



WILHELMINE

OBERSCHÖNEWEIDE

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WILHELMINE IN THE LIGHT OF THE PAST

EVERYTHING REMAINS DIFFERENT

In the middle of the boom corridor Berlin Southeast, in Oberschöne- weide, stands Wilhelmine. One of the most important industrial areas in Europe once stretched from Berlin Ostkreuz to Schöne- weide. Even today there is impressive evidence of the industrial architecture of the turn of the century. Among them the "Accumulatoren Fabrik Aktiengesellschaft" (AFA), which was founded in 1912 in Wilhelminen- hofstrasse 66-68 as a place for the Workers' Welfare Association.

In 1948, the building was converted into the original House of Culture. From the beginning, the 500 m² hall on the 2nd floor was the pulsating heart of the building. "The salons of the GDR," as many contemporary witnesses called the culture houses at the time, were places full of life. This energy of life can still be felt here today and is being rekindled.



PHOTO: The hall prior to its refurbishment

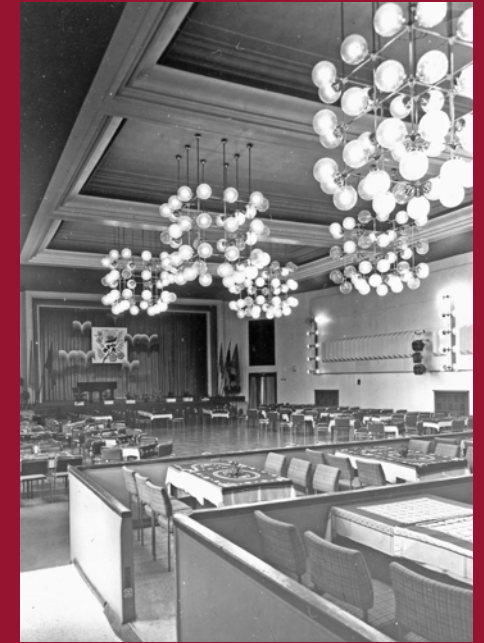


PHOTO: The great hall in the 1980s



PHOTO: The Culture House in the 1980s

*"FROM THE BEGINNING,
THE 500 m² HALL ON THE 2ND
FLOOR WAS THE PULSATING
HEART OF THE BUILDING"*



PHOTO: Great hall during an event in 2024



VISUALIZATION: *Facade facing Wilhelminenhofstraße with the new terrace*

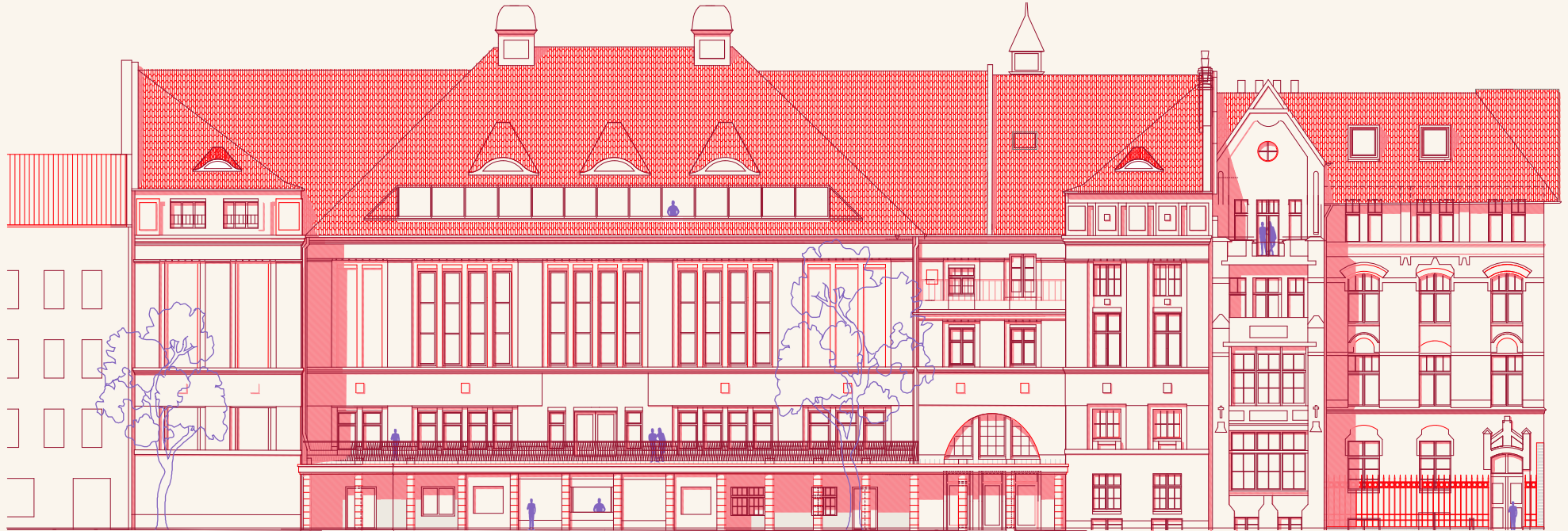
CURTAINS UP FOR WILHELMINE

INNOVATION WITH A PAST

The future community hotspot on Wilhelminenhofstrasse offers around 7,500 m² total rental space, in the direct neighbourhood of the Berlin University of Applied Sciences, the Behrens-Ufer and the Spree.

The walls of the listed building ensemble still radiate the magical energy of a long social life as a former cultural centre. It is precisely this significance as a place for people that the Wilhelmine is once again reviving today. The three historic existing buildings are being carefully restored and extended by a new building.

The architects at BASD take up the splendour of the past and harmoniously extends it into a contemporary, characterful ensemble. This gives the Wilhelmine new and versatile development opportunities as a location for collaboration, innovation and creativity.



VISUALIZATION: View of the new facade towards Wilhelminenhofstrasse

◆ BUILT IN 1912 BY FELIX LINDHORST

◆ SINCE 2024 REFURBISHMENT PLANNING BY BASD ARCHITECTS

◆ APPROX. 7.500 m² NET AREA

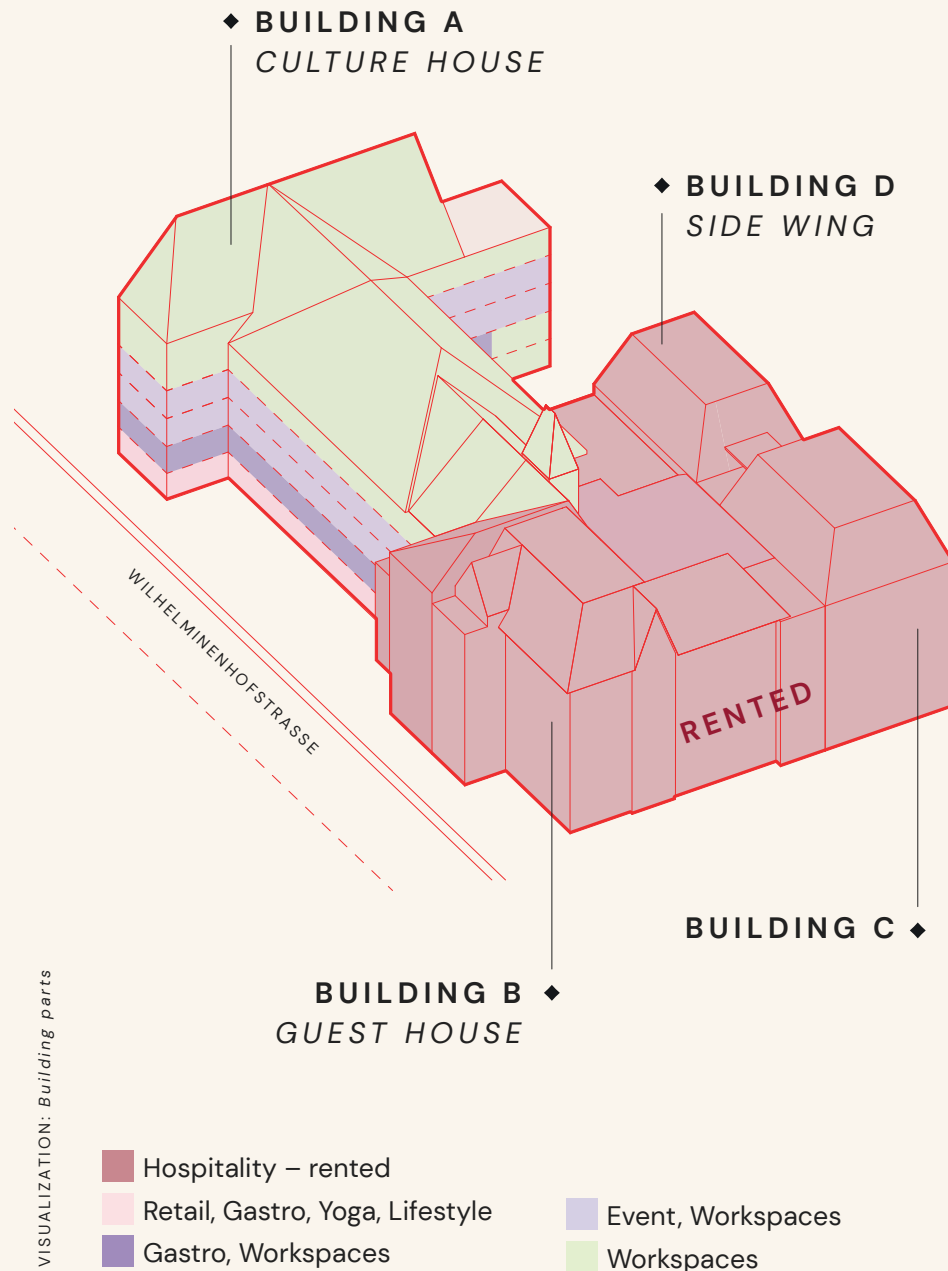
◆ GREAT HALL WITH APPROX. 500m² & MORE THAN 6 m HIGH CEILINGS

◆ COLOURFUL COMMERCIAL MIX E.G. EVENT, HOTEL, GASTRONOMY, OFFICE, SPORT, RETAIL

◆ RENTAL SPACES CAN BE COMBINED FLEXIBLY

◆ TERRACES WITH A VIEW OF THE GARDEN OR THE CITY

FACTS



IN THE LIMELIGHT AGAIN

ALL LIGHTS ON WILHELMINE

Wilhelmine consists of the historic Cultural House (A) with a 500 m² hall featuring a 6 m high ceiling. This special space is ideal for events such as conferences, weddings, exhibitions, and other gatherings. The Culture House also offers a lively arcade on the ground floor with a market hall-like character for various concepts like restaurants, offices or small shops

On the street side, the Cultural House merges into the historic Guest House (B), which is

connected to the Side Wing (D) by a new extension at the rear of the ensemble. Buildings B, C, and D have already been let and will offer a hotel with 110 individual guest rooms. From the opposite side of the street, the future south-facing restaurant terrace draws the attention. With its convenient location between the ground floor and the event area, visitors will be able to reach this location from anywhere and enjoy the culinary offerings.



NEW LIGHT, NEW SPACE

WELCOME WORK-LIFE-BALANCE

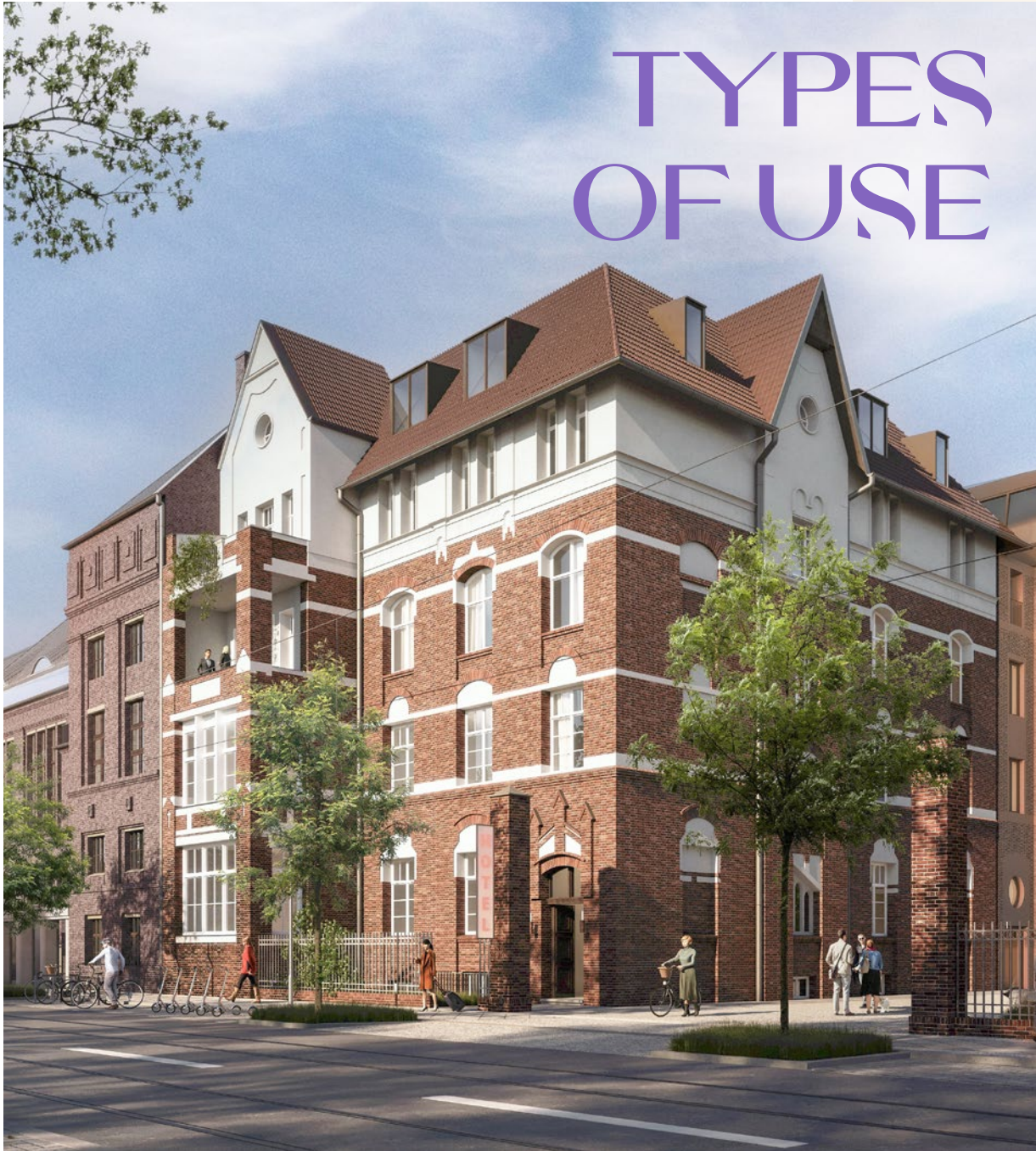
Wilhelmine is slightly set back from the street. This creates unique locations for culinary offerings and get-togethers – away from the hustle and bustle of the city. A portico opens up the entrance and provides a protected space for future events.

In addition, the Culture House will be given new light and the large, historic windows will be reopened. This will give the building a variety of contemporary possibilities of uses. The main beneficiary is the centerpiece, the 500 m² hall, which,

thanks to the daylight, will come back to life. Also the entire roof truss will be equipped with window surfaces at the back. A secluded atrium with an accessible garden will be created in the rear area – an oasis of calm in the midst of the turbulent city life.

A roof terrace and numerous attic exits provide inspiring outlooks. Wilhelmine will soon offer plenty of light and space for a modern work-life balance.

WILHELMINE
 VISUALIZATION: A hotel is being built in the historic guest house, which will be extended by a new building.



TYPES OF USE

Attic
Workspaces

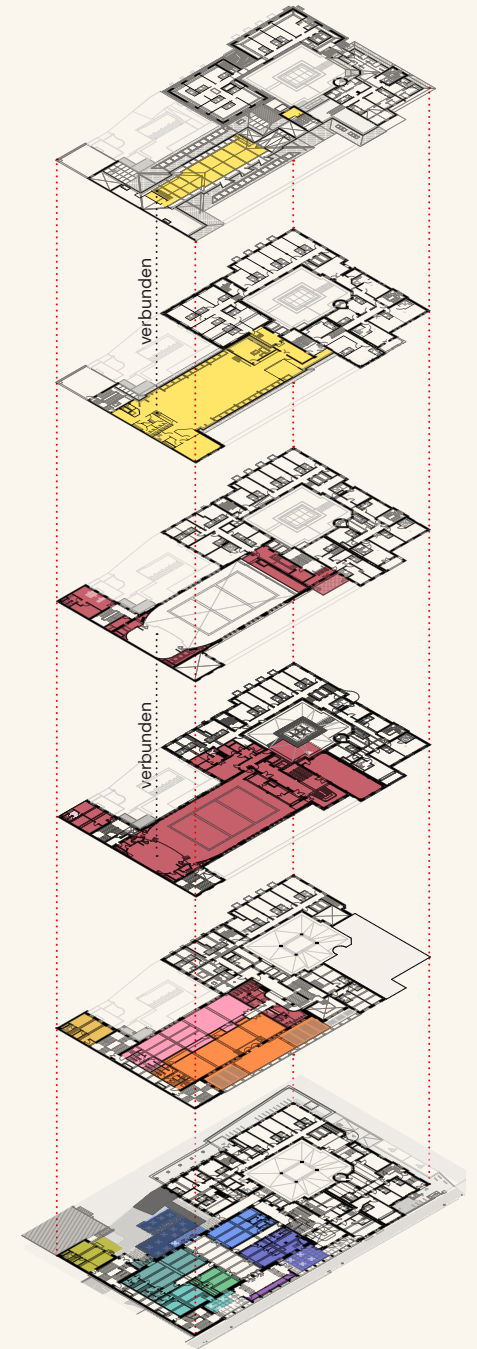
4th floor
Workspaces

3rd floor
Workspaces,
event, etc.

2nd floor
Workspaces,
event, etc.

1st floor
Restaurant,
workspaces, etc.

Ground floor
Restaurant, bar,
yoga, kiosk, retail,
workspaces, etc.



GROUND FLOOR

ARCADE FOR LIFESTYLE CONCEPTS

- Spaces from approx. 16 to 440 m²
- Perfect for restaurants, bars, cafés, retail, yoga studios and more
- Beautiful outdoor areas in the courtyard and street-side garden



PHOTO: Entrance with cash register counter prior to refurbishment, 2023



VISUALIZATION: Restaurant with outdoor area



VISUALIZATION: Arcade with market hall atmosphere

FIRST FLOOR

RESTAURANT OR WORKSPACE

- Flexible floorplan depending on the use
- Spaces from 54 m² (office) to approx. 669 m²
- Outdoor area on the south-facing terrace



PHOTO: Side room prior to refurbishment, 2023



VISUALIZATION: Restaurant with a street-facing terrace



VISUALIZATION: Same space as an office with a street-facing terrace

SECOND FLOOR

EVENT OR WORKSPACE

- Use of the 500 m² hall with around 6 m high ceilings
- Additional event hall with approx. 100 m² as well as smaller rooms as backstage, office, etc.



PHOTO: *Great hall prior to refurbishment, 2023*



VISUALIZATION: *Great hall as an event venue*



VISUALIZATION: *Great hall as a coworking space*

An architectural rendering of a courtyard between brick buildings. The courtyard features a paved area with a grid pattern, several trees, and people sitting at tables under umbrellas. The buildings are made of red brick with large windows. A rooftop terrace is visible on the central building. The scene is set during the day with soft lighting.

"WILHELMINE WILL
SOON OFFER PLENTY
OF LIGHT AND SPACE
FOR A MODERN WORK-
LIFE BALANCE."



1—06
x
W



WILHELMINE REAWAKENS

1-06

Thanks to the cultural hub 1-06, the unique energy of Wilhelmine could already be experienced for a few weeks in the fall of 2024.

The collective of creative minds has made a name for itself with the temporary use of unique places in Berlin

and enjoys a growing following in the art and creative scene. With extraordinary art and music events, 1-06 inspires a large number of culture enthusiasts and has already established the Wilhelmine as a Berlin hotspot.



PHOTOS: Life at the river Spree



OBERSCHÖNE-WEIDE

Nestled between Ostkreuz, Rummelsburg and Adlershof, "OSW – Oh So Wonderful" Oberschöne weide is located directly in the center of the new boom axis to the BER. The location offers numerous opportunities

for a new generation of founders and companies with an innovative, environmentally conscious attitude and economic objectives. OSW is once again home to many new ideas.



HTW | UNIVERSITY OF APPLIED SCIENCES

HTW Berlin is a renowned University of Applied Sciences in Germany with more than 14,000 students and over 500 employees, offering a wide range of courses in the fields of technology, computer science, business, law, culture and design. The Wilhelminenhof Campus is located directly opposite Wilhelmine.



BE-U | BEHRENS-UFER

The BE-U project development is only 100 metres away from the Wilhelmine. A future-orientated, energy self-sufficient urban quarter for business, science, art, culture and public life is being built on a 10-hectare site. In future, a new ferry will also commute between the banks of the Spree.

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**CREATING
UNIQUE
SPACES
WITH LOVE**

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