



# THE PETT CO

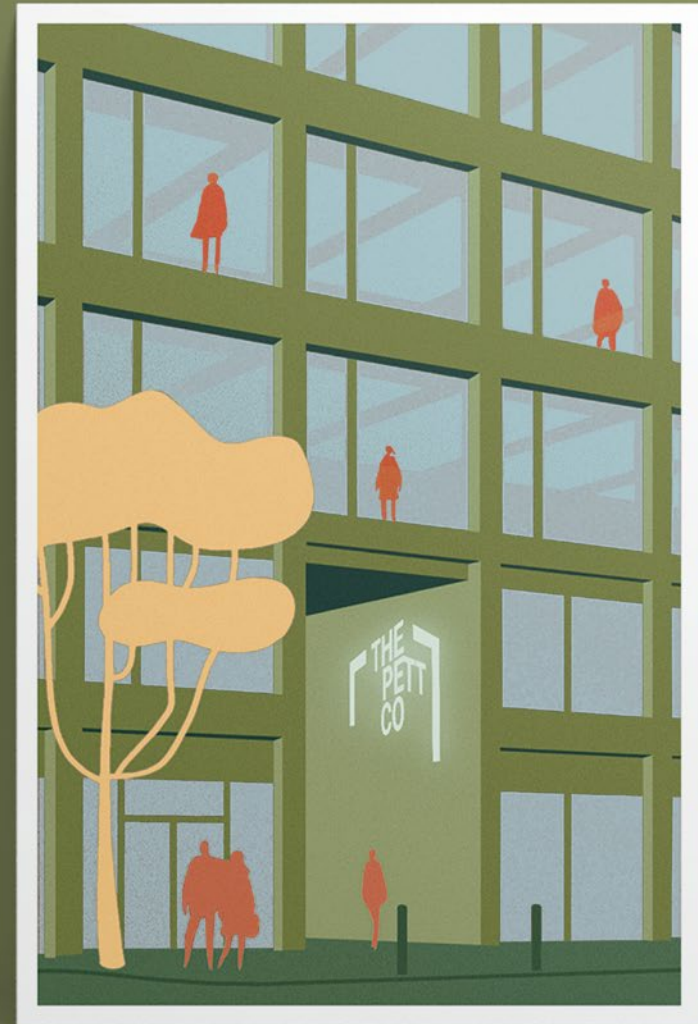
Mixed-use  
in Berlin-Friedrichshain



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 building form the framework for a new, colorful place in the middle of Berlin-Friedrichshain.

The “Kiez within the Kiez” spans approximately 15,500 m<sup>2</sup> and will combine rental apartments, coliving spaces, workspaces, eateries, and retail.

Visualization:  
The PettCo's street-facing facade







# 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 5,000 m<sup>2</sup>, including 20 in the historic Gründerzeit apartment building, and 64 in new and existing buildings. In addition, together with the coliving operator The Base, 148 apartments will be created on approx. 5,500 m<sup>2</sup>.

# 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.







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.



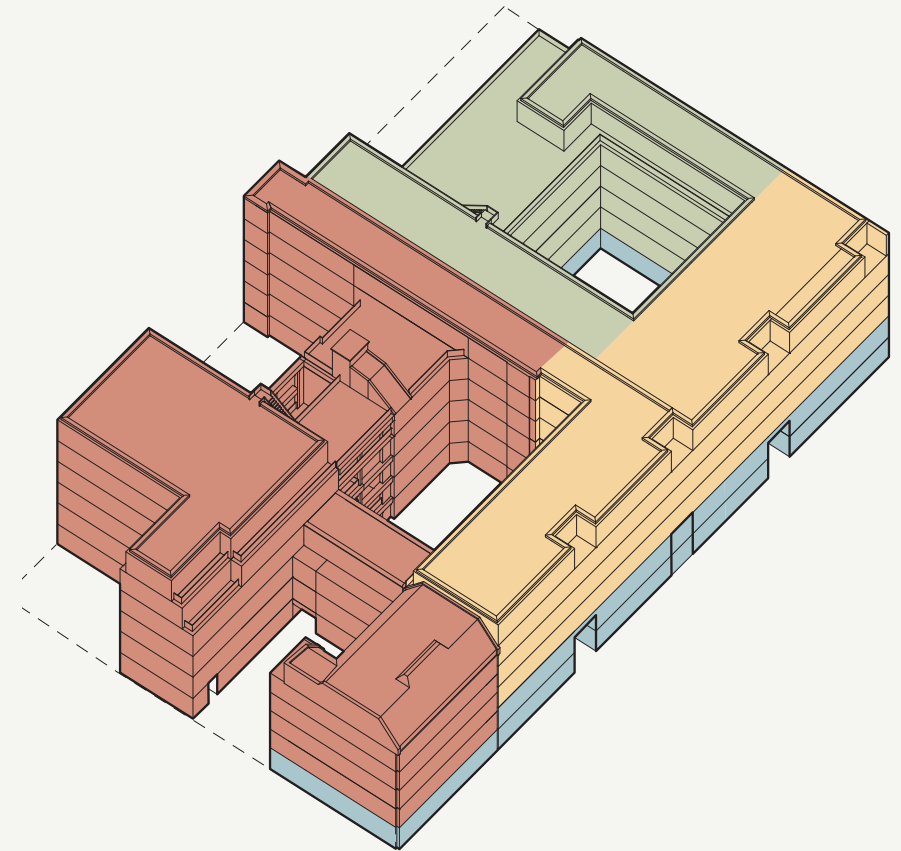
The approx. 200 to 520 m<sup>2</sup> of commercial space on the ground floor and first floor offer a wide range of possibilities: Café or restaurant? Yoga studio? Workshop? In any case, there is plenty of room for enjoying life here.



# Create.



# Mixed use – Kiez within the Kiez



## WORKSPACE

- 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 & CULINARY

- 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. 5,000 m<sup>2</sup>
- Existing building & new build

The historic residential building is being renovated with great attention to detail and will be expanded with 3 additional rental apartments through a rooftop extension. Thanks to 64 apartments in the new building and 20 more in the former factory, additional living space is being created.



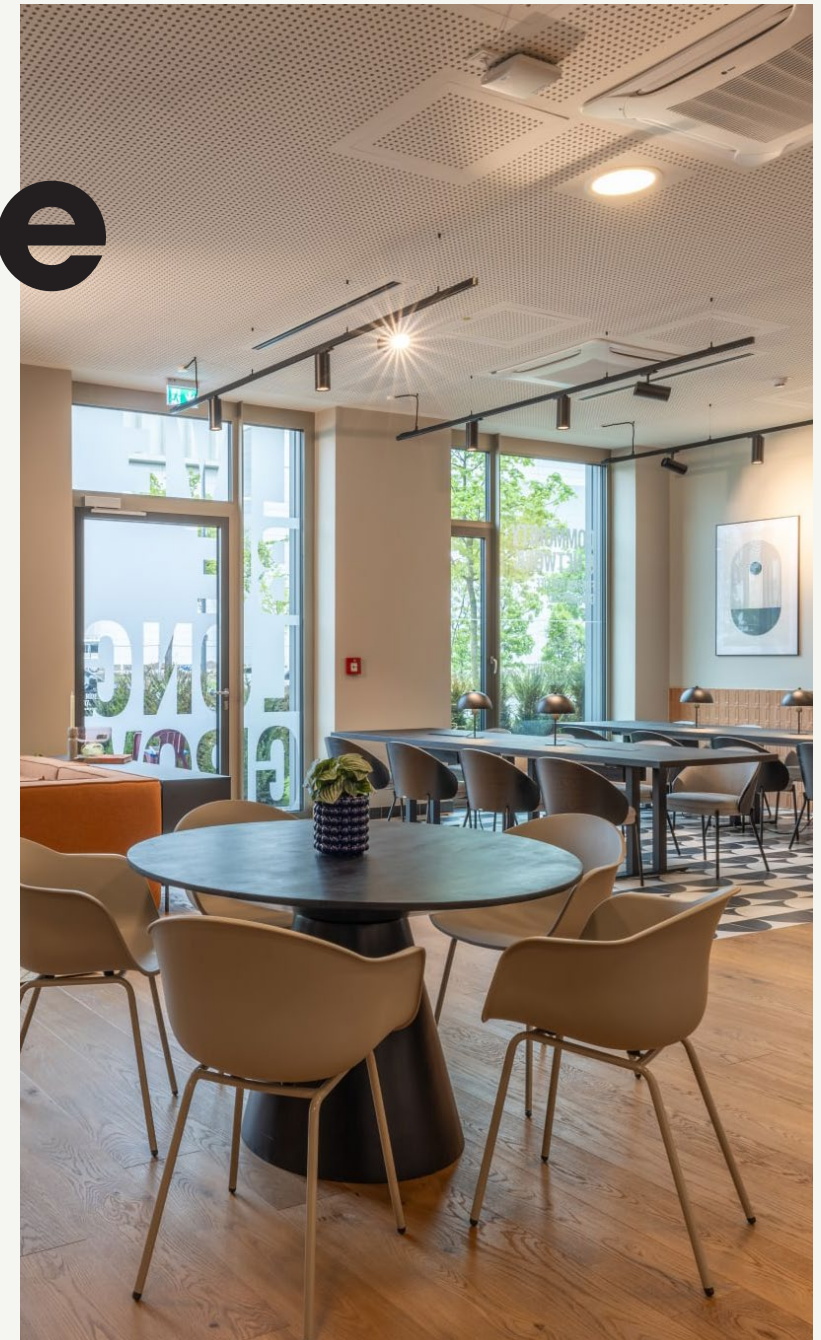
# Coliving with The Base



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.

TheBase





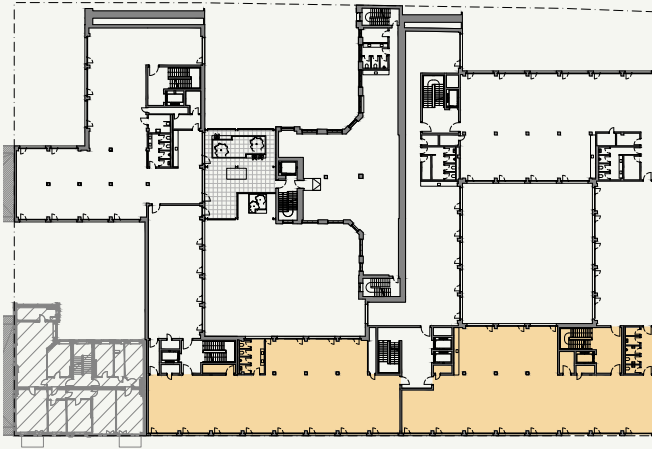
# Workspaces



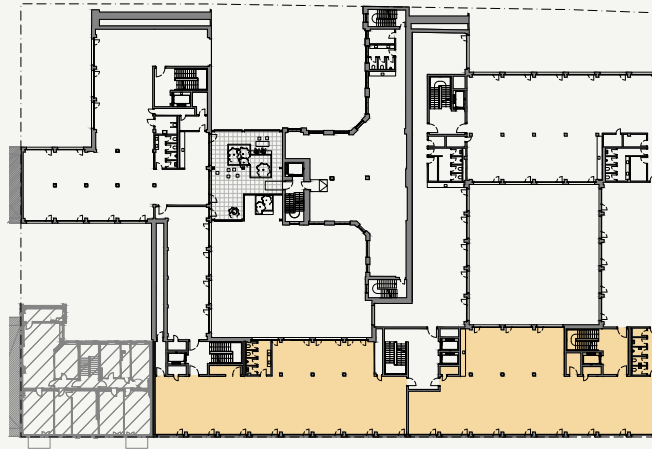


# Space option workspace

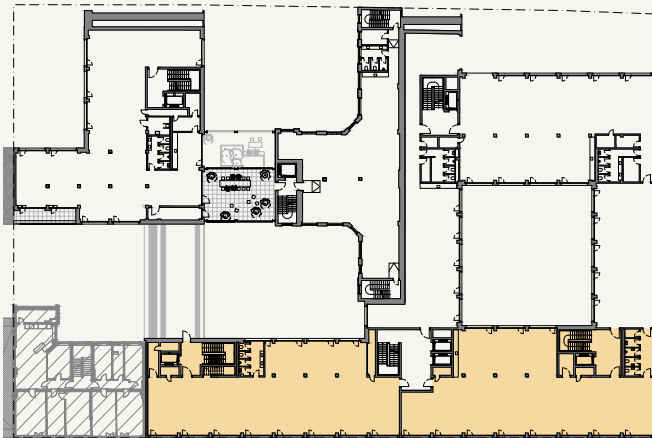
2<sup>nd</sup> floor



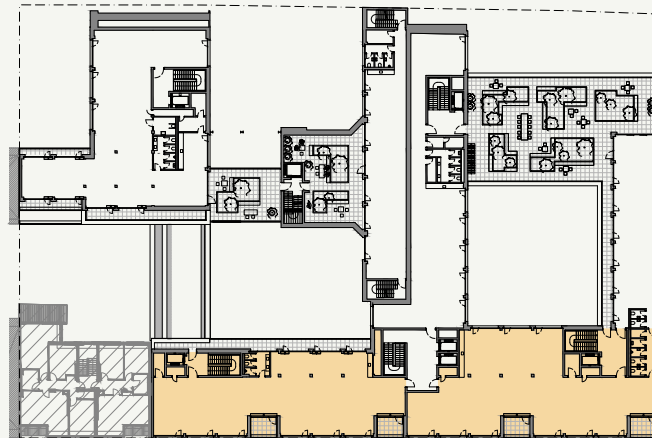
3<sup>rd</sup> floor



4<sup>th</sup> floor

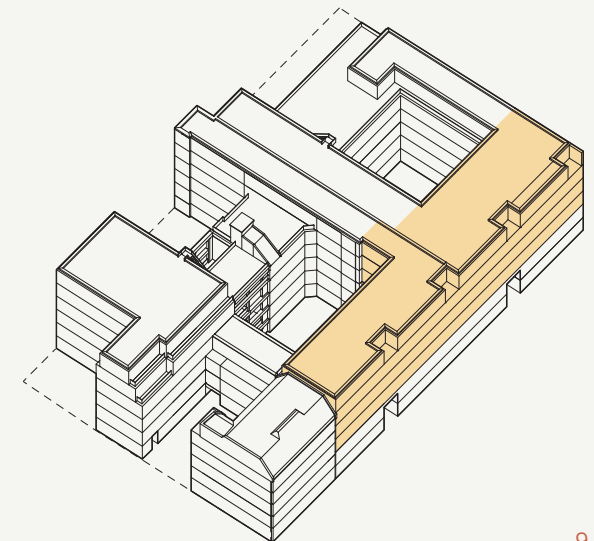


5<sup>th</sup> floor



## 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





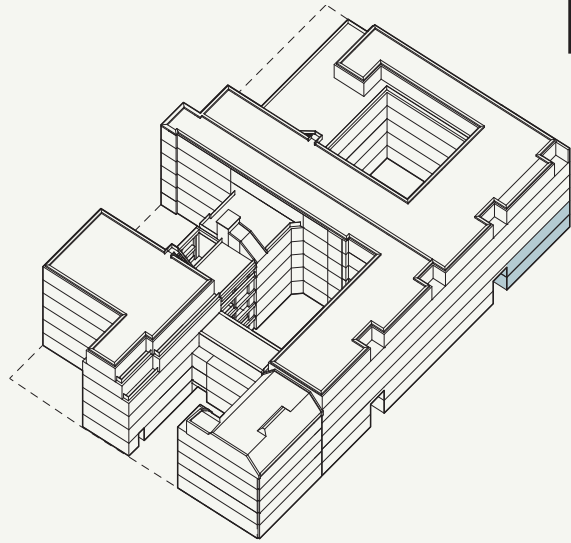
# Culinary & retail



Visualization: Retail space with spiral staircase



# Space option retail



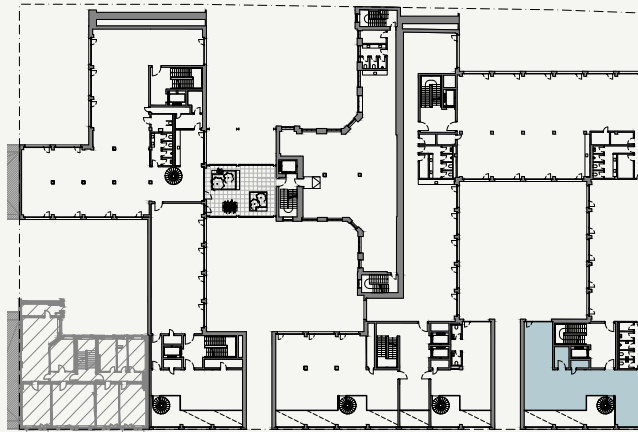
## Space G5

- 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



CREATE. ENJOY. LIVE. RELAX.

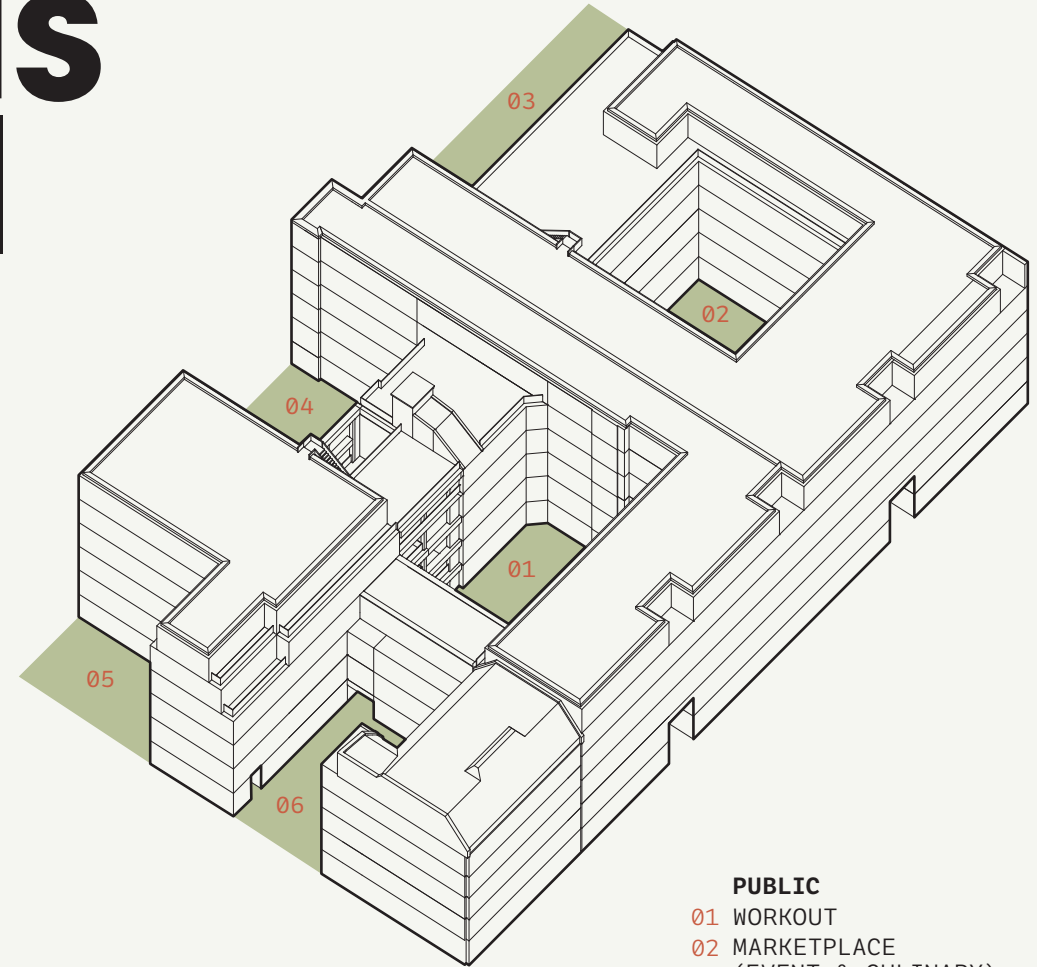




# Courtyards for all



Photo: The PettCo's existing building prior to refurbishment



## PUBLIC

- 01 WORKOUT
- 02 MARKETPLACE  
(EVENT & CULINARY)
- 03 ZEN GARDEN
- 04 MAKER'S YARD  
(OUTDOOR OFFICE)

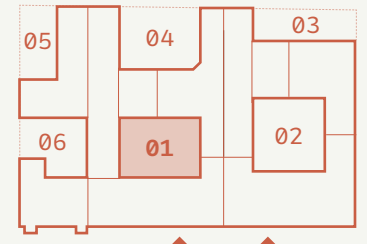
## FOR RESIDENTIAL TENANTS

- 05 URBAN GARDEN & PLAYGROUND
- 06 PLAYGROUND

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.



# The Workout Courtyard

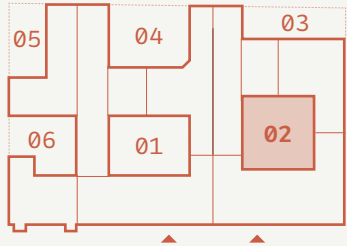


## 01

Here, you'll find space and inspiration for physical exercise and various types of training in the open air – perfect for a workout during your lunch break.



# The Market place



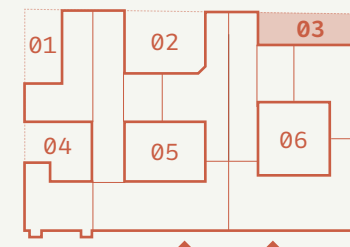
02

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





# The Zen Garden

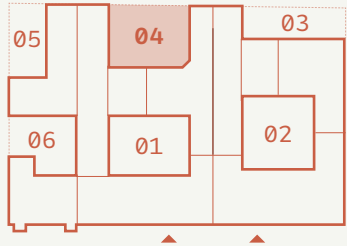


## 03

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 Maker's Yard



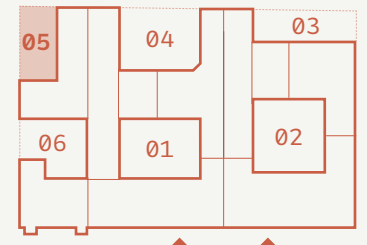
04

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 Urban Garden

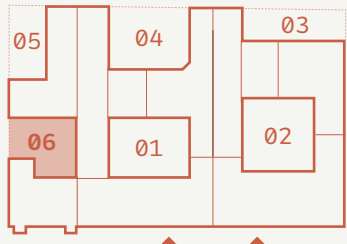


## 05

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 Playground



06

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





# 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.



# The hood

The Samariterkiez is a charming, vibrant neighborhood known for its blend of historic old buildings and modern, creative influences. Here, urban flair meets cozy cafés, independent shops, and green oases.



The neighborhood is characterized by a friendly and relaxed atmosphere, which particularly attracts young people and families. With its cultural events, small galleries, and vibrant scene, the Samariterkiez has its own unique, welcoming character.







# Let's talk!





# Contact



**Viola Molzen**

Letting & Project Sales Manager  
v.molzen@trockland.com  
+49 173 2582132

**CREATING  
UNIQUE  
SPACES  
WITH LOVE**



thepettco.com

A Project by

**TROCKLAND®**

Trockland Management GmbH  
Hauptstraße 27 | 10827 Berlin | Germany  
+49 30 2363137-0 | trockland.com





# Trockland Disclaimer

This information does not purport to comprise a full description of the property for any kind of investment nor to include all information that could be of interest to potential investors for such a decision. This information does not replace the need for the recipient to examine the potential investment of the property. Neither does it represent an offer to invest in the property. Neither this document nor the information contained in this document may be used as a basis for contracts, obligations or similar.

No express or implied guarantees or undertakings are given for the correctness, completeness and up-to-datedness of the information, figures, assessments and projections in this document or in any other written or verbal information provided to the recipient. Trockland Management GmbH (including all Trockland companies owning real estate property) its managing

directors, officers and employees do not accept any liability in this respect. This information must be treated confidentially and must not at any time be copied, reproduced or forwarded to other parties (as a whole or in parts) without the prior written consent of Trockland Management GmbH. Neither Trockland Management GmbH nor the Trockland company owning the property shall be obliged to grant the recipient access to any further information, to update the information presented in this document or to correct information that proves to be incorrect during the course of the lease process.

Layouts, plans, views and features are based on information and data that may vary in the different planning stages. Visualizations are artistic illustrations that do not necessarily reflect the actual future setting. Potential investors are recommended to

compile and evaluate their own information with regard to the properties and the investment which is the content of this presentation. It is recommended that every potential investor who is interested in purchasing or valuing the investment and the properties should appoint their own financial advisors or other professional consultants.

Copyright: Trockland, flaticon, pexels, unsplash