

## PRESS RELEASE

# PROJECT Immobilien Gewerbe AG begins letting office space in “GIRO”/ Techno Terrain Teltow

- Two construction phases with 9,500m<sup>2</sup> of office rental space
- Rheinstrasse 11, 14513 Teltow – TTT – Techno Terrain Teltow
- Project and property developer: PROJECT Immobilien Gewerbe AG

***Teltow, 7 March 2019.*** PROJECT Immobilien Gewerbe AG is beginning to let office space in the new “GIRO” office building in the “Techno Terrain Teltow” (TTT) industrial park on the southern outskirts of Berlin. The complex, which will have approximately 9500m<sup>2</sup> total rental space, is split into two construction phases. The first construction phase is already underway and will provide a total rental area of around 5,000m<sup>2</sup>. This should be available for occupancy from the third quarter of 2020. The second construction phase will provide a total rental area of approximately 4,500m<sup>2</sup> and is expected to be ready for occupancy in the second quarter of 2021.

In view of the rapidly increasing average rental prices for offices in the Berlin area, which currently average a net basic rent of €22 per square metre, “GIRO” is an attractive alternative. “Tenants working in back offices, call centres, and corporate and miscellaneous services in particular benefit from the proximity to Berlin and good connections to the motorway, airport and local public transport that this location offers,” explains Martin Neumann, Director of Letting at PROJECT Immobilien Gewerbe AG.

Over 210 businesses from a variety of industries have already settled in the established service and industrial park. “GIRO” is the only new office building in Techno Terrain Teltow and also provides larger rental spaces of up to 1,100m<sup>2</sup> per floor, which are currently in high demand.

## **A prestigious location with highly efficient and flexible floor plans**

“GIRO” is being built in two energy-efficient construction phases on an L-shaped piece of land in a central corner location between Rheinstrasse and Neissestrasse. Rheinstrasse is the main artery of Techno Terrain Teltow and runs parallel to the Teltow canal, which provides the location with an area that is close to nature with places to relax.

123 underground parking spaces and 61 parking spaces outside the office building ensure ample parking. Some of the office spaces on the upper floors have access to roof terraces.

The individual rental spaces are divisible from 225m<sup>2</sup> and the furnishings and layout can be flexibly tailored to the wishes of the respective tenants.

**2,268 characters including spaces. Printing approval issued. Copy requested.**

You can find more information about this property at

[www.giro-teltow.de](http://www.giro-teltow.de)

For further details on the company visit

[www.project-gewerbe.com](http://www.project-gewerbe.com)

Download print-quality press material here:

[www.project-immobilien.com/\\_assets/uploads/pig/presse/66/dateien/PROJECT\\_GIRO.zip](http://www.project-immobilien.com/_assets/uploads/pig/presse/66/dateien/PROJECT_GIRO.zip)

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PROJECT offers real estate and alternative investment funds in two independent corporate groups. The main focus of PROJECT Immobilien Gruppe, based in Nuremberg, is the development, construction and marketing of residential and commercial real estate in selected metropolitan areas.

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### **For press enquiries, please contact:**

Doris Walter  
PROJECT Real Estate AG  
Corporate Communication  
Kürschnershof 2, D-90403 Nuremberg

**Email:** [presse@project-immobilien.com](mailto:presse@project-immobilien.com)

Tel.: +49 (0) 911 51 971 20

Fax: +49 (0) 911 51 971 29