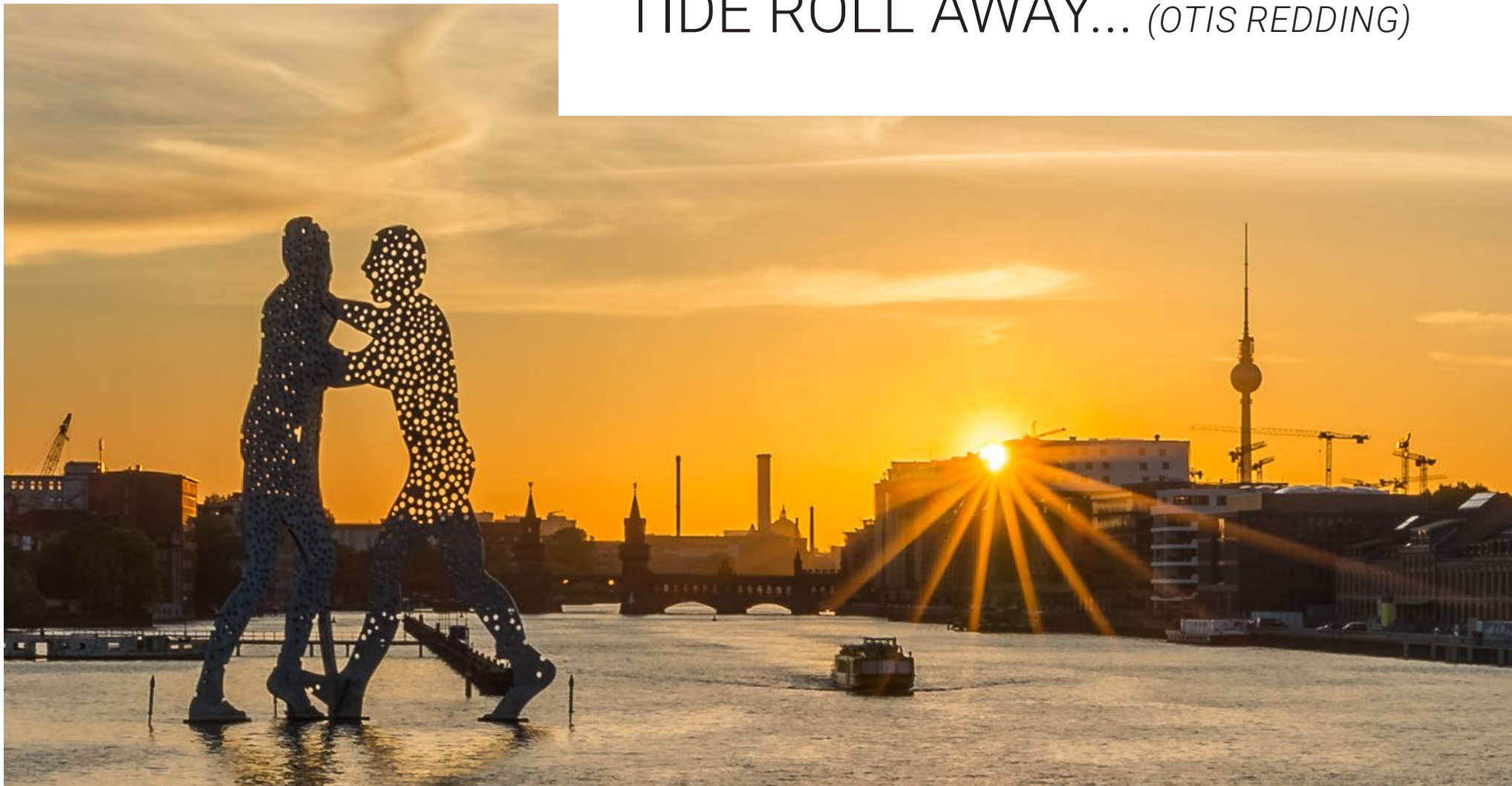
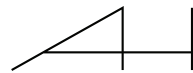


PIER 61  
64

"I'M SITTIN' ON THE DOCK  
OF THE BAY WATCHING THE  
TIDE ROLL AWAY..." (OTIS REDDING)





A Project by

**A L T H A F E N | T R O C K L A N D<sup>®</sup>**

# THE PROJECT

## PIER 61|64 AT EAST SIDE GALLERY

A new and surprising space in the city's youngest urban quarter.

Very few buildings enjoy a more sought-after, legendary location in Berlin. And even fewer can claim to be prominently framed by three unique landmarks: the River Spree, the East Side Gallery, and the East Side Park.

Right next to the world-famous Berlin Wall, with breathtaking views and direct access to the River Spree, 75 upscale rental apartments, a lifestyle hotel with 176 serviced apartments and stylish commercial spaces will attract Berliner and visitors to enjoy the "Berlin way of life".





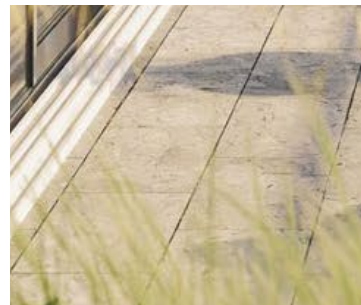
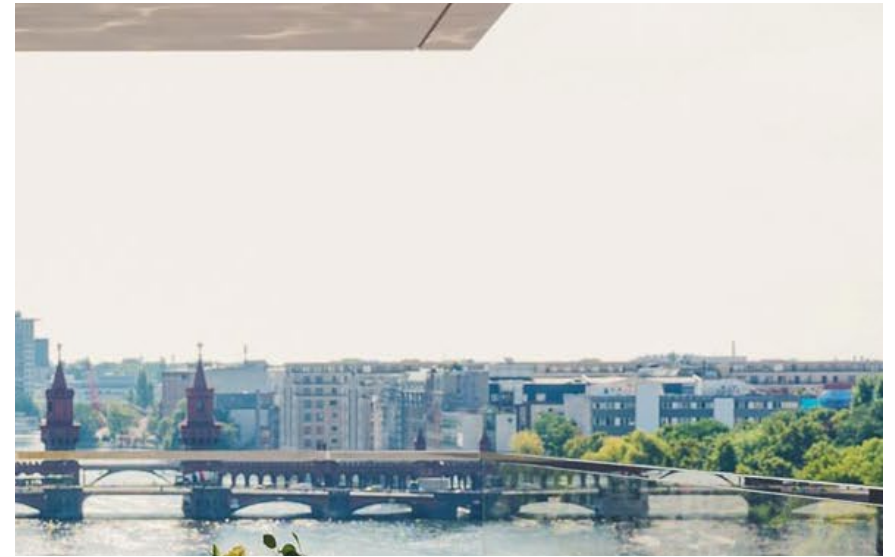




# BERLIN'S RIVER SIDE

Berlin is one of Europe's cities not only rich in culture but also rich in rivers and lakes. 7 % of the city's area space is actually water. Still there are only few locations directly located at river banks or lake shores.

With the River Spree flowing through Berlin's trendiest inner-city districts Kreuzberg, Mitte and Friedrichshain, all premises along its shore are much in demand, not only during summer time. They convey a flair of freedom within a dense metropolis, the nature is part of their dramatic staging, representing a lifestyle which is part of Berlin's fame and attraction all over the world.









# RIGHT AT THE RIVER SIDE

PIER 61|64 offers the perfect platform to become a one-of-a-kind destination: **Only two meters above river level, facing the river over its entire length**, its location allows stunning views of the city skyline — from Oberbaumbrücke in the east to Jannowitzbrücke in the west and located right at the world-famous East Side Gallery.

PIER 61|64 is set in-midst the well-known East Side Park with a public path in front of the building and a pier at the river side. The architectural concept for the retail and terrace space, located on the ground and basement floors, focuses on airiness with floor-to-ceiling windows

and offers options for bistros, bars, shops etc. **Spaces span from 60 m<sup>2</sup> in the smallest unit up to 650 m<sup>2</sup>.**

Overall, PIER 61|64 offers 1,900 m<sup>2</sup> indoor commercial spaces connected with 600 m<sup>2</sup> riverside terraces — perfectly suited for unique and upscale **gastronomic, retail or wellness concepts** such as restaurant/bar, coffee shop/deli, lifestyle stores or wellness and beauty services. This location ticks all the right boxes to become Berlin's new hot spot.





Berlin's new city quarter spanning from Ostbahnhof to the East Side Gallery will be completed in 2022 and has all the prerequisites to become an international, livable neighborhood. The district is characterized by contemporary architecture, a lively culinary and clubbing scene, as well as historical landmarks.

# PIER 61|64 – THE COOL HOT SPOT





PIER 61|64 offers the perfect setting to become the new river side hot spot of the neighborhood: The hotel complex will be home of a new design-focused, upscale lifestyle brand with 176 serviced apartments. The 75 exclusive rental apartments in the residential part of the building are targeting international tenants, as do the new high-end condominium complexes in the neighborhood: Living Levels, Upside Berlin and Pure Living Berlin.

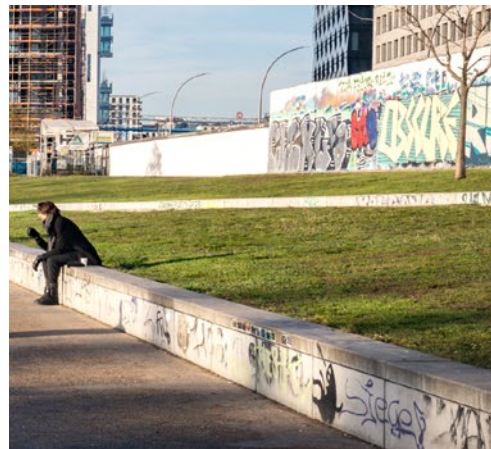
The East Side Gallery is visited by almost 4 million people annually from all over the world. Many of them are looking for a location to spend some quality time at the Spree and to enjoy Berlin's unique atmosphere. Starting in 2023, an extended open air exhibition concept will be launched that will include parts of the public path of PIER 61|64 and will draw even more attention to the commercial spaces.

# PIER 61|64 – THE NEW SPACE TO BE



# HIGHLIGHTS & FACTS

- # Space available from 60 m<sup>2</sup> to 650 m<sup>2</sup>
- # 1,900 m<sup>2</sup> indoor commercial spaces connected with 600 m<sup>2</sup> riverside terraces
- # Unique location framed by three legendary landmarks: River Spree, East Side Gallery, and East Side Park visited by over 4 million people annually
- # New East Side Gallery exhibition concept will include parts of the public path of PIER 61|64



- # PIER 61|64 includes new design-focused, upscale lifestyle brand with 176 Boutique Serviced Apartments plus 75 exclusive rental apartments for international tenants
- # Several high-end condominium complexes in the neighborhood
- # In the middle of Berlin's media district with approx. 7,000 people working at BASF, MTV, Universal, Zalando, Coca Cola etc.

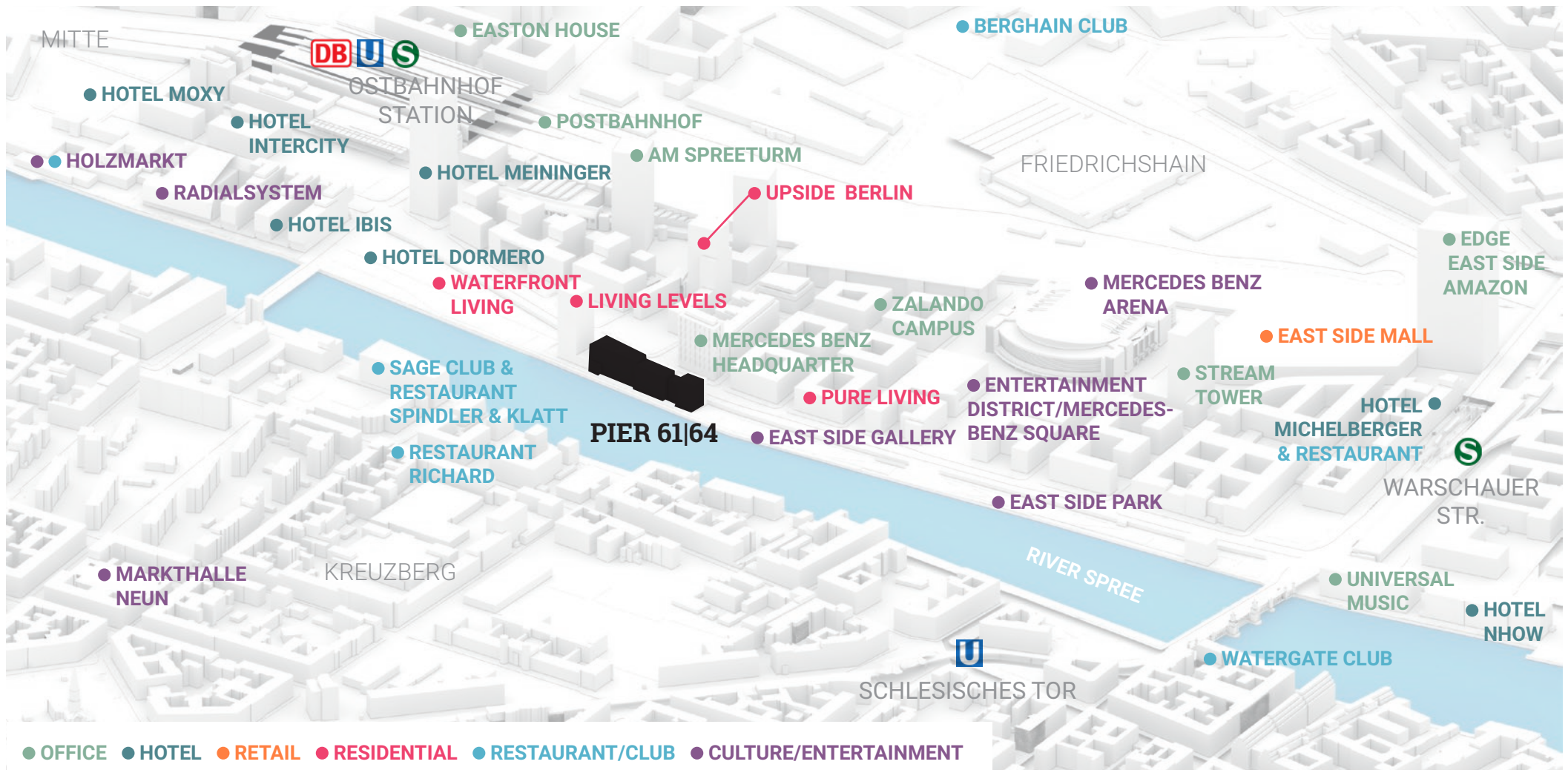




# A PLACE TO ENJOY







# BERLIN'S MEDIA SPREE

From Allianz (Treptowers), BASF, MTV, Universal, BVG, Zalando, Coca Cola, to name a few – the area along the Spree in Friedrichshain and Kreuzberg has evolved into Germany's largest urban development. Today full of vibrancy, the district is characterized by contemporary architecture, old factory buildings, a lively culinary culture and clubbing scene, as well as historical landmarks.



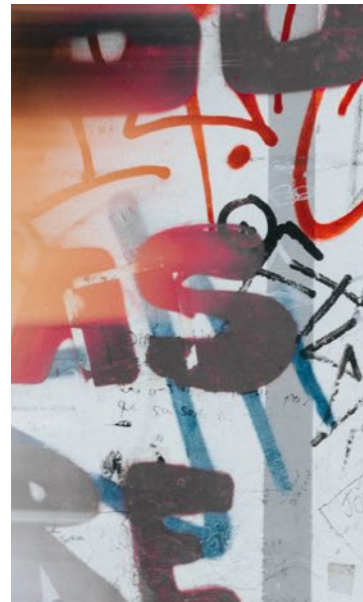
# ART MEETS RIVER

## EAST SIDE GALLERY

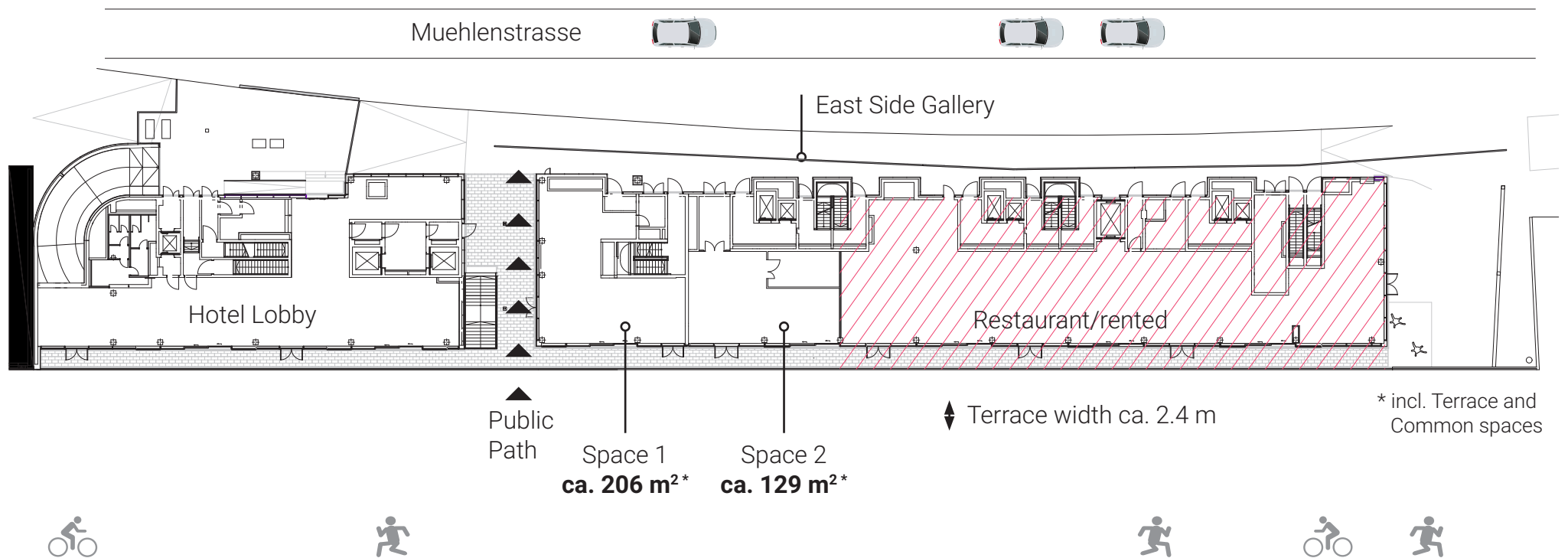
The East Side Gallery is the longest open air gallery in the world. The 1,300 meter long wall is also the longest remaining stretch of the former Berlin Wall. After the fall of the Wall in 1989, 112 artists from 21 countries created over 100 works of art on the side facing the former East. Today, the East Side Gallery is a registered monument and a symbol of hope, friendship, and freedom, especially for artists.

The East Side Gallery is located along the River Spree in Muehlenstrasse, between Oberbaumbruecke and Schillingbruecke. According to the German National Tourist Board, East Side Gallery is one of Germany's top 100 attractions and has nearly 4 million visitors per year. The East Side Park opened to the public in 2009, offering a contemporary landscape design on 1.6 hectares.

The 25 m wide belt stretches from the river banks to the Wall and includes on its entire length the former path for the Wall guards. The only two buildings – PIER 61|64 and Living Levels – are centrally located within the park with a wide, public path in front of the buildings along the river.



# FLOOR PLAN – STREET LEVEL



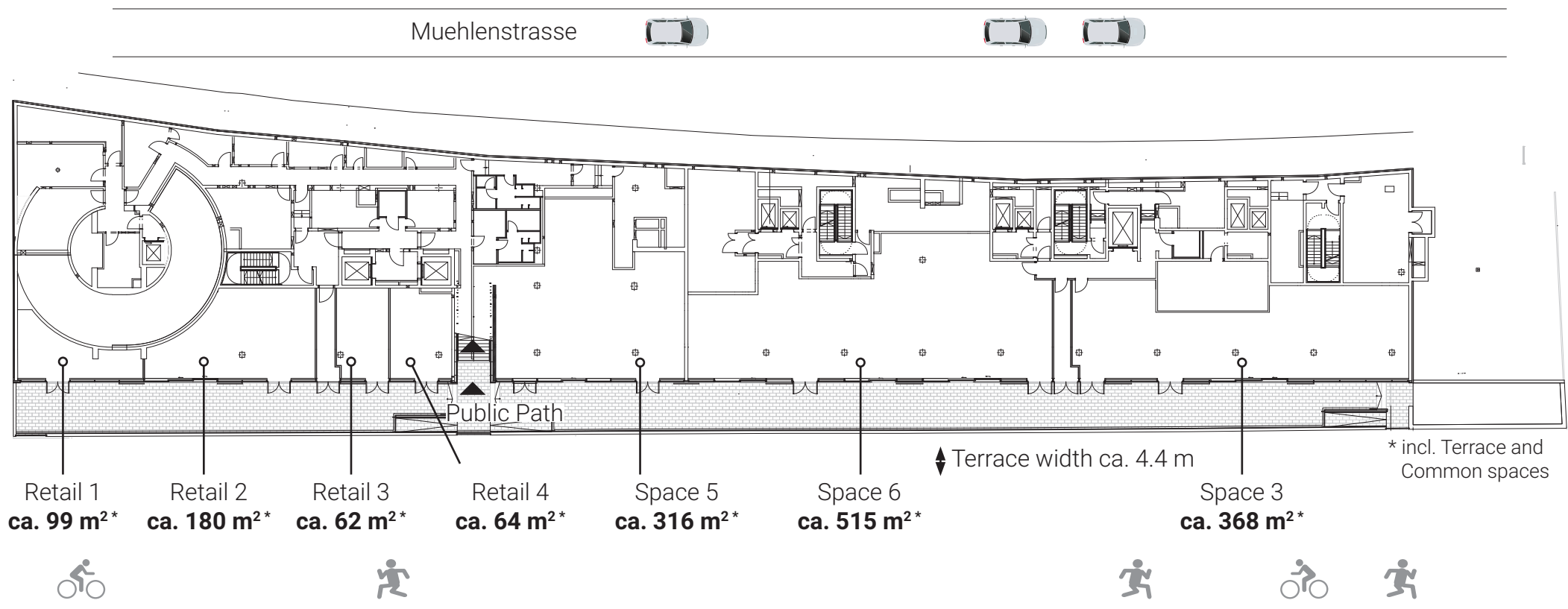
RIVER SPREE







# FLOOR PLAN – RIVER LEVEL



## RIVER SPREE



# AS OF Q1 '22







**AS OF  
Q3 '22**





# CONTACT

Judit Ben Dor  
Head of Letting

+49 30 2363137-266  
[j.ben.dor@trockland.com](mailto:j.ben.dor@trockland.com)

Trockland Management GmbH  
Hauptstrasse 27 | Aufgang E |  
10827 Berlin | Germany  
T +49 30 2363137-0 | [trockland.com](https://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.

All values specified in this document are approximate dimensions and numbers.

Images are subject to copyright of:  
Trockland, Unsplash, Eller + Eller Architekten