



# NEW HOSPITALITY LOCATION

in Berlin-Friedrichshain





THE PROJECT

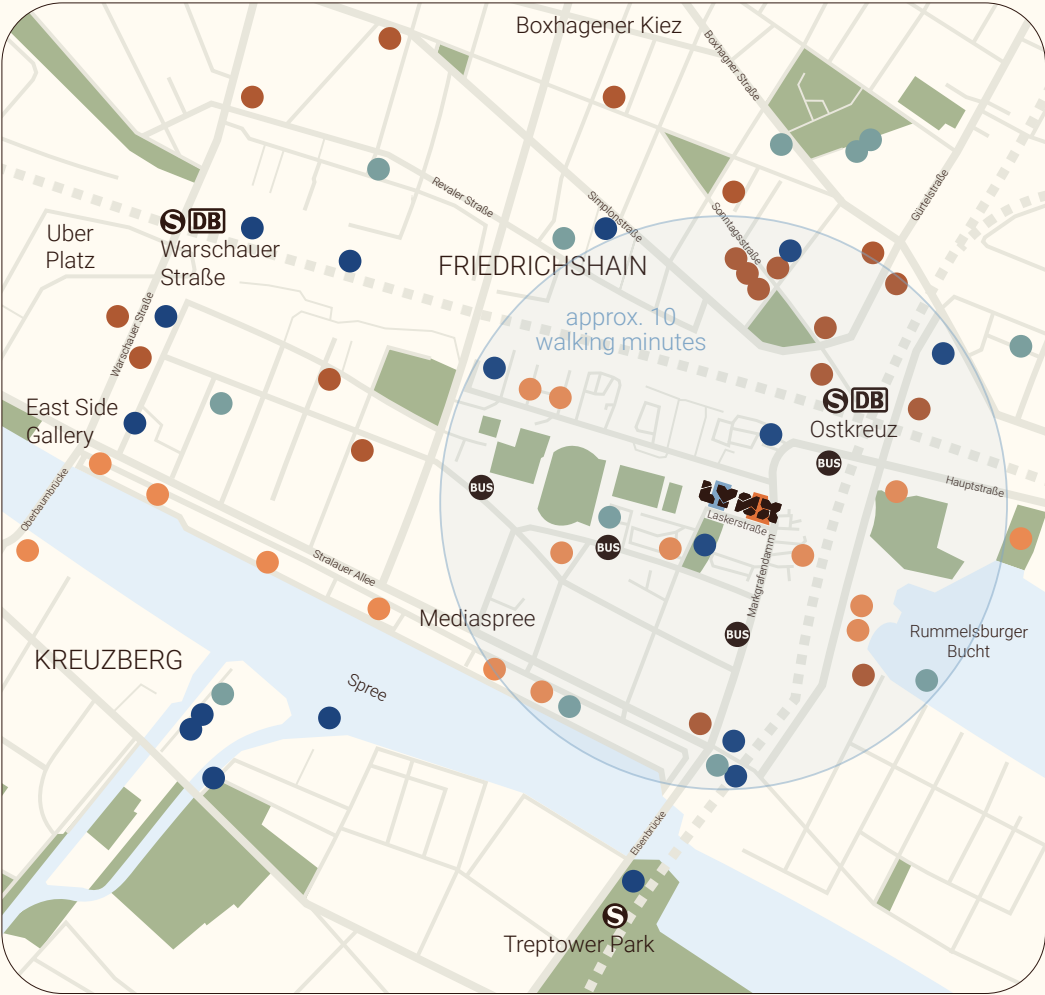
Welcome to a new era of comfortable city stays! Located close to Berlin's Ostkreuz train station & Mediaspree, this high-quality hospitality product offers 144 modern rooms, designed for business travelers, digital nomads, and city explorers.

Location	Laskerstraße 1, 10245 Berlin-Friedrichshain, directly at Ostkreuz train station
Number of units	144
Front of House	Lounge: approx. 258 m² Garden: approx. 58 m² Lobby: approx. 45 m²
Rooftop terrace	approx. 115 m²
Building	Visionary architecture by GRAFT Glass facade, bay windows, green courtyard, rooftop terrace
Certification	LEED Platinum
Completion	Q4 / 2028





LOCATION



LOCAL SELECTION

- LYNX
- Business & New Development
- Entertainment & Lifestyle
- Food & Drinks
- Sport

ACCESSIBILITY

- From Ostkreuz train station
- 10 min to Alexanderplatz
  - 15 min to HBF (Main station)
  - 18 min to BER airport



FEATURES

Excellent accesibility	Just minutes away from the S-Bahn and long-distance train station Ostkreuz, this location offers excellent public transport connections, making it easy for guests to reach all parts of Berlin, BER airport, and even other cities in Germany and Europe.
Cultural attractions	Iconic sites like the East Side Gallery and entertainment venues like the Uber Arena are close by.
Leisure & nightlife	The surrounding area offers a wide range of cafes, bars, restaurants, clubs, and shops, all within walking distance.
Amenity space	The common areas on the lower floors and on the roof terraces are perfect for networking, meetings, and coworking. They can be designed to fit the operator's vision.

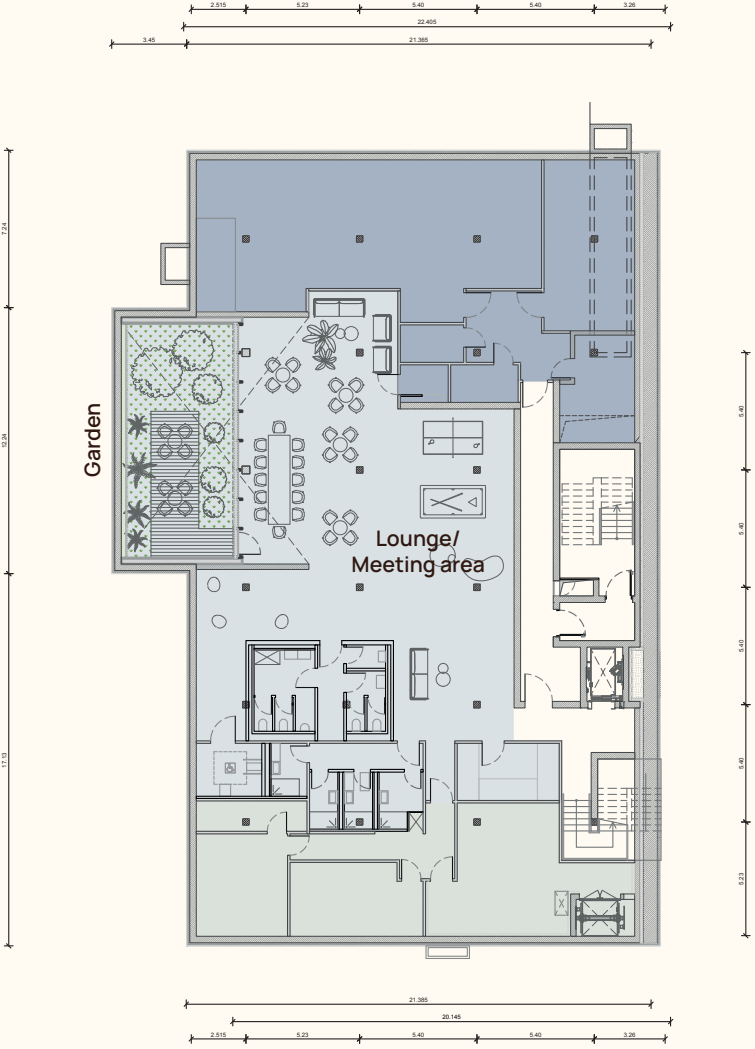


VISUALIZATION: The light-filled bay windows.



VISUALIZATION: Front Office with a warm welcome to Berlin.

Amenities: Lounge & meeting area



Shared space Back of house Rooms Technical area B Barrier-free room R Wheelchair-accessible



Berlin-Friedrichshain

Number of guest rooms

17



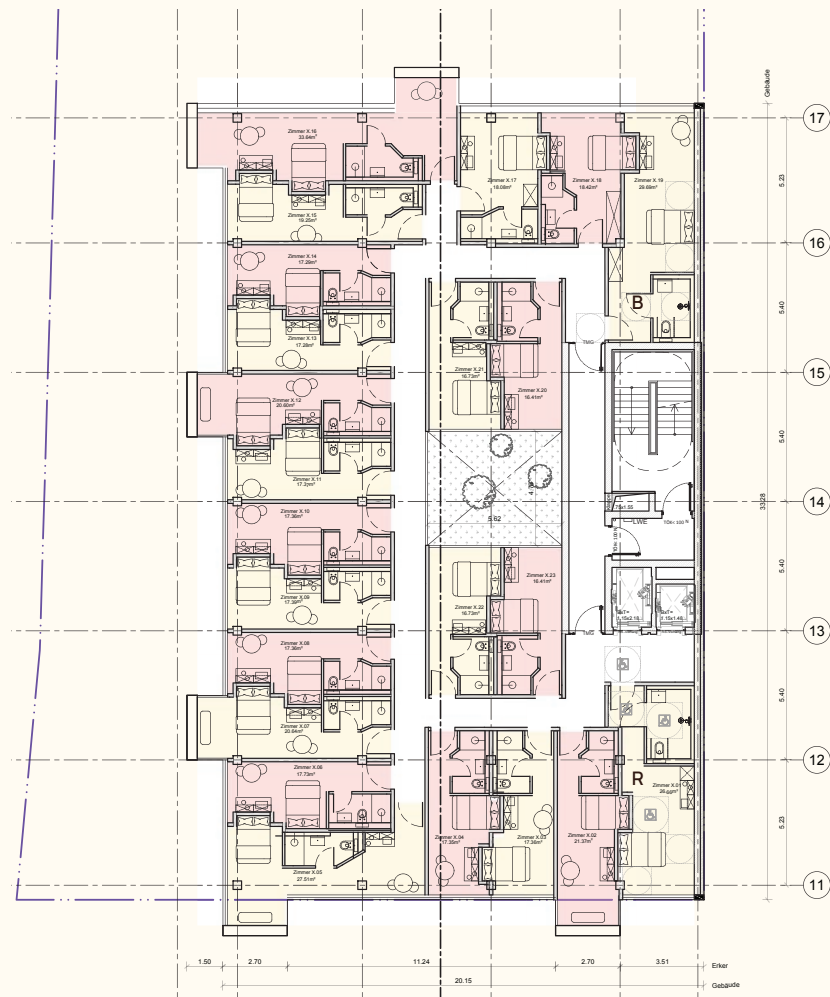
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## STANDARD FLOOR | LEVELS 1-5

Nr. of guest rooms/floor	23
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○ Rooms   **B** Barrier-free room   **R** Wheelchair-accessible



Berlin-Friedrichshain

## 6<sup>TH</sup> FLOOR

Number of guest rooms	12 (with terrace)
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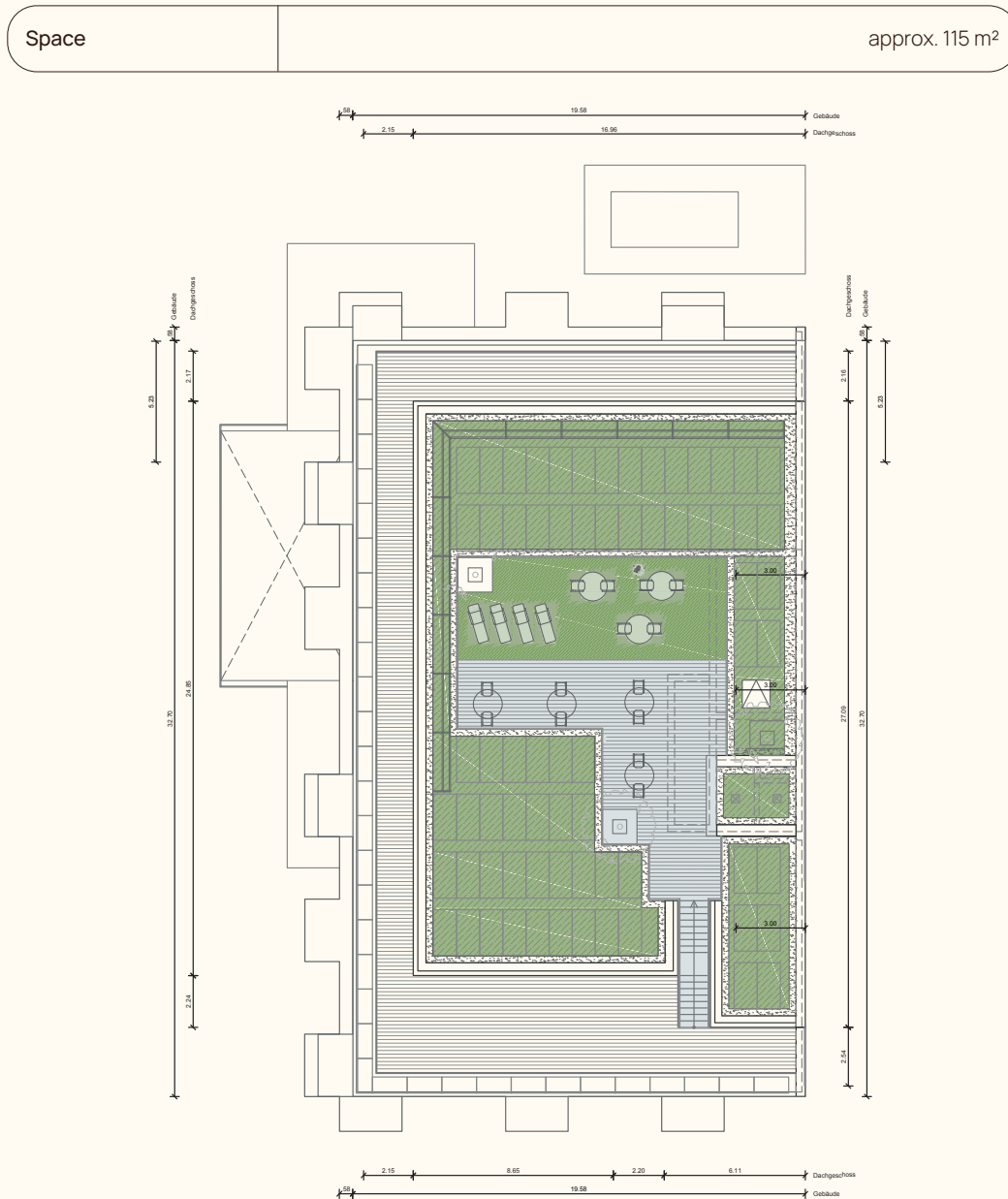


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## ROOFTOP TERRACE



● Shared space



Berlin-Friedrichshain

## ROOMS

Room size	17,50–19 m²	19–23 m²	23–30 m²	> 30 m²	Total
Ground floor	9	3	4	1	17
Standard floor (x5)	15 (75)	4 (20)	3 (15)	1 (5)	23 (115)
6 <sup>th</sup> floor	6	5	1		12
Total	90	28	20	6	144
Percentage	63 %	19 %	14 %	4 %	100 %



VISUALIZATION: Cheers! Rooftop terrace overlooking Berlin.

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# LET'S TALK!



## CONTACT

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UNIQUE  
SPACES  
WITH LOVE**