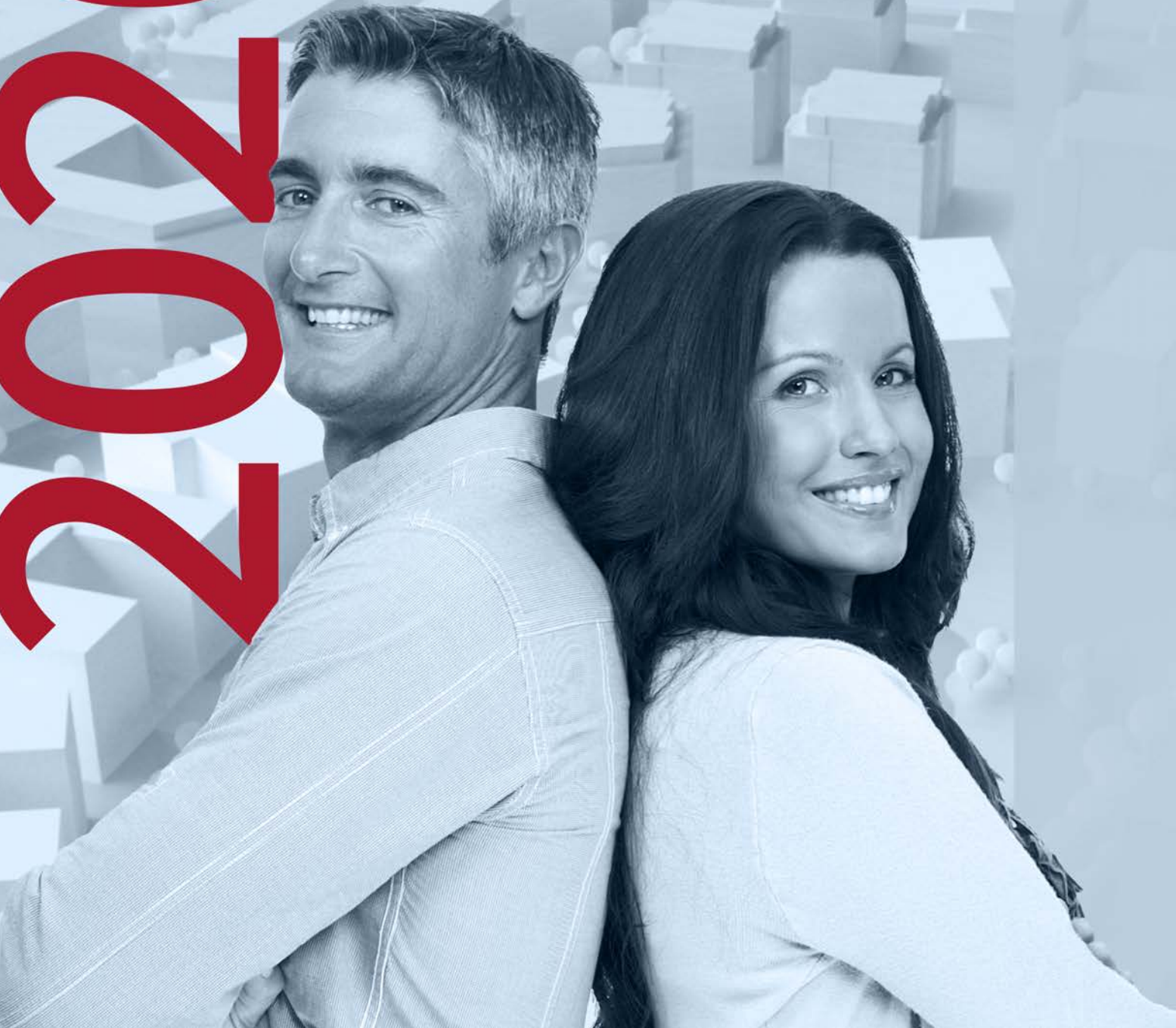


2026



Grown-ups Corporates

Bogen 
Babelsberg



Being an entrepreneur is not a job, it's a calling

„Don't tell me I can't do it;
don't tell me it can't be done!“

(Howard Hughes, The Aviator)

Your
MediaTech Base



Your MediaTech Base

For start-ups and “grown-ups”: In Bogen-Babelsberg you find a community of young and established businesses. In addition to classic office spaces, commercial spaces for educational institutions, showrooms and studios are also available.

- Young enterprises will find independent office units starting from 20 m² at the so-called **FoundersBase** in the Cloud-House (Marlene-Dietrich-Allee 14). And Start-ups will profit from the digital infrastructure available through the German University of Digital Science (German UDS).

- Established businesses will find that all their requirements will be met at this property development: For **Corporates** there are independent rental units in Bogen-Babelsberg starting from 250 m². Whole floors are also available at 800 m² or more. **In addition, from 2026 onwards, entire buildings can be rented, for example as head offices.**

The rental units are handed over turnkey. We are happy to adapt the space to your individual utilization concept.

Grown-Ups

There Is Nothing More Contagious Than Success

Be a part of a successful cluster in the Media City Potsdam-Babelsberg

Location

Bogen-Babelsberg is located at the heart of the Media City Potsdam-Babelsberg.

What We Offer

In the Marlene-Dietrich-Allee 12 b–18, six buildings are being developed, which will encompass a total rental space of 28,400 m². Independent rental units of 250 m² or more will be available. Whole floors can be rented starting from 800 m². And if an even larger space is needed, it is possible to rent an entire building or buildings.

Project Development

Energy efficient, classic clinker brick facades, an underground car park, and a generous amount of bicycle stands – these are just some of characteristics of this property

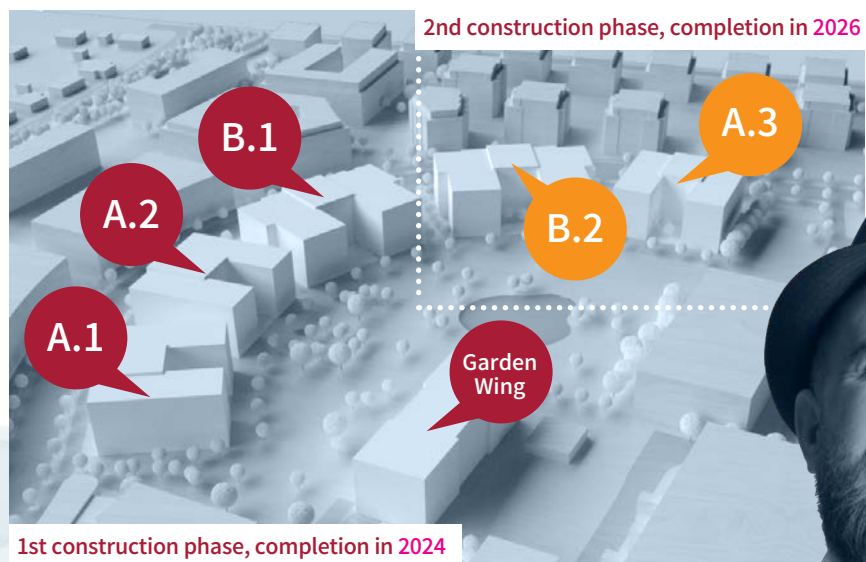
development. In addition, a park-like garden with old trees, which opens up towards the Studio Babelsberg site, is an ideal place to take a relaxed break, chat with colleagues, and get to know the community.

Usage

Whether you need office space or want to set up commercial showrooms or studios, all of this is possible. In addition, the ground floors of the buildings will be available to gastronomy.



Construction phases



Grown-ups | Corporates

Rental 2026

Rental units

- Self-sufficient rental units from 250 m²
- Rental of entire floors from 800 m²

Rental 2026

Whole house

- Renting a whole house/ entire houses (5 floors)
- Rental of 10,000 m² in two houses



Usage

Office, Commercial
(commercial showrooms
or studios)



Timeline

Completion last
Construction phase: 2026



Address

Marlene-Dietrich-Allee 12 b-18 a
in 14482 Potsdam-Babelsberg



Rent

20 m²–28.400 m²
280 parking spaces



Rental price

€16,50/m²
turnkey



Landlord

Directly from the developer/
commission-free

Rental Units whole house

Grown-ups Corporates | Rental Units

Completion in 2026

Building B.2

Independent rental unit: 300 m²

Rent: €4,950 (€16.50/m²)

Operating
expenses: €750 (€2.50/m²)

Total: €5,700 per month



Building B.2 with furnishing option

300–400 m²

Grown-ups Corporates | Rental Units

Completion in 2026

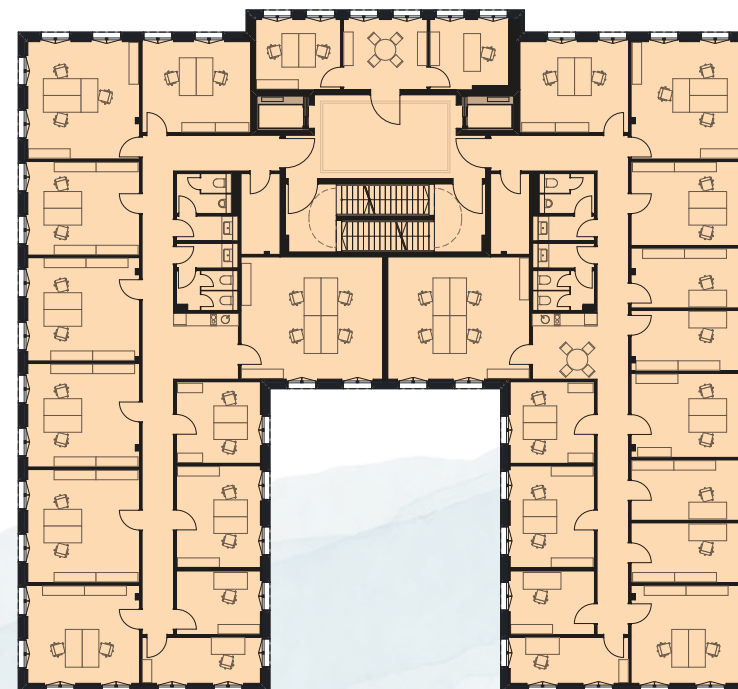
Building A.3

Entire floor: 850 m²

Rent: €14,025 (€16.50/m²)

Operating
expenses: €2,125 (€2.50/m²)

Total: €16,150 per month



Building A.3 with furnishing option

Entire Floor 850 m²

Grown-ups Corporates | Entire Buildings

Completion in 2026 Building A.3

Renting an entire building: 4,300 m² (five floors)

Rent: €70,950 (€16.50/m²)

Operating
expenses: €10,750 (€2.50/m²)

Total: €81,700 per month

Building A.3 (Marlene-Dietrich-Allee 18 a) comprises a total rental area of 4,300 m² (approx. 860 m² per floor).

Building B.2

Renting an entire building: 5.800 m²
(five floors)

Rent: €95,700 (€16.50/m²)

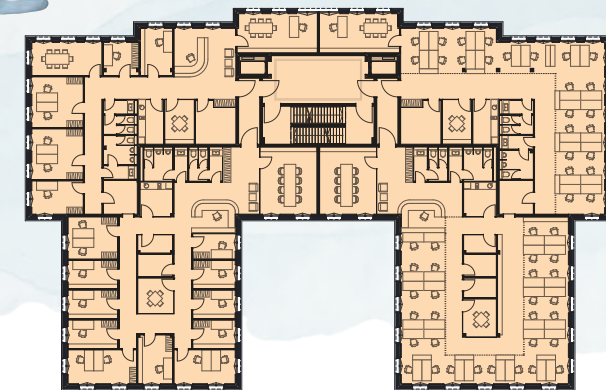
Operating
expenses: €14,500 (€2.50/m²)

Total: €110,200 per month

Building B.2 (Marlene-Dietrich-Allee 18) comprises a total rental area of 5,800 m² (approx. 1,160 m² per floor).



Building A.3 with furnishing option

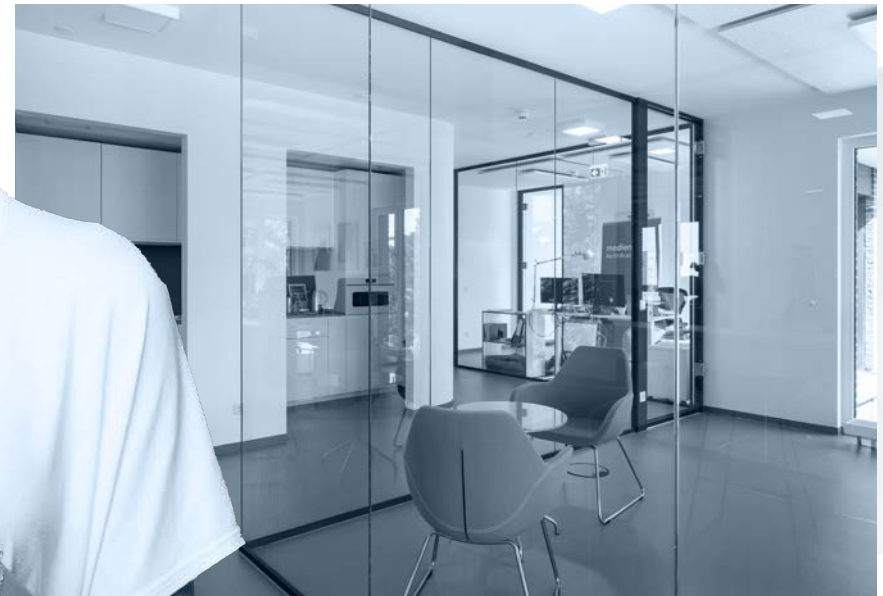


Building B.2 with furnishing option

Bogen-Babelsberg | Marlene-Dietrich-Allee 12 b-18 a | 14482 Potsdam

Grown-ups Corporates

Comparable project – completed



Photos: Copyright Goldbach Kirchner/Michael Frank



Comparable project – complete

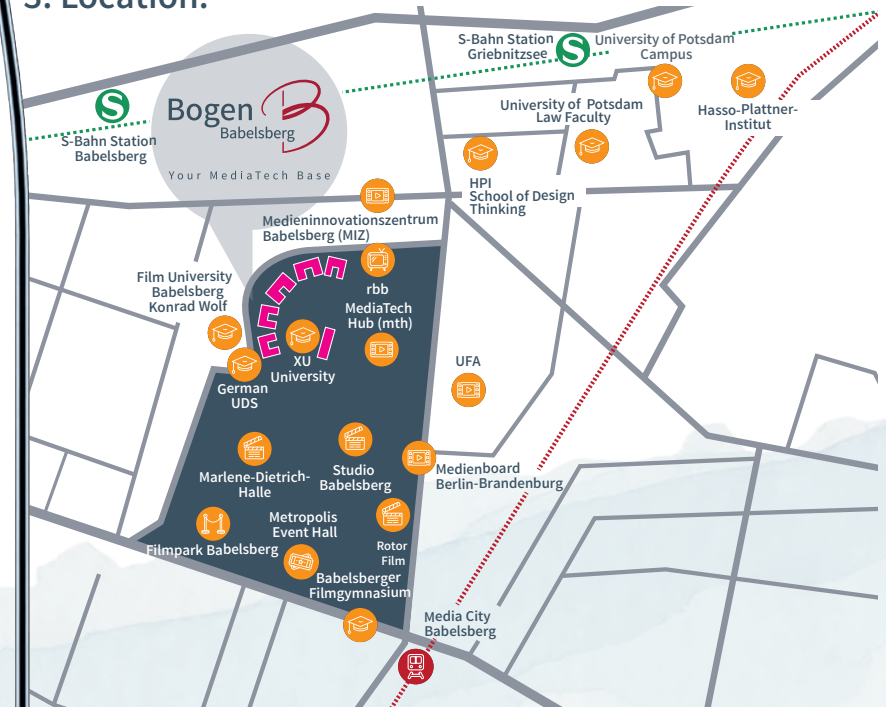
Bogen-Babelsberg | Marlene-Dietrich-Allee 12 b-18 a | 14482 Potsdam

Individuality Inclusive

Furnishing

- First occupancy
- Implementation of your individual requirements
- Clear ceiling height 2.75 m
 - Floor-to-ceiling windows
 - Exterior sun protection
- Raised floor throughout for cable routing
- Air-conditioned server rooms
- Fiber-optic connection
- Two large elevators per building
- Barrier-free access to underground car park
- Generous amount of parking spaces (including charging stations) in the underground car park and of bicycle stands
- Highly energy-efficient new-build
- Sustainable building systems (geothermal heat, photovoltaics)
- Park-like garden for relaxed breaks, chats with colleagues, and getting to know the community

Guarantees for Success: 1. Location. 2. Location. 3. Location.



Bogen-Babelsberg
Your MediaTech Base

Hub/IT/Media

To See and Be Seen

Bogen-Babelsberg – Your MediaTech Base

Location

Being the cradle of the moving image, the Media City has developed into an international hub for digital solutions in IT and media.

Become part of a unique community that includes:

- major players in the movie and TV industries (rbb, UFA, Studio Babelsberg),
- innovative representatives of media technologies (Rotor Film, Volucap, Halostage, Dark Bay),
- educational institutions (Hasso-Plattner-Institut, University of Potsdam, Film University, German UDS, IU, XU),
- and more than 130 other businesses.

Bogen-Babelsberg is located right at the heart of the Media City, directly opposite the Film University Konrad Wolf.

The location offers a good selection of restaurants and eateries and has a well-established infrastructure (supermarket, nursery school, apartments).



Metropolitan Region Berlin/Brandenburg

Babelsberg begins where Berlin is at its most beautiful

Whether you are traveling by car or with public transport, whether you are going into the heart of Berlin or traveling to the airport (BER), you will get there quickly from the Media City thanks to its excellent connections.

The city centers of Potsdam and Berlin can easily be reached from Babelsberg. The S-Bahn station Griebnitzsee is within walking distance, and you can reach the western Berlin city within 30 minutes (S-Bahn, car).

			
Potsdam Main Station	10 min.	5 min.	20 min.
Berlin West City	30 min.	20 min.	60 min.
Berlin Main Station	40 min.	30 min.	80 min.
Airport BER	30 min.	60 min.	

Livable and Lovable

The (Media) City within the city

Babelsberg is probably the best-known and also largest part of Potsdam, with a population exceeding 24,000. You will find everything you need to live and feel comfortable in Babelsberg. This Media City, which is known beyond all borders, is a place full of history, culture, academia, and international flair.

A culture of innovation needs space to thrive

In Babelsberg nature in the form of water and greenery is paired with a rich cultural heritage and a vibrant atmosphere, making it a particularly attractive place to live and work. Today, Babelsberg has one of the youngest populations in Germany.

30 min





Your MediaTech Base

Phone: +49 331 70399-300

vermietung@kw-development.com

www.bogen-babelsberg.de

