

OFFICES BY

THE GATE



SCHRÖDER 1

SPACE WITH LOBBY

4 OFFICES

LARGE CONFERENCE ROOM

3 PHONE BOOTHS

KITCHEN & BATHROOM

STORAGE SPACE

274 SQM

CONTACT | BOOK A VIEWING

Phone +49 170 8350758

work@thegate.berlin



SCHRÖDER 1 | Schröderstrasse 1, 10115 Berlin

SCHRÖDERSTRASSE 1

SPACE WITH 2 OFFICES
LOBBY, AND MEETING
ROOM

274 SQM

2-4 large connected offices

- office #1 with up to 16 seats, approx. 70 sqm
- office #2 with up to 6 seats, approx. 30 sqm
- office #3 with up to 6 seats, approx. 30 sqm
- office #4 with up to 4 seats, approx. 20 sqm

2 open spaces

- lobby, approx. 30 sqm
- meeting room, approx. 16 sqm

3 phone room / booths

2 kitchen

4 bathrooms

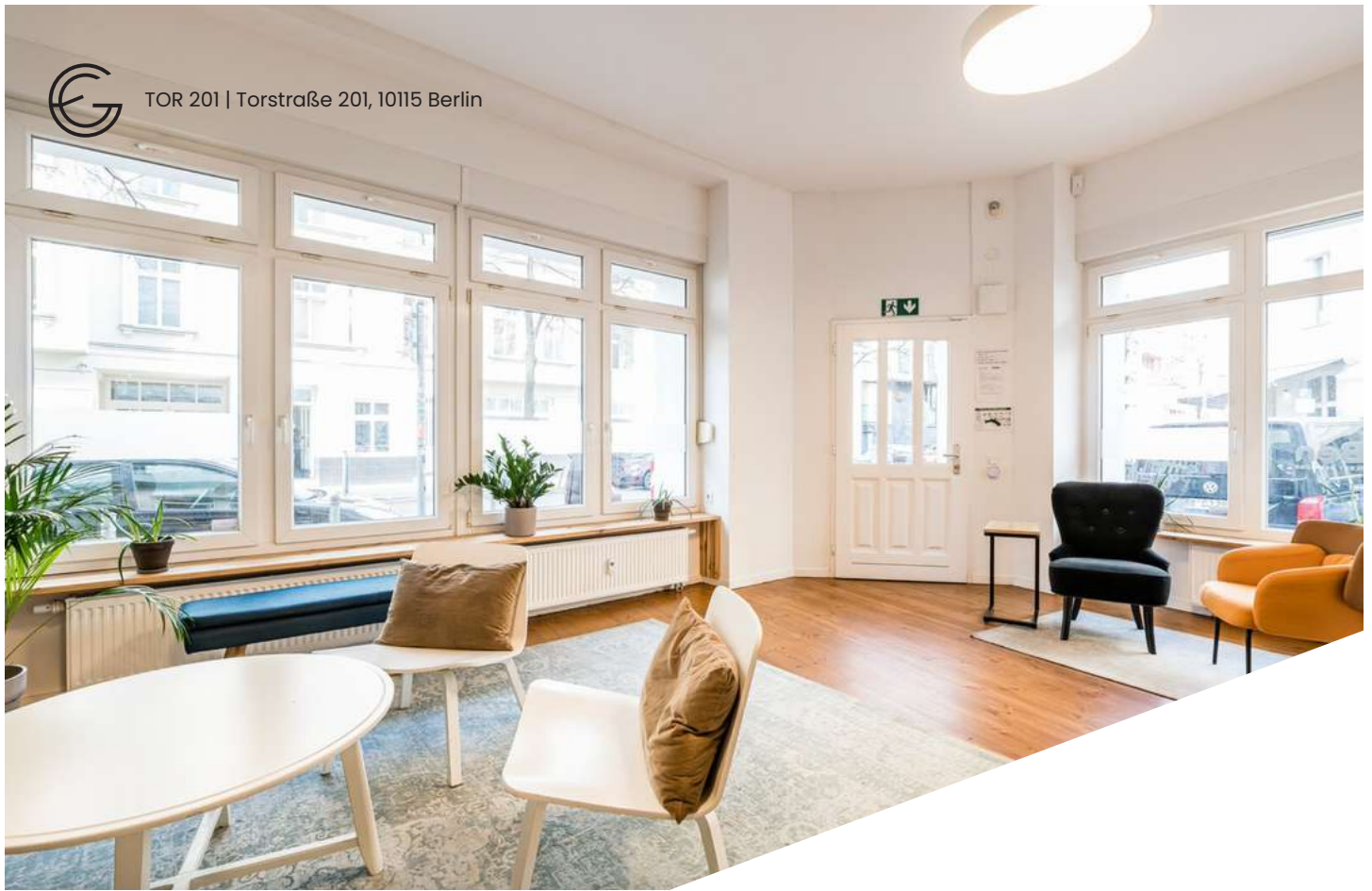
total net / month

**price upon
request**





TOR 201 | Torstraße 201, 10115 Berlin



EXPLORE YOUR NEW WORKSPACE

Spacious and Flexible Office Space – 274 sqm

This versatile workspace offers a total area of 274 sqm, perfectly designed for growing teams and companies seeking a functional yet welcoming environment. The space includes:

- A bright lobby area (approx. 30 sqm) to welcome clients and guests
- A dedicated meeting room (approx. 16 sqm) for focused discussions
- 2 private offices (approx. 70 sqm and 30 sqm), accommodating up to 22 workstations
- 2 open spaces ideal for collaborative work or flexible layouts
- Access to 3 phone rooms/booths for private calls
- 2 fully equipped kitchens to support your team's comfort
- 4 bathrooms for convenience

With the flexibility to configure 2–4 large interconnected offices, this space adapts easily to your team's changing needs. Whether you're hosting clients, running workshops, or simply creating a productive daily work environment, this office offers the perfect balance of privacy and collaboration.

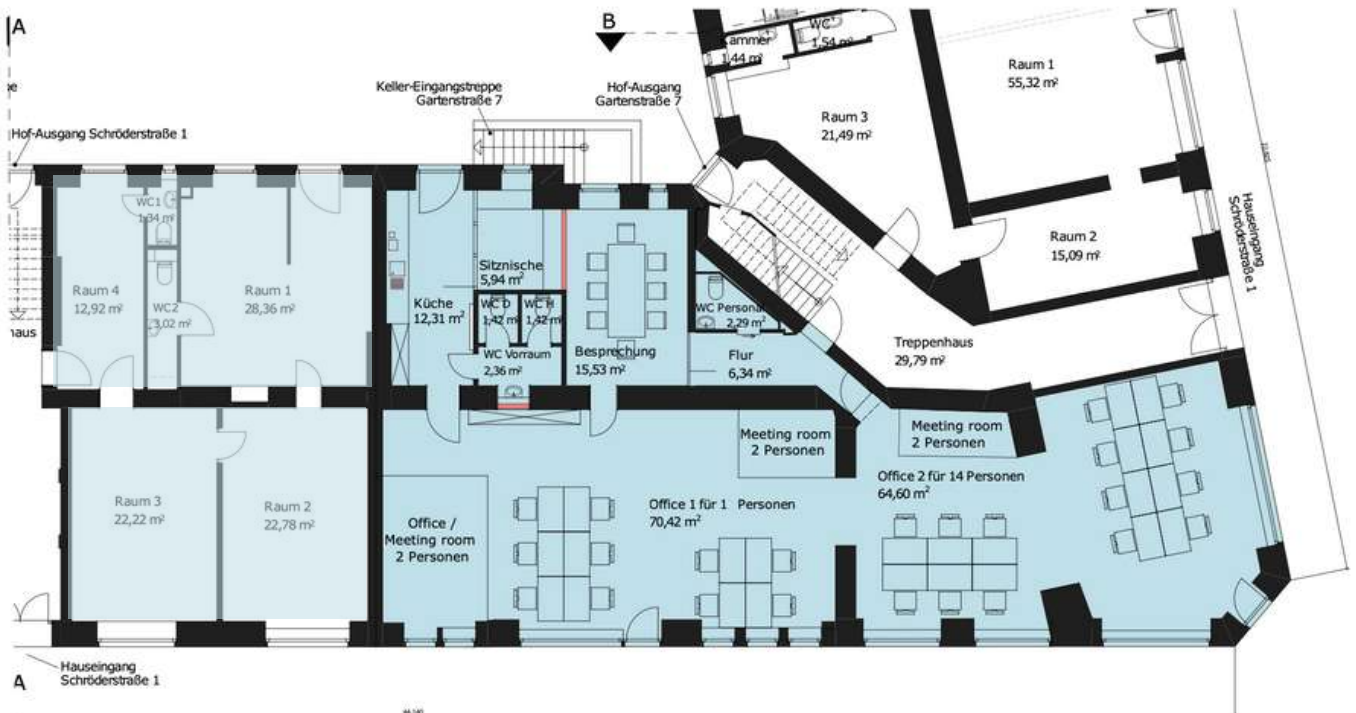




SCHRÖDER 1 | Schröderstrasse 1, 10115 Berlin



FLOORPLAN



SPACE WITH LOBBY

4 OFFICES

LARGE CONFERENCE ROOM

3 PHONE BOOTHS

KITCHEN & BATHROOM

274 SQM



SETUP

office desks:	height-adjustable, custom-made
office chairs:	ergonomic
desk storage:	lockable rolling drawer
lighting:	ceiling-, wall- and desk-lamps
kitchen equipment:	automatic coffee machine (JURA) and water (chilled/carbonated) dishes, cutlery and kitchen utensils
internet:	high-speed (own router or VPN en- cryption on request)

ADDITIONAL SERVICE:

CUSTOMIZE YOUR OFFICE!

We create spaces that inspire creativity and innovation. We thoughtfully translate your corporate identity into a tailored interior—guiding you from initial consultation and concept development through to final construction.





GENERAL AMENITIES



**reception- and mail-
box-service**



air condition



facility management
repairs, handicraft,
IT support



display of company logo
in the main building
Torstrasse 177



concierge service
general requests and
information



**access to community
rooftop terrace**
Torstrasse 177



cleaning service
twice a week



3 months' notice

ADDITIONAL AMENITIES



community discounts on
THE GATE conference
room bookings & rooftop



**catering and event
management services**



fruits and snacks on
de- mand



discounts at our
THE GATE GARDEN
Hotel



SCHRÖDER I | Schröderstrasse 1, 10115 Berlin

LOCATION

Nestled in a quiet side street in Berlin-Mitte, this location is perfectly positioned between calm and connectivity. You're just minutes away from U-Bahn, S-Bahn, trams, and Berlin Central Station, with quick access to the Spree River, parks, restaurants, boutiques, and cafés.

Schröder I is the ideal space for companies who value style, comfort, and being in the heart of the city without the noise.



U-BAHN

Rosenthaler Platz U8 | 10 Min
Oranienburger Tor U6 | 6 Min



S-BAHN.

Nordbahnhof | 7 Min walk
Oranienburger St. | 10 Min walk



BERLIN CENTRAL STATION

1.9 Km | 6 Min car | 7 Min TRAM |
20 Min walking | 10 Min cycling



BER AIRPORT

Direct Train to Central Station
27 km | 55 Min



HIGHWAY A100

Beusselstraße | 6,3 km



TRAM & BUS

Tram 12, M1, M5, M8, M10
Bus 142 Torstraße



RESTAURANTS & BARS

Wide variety of restaurants within
walking distance, offering both
local and international cuisine.



SHOPPING

Kiezmarkt | 1 Min walk
REWE | 7 Min walk



CITY ATTRACTIONS

Museum Island | 20 Min Bus or Tram
Spree River | 10 Min walk
Friedrichstraße | 5 Min walk



DOG FRIENDLY

You love your dog — and so do
we!

www.thegate.berlin



Need space for your next event?

From spacious workshop rooms and open areas for team gatherings to intimate spaces for special occasions and a sunny rooftop with stunning views over Berlin-Mitte—we have the ideal setting for every event.

To make your experience even more effortless, our in-house catering offers exquisite food and drinks on demand, tailored to your needs.

Create unforgettable moments with the perfect space, great service, and everything right at your fingertips!

- Rooftop
- Piano Room
- Oval Room
- Mad Men Room
- Open Space with Bar & Kitchen
- Workshop Rooms
- The View Executive Room





GARTEN 7 | Gartenstrasse 7, 10115 Berlin



Need Accommodation for Your Guests? Host them at THE GATE GARDEN Hotel

Make your event even more convenient by offering your guests a comfortable stay at our THE GATE GARDEN Hotel, just a short 10-minute walk from SCHRÖDER 1.



We'll handle all the details
for you.

**Stress-free, just
the way it should
be!**

www.thegate.berlin

OFFICES BY

THE GATE



CURIOUS TO SEE IT YOURSELF?

Explore Your Next Office at SCHRÖDER 1

Book a viewing today to find your perfect workspace—and while you're here, take a look at our inspiring event spaces!

[BOOK NOW](#)

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