



UNICORN WORKSPACES  
**Kleiststraße**





# Bright Office Floor

## Berlin-Wittenbergplatz (690 m<sup>2</sup>)

Address:	<b>Kleiststraße 23, 10787 Berlin</b>	Equipment quality:	<b>Upscale</b>
Rental or purchase:	<b>Rental</b>	Flooring:	<b>Parquet</b>
Office space:	<b>690 m<sup>2</sup></b>	Air conditioning:	<b>No</b>
Price per desk:	<b>230,- EUR</b>	Kitchen available:	<b>Yes</b>
Available from:	<b>Now available</b>	DV cabling available:	<b>By arrangement</b>
Lease term:	<b>1-2 years, longterm</b>	Elevator:	<b>Yes</b>
Property type:	<b>Office Floor</b>	Walking distance to public transport:	<b>1 min.</b>
Property condition:	<b>Refurbished</b>	To central train station:	<b>11 min.</b>
Floor:	<b>3</b>	To next International Airport:	<b>21 min.</b>



# 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](#).



2023



Best service provider for SMEs

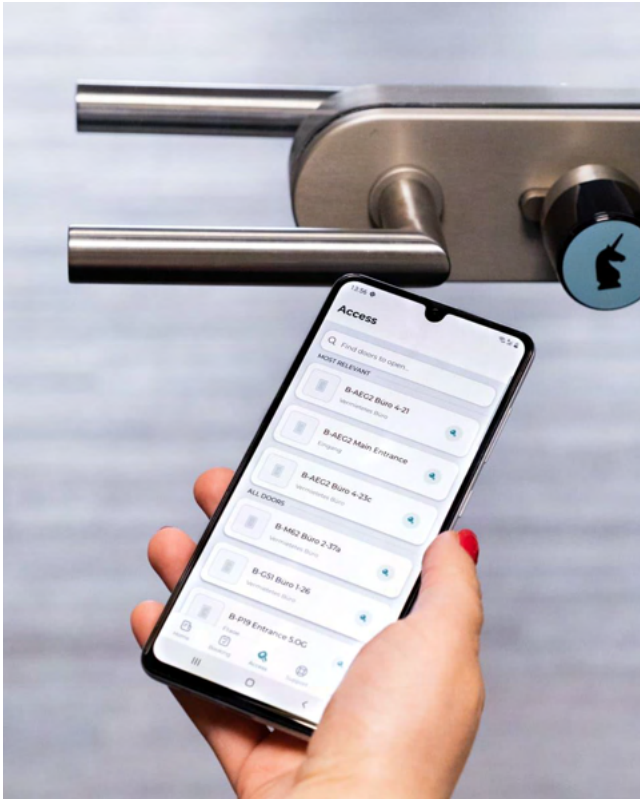
WIRTSCHAFTSWOCHE  
**1<sup>st</sup> PLACE**

## Efficient

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



# Fit Out



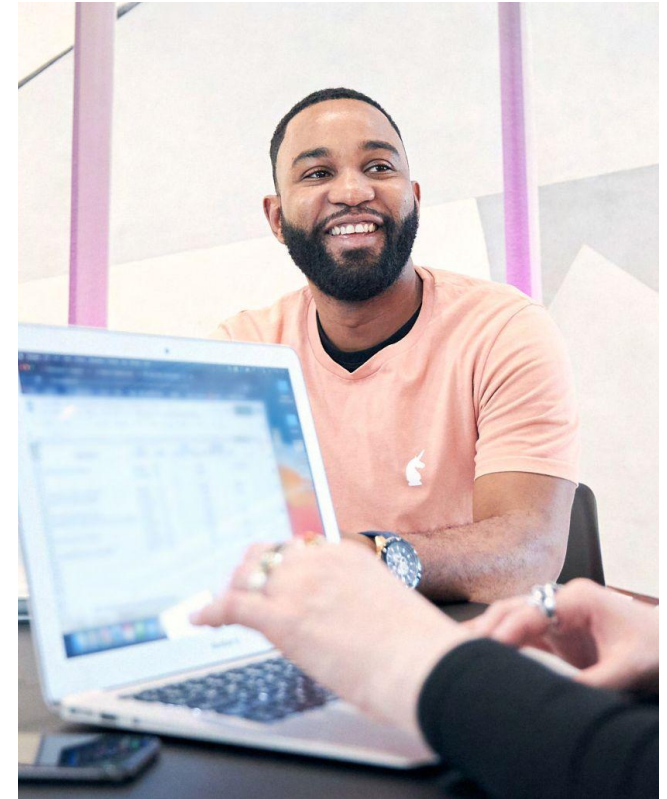
## Rooms

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 100MBit/s internet connection.



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

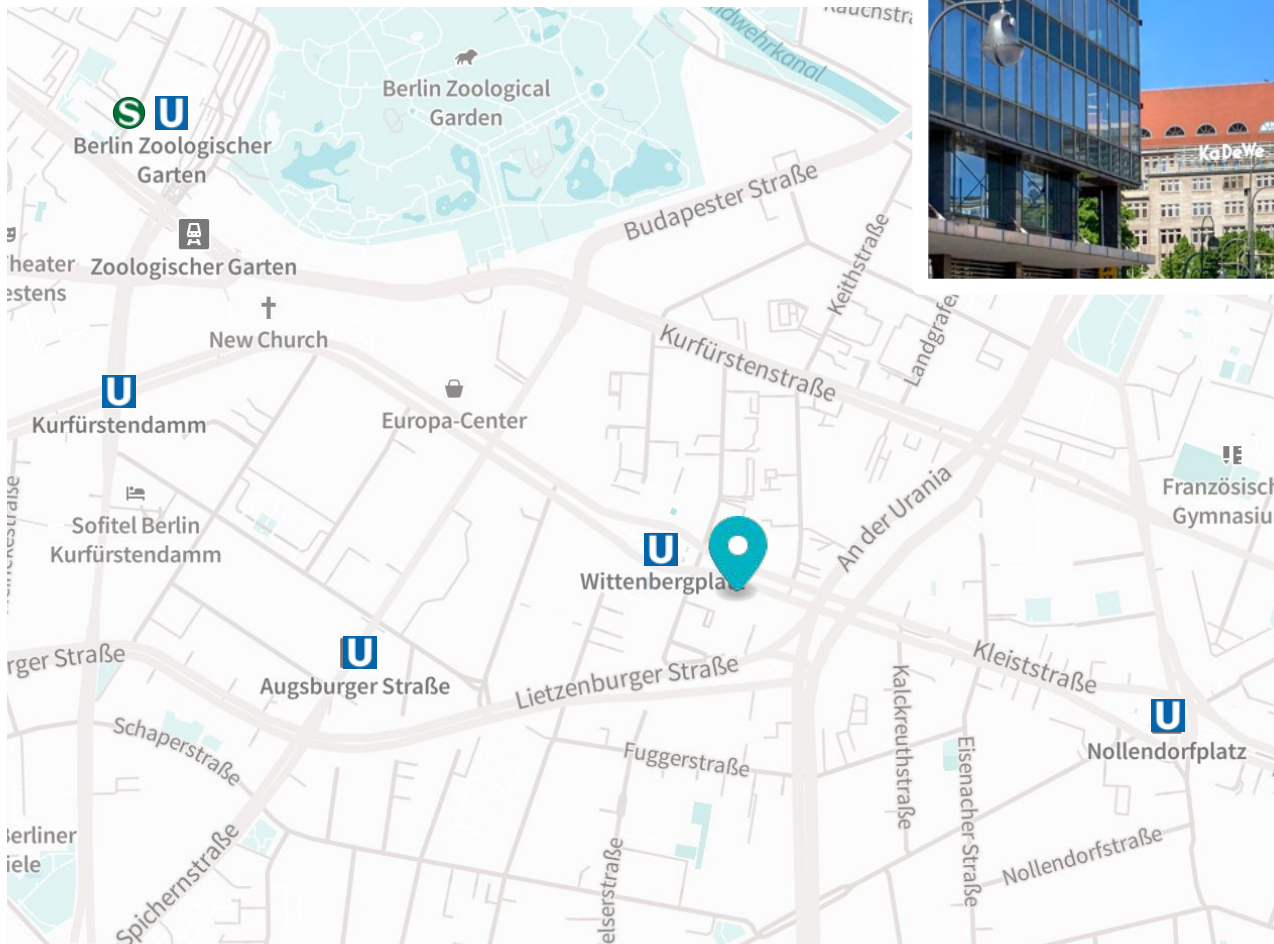
**Even if offices seem to be a dime a dozen these days, a flex office at Unicorn Workspaces offers some special advantages.**

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 Kleiststrasse

Kleiststrasse 23  
10787 Berlin

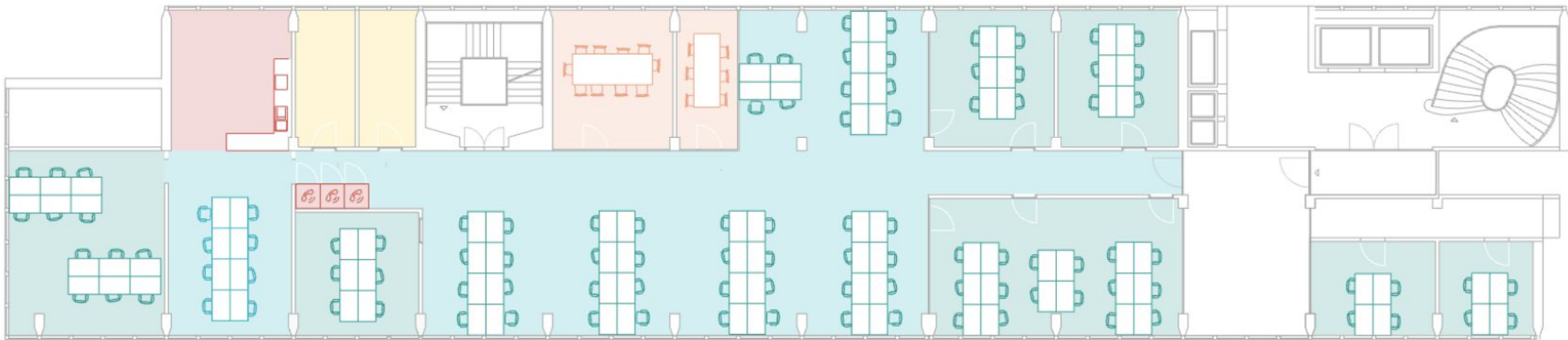
New Work is thriving here in the heart of Berlin: this third-story space, across from the renowned KaDaWe, is for companies seeking a self-sufficient workspace with open plan and individual office spaces. Depending on configuration, the site can accommodate 70 – 100 workplaces. The building is desirably located in close proximity to the bustling shopping street Tauentzienstraße and Berlin’s most famous boulevard, the Kurfürstendamm.

- 
- Bus Wittenbergplatz      1 min.
  - U Wittenbergplatz      1 min.
  - S+U Zoologischer Garten      15 min.



# The Workspace





1 office



108 desks









690 m<sup>2</sup>






[Open floorplan](#)





## Included services

-  Internet 100 mbit
-  24/7 Access
-  Cleaning
-  Utilities
-  Furniture & Equipment
-  Mail Service (optional)

-  Printer & Office Supplies
-  Barista Coffee & Tea (optional)
-  Fruit
-  Kitchen
-  Reception (optional)

## 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



## Moritzplatz

BERLIN



## Kaufingerstraße

MUNICH



## Sprinkenhof

HAMBURG



### AEG 2

BERLIN



### Brunnenviertel

BERLIN



### New Work Shop

BERLIN



### Gendarmenmarkt

BERLIN



### Gerichtstraße

BERLIN



### Kleiststraße

BERLIN



### Village

BERLIN



### Schlüterstraße

BERLIN



### Venloer Straße

COLOGNE



### Kustermannpark

MUNICH



### Haus am Platz

POTSDAM



### Marquês

LISBON



### Liberdade

LISBON



### Avenidas Novas

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





+49 (0)30 403 667 444

[booking@unicorn.de](mailto:booking@unicorn.de)

Unicorn Workspaces GmbH

[unicorn.de](https://unicorn.de)



**Tami Truong**

Sales & New Work

[ttruong@unicorn.de](mailto:ttruong@unicorn.de)

+49 (0)174 2747857