



Funkytown

**Nine Stories,
One Creative Beat**

Innovative creative campus
surrounded by city and nature

A project by
TROCKLAND®



Berlin's New Hotspot for Makers & Dreamers

Nine buildings. One creative heartbeat. Where work, life, and imagination meet by the Spree River.

♦ Funkytown is a new mixed use creative quarter in Berlin, shaped by nine unique buildings, each façade designed by a different architectural office. Together, they form a diverse yet coherent ensemble that reflects the spirit of creativity, sustainability, and transformation.

The campus plaza becomes the vibrant center of the new creative quarter



MIXED-USE CAMPUS

A campus that has everything its users need from morning until night: cafés and restaurants, workspaces, accommodation, gyms, and green outdoor areas to relax.



UNIQUE ARCHITECTURE

The one of a kind architectural concept for all eight new buildings, led by eight top-tier architects, aims to push boundaries in an innovative and diverse way.



A LEGENDARY STORY OPEN FOR ALL

BLOCK-E's gripping history enters a new chapter, as affordable rents open the door to a vibrant and diverse community. Furthermore, the campus will always be accessible to the public.



PROXIMITY TO NATURE AND WATER

Set along the river and surrounded by green, Funkytown offers space to breathe — a mindful alternative to the inner city. Its suburban calm invites a lifestyle that balances work, creativity, and restoration.

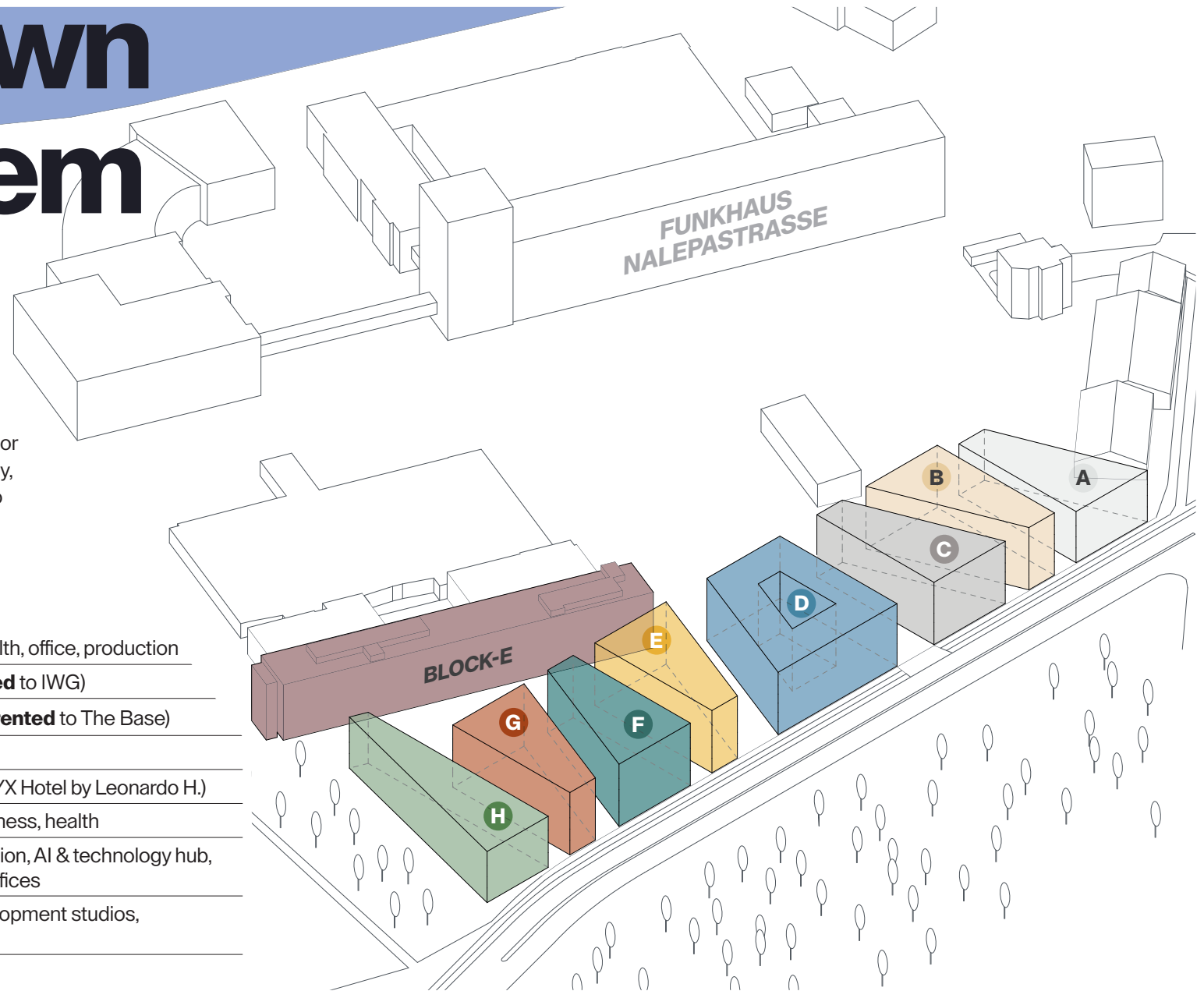


Funkytown Ecosystem

Funkytown is designed for a 24/7 rhythm of work, life, and play

♦ Funkytown brings together a wide range of uses across approx. 50,000 m² as an urban district. The campus connects people from all over the world who are looking for a place to work, think, create, produce, or conduct research. It also offers spaces for gastronomy, health, fitness, and entertainment, as well as places to stay overnight.

Building	NLA*	Main use
BLOCK-E	9,607 m ²	Gastronomy, studios, health, office, production
STATION A	3,344 m ²	Coworking spaces (rented to IWG)
STATION B	4,610 m ²	Short-term apartments (rented to The Base)
STATION C	4,842 m ²	Youth Hostel
STATION D	8,661 m ²	Lifestyle Hotel (rented NYX Hotel by Leonardo H.)
STATION E	3,917 m ²	Gastronomy, fitness, wellness, health
STATION F	3,973 m ²	Gaming, museum, collection, AI & technology hub, XR/VR labs, innovation offices
STATION G	3,832 m ²	Gaming publishers, development studios, creator spaces & more
STATION H	3,881 m ²	Creative studios, ateliers



TENANTS



BLOCK-E
Creative studios



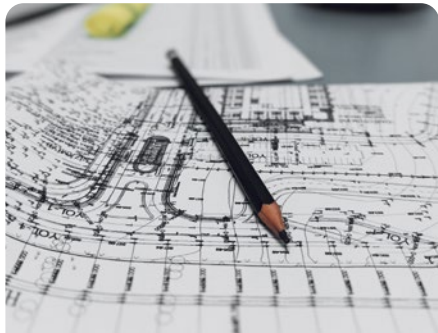
BLOCK-E
Tax advisor



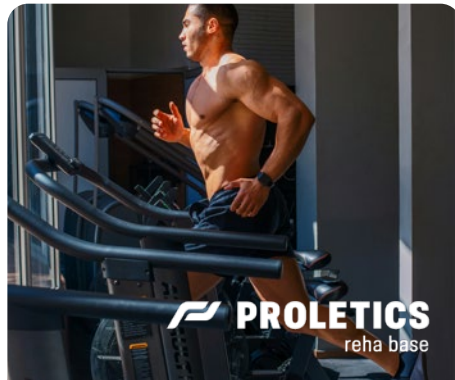
BLOCK-E – Donut bakery: production, office, and café



BLOCK-E
EigenARTig
Social service provider



BLOCK-E
Construction & planning office



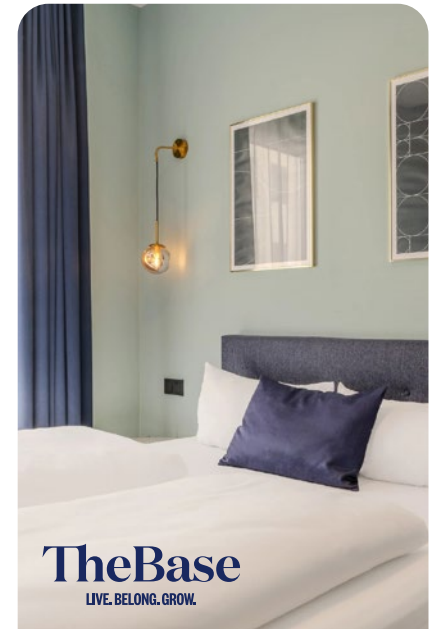
BLOCK-E – Proletics reha base
Rehabilitation & performance centre



STATION A – spaces by IWG
Coworking



STATION C – Youth Hostel



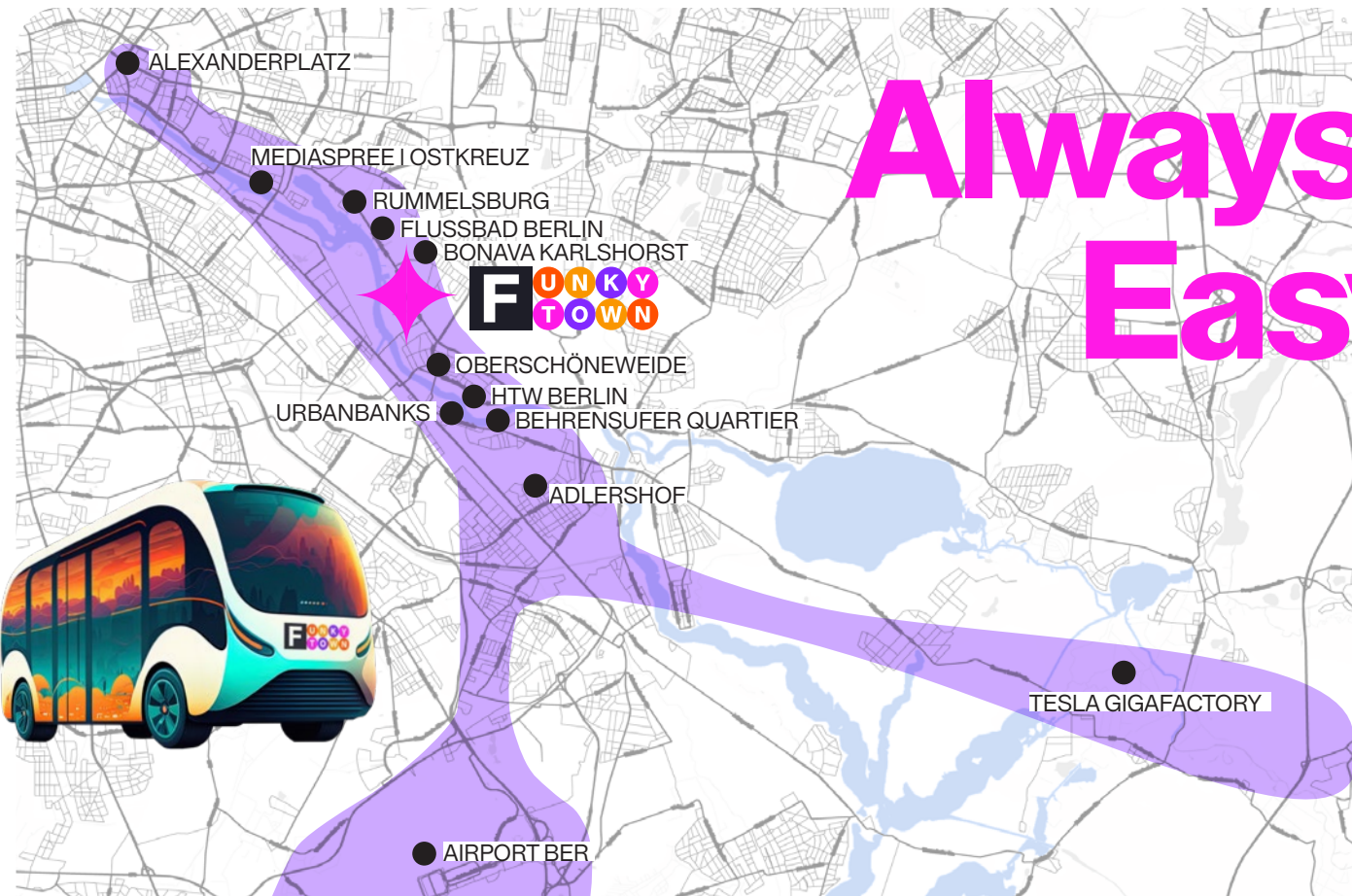
STATION B – The Base
Short-term apartments



by Leonardo Hotels

STATION D – NYX Hotel
by Leonardo Hotels





Always Within Easy Reach

Easy access by car, tram, and ferry, as well as a private campus shuttle



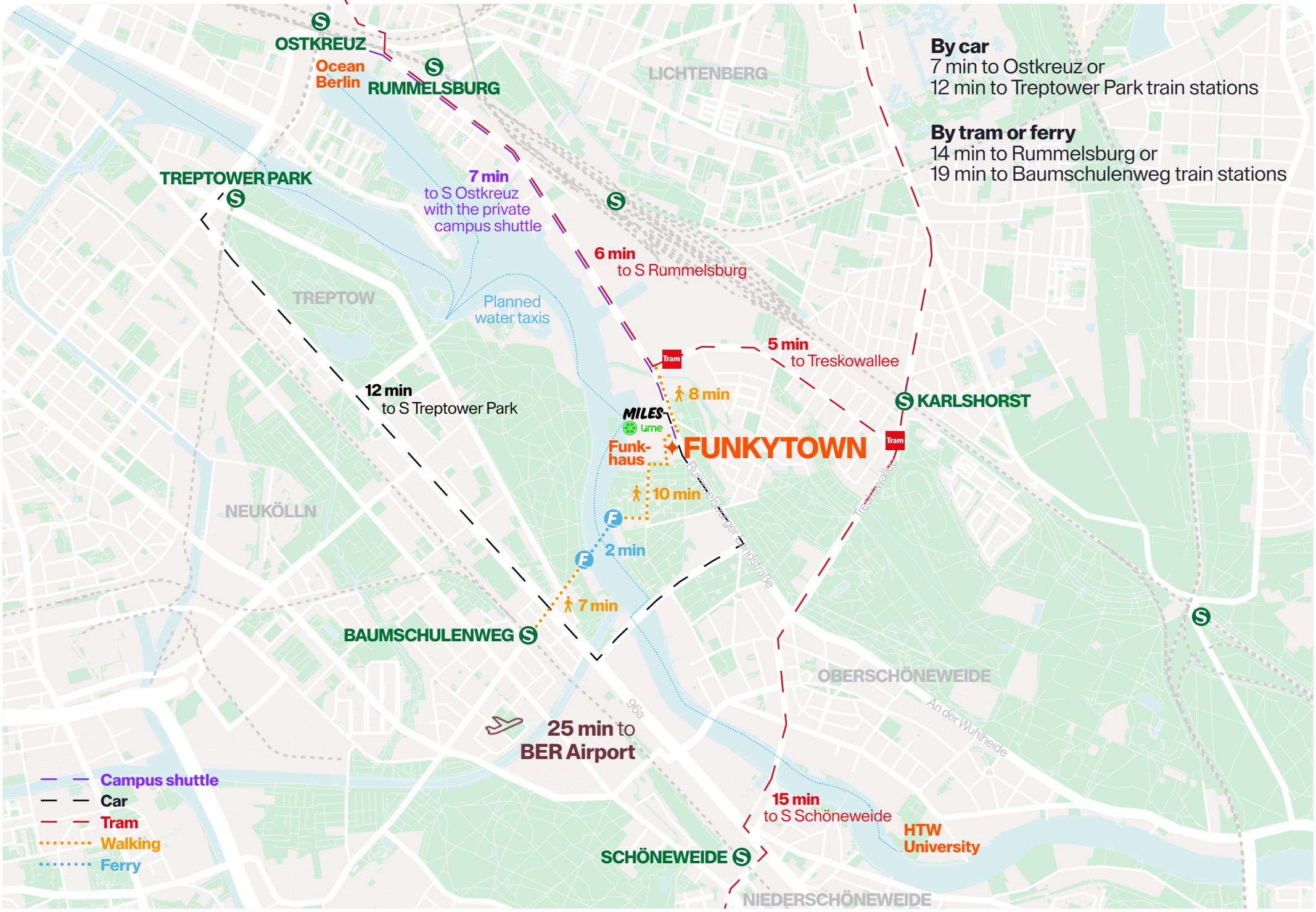
MOBILITY

◆ There will be a private campus shuttle for all tenants and guests, linking Funkytown to the Ostkreuz train station between 7:30 a.m. and 9 p.m. Numerous train and bus lines run from this public transport hub throughout Berlin and into Brandenburg. It is also possible to travel to the quarter individually at any time using share cars, scooters or bikes.

BOOM CORRIDOR

◆ The opening of Berlin's new international airport (BER) has shifted attention to the city's southeast – a region full of diverse potential. Nestled between Ostkreuz, Rummelsburg, and Adlershof, OSW – “Oh So Wonderful” Oberschöneeweide lies right at the center of this emerging boom corridor.

Its strategic location near the University of Applied Sciences (HTW), the Adlershof Science and Technology Park, the Tesla Gigafactory, and the planned European Tesla Development Center is positioning the district as one of Berlin's key future hubs.



By car
 7 min to Ostkreuz or
 12 min to Treptower Park train stations

By tram or ferry
 14 min to Rummelsburg or
 19 min to Baumschulenweg train stations

7 min
 to S Ostkreuz
 with the private
 campus shuttle

6 min
 to S Rummelsburg

5 min
 to Treskowallee

12 min
 to S Treptower Park

8 min

FUNKYTOWN

10 min

2 min

7 min

25 min to
BER Airport

15 min
 to S Schöneeweide

**HTW
 University**

- — Campus shuttle
- — Car
- - - Tram
- Walking
- Ferry

A New District for Innovation



New Residential Quarters

With landmark developments such as **Parkstadt Karlshorst** and **Spreewerk**, the Spree waterfront has emerged as one of the most dynamic and fast-growing areas in Southeast Berlin.



Cultural Production Sites

Funkhaus Nalepastrasse is a heritage-listed building complex featuring a wide range of music and recording studios, as well as event spaces along the Spree.



Academic Infrastructure

HTW Berlin is Berlin's largest public university of applied sciences, with 14,000 students (and continuously growing), 500 staff members, and 70 study programmes spanning technology, IT, business, culture, and design.



Innovation Cluster

The "**Spreeküste**" development project covers a 9.5-hectare area. In total, including existing buildings, more than 500,000 m² of gross floor area (GFA) will be developed with a wide variety of uses.



Experiences

In addition to established cultural destinations such as **Flussbad Berlin**, the neighbourhood will soon be complemented by a new tourist attraction, **Ocean Berlin**.



© O&O Baukunst / Vladyslav Kalinowych

KEY

- Funkytown | Existing & New
- Funkhaus
- Future development

◆ 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.

Spree Coast



New Kiez on the Block

A Berlin icon reborn: where creative pioneers find authentic spaces at fair prices

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 façade, and a contemporary interior, the former department for news and foreign policy will be transformed into innovative spaces.

Remember DT64

◆ 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 Hitglobe, Mischmasch, and Dr. Kaos were key components of the daily programming.



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



Berlin
Funkhaus Nalepastrasse
© HEITAT [1975-1985]
für www.sendefotos-bb.de



◆ 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.



◆ BLOCK-E now offers a space where people can expand their horizons in a piece of Berlin's history, which even extends to the architecture. The eye-catching pillars, once guiding elements for narrow hallways, provide the floors with structure and allow for flexible use. Greenery and the Funkhaus are visible just outside the windows and the roof terrace offers views of the sunrise and sunset, providing a sense of balance.



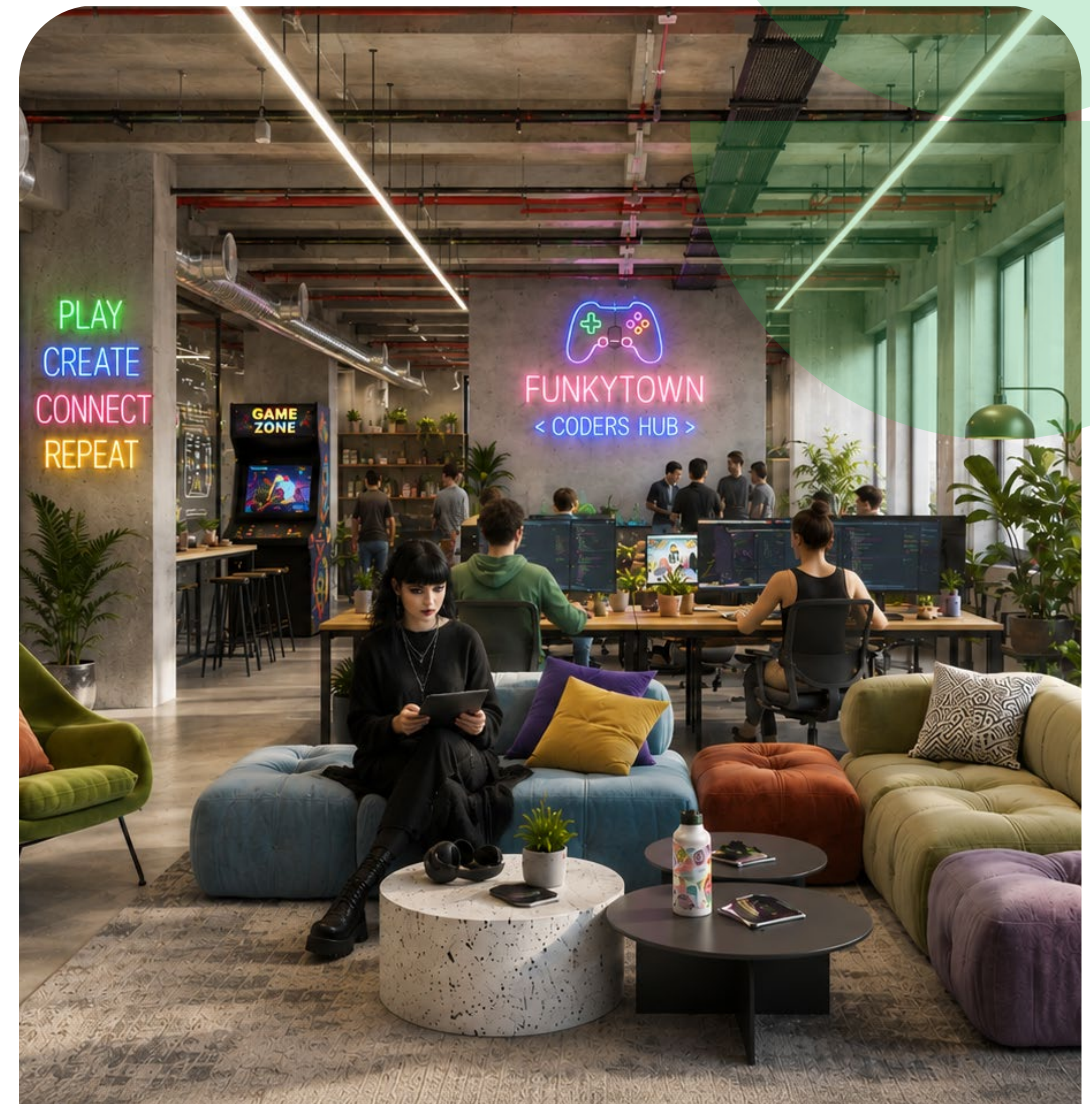
Start-up & Experience Incubator

From campus to company –
where ideas become innovation

◆ With the Start-up & Experience Incubator, BLOCK-E becomes a new home for the next generation in creative tech industries. Together with HTW Berlin, the DE:HIVE Game Hub, and the university's Game Design programmes, it provides the ideal environment – including dedicated studio spaces – for graduates taking their first steps into the games industry.

Embedded within the creative ecosystem of Funkytown, young studios benefit from a vibrant mixed-use campus featuring cafés and restaurants, modern workspaces, event areas, fitness facilities, accommodation options, and extensive opportunities for exchange and networking. The distinctive atmosphere of BLOCK-E is complemented by affordable rents, creating space for a diverse and dynamic community of creatives, developers, and entrepreneurs.

Located directly along the Spree and surrounded by abundant nature, Funkytown also offers an inspiring alternative to the city centre – a future-oriented place where work, creativity, community, and leisure come together.



Powered by



htw.

Hochschule für Technik
und Wirtschaft Berlin
University of Applied Sciences

DE:HIVE
PLAY MATTERS

Station to Station

Eight architectural voices,
one shared vision —
a love letter to creative freedom

VISION 2.0 – STATIONS

◆ The eight new buildings will create a vibrant urban quarter where difference is the foundation, not the exception. Just as Berlin thrives on contrast and coexistence, Funkytown celebrates architectural diversity as a manifesto for freedom — in design, in use, and in spirit. It's a place where bold forms and unique façades come together to reflect the many layers of the city itself: creative, open, and always evolving.



UNITED ARCHITECTS

♦ An international campus thrives on a colorful mix of people, ideas, and places. To ensure that this diversity is also reflected externally, it is also incorporated into the architectural concept:

Each STATION façade was planned and individually designed by a different Berlin architectural firm. The designs by award-winning architects Julian Breinersdorfer, Graft Architekten, Grüntuch Ernst, KSP Engel, Hillig Architekten, LAVA, LXSY, and Tchoban Voss Architekten are in line with the urban planning and architectural concept developed by KSP Engel for the site.



Funkytown architects and planning team



hilligarchitekten

TCHOBAN VOSS
ARCHITEKTEN

LAVA

SLX
YX

● KSP ENGEL

Julian
Breinersdorfer
Architekten

GRÜNTUCH ERNST
ARCHITEKTEN

GRAFT



STATION A

The Grand Entrance



Façade design:
GRAFT ARCHITEKTEN

◆ STATION A opens the Funkytown Campus to the northeast and starts the line of buildings along Rummelsburger Landstraße. Here, a dynamic corner with projections and recesses creates a distinctive architectural accent in the urban space. Large-format windows emphasize the idea of arrival and outlook, framing deliberate views toward the city, the Spree River, and the historic Funkhaus.

Rented



STATION B

The “Funky Drummer”



Façade design:
GRÜNTUCH ERNST ARCHITEKTEN

◆ The façade of STATION B acts like a filter: the front semi-transparent layer made of perforated aluminum sheet visualizes the audio line of James Brown’s legendary song “Funky Drummer” – translating the iconic sounds of the nearby Funkhaus into a visual membrane.

Rented

STATION C

A Contemporary Tribute to BLOCK-E

Façade design:
JULIAN BREINERSDORFER

◆ STATION C is located opposite the striking existing building BLOCK-E and reinterprets its GDR-era architecture with a modern, gentler design language. The façade, with its rounded cut-outs made of prefabricated concrete elements, gives the building a distinctive retro character.



Rented

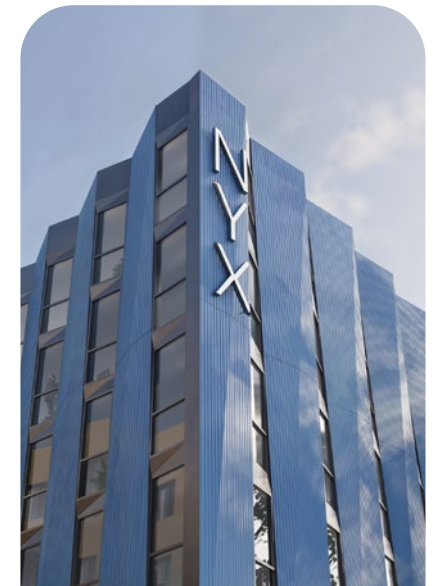


STATION D

The Fold

Façade design:
KSP ENGEL

◆ As part of an urban design family, STATION D presents itself with confidence – independent and monolithic in character. This impression is largely shaped by its sculptural façade concept, which brings a sense of sculptural elegance to the entire quarter.



Rented



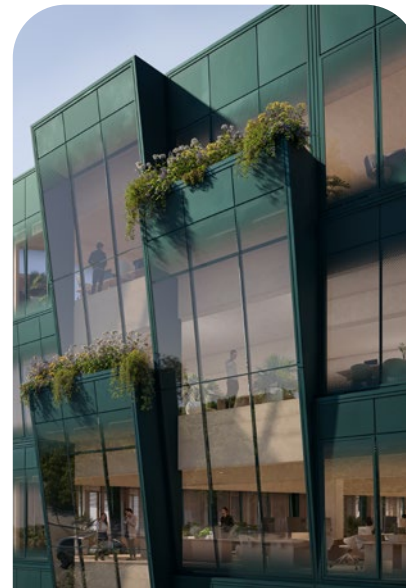


STATION E

A Statement for Sustainability

Façade design:
LXSY

◆ STATION E marks the entrance to the campus plaza and is characterized by an elegantly layered façade with sculptural flounces. Like a flowing gown, the dynamic metal shell envelops the upper floors, lending the structure a sense of grace and lightness. Industrial coolness meets joyful urbanity, creating a fresh aesthetic for circular architecture.



STATION F

A Day in June

Façade design:
LAVA

◆ The scale-like, emerald-green façade opens generously to the south, maximizing daylight through large glazed surfaces while simultaneously providing protection against overheating. STATION F represents a forward-looking model of how design can unlock new potentials for light, landscape, and life.





STATION G

Identity That Connects

Façade design:

TCHOBAN VOSS ARCHITEKTEN

◆ STATION G responds to the urban diversity of Funkytown with a deliberately articulated, lively façade design. Generous window areas, staggered volumes, and integrated balconies create a sculptural effect, providing natural light and fostering an inspiring work environment. The façade is made of Corten steel—a material that is not only visually striking but also durable and recyclable.



STATION H

The Green Oasis

Façade design:

HILLIGARCHITEKTEN

◆ STATION H marks the end – or the beginning – of Funkytown. The building is situated in a unique transitional zone between city and nature, land and river. This in-between space inspired a design that plays with garden elements such as pergolas and arched passageways. This poetic and somewhat dreamy quality makes it truly unique.



Your Next Episode!





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**CREATING
UNIQUE
SPACES
WITH LOVE**

A project by

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