



BE.YOND OFFICE

BERLIN

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In the heart of Berlin's vibrant metropolis, where art, culture, politics, science and the economy meet the youthful, dynamic district of Schöneberg, you'll find the BE.YOND OFFICE BERLIN situated at Schöneberger Ufer 69.

The new building offers the perfect location for a sustainable workplace customised to your requirements. You'll be greeted by spacious meeting areas, a flexible room layout and a spectacular panoramic view over the city centre. Let's create your workplace of tomorrow.





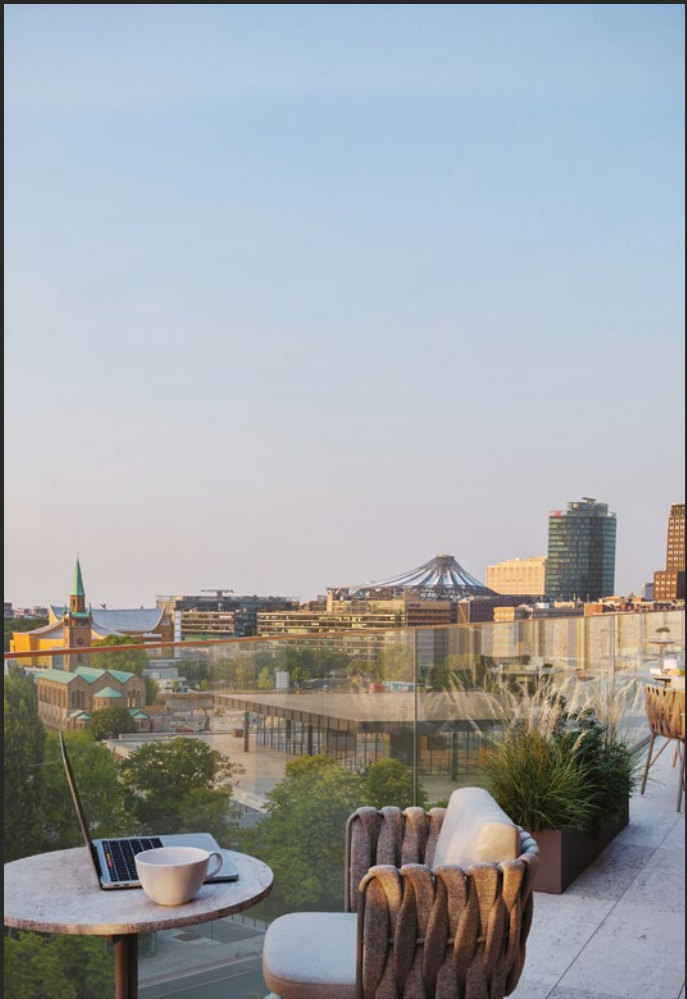
UNIQUE
ON EVERY
LEVEL
6-9



AT THE CENTRE
OF IT ALL AND
WELL CONNECTED
10-23



WORKSPACE
COMPLETELY
REDEFINED
24-45



ADVICE,
CONTACT,
LEGAL INFORMATION
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HIGHLIGHTS ON EVERY LEVEL

Situated at Schöneberger Ufer 69, BE.YOND OFFICE BERLIN fills the final gap in urban development along the waterfront between Potsdamer Straße and Kluckstraße. The striking, elegant architecture perfectly reflects the prestigious setting. The entire building has been planned and constructed with sustainability in mind. Featuring a sophisticated energy management system including an air heat pump and photovoltaic equipment, BE.YOND OFFICE BERLIN is a pioneer when it comes to conserving resources.

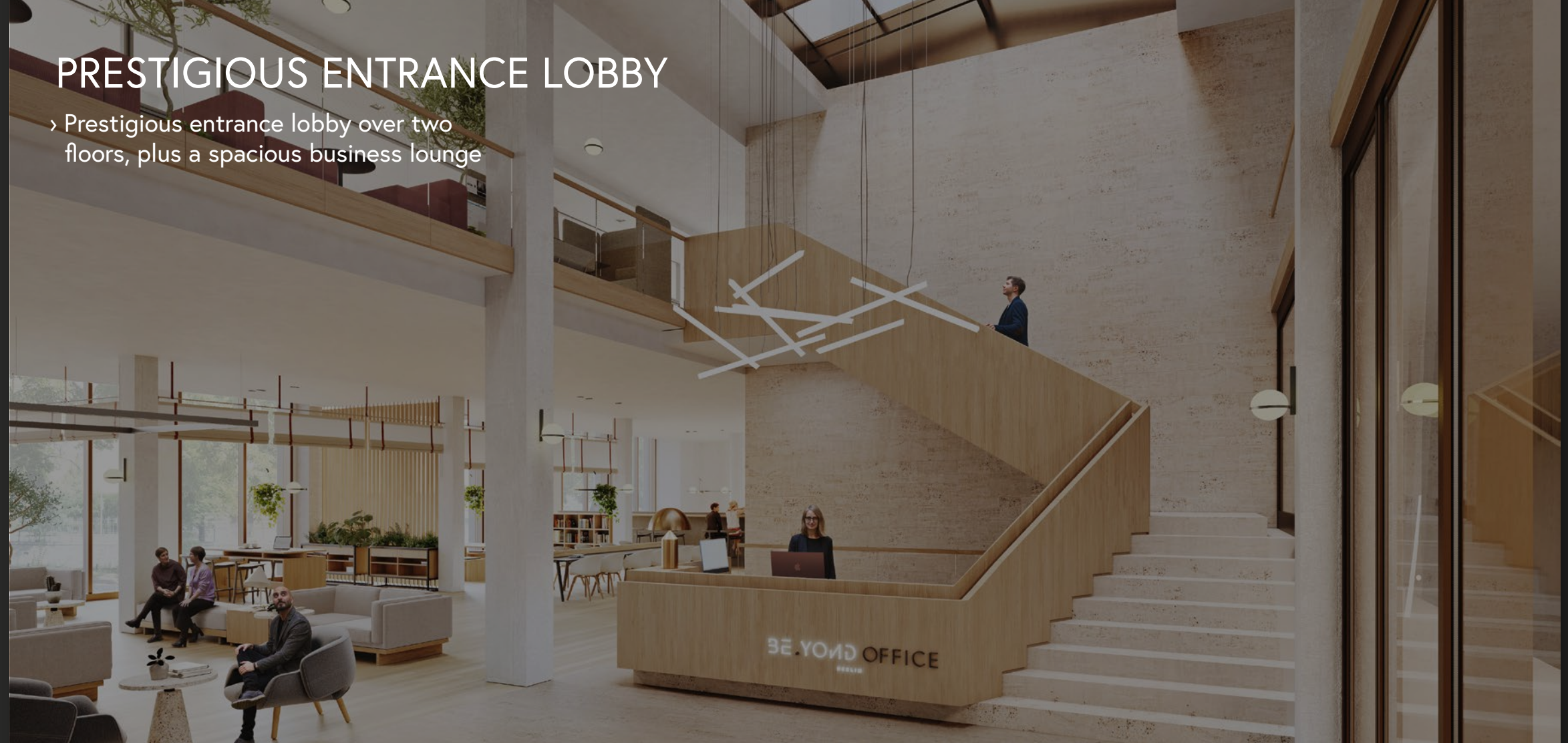
SUSTAINABLE

- › DGNB Gold
- › No fossil fuels (air heat pump/ photovoltaic system)



PRESTIGIOUS ENTRANCE LOBBY

- › Prestigious entrance lobby over two floors, plus a spacious business lounge



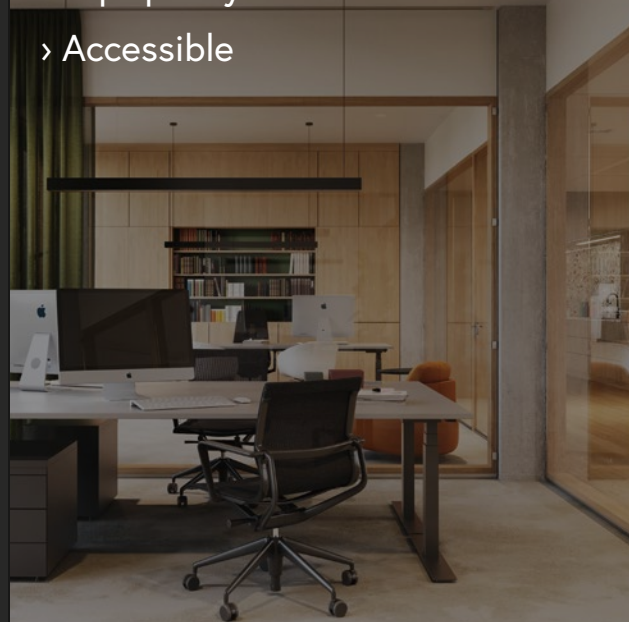
PANORAMA

- › Spacious balconies and terraces on every level
- › Breathtaking panorama



HIGH-SPEC CONSTRUCTION

- › Suits every style of interior
- › Top-quality materials
- › Accessible



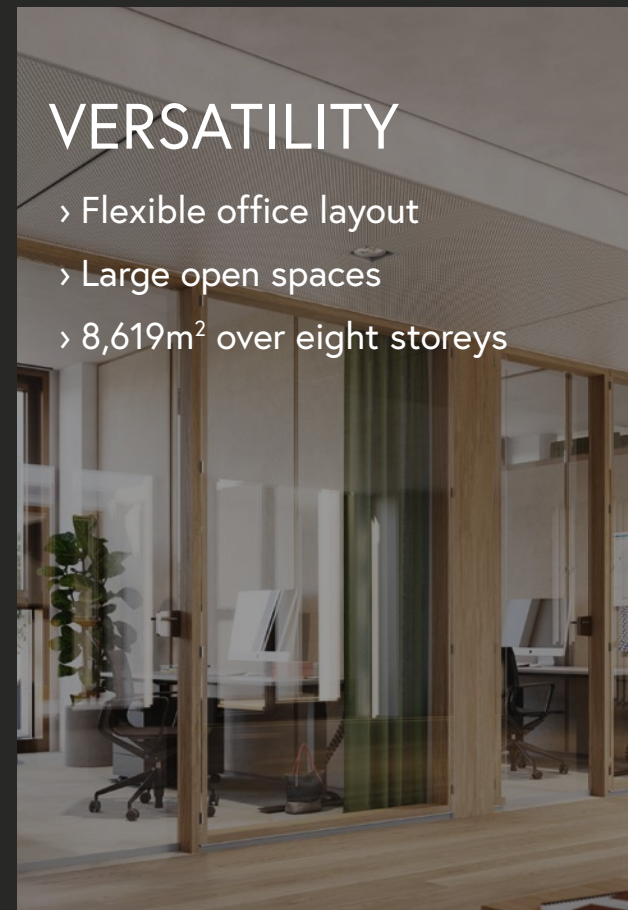
IDEALLY SITUATED

- › Central location
- › Between the Landwehr Canal, Potsdamer Platz, the Kulturforum and Botschaftsviertel



VERSATILITY

- › Flexible office layout
- › Large open spaces
- › 8,619m² over eight storeys



MOBILITY HUB

- › 28 underground parking spaces
- › EV charging stations
- › Bicycle stands, plus showers

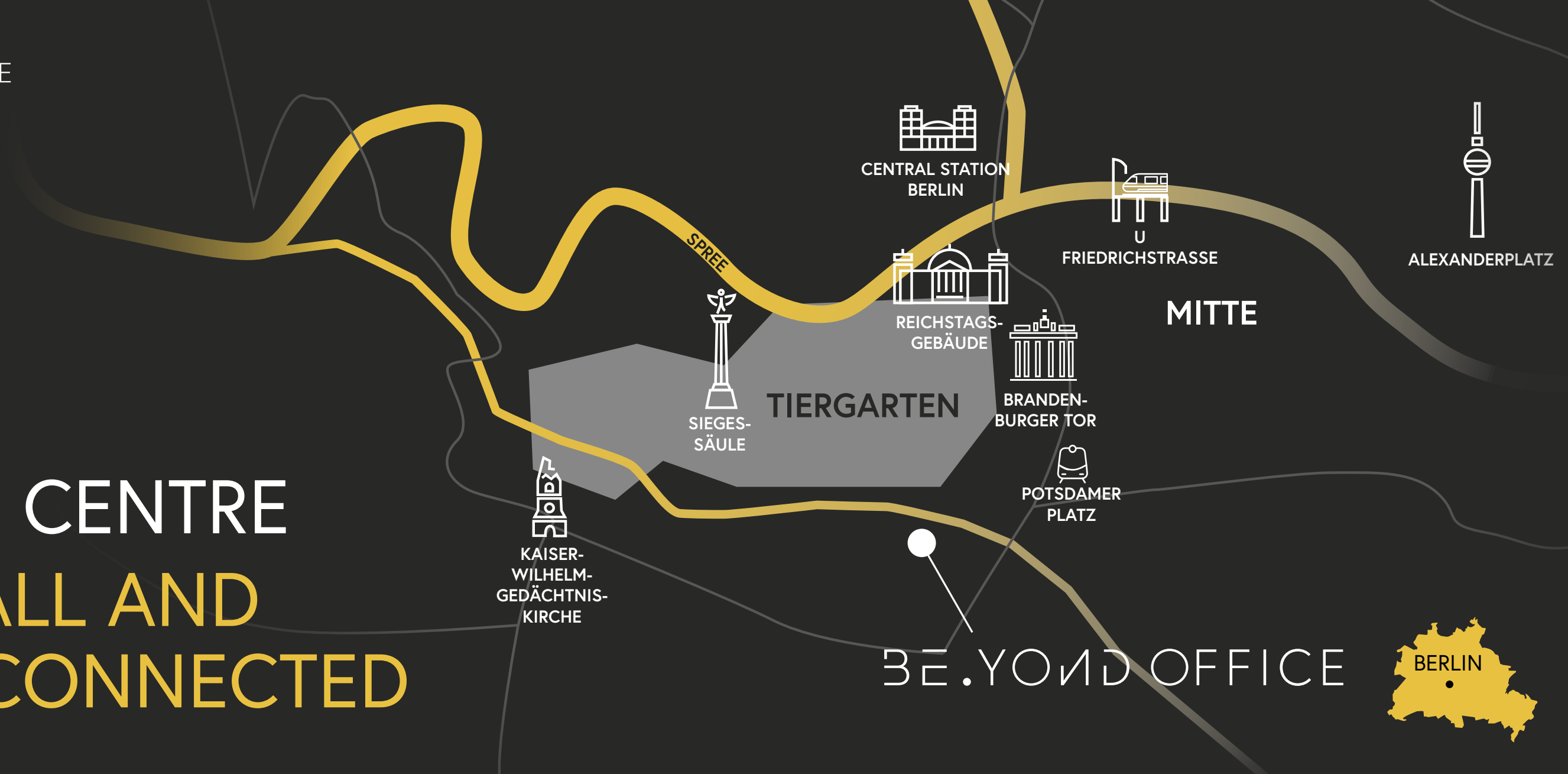


TRANSPORT LINKS

- › Always well connected: on foot or by bike, public transport, train, car or aeroplane



AT THE CENTRE
OF IT ALL AND
WELL CONNECTED



BIKESHARING
CLOSE BY



STOP
2-MINUTE WALK



POTSDAMER PLATZ
10-MINUTE WALK



CENTRAL STATION
BERLIN
15 MINUTES BY
PUBLIC TRANSPORT



A 100
12-MINUTE
DRIVE



AIRPORT
40-MINUTE DRIVE

A GLOBAL METROPOLIS AT YOUR FEET

EXPERIENCE
THE BREATHTAKING
PANORAMA ON FILM



TIER-
GARTEN

CENTRAL
STATION
BERLIN

CHANCELLERY

WISSENSCHAFTSZE-
NTRUM
BERLIN

GERMAN BUN-
DESTAG

BERLINER
PHILHARMONIE,
KAMMERMUSIKSAAL

NEUE
NATIONAL-
GALERIE

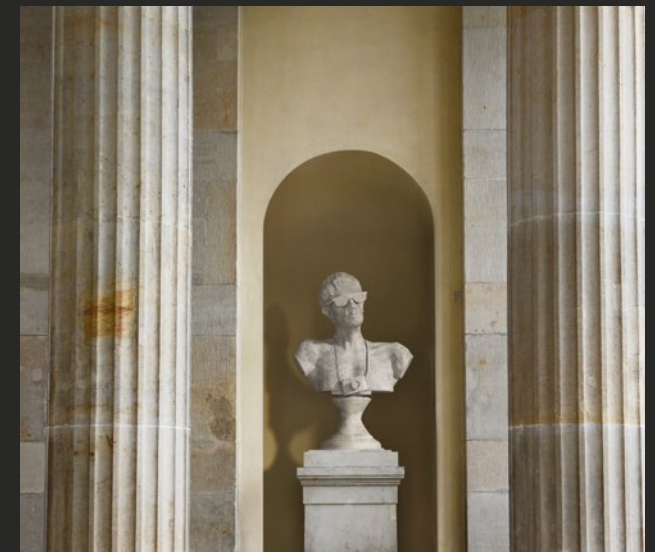
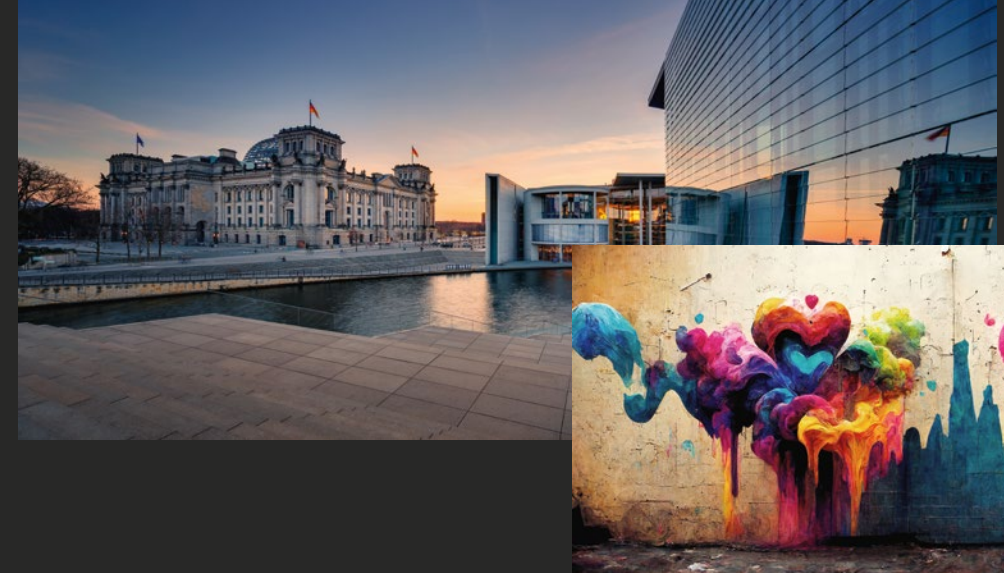
DAS CENTER
AM POTSDAMER PLATZ

POTSDAMER
PLATZ

MALL OF
BERLIN

STAATS-
BIBLIOTHEK
BERLIN

WHERE THE INTERNATIONAL POLITICAL STAGE MEETS ART, CULTURE AND NEIGHBOURHOOD





SOMETHING NEW AROUND EVERY CORNER

All the variety Berlin has to offer can be found on your doorstep. Where things are a little distance away, there is a huge range of possibilities for accessing all that the city has to offer on foot. From strolling along the Landwehr Canal to skating in the park at Gleisdreieck; from sushi or meatballs on Potsdamer Straße to concerts or the cinema at Potsdamer Platz – BE.YOND OFFICE BERLIN is rooted in a wonderfully diverse setting.



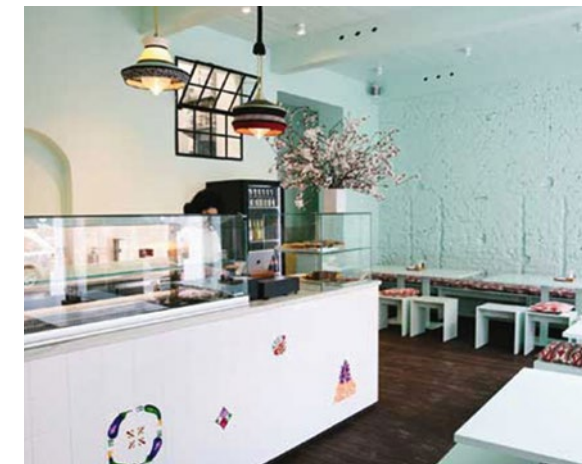
← Tucked away, surprising and bursting with passion: OH, PANAMA cooks up culinary magic with its creative regional dishes. This typical Berlin courtyard is also home to Tiger Bar, opposite – the ideal option for after-work drinks.

Both can be found at Potsdamer Straße 91, 10785 Berlin



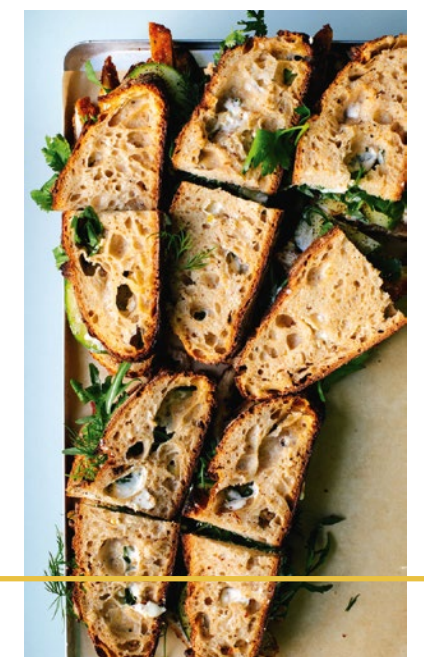
From edgy to minimalist, VIU Eyewear offers glasses for true individualists.

Potsdamer Straße 77–79, 10785 Berlin



The Persian-inspired brunch options, salads and sandwiches at this fashionable, family-owned café turn lunchtime into something special.

Rocket + Basil, Lützowstraße 22, 10785 Berlin

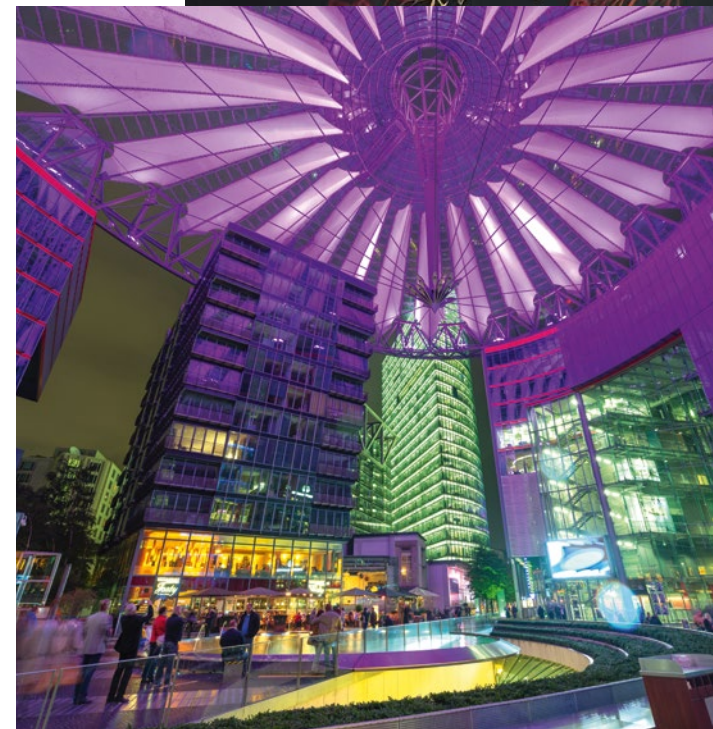


WHERE ART & CULTURE FLOURISH



Opposite BE.YOND OFFICE BERLIN, Ludwig Mies van der Rohe has created an icon of classical modernism – the Neue Nationalgalerie art museum. The neighbourhood is also home to the Kulturforum, Kunstgewerbemuseum and the Gemäldegalerie.

Potsdamer Straße 50, 10785 Berlin



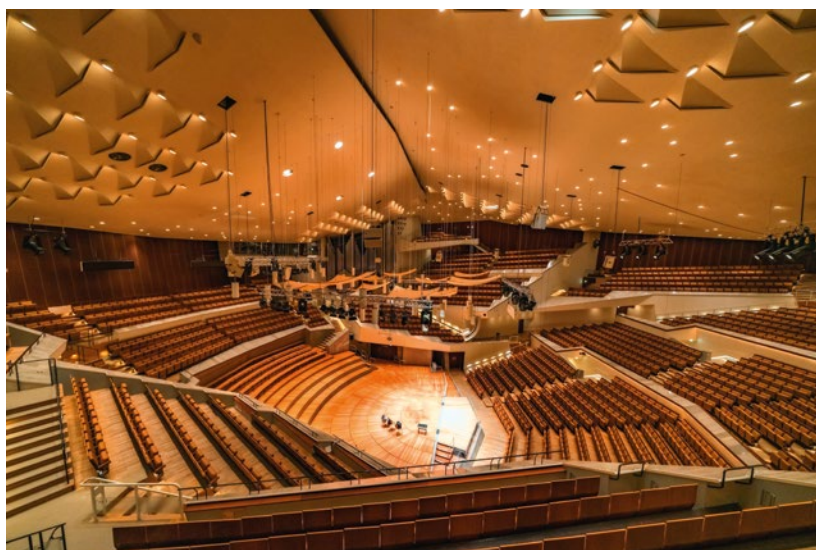
The Center Potsdamer Platz (formerly the Sony Center). This landmark represents all of Berlin under one roof. Here, the environments of New Work, culture and community coalesce to form a microcosm that is continually being redefined.

Potsdamer Straße 4, 10785 Berlin



The Berlin Philharmonic looks impressive even from the outside thanks to its notable architecture and, as Berlin's most important concert hall, offers the perfect stage for artists as well as small and world-class ensembles.

Herbert-von-Karajan-Straße 1
10785 Berlin



BE.YOND OFFICE BERLIN looks out over the Brandenburg Gate, a structure that embodies Berlin, Germany, history and culture like no other.

Pariser Platz, 10117 Berlin



Das Museum des 20. Jahrhunderts will open in 2026 next to the Kulturforum. The museum will house tens of thousands of works held by the Nationalgalerie, in addition to exhibits from valuable private collections. The artworks will be presented based on four themes: Political Art from East and West, Bodies and Role Models, War and Destruction, and Architecture in Art.

Potsdamer Str., 10785 Berlin





↑ A smart, cosmopolitan ambiance and gourmet cuisine made from mainly regional ingredients – that's the driving force behind Golvet.
Potsdamer Straße 58, 10785 Berlin

← BRLO, a Berlin-based brewery and catering company, offers a range of modern beers and unique experiences. Incidentally, BRLO is the old Slavic name for Berlin and can only be pronounced correctly after a few beers.
Schöneberger Straße 16, 10963 Berlin

BE.YOND OFFICE



BE.YOND OFFICE BERLIN offers the perfect location for a sustainable workplace customised to your requirements.

Flexible room layout, spaces that can be designed and used in completely bespoke ways, plus spacious areas for people to talk and interact, all give you the freedom to bring your vision of a positive, motivating workplace to life.

WORKSPACE,
COMPLETELY
REDEFINED



PLENTY OF ROOM TO BREATHE

Floor	Area per storey	Terrace/ balcony
7th floor	730m ²	251m ²
6th floor	1,004m ²	51m ²
5th floor	1,171m ²	11m ²
4th floor	1,123m ²	15m ²
3rd floor	1,171m ²	11m ²
2nd floor	1,241m ²	100m ²
1st floor	1,245m ²	
Ground floor	933m ²	94m ²
=	8,619m ²	Office

The subterranean level has 28 underground parking places, EV charging stations and bicycle stands, as well as showers and storage zones.

INQUIRE TODAY
ABOUT YOUR
NEW OFFICE WITH
PANORAMIC VIEW

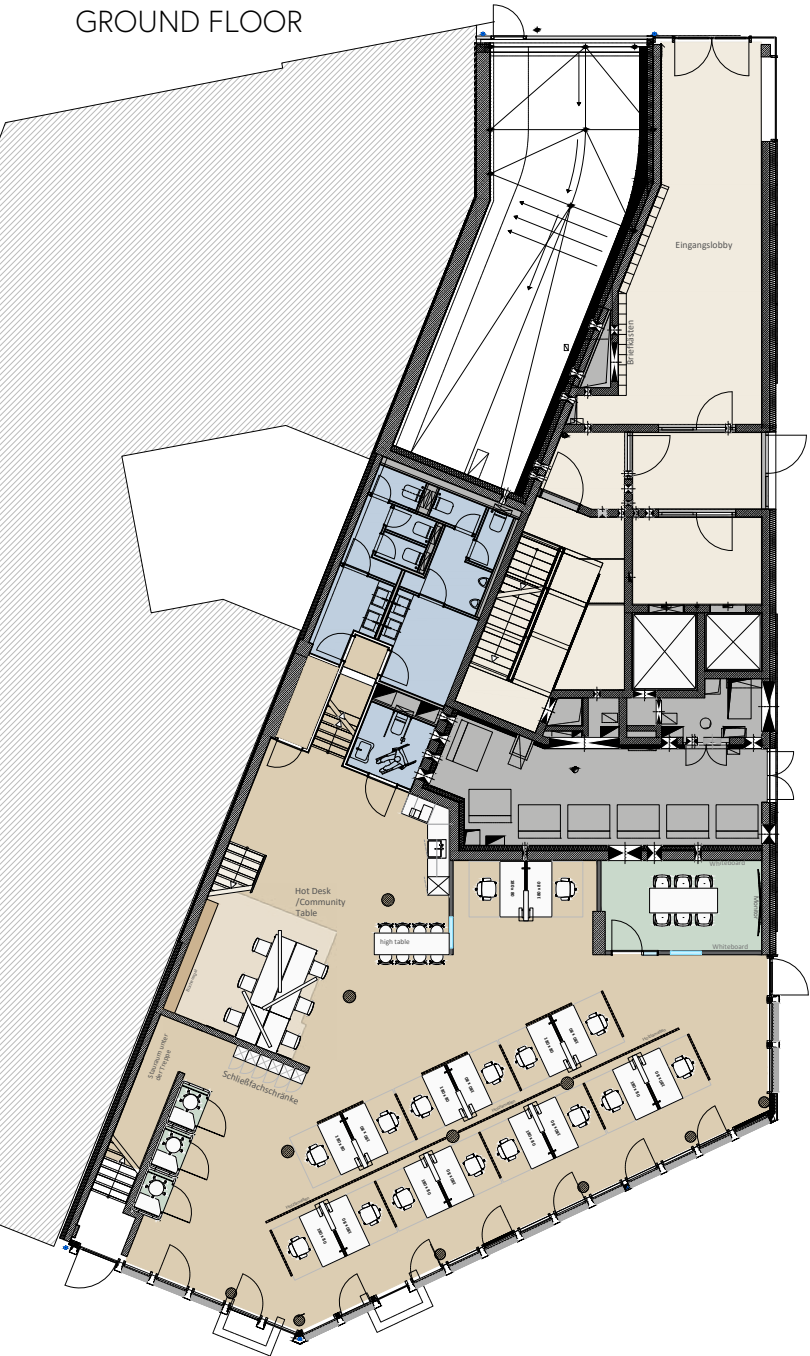




GROUND FLOOR

LIGHT, FRIENDLY,
WELCOMING,
PRESTIGIOUS

GROUND FLOOR



GROUND FLOOR

The BE.YOND OFFICE BERLIN welcomes visitors to its prestigious entrance lobby arranged over two floors, plus its business lounge with coworking zones. It also offers the added benefit of flexible community and event spaces in the entrance zone.

- › An open area of approx. 2,486m² over two floors that can be arranged in different ways
- › Prestigious entrance lobby over two floors with terraces in the inner courtyard

1ST FLOOR



FEEL
WELCOME



STANDARD FLOOR

WELCOMING ATMOSPHERE INCLUSIVE



 STANDARD FLOOR

WELL-THOUGHT-OUT AND FLEXIBLE

BE.YOND OFFICE BERLIN combines an exquisite aesthetic and top-grade materials with a well-thought-out office concept. A distinctive, impressive entrance lobby and large number of terraces and outdoor areas create an almost natural free-flow between inside and outside that promotes new working in inspiring configurations.

› Up to 1,241m² of office space on each level

› The option for flexible design through the use of fixed and mobile workspaces – depending on requirements



STANDARD FLOOR



THE BEST OF ALL WORLDS

Make the most of the impressive versatility that BE.YOND OFFICE BERLIN offers – whether you're looking for single or combi-offices or large open workspaces. Thanks to the use of fixed and mobile workspaces – depending on your requirements – there are no limits to your aspirations.



AIR HEAT PUMPS,
PHOTOVOLTAIC
EQUIPMENT



HEATING AND
COOLING CEILING



ATTRACTIVE TERRACES
WITH PANO-
RAMIC VIEWS



ACCESSIBLE



FLOOR-TO-CEILING
WINDOWS



TOP-QUALITY MATERIALS
BOTH INSIDE AND
OUTSIDE

OPEN SPACES FOR YOUR TEAM





EXPERIENCE
THE BREATHTAKING
PANORAMA ON FILM



7TH FLOOR/ROOF TERRACE

AFTER WORK VIBES WITH A VIEW



7TH FLOOR/ROOF TERRACE

OFFICE SPACES WITH A VIEW

Our roof terraces provide the perfect space for open-air meetings and networking.

- › The two roof terraces cover a total of 251m² and offer an unparalleled view over the city of Berlin.
- › Approx. 730m² of versatile space, for example for community areas that boost team spirit and much more.

7TH FLOOR/ROOF TERRACE

YOUR CONTACT

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BERLIN

