



**Bright. Broad. Berlin.**





A Project by

**TROCKLAND®**

**CREATING  
UNIQUE  
SPACES  
WITH LOVE**





BLOCK-E: Ready for the next episode

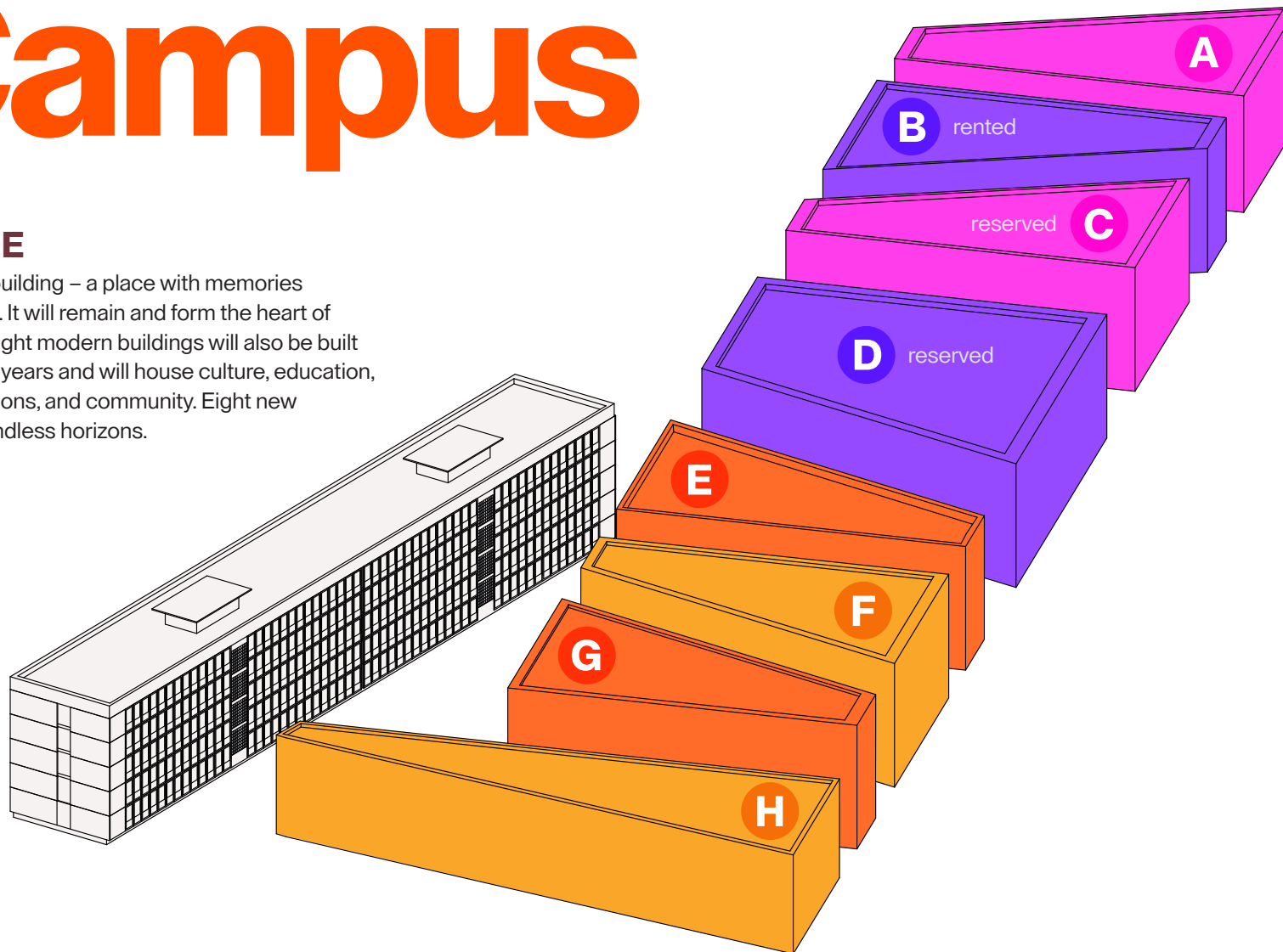
# Welcome to Funkytown

♦ The new creative quarter, offering a view of the Spree River, Plänterwald, and of the neighboring Funkhaus in Nalepastrasse, as well as the city skyline, represents revitalization of a legendary location in the east: From the BLOCK-E on Rummelsburger Landstrasse the GDR youth radio station DT64, among others, broadcast culture and hits, debates and art into the households of an entire generation.

# Campus

## BLOCK-E

The existing building – a place with memories and emotions. It will remain and form the heart of Funkytown. Eight modern buildings will also be built in the coming years and will house culture, education, accommodations, and community. Eight new STATIONS, endless horizons.



## STATION A–H

New Buildings

**A**

### COMMERCIAL

Offices, Studios,  
Education/Culture

**B | C | D**

### ACCOMMODATION

Hotel

**E | F | G**

### COMMERCIAL

Offices (Upper floors)  
Studios (Upper floors)  
Fitness (Upper floors)  
Retail (Ground floor)  
Restaurant (Ground floor)  
Studio (Ground floor)  
Exhibitions (First floor)

**H**

### STUDIO

Workshops  
Ateliers

### UNDERGROUND

Parking spaces  
approx. 250 parking spots



# I Follow Rivers

## SURROUNDINGS

♦ The potential provided by the location, significance, and surroundings is unrivalled in Berlin and Germany – and possibly even worldwide. All former citizens of East Germany are familiar with the area around Nalepastrasse, a neighborhood emotionally charged by decades of history. For half a century, the Funkhaus has provided a space for culture, music creative work. The urban energy is balanced by the Spree and the island of Bullenbruch, whose deciduous trees extend all the way down to the water. A sense of contentment: free, empowering – for a mind without walls, thoughts without borders, and a heart without hurdles. The Funkytown name represents new beginnings, rhythm, and radio history as well as people, change, and city life.



*Funkhaus Spree romance: magical mix for creative minds*



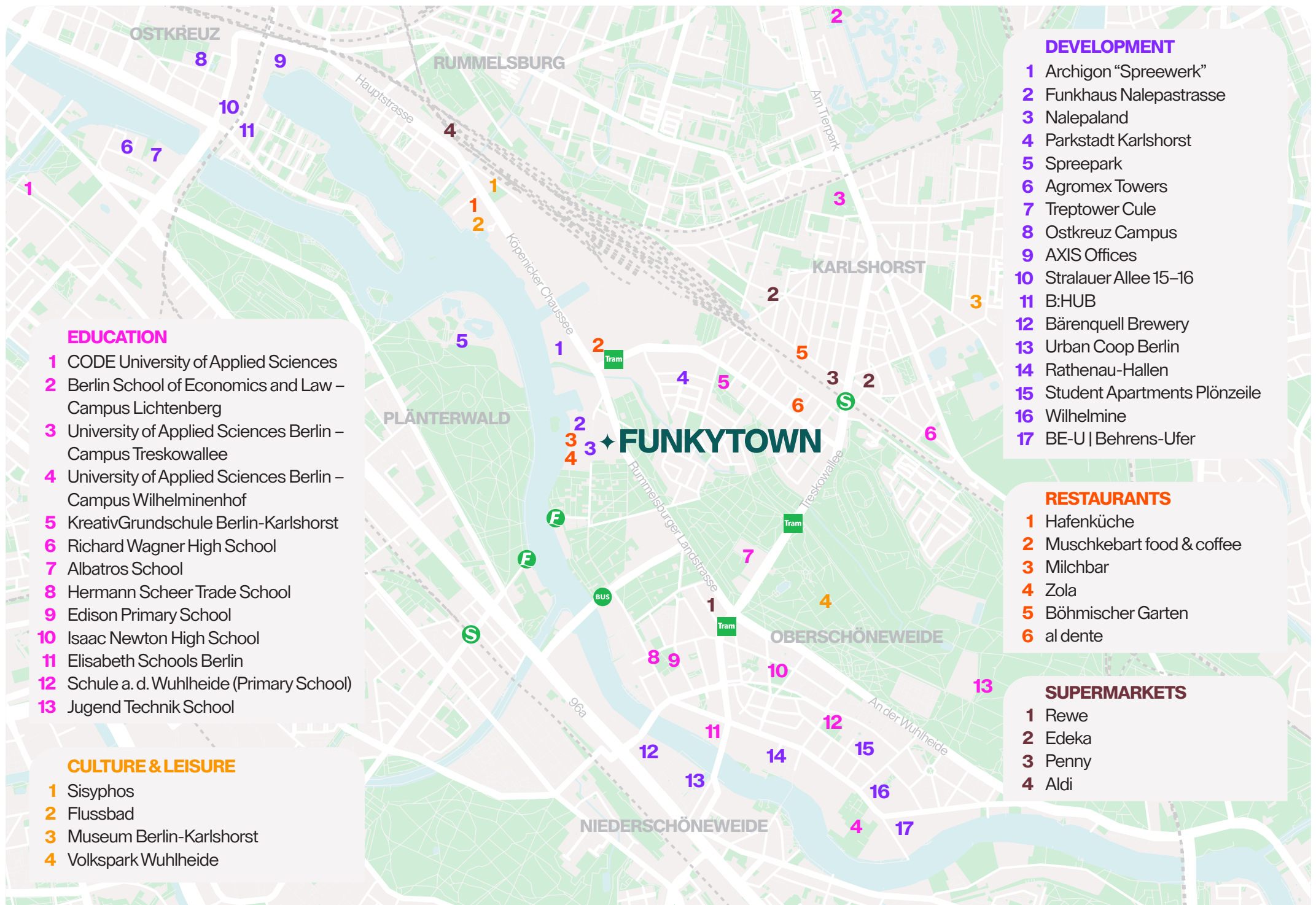
BLOCK-E at broadcasting times





CREATIVITY AND URBAN LIFESTYLE COME TOGETHER, DIRECTING THE EYES TO THE BERLIN SKYLINE AND BEYOND. AFTER ALL, THERE'S A WHOLE WORLD BEHIND THE HORIZON.





### EDUCATION

- 1 CODE University of Applied Sciences
- 2 Berlin School of Economics and Law – Campus Lichtenberg
- 3 University of Applied Sciences Berlin – Campus Treskowallee
- 4 University of Applied Sciences Berlin – Campus Wilhelminenhof
- 5 KreativGrundschule Berlin-Karlshorst
- 6 Richard Wagner High School
- 7 Albatros School
- 8 Hermann Scheer Trade School
- 9 Edison Primary School
- 10 Isaac Newton High School
- 11 Elisabeth Schools Berlin
- 12 Schule a. d. Wuhlheide (Primary School)
- 13 Jugend Technik School

### CULTURE & LEISURE

- 1 Sisypheos
- 2 Flussbad
- 3 Museum Berlin-Karlshorst
- 4 Volkspark Wuhlheide

### DEVELOPMENT

- 1 Archigon “Spreewerk”
- 2 Funkhaus Nalepastrasse
- 3 Nalepaland
- 4 Parkstadt Karlshorst
- 5 Spreepark
- 6 Agromex Towers
- 7 Treptower Cule
- 8 Ostkreuz Campus
- 9 AXIS Offices
- 10 Stralauer Allee 15–16
- 11 B:HUB
- 12 Bärenquell Brewery
- 13 Urban Coop Berlin
- 14 Rathenau-Hallen
- 15 Student Apartments Plönzeile
- 16 Wilhelmine
- 17 BE-U | Behrens-Ufer

### RESTAURANTS

- 1 Hafenküche
- 2 Muschkebart food & coffee
- 3 Milchbar
- 4 Zola
- 5 Böhmischer Garten
- 6 al dente

### SUPERMARKETS

- 1 Rewe
- 2 Edeka
- 3 Penny
- 4 Aldi

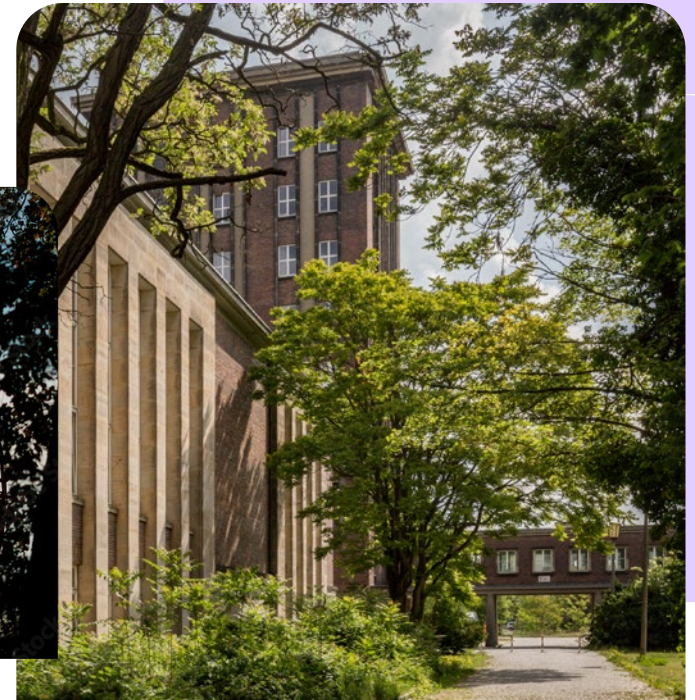




Waterfront at Funkhaus Nalepastrasse



Ferris wheel at Spreepark Plänterwald



Funkhaus Nalepastrasse



## MOBILITY

# I Like to Move It

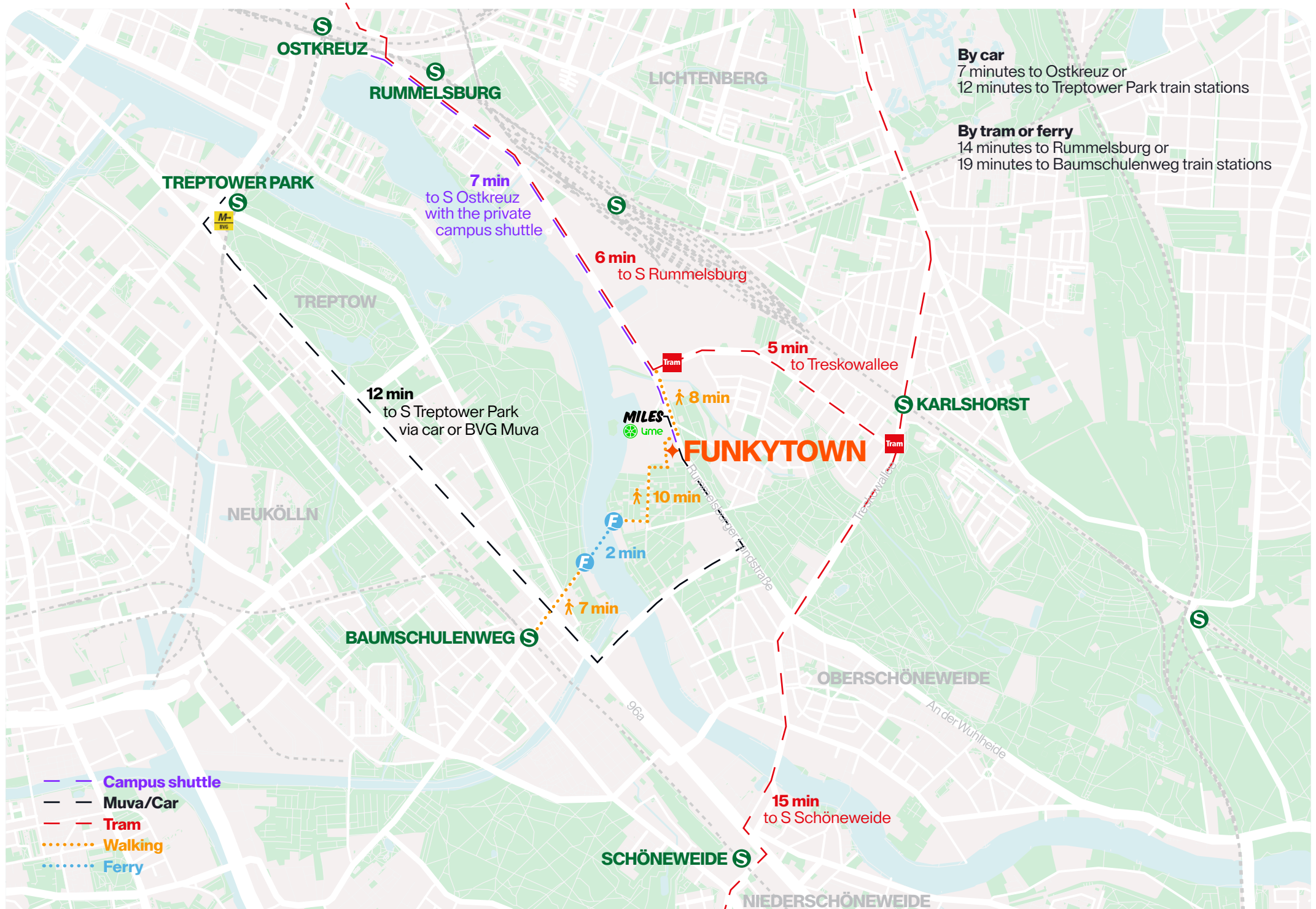
♦ Funkytown has great transportation options in every direction. Soon, there will be a private campus shuttle for all tenants and guests, linking Funkytown to the Ostkreuz and Ostbahnhof train stations between 7:30 a.m. and 9 p.m.

Numerous train and bus lines run from these public transport hubs throughout Berlin and into Brandenburg. In addition, the on-demand BVG service Muva is available in the Treptow-Köpenick district. It is also possible to travel to the quarter individually at any time using share cars, scooters or bikes.

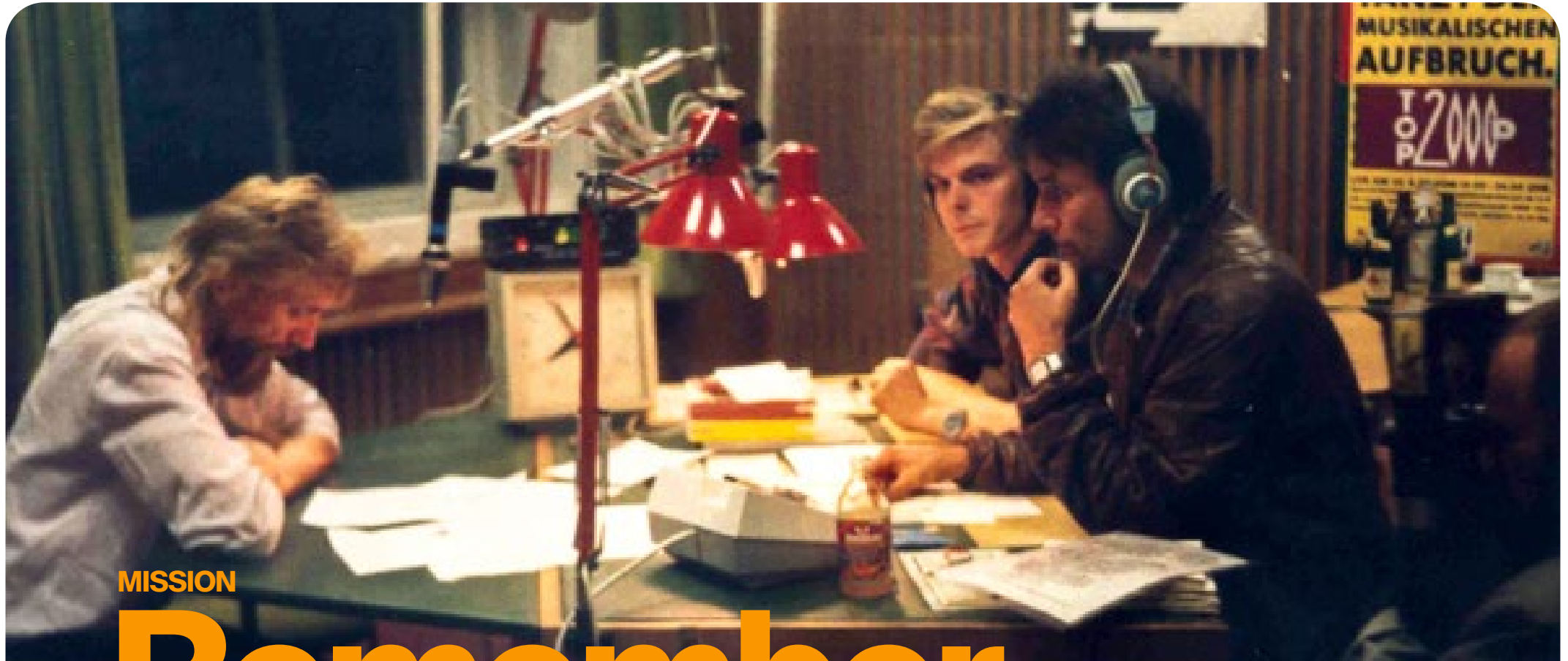


*Funkytown Mobility Service: Electric Campus Shuttle*









Christoph Singelstein, Thomas Klug, Andreas Ulrich at DT64 | © Jörg Wagner

MISSION

# Remember Tomorrow

♦ Internal, personal, and individual experiences remain ingrained in the mind. Whether flourishing, fragile, growing, or fading, each memory is different, but always present. We want to remember – preserve images, thoughts, and stories – which is why we're creating a location that not only embraces history, but also builds on it, transforming memories into something new. Funkytown has a clear focus on appreciation, interconnection, and vitality.



♦ The story behind the origin of DT64 is fascinating. Beginning on May 19, 1964, the German Youth Rally broadcast continuously for 99 hours straight, securing its cult status and establishing itself as the voice of East Germany's youth overnight. The former Block-E became a symbol of East German identification. The youth radio station referred to itself as the "Power of the Eastside" – and thus a movement was born in Berlin's Treptow-Köpenick district. Until the wall came down, shows like Hitglobus, Mischmasch, and Dr. Kaos were key components of the daily programming.

# Remember DT64

Fall of the Berlin Wall at Brandenburg Gate



♦ The DT64 hit caravan was still touring Germany in 1991, having embarked on a mission to rescue the station. A large, emotional wave of protests in the east and west brought people together and continues to do so to this day. In October 1991, superstar David Bowie came to Berlin to fight for the station – without success. The end of the station in mid-1993, with the renaming to Sputnik and the move to Halle, left behind an enormous empty space in the hearts of an entire generation.





♦ What is often forgotten in East German nostalgia is the fact that Block-E has now been vacant for as long as it was initially in use. It is high time for a transformation. And that is why Funkytown plans to create a new identity inspired by the old one, filling the empty concrete shell with new stories. Generation Berlin is international and creative, sharp-witted and digitally minded, and demonstrates awareness and attitude. Funkytown shares these values and is opening its doors – for professionals and innovative minds, for north, south, east, and west.

# Generation Berlin







# New Kiez on the Block

## VISION 1.0 – BLOCK-E

♦ Built in the early 1960s, the reinforced concrete structure is a classic. Imposing from afar and up close, the five-floor block is home to historical treasures. The raw concrete has been preserved, and with it the recent decades of graffiti, providing BLOCK-E with its genuine character. The enormous building forms the basis for a modern vibe in the unusually cool neighborhood. Combined with new materials, a glass facade, and a contemporary interior, the former department for news and foreign policy will be transformed into innovative Work Lofts.



IS IT POSSIBLE TO REIMAGINE A CLASSIC?  
YES, BY TURNING IT INTO AN ICON.

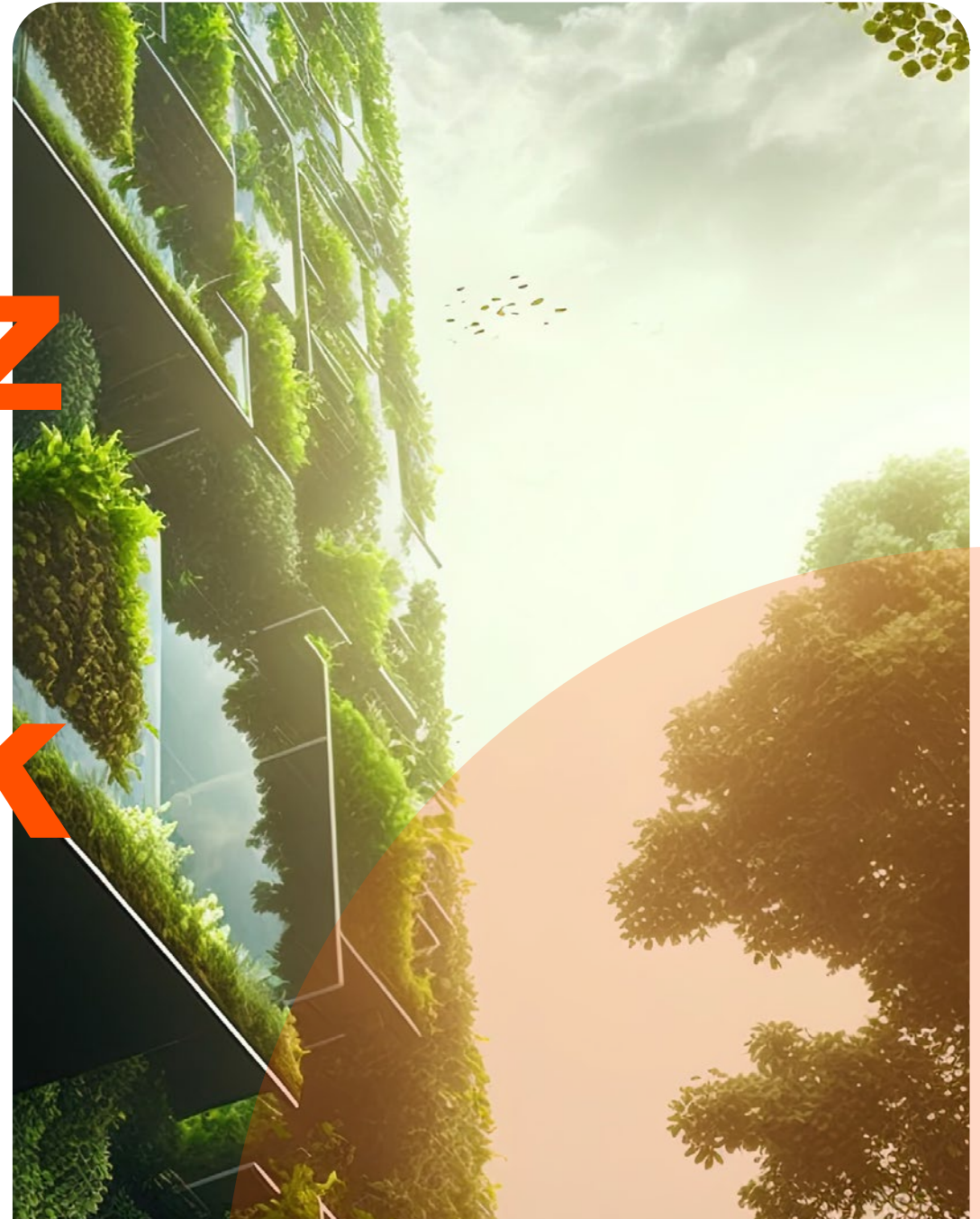




# New Kiez on the Block

## VISION 2.0 – STATIONS

♦ Eight modern construction projects will allow for an extensive range of uses, from culture, education, accommodations, and community to co-working and retail spaces. The old building and innovation – BLOCK-E and STATIONS – will be arranged specifically to encourage dialogue. The outdoor spaces will serve as cultural and social hubs, open to both the inside and outside.





VISUALISATION: Café BLOCK-E

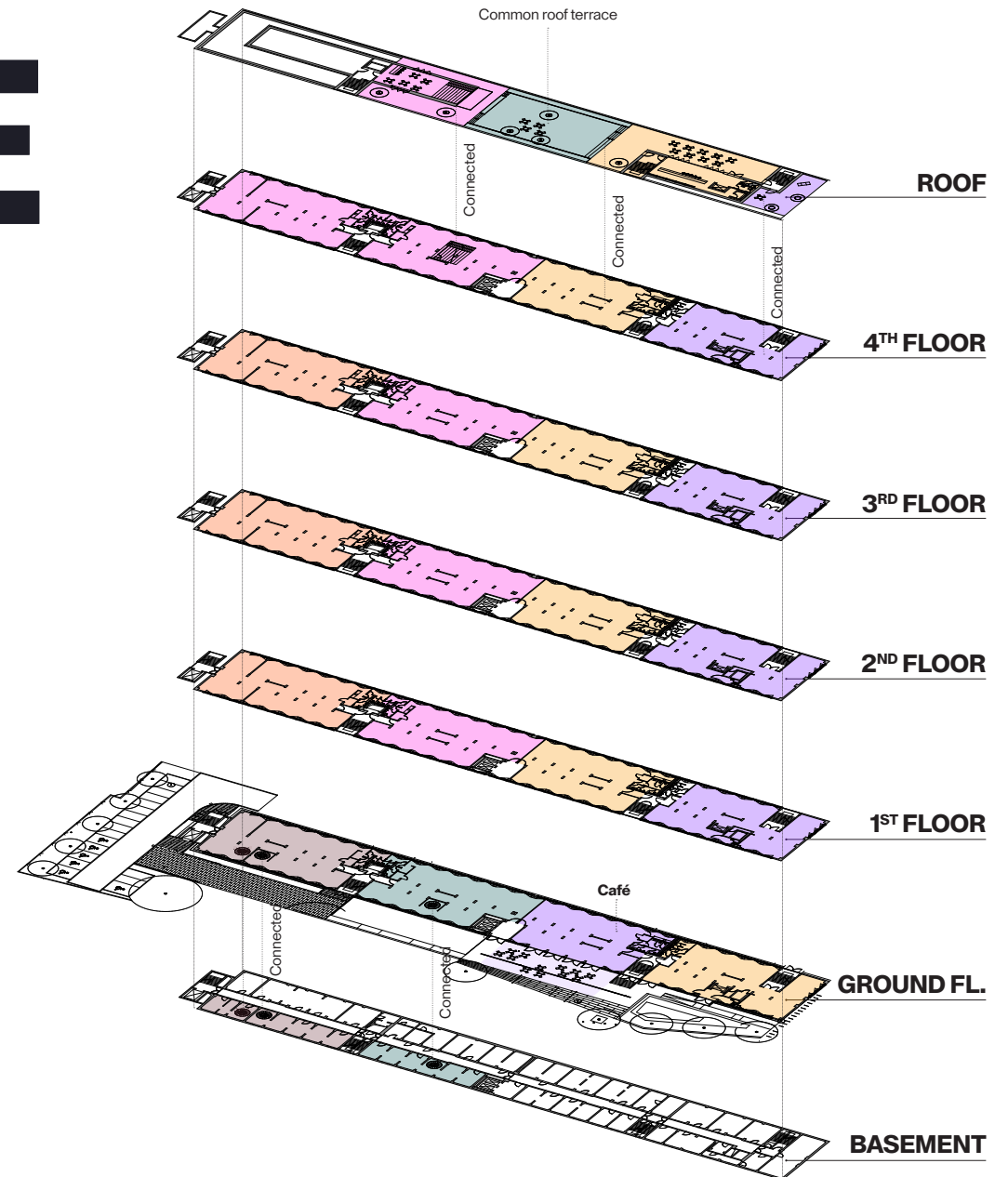
# LETTING Take Me to the Place I Love



# BLOCK-E

♦ People who work here can expand their horizons and breathe German history, which even extends to the architecture. The eye-catching pillars, once guiding elements for narrow hallways, provide the gutted floors with structure and allow for flexible use, with spaces of 250 m<sup>2</sup> to 10,500 m<sup>2</sup>.

Greenery and the Funkhaus are visible just outside the windows, dining is available on the ground floor, new windows and light in the basement, and an accessible roof terrace offers views of the sunrise and sunset, providing a sense of balance.

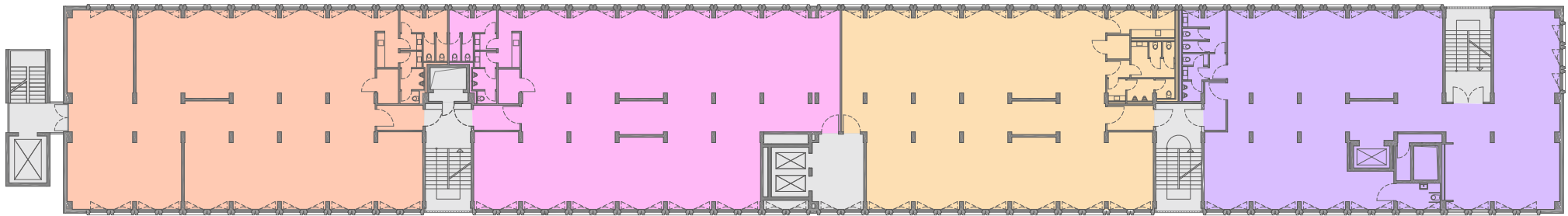






New Work in unusually cool surroundings



**TYPICAL FLOOR PLAN**approx. 1,628 m<sup>2</sup>**B3.04**  
approx. 438 m<sup>2</sup>**B3.03**  
approx. 415 m<sup>2</sup>**B3.02**  
approx. 378 m<sup>2</sup>**B3.01**  
approx. 397 m<sup>2</sup>**SPLITTING OPTIONS**

4 offices per floor



3 offices per floor



2 offices per floor



2 offices per floor

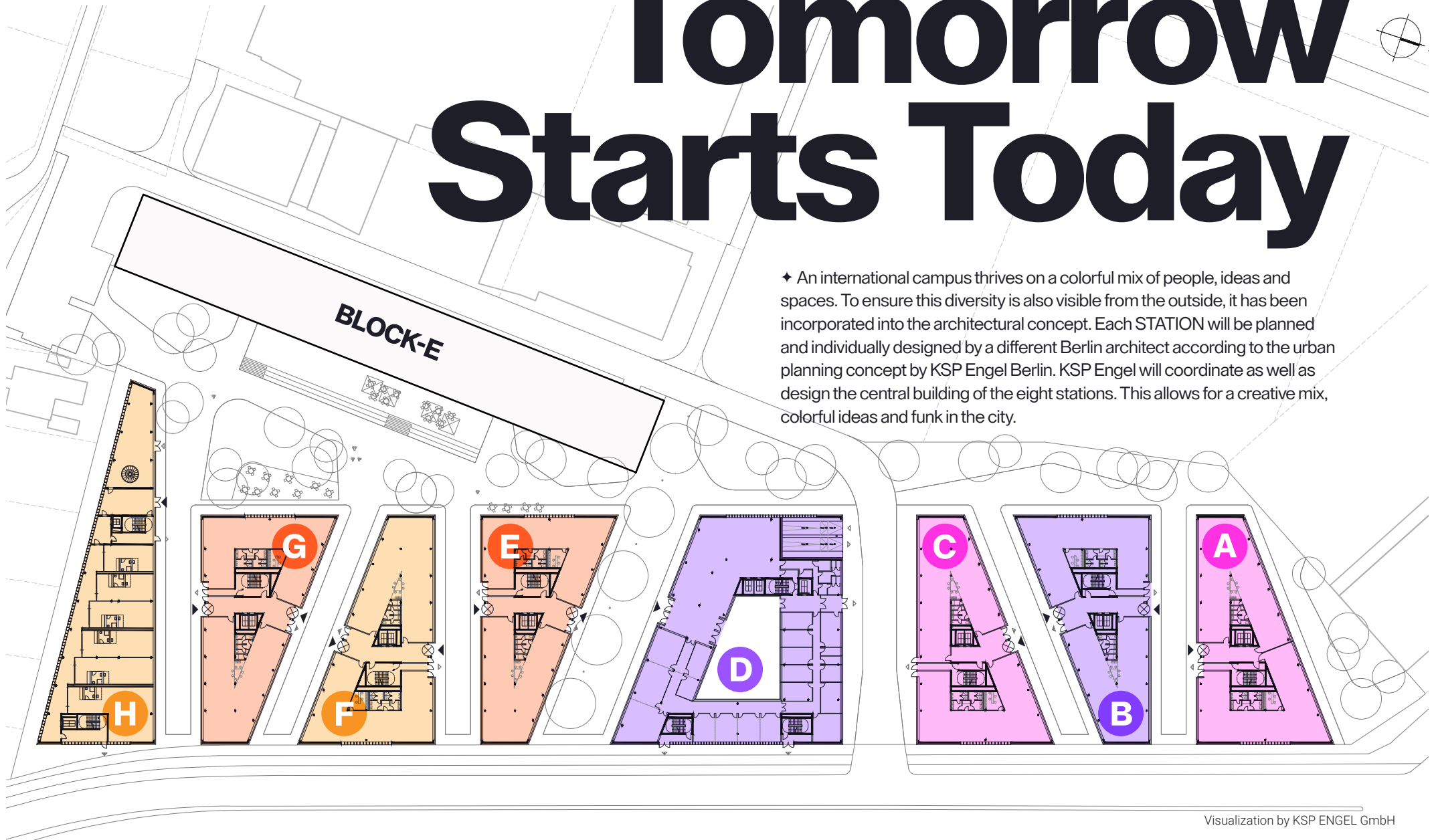


1 office per floor



# Tomorrow Starts Today

♦ An international campus thrives on a colorful mix of people, ideas and spaces. To ensure this diversity is also visible from the outside, it has been incorporated into the architectural concept. Each STATION will be planned and individually designed by a different Berlin architect according to the urban planning concept by KSP Engel Berlin. KSP Engel will coordinate as well as design the central building of the eight stations. This allows for a creative mix, colorful ideas and funk in the city.



Visualization by KSP ENGEL GmbH





**Your Next Episode?**





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