



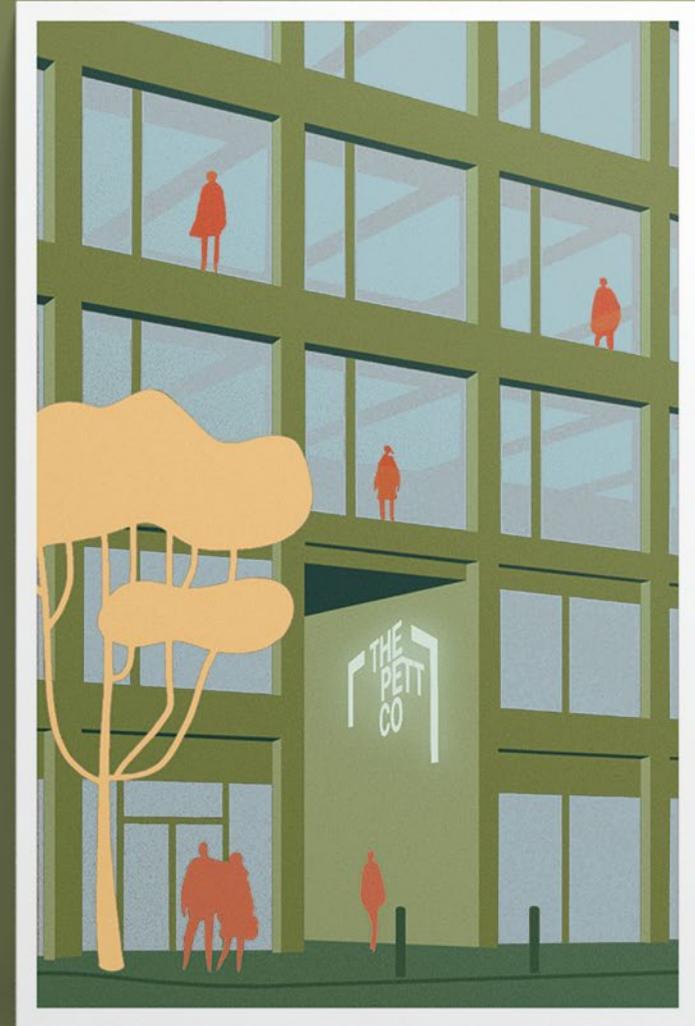
THE PETT CO

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 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 “Kiez within the Kiez” spans approximately 15,500 m² and will combine rental apartments, coliving spaces, workspaces, eateries, and retail.

Visualization:
The PettCo's street-facing facade

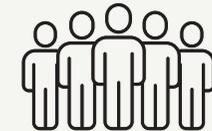


At a glance



SIX UNIQUE COURTYARDS

Each of the courtyards has a distinct character and purpose, catering to various interests within the community, from serene garden settings to vibrant restaurants and creative spaces.



BUILT-IN COMMUNITY

Coliving and apartments form the heart of The PettCo, fostering a strong sense of community from day one. The combination of living, working, and shared spaces creates a vibrant and dynamic atmosphere.



THE OLD & THE NEW

The PettCo brings a fresh, contemporary twist to classic Berlin courtyard architecture in the vibrant, highly desirable Samariterkiez.



SEAMLESSLY CONNECTED

Perfectly linked to Berlin's public transport network, The PettCo is just steps away from the S-Bahn and U-Bahn. Whether heading to Mitte, Kreuzberg, or the airport, everything is within easy reach.



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 m², 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 m².

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.





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.

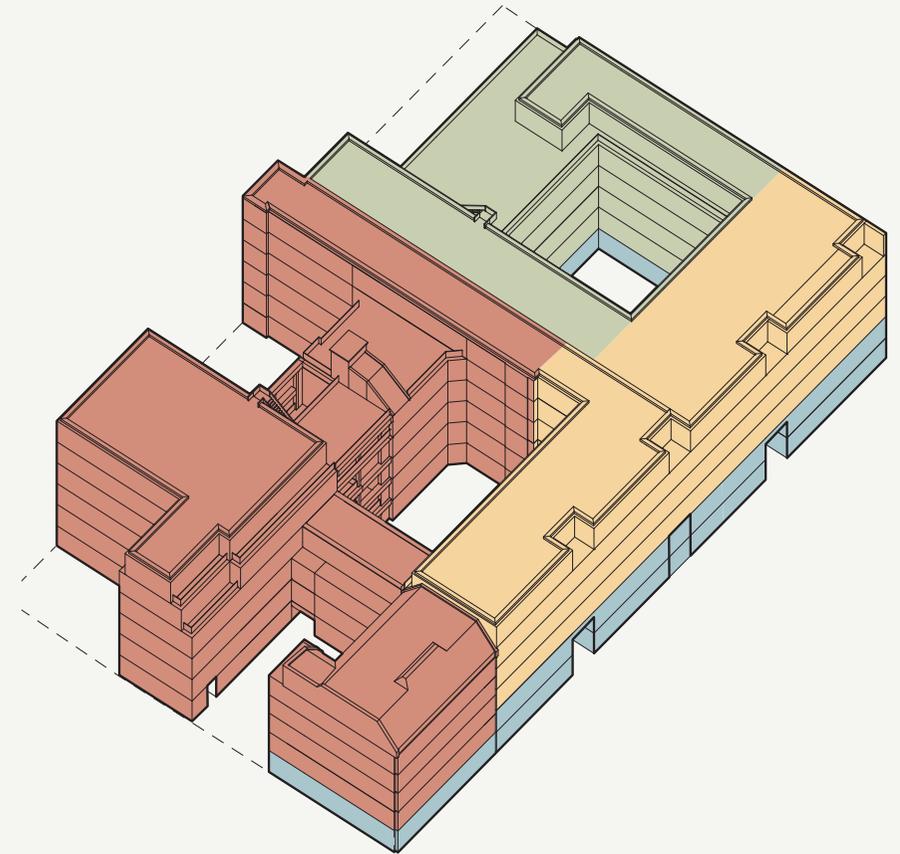


The approx. 200 to 520 m² of commercial space on the ground floor and first floor offer a wide range of possibilities: Café or restaurant? Yoga studio? Workshop? In any case, there is plenty of room for enjoying life here.



Create.

Mixed use - Kiez within the Kiez



CREATE. ENJOY. LIVE. RELAX.

■ WORKSPACE

- approx. 3,360 m²
- 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 m²
- versatile spaces

The commercial spaces with large window fronts on the ground and first floor range from around 90 m² to 520 m². Sports facilities, restaurants and cultural activities enliven the courtyards and offer the neighborhood additional quality of life.

■ COLIVING

- approx. 5,500 m²
- operated by The Base

Coliving operator The Base rents over 4,600 m² 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 m²
- Existing building & new build

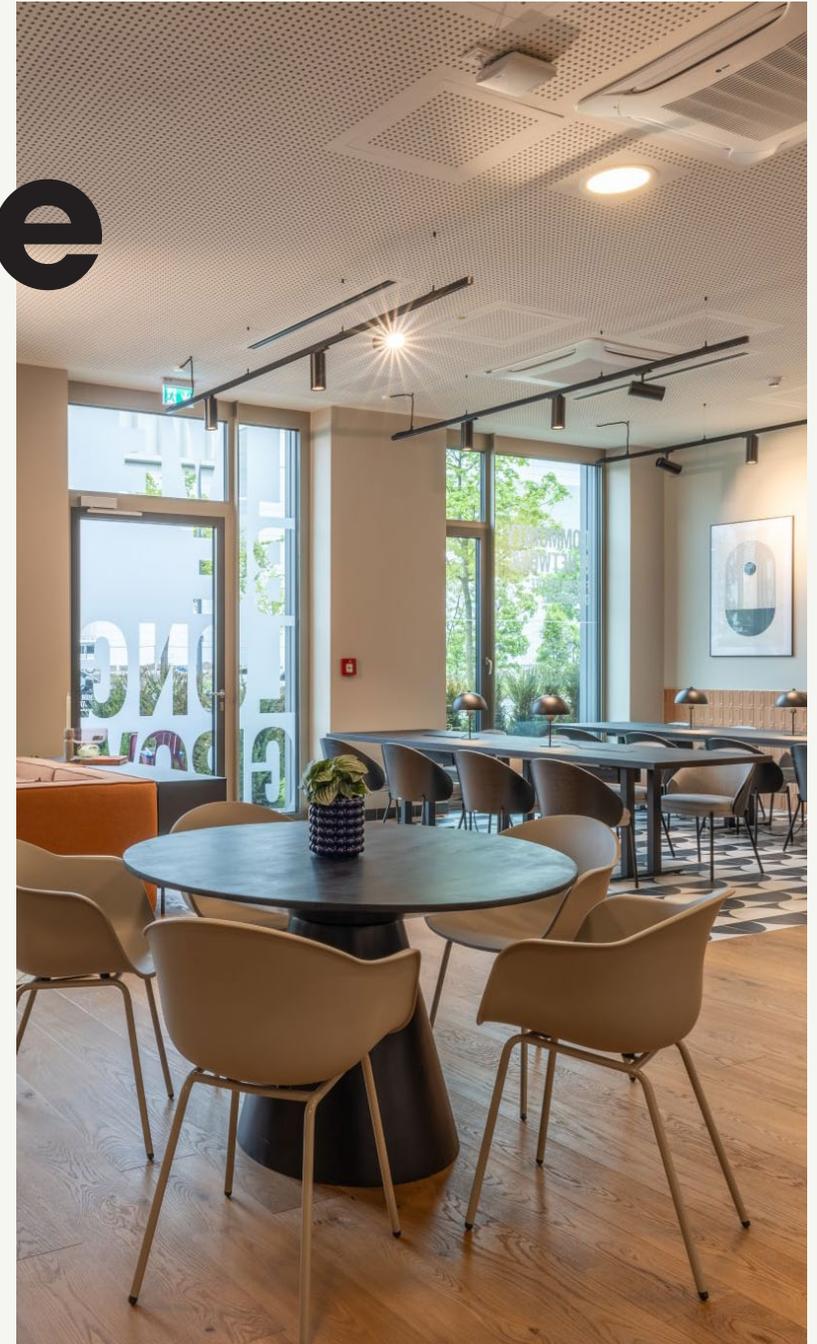
The historic residential building is being renovated with great attention to detail and will be expanded with 3 additional rental apartments through a rooftop extension. Thanks to 64 apartments in the new building and 20 more in the former factory, additional living space is being created.

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.



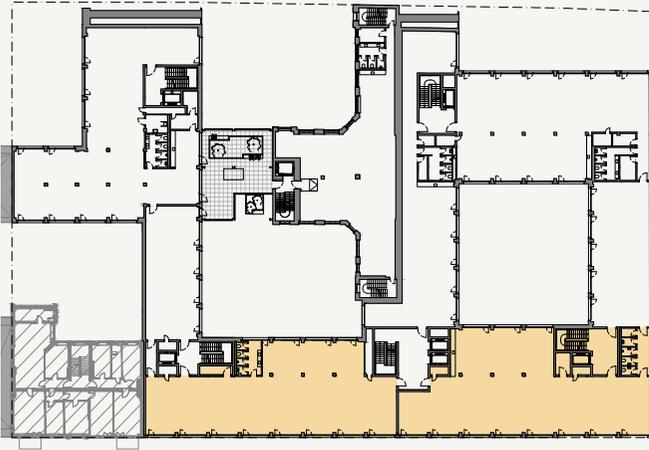
TheBase

Workspaces

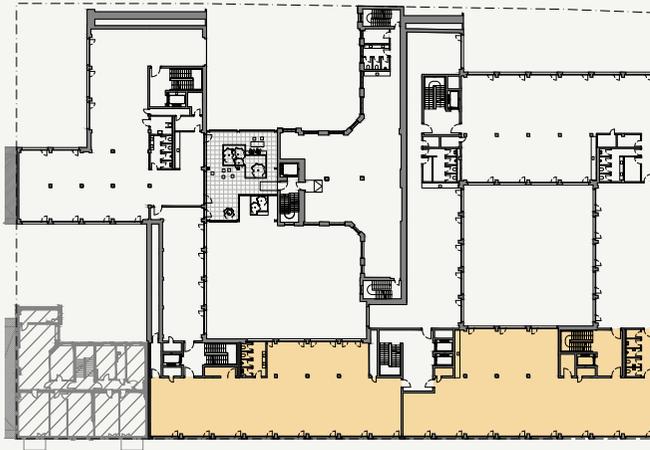


Space option workspace

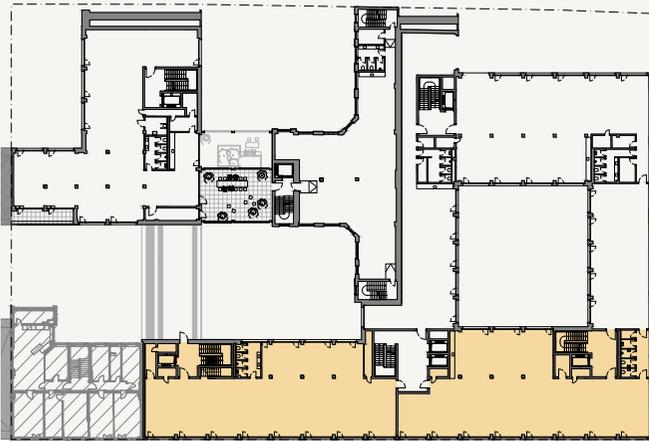
2nd floor



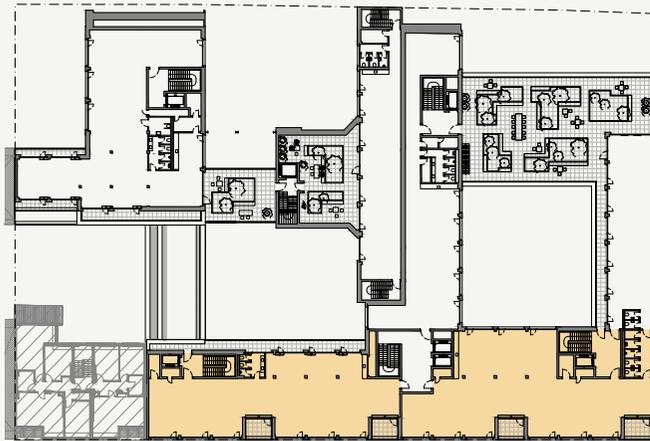
3rd floor



4th floor

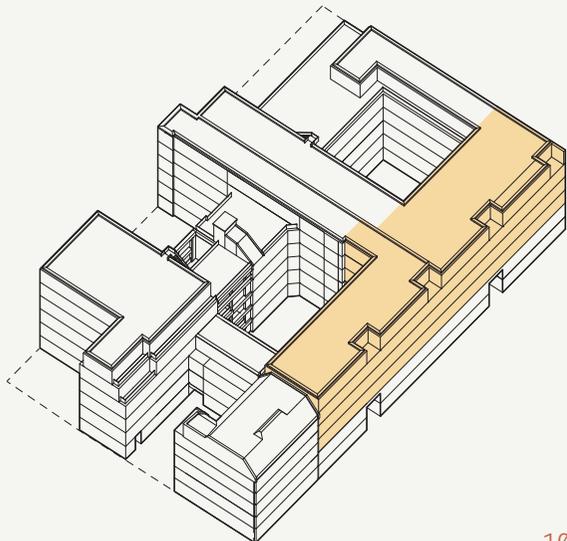


5th floor



Option L

- New building
- approx. 3,360 m²
- Private entrance
- Rentable parking spaces with e-charging stations
- Flexible floor plan
- Private balconies/loggias/terraces

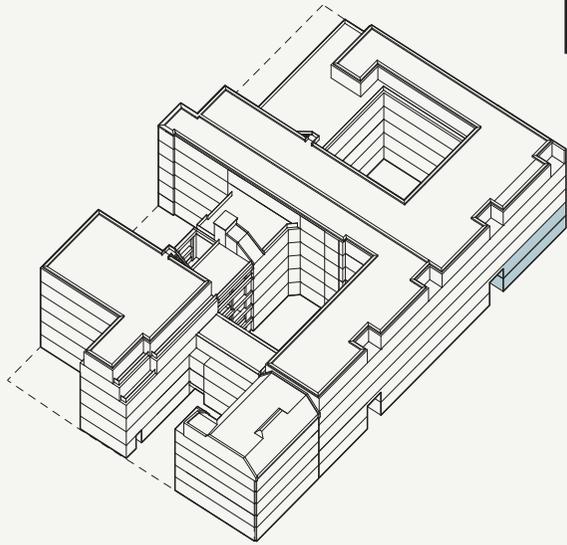


Culinary & retail



Visualization: Retail space with spiral staircase

Space option retail



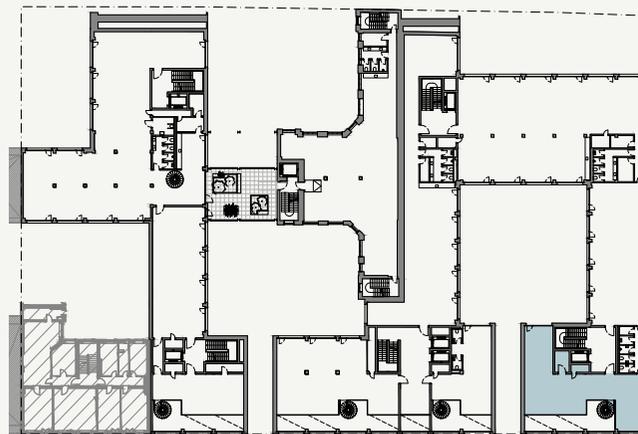
Space G5

- New building
- approx. 321 m²
- Gallery space with spiral staircase
- Large window fronts facing the street
- Seating in the courtyard

Ground floor



1st floor



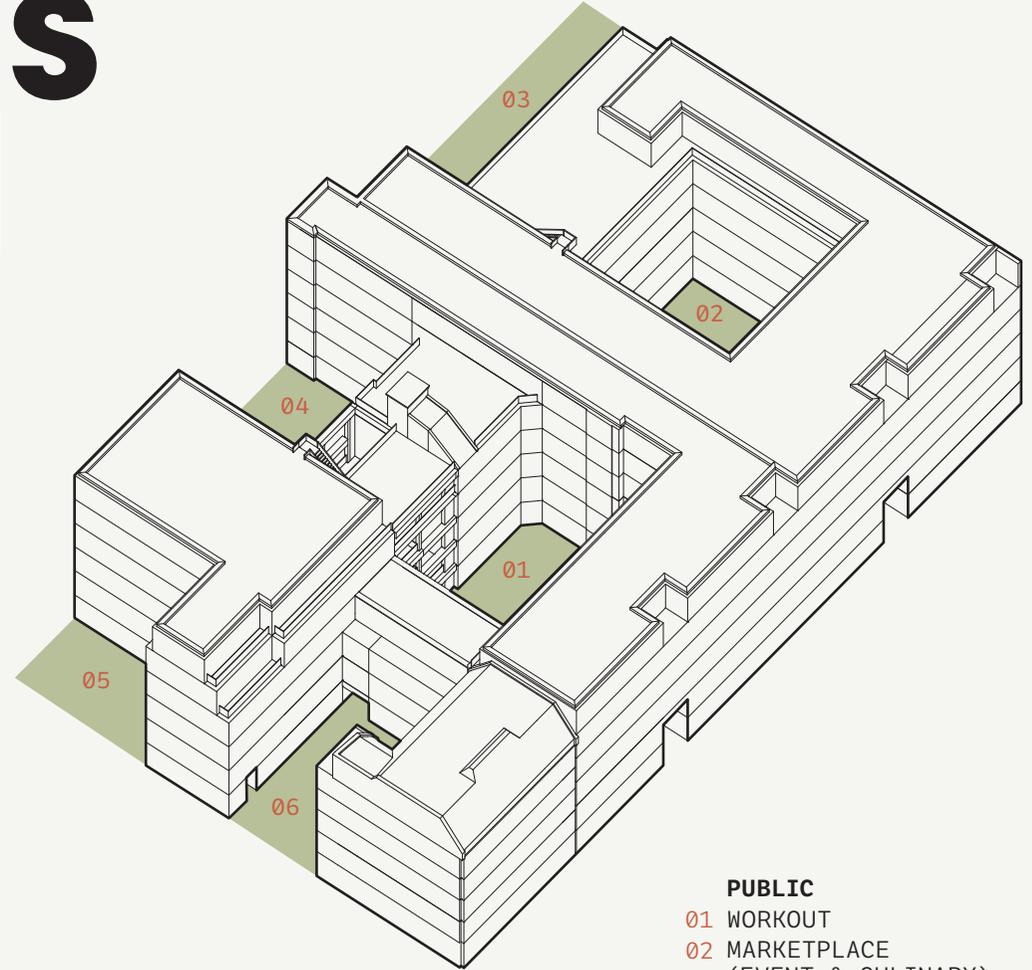
CREATE. ENJOY. LIVE. RELAX.



Courtyards for all



Photo: The PettCo's existing building prior to refurbishment

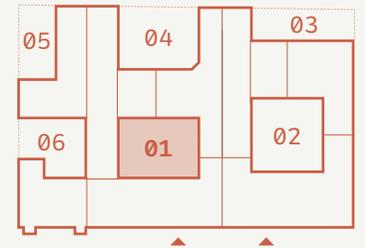


- PUBLIC**
- 01 WORKOUT
- 02 MARKETPLACE (EVENT & CULINARY)
- 03 ZEN GARDEN
- 04 MAKER'S YARD (OUTDOOR OFFICE)

- 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.

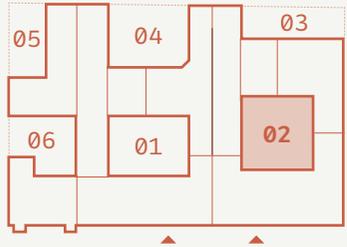
The Workout Courtyard



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

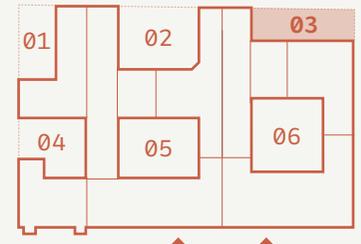


02

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



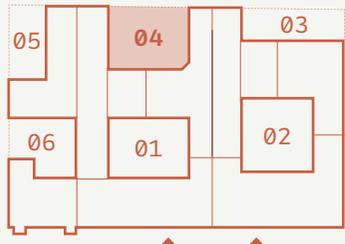
The Zen Garden



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

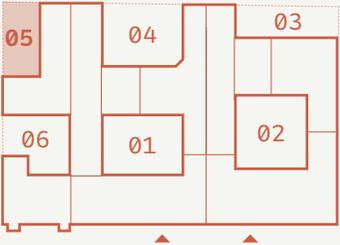


04

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.

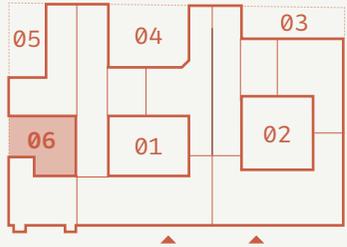


The Urban Garden



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.



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

Let's talk!



Contact



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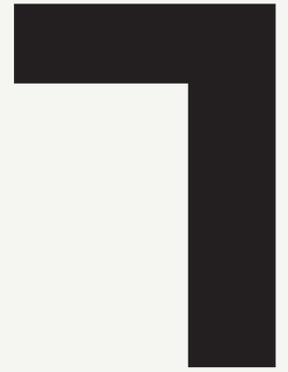


thepettco.com

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