

# The Project

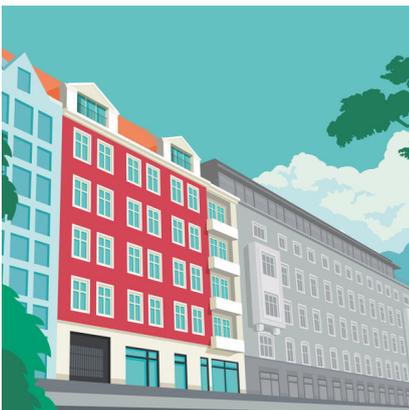
The complex consists of two buildings, no.103 and no.104, plus an underground parking garage.

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



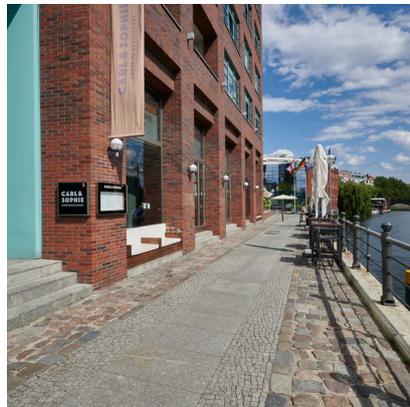
# Neighborhood

Ready for abitmo-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

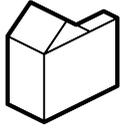


Patio Restaurantschiff



Konditorei Buchwald





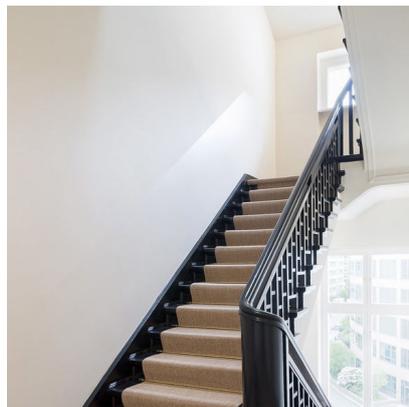
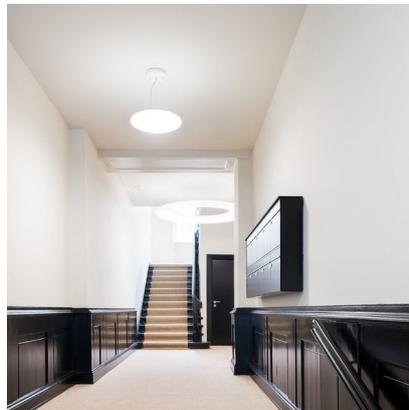
# #104

The building at Alt-Moabit 104 is a typical Berlin Altbau. It has 6 floors and all are accessible by an elevator. The building is completely renovated.

All of the office spaces have balconies directly located towards the green park of Kleiner Tiergarten. A unique working environment is possible, due to the structure of the spaces. The offices are equipped with herringbone parquett and a well-sized kitchen area for the caffeine addicts, as well as informal meetings.

At the ground level there are retail spaces available for all kinds of business ideas and creative tenants.

## Pictures





# Alt-Moabit 104

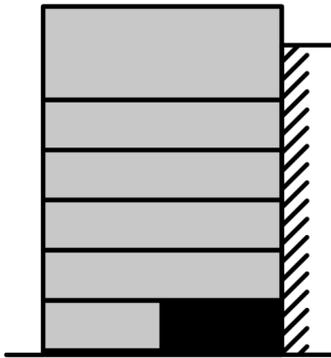
## Groundfloor right side

- Ground level retail space
- Concrete flooring
- Ceiling height 3,40m
- Metal facade with store windows to "Kleiner Tiergarten" park
- Scissor gates for additional security
- Electrical and data wiring
- Ancillary costs 3.80 €
- Available from October 2022
- Optional parking spaces in underground parking garage available
- Optional basement storage available

**Price 18,00 €**

**Size 137,34sqm**

## Pictures



## Location

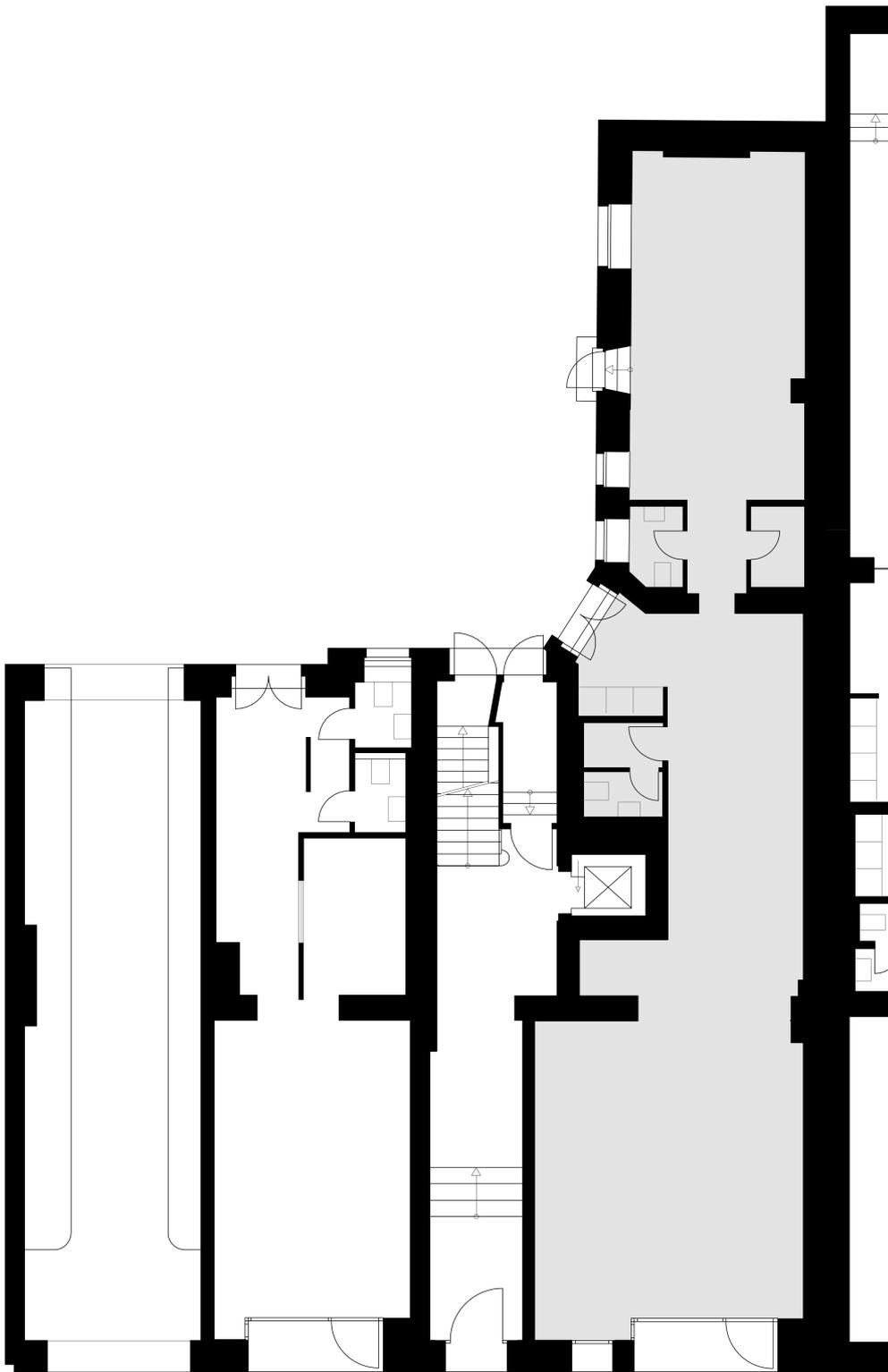


A BIT MO'

Contact Fritjof Nagel +49 30 259 38 63 23 [vermietung@anh-hausbesitz.de](mailto:vermietung@anh-hausbesitz.de) [www.anh-hausbesitz.de](http://www.anh-hausbesitz.de)

# Floor plan

Alt-Moabit 104 / Groundfloor right side



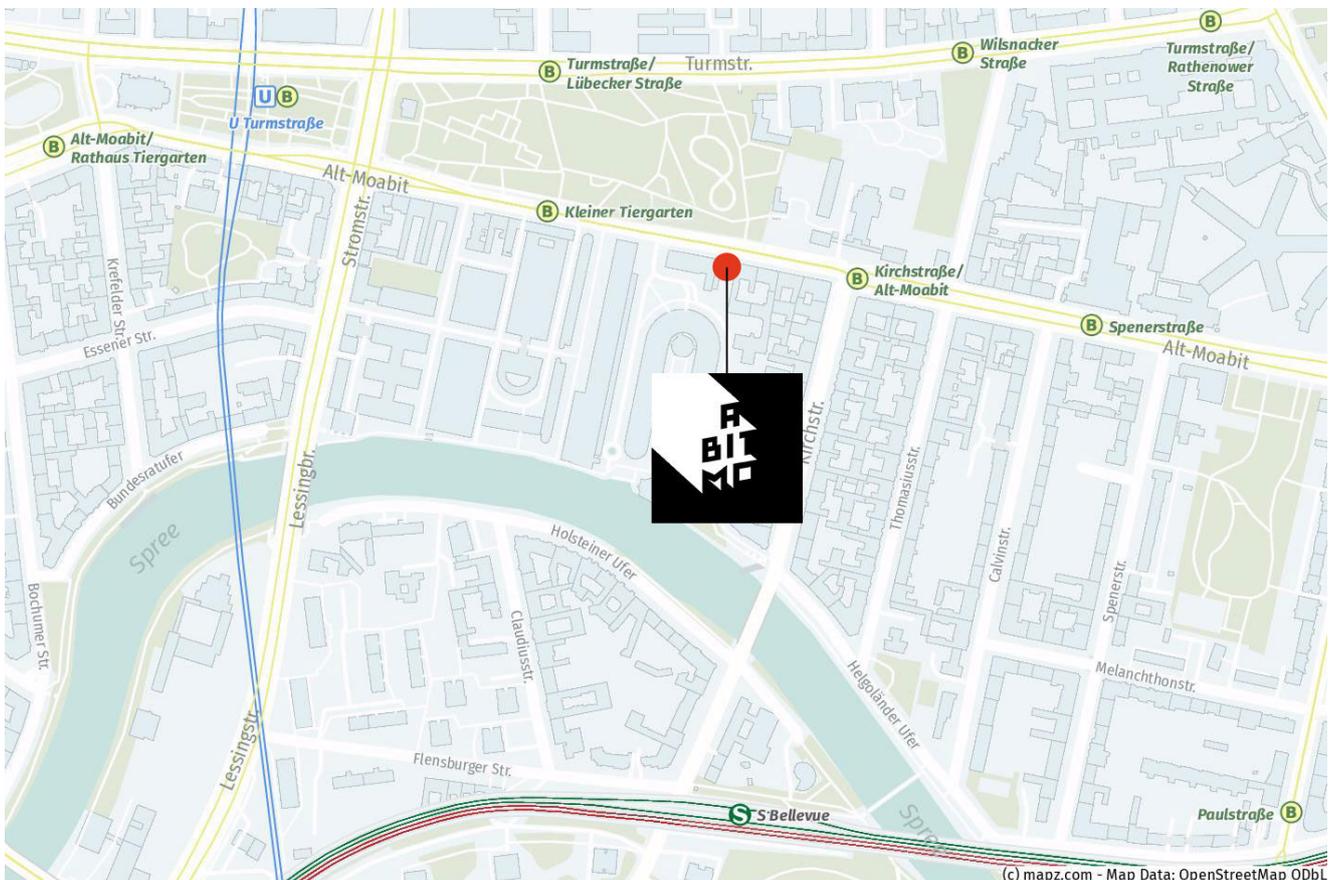


# Where it's at

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**

**Fritjof Nagel**  
**+49 160 979 488 40**  
**vermietung@anh-hausbesitz.de**



(c) mapz.com - Map Data: OpenStreetMap ODbL



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Contact Fritjof Nagel +49 30 259 38 63 23 vermietung@anh-hausbesitz.de www.anh-hausbesitz.de