

Office Space in a New Building – Ground Floor with Basement – Mühlenstraße 62, 13187 Berlin (Pankow)

For rent is a modern office or practice space located on the ground floor of a newly constructed building in a quiet yet well-connected area of Berlin-Pankow.

The unit offers approx. 125.76 m² of usable space on the ground floor plus an additional 99.84 m² basement area, ideally suited for storage, archives, or technical equipment.

The rooms are bright, functional, and can be flexibly adapted to the tenant's individual requirements – whether as an office, practice, agency, or studio.

The property is part of a newly built complex and will be handed over unfurnished and ready for occupancy.

Data cabling (LAN) is available; the tenant arranges their own internet connection.

The basement area is directly accessible from the office via an internal staircase and provides additional usable space.

Available from January 1, 2026.

Features

- * New building, ground floor
- * Area: approx. 125.76 m² + 99.84 m² basement
- * Internal access to basement
- * Data cabling (LAN) available
- * Underfloor heating
- * WC and connection for a kitchenette
- * Internet connection to be arranged by the tenant

Location

The office space is located in a quiet yet well-connected part of the Berlin district Pankow.

Public transport (S-Bahn, tram, and bus) can be reached within a few minutes on foot.

The travel time to the nearest motorway is approx. 10 minutes.

Shops and restaurants are available in the immediate vicinity.