



RHYTHM AND BLOOM OFFICES

116A | 116 | 116B
UNICORN WORKSPACES

Kustermannpark



Work Simplified.



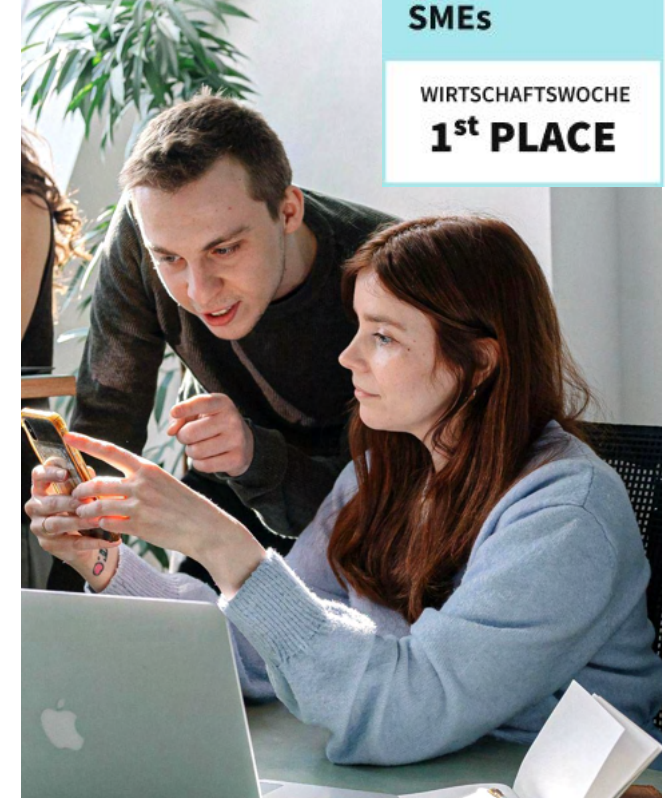
Personal

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



Fair

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



2023



**Best service
provider for
SMEs**

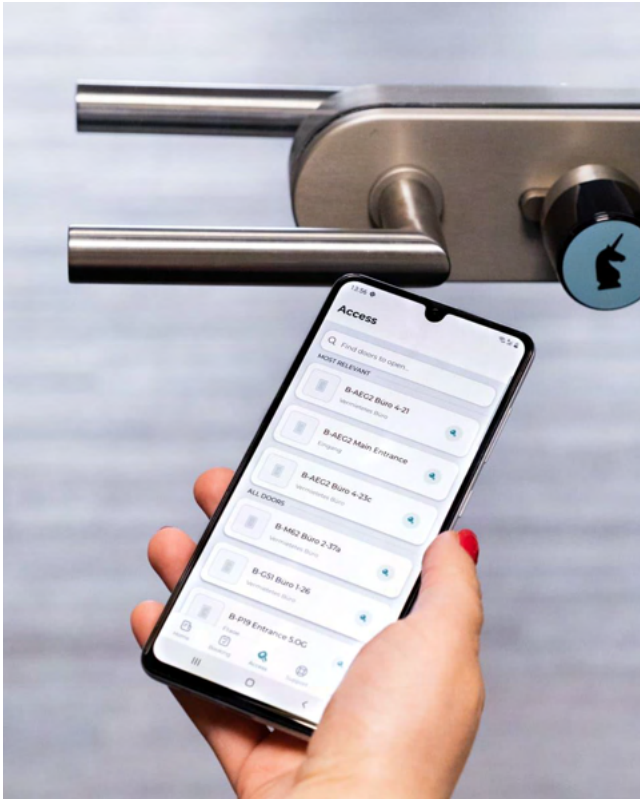
WIRTSCHAFTSWOCHE
1st PLACE

Efficient

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



Fit Out



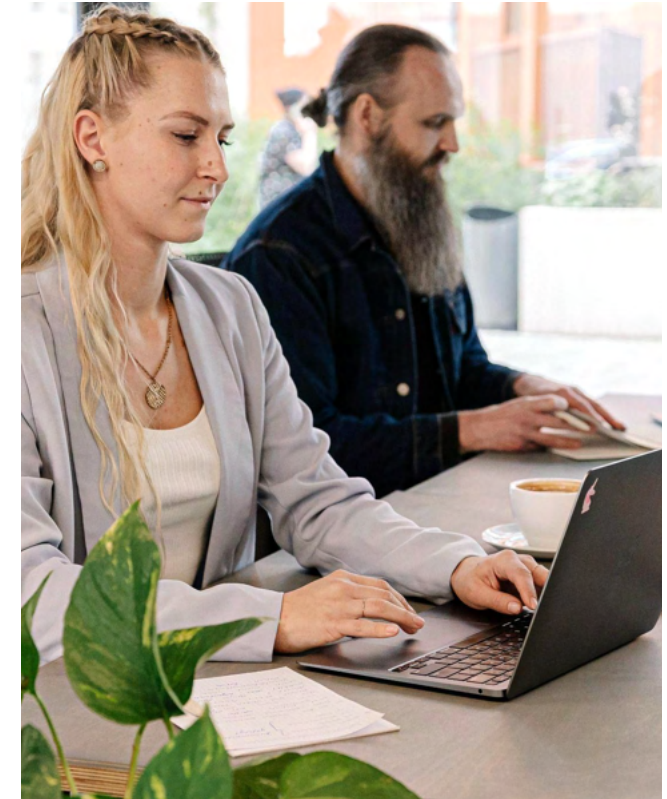
Rooms

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 1000 MBit/s internet connection.



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

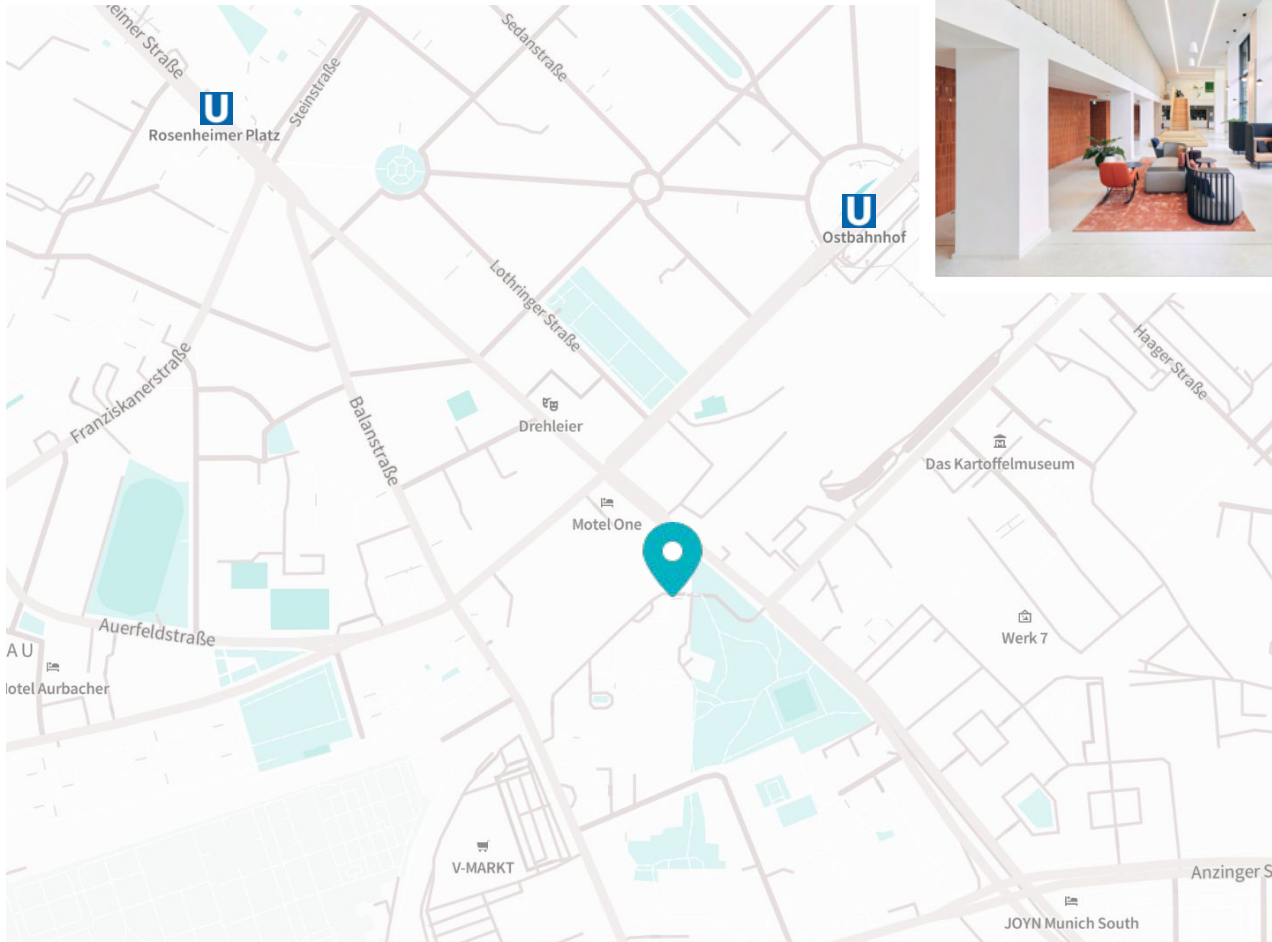
Even if offices seem to be a dime a dozen these days, a flex office at Unicorn Workspaces offers some special advantages.

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 Kustermannpark

Rosenheimer Strasse 116
81669 München

A harmonious blend of modern and natural elements: our Unicorn Kustermannpark is located in a modern building complex featuring a facade of glass and natural stone, and is situated in close proximity to the green hideaway, Kustermann park. Up to 242 desks are available in the large and open office spaces. With its spacious lounge area, the cafeteria on the ground floor is a great place to take a break.

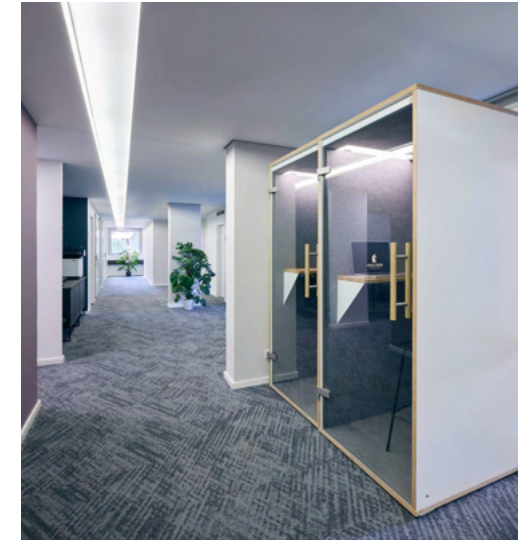
Ostbahnhof 6 min.

Rosenheimer Platz 7 min.



The Workspace

[Open floorplan](#)





Floorplan



44 offices



234 desks



1850 m²

[Open floorplan](#)



Included services



Internet 500 mbit



Printer & Office Supplies



24/7 Access



Barista Coffee & Tea



Cleaning



Fruit



Utilities



Kitchen



Furniture & Equipment



Reception



Mail Service

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





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