Architecture that introduces the future to the futuristic.
Maximum sustainability and more than minimalistic.
A statement with style. Planning permission issued. In the heart of Berlin.

FORTY4

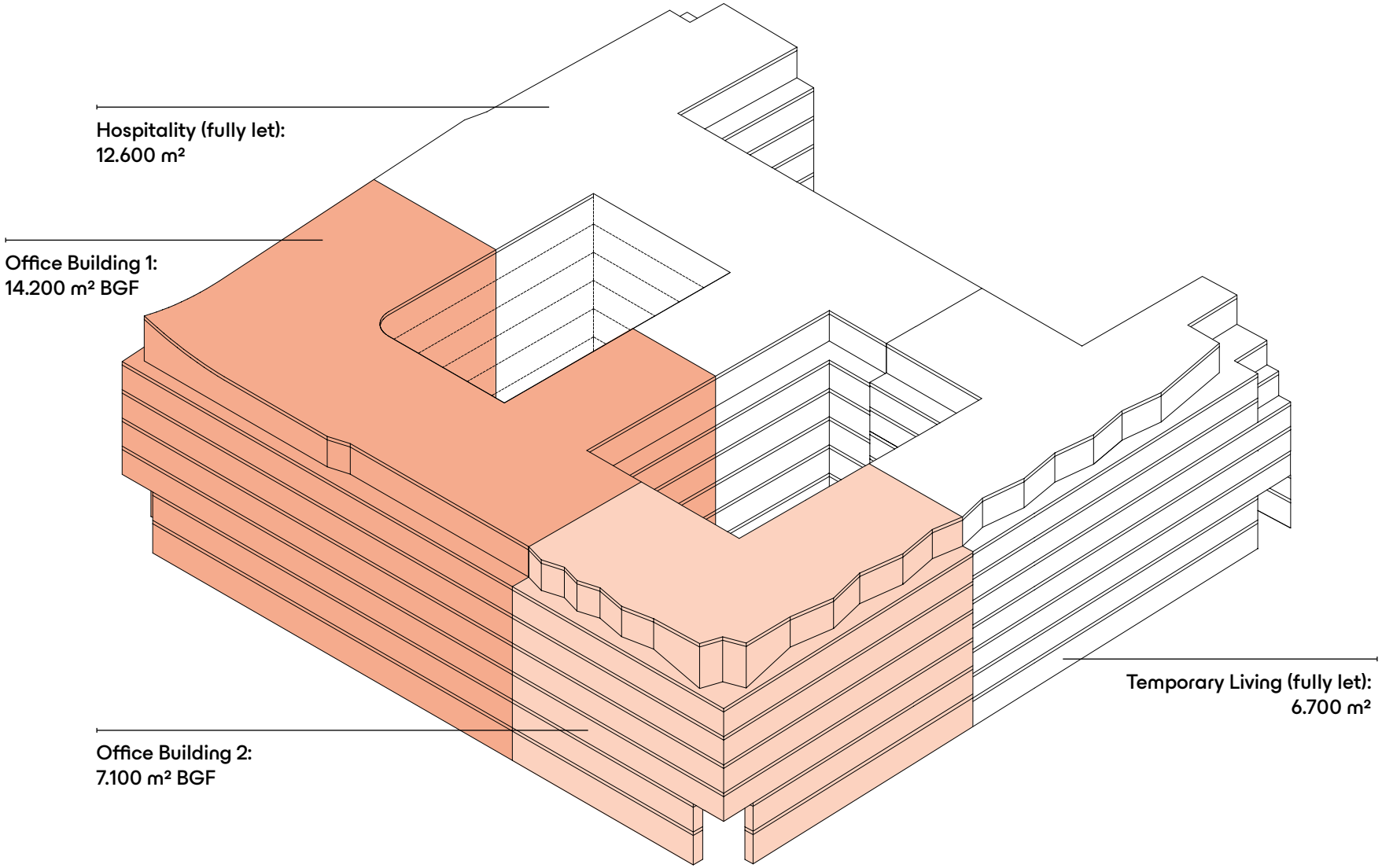


Four buildings. Nine facades. One ensemble. 40,600 m² GFA. The facts:

FORTY4

Offices and living space	Forty4 is primarily designed as a working ensemble for larger tenants, but not only: enhanced by gastronomy, hotel and furnished short-term apartments, it gives work-life balance a place on site. Everything is well thought through from the inside out.
Spacious freedom	With 14.200 m² (Building 1) and 7.100 m² (Building 2), the flexible spaces are impressive in themselves. And their size extends to the 550 m² courtyard 1, across the 500 m² courtyard 2 and on to the 650 m² roof terrace.
Elegance in all dimensions	In its generosity, the building appears majestic and light at the same time. The subtle changes in the facade are fluid. Luxurious ceiling heights of 3.20 to 4 m provide space for big ideas – and a home for movers and shakers inside
Underground parking – also for bicycles	An invisible part of the building includes an underground garage for the future of mobility. 70 car parking spaces are supplemented by ample parking spaces for bicycles, changing rooms, and showers. Sustainable, fit and fresh for work.
Prime location, prime infrastructure	Located at the Warschauer Strasse transportation hub, with S-Bahn trains, subway trains, trams, and buses just around the corner. Arterial roads lead in all directions. Surrounded by countless restaurants and shops. Easy to come and go but hard to tear yourself away.
Secured project planning	The project was developed in close cooperation with the city of Berlin. Planning permission for Forty4 has already been granted and construction is due to start in Q2 2025. The property is already 50% let and offers all tenants a secure place in the future.

A question of size – with three spacious answers. A, B, or everything. Your rental options.



Headquarters in the capital: the entire office ensemble comprising approximately 21.300 m² GFA as a statement piece with a plethora of potential – for big ideas and bigger businesses.

Compelling and eye-catching architecture: Restaurants and a hotel enhance the quality of life on Warschauer Platz.

FORTY4



Boarding complete: a temporary home for modern mobile workers and visitors.

FORTY4

EOne residential building

Total of 6.700 m² GFA

93 furnished apartments

Ranging in size from 30 to 75 m²

With balcony, loggia, (br: phone)or terrace

Fully serviced



Turns the outside into the inside: Like a screen in 3D for staging conferences, summits and big ideas.

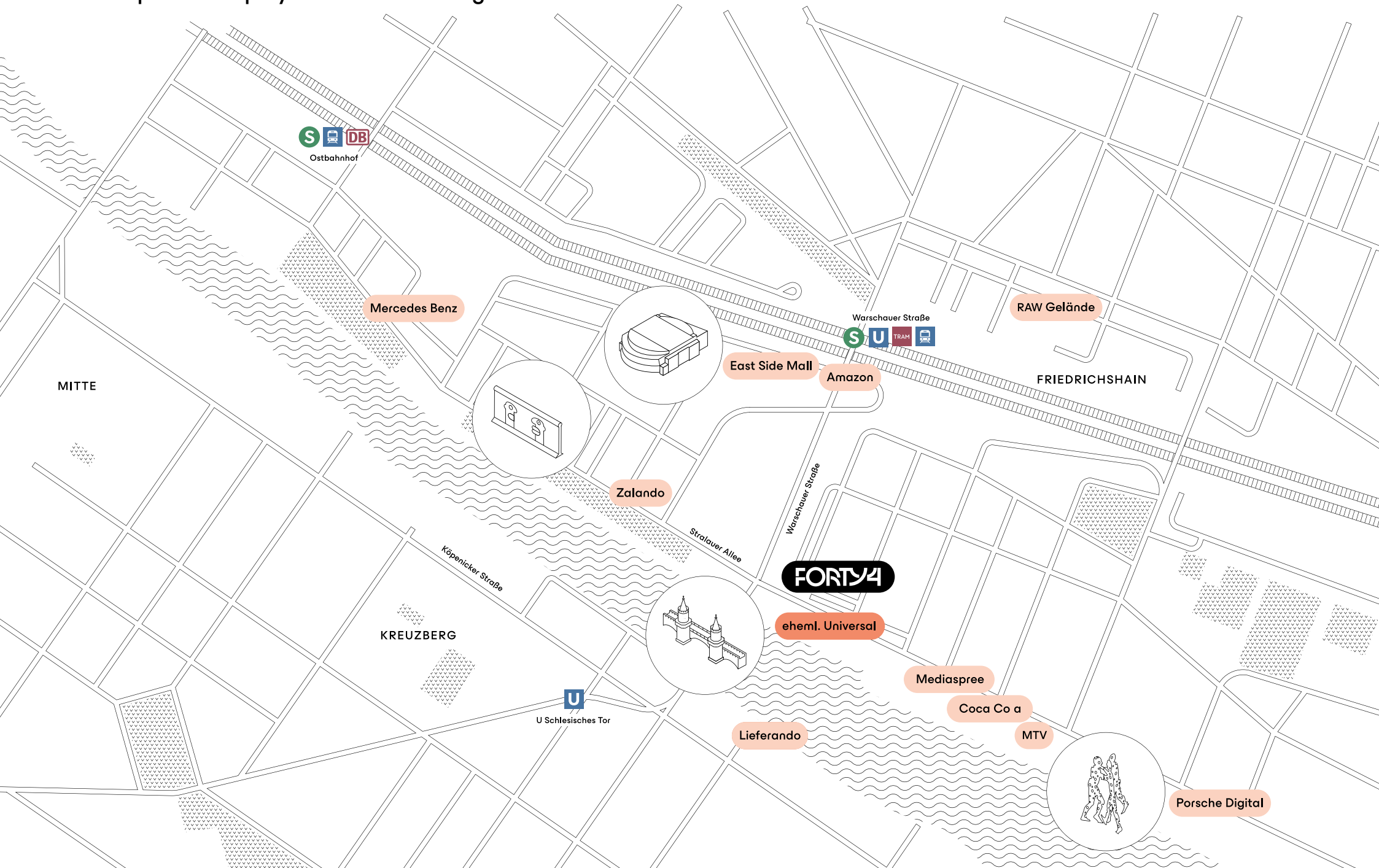


Oasis without a false floor: There is no basement beneath the landscaped inner courtyard. For vegetation that grows naturally and promotes well-being.



Big city life with great neighbors: located right next to the Mediaspree, between prominent players and vibrant neighborhoods.

FORTY4



Highest awards. Deepest thinking. Thanks to its holistic design, Forty4 has already been **pre-certified platinum status** by the DGNB. Its innovative ceilings use less concrete and **reduce the carbon footprint** by up to 45%. And for its intelligent, human design. And for features such as PV systems and evaporation surfaces for rainwater. **For a better urban climate**. Sustainability that extends far beyond (br: phone)the site.

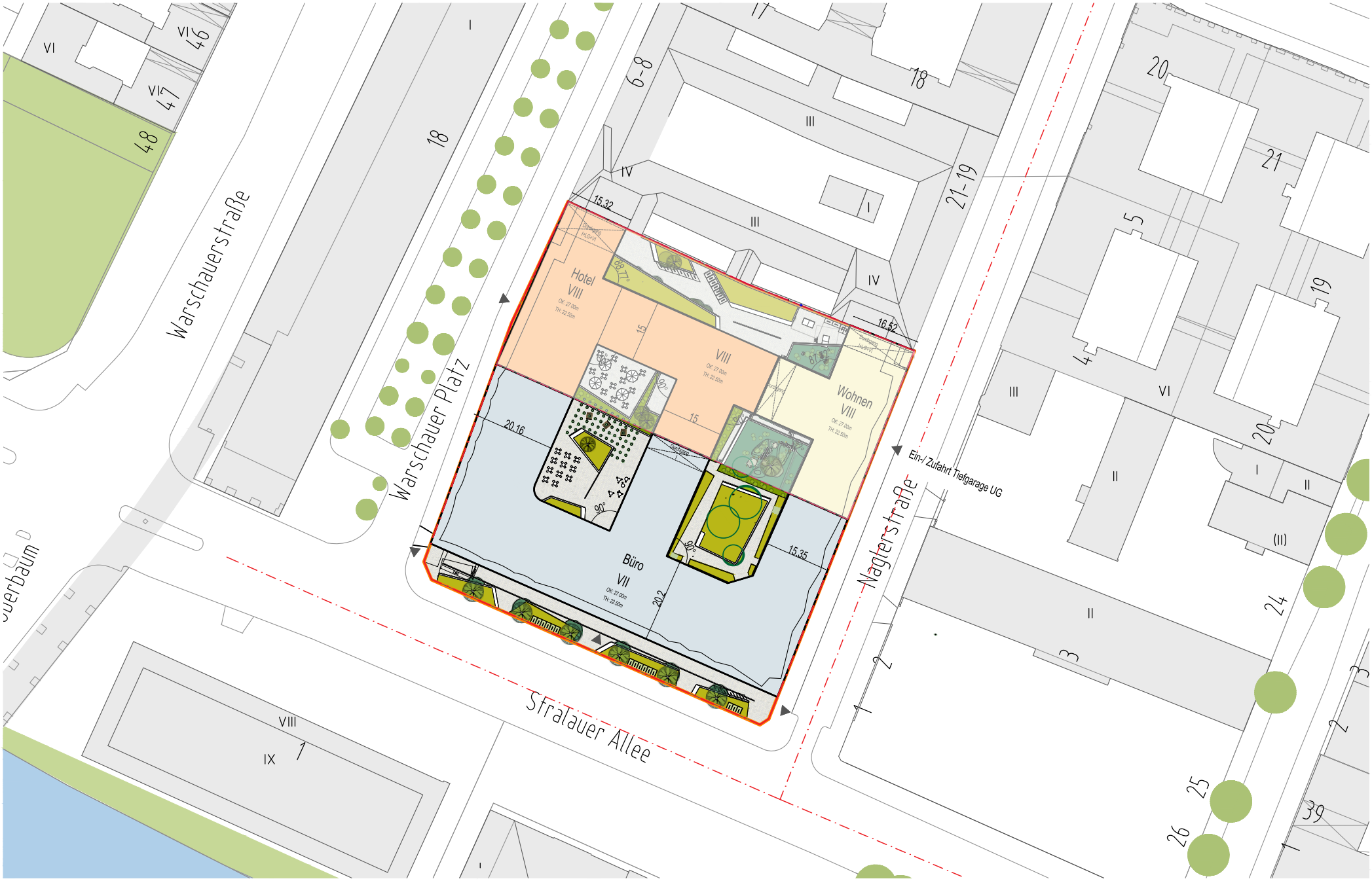
The timeless and enduring architecture of the complex offers scope for a wide range of different office landscapes.





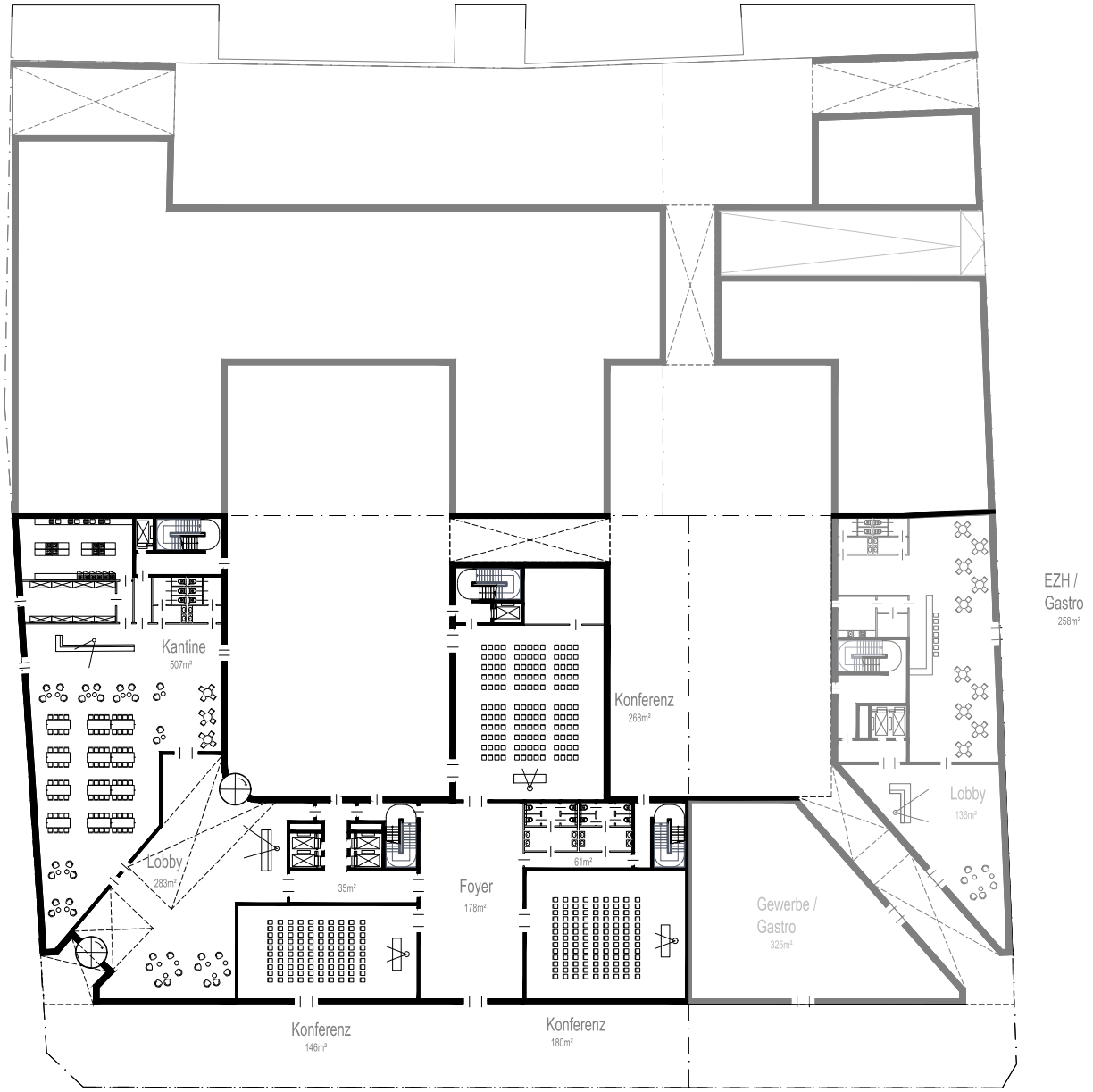
Siteplan

FORTY4



Floorplan Groundfloor

FORTY4



Floorplan
Open-Plan Offices



Floorplan
Individual Offices

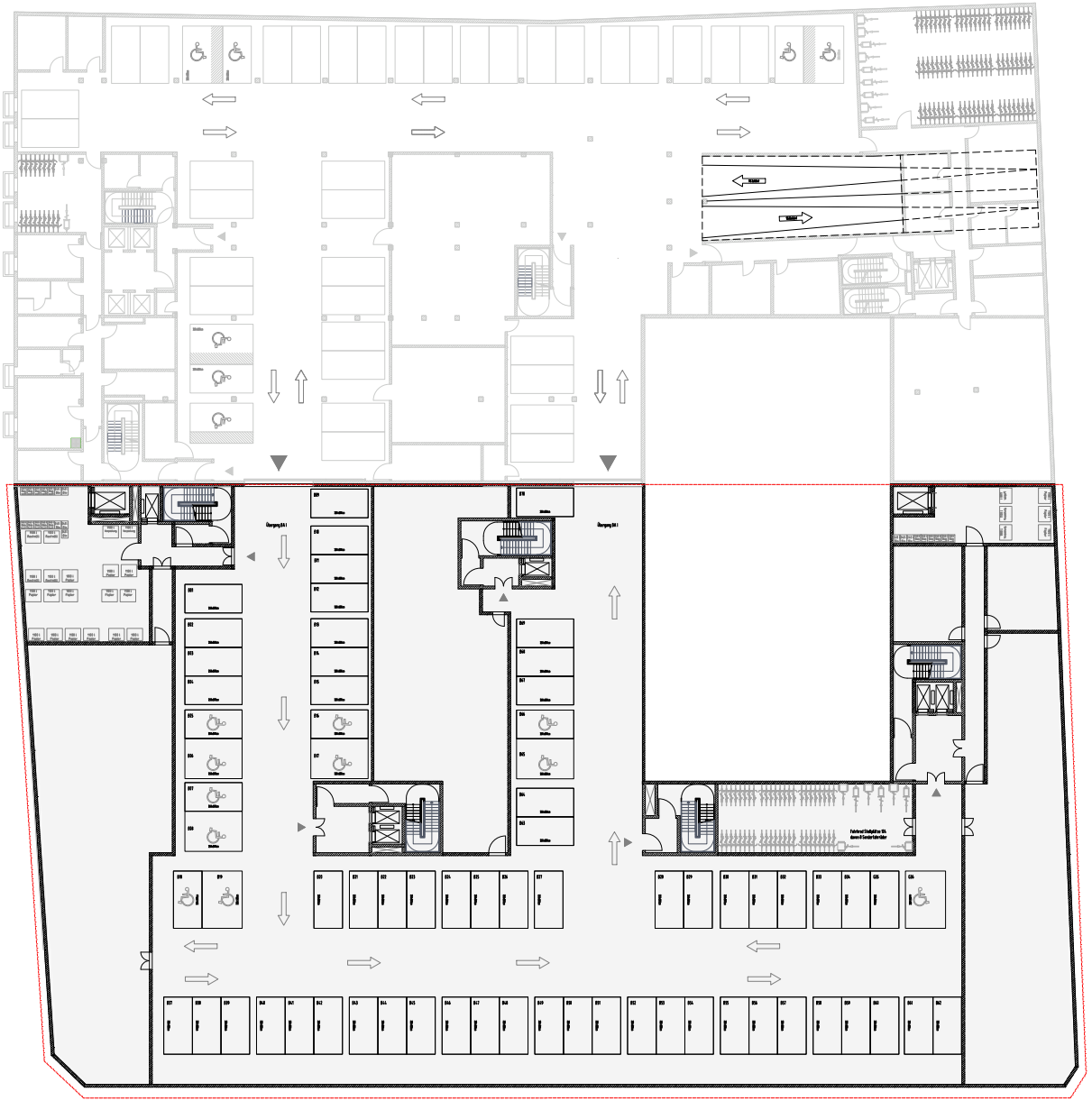


Floorplan Top Floor

FORTY4



Floorplan Basement



Shaken or stirred? The over-the-top roof terrace.
Gives success the outlook it deserves.

FORTY4



Contact

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