



# The Project

The complex consists of two buildings, no.103 and no.104, plus an underground parking garage.

Both houses were built around the turn of the 20th century and are located next to the historical site of the former Meierei Bolle.

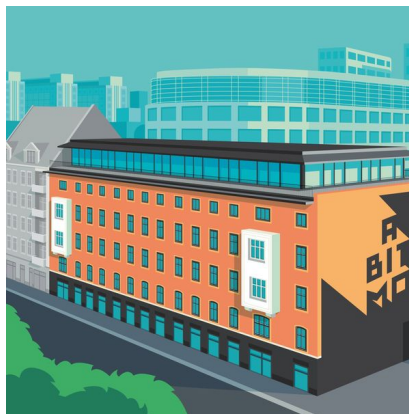
The construction of both buildings began in spring of 2016 and was completed in the summer of 2019.

A lively place with 6.150 sqm of office space as well as a colourful mix of stores, shops and coffee bars has been created in the heart of Alt-Moabit.

## Two buildings, one project



#104 Alt-Moabit 104



#103 Alt-Moabit 103



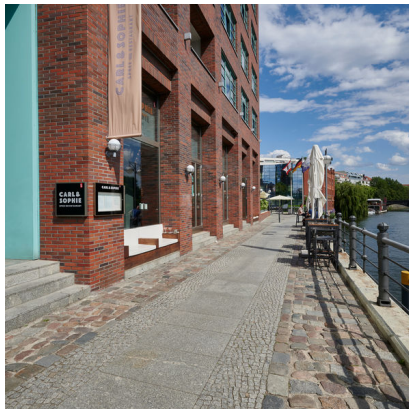
# Neighborhood

Ready for abito-re? A mere stone's throw from the beautiful banks of the River Spree, plenty of galleries have discovered the just-right blend of down-to-earth Berlin flair and eclectic international additions that have shaken up and revived this ultra-central, airy neighbourhood around Alt-Moabit. Here, excellent cafes, cinemas and cultural institutions like Kulturfabrik or Zentrum für Kunst und Urbanistik rub shoulders with beloved local institutions like the Moabiter Freiheit beer garden.

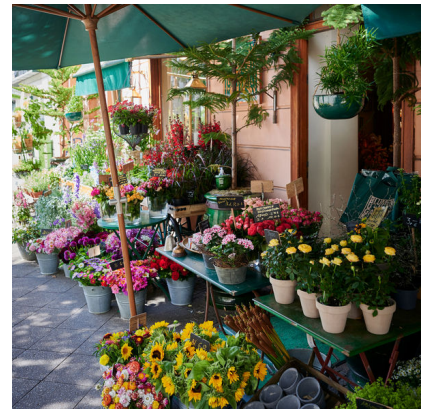
Feeling peckish? Take a stroll to Tiergarten and Bellevue for some of Konditorei Buchwald's seminal sweet creations – or get spoilt for choice at the sheer range of fresh deli options and international streetfood available at the refurbished Arminius Markthalle, from authentic poutine and ceviche to innovative vegan delights and Southern BBQ. Finally, don't forget to stop for a coffee, snack or sundowner at the stylish Carl & Sophie Spree Restaurant for an unrivalled view of the city's central waterway.



Arminiusmarkthalle



CARL & SOPHIE



Blumen- und Gartenkunst



moa - café & bar

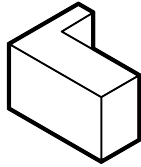


Patio Restaurantschiff



Konditorei Buchwald





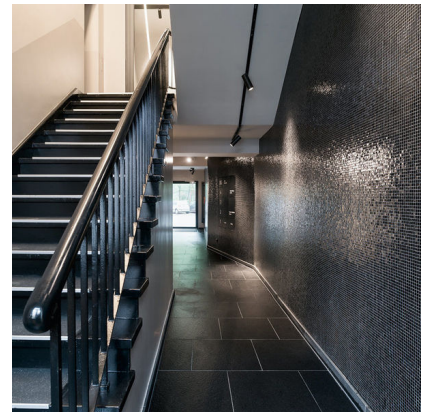
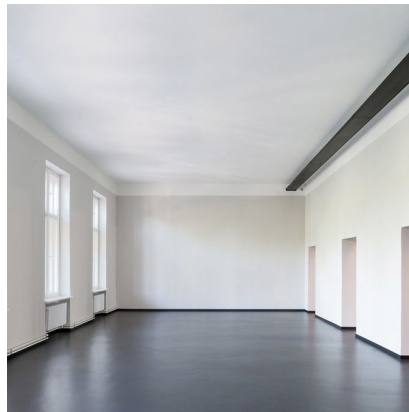
# #103

The building at Alt-Moabit 103 is a L-shaped brick house. With its 4.000 sqm it is the bigger one of the complex.

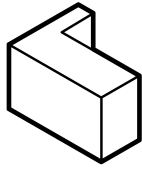
It has 6 floors, each of them about 750 sqm and subdivided into two units, which all are accessible by an elevator. The groundfloor contains spaces for shops and offices.

The #103 has been completely renovated, restructured and refurbished until August 2017.

## Pictures







# Alt-Moabit 103

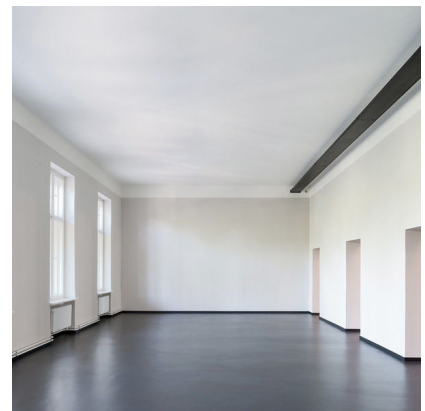
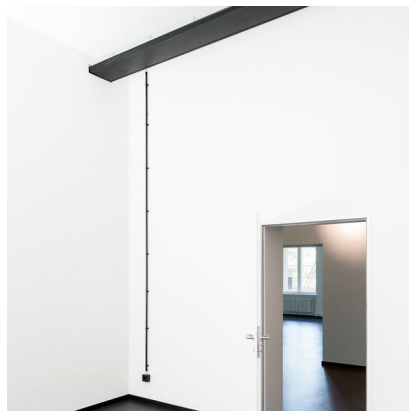
## 3<sup>rd</sup> floor left side

- Open-plan and individual office layout
- Natural rubber floors
- Tiled toilets and showers
- Suspended hallway lighting track system
- Suspended cable routing system for cabling by the tenant (broadband cabling or optical fiber available)
- Separate server room
- Elevator
- Maximum ceiling height at 4 m
- Auxiliary costs at 4,00 € per sqm.

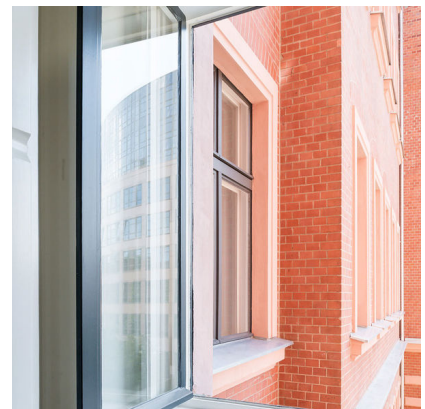
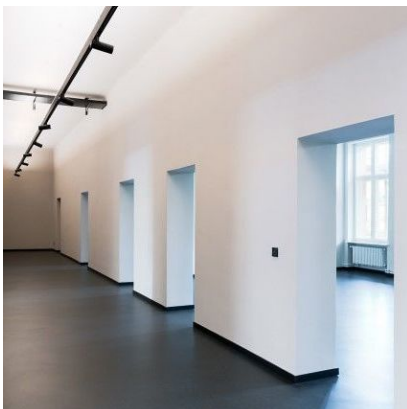
**Price 25,00 €**

**Size 437,85 sqm**

## Pictures



## Location

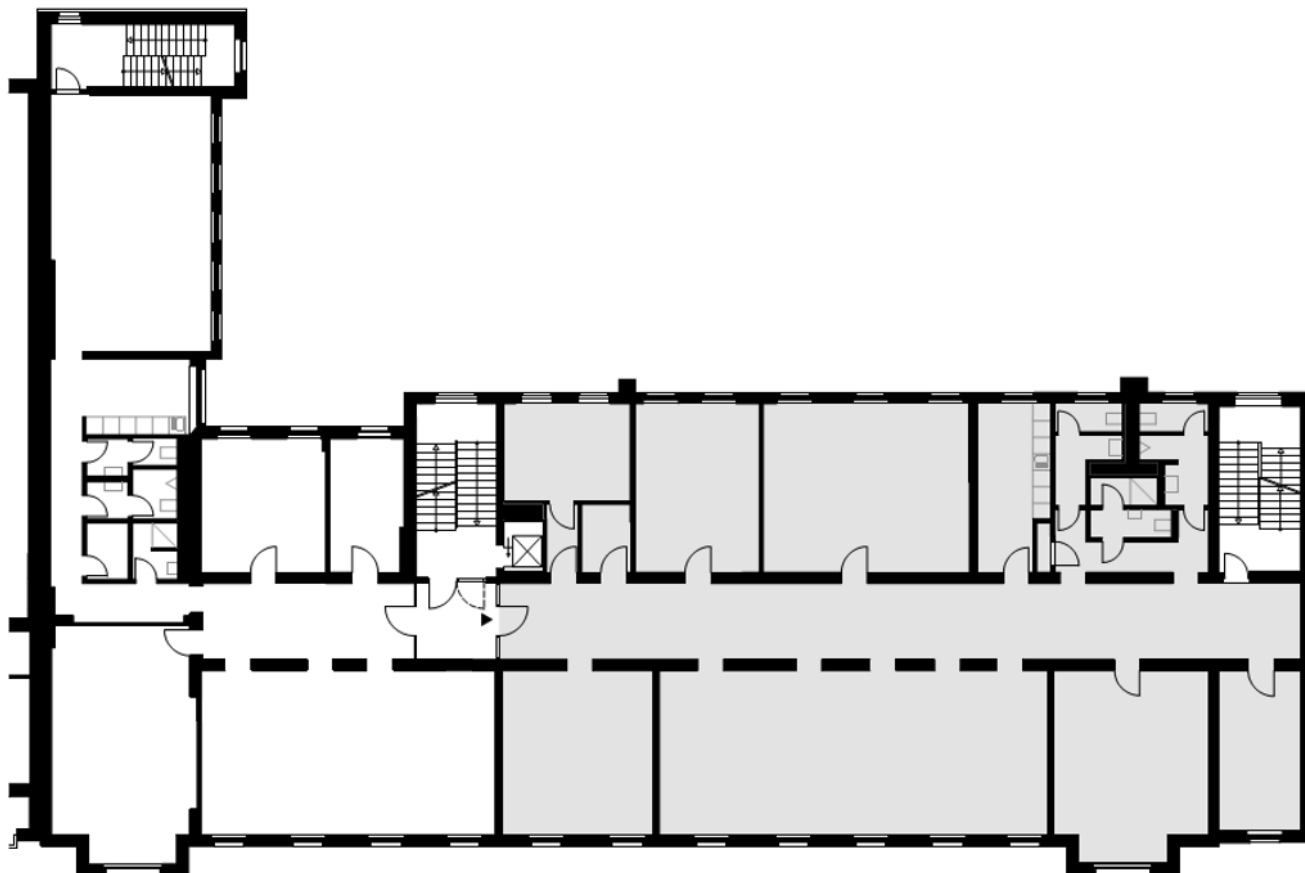


A BIT MO'

Contact Felicitas Rüss +49 160 97 77 44 11 [vermietung@anh-hausbesitz.de](mailto:vermietung@anh-hausbesitz.de) [www.anh-hausbesitz.de](http://www.anh-hausbesitz.de)

# Floor plan

Alt-Moabit 103 / 3<sup>rd</sup> floor left side



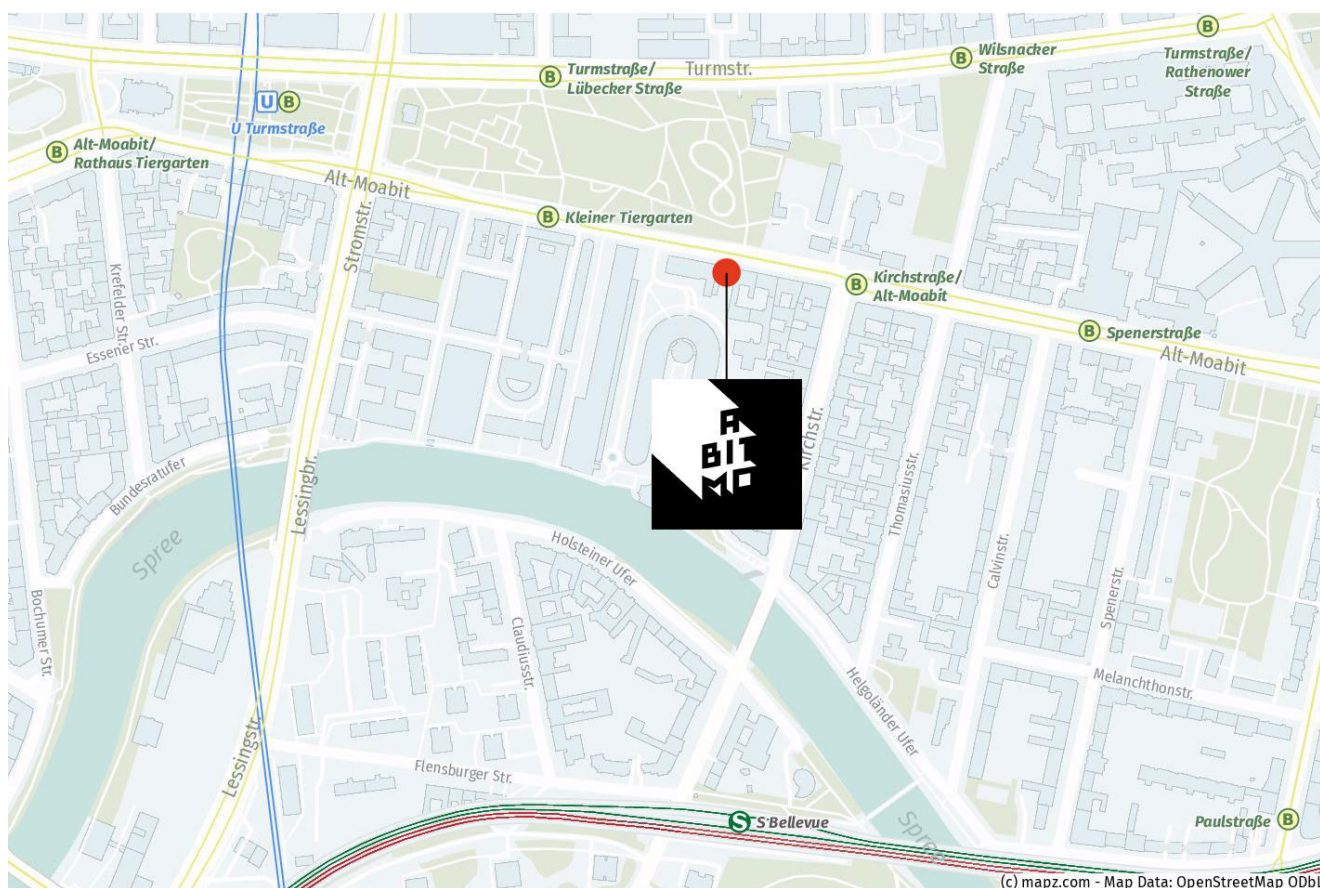


# Where it's at

A Bit Mo' is right in between the river Spree and the park Kleiner Tiergarten. The subway station Turmstraße is as close by as the S-Bahn station Bellevue. The neighborhood is filled with restaurants, coffee shops and charming local businesses. The well-known Arminius-Markthalle, with its great food court, is just around the corner, which makes it the perfect place for the daily lunch.

**A Bit Mo'**  
**Alt-Moabit 103/104**  
**10559 Berlin**

**Felicitas Rüss**  
**+49 160 97 77 44 11**  
**vermietung@anh-hausbesitz.de**



A BIT MO'

Contact Felicitas Rüss +49 160 97 77 44 11 vermietung@anh-hausbesitz.de www.anh-hausbesitz.de