



BB Business
Hub

Your Corporate Campus
Connected with the World

BB Business Hub

Your new address



Your campus: Guaranteed flexibility

Three buildings, one business area, numerous design options: At Mittelstraße 3, 5 and 7 in Schönefeld, the BB Business Hub is a modern corporate campus with high-quality offices and a total of 35,000 sqm of office space – 17,000 sqm of which is new construction. This offers plenty of space for any company that wants to take off in the Berlin-Brandenburg region in the direct vicinity of the new BER airport. With flexible floor plans, functional furnishings and a variety of price and amenity categories, the office spaces can be thoroughly customized based on the needs of your business. And for companies that are already located here, the diverse range of spaces on offer provides the best opportunities for further expansion as your company grows. In terms of land and workforce capacity, no other place in Germany so ideally represents the potential for future growth.

Your connection: It does not get any better than this!

In Schönefeld, you will find yourself right at the junction between the capital region and the rest of the world. Here you will have access to excellent regional transport links within Brandenburg and to Berlin, along with national and international connections. Go anywhere, anyhow – with the suburban and regional trains, highway and, of course, the capital city airport BER (Terminals 1, 2 and 5) right at your doorstep.

Your Copilot: Alpine Finanz

As the owner, we are there for you with our own office in the BB Business Hub. And with Hub3, we are adding an exclamation mark to our commitment to the future of this location and the region. It's a space that excites us as experts and developers of the booming airport region.

At Berlin Schönefeld Airport (BER)

Ideally connected

SITE OF

airport region
berlin brandenburg



300 m
to suburban
train station



1 km
Motorway
BAB 113



13 Mill.
passengers



over 100
destinations



500 m
to terminal 5



35
airlines



100,000
flights



4 km
to terminal 1 & 2

Hub **7**

Hub **5**

Hub **3**

National & international connections

Berlin Ostkreuz	12 min	
Berlin Hbf	30 min	
Dresden	70 min	
Leipzig	110 min	
Posen/Poznań	150 min	
Prague	180 min	
Breslau/Wrocław	180 min	
Frankfurt am Main	55 min	
Paris	90 min	
London	100 min	
Moscow	160 min	



Future Address *Mittelstraße 3 – New building*

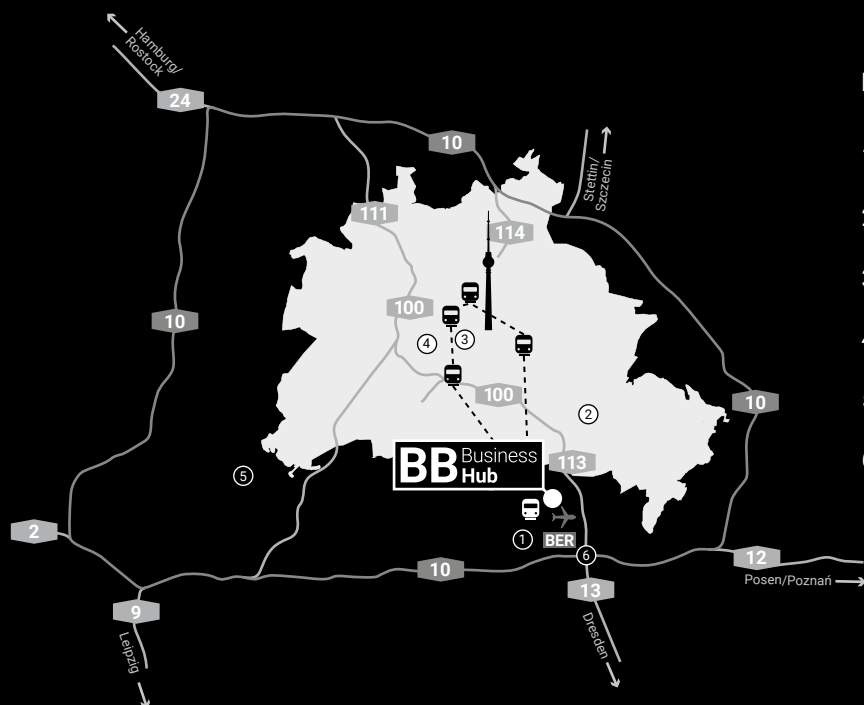
- Rental space = 17,000 sqm
- 7 floors
- Room heights = 3 m
- 163 parking spaces
- Air conditioning
- Completion summer 2022

Premium Address *Mittelstraße 5*

- Rental space = 12,500 sqm
- 5 floors
- Room heights = 2,85 m
- 130 parking spaces
- Partial air conditioning
- Individual, combined or group offices

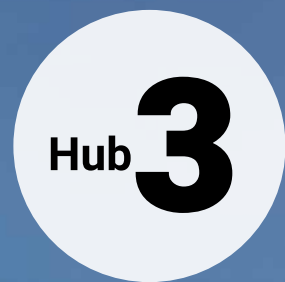
Economy Address *Mittelstraße 7*

- Rental space = 5,500 sqm
- 6 floors
- Room heights = 2,85 m
- 86 parking spaces
- Snack store
- Individual, combined or group offices



Regional connections

		
1. Terminal 1	5 min	5 min
2. Adlershof	15 min	12 min
3. Potsdamer Platz	50 min	35 min
4. Bahnhof Zoo	40 min	30 min
5. Potsdam	55 min	40 min
6. Schönefelder Kreuz	–	7 min



The new building

Rent now

Be ready for take-off!

Upscale building quality, numerous in-house services and maximum visibility: Hub 3 is the new heart of the BB Business Hub. The imposing landmark building at Mittelstraße 3 – designed by the renowned HPP Architects – is impressive not only for its architecture, but also for its abundant amenities, such as three spacious lobbies, state-of-the-art office standards and prestigious spaces. The design of the entire site and its attractive location, together with a highly flexible space concept, also ensure relaxed, modern operations with excellent connections – regionally, nationally and internationally.



17,000 sqm
New rental space



Air conditioning



6 floors
+ Ground level



3 m
Room heights



Completion
Expected summer 2022



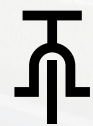
Gastronomy



Meeting rooms



Showers / Dressing rooms



Bicycle parking racks



Car parking spaces



Electric vehicle
charging stations



Tenant App



WiFi hotspots

Destination: Success

Land here

BBBusiness
Hub

Address

Mittelstraße 3/5/7
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Germany

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