

**Midstad**  
BERLIN SCHLOBSTRASSE

Right at the  
heart of the  
future

Schloßstraße 122–125 /  
Feuerbachstraße 9–11,  
12163 Berlin Steglitz



## Power of Places

# How city centres become favourite places.

Midstad is right in the middle of things – at the heart of the city centre. We create urban spaces with charisma: places that attract people, enable diverse uses and enrich city life. With our holistic Midstad One approach, we combine strategy, project development, asset and property management under one roof – from the initial idea and concept to long-term operation. Our expertise ranges from the revitalisation of historic buildings to sustainable new constructions. We think integratively, act with foresight and bring all stakeholders together.

Our goal: to develop resilient properties with future-oriented usage concepts – favourite places that sustainably revitalise city centres and redefine urban life. Always at the heart of it all: people.







# Highlights

- Secured bicycle parking spaces with e-charging facilities in the building
- Central showers for tenants, including lockers
- Two roof terraces with seating (exclusive access)
- Café with outdoor seating
- Plenty of parking spaces in the immediate vicinity
- Excellent public transport and motorway connections





## Keyfacts compact

### Spaces

Approximately **16,800 m<sup>2</sup> GFA** on **6 floors**, divided into retail, office, long-stay accommodation, fitness, café and roof terraces.

### Completion

Expected in **Q2 2027**.  
Individual tenant fit-outs  
by individual agreement.

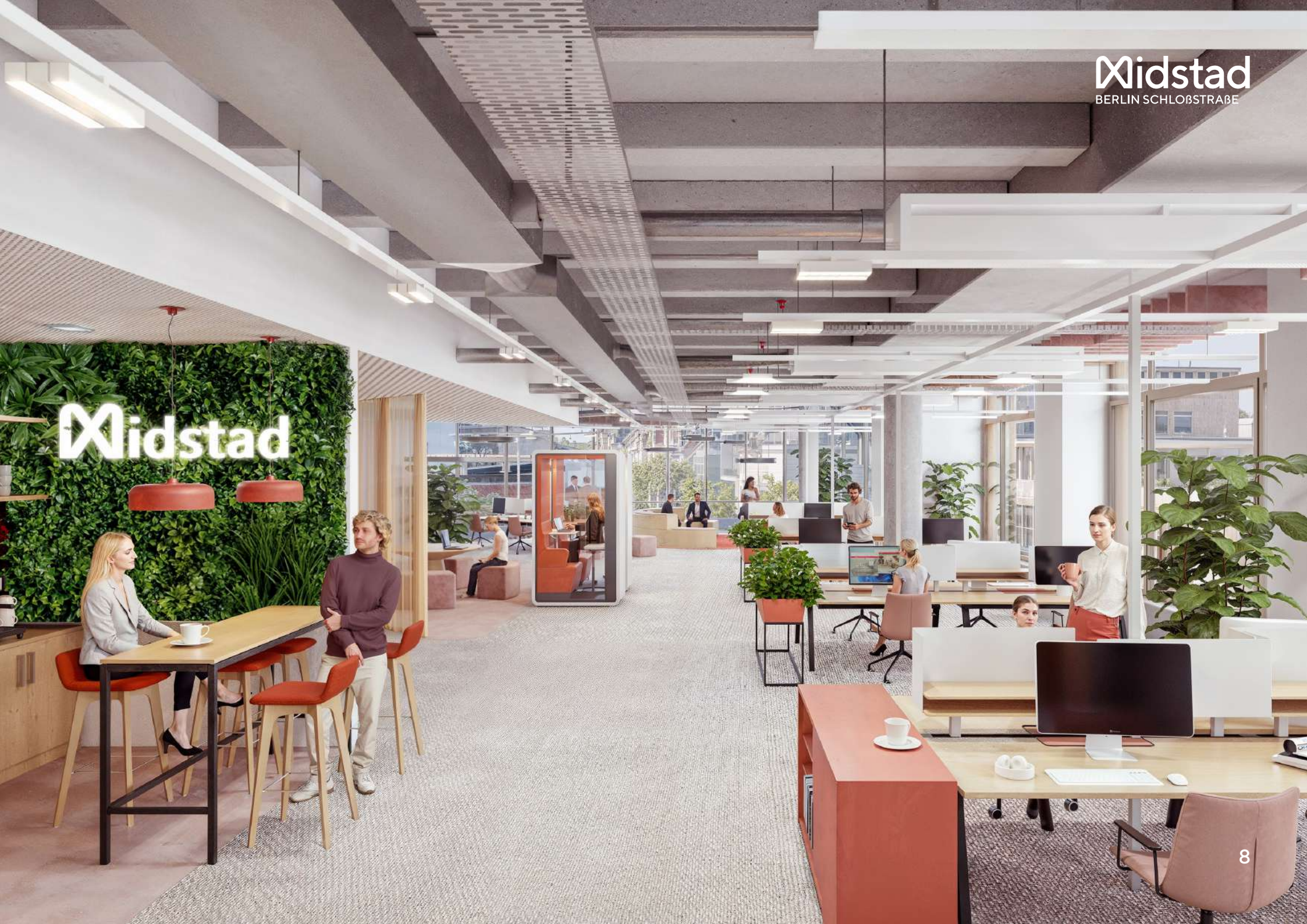
### Available spaces

Currently, approximately **2,650 m<sup>2</sup>** of office space is planned according to MF-GIF 2023. Divisible from approximately **400 m<sup>2</sup>**.

### Office

1st floor:	approx. <b>870 m<sup>2</sup></b>	Total: approx. <b>2,650 m<sup>2</sup></b>
2nd floor:	approx. <b>870 m<sup>2</sup></b>	plus communal areas
3rd floor:	approx. <b>910 m<sup>2</sup></b>	





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Botanical garden

← Harry-Bresslau-Park

## Urbane location, high frequency

The property is located in Berlin-Steglitz, directly on the bustling Schloßstraße and thereby on Berlin's second-largest shopping boulevard – after Kurfürstendamm.

The location in the heart of Steglitz forms the main centre for the south-western districts of Berlin. In addition to a wide range of shopping opportunities and a broad selection of restaurants, there are also sights and cultural institutions here. The central location provides excellent connections to public transport and the A100 and A103 motorways. The main railway station and BER airport are about a 25-minute drive from Schloßstraße, and Südkreuz railway station is about 10 minutes away.

Onkel-Emil-Park

Walther-Schreiber-Platz

Roof terrace

Office space

Longstay apartments

Retail space

Road level

Fitness in the basement

Schloßstraße

S

Feuerbachstraße

Bierpinsel monument

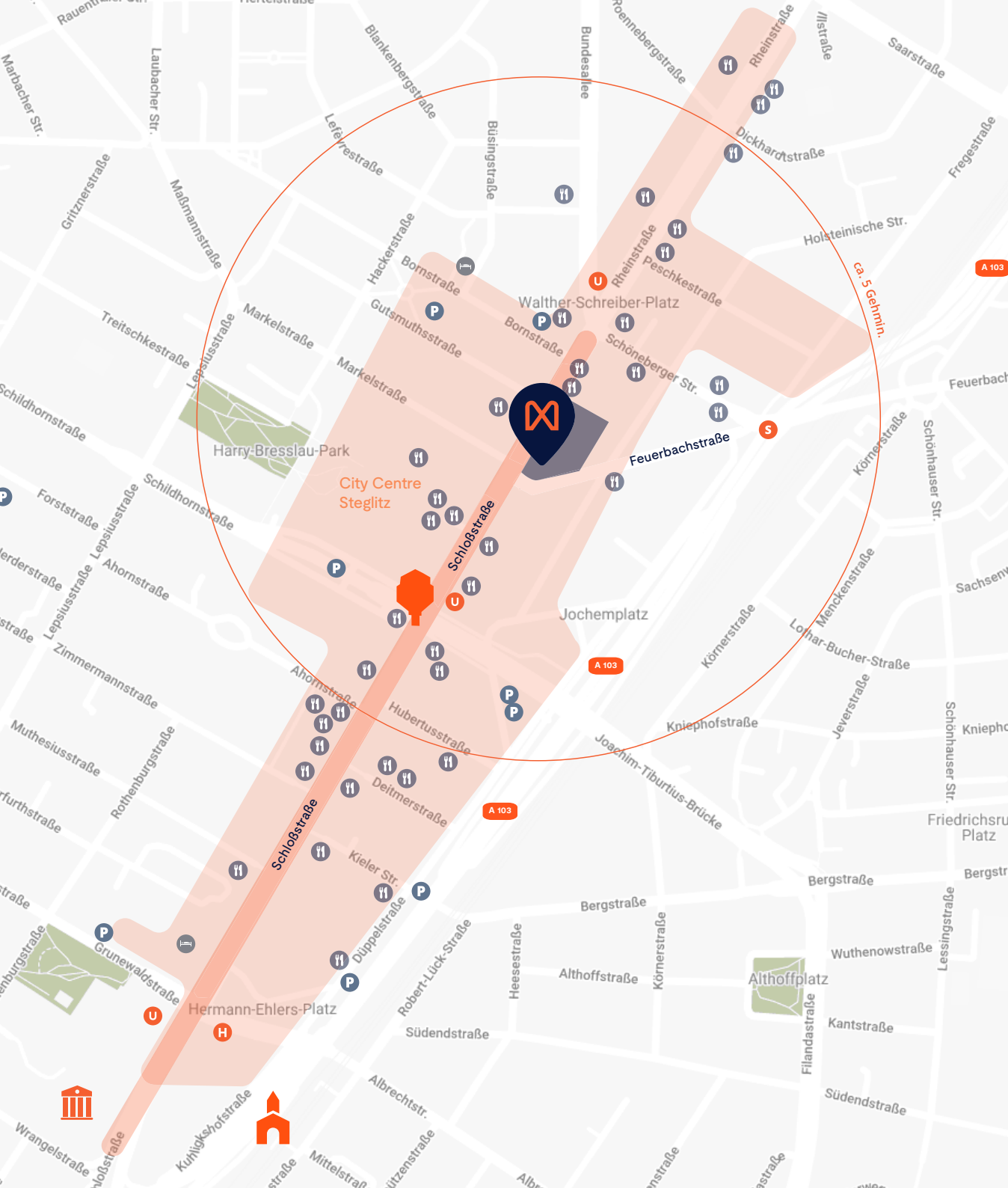
Town hall Steglitz

Joachim-Tiburtius-Brücke







A 103








Schloßstraße





## Infrastructure

-  Suburban railway **S1/S2** approx. 5 walking minutes
-  underground railway **U9** approx. 3 walking minutes
-  Motorway **A 103** approx. 5 driving minutes
-  Berlin city ring **A 100** approx. 10 driving minutes
-  Central station approx. 25 driving minutes
-  Airport BER approx. 25 driving minutes

-  Castle park Theater Berlin
-  Town Hall Steglitz
-  Bierpinsel Monument
-  Hotels
-  Parking
-  Restaurants
-  Main shopping area



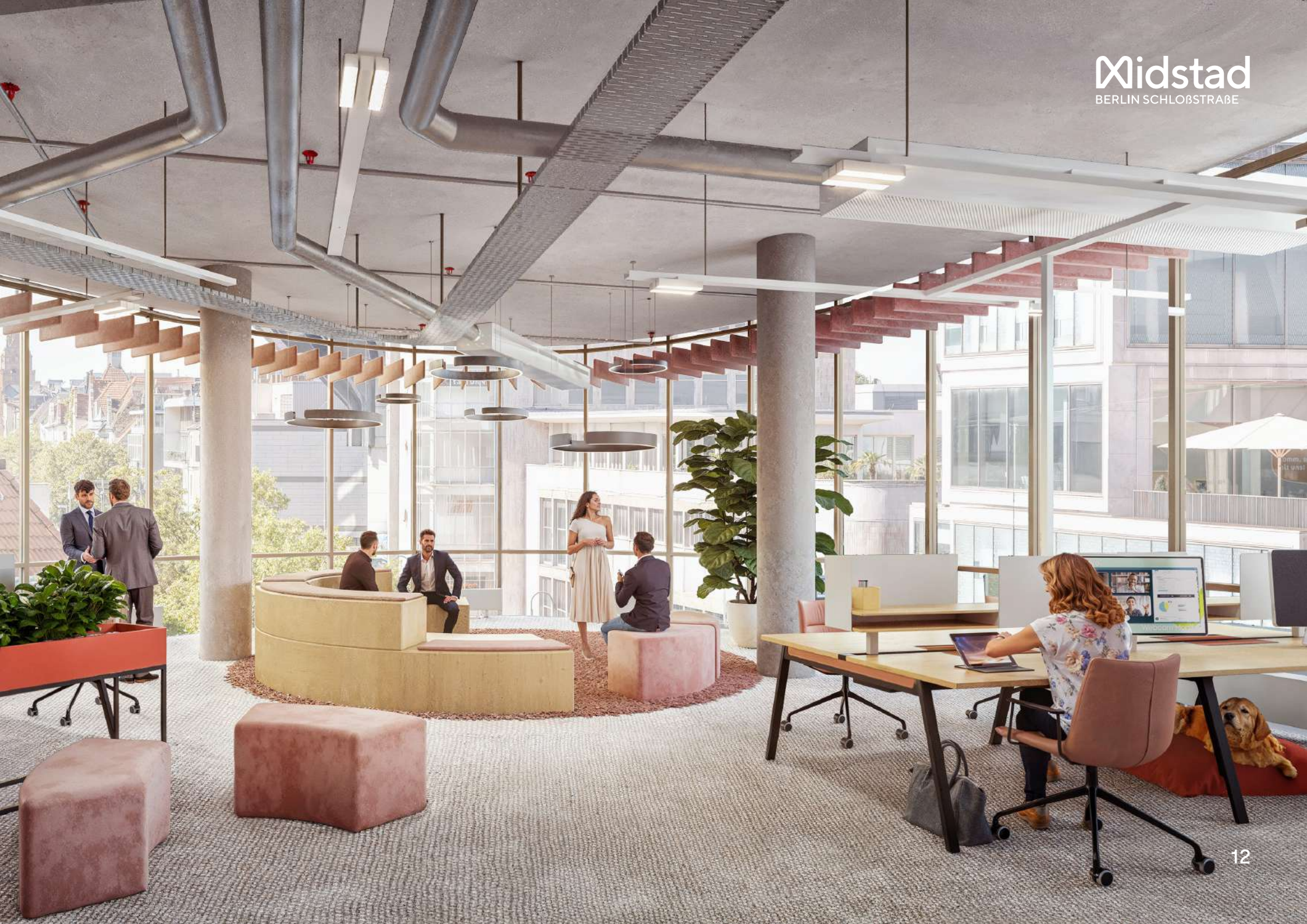


## Right in the centre and with excellent transport connections

They have a certain appeal: the sights in the heart of Steglitz. This applies to the Schlosspark Theater Berlin and the neo-Gothic Steglitzer Rathaus as well as to the Bierpinsel. The architecturally historic building in pop art style is to be returned to commercial and semi-public use by 2028.

Public transport connections to countless other hotspots in Berlin run every minute.







# Spaces 1st floor

## Rental spaces

- Rental unit 1 approx. 472 m<sup>2</sup>**
  - Workplaces 28 WP
  - Workareas 08 WA
- Rental unit 2 approx. 402 m<sup>2</sup>**
  - Workplaces 16 WP
  - Workareas 11 WA

## Areas

-  Kitchenette
-  Meeting
-  Exchange
-  Reception

## Usage

Variable open space, mixed-use and individual office use possible.



## Rental space

approx. 870 m<sup>2</sup>  
Divisible from approx. 400 m<sup>2</sup>

## Spaces 2nd floor

### Rental spaces

- Rental unit 1 approx. 472 m<sup>2</sup>**
  - Workplaces 36 WP
  - Workareas 05 WA
- Rental unit 2 approx. 402 m<sup>2</sup>**
  - Workplaces 18 WP
  - Workareas 09 WA

### Areas

-  Kitchenette
-  Meeting
-  Exchange
-  Reception

### Usage

Variable open space, mixed-use and individual office use possible.

### Rental space

approx. 870 m<sup>2</sup>  
Divisible from approx. 400 m<sup>2</sup>



# Spaces 3rd floor

## Rental spaces

- Rental unit 1 approx. 481 m<sup>2</sup>**  
Workplaces 25 WP  
Workareas 08 WA
- Rental unit 2 approx. 429 m<sup>2</sup>**  
Workplaces 16 WP  
Workareas 08 WA

## Areas

-  Kitchenette
-  Meeting
-  Exchange
-  Reception



## Usage

Variable open space, mixed-use and individual office use possible.

## Rental space

approx. 910 m<sup>2</sup>  
Divisible from approx. 400 m<sup>2</sup>

# Get in touch.



Are you interested in rental space  
in Midstad Berlin Schloßstraße?  
We look forward to hear from you.

Philipp Cronemeyer  
Head of Letting  
Midstad Management GmbH  
+49 (0) 211 542 534 39

[philipp.cronemeyer@midstad.com](mailto:philipp.cronemeyer@midstad.com)

Please contact us if you would like to learn more about our Midstad Way to  
revitalising city centres and our current projects.

[info-berlin@midstad.com](mailto:info-berlin@midstad.com) • [www.midstad.com](http://www.midstad.com)

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