

PRESS RELEASE

## **KLINGSÖHR AND DEREKO LAY THE FOUNDATION STONE FOR SHED IN BERLIN-NEUKÖLLN**

- **Lively quarter planned**
- **SRH Berlin University of Applied Sciences leases 13,000 square metres**
- **Completion scheduled for 2023**

**Berlin, 17.08.2021** – The KLINGSÖHR Group and DEREKO Asset Management today laid the foundation stone for the SHED commercial site in southern Neukölln in Berlin, with district mayor Martin Hikel and the entire planning team in attendance. SHED will offer around 30,000 square metres of useable space for offices, low-emission production or start-ups on more than 15,600 square metres of land. The building ensemble is located directly on the Schiffahrtskanal in Neukölln. With gastronomy and terraces, a vibrant and attractive quarter with a wide, publicly accessible waterfront zone is to be created. The investment volume is around 200 million euros. The project is being financed by Berliner Sparkasse. The developer is a joint venture of the KLINGSÖHR Group and DEREKO.

### **Attractive location in Neukölln**

With the planned office and commercial project in Neukölln, the focus is shifting to a location that has been little in the public eye due to previous uses. Yet the location directly on the S-Bahn ring and on the A100 to BER offers the best conditions for developing a modern and attractive office and commercial location. "The development of this commercial area picks up on the rise of Neukölln as a dynamic and lively urban district and will fit well into this environment in terms of use and architecture. I am particularly pleased that with the SRH moving in, Neukölln will now become a university location", comments Martin Hikel, District Mayor of the Berlin district of Neukölln. The project, designed by the consortium Thomas Müller Ivan Reimann Architekten and Realace Architekten, meets high qualitative standards. "At SHED, the same quality and technical standards are offered as in comparable buildings in Berlin-Mitte or Charlottenburg," explains Stefan Klingsöhr, managing partner of the KLINGSÖHR group of companies. "However, the rents for the spaces average 23 euros and are thus significantly lower than in the top locations," Klingsöhr adds further.

### **SRH University won as tenant**

As part of the SHED, the SRH Berlin University of Applied Sciences has already leased more than 13,000 square metres. The university is expected to move into the space in 2023. SRH is a private, state-recognised university in Berlin founded in 2002. It teaches students from 100 nations in 65 study programmes. The future SRH campus in Berlin will offer space for 3,500 students from the fields of management, technology, design, music and arts from the Berlin schools. These students currently study at three campuses in Charlottenburg, Kreuzberg and Schöneberg. The new, joint campus is intended to strengthen the exchange between the diverse study programmes.

### **KLINGSÖHR**

Founded in 1994, the owner-managed group of companies plays a significant role in the lively development of the capital. With more than 50 completed properties in prime and sustainable locations, over 400,000 m<sup>2</sup> of leased space, around 500 million euros in assets under management and over 1,500 flats under management, the group is one of the leading real estate service providers in the region.

### **DERECO**

As an independent multi-family office for real estate assets, Dereco has been investing in real estate and project developments throughout Germany since 1993. In doing so, Dereco acts as a fiduciary investment and asset manager for its single family offices.

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