



NEUKÖLLN

Ballinstraße 12
12359 Berlin

6,954 m² plot of land

Warehouse/production area: 4,600 m²

Office space: 1,080 m²

**Asking price:
€6,500,000**

[**www.kaosberlin.de/marzi**](http://www.kaosberlin.de/marzi)





Kunst- und Gewerbehof KAOS eG

Since 2013, KAOS has been a hub for art and creativity. From an old industrial building, a vibrant space for artists, craftspeople, events, and cultural exchange has gradually emerged and is now home to over 130 creative professionals and hosting numerous events.

To ensure KAOS's long-term future, we founded the KAOS Art and Business Cooperative (Kunst- und Gewerbehof KAOS eG) and **are purchasing the building at Ballinstraße 12 in Neukölln**, currently a marzipan factory, **together with you**.

Kunst- und Gewerbehof KAOS eG

We are a community that supports and empowers one another, including financially, through a solidarity-based rental system. We value diversity and respect. Decisions are made cooperatively and through participatory processes.

- Plenty of space for you
- Rent around €15/m² plus utilities
- Solidarity-based rental system 9–25€/m²
- Available from mid-2027
- Long-term security and stable rents through cooperative self-management

**Become a member of our KAOS eG cooperative
and buy the Marzipan Factory with us!**

www.kaosberlin.de/marzi

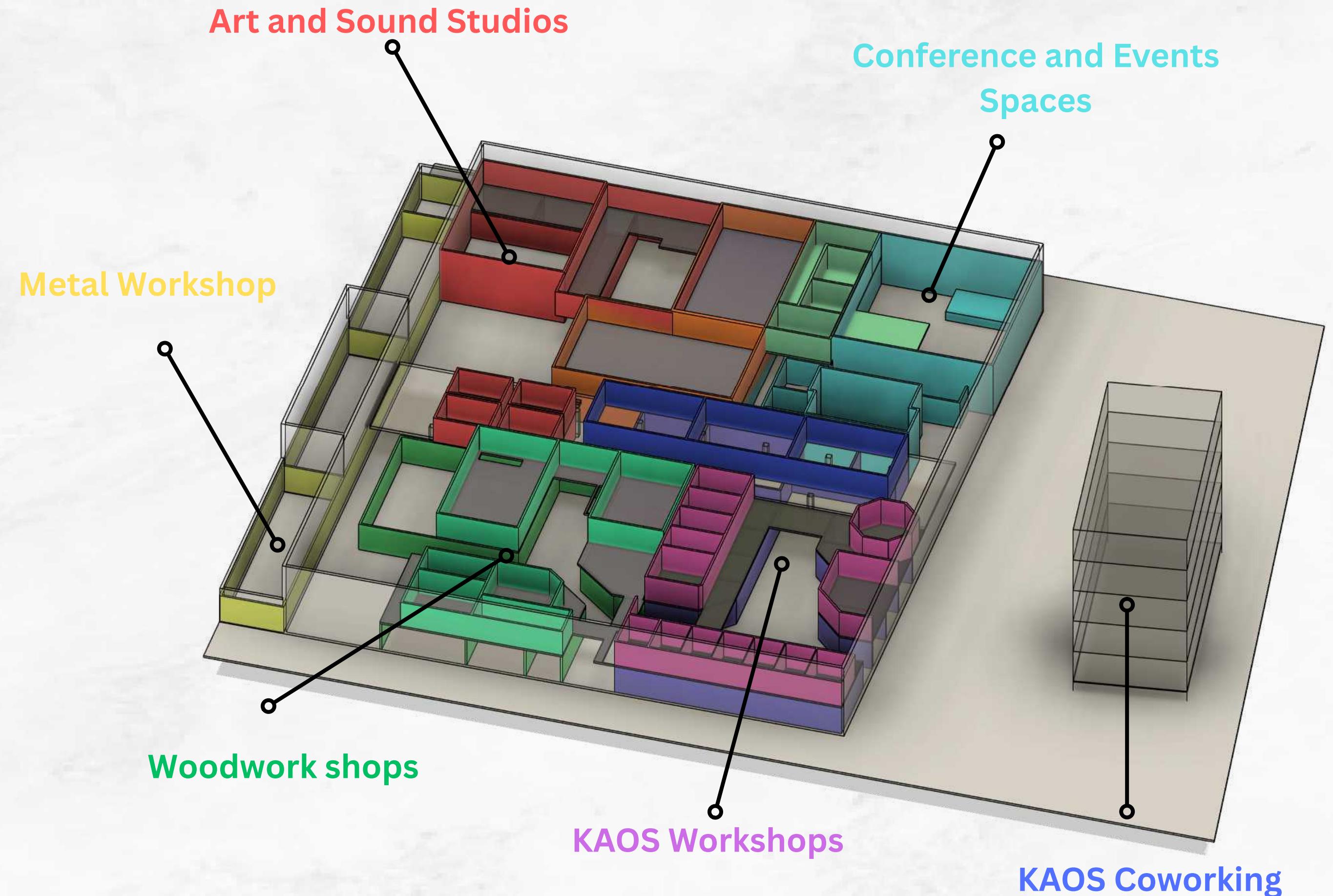


Office Tower
1,050 m² of space

Coworking spaces
Individual offices
Group offices
Common room
Kitchen

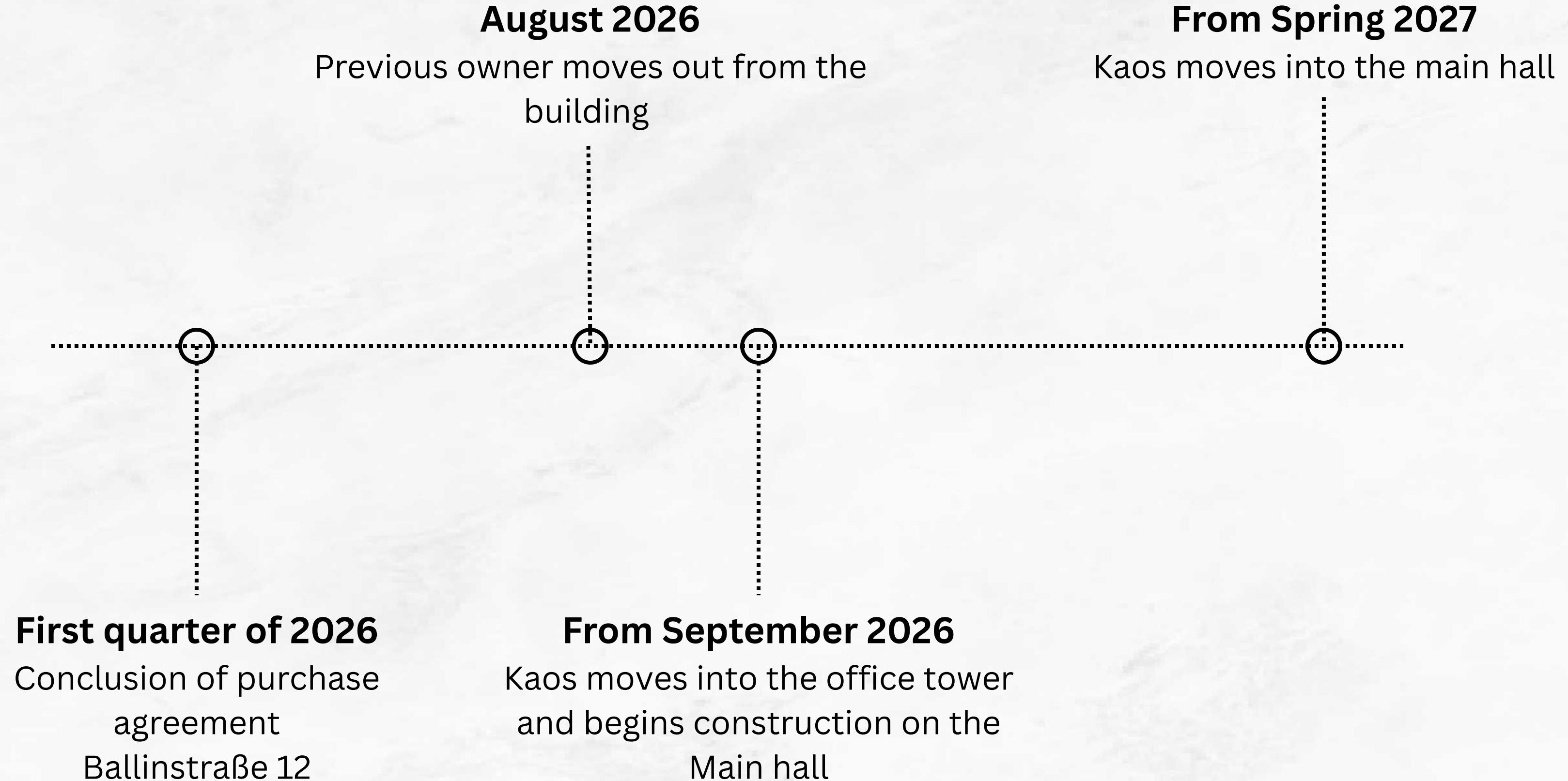
Production- and warehouse
4,600 m² of space

Workshops
Recording studios
Artist studios
Small businesses
Conference and event spaces





TIMELINE



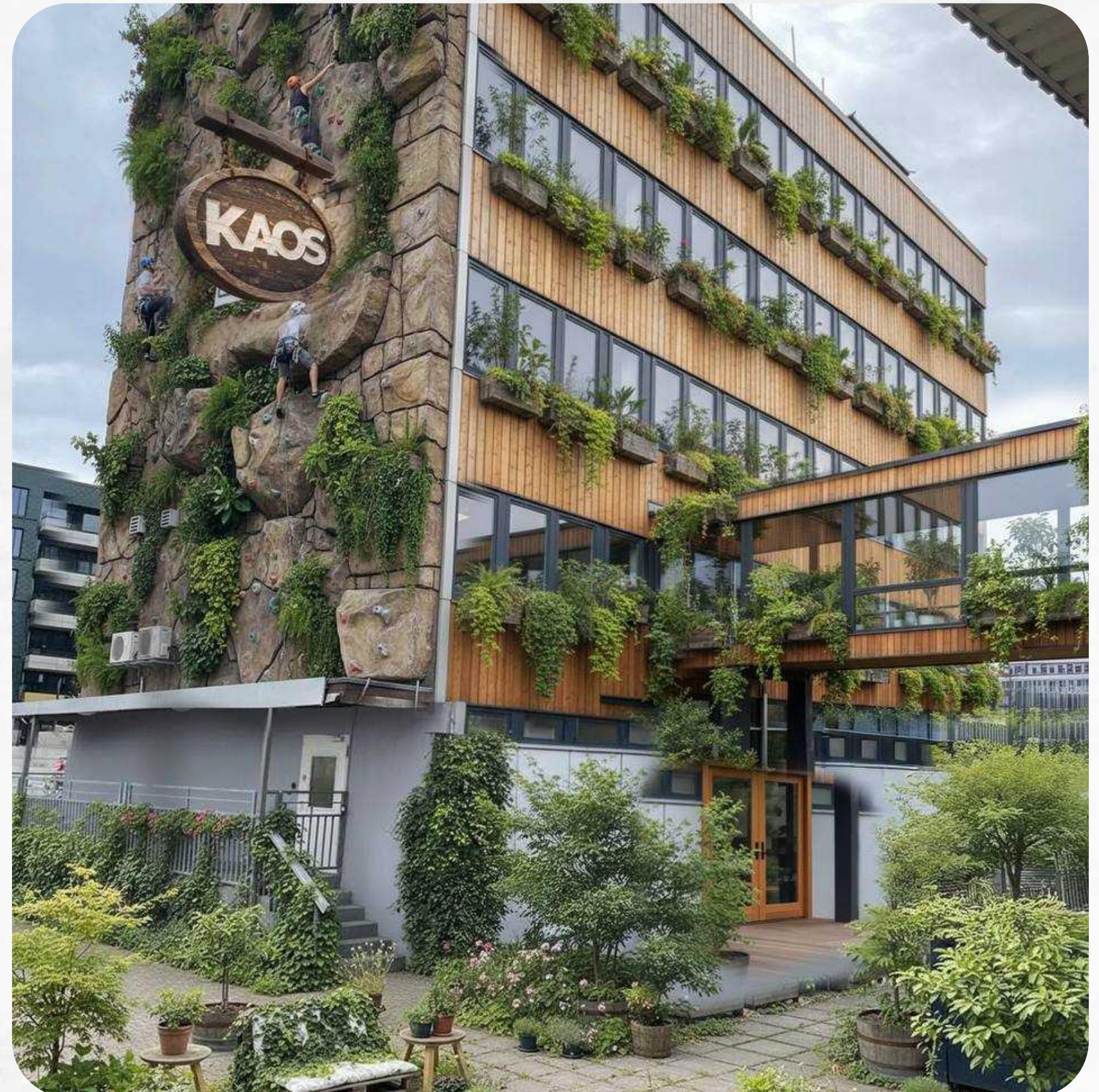
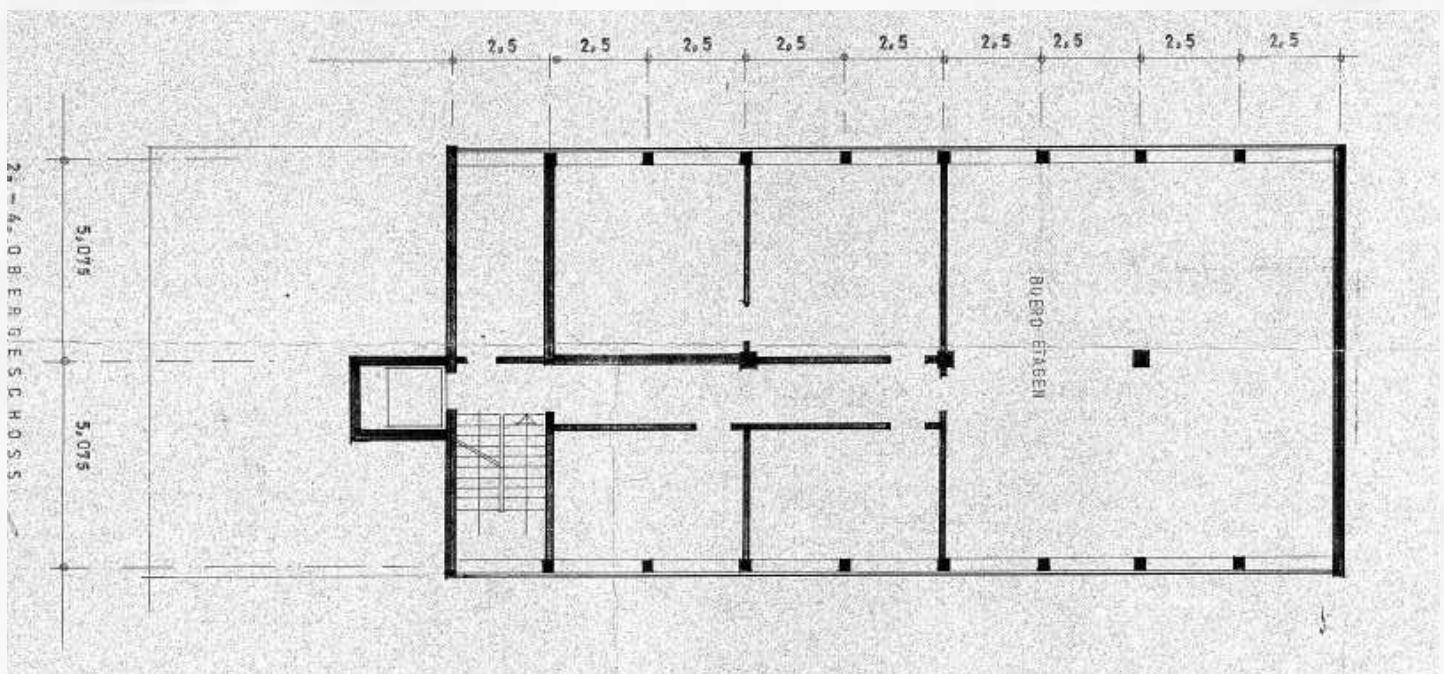


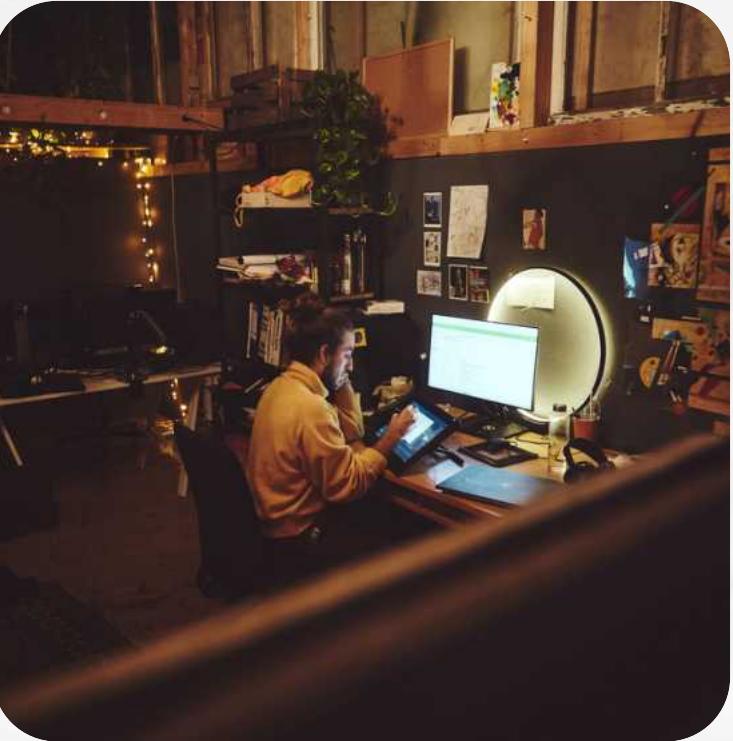
COWORKING

Area: 1.050 m²

5 floors

For up to 150 people
Bridge directly into the main hall





COWORKING

Coworking spaces
Seminar and meeting rooms
Telephone rooms
Private offices
Studios
Yoga and wellness studios
Kitchen and lounge on the first floor

Access to the garden
Roof terrace

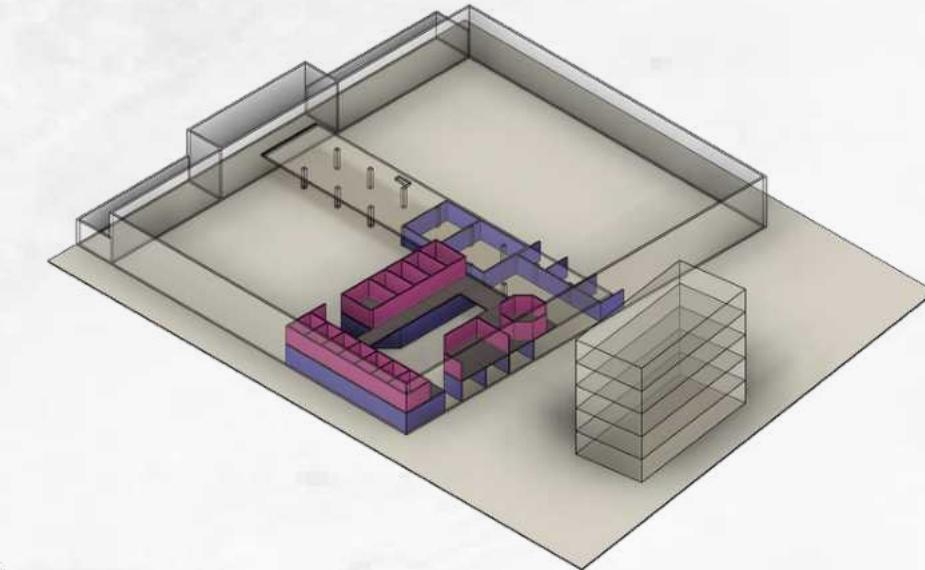
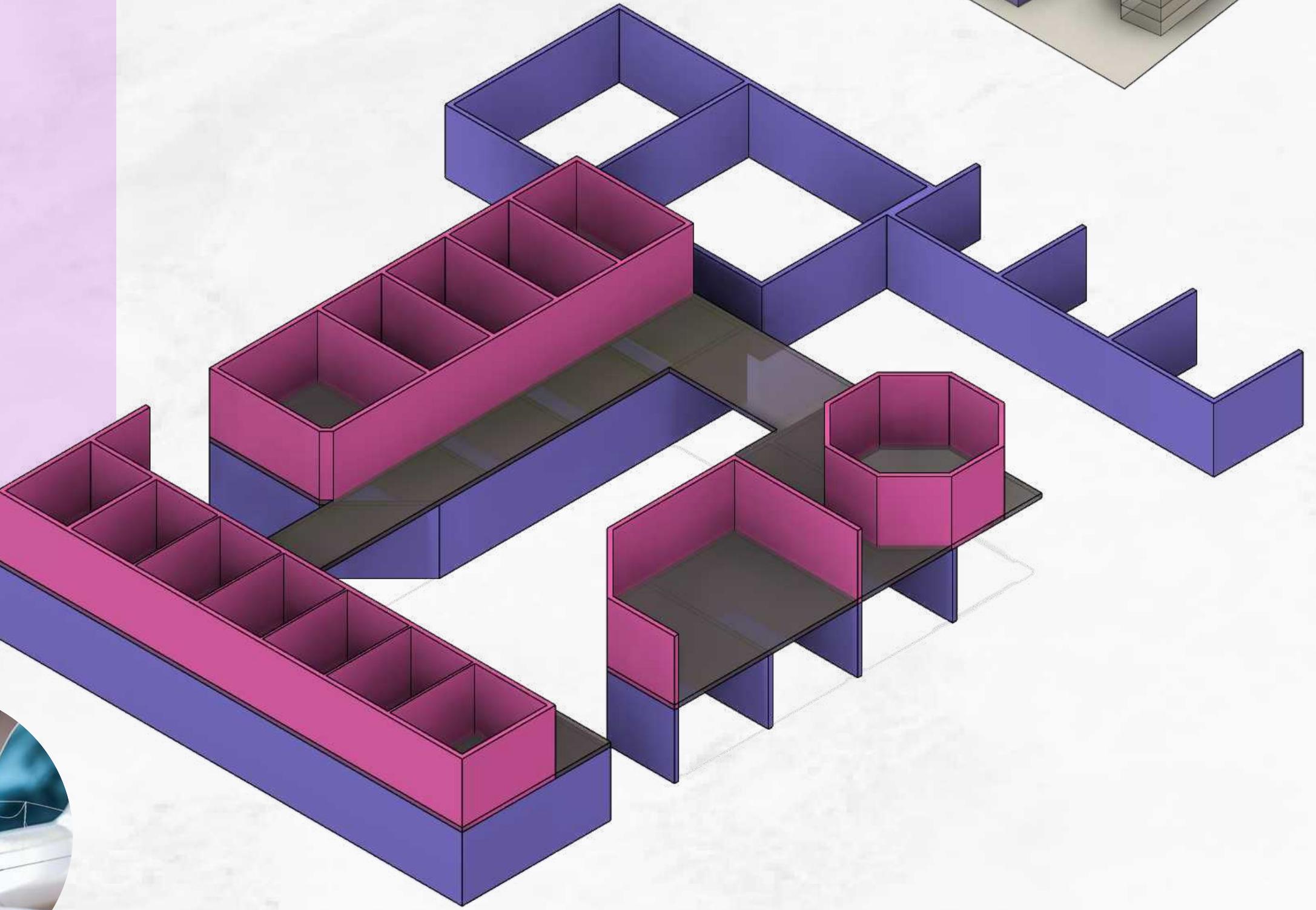


CRAFTWORKSHOP

Area: 1.010 m²

Multi-story studios with a central hall

Up to 30 large and small rooms
for up to 90 people





CRAFTWORKSHOP

Freelance creatives from all disciplines
in small and medium-sized spaces.

Product designers, lighting artists,
fashion designers, visual effects artists,
graphic designers, inventors,
up-cycling workshops,
saddlers, guitar makers,
exhibition stand builders, tinkerers,
3D workshops

and more...



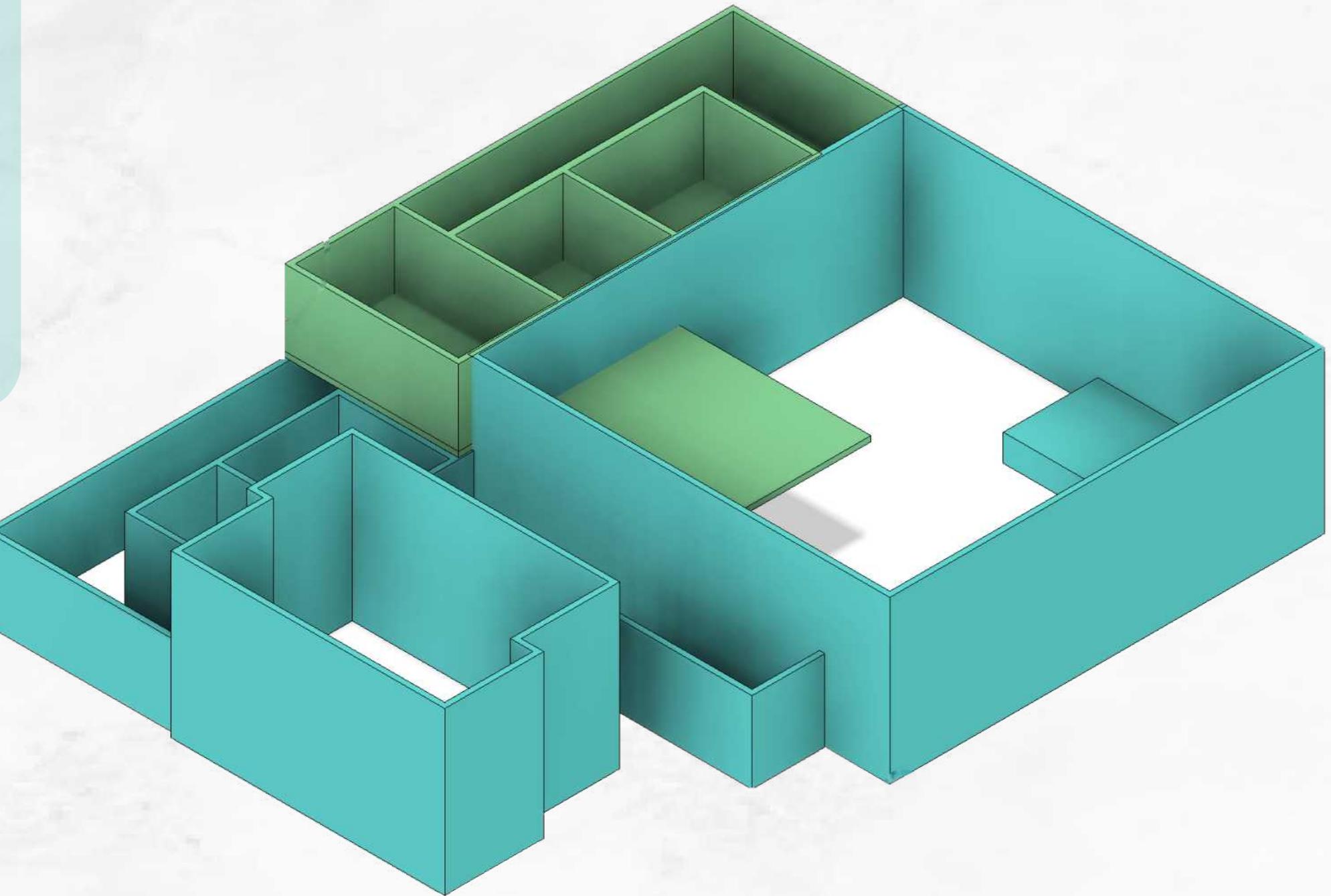
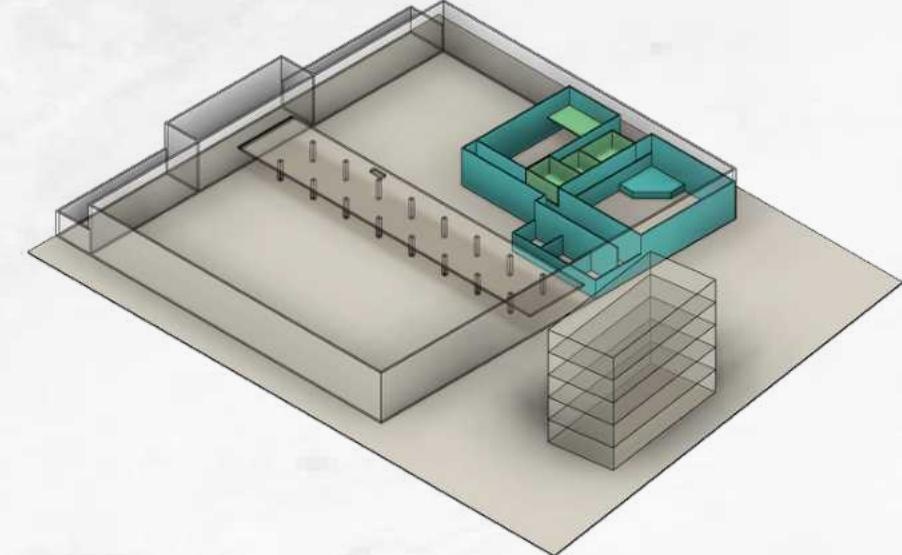
EVENTS

Area: 610 m²

370 m² event space

240 m² production area, storage,
restrooms

Capacity 600 people standing





EVENTS

Readings

Theater

Live Music

Markets

Exhibitions

Company Celebrations

Graduation Ceremonies

Product Presentations

Trade Fairs

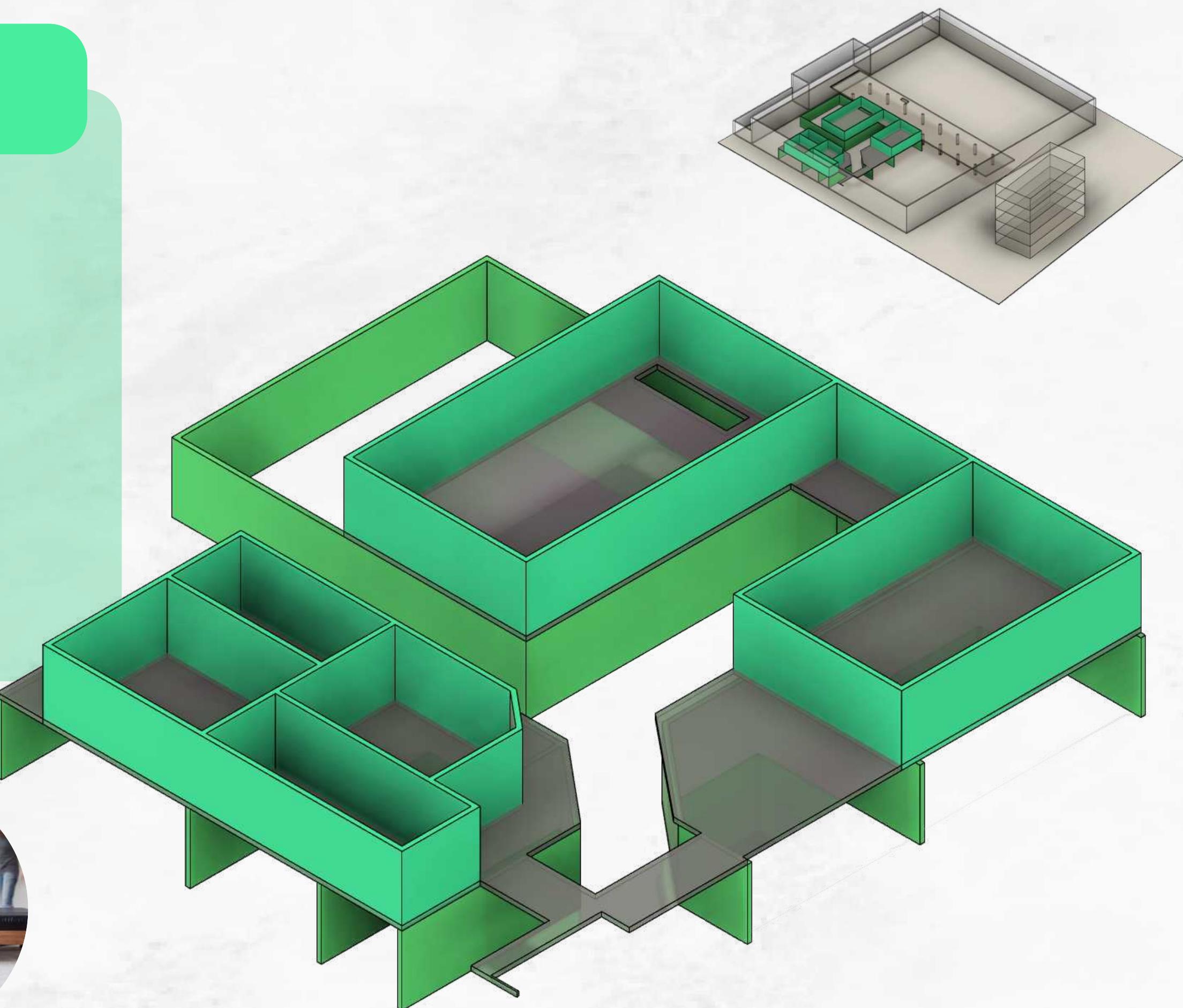
and more...



WOODWORKSHOP

Area: 1.070m²
partially multi-story

For up to 40 people





WOODWORKSHOP

Shared workspaces for large machines
(panel saw, thickness planer, sliding table saw, CNC machine,
etc.)

12 individual workspaces
for freelancers and companies in the woodworking industry

carpenters, joiners,
upholsterers, furniture designers,
exhibition stand builders, roofers,

and more...

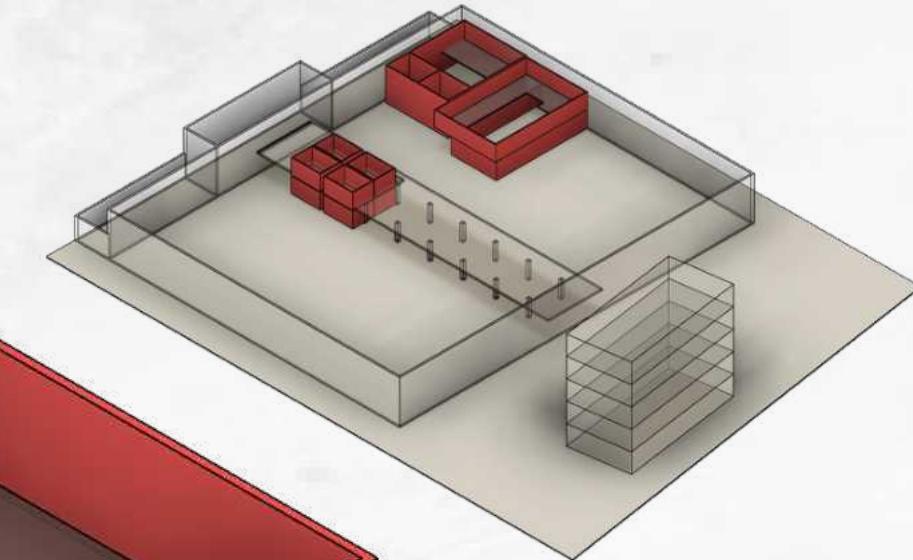
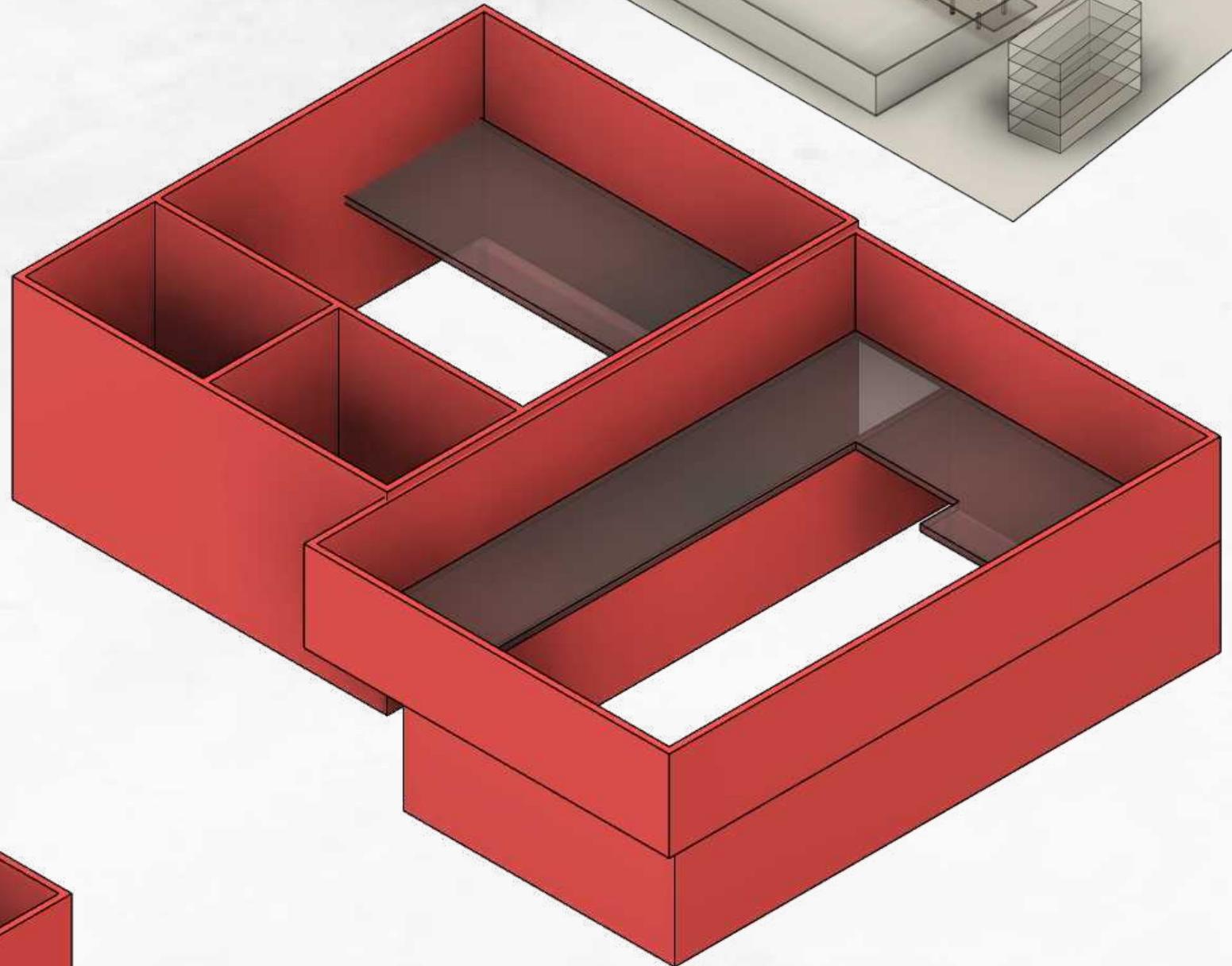
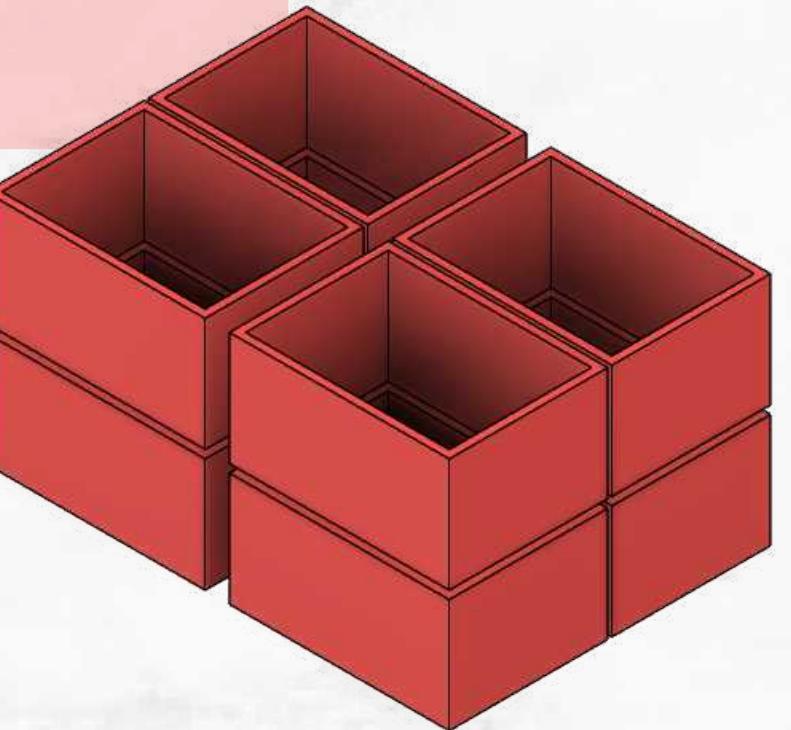


SOUND STUDIOS

490 m² of floor space
partially multi-story

10 smaller mixing rooms
1 large recording room

for up to 30 people



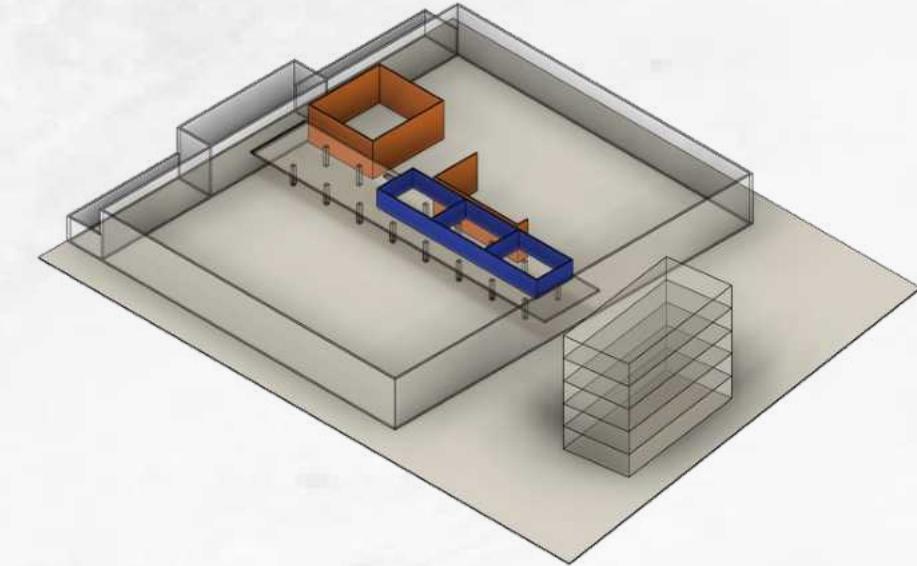
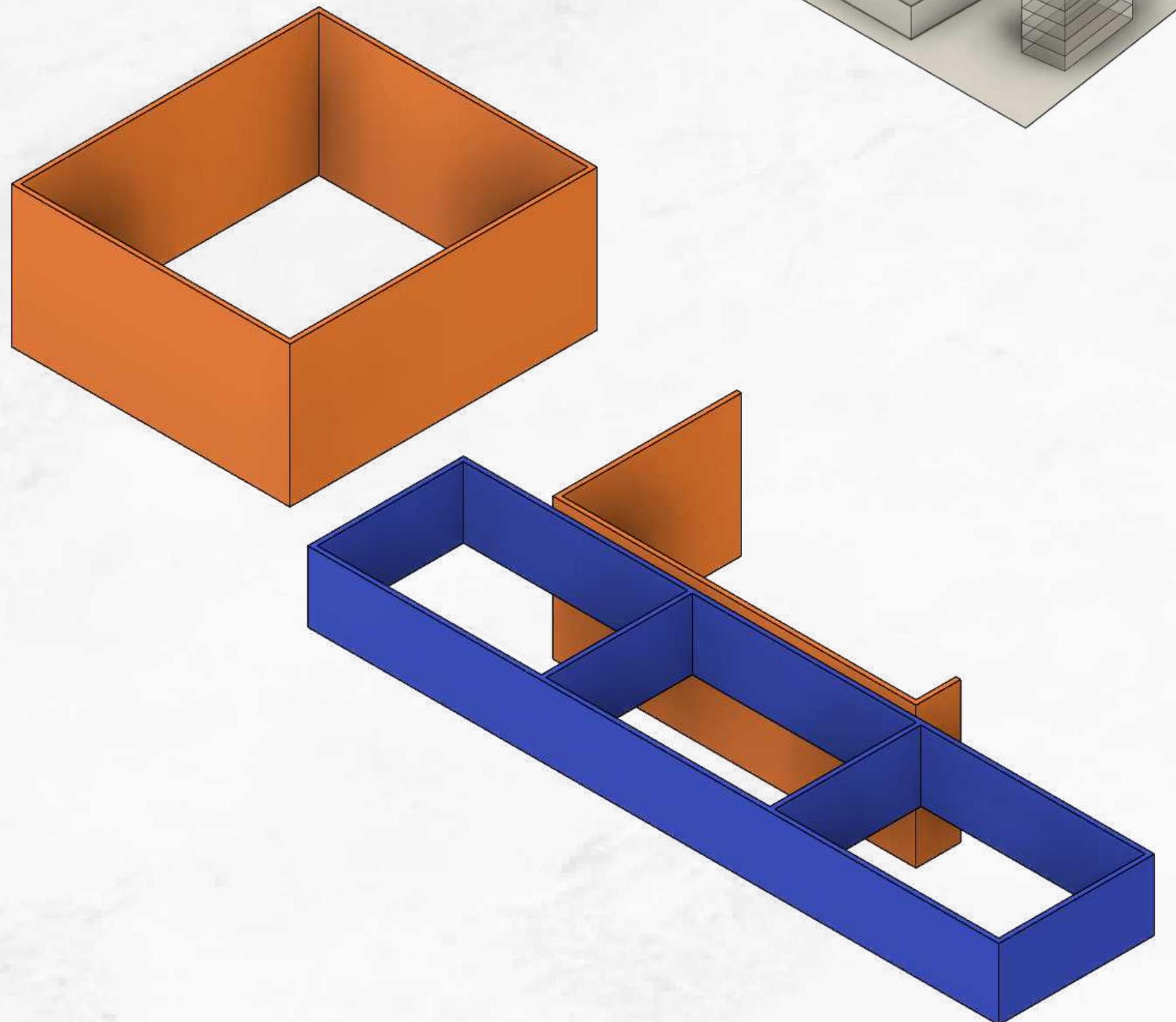


ARTIST STUDIOS

Area: 490 m²

Partically multi-story

Space for 30 people





ARTIST STUDIOS

Studio and cultural production spaces

Acrobatics
Performance Art

Fine Arts
Painting
Sculptures
Tattoo Artists

and more...

Other Users

Startups
Sustainable companies
Social organizations

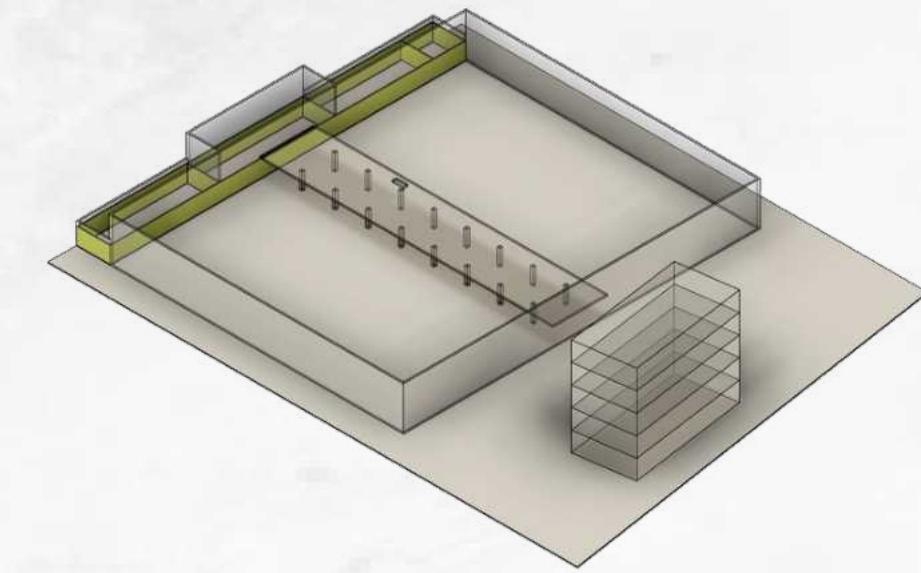
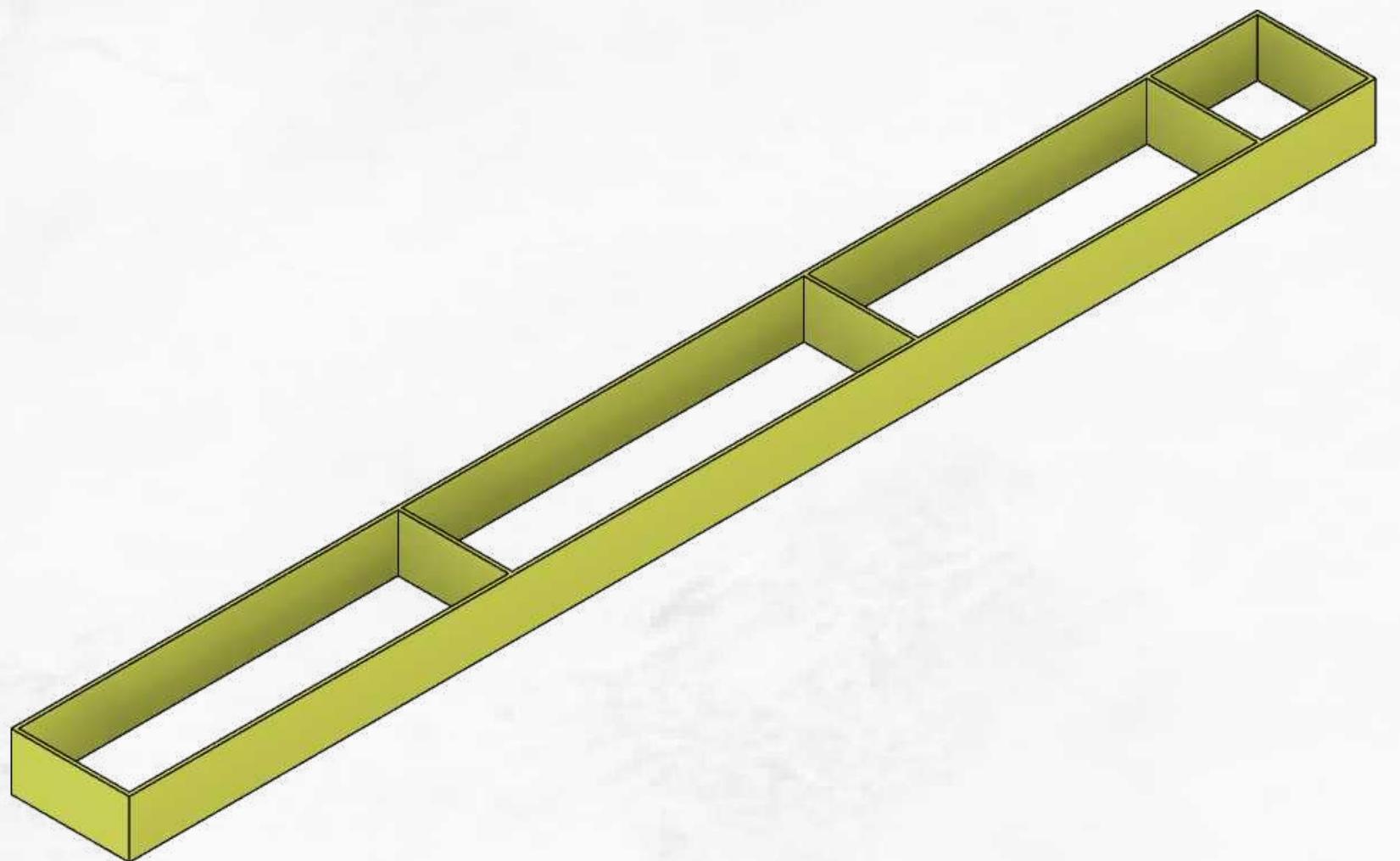
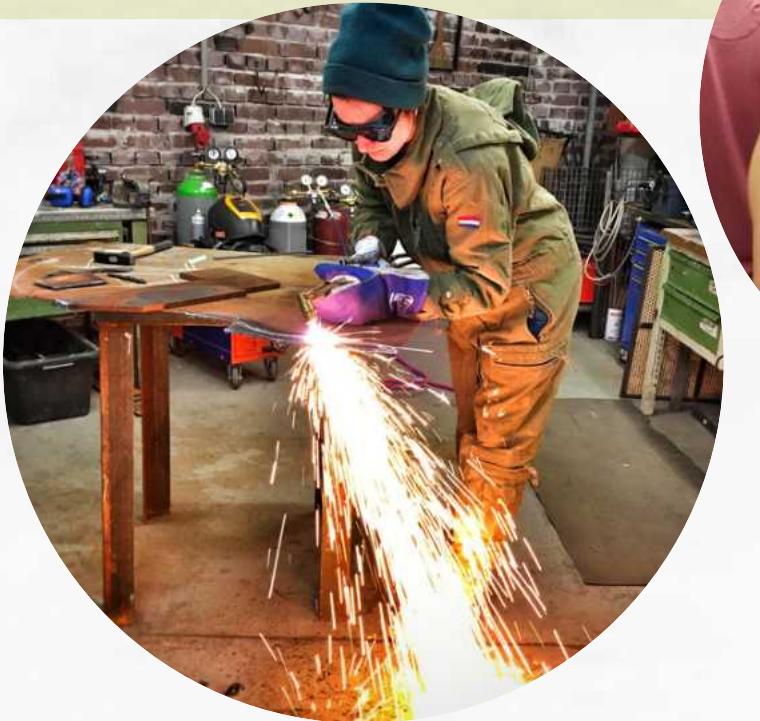
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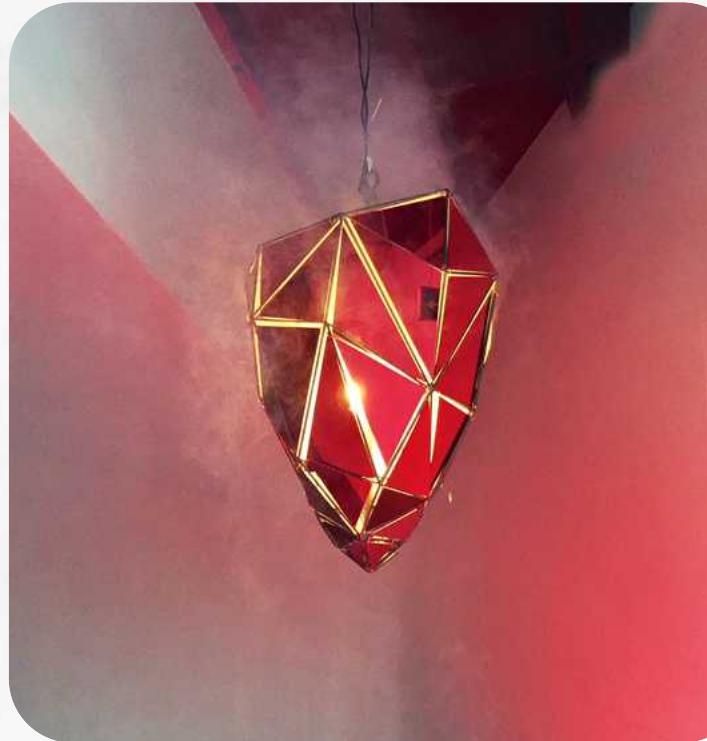


METAL WORKSHOP

Area: 400 m²

Partially multi-story
for up to 15 people





METALWORKSHOP

Metal workshops

Blacksmith shop

Kilns for ceramics

Other hazardous materials

Storage areas

Battery storage for the solar power system

and more...



GARDEN

1,000 m² garden and roof terrace

The existing bridge over the garden connects the production hall and the office complex.

Kitchen,
ping-pong tables,
skate ramp, lounge,
roof terrace with panoramic view of Berlin,
and much more...





**WE'VE BUILT IT BEFORE,
NOW WE BUILD IT
BIGGER AND BETTER!**



BUILD A FUTURE FOR CREATIVITY IN BERLIN WITH US

www.kaosberlin.de/marzi/

BECOME PART OF OUR COMMUNITY.
BECOME A MEMBER OF OUR COOPERATIVE.

CONTACT US WITH YOUR SPACE
REQUIREMENTS.
SUPPORT US WITH A LOAN.



KUNST- UND GEWERBEHOF KAOS EG

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