



**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

Markgrafendamm

Laskerstraße

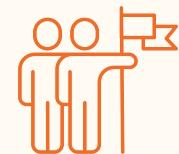


AT A GLANCE



CENTRAL LOCATION

Located just a few steps from Ostkreuz train station, LYNX offers excellent connectivity and a lively urban environment between Mediaspree and the new Southeast boom corridor.



TWIN CONCEPTS - WORK & STAY

The mixed-use ensemble of LYNX WORK and LYNX STAY effortlessly blends office and hospitality to meet Berlin's evolving urban needs.



AWARD-WINNING ARCHITECTURE

Designed by the renowned studio GRAFT Architects, the twin buildings stand as a contemporary architectural statement shaped by creativity, sustainability, and humanity.



FLEXIBLE SPACES

Adaptable layouts and shared zones create room for collaboration, focus, and rest – bringing New Work values to life in an inspiring, human-centered environment.

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

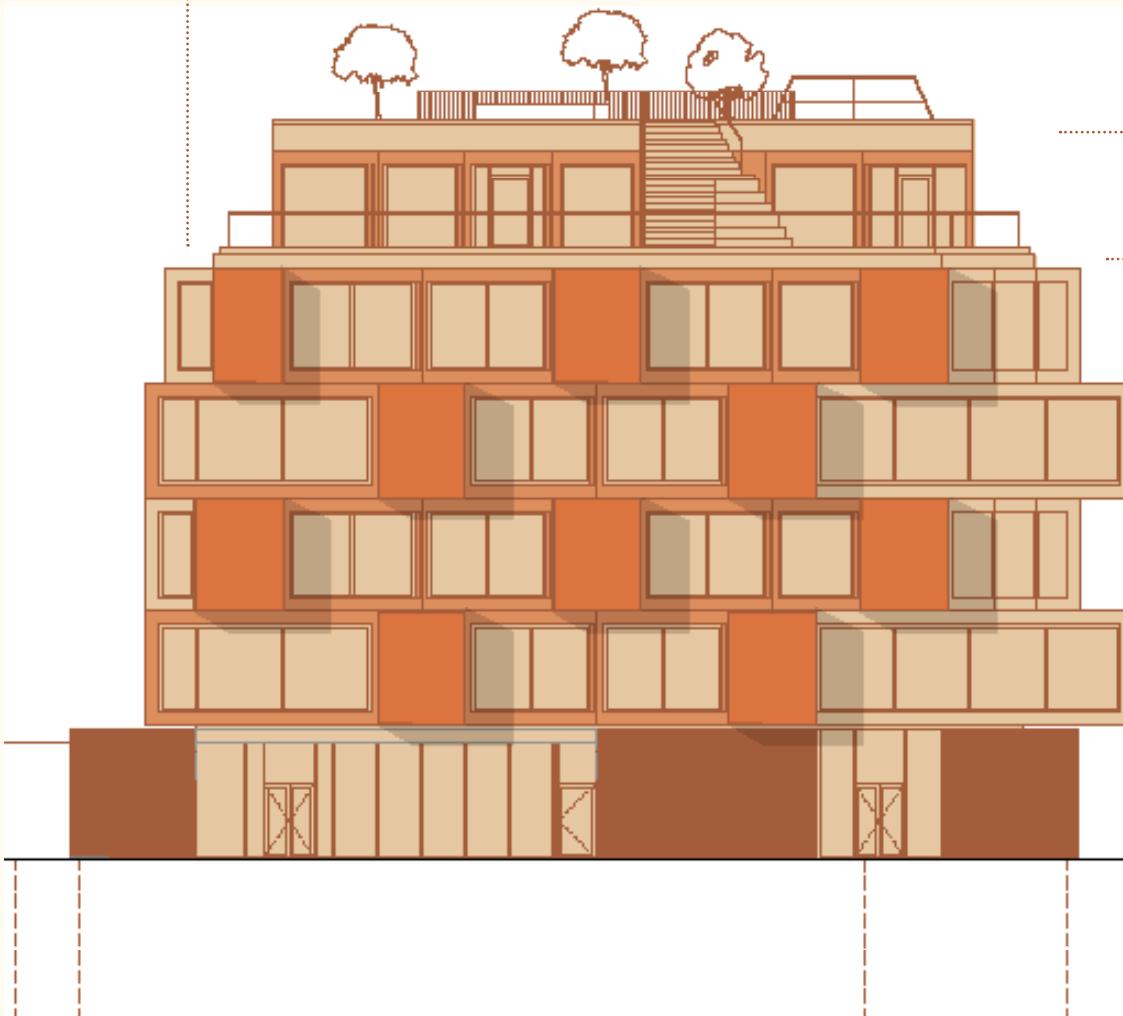
This understanding of design meets Trockland's credo as a project developer: "Creating unique spaces with love." The result is an office twin that focuses on sustainability, future viability, transformation and humanity and is developed by an exceptional team and network of consultants, supporters and visionaries.



THE BUILDING

TOTAL LETTABLE AREA

approx. 4,154 m² plus garden
with flexible layout



ROOF TERRACE

~ 113 m² (outdoor office)

ATTIC FLOOR | WORKSPACES

~ 532 m²

4TH FLOOR | WORKSPACES

~ 620 m²

3RD FLOOR | WORKSPACES

~ 650 m²

2ND FLOOR | WORKSPACES

~ 648 m²

1ST FLOOR | WORKSPACES

~ 650 m²

GROUND FLOOR | NEW WORK & GASTRONOMY

~ 509 m² (workspaces, café with 180 m², e-charging stations)

SOUTERRAIN | NEW WORK & COMMUNITY

~ 430 m² (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

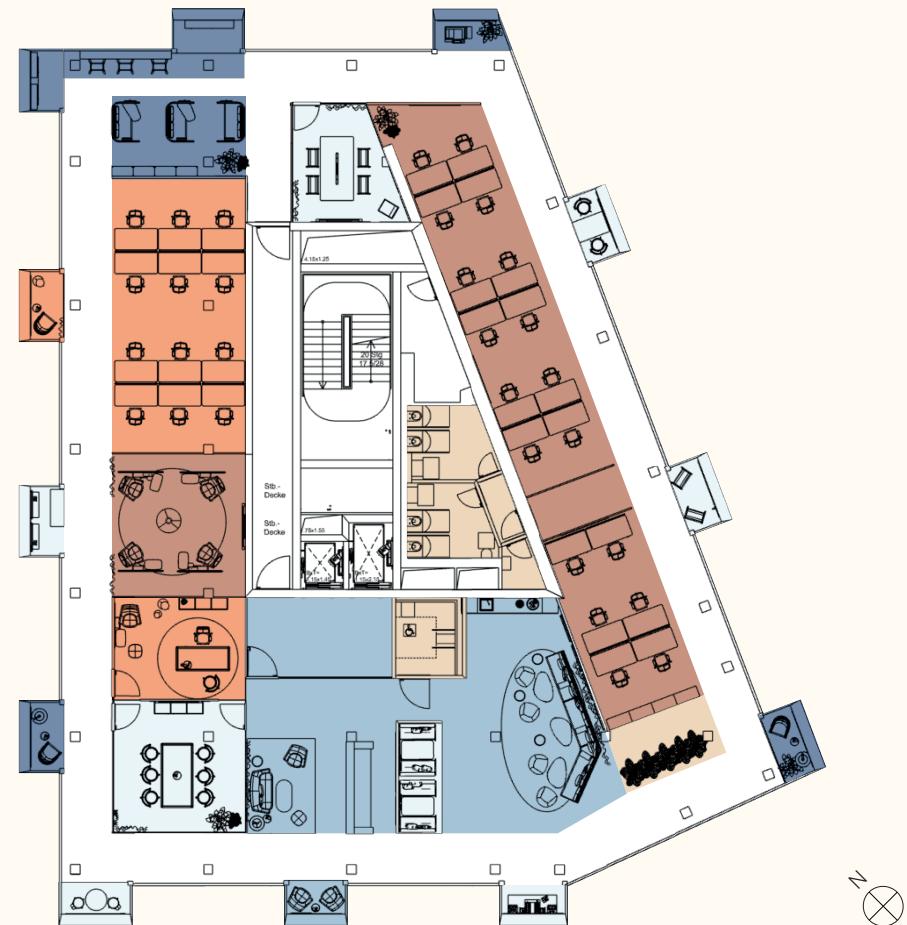
OPEN STANDARD FLOOR

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**.



AT THE HEART



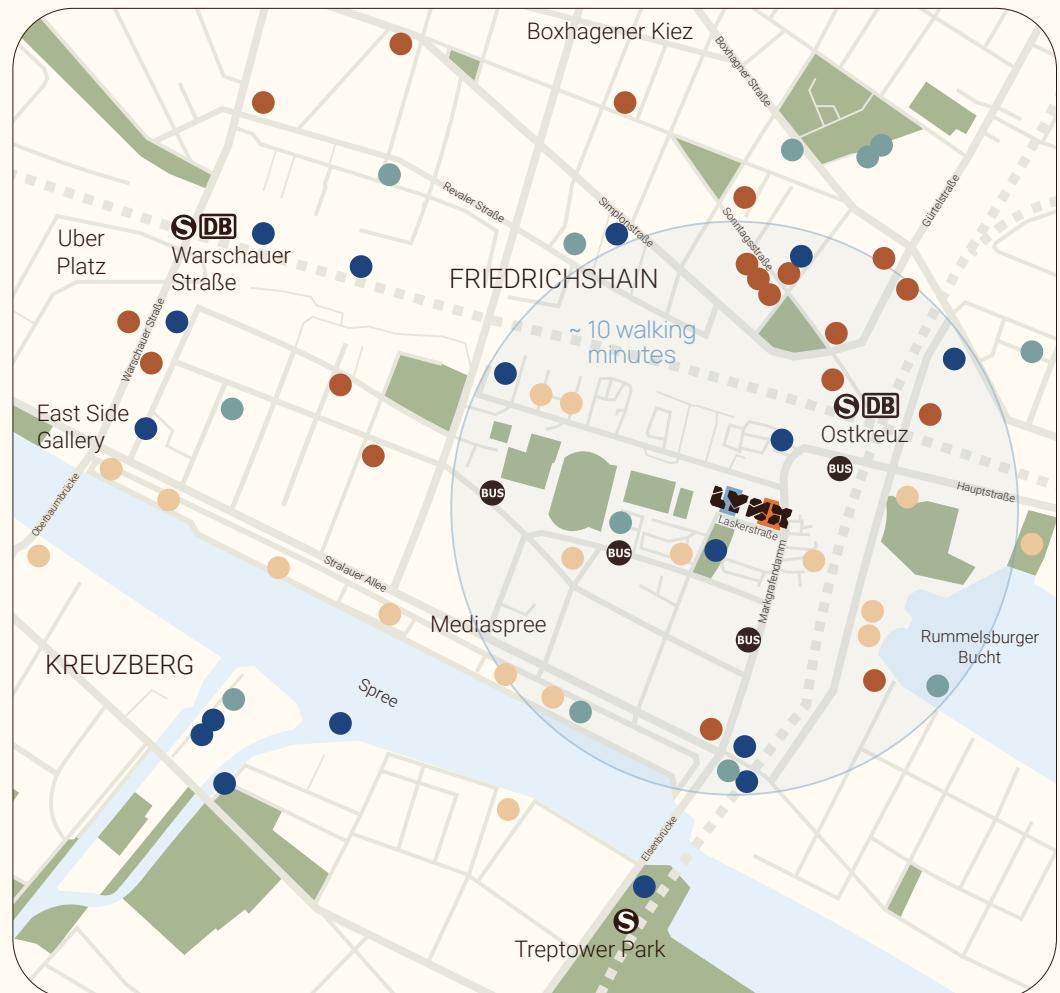
CONNECTIVITY BY TRAIN

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



A PLACE IN MOTION



LYNX 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.



LET'S TALK!



CONTACT

Viola Molzen
Letting & Project Sales Manager
v.molzen@trockland.com
+49 173 2582132

A Project by
TROCKLAND®

**CREATING
UNIQUE
SPACES
WITH LOVE**

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