

WELCOME TO FUNKYTOWN

BERLIN

THE NEXT EPISODE

FUNKYTOWN

A Project by

TROCKLAND

THE NEW KIEZ ON THE BLOCK



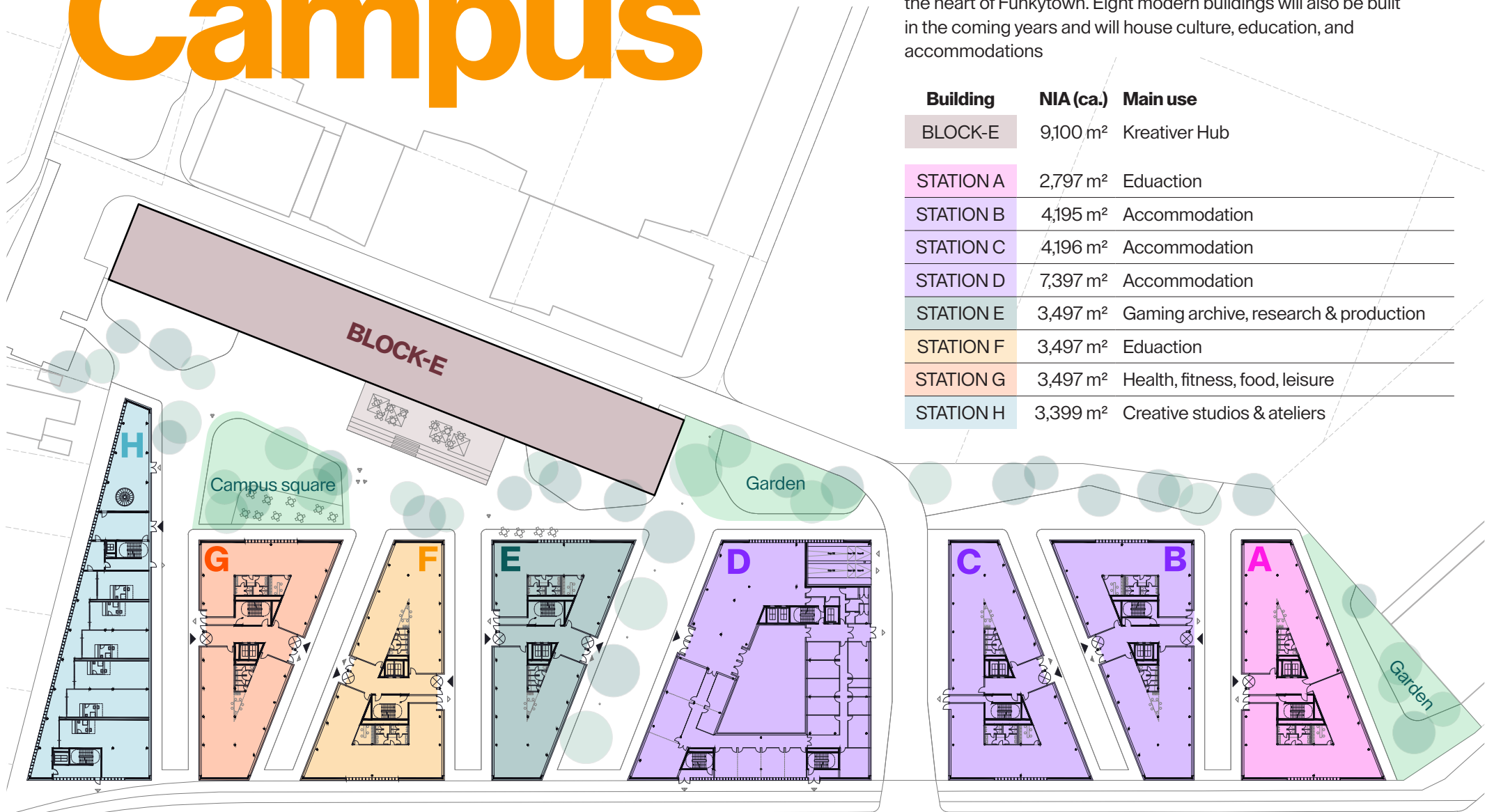


Welcome to Funkytown

◆ 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 the revitalization of a legendary location: 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.

BLOCK-E: Ready for the next episode

Campus



BLOCK E – a place with memories and emotions. It will remain the heart of Funkytown. Eight modern buildings will also be built in the coming years and will house culture, education, and accommodations

Building	NIA (ca.)	Main use
BLOCK-E	9,100 m ²	Kreativer Hub
STATION A	2,797 m ²	Eduaction
STATION B	4,195 m ²	Accommodation
STATION C	4,196 m ²	Accommodation
STATION D	7,397 m ²	Accommodation
STATION E	3,497 m ²	Gaming archive, research & production
STATION F	3,497 m ²	Eduaction
STATION G	3,497 m ²	Health, fitness, food, leisure
STATION H	3,399 m ²	Creative studios & ateliers

Operated by
NYX by Leonardo Hotels

Operated by
nena Hospitality

Operated by
The Base

I Follow Rivers

SURROUNDINGS

◆ For half a century, the Funkhaus has provided a space for culture, music, and 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. 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

**KEY**

- Funkytown | Existing & new
- Existing | Art, culture, commercial
- Planned | Office, commercial

Spree Coast

◆ The immediate neighborhood of Funkytown will undergo far-reaching changes in the coming years: As part of the cross-district “Spree Coast” development project, the importance of the areas along the banks of the Spree River between Rummelsburg and Oberschönevide, which are valuable in terms of urban development, has been recognized. The construction development of this approximately 30-hectare area is driven by the Lichtenberg district office, the Treptow-Köpenick district office and the Senate Department for Urban Development, Construction and Housing.



Depeche Mode concert at Funkhaus Nalepastraße
funkhaus-berlin.net



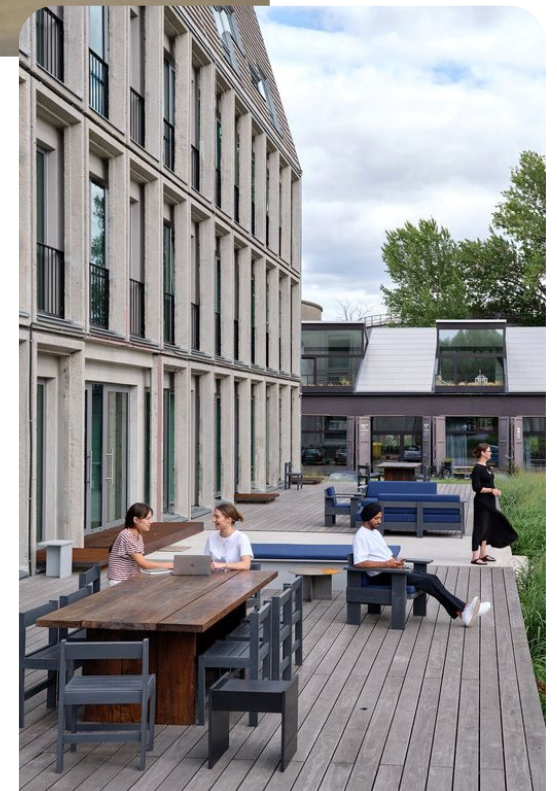
Exhibition at Reinbeckhallen, © Thorsten Wulff
stiftung-reinbeckhallen.de



Event Space g.ART.n at Gaswerksiedlung, © Anna Bresoli
gaswerk-music-days.de/gaswerksiedlung

THE FUTURE IS IN THE AIR

◆ There are neighborhoods whose development is particularly strongly influenced by creative minds and companies. The area around Funkytown has been undergoing such a transformation for several years: Funkhaus Berlin successfully attracts people from all over the world with its concerts and events. The Gaswerksiedlung has provided a home for numerous musicians, sound engineers, and artists since 2018. Stiftung Reinbeckhallen, founded in 2016, presents exhibitions of contemporary art, accompanied by a varied program. Since 2023, the Flussbad has been a place for culture and ideas with event and exhibition spaces, guest rooms, restaurants, and lofts for creative work.



Workspace at Flussbad, © Andreas Weichsner
flussbad.com

MOBILITY

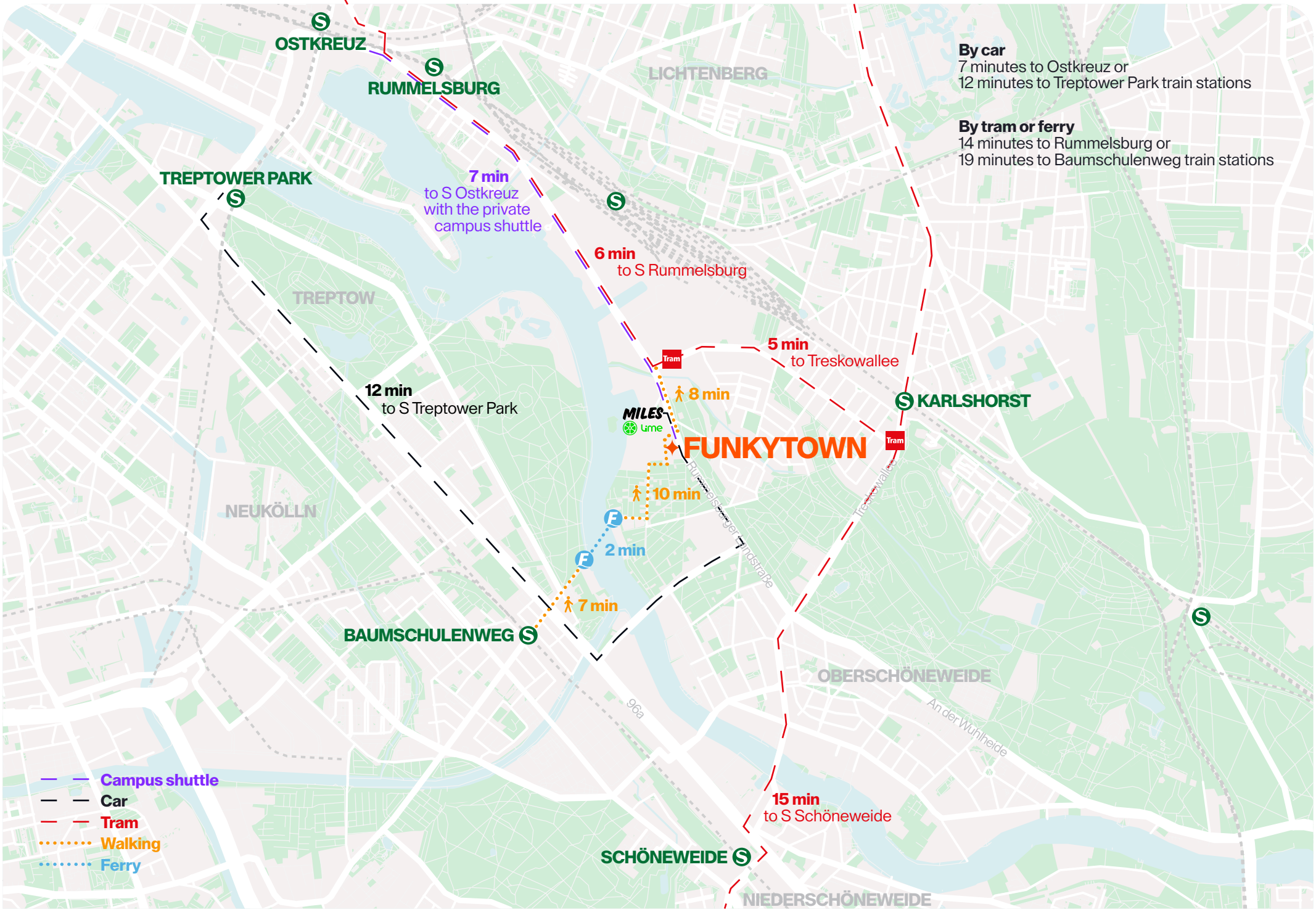
I Like to Move It

◆ 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. 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



◆ The story of BLOCK-E is fascinating, starting in the 1960s when it was constructed as a way to make more space for broadcasting and production rooms for several East German radio stations. In May of 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. What was later known as DT64 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. Until the wall came down, shows like Hitglobus, Mischmasch, and Dr. Kaos were key components of the daily programming.

Remember DT64

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



◆ The DT64 hit caravan was still touring Germany in 1991, having embarked on a mission to rescue the station after the fall of the Berlin Wall. 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.



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.

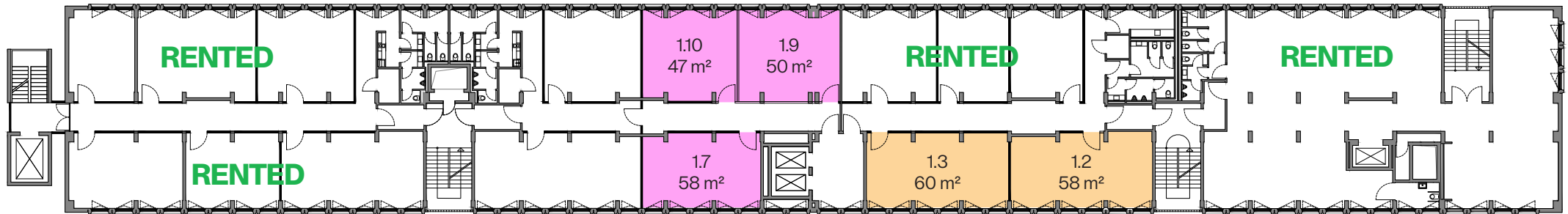
The enormous building forms the basis for a modern vibe in the unusually cool neighborhood. Combined with new materials, a glass facade, and a contemporary interior, the former department for news and foreign policy will be transformed into innovative Work Lofts.

FUNKY STUDIOS | 1st FLOOR

approx. 34 m²–60 m²



Ceiling height min. 3 m



B1.04

B1.03

B1.02

B1.01

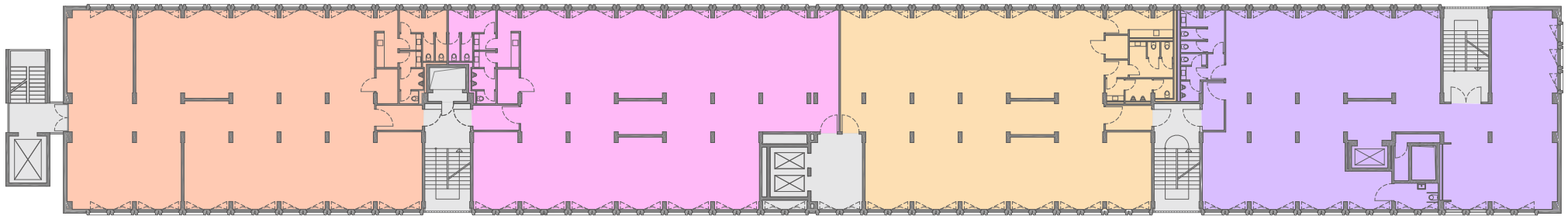


STANDARD FLOOR

approx. 1,632 m²



Ceiling height min. 3 m



B 3.04
ca. 439 m²

B 3.03
ca. 417 m²

B 3.02
ca. 378 m²

B 3.01
ca. 398 m²

SPLITTING OPTIONS

4 units per floor



3 units per floor



2 units per floor



2 units per floor



1 unit per floor





BLOCK-E in the future: New Work in unusually cool surroundings

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



Station to Station

VISION 2.0 – STATIONS

♦ The eight modern STATIONS will be used for a variety of purposes: from culture, education, accommodation and social services to gastronomy, co-working and retail. The synergy between the existing building and innovation, BLOCK-E and the STATIONS, is dialog-oriented: Social hubs open to all sides are created in the outdoor areas.





UNITED ARCHITECTS

♦ An international campus thrives on a colorful mix of people, ideas and places. This diversity is also reflected in the architectural concept: each STATION will be planned and individually designed by a different Berlin architectural firm according to the urban planning concept of KSP Engel Berlin.

KSP Engel will coordinate and design the central building of the eight stations. This allows for a creative mix, colorful ideas and funk in the city.

hilligarchitekten

TCHOBAN VOSS
ARCHITEKTEN

LAVA

S
L
X
Y

● KSP ENGEL

Julian
Breinersdorfer
Architekten

GRÜNTUCH ERNST
ARCHITEKTEN

GRAFT



HOSPITALITY

◆ We are delighted to have Nena Hospitality, The Base, and Leonardo NYX Lifestyle Hotels, among others, as our first tenants.

Nena Apartments offer the comfort and service of a hotel and the privacy, flexibility, and extra space of an apartment. Attractive for business travelers, Berlin explorers, and new Berliners for longer and shorter stays. TheBase creates unique places to live together that strengthen togetherness and form the ideal basis for a fulfilling life. The values speak for themselves: living, belonging, growing.

NYX Hotels by Leonardo Hotels offer something equally special. These hotels are art and lifestyle locations rather than conventional hotels. Each location is designed to inspire creativity and foster a sense of freedom.



STATION B



STATION C



STATION D



Your Next Episode!



Contact

**CREATING
UNIQUE
SPACES
WITH LOVE**



funkytown.berlin

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