

**LYNX** WORK

**A SPACE  
FOR YOU  
TO CREATE**

in Berlin-Friedrichshain



# LYNX

## WELCOME TO LYNX

This twin development is designed to meet Berlin's evolving urban needs—offering a dynamic mix of office and hospitality spaces in the trendy district of Berlin-Friedrichshain: LYNX STAY and LYNX Work.

Located just steps from the well-connected Ostkreuz station, the neighborhood offers excellent public transport links and a thriving atmosphere that fosters connection and a sense of belonging.

STAY

WORK

# VISION BECOMES REALITY

LYNX is an architectural vision of Graft – a studio for architecture, urban planning, design, music and the pursuit of happiness. Its founders say:

"We believe in the power of **architecture as a tool**, best employed not for its own sake, but to **represent ambiguous and diverse identities**."

GRAFT Architekten

This understanding of design meets Trockland's credo as a project developer: "Creating unique spaces with love."

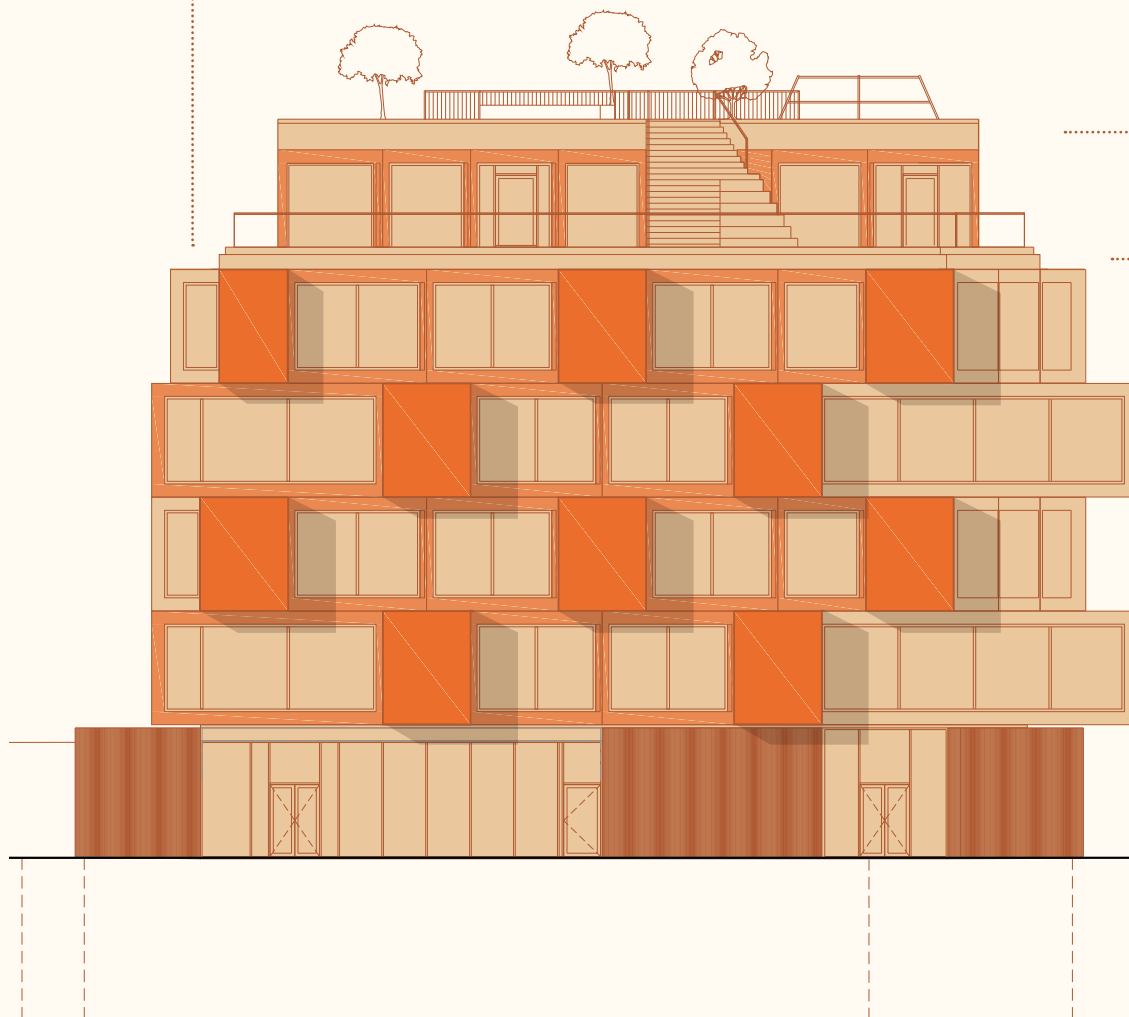
The result is an office twin that focuses on sustainability, future viability, transformation and humanity and is developed by an exceptional team and network of consultants, supporters and visionaries.



# THE BUILDING

## TOTAL LETTABLE AREA

approx. 4,154 m<sup>2</sup> plus garden  
with flexible layout



## ROOF TERRACE

~ 113 m<sup>2</sup> (outdoor office)

## ATTIC FLOOR | WORKSPACES

~ 532 m<sup>2</sup>

## 4<sup>TH</sup> FLOOR | WORKSPACES

~ 620 m<sup>2</sup>

## 3<sup>RD</sup> FLOOR | WORKSPACES

~ 650 m<sup>2</sup>

## 2<sup>ND</sup> FLOOR | WORKSPACES

~ 648 m<sup>2</sup>

## 1<sup>ST</sup> FLOOR | WORKSPACES

~ 650 m<sup>2</sup>

## GROUND FLOOR | NEW WORK & GASTRONOMY

~ 509 m<sup>2</sup> (workspaces, café with 180 m<sup>2</sup>, e-charging stations)

## SOUTERRAIN | NEW WORK & COMMUNITY

~ 430 m<sup>2</sup> (lounge, atrium, kitchenette)

"We all need **spaces to pause and reflect**.  
Only in this way can we, as human beings,  
create a future worth living."

Heskel Nathaniel, Co-Founder Trockland & CEO

# THE FUTURE OF WORK

The work environment has changed fundamentally and will need to respond at a rapid pace to different requirements. The office buildings of the future must be highly adaptable and accommodate a variety of work activities under one roof – and also in open air.

The concept of LYNX WORK offers these places: Here, different teams and employees find the necessary spaces for their day-to-day work. At the same time, the sometimes contradictory human needs for collaboration, exchange, retreat and recreation are also taken into account.

LYNX WORK is ideal for a wide range of companies looking for flexible work and community spaces – with the option of also using the hospitality services offered by LYNX STAY.



# A SPACE TO CREATE

The striking architecture features a large number of bay windows protruding from the façade, as well as a roof terrace. The bright, inviting atmosphere is perfect for various forms of co-working, offices or community spaces.

The planned amenities include on-site food and beverage services, parking facilities with e-charging stations and a sustainable air conditioning system.



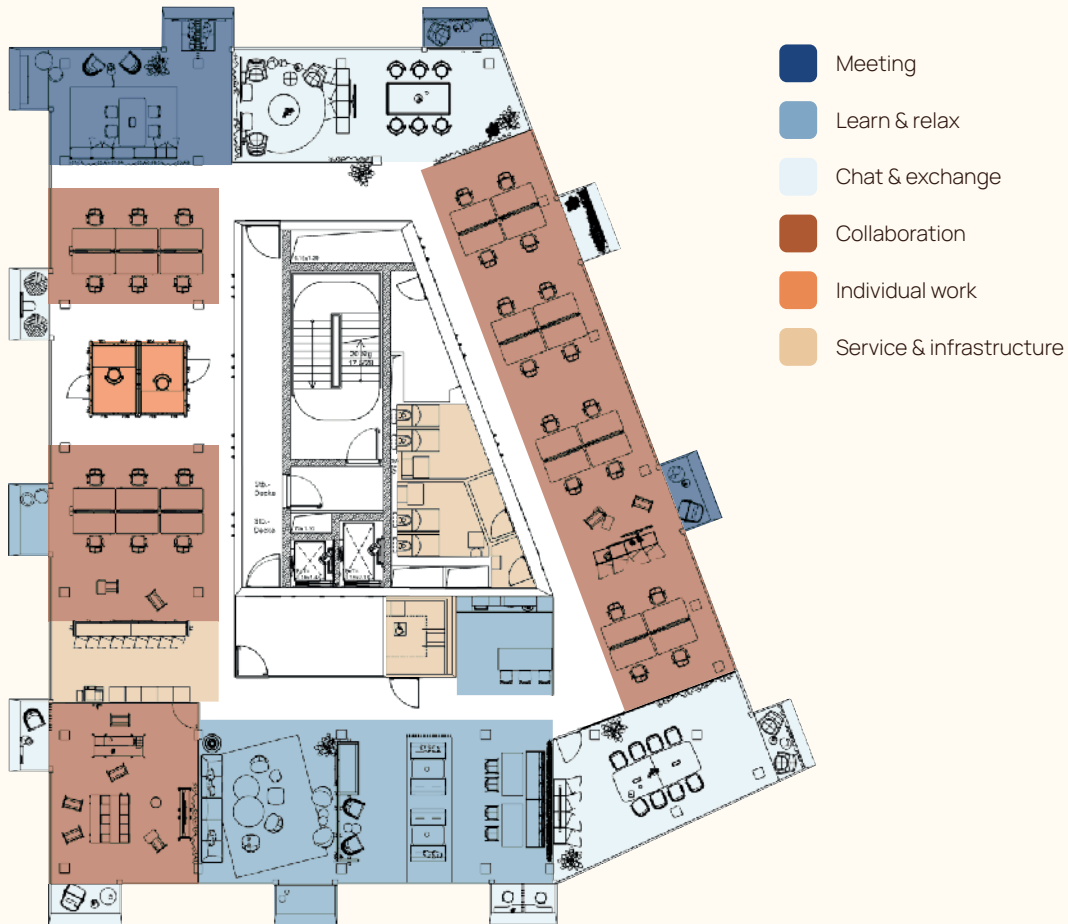
“We don’t need flexible office spaces, but **adaptable places that allow different uses** and have a lot of atmosphere.”

Danielle Shapira, Trockland Partner & Chief Project Officer

# FLOOR PLAN OPTIONS

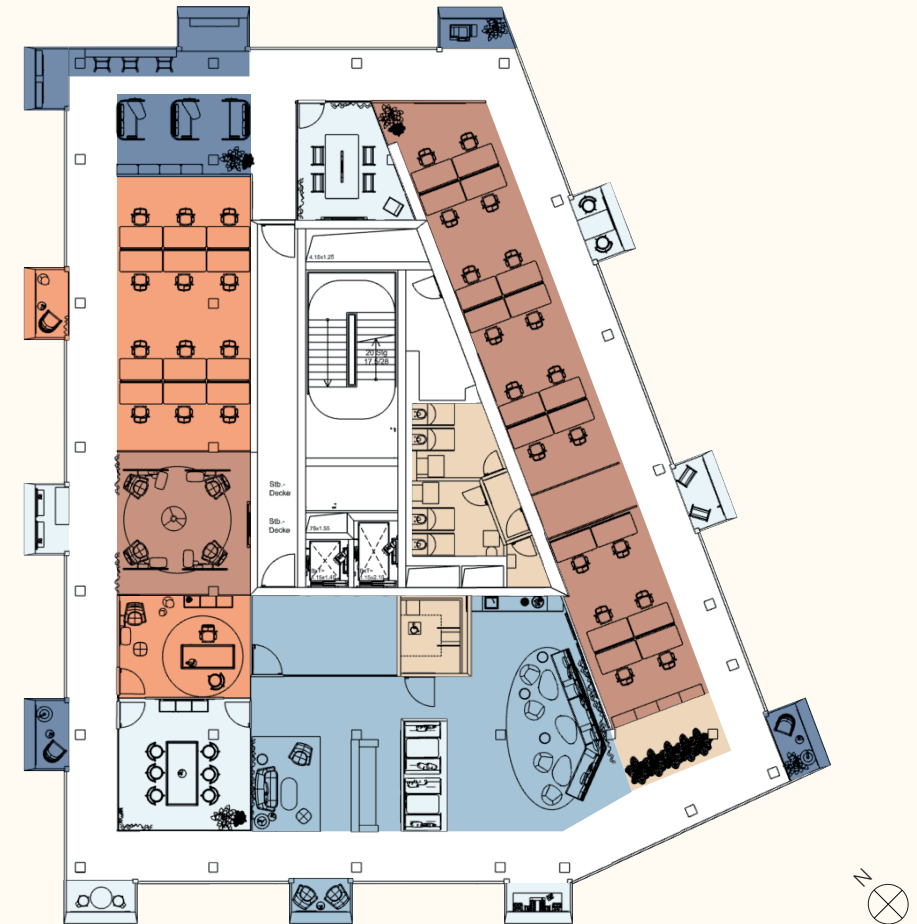
## OPEN STANDARD FLOOR

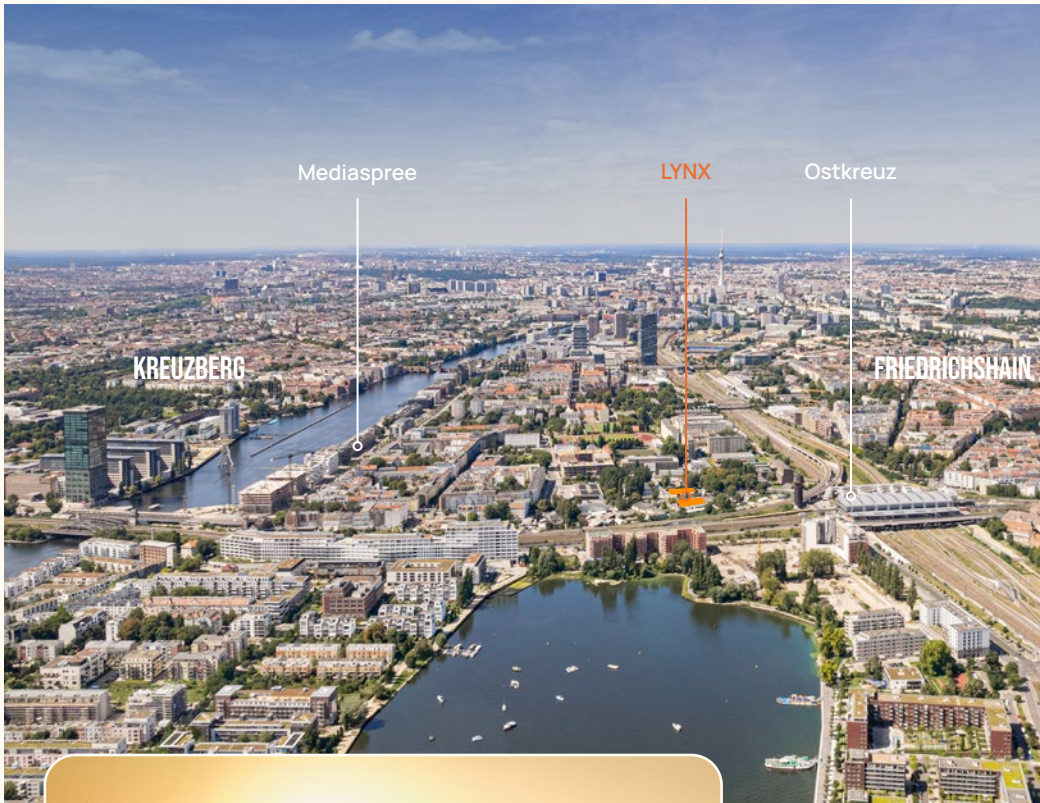
Example for teams and companies that require a high level of collaboration and sharing.



## CLOSED STANDARD FLOOR

Example for teams and companies that need many individual workstations.





### CONNECTIVITY BY TRAIN

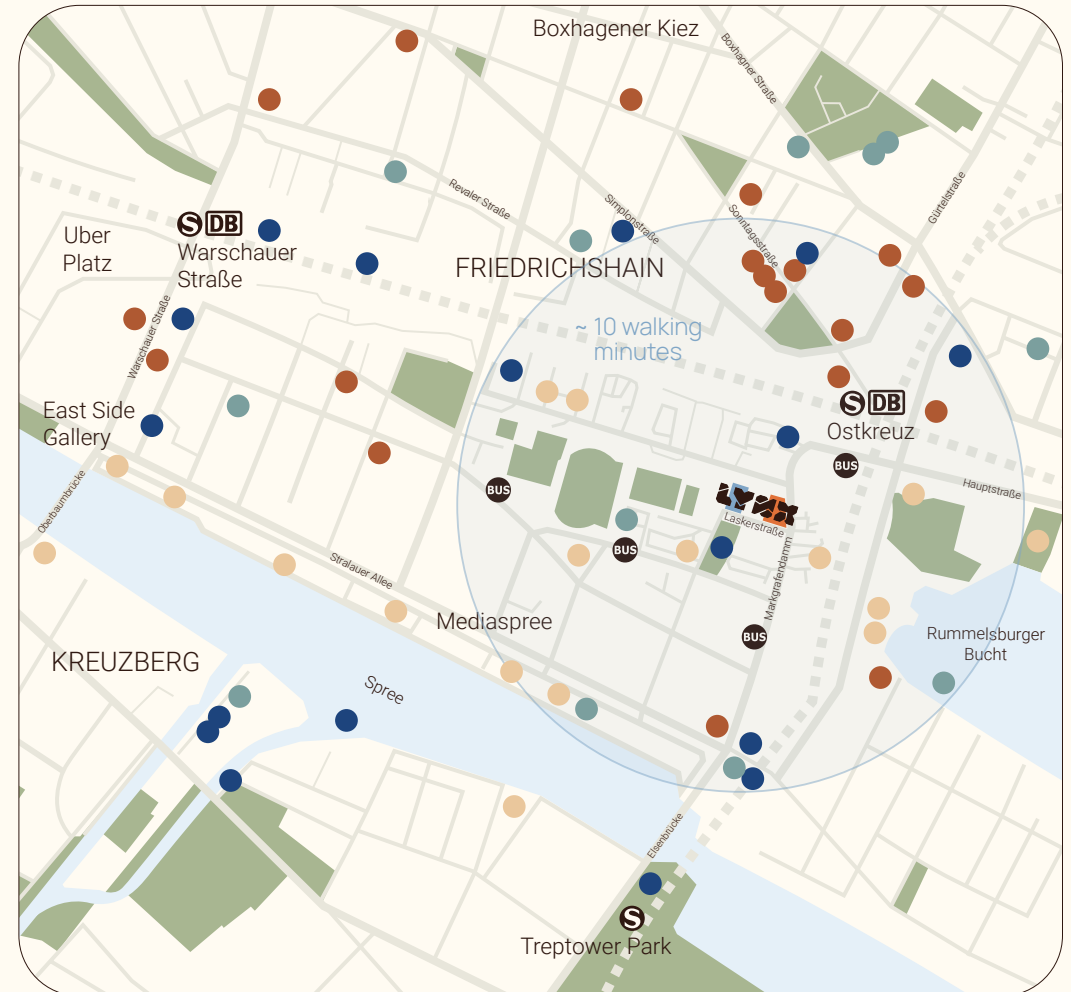
From Ostkreuz train station

- 10 min to Alexanderplatz
- 15 min to Central station (Hauptbahnhof)
- 18 min to BER airport

### CLOSE BY

- LYNX WORK
- Businesses & developments
- Entertainment & lifestyle
- Food & beverage
- Sport

# AT THE HEART

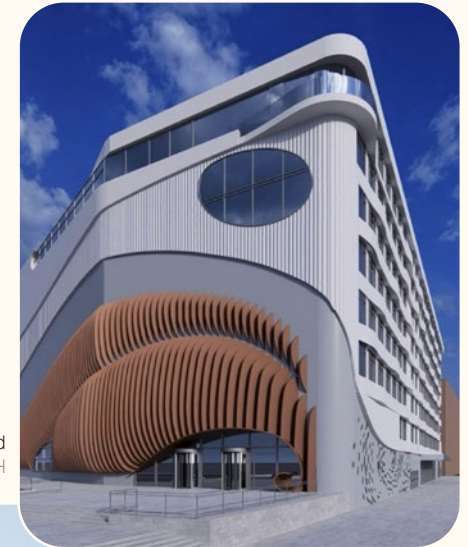


# A PLACE IN MOTION



The picture was taken in August 2023.

A LASKA ties in with the historical significance of the area around the transportation hub Ostkreuz. After its renovation, it is once again the most heavily frequented train station of Berlin. A multitude of new developments are emerging here, which will form the link between Mediaspree and the new southeastern boom axis between Berlin's city center and the Oberschöneweide district.



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The Molecules  
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Pandion Officehome  
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Dockyard  
© Pecan Development GmbH

# LET'S TALK!



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A Project by

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**CREATING  
UNIQUE  
SPACES  
WITH LOVE**

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