

B.YARD





# 1.0 Identity & spirit of place

# B.YARD

## MORE THAN A SPACE

B.YARD is a mixed-use development that brings together homes, workspaces, and everyday amenities within one address.

## CONCEPT & VISION

1.1

- **Mixed-Use by Design.** Residential, work, and shared functions combined in one development.
- **Everyday Convenience.** Amenities and services designed to support daily routines.
- **A Cultural Layer.** Shared spaces for events, exchange, and community use.
- **A Stronger Sense of Place.** A project shaped around both privacy and connection within the city.



## MIXED-USE SPACE DESIGNED FOR MODERN PROFESSIONALS

- **Human-Centric Architecture**  
Wood-hybrid design focused on well-being, with floor-to-ceiling windows and outdoor workspaces for natural light and fresh-air productivity.
- **Integrated Lifestyle**  
Quality dining options and essential retail for a convenient daily routine in one place.
- **Micro-Hub Synergy**  
A seamless ecosystem of ESG-certified offices, fully finished apartments, a private courtyard, and an on-site art gallery.
- **Time-Efficiency**  
Prime location with fast access across Berlin, helping you save your most valuable resource—time.





2.0 Location



## B.YARD

B.YARD is located where the industrial power of the past has transformed into the intellectual capital of the future.

## DYNAMICS OF FRIEDRICHSHAIN & MEDIASPREE

2.1

- **Global Innovation Hub.** High-density network of tech giants and digital leaders shaping the future of Europe's creative economy.
- **Riverside Vitality.** Instant access to the Spree embankment for vibrant waterfront leisure.
- **Hyper-Connected Mobility.** Unrivalled accessibility providing fast, high-frequency links to Berlin's main transport hubs and central districts.

## THE CENTER OF KEY ROUTES

Located close to Berlin's most accessible transit hub, B.Yard offers highly convenient connections to the office.

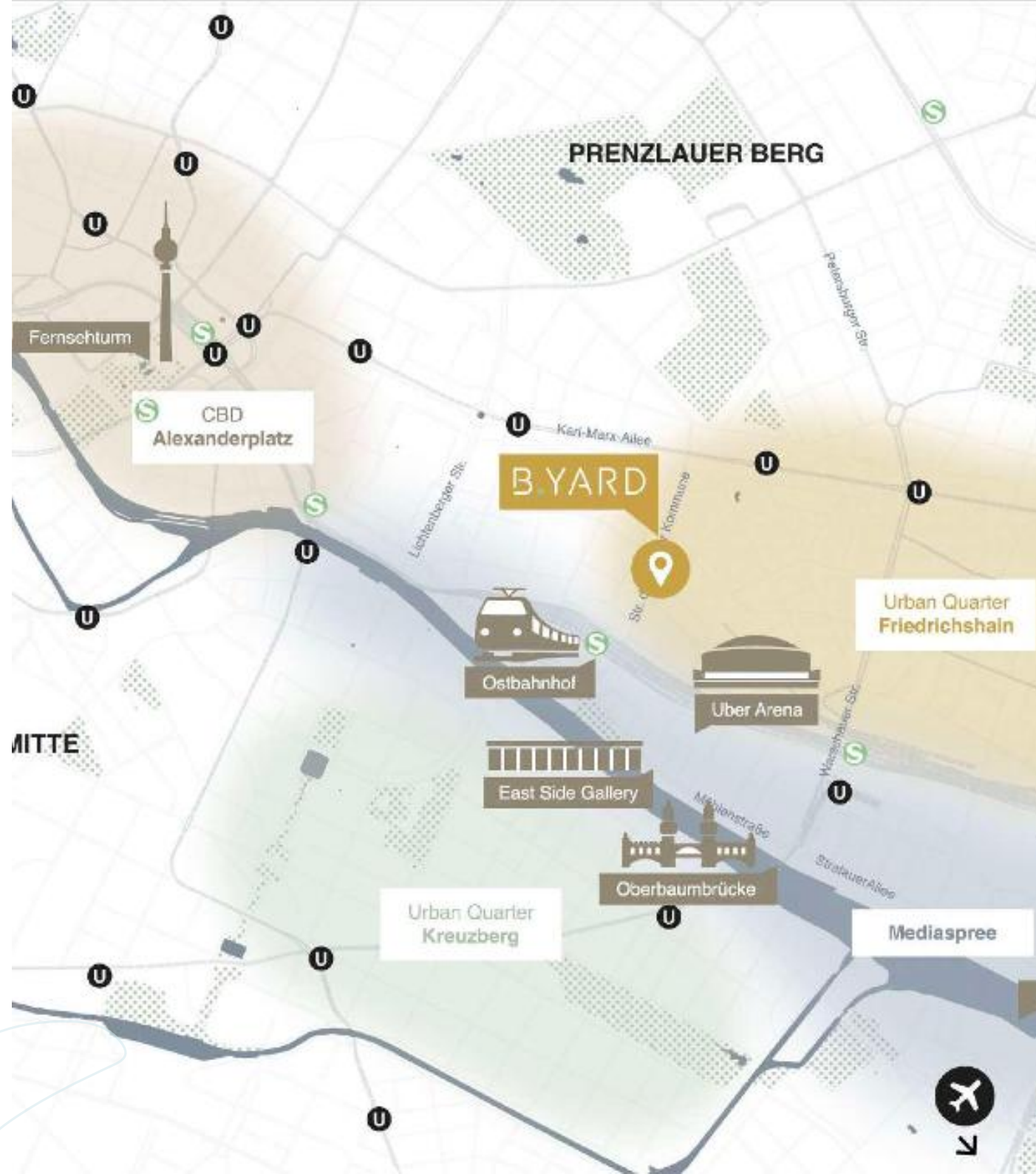
- **European Rail Link.**  
ICE and EuroCity connections to Amsterdam, Warsaw, Basel, and major German business centers.
- **Berlin Transit Core.**  
Instant S-Bahn links to the city's hubs: Alexanderplatz in 5 min, Hauptbahnhof in 10 min, and Zoologischer Garten in 17 min.
- **Door-to-Platform Precision.**  
Just 300 meters from Ostbahnhof, the station is a 3-minute walk from the lobby.
- **Air Travel Efficiency.**  
Reach BER in just 25 minutes for a seamless transition from the office to the gate.



## AMONG LEADING COMPANIES

Join a world-class professional network at B.YARD, with various international companies that are all located just steps away:

- Zalando
- Mercedes-Benz
- Universal Music
- Coca-Cola
- Daimler Group
- Porsche Digital



## THE GREEN FRAMEWORK OF THE METROPOLIS

- **Riverside Breaks.**  
Immediate access to the Spree embankment for a quick lunch-hour reset or a change of scenery to take a breather between meetings.
- **Friedrichshain Greenery.**  
Proximity to Volkspark and East Side Park, offering the perfect space for a post-work run or a casual outdoor team sync.
- **Green Transit Links.**  
Fast S-Bahn connections to Berlin's massive parklands like Treptower Park and Tiergarten, making a full "offline" break quick and easy.





# 3.0 Architecture

& unique spaces

- **Multifunctional Hub:**  
Office + residential + public spaces well connected to the East railway terminal
- **Urban Context:**  
Reimagining historical Berlin block structure with contemporary sculptural language.
- **Philosophy:**  
Balance between emotional impact and rational functionality.
- **Ecological DNA:**  
Strict adherence to ESG sustainability standards.
- **Ecological Sculpture:**  
Timber hybrid construction with minimal carbon footprint.
- **Resource Efficiency:**  
Engineering solutions focused on a healthy microclimate and low environmental impact.



Practicing in Berlin since 1991, Sergei Tchoban explores the dialogue between historical European urban context and contemporary architecture. His approach combines sculptural expression, ecological thinking, and a strong sense of place.

*"How to connect the character of a historical European town with contemporary elements, with contemporary ideas of sculptural architecture... I draw it and I continue it in my projects."*



Sergei Tchoban's drawings were exhibited at the Paul Rudolph Institute in New York. At the same time, TCHOBAN VOSS Architekten received a German Design Award 2026.



## KEY ARCHITECTURAL SOLUTIONS

B.YARD centers its sustainable design on the abundant use of natural wood. This living element grounds the dialogue of stone and metal with a restorative connection to nature.

- **Environmental Leadership**
  - One of Berlin's most ecological buildings
  - Photovoltaic panels for passive energy
  - Light building principlesFull timber facade system
- **Design Inspiration**
  - Inspired by Paul Rudolph's sculptural and structural thinking
  - Dynamic sculptural relief
  - European urban context integration
- **DGNB Gold Certificate**

B.YARD is designed and developed in line with stringent sustainability standards and is certified as DGNB Gold.





## B.YARD

Atelier is a multifunctional space (965 m<sup>2</sup>) and unique venue designed for cultural and business initiatives. The boundaries between art and business blur here, generating the creative energy that defines this city's area.

## ATELIER: A SPACE FOR INSPIRATION

3.4

- A premier destination for exhibitions, cultural pop-ups, and high-profile events.
- Whether it's an educational course, a business seminar, this light-filled venue provides the perfect backdrop for the city's professional community.

# B.YARD





# 4.0 Interior Design



## B.YARD

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### MORE THAN A MEETING PLACE

Conceived as part of the building's interior experience, the lobby combines clarity, comfort, and a strong visual connection to the shared spaces beyond. Its direct access to the ground-floor co-working area with courtyard views creates a flexible environment for focused work, informal meetings, and everyday use by residents.



5.0 office layouts



## B.YARD

B.YARD offers layouts that are designed to support your growth for decades to come.

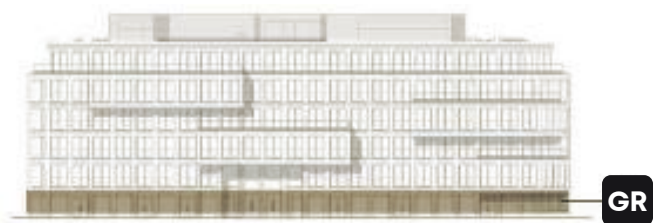
- Flexible workspaces ranging from 250m<sup>2</sup> for growing teams to 8,000m<sup>2</sup> for private headquarters.
- High ceilings and minimal columns for bright, open layouts that are easy to divide and customize exactly as needed.

## SMART OFFICE CONCEPT

- Floor-to-ceiling natural light paired with private terraces to catch some air or find a quiet corner to focus.
- Centralized smart-building systems and high ESG standards built for the way the world's most forward-thinking teams work today.

5.1

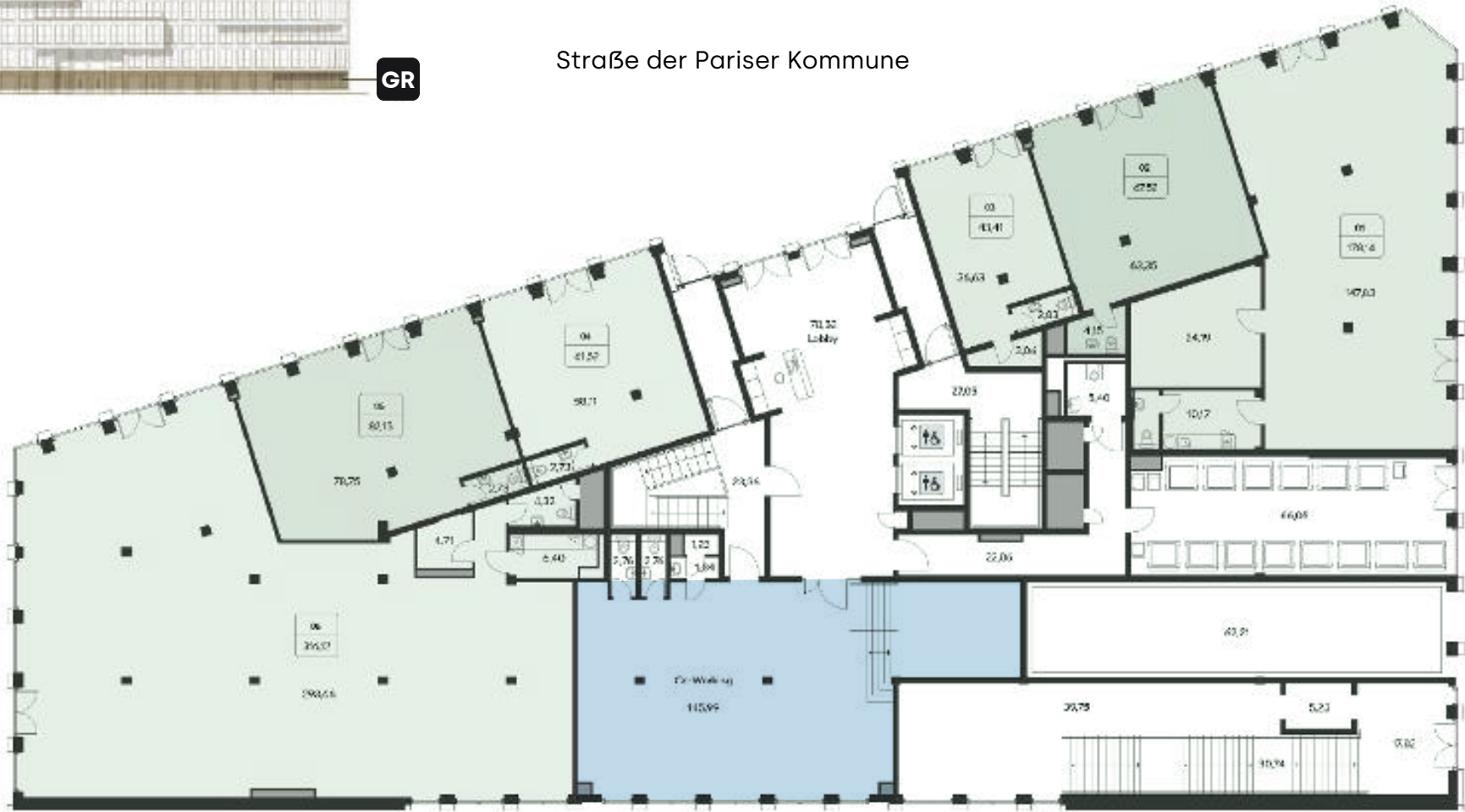
FLOOR GR



Straße der Pariser Kommune

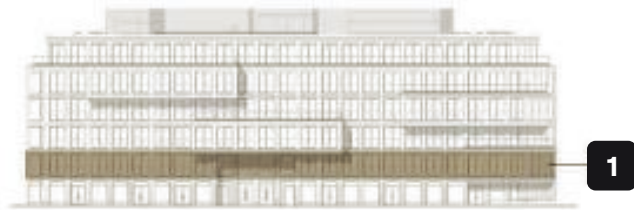


Wriezener Karree



Am Wriezener Bahnhof

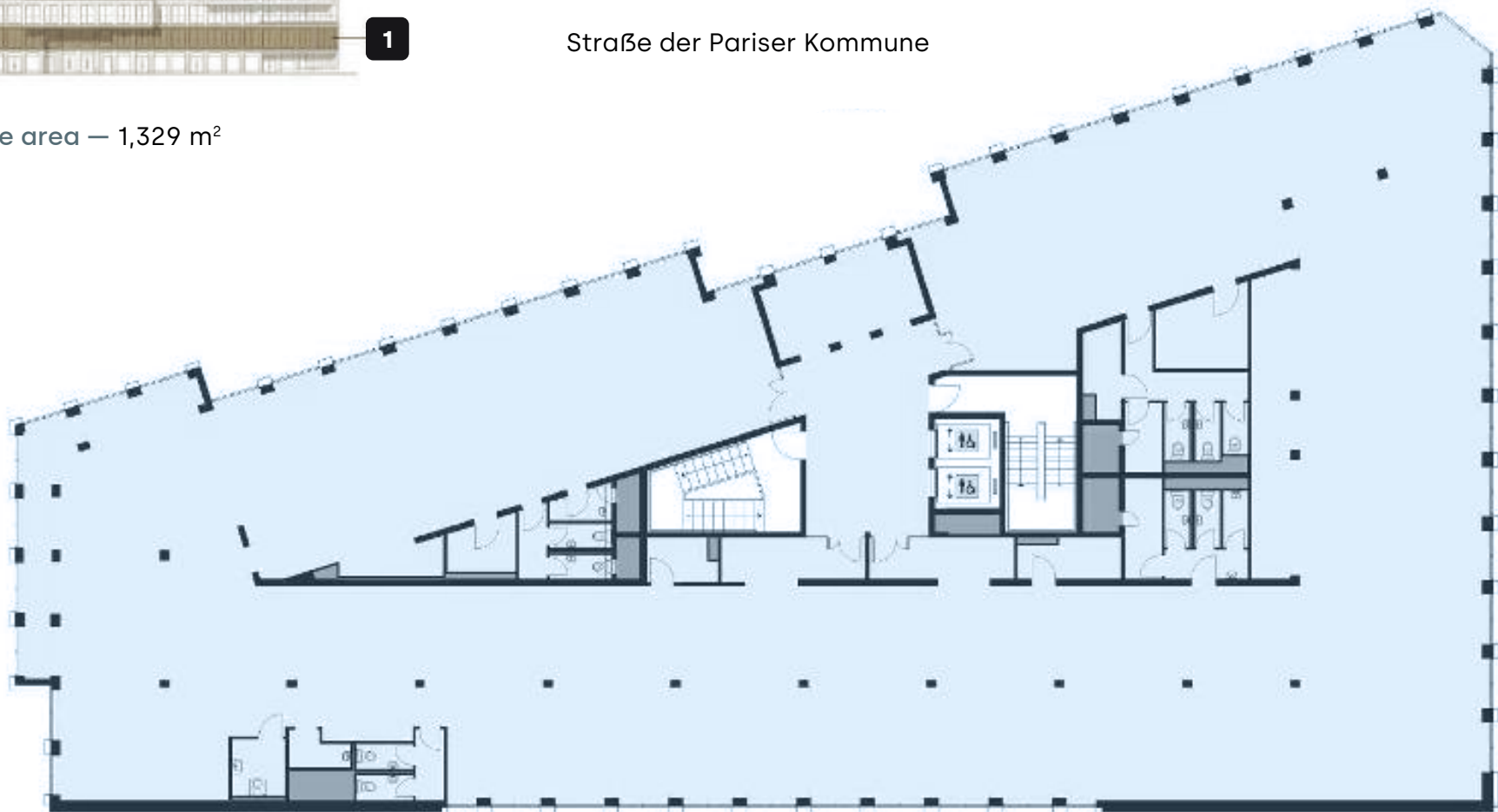
## FLOOR 1



Straße der Pariser Kommune

Total office area — 1,329 m<sup>2</sup>

Wriezener Karree



Am Wriezener Bahnhof

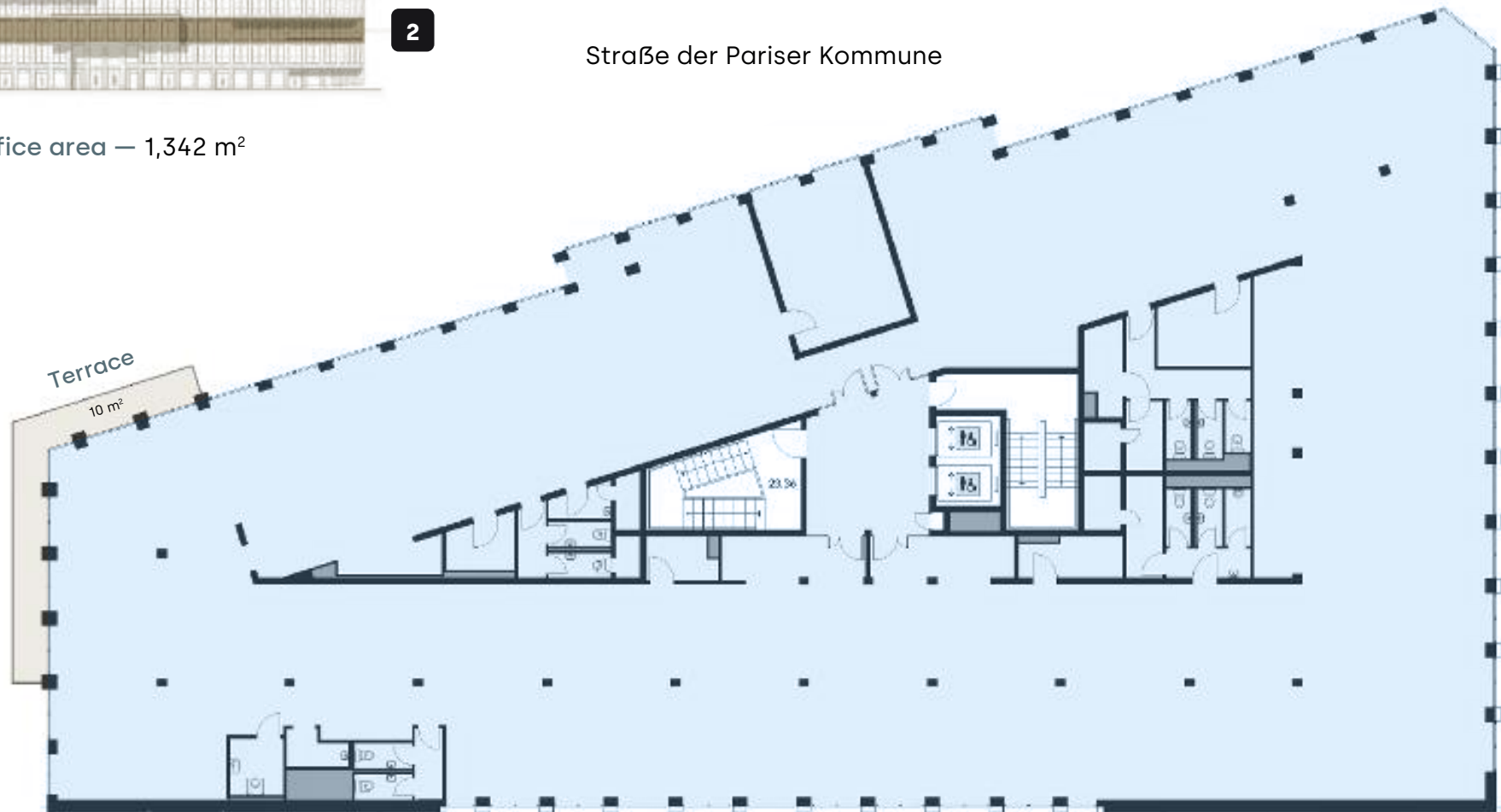
## FLOOR 2



Straße der Pariser Kommune

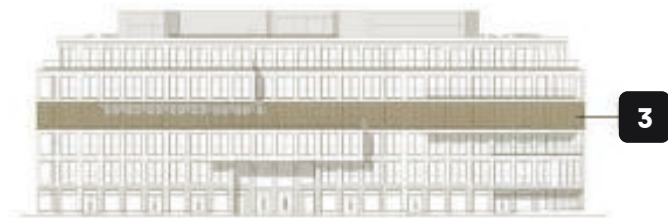
Total office area — 1,342 m<sup>2</sup>

Wriezener Karree

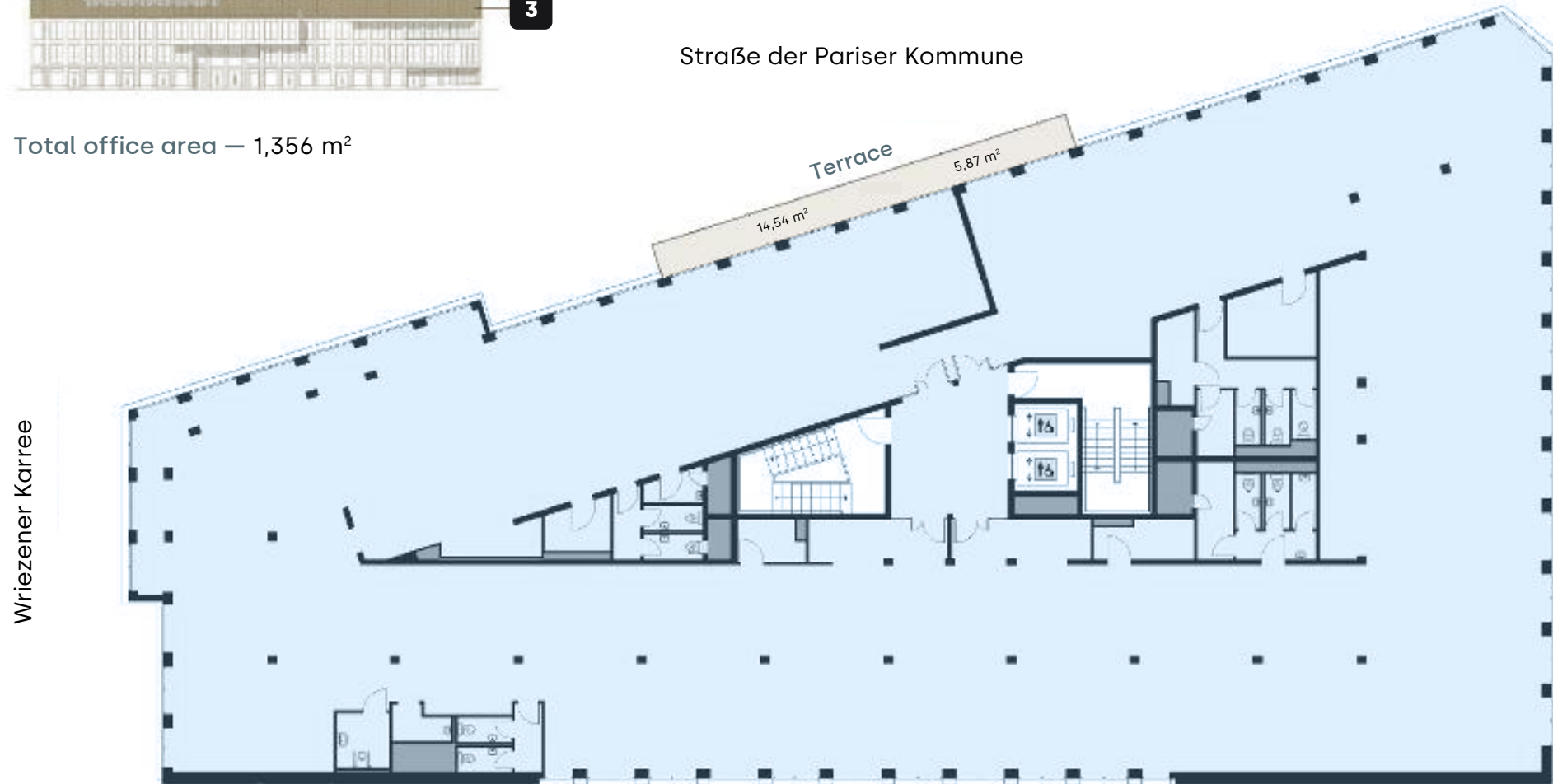


Am Wriezener Bahnhof

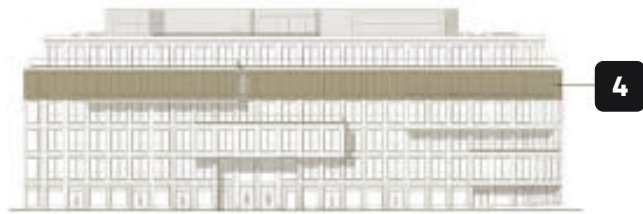
## FLOOR 3



Total office area — 1,356 m<sup>2</sup>



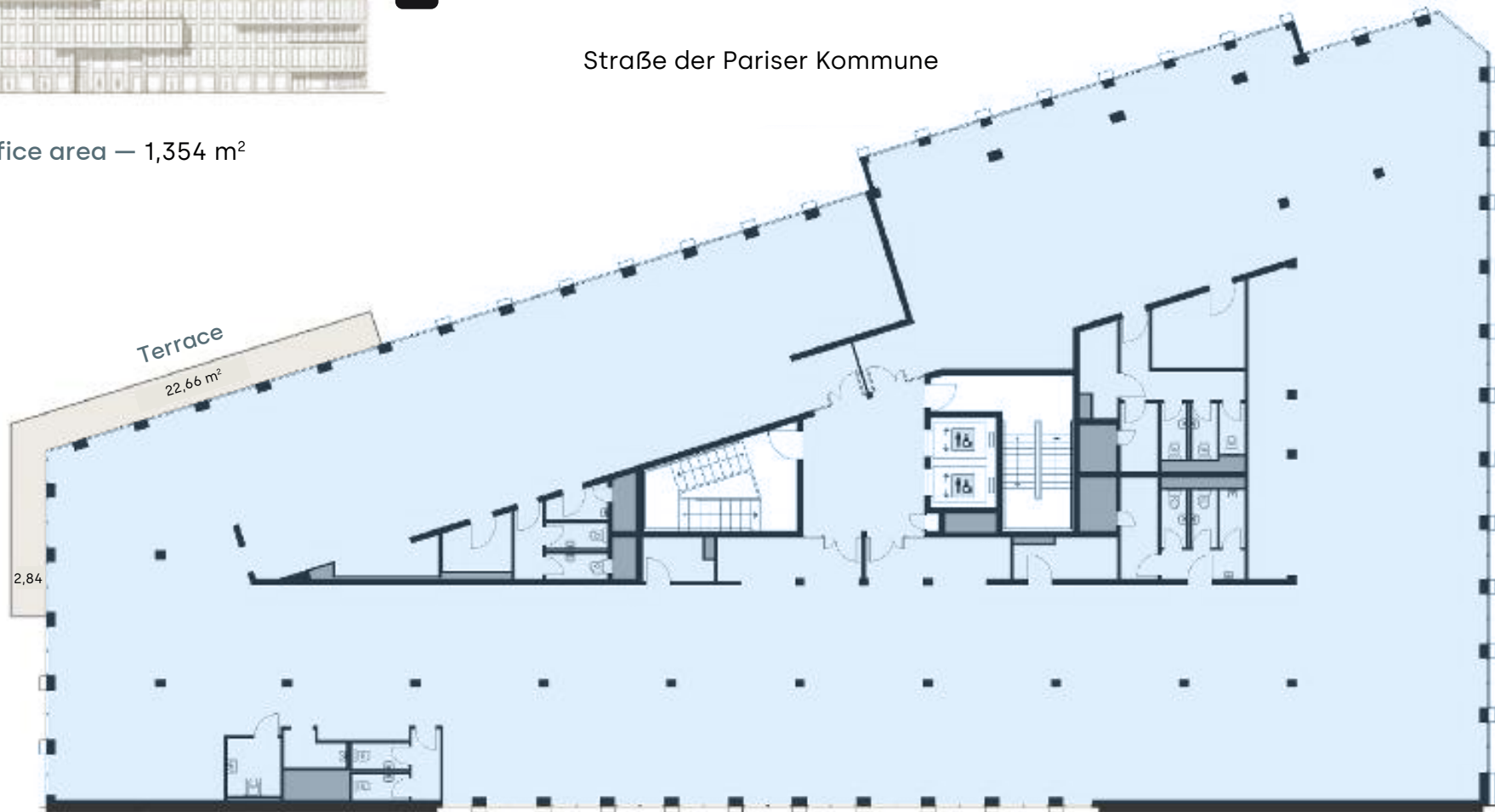
## FLOOR 4



Straße der Pariser Kommune

Total office area — 1,354 m<sup>2</sup>

Wriezener Karree

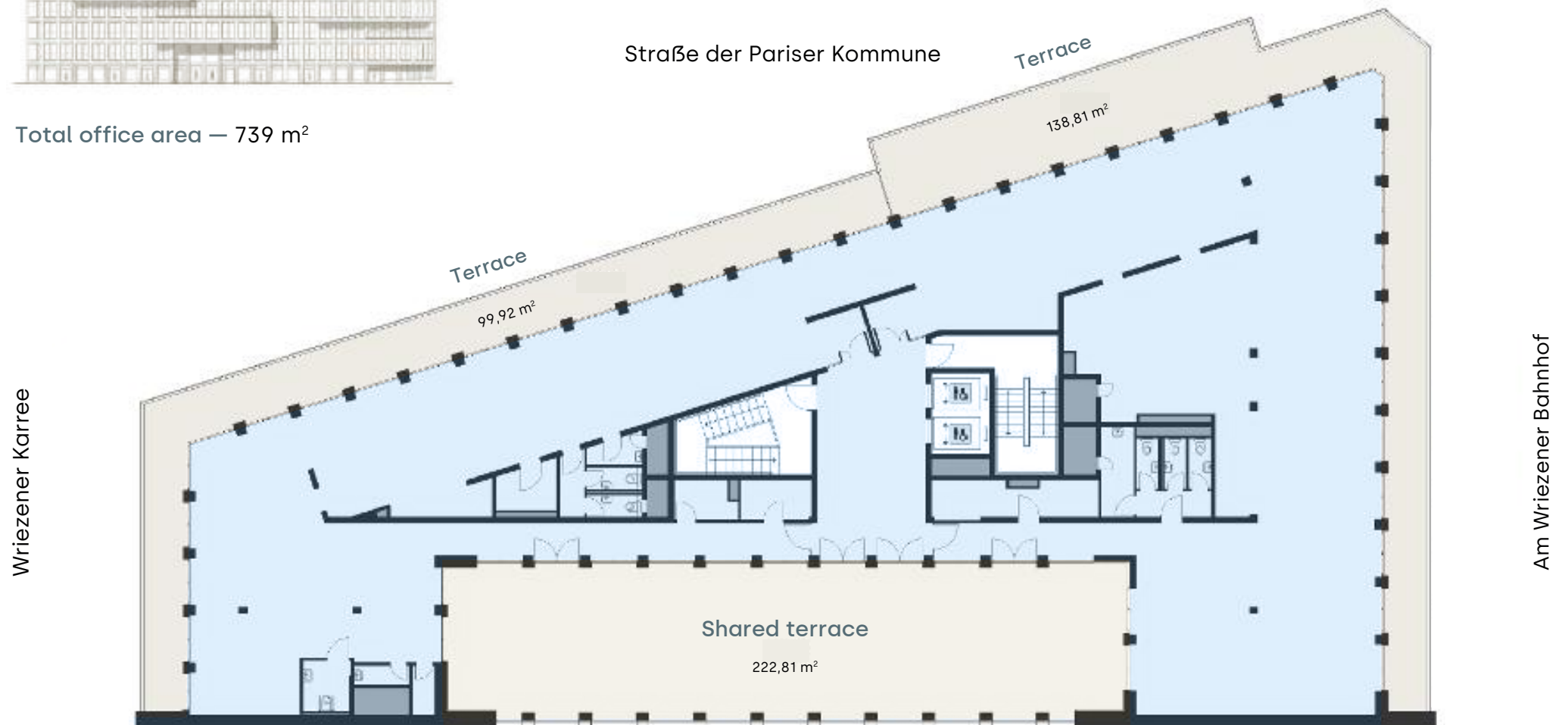


Am Wriezener Bahnhof

## FLOOR 5



Total office area — 739 m<sup>2</sup>





Terrace  
20,41 m<sup>2</sup>

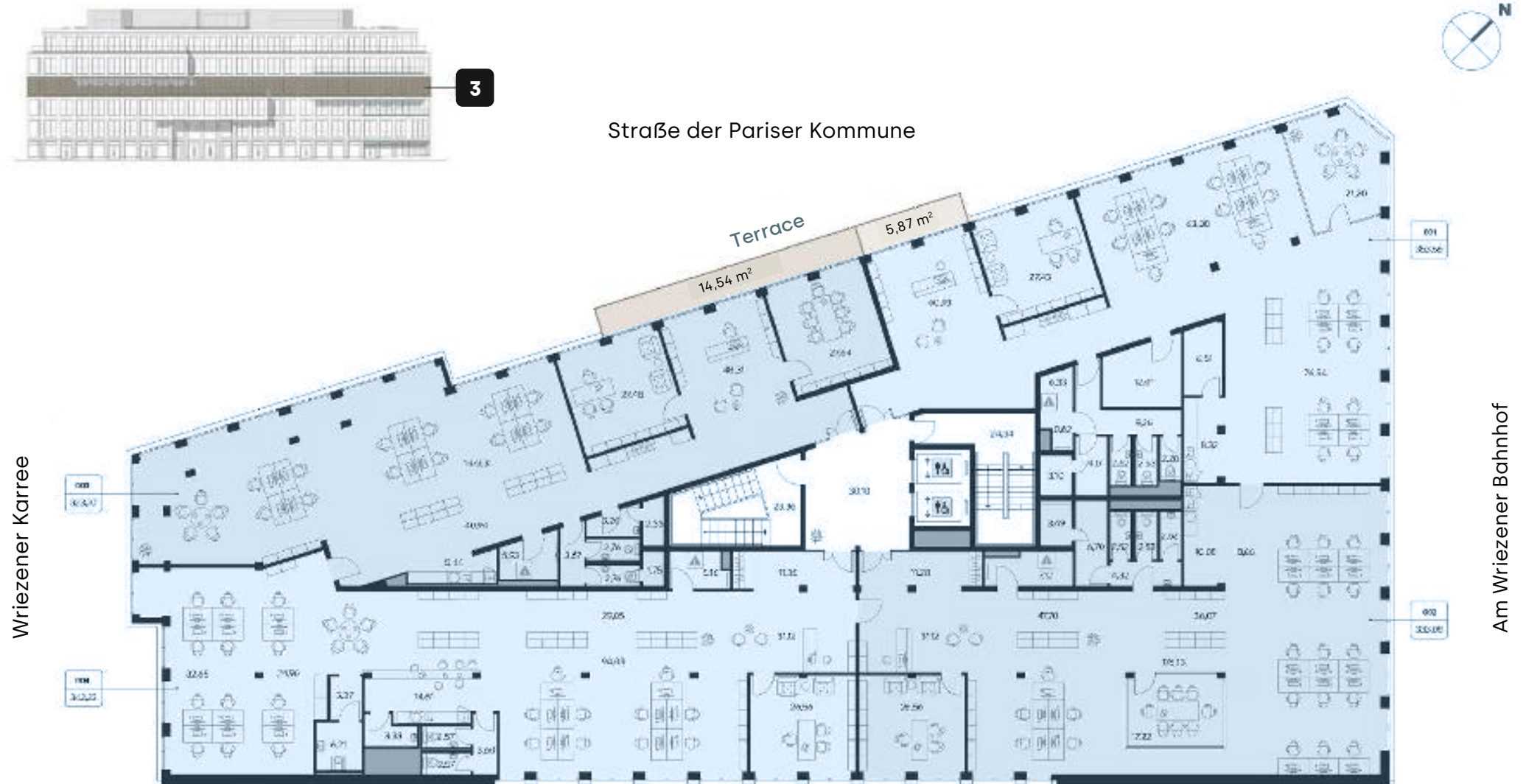
20,41 m<sup>2</sup>

## Wriezener Karree

## Am Wriezener Bahnhof



## FLOOR 3



# B.YARD

B.YARD brings together a practical mix of services designed for everyday comfort, mobility, and convenience. From secure parking and indoor bike facilities to food, retail for everyday essentials, and shared outdoor spaces, the project supports an active urban lifestyle with a clear residential focus.

## QUALITY SERVICES

5.3

- **Underground Mobility Level** — Car parking, covered indoor bike parking, and EV charging within the building.
- **Showers & Changing Rooms** — Located on the underground level next to the car and bicycle parking areas.
- **Daily Conveniences** — A planned café and retail for everyday essentials.
- **Outdoor Amenity** — An open-air terrace with views over the landscaped courtyard.





B.YARD



# 6.0 Technical Specifications

## TECHNICAL SPECIFICATIONS

A future-ready building concept combining timber-hybrid construction, barrier-free design, and high-performance engineering to meet contemporary sustainability and workplace standards.

- Barrier-free access throughout publicly accessible areas, including elevators, sanitary facilities, and parking.
- Timber-hybrid construction balancing sustainability, structural reliability, acoustic comfort, and design flexibility.
- Clear ceiling heights of approx. 3.00 m in offices and 3.20 m in retail.
- Advanced building envelope and engineering systems designed for moisture protection, thermal efficiency, and sound insulation.
- Designed in line with DGNB Gold sustainability standards.





7.0 Integrated  
living

5,000 m<sup>2</sup> residential blocks including 3,300 m<sup>2</sup> of saleable area.

- **Smart floor plans** and a choice of three interior design directions.
- **A carefully designed inner courtyard**, providing a peaceful escape from the city rhythm.
- **Dedicated bike parking and private storage rooms** for extra convenience and space.

Residential typologies range from compact studios to spacious family apartments, offering a variety of formats to suit different lifestyles.

- **60 apartments**
- Studio Apartments — 20–30 m<sup>2</sup>
- One-Bedroom Apartments — 30–50 m<sup>2</sup>
- Two-Bedroom Apartments — 50–65 m<sup>2</sup>
- Three-Bedroom Apartments — 95–100 m<sup>2</sup>



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# 8.0 Team & Contacts

**Equora Capital** is a Luxembourg-based investment firm specializing in commercial and residential real estate opportunities across Europe and other selected markets. The firm focuses on identifying and capitalizing on opportunities arising from periods of negative market sentiment, while positioning itself as a strategic partner committed to building strong relationships and pursuing high-quality development projects.



Investor

**TCHOBAN VOSS Architekten** is a leading architectural firm with offices in Hamburg, Berlin, and Dresden, named after Sergei Tchoban and Ekkehard Voss. With over 150 interdisciplinary experts, the firm delivers architecturally and functionally sustainable solutions for projects in Germany and abroad. TCHOBAN VOSS Architekten is a member of the BDA, regional Chambers of Architects, and the European Architects Network (EAN).



Architecture

**DCD Services** is an owner-managed project developer and service provider. With an interdisciplinary team, the company guides clients through all stages of real estate development, from revitalizing existing properties to enabling sustainable new projects. Recognized for its focus on design, functionality, and sustainability, DCD Services creates long-term value for clients and communities alike.



SERVICES

Developer

**ZECH Hochbau** is a leading German construction company specializing in the turnkey development of large-scale projects. The team combines expertise in planning, realization, and operation, delivering comprehensive solutions through its subsidiaries ZECH Sports GmbH and ZECH Facility Management GmbH.



Construction

**Mondo Development** is an ambitious team of global real estate professionals focused on the development and asset management of unique mixed-use and office projects. The company develops and manages projects for its clients and investors across European countries through strategic collaborations with leading industry partners.



Asset Management

