



Source: BATO Group

Berlin-Moabit — Central, Diverse and Still Transforming

In today's issue we would like to provide a snapshot of a Berlin district that is undergoing a significant change. Berlin-Moabit, located in central Mitte, is a vibrant location known as the *multi-kulti* district near Charlottenburg and a very convenient residential area with great transport links and good variety of local supply offers. Since the opening of the Berlin Central Station in 2006, Moabit has become a logistical and commercial hub. The ongoing developments in this location, but also in other areas of Moabit are about to turn the district into a remarkable residential, retail and office location.

Moabit is a sub-district in the borough of Mitte, conveniently situated between Charlottenburg (north west), Wedding (north), and Mitte (east and south).

The area of Moabit expands over an area of 8.24 square kilometres, which is divided in Moabit-East (3.91 km²) and Moabit-West (4.33 km²) that comprise a total of 13 micro locations.

The population of Moabit counts 83,762 residents. Its western part, in particular, has experienced a strong population growth of more than 10% in the last decade. The population is comparably young here with 72.9% aged between 18 and 65 (Berlin: ca. 66%) and the average age is around 39 years (Berlin: 42.7). The district is also highly international with 30.8 % foreigners living here and about half of the population having migrational background (Berlin: 28%).¹

Moabit is sometimes referred to as Berlin's largest island, as it is surrounded by waterways – the river Spree, the *Westhafen Canal*, the *Charlottenburg Canal* and the canal *Berlin-Spandau*. It has 25 bridges.

Its largest green area is the *Fritz-Schloß-Park* with the listed *Poststadion* on its territory, formerly the second largest football stadium in Berlin. The park has a variety of sports and leisure facilities. Other green areas are the *Kleine Tiergarten* and the *Ottopark*, both located between the streets *Turmstraße* and *Alt-Moabit*.

Berlin-Moabit is home to the Berlin Central Station (*Hauptbahnhof*), the Central Criminal Court (*Strafgericht*) – the largest in Europe – and the Moabit prison. It is also home to five embassies.

Other landmarks include the neo-Gothic, 87-metres church, the *Heilandskirche* next to *U-Turmstraße* station and the market hall *Arminiusshalle*, dubbed the most beautiful market hall Berlins.

The *Moabiter Werder* is a particular area with residential buildings for Bundestag members and for federal employees in the capital (the most well-known building is the "deputy snake").

Public transport connections in Moabit are excellent: the Berlin Central Station, Zoologischer Garten Station, Ku'damm and Tegel Airport are within an easy and fast reach, and also the Berlin circle line, *Ringbahn* (from S-Westhafen and S-Beusselstraße stations).

The current government is also working on the extension of the tram route (M10) from *Berlin-Hauptbahnhof* to *U-Turmstraße* station, the completion of which is scheduled for 2021. This will provide a direct link from *Turmstraße*, the core commercial street of Moabit, to other parts of the city, greatly improving this micro location.

Moabit has a mix of residential, commercial and industrial buildings, but is residentially dominated in most of its territory.

¹ Sources: Berlin.de; as of June 2017; Business.Location.Center; [Bundeszentrale für politische Bildung](http://Bundeszentrale.für.politische.Bildung); BATO calculations based on Bezirksamt Mitte von Berlin, Bezirksregionenprofile Moabit-West and Moabit-Ost. Figures may vary as available data stem from different years (2015-2017).

Moabit as Residential Location

There are officially defined 13 micro locations in Moabit: *Stephankiez*, *Heidestraße*, *Lübecker Straße*, *Zillesiedlung*, *Thomasiusstraße*, *Lüneburger Straße* and *Hansaviertel* (in Moabit-East) and *Huttenkiez*, *Beusselkiez*, *Westhafen*, *Emdener Straße*, *Zwinglistraße* and *Eberfelder Straße* (in Moabit-West).

Nearly 70% of Moabit's residential property are considered as simple locations¹.

Micro locations with the highest population density are *Emdener Straße* and *Stephankiez*, both dominated by Wilhelminian architecture and dense building structure.

There are some distinguished micro locations such as *Stephankiez*, which has undergone substantial refurbishment of buildings and green and public places, and *Eberfelder Straße*, which has also turned into a high-quality residential quarter, particularly the part along the river *Spree*.

Westhafen is the least populated part of Moabit, it comprises two industrial parks. In fact, the largest inner-city industrial site is situated on the territories of *Westhafen* and *Huttenstraße*.

Heidestraße is another sparsely populated area – this is where construction works are currently taking place as part of the urban projects *Europa-City*. Around 3,000 apartments are being developed here and in the surrounding area, according to the web site [Quartier Heidestraße](#). Hence, not only the quantity but also the structure of population will dramatically change here.

Living in Moabit is first and foremost very convenient. It has all the necessary amenities and great local supply.

Moabit has also plenty to offer in regards to cultural activities. One of the highlights is the Museum of Contemporary Art in the *Hamburger Bahnhof*.

Kulturfabrik Moabit (Culture Factory) is a place for social and other events such as arts, sports and play courses for whole families; it houses an art house cinema and a theatre, regular galleries, concerts and other events.

There are also numerous exhibitions and gallery opportunities, and the culture festival *Inselglück* takes place in the summers.

With the ongoing developments and growing popularity of the district, rents over all locations of Moabit have soared by 80-90% since 2009. Current net rents are around 17 €/m² for apartment sizes under 60 m² and between 80 - 100 m² and 11.5 €/m² for 60 - 80 m² units. Large apartments from 100 m² are around 15.5 €/m².

In some areas, cold rents are below 10 € in areas with lower household incomes north of *Turmstraße* such as *Huttenkiez* and *Beusselkiez*.

Apartments for sale are currently offered at a price range of 3.022 - 6.318 €/m², according to [Immowelt](#), which was 1.011 € - 5.000 €/m² in 2016.

The Commercial Landscape in Moabit

The retail structure of the district is characterized by a plethora of small retailers, mostly phone shops, late night shops, betting shops, and fast food places. Most of them are situated along *Turmstraße*, the backbone street of the district.

However, with the new shopping mall in the *Schultheiss Quartier* (with of 30,000 m² retail space and 150 shops), the district is just about to become complete in terms of non-present retail offers such as consumer electronic goods, fashion and other chain retail.

The local supply is provided by various super market and drugstore chains which are present all over the territory of Moabit. There are only three organic supermarkets (which indicate the local degree of gentrification), all located within 5-10 walking minutes from *U-Turmstraße*.

The direct catchment area Moabit comprises not only its population of nearly 84,000 residents, but is also well-accessible to a larger number of visitors via Moabit's excellent transport links.

Moabit has over two dozens of hotels with about three quarters of hostels and motels. Larger hotels are concentrated around Berlin Central Station, three in vicinity of *U-Turmstraße* (in the *Schultheiss Quartier* and opposite, in the business park *Spree-Bogen*).

There is a small commercial centre, the *Moa-Bogen* near *U-Birkenstraße*, that houses a large four-star hotel, some retail space and a restaurant. The hotel is set to be expanded further while the retail area reduced. New offices will be created in the centre, according to *Morgenpost*.

There are two main office locations in Moabit – the [Europa-City](#) and the business park *Spree-Bogen*.

According to our research, more than 160,000 m² office floor space have been created or are in development stage so far in the *Europa-City* and foreseeing a total of 235,000 to 286,000 m² (depending on sources*), by completion of the urban quarter. Large companies dominate the tenant structure here, where the vacancy rate is at 0.2% - the lowest in all Berlin.

The *Spree-Bogen* center comprises 125,000 m² of office space used by media and service companies, medical practices, shops etc.

Around 15,000 m² of new space have been created in the *Schultheiss Quarter*, providing office space for startups, small businesses and ateliers for artists.

Overall, Moabit is gaining popularity as an appealing office location, also for freelancers, small enterprises and associations. There are about five coworking places and smaller office complexes well-distributed throughout the district.

¹ Source: Guthmann Immobilien, [Immobilienmarkt Moabit](#) as listed at [Immowelt.de](#) on 29.08.2018

*Sources: BATO calculations based on data from Thomas Daily (Premium Account); [Stadtentwicklung Berlin](#)

Average prices for offices to rent is currently 21.42 €/m², it ranges from 14 €/m² in the *Huttenkiez* over 22 €/m² in the Schultheiss Quartier to 30 €/m² in vicinity of the Berlin Central Station.*

Please note that the contents of this newsletter have been researched and written according to the best of our knowledge; however they are in no way to be accepted as a legal advice or suggestion. Therefore we exclude any liability.

Concluding Remarks

Berlin-Moabit possesses the great features of centrality, well-developed public transport links and the vicinity to several key locations and the districts Mitte and Charlottenburg.

As a residential area, it already presents some well-developed and sought-after neighbourhoods with all the necessary amenities. Additionally, a brand new urban quarter is emerging in *Heidestraße*, which will also bring changes to the surrounding areas.

Moabit had not yet fully developed a complete range of retail and gastronomic offers, but this is about to change with the recent opening of the shopping mall.

The makeover of the *Schultheiss Areal* will improve the quality of stay around *Turmstraße/Stromstraße*.

While Moabit's potential as a retail hub is yet to be shown due to its novel character, it looks highly promising. The district has the size of a medium-sized city with further growth prospects due to the development of *Heidestraße quarter*.

Next to the Berlin Main Station, Moabit has become one of the most desirable office locations in the capital, while the overall office landscape offers a variety of smaller-scale office places.

Moabit's growing trendiness can be seen by the numerous co-working locations and a co-living place that have emerged here.

Overall, the ongoing developments with the mentioned transport network extension have a great transformative potential while it also looks like Moabit will still retain its diverse character.

BATO Group will gladly provide more in-depth information about micro locations in Berlin-Moabit upon individual request in case of an investment interest.

Sources & Links

- Bezirksamt Mitte von Berlin, *Bezirksregionenprofile Moabit-West Teil I, Moabit-Ost Teil I*
- [Berlin.de, Moabit](#)
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- [Wikipedia, Kuturfabrik Moabit](#)
- [Guthmann Immobilien, Immobilienmarkt Moabit](#)
- Thomas Daily Data Base (Premium Account)

*Sources: as listed at [Immowelt.de](#), [Bürosuche.de](#)