



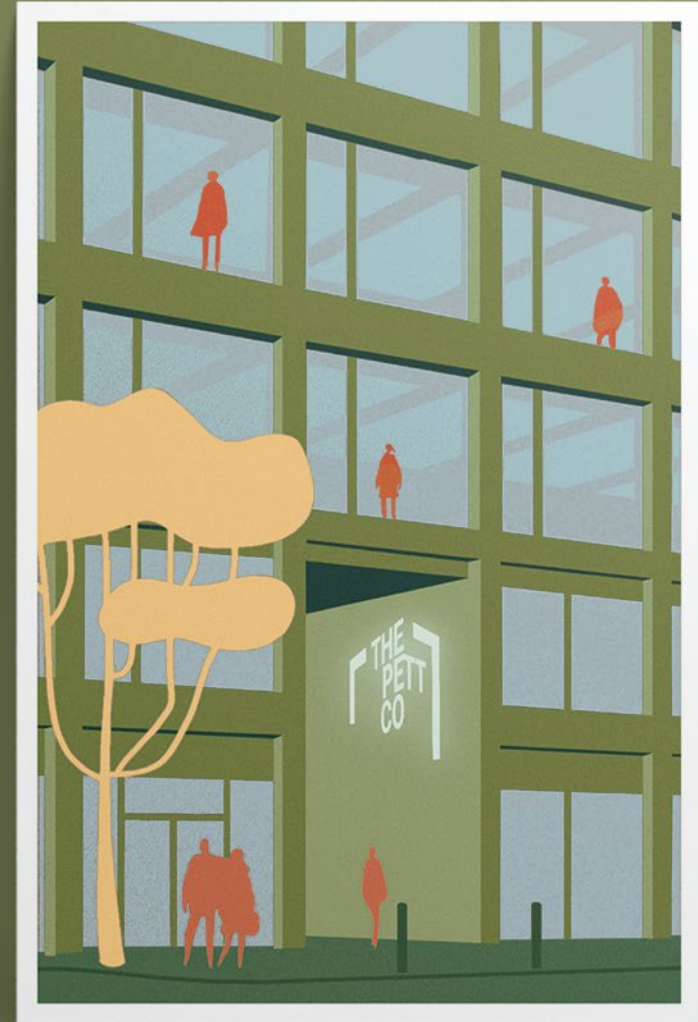
# THE PETT CO

Commercial & Workspaces 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 Pettenkofferstraße 16–19. A historic factory building, a Wilhelminian-style residential building and a sustainable new building form the framework for a new, colorful place in the middle of Berlin-Friedrichshain.

The new quarter is transforming an area of around 15,500 m<sup>2</sup> and will offer a mix of rental apartments, commercial housing, restaurants, retail, and workplaces.

Visualization:  
The PettCo's street-facing facade





Visualization: Meeting room

# Enjoy.



Spaces to work - indoor and outdoor. All spaces 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 on the roof terraces.



The approx. 200 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.

CREATE. ENJOY. LIVE. RELAX.



# Live.

Living in the heart of the metropolis of Berlin, embedded in the family-friendly Samariterkiez, and with a lively neighborhood infrastructure of restaurants and businesses: Contemporary rental apartments will be available on around 5,100 m<sup>2</sup>, including 11 in the historic Gründerzeit apartment building, and 64 in new and existing buildings. In addition, together with the coliving operator The Base, 146 apartments will be created on approx. 5,500 m<sup>2</sup>.

CREATE. ENJOY. LIVE. RELAX.

# 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.

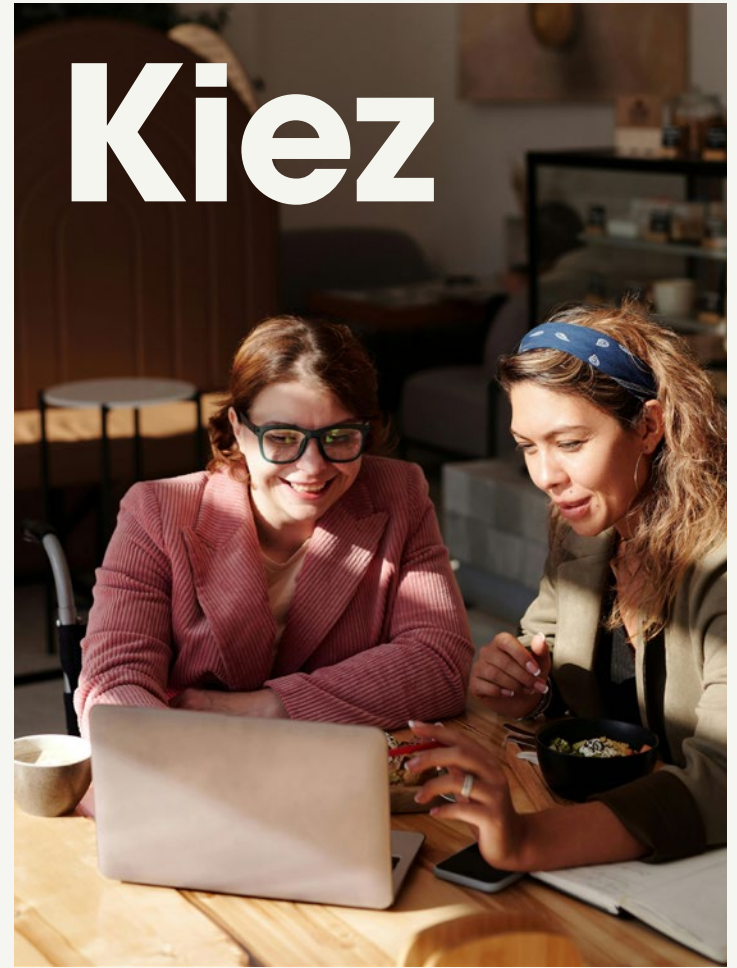


# Location



- Do**
- 1 RAW area
  - 2 Books & Bagels
  - 3 Boxhagener Platz
  - 4 Lotos Yoga Loft
  - 5 yogafürdich
  - 6 KleinMein Coffee & Coworking
  - 7 City park Lichtenberg

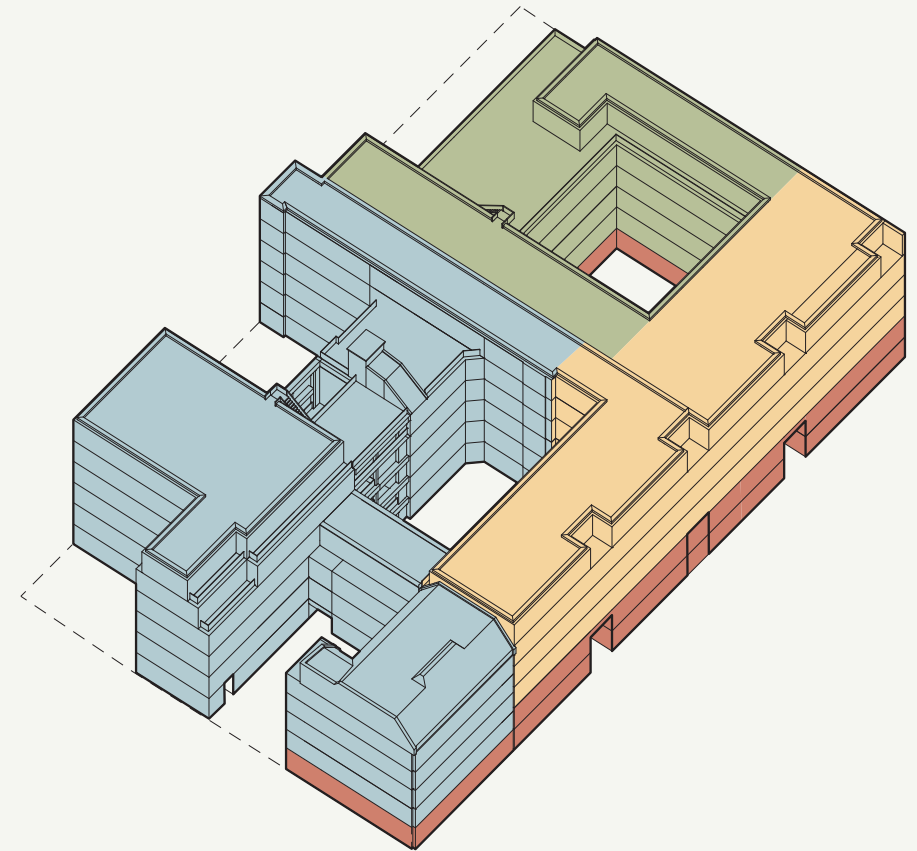
- Eat**
- 8 Backaro
  - 9 Schmackofatz
  - 10 Il caffè della Peppina
  - 11 Restaurant Anastasia
  - 12 Trattoria Da Dino
  - 13 Futura
  - 14 All About Café
  - 15 QG - Café Français
  - 16 Aleppo Supper Club
  - 17 Si Remy
  - 18 Salami Social Club



**LIVE,  
WORK,  
CREATE.**



# Mixed use



## OFFICE

- approx. 3,360 m<sup>2</sup>
- new build

The office includes four floors in the new 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.

## RETAIL

- approx. 1,670 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.

## COLIVING

- approx. 5,500 m<sup>2</sup>
- operated by The Base

Coliving operator The Base rents over 4,600 m<sup>2</sup> in the new building. These accommodations are available as a temporary home for young professionals and digital nomads, among others. Meeting places for networking and flexible exchange are also part of the concept.

## RESIDENTIAL

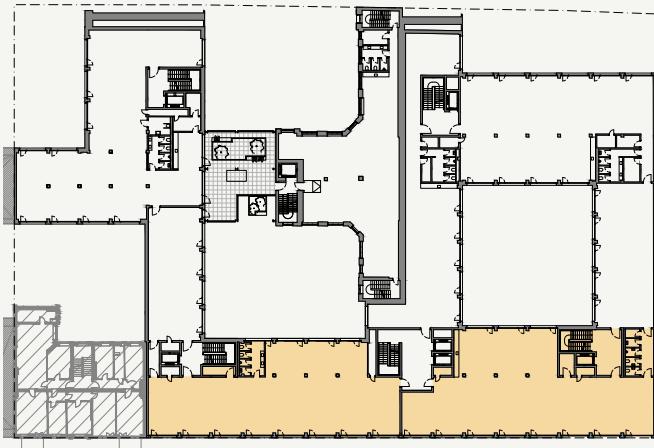
- approx. 6,250 m<sup>2</sup>
- Existing building & new build

The historic residential building with 10 apartments is restored to its former splendor and is being renovated with great attention to detail. Additional living space is being created in the new buildings with a total of 76 rental apartments.

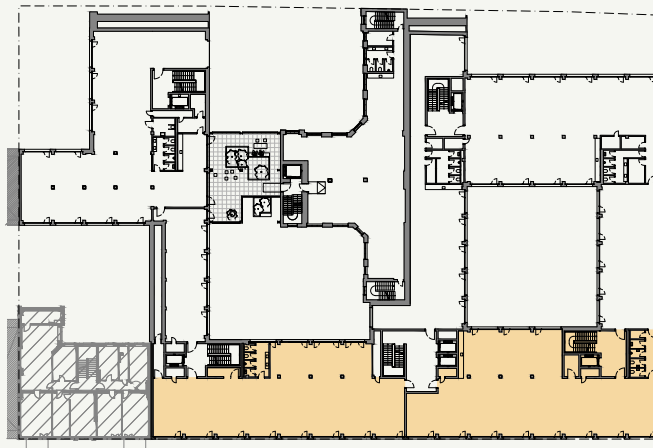


# Space option office

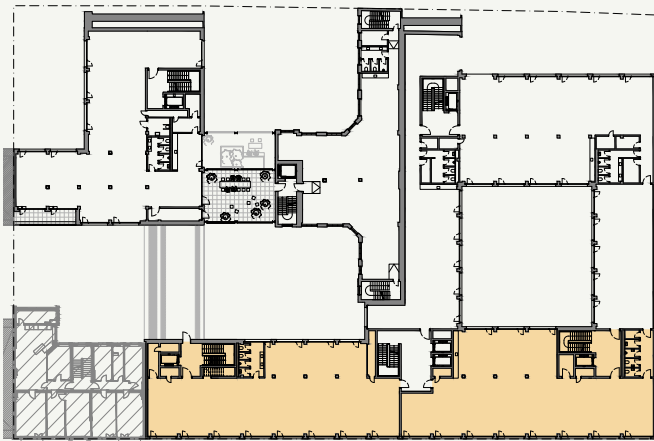
2<sup>nd</sup> floor



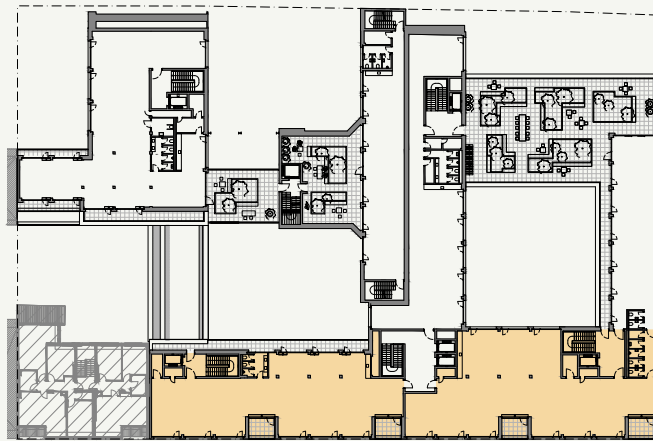
3<sup>rd</sup> floor



4<sup>th</sup> floor

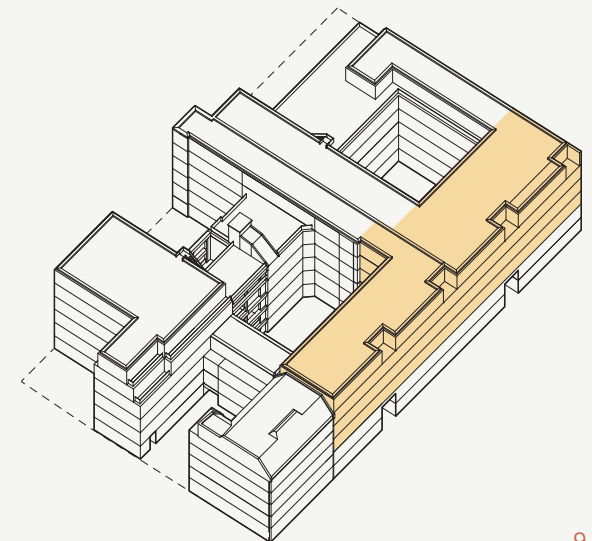


5<sup>th</sup> floor



## Option L

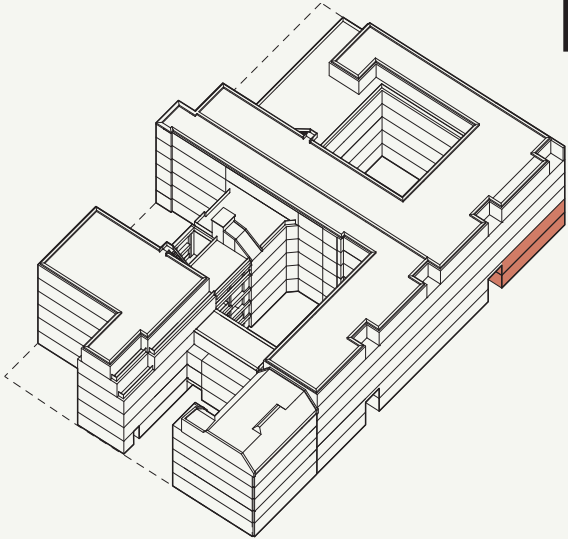
- New building
- approx. 3,360 m<sup>2</sup>
- Private entrance
- Rentable parking spaces with e-charging stations
- Flexible floor plan
- Private balconies/loggias/terraces





Visualization: Meeting room

# Space option retail



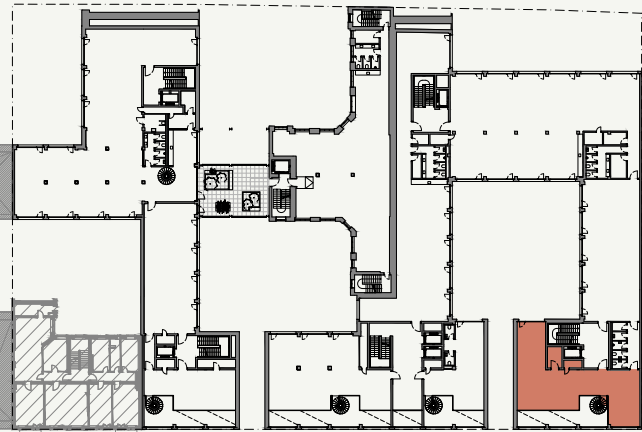
- Space G5
- New building
  - approx. 321 m<sup>2</sup>
  - Gallery space with spiral staircase
  - Large window fronts facing the street
  - Seating in the courtyard



Ground floor



1<sup>st</sup> floor





Visualization: Commercial space with spiral stairs

# 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.



## Rooftop terraces

The various roof terraces create natural retreats for tenants and other living beings.



## Facade greening

A green facade 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.

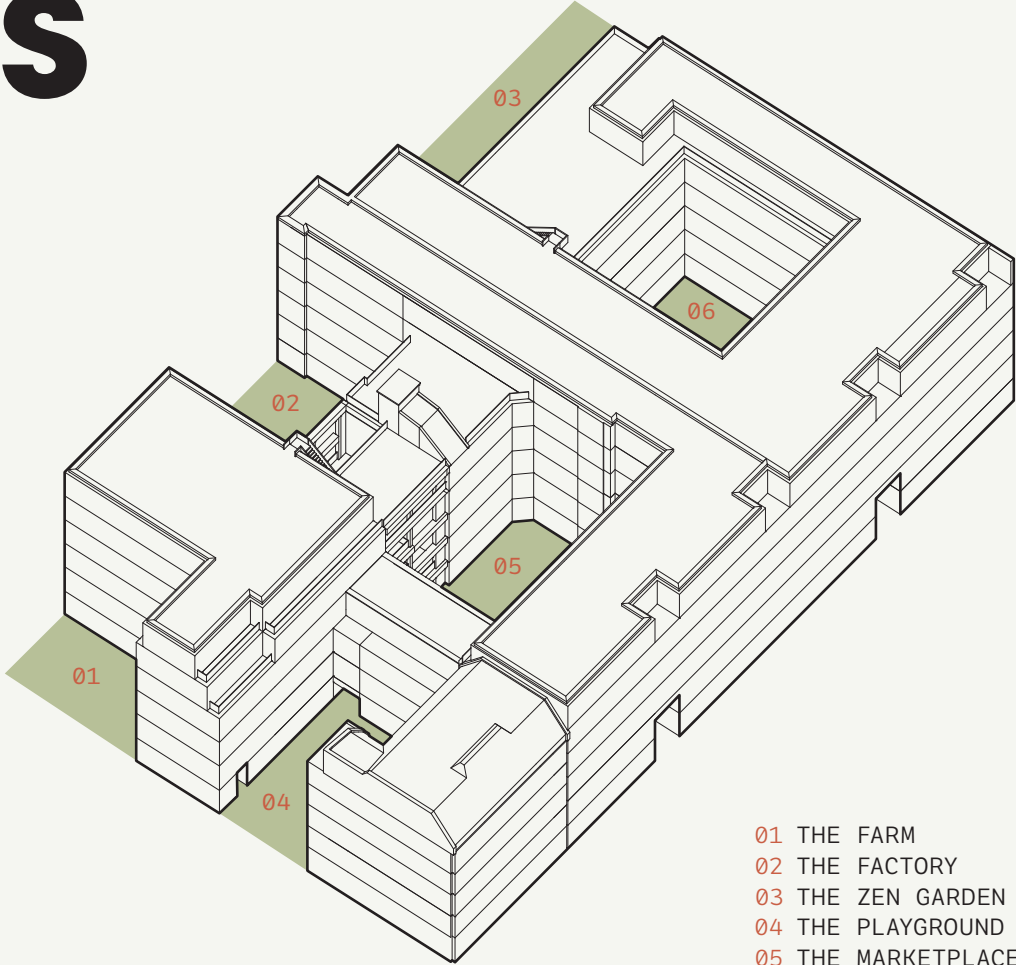
The "Factory" reflects the industrial spirit of the metropolis at the beginning of the 20<sup>th</sup> century. The "Zen Garden" embodies the tranquillity that a courtyard offers in the middle of a big city, and the "Marketplace" illustrates the togetherness and exchange of people. The "Playground" is 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



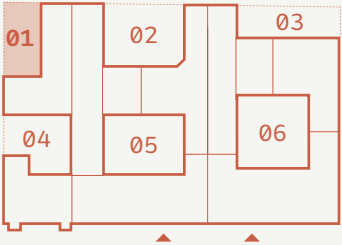
Photo: The PettCo's existing building prior to refurbishment



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

The courtyard at The PettCo will be accessible to the public and hope to create an urban oasis.

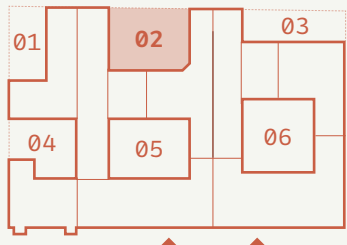
# The Farm



**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



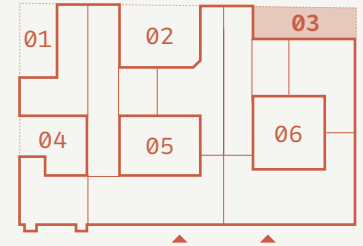
Visualisierung: The PettCo courtyard with outdoor workspaces

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.



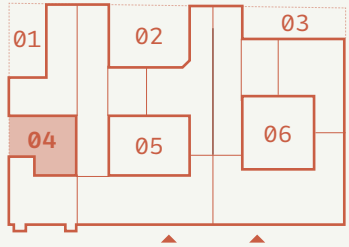
# The Zen Garden



### 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

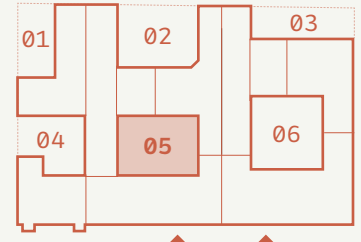
A courtyard is also a place for play: Here you can swing, jump rope or kick a ball around and have fun.



# The Marketplace



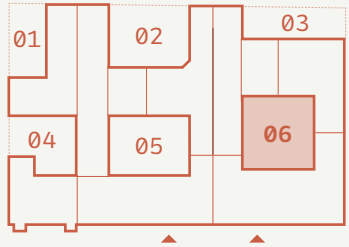
Visualization: The PettCo courtyard with a restaurant



## 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.

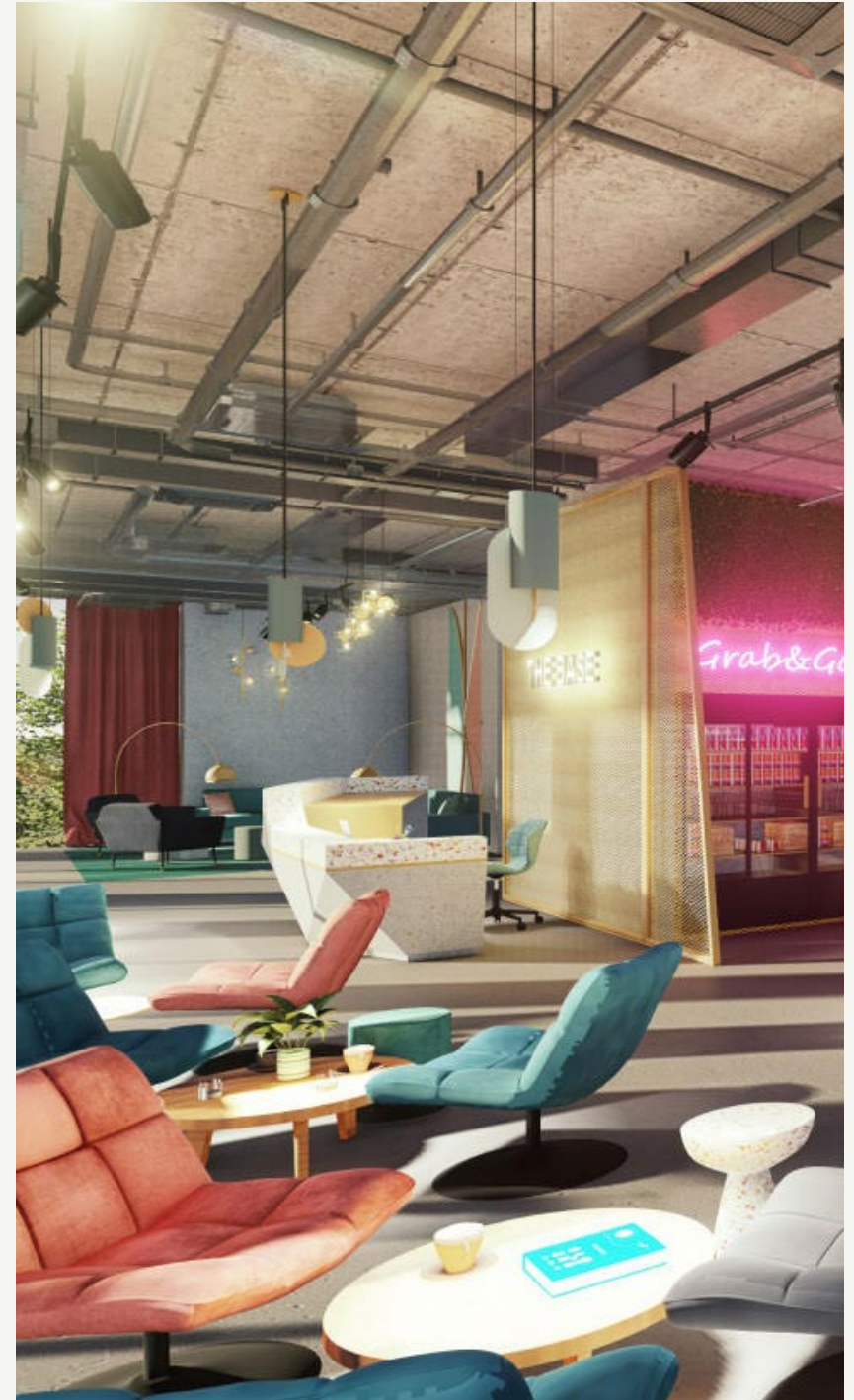


# Coliving with TheBase



The Base is a commercial living operator that combines living, hospitality, and coworking under one roof.

The Berlin-based company offers unique coliving spaces that strengthen social interaction. Places that connect, inspire, and form the ideal basis for leading a fulfilling life. 146 apartments for long and short stays are planned at The PettCo.



# 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.



# Let's talk!



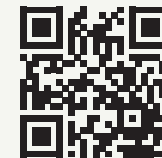


# Contact



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