



UNICORN WORKSPACES  
**Isartor**





# Work Simplified.



## Personal

Our community baristas are here to take care of your needs, with help and advice to support you through your workday.



## Fair

We look after the impact of our company, and reflect this in [our values](#).

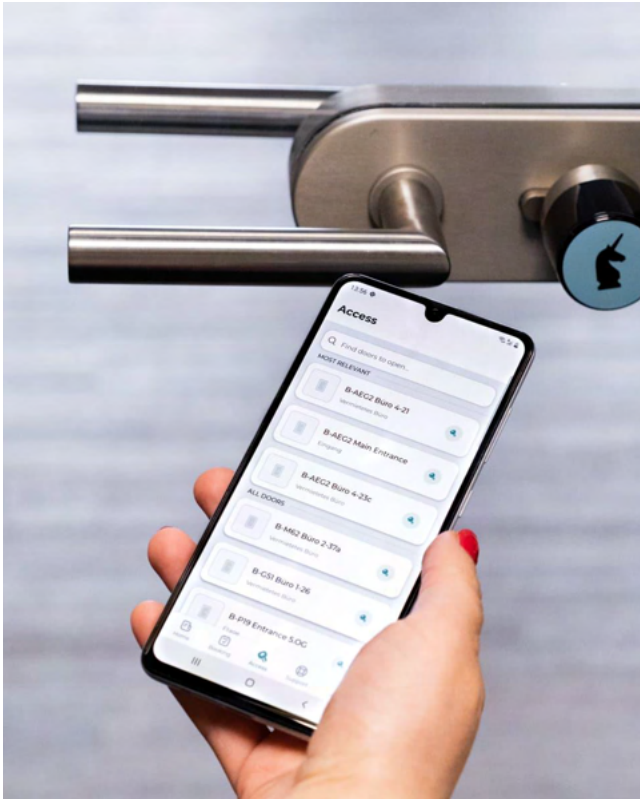


## Efficient

Need help? Our community baristas and support team can help to find a solution.



# Fit Out



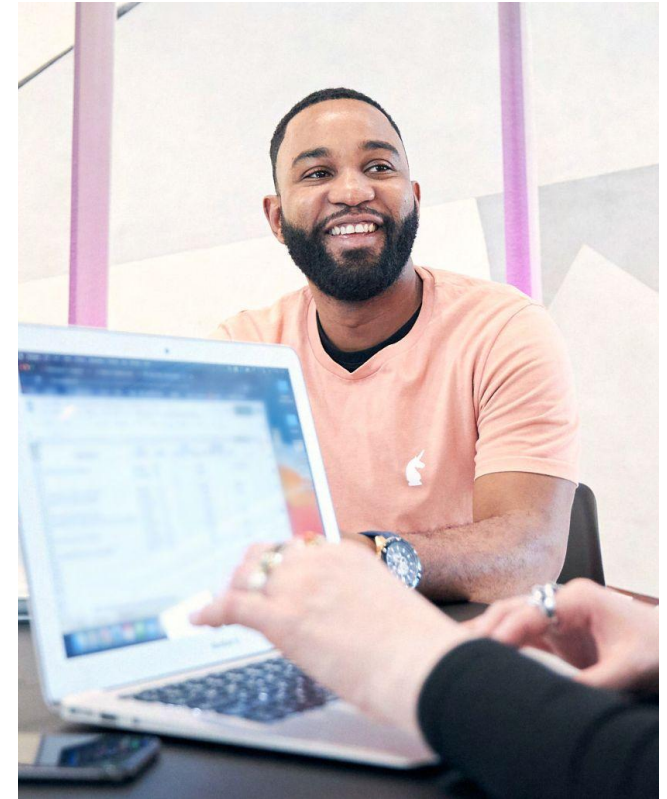
## Rooms

Entry to spaces and meeting rooms is possible via the Unicorn Access App.



## Equipment

Offices furnished with desks, and ergonomic office chairs – you can get started right away.



## IT

Work securely in our workspaces, with a synchronous 1000MBit/s internet connection.



# Offices are seemingly everywhere. So why choose Unicorn as your flex office provider?

**Even if offices seem to be a dime a dozen these days, a flex office at Unicorn Workspaces offers some special advantages.**

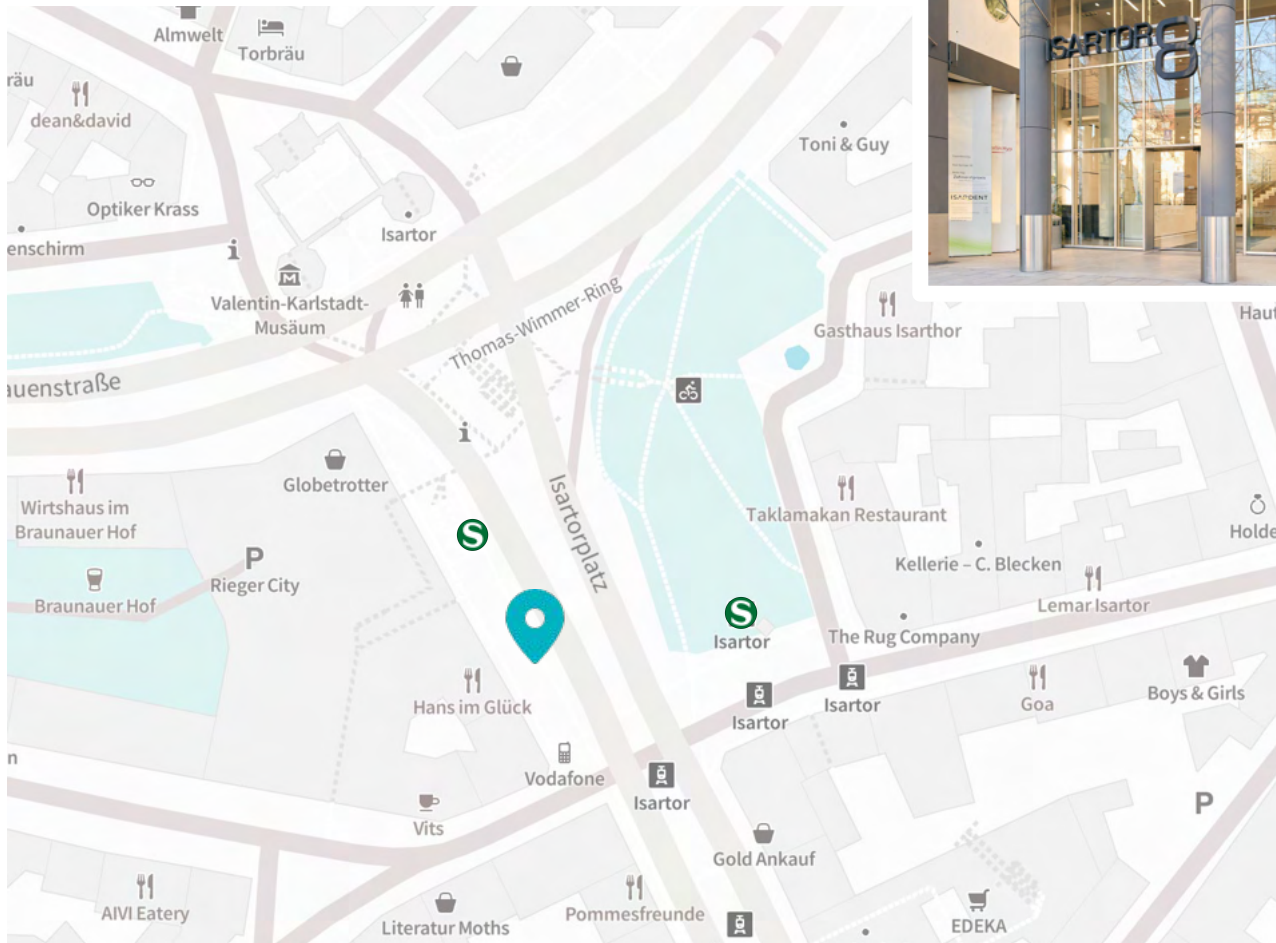
It's your office as you envision it, customizable to fit your desires and requirements. Help is always available when you need it: our experienced Community Managers are there to assist you along the way in matters related to the workspace. Plus, all of our Community Managers are also professionally trained Baristas – providing you not only personalized support, but also your favorite coffee drink as well to start off your day!

	Unicorn Flex Office	Traditional Office
Easy move in/ move out	✓	✗
Flexible rental terms (1 month minimum)	✓	✗
Scale the size of your office as needed	✓	✗
Cleaning, IT & utilities costs already included	✓	✗
Fully-equipped office	✓	✗
Flat rate Barista-style coffee drinks	✓	✗
Community Barista service	✓	✗





# Location & Space



## Unicorn Isartor

Isartorplatz 8  
80331 München

Located in a modern office building, directly next to the historic Isar gate. With up to 222 desks available, in small or large offices, with a total of 1313 m<sup>2</sup>. Unicorn Isartor is located in the southern part of the lively city center. The workspace is well connected to public transport, and is situated within walking distance of the historic district, and trendy neighborhoods like Gärtnerplatz and Glockenbackviertel.

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S Isartor  1 min.

Tram 16 & 19 Isartor  1 min.

Parking garage, monthly cancellations.

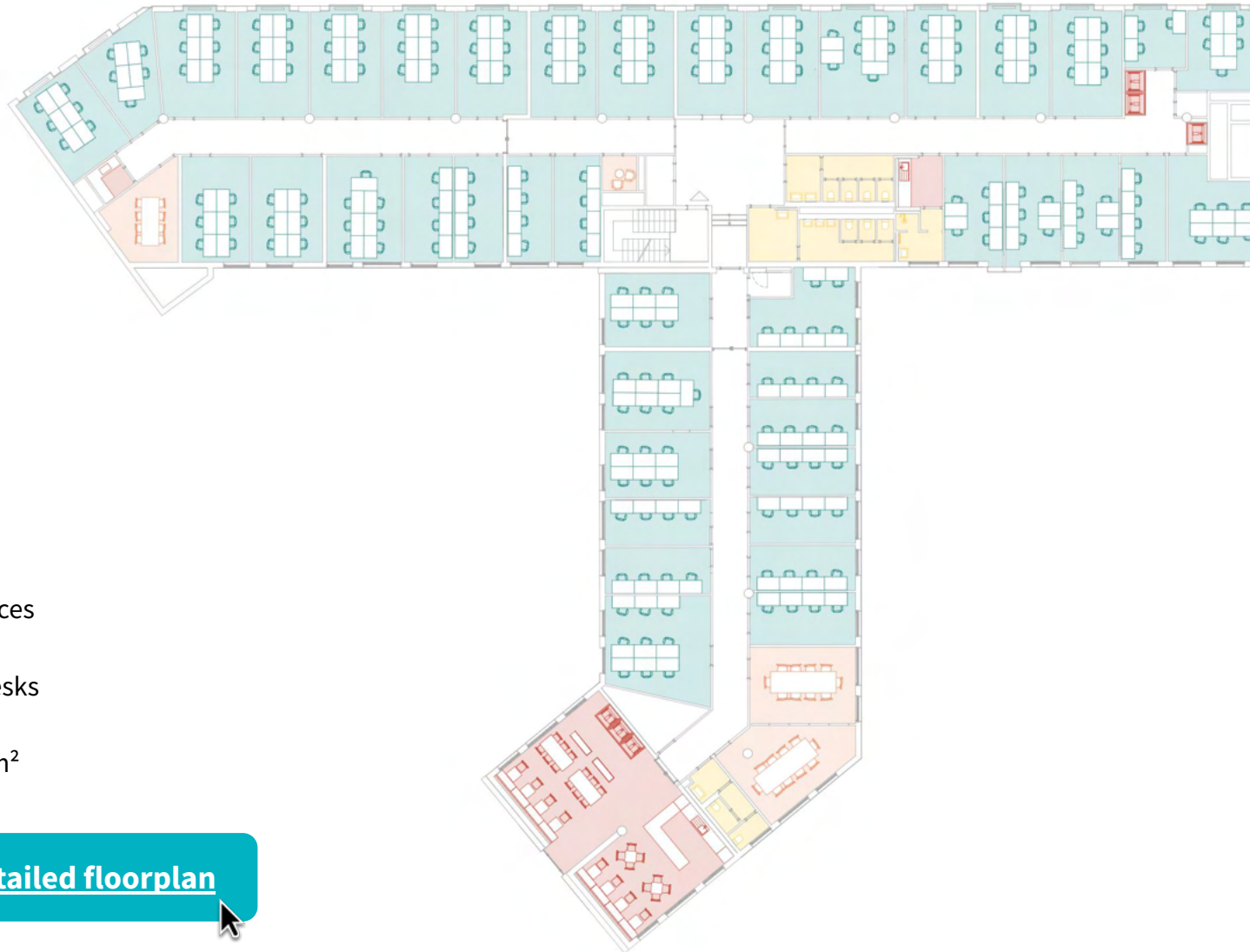


# The Workspace





# Floorplan



41 offices



222 desks









1313 m<sup>2</sup>


[View detailed floorplan](#)





## Included services

-  Internet 1000 mbit
-  24/7 Access
-  Cleaning
-  Utilities
-  Furniture & Equipment
-  Mail Service

-  Printer & Office Supplies
-  Barista Coffee & Tea
-  Fruit
-  Kitchen
-  Reception

## Additional Services

**Want to upgrade your office?**  
With our additional services you can enhance your office with ease.



Example: armchairs & side table

[Visit shop](#)





# Our Locations



**Isartor**  
MUNICH



**Kaufingerstraße**  
MUNICH



**Kustermannpark**  
MUNICH



**AEG 2**  
BERLIN



**Brunnenviertel**  
BERLIN



**Gendarmenmarkt**  
BERLIN



**Gerichtstraße**  
BERLIN



**Kleiststraße**  
BERLIN



**Moritzplatz**  
BERLIN



**New Work Shop**  
BERLIN



**Schlüterstraße**  
BERLIN



**Village**  
BERLIN



**Sprinkenhof**  
HAMBURG



**Haus am Platz**  
POTSDAM



**Venloer Straße**  
COLOGNE



**Liberdade**  
LISBON



**Marquês**  
LISBON



## What others say about us

### PaketConcierge

“Without Unicorn, we wouldn’t be where we are now. Super working atmosphere, excellent coffee, and thanks to the great flexibility it’s perfect for companies that are growing or want to grow.”

### Natch Labs

“Unicorn has become a home away from home for Natch. Everything runs smoothly: 24/7 access, good WiFi, printers, meeting rooms, modern office furniture and coffee made with love by authentic baristas with big hearts.”

### SirPlus

“Young, innovative and welcoming. Unicorn has everything you need in an office: modern furnishing, meeting rooms, delicious coffee, 24/7 access and a great service team.”

## In good company







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