

## LIP and ABG let office space in Humboldthafen Berlin

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More than 50 per cent of the office space in the H3/H4 building complex developed by the LIP Group and ABG Group at Berlin's Humboldthafen have already been let – more than a year before completion. Acrolinx GmbH, currently based in Friedrichstrasse, will be moving into its approx. 2,200 m<sup>2</sup> in the first quarter of 2019. A further 2,500 m<sup>2</sup> have been rented by a globally active business and IT consultancy which is also due to move in in the first quarter of 2019. The residential and commercial premises developed in a joint venture by LIP and ABG are situated in the immediate vicinity of the main train station and the historic Humboldthafen in Berlin's Mitte district. A diverse mix of office, residential, retail and catering capacity is coming into being on the plot.

The prizewinning design of the H3/H4 group of buildings is by Hadi Teherani Architects of Hamburg. A total gross floor area of around 43,000 m<sup>2</sup> is being created by LIP and ABG in this top-class waterside location opposite the government quarter. In addition to about 9,200 m<sup>2</sup> of office accommodation, around 190 rental apartments and 170 underground parking spaces, there will be around 5,600 m<sup>2</sup> of retail and catering space. Tenants who have already secured space here include EDEKA, a Rossmann drugstore plus several food and drink chains including L'Osteria, coffee fellows and Otto's Burger. Completion of the premises is scheduled for the first half of 2019.

“After early letting of the ground floor and gallery space to well-known retail chains and caterers, we can now welcome the successful completion of the first office rental contracts,” says Michael Jordan, Managing Director of LIP Ludger Inholte Projektentwicklung. “The fact that Acrolinx and a global consultancy firm have taken space confirms us in our belief that the location is ideal for service providers from different branches who value the benefits of excellent local and long-distance transport connections as well as a highly attractive property. The complete letting of the H3 building about 12 months before planned completion means that more than 50% of the total office space in the H3/H4 complex has already been let to prestigious companies. Interest remains high, and we have many further parties interested in tenancies.”

“We began building at Humboldthafen without any pre-letting. We are delighted that our courage is now being rewarded, with over half the total rental space spoken for more than a year before completion. We have the outstanding qualities of the location and the project to thank for that. Considering the current dynamics of the Berlin market for office space, we also expect to be able to let the remaining offices soon. We are already in discussions with many interested parties,” adds Guido Wiese, Managing Director of ABG Allgemeine Baubetreuungsgesellschaft mbH.

Ulrich Callmeier, CTO and COO of Acrolinx GmbH, says: “We are looking forward to our new base, ideally situated in Europacity. It will give us a high-quality answer to our need for more space as a result of company growth. Following our very positive experience with LIP at our current location, we are looking forward to working with LIP again there as a tried and tested partner.”



**About LIP Ludger Inholte Projektentwicklung GmbH:**

LIP Ludger Inholte Projektentwicklung is responsible for planning, project management and construction of ambitious property developments throughout Germany. LIP's services cover the whole property development value chain. The group's core expertise lies in reconciling efficiency and cost-effectiveness with sophisticated architecture and high quality. LIP's focus is on complex, mixed-use commercial property and residential property with an emphasis on development in the major German cities of Hamburg, Berlin, Cologne, Düsseldorf, Frankfurt and Munich.

### **About ABG Allgemeine Bauträgersgesellschaft GmbH & Co. KG:**

Founded in 1967, ABG Allgemeine Bauträgersgesellschaft mbH & Co. Kommanditgesellschaft is one of Germany's most experienced project developers. From its offices in Berlin, Hamburg, Frankfurt, Cologne and Munich, the ABG Group develops office, residential and retail buildings. Planning is always driven by the goal of combining contemporary sophisticated architecture with the highest degree of functionality and profitability. Buildings developed by ABG are characterised by high value retention and long-term potential for further value growth. With its ambitious projects, the group puts its extensive know-how and its large capital strength to the test time after time.

### **About Acrolinx GmbH:**

Acrolinx is a spin-off of the internationally regarded German Research Center for Artificial Intelligence (DFKI). Artificial intelligence from Acrolinx is revolutionising content creation by helping brands such as IBM, Google and Facebook to write consistently and effectively across their companies.

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