

St *Oberholz*

ST.OBERHOL

Z

ROXY PALAST



# St ROXY

The Roxy Palast in Berlin was built as a cinema in 1928 in the **New Objectivity** style.

”Andreas Hofer” was the first silent film to be screened there. The writer Uwe Johnson rented a room above the Roxy Palast from 1968 to 1974, where he wrote most of the pages of his work ”Jahrestage”. After the cinema closed, the iconic Gl discotheque La Belle opened its dance floor in the palace.

What we do at the Roxy Palast?

We want to reopen the Roxy Palast and revive it as creativity hub.



# THIS IS HOW IT LOOKS

St Oberholz





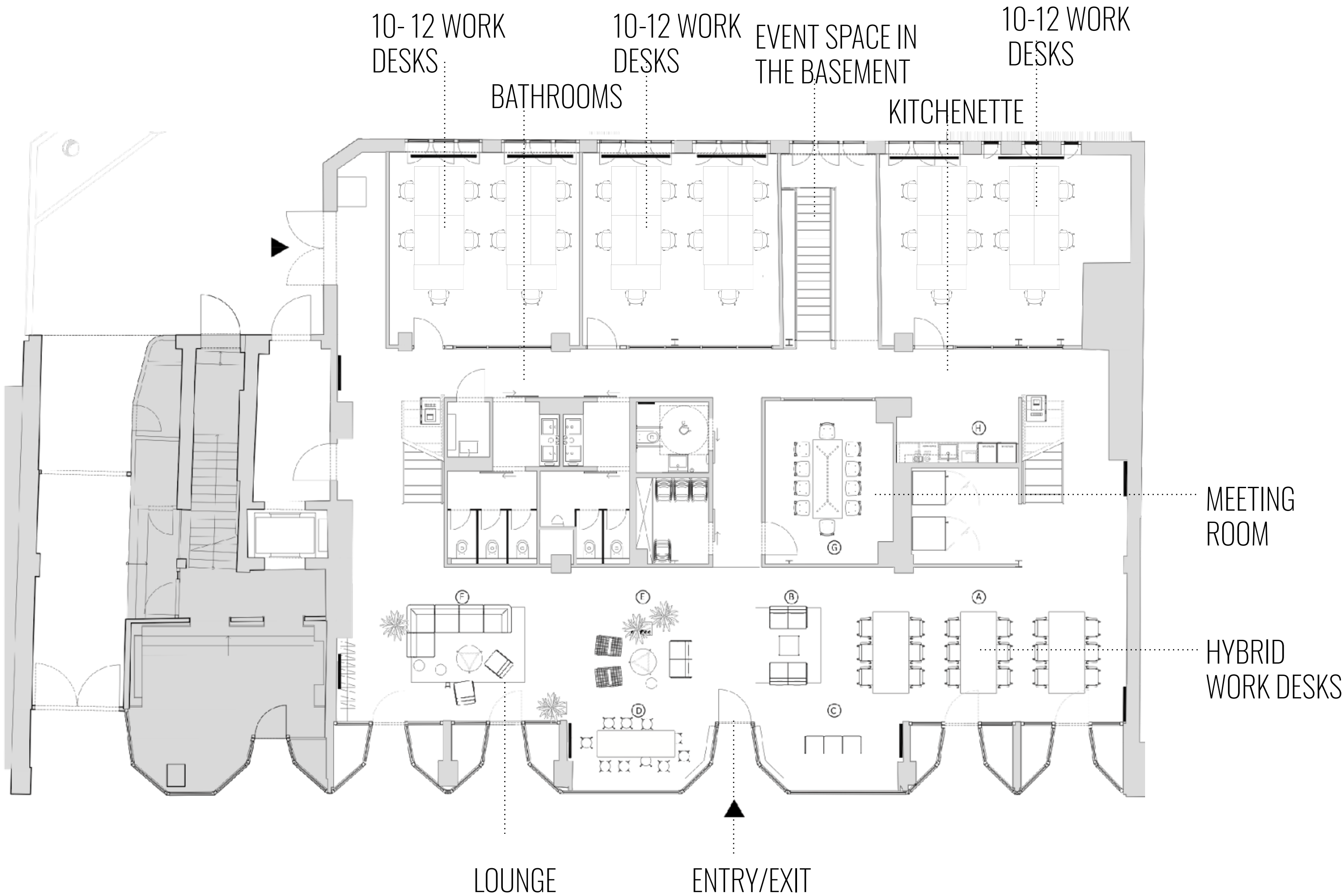
# THIS IS HOW IT LOOKS

St Oberholz



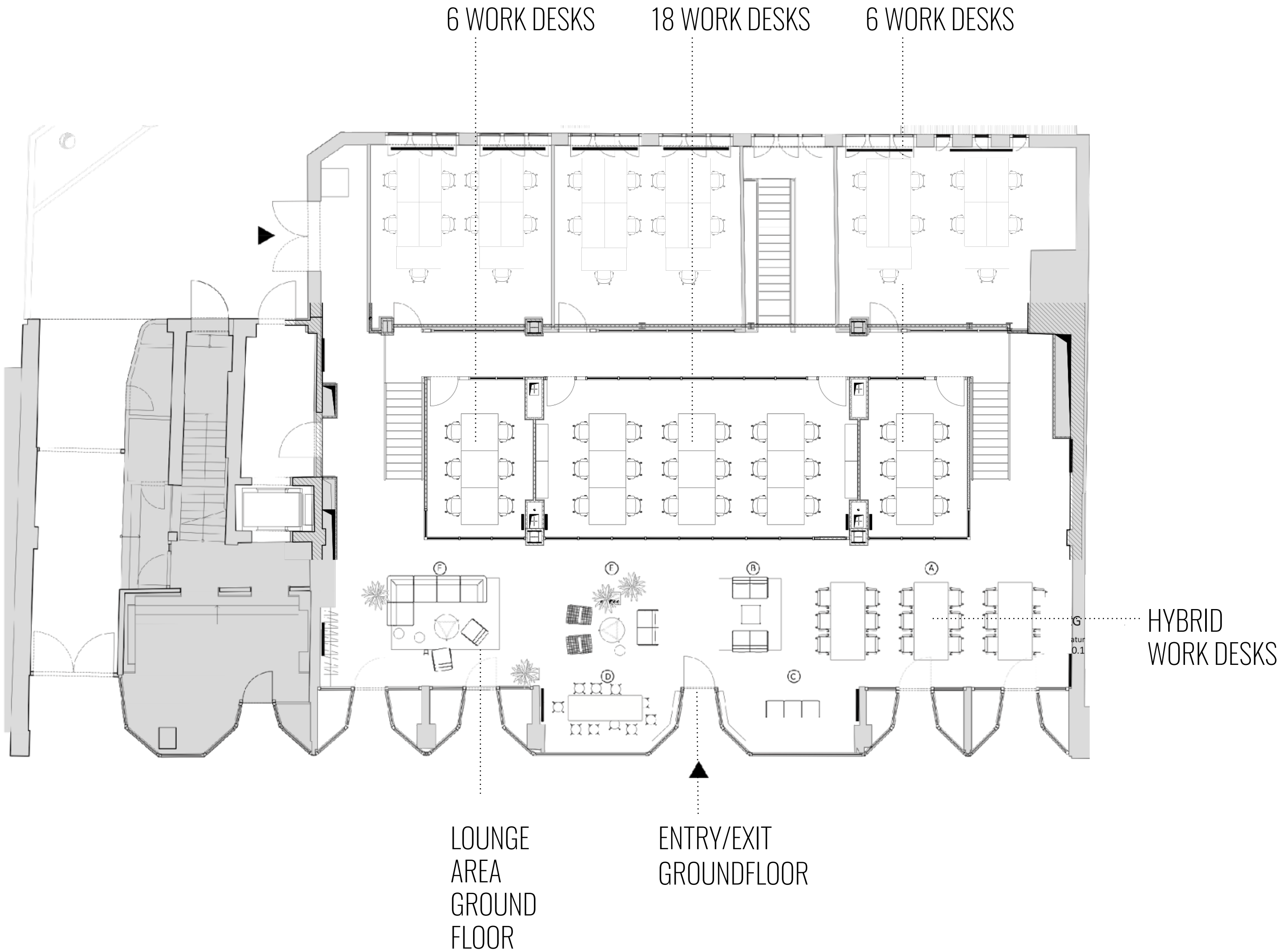


# FLOOR PLAN MAIN BUILDING - GROUND FLOOR



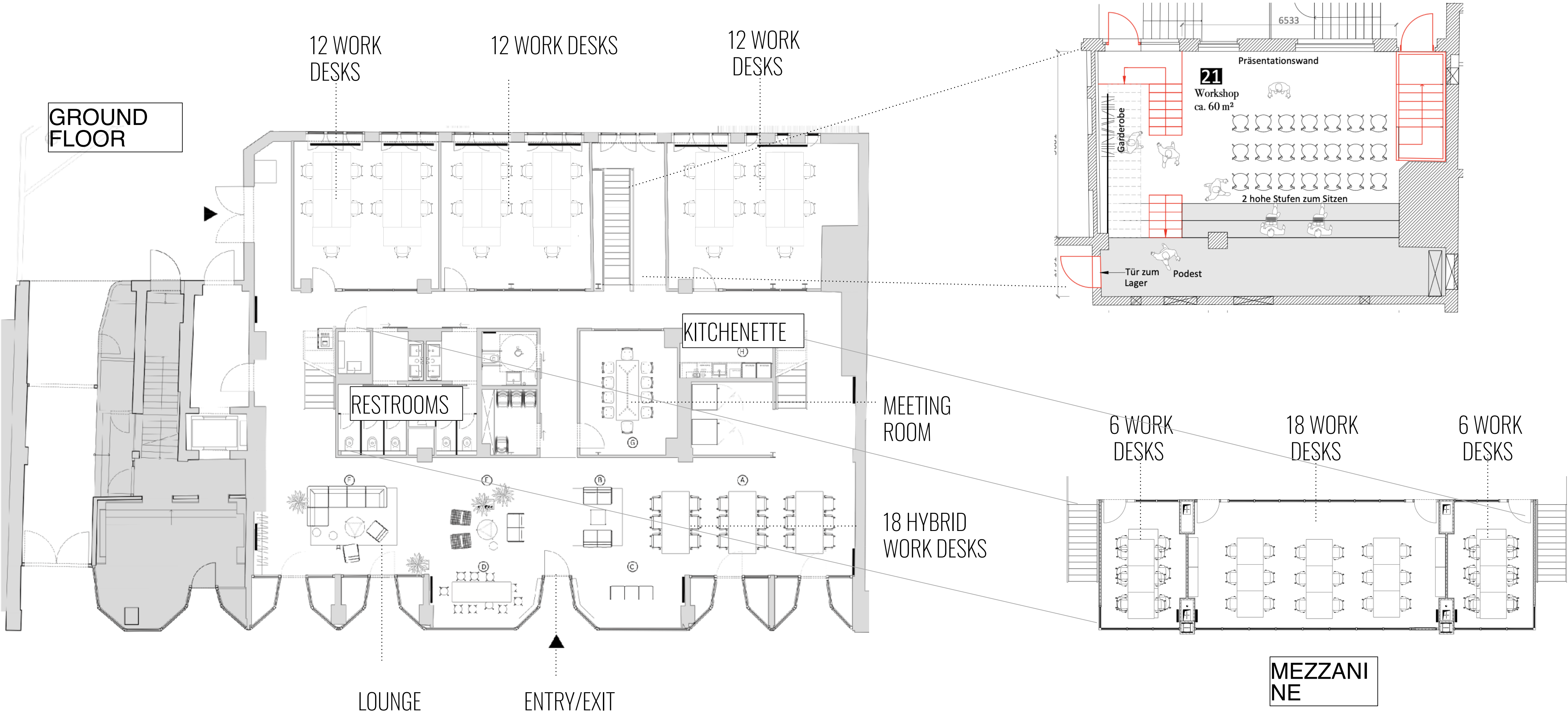


# FLOOR PLAN MAIN BUILDING - 1<sup>ST</sup> FLOOR, MEZZANINE





# FLOOR PLAN MAIN BUILDING - GROUND FLOOR + MEZZANINE + BASEMENT



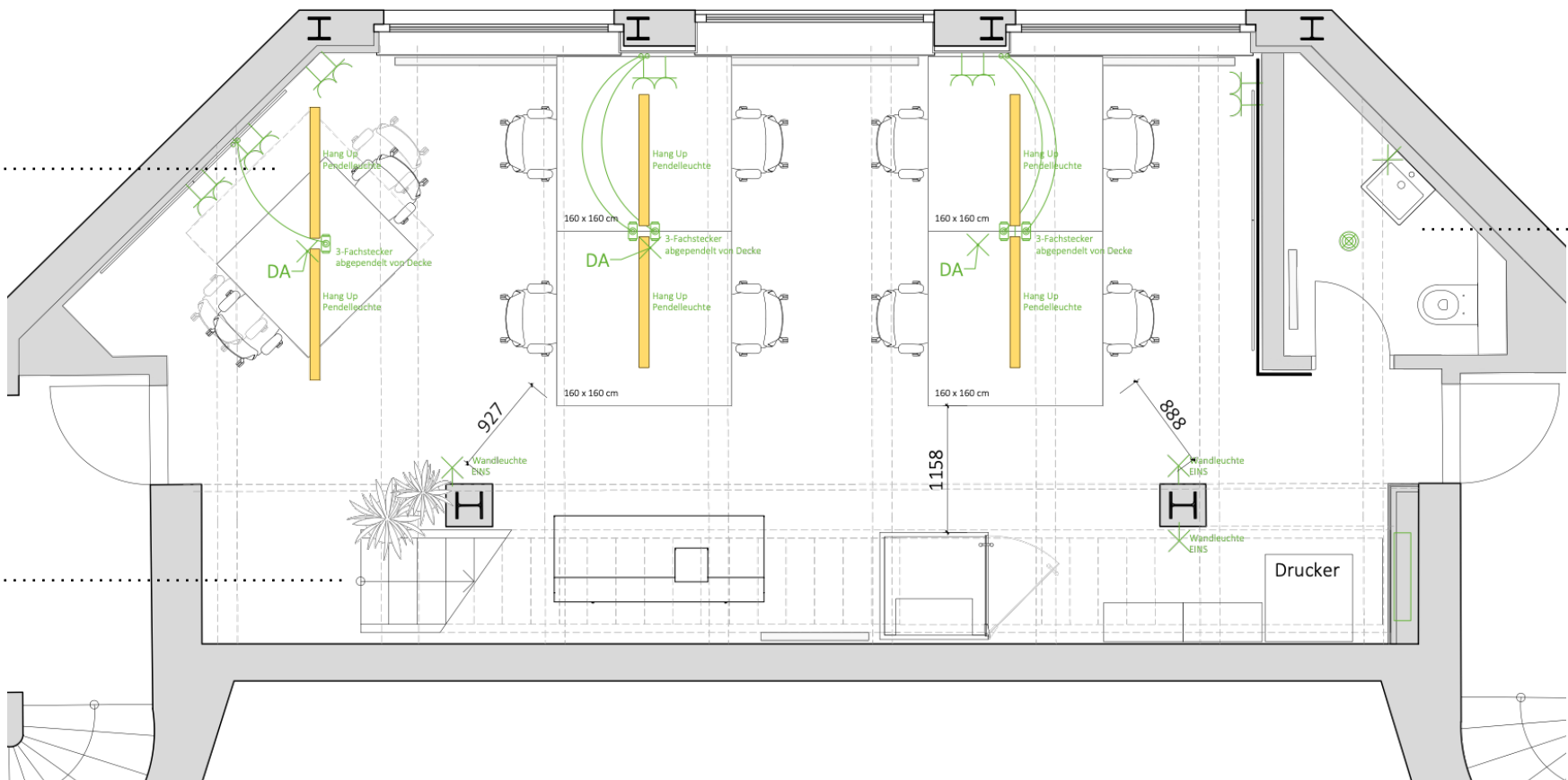
# FLOOR PLAN OUTBUILDING - STUDIO WITH TERRACE

LOWER FLOOR

10 WORK  
DESKS

BATHROOM

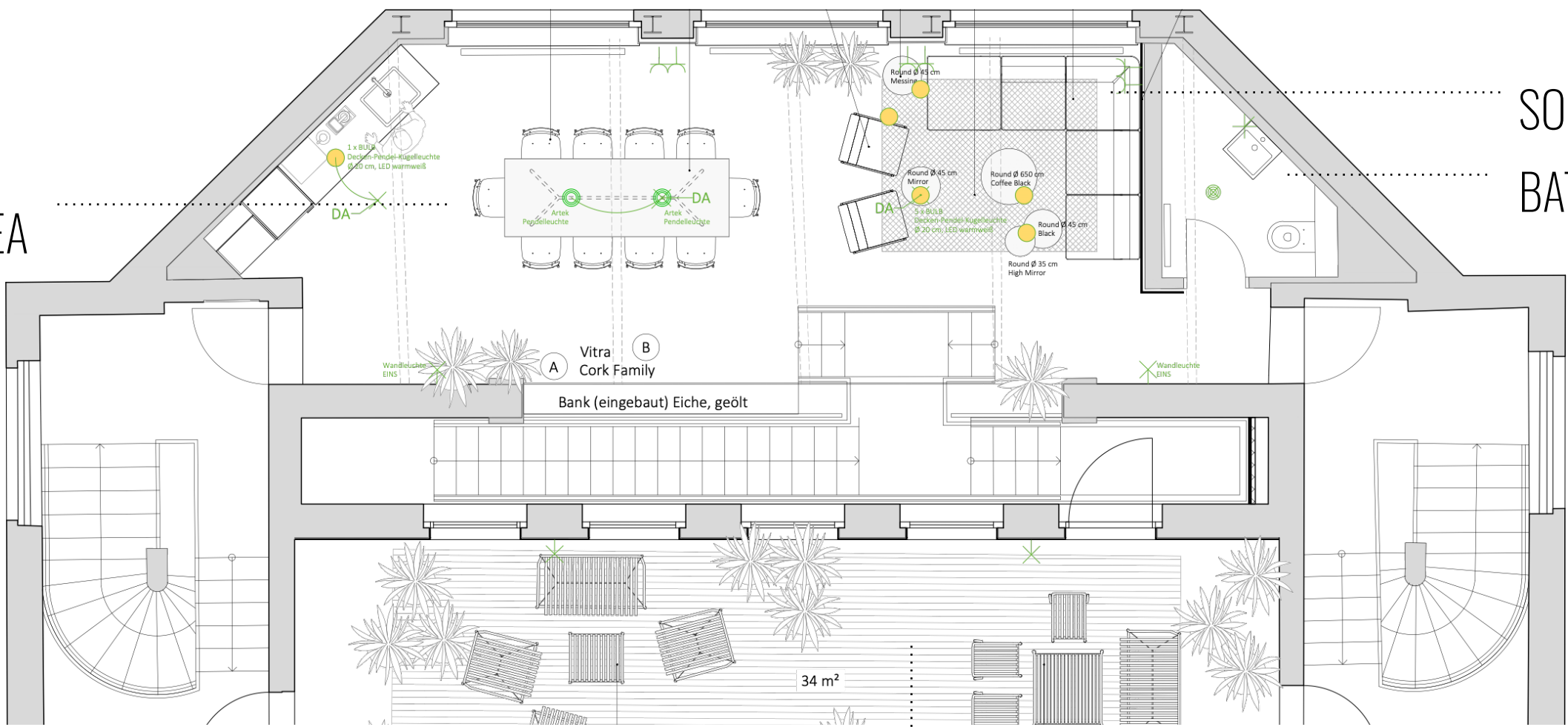
STAIRS UP



UPPER FLOOR  
WITH TERRACE

KITCHEN & DINING AREA

SOFT SEATING / LOUNGE  
BATHROOM



TERRACE



# LOCATION

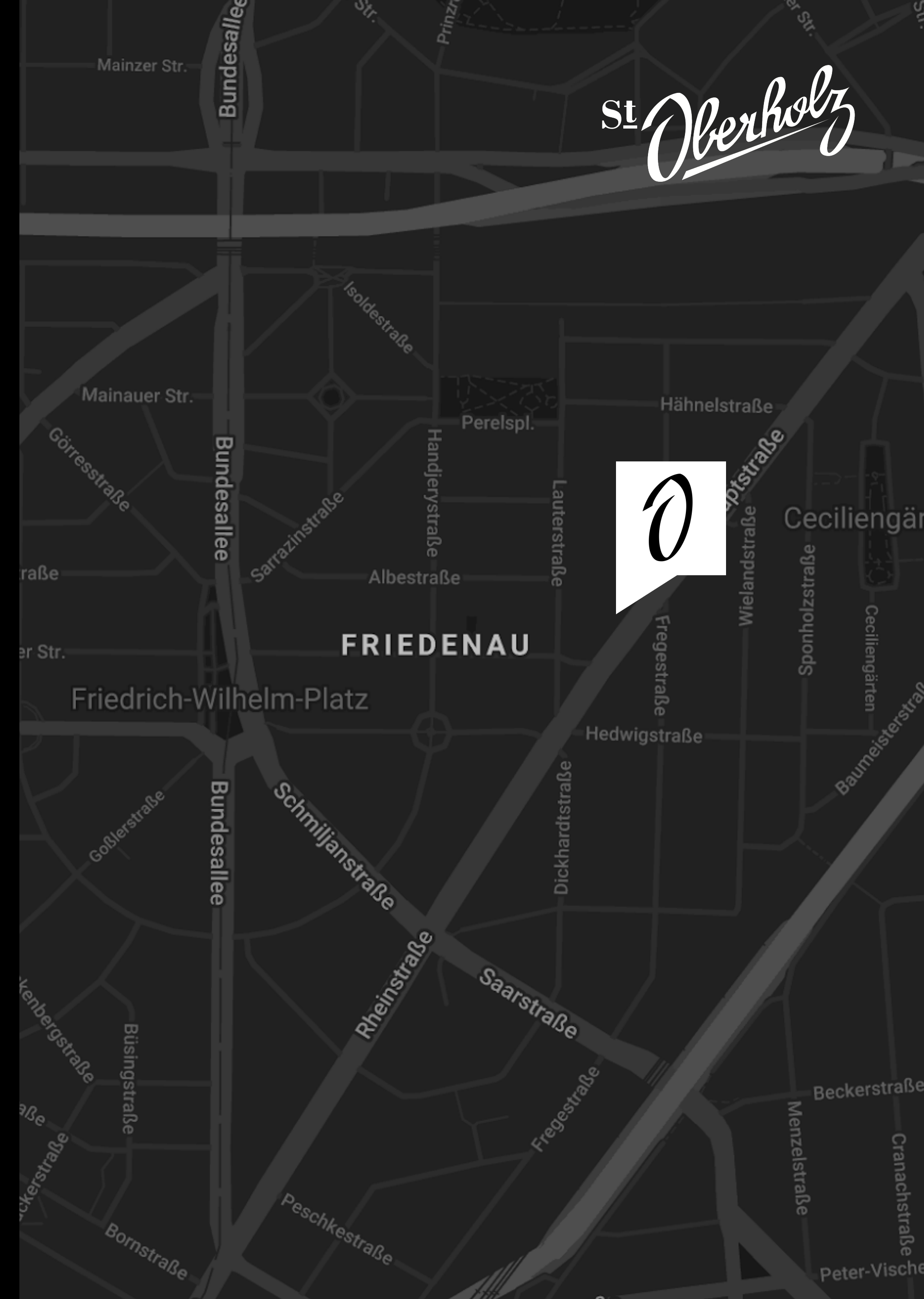
HAUPTSTR. 78-79, 12159 BERLIN

U9 Friedrich-Wilhelm-Platz

S1 Friedenau

S41/42 & 45/46 Innsbrucker Platz

U4 Innsbrucker Platz



# NUMBER S & DETAILS



# MAIN BUILDING - *HEADQUARTER*



## FLEX OFFICES 4RD FLOOR

TOTAL SIZE: 550 sqm

TEAM OFFICES: furnished

DESKS: 66+18 Desks

SERVICE: All services

included

CONDITIONS: 12 months minimum term  
6 months

notice period

MONTHLY PRICE: €29.000 (net.)

A staggered rent structure is possible. We are happy to start with 55 workstations and increase according to the growth strategy

We are currently occupying the 3rd floor at

Boxhagener Straße 18, but next year we will be expanding to the 4th and 5th floors. We would be

- 66 Workstations
- 18 hybrid Desks
- 24/7 electronic access via app
- Wifi 1GB fiber
- Security system
- Acoustic fitting
- Furnished with Interstuhl Every office chairs and Eiermann Work Desks
- Soft Seating & Dining Area
- Meeting and workshop/event room in the basement
- Kitchenette and bathrooms
- Cleaning 2x weekly incl.
- 10% discount in all St.Oberholz Cafés



# OUTBUILDING - *ATELIER*



NUMBER OF DESKS: 10 ( + 4)

FLEX OFFICE: furnished

SERVICE: All services

included in the costs (Utilities, cleaning, facility and  
property management, 24/7 access, Wi-Fi, etc.)

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MONTHLY COSTS: € 7.700 (net)

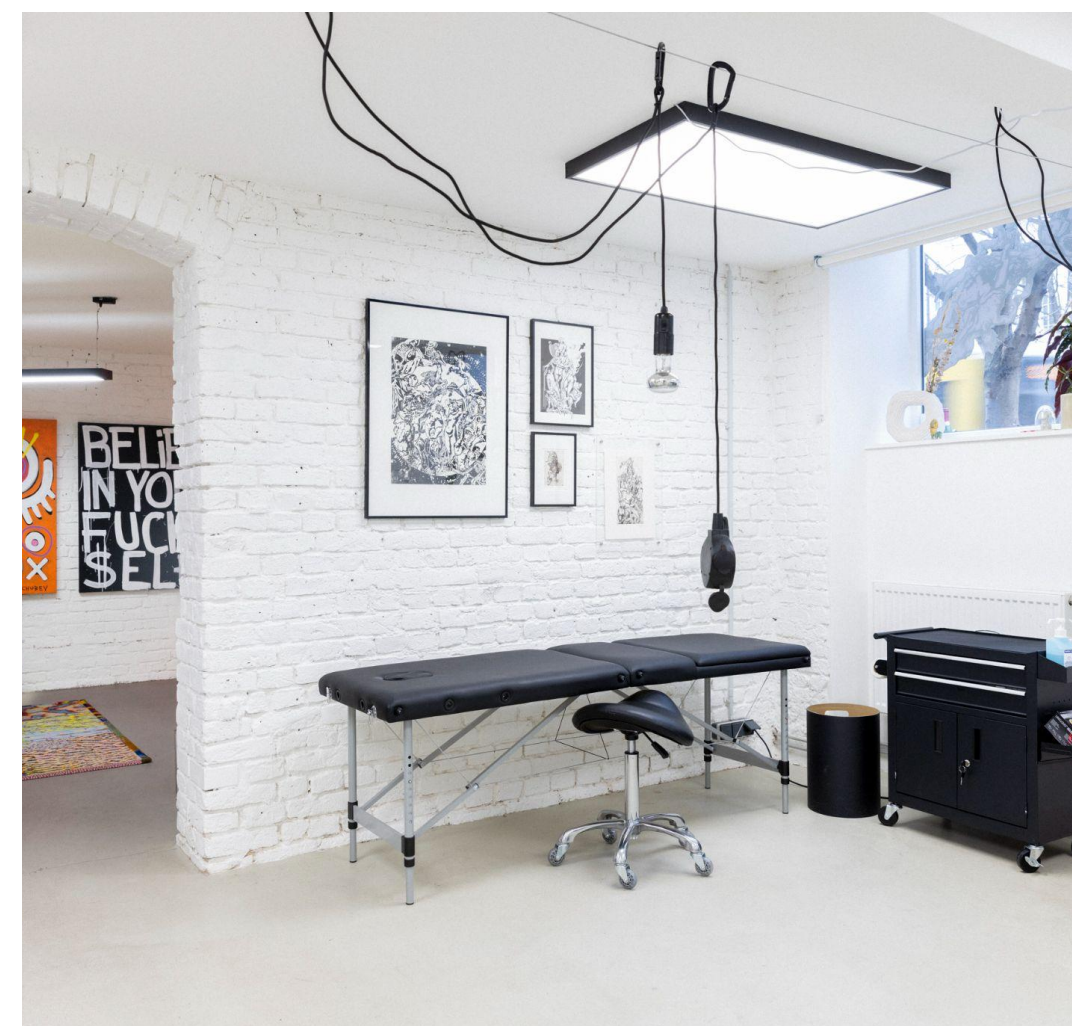
- 10 Work Desks
- + 2nd floor lounge and meeting area, worth minimum 4 more desks
- 24/7 electronic access via app
- Wifi 1GB fiber
- Security system
- Acoustic fitting
- Furnished with Interstuhl Every office chairs, Work Desks Eiermann
- Soft Seating & Dining Area
- Kitchenette and bathrooms
- Cleaning 2x weekly incl.
- 10% discount in all St.Oberholz Cafés



# EXTRAS OF ST. OBERHOLZ

St. Oberholz

- **Meeting rooms** can be booked free of charge via the online calendar. Locations include Rosenthaler Platz, Zehdenicker Str. 1, Torstr. 49, and B-Part am Gleispark.
- An **Event Space** is available for booking at B-Part am Gleisdreieck, costs excluded.
- **St. Oberholz Cafés** Rosenthaler Platz and Oranienstrasse are available as an **event location**, costs excluded
- **Food events** at B-Part am Gleisdreieck include Thai Bridge, Midweek Munchies, African Food Festival, Pistachio Street Food Festival, and more.





# RETREAT OF ST. OBERHOLZ

St. Oberholz

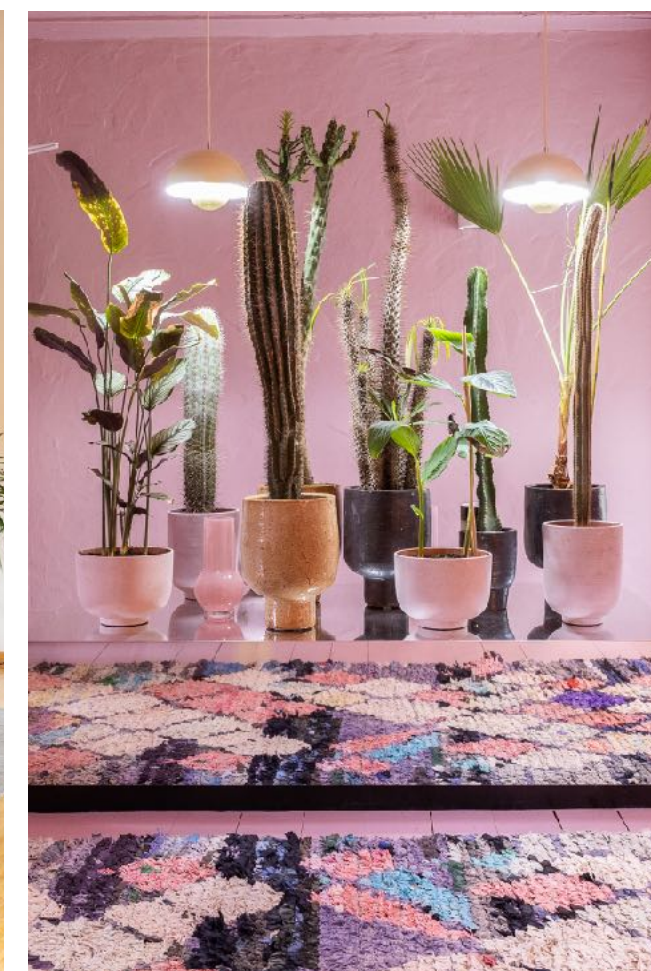
## St. Oberholz Woldzegarten

We are expanding the concept of work and space and opened a retreat hotel in an old manor house in Mecklenburg-Western Pomerania in January 2023.

Founded in 2022, located in the Mecklenburg Lake District, spanning 5,300 square meters, featuring 20 fruit trees, sauna, pool, wellness treatments, lake access, and a restaurant.

Workshop and meeting rooms available for team offsites.

15%  
DISCOUNT  
ON FIRST TEAM  
OFFSITE  
BOOKING





# LIFE OF ST.OBERHOLZ

St *Oberholz*





THANK  
YOU

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St *Nberholz*

