

Potsdam – Berliner Vorstadt

Diverse office spaces in a prime location with balcony and flexible room concept

Property ID: 25109032



www.von-poll.com

RENT PRICE: 3.450 EUR • ROOMS: 7

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

At a glance

Property ID	25109032	Rent price	3.450 EUR
Available from	01.09.2025	Additional costs	920 EUR
Floor	2	Commission	Mieterprovision beträgt das 1,5-fache (inkl. MwSt.) der vereinbarten Monatsmiete
Rooms	7		
Year of construction	1997		
Type of parking	4 x Outdoor parking space, 85 EUR (Rent)	Total Space	ca. 230 m ²
		Construction method	Solid

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

Energy Data

Energy Source	Gas	Energy Certificate	Energy consumption certificate
Energy certificate valid until	31.07.2035	Year of construction according to energy certificate	1997

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

The property



Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

The property



Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

The property



Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

The property



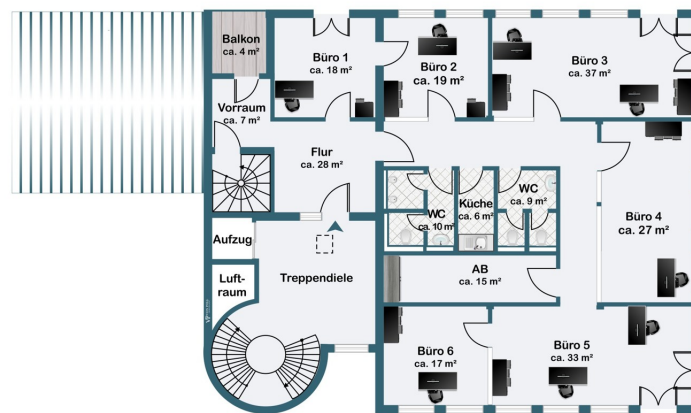
Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

The property



Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

A first impression

This versatile office space, spanning approximately 230 m², provides the ideal foundation for modern work concepts. Completed in 1997, the building is situated in a well-established location and boasts a functional layout that allows for numerous uses as an office or practice. The office unit currently comprises seven rooms, which can be configured in a variety of ways thanks to partially integrated glass elements. This flexible layout enables the creation of spacious group offices as well as smaller meeting or individual offices, as needed, thus offering flexibility for your individual usage concept. The bright rooms benefit from a ceiling height of approximately 3 meters, creating a pleasant and spacious working environment. Two separate restrooms for men and women enhance the comfort of both employees and visitors. A conveniently located kitchenette is available, ideal for breaks and light refreshments. The property is easily accessible by public transport, which is particularly advantageous for clients and employees. Several parking spaces are available on the fenced grounds, some equipped with wallboxes – a significant contribution to electromobility in your company. This ensures that you and your guests always have a secure parking spot right next to the building. The office space is easily accessible via the well-maintained stairwell and a modern elevator that reliably transports both people and materials. This makes the unit barrier-free and suitable for larger teams or clients requiring accessibility. An attractive feature is the adjoining balcony, offering employees or visitors a welcome opportunity for short breaks outdoors, further enhancing the work environment. In summary, this office space impresses with its flexible layout options, practical furnishings, and excellent accessibility. The existing technical infrastructure, such as parking spaces with wallboxes and an elevator, provides you and your employees with modern comfort. The combination of a well-designed floor plan and flexible usage options makes this property the ideal base for companies in a wide range of industries. We would be happy to provide you with further information or arrange a personal viewing. Discover the opportunities this office space offers for your business.

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

Details of amenities

- großzügige Raumaufteilung
- teilweise mit Glaselementen getrennt und somit variable Raumgestaltung möglich
- Herren und Damen WC getrennt vorhanden
- Teeküche
- Balkon
- Stellplätze auf dem Gelände, teilweise mit Wallbox
- Fahrstuhl
- schönes Treppenhaus
- Raumhöhe ca. 3 m

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

All about the location

Die Berliner Vorstadt ist eines der bekanntesten Stadtviertel Potsdams. Das Villenviertel ist geprägt durch eine anspruchsvolle Architektur, ausgedehnte Parkanlagen, sowie die Wassernähe zum Heiliger See und dem Tiefer See. Mit Überfahrt der Glienicker Brücke beginnt das Berliner Stadtgebiet.

Die 'Schiffbauergasse' ist ein Potsdamer Kulturstandort, mit Theater und Veranstaltungsräumlichkeiten sowie netten Restaurants und ist unweit fußläufig erreichbar. So auch mehrer Lebensmittel-Geschäfte für den täglichen Bedarf.

Potsdam, die Landeshauptstadt von Brandenburg mit ca. 180.000 Einwohnern, ist Kulturstadt von internationalem Rang und bedeutender Wirtschaft- und Dienstleistungsstandort. Die Stadt bietet einen spektakulären barocken Stadtkern und die Innenstadt attraktive Einkaufs- und Flaniermöglichkeiten.

Die Tramhaltestelle 'Ludwig-Richter-Straße' ist fußläufig in 2 Minuten zu erreichen. Von hier erreicht man mit der Tram #93 den Potsdamer Hauptbahnhof in nur 12 Min. In 48 Min. den Berliner Hauptbahnhof.

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 31.7.2035.

Endenergieverbrauch für die Wärme beträgt 103.00 kwh/(m²*a).

Endenergieverbrauch für den Strom beträgt 16.20 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Property ID: 25109032 - 14469 Potsdam – Berliner Vorstadt

Contact partner

For further information, please contact your contact person:

Andreas Güthling

Friedrich-Ebert-Straße 54, 14469 Potsdam

Tel.: +49 331 - 88 71 811 0

E-Mail: potsdam@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com