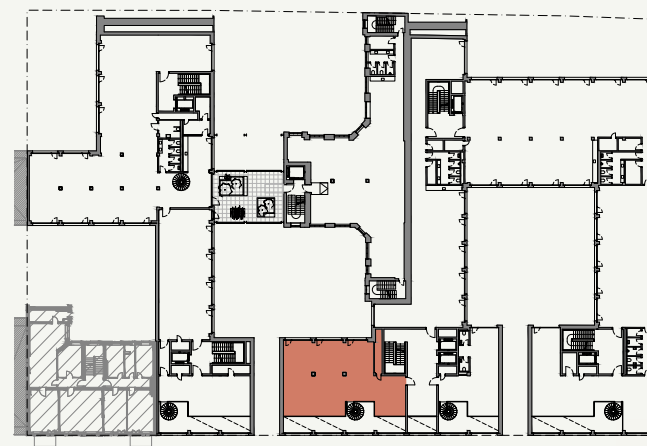
## Basement



## Ground floor



## 1<sup>st</sup> floor







Visualization: Commercial space with spiral stairs



# Trockland

Established in 2009 in Berlin, Trockland Management GmbH aims to contribute to urban development by creating spaces with a high quality of life. The owner-managed company realizes large-scale new construction projects as well as conversion and reconstruction of residential and commercial properties. The portfolio includes 23 assets – realized and in planning phase – among them assets such as PIER 61|64 at the East Side Gallery and EISWERK in Berlin-Mitte. An international team of 65 professionals strives to create sustainable value while respecting social and ethical values, as well as to provide letting and management services for the portfolio properties.





A photograph of a modern, white, multi-story building at night. The building has a clean, geometric design with large windows and balconies. On a balcony in the middle ground, there is a small, green, bushy tree in a planter box. Two small, stylized human figures are standing on the balcony. The interior of the building is lit up, and the balconies have white railings. The background is dark, suggesting it is nighttime.

**Let's talk!**



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