

The logo for KAOS, featuring the word "KAOS" in a bold, white, sans-serif font inside a black circle. The background of the entire image is a photograph of a modern building with a blue corrugated metal roof and a courtyard with a green lawn, stone paths, and various plants and trees.

# KAOS

## NEUKÖLLN

Ballinstraße 12  
12359 Berlin

6,954 m<sup>2</sup> plot of land

Warehouse/production area: 4,600 m<sup>2</sup>  
Office space: 1,080 m<sup>2</sup>

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.**



The logo for KAOS, consisting of the word "KAOS" in a bold, white, sans-serif font, centered within a solid black circle. The background of the entire slide is a photograph of a large, diverse group of people, mostly young adults, posing in a multi-level industrial space. Some people are standing on upper levels, while others are crouching or sitting on the ground. They are all smiling and looking towards the camera. The industrial setting includes metal railings, stairs, and various equipment in the background.

# KAOS

## 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/m<sup>2</sup> plus utilities
- Solidarity-based rental system 9–25€/m<sup>2</sup>
- 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](http://www.kaosberlin.de/marzi)



## Art and Sound Studios

## Conference and Events Spaces

## Metal Workshop

## Woodwork shops

## KAOS Workshops

## KAOS Coworking

## Office Tower

1,050 m<sup>2</sup> of space

Coworking spaces

Individual offices

Group offices

Common room

Kitchen

## Production- and warehouse

4,600 m<sup>2</sup> of space

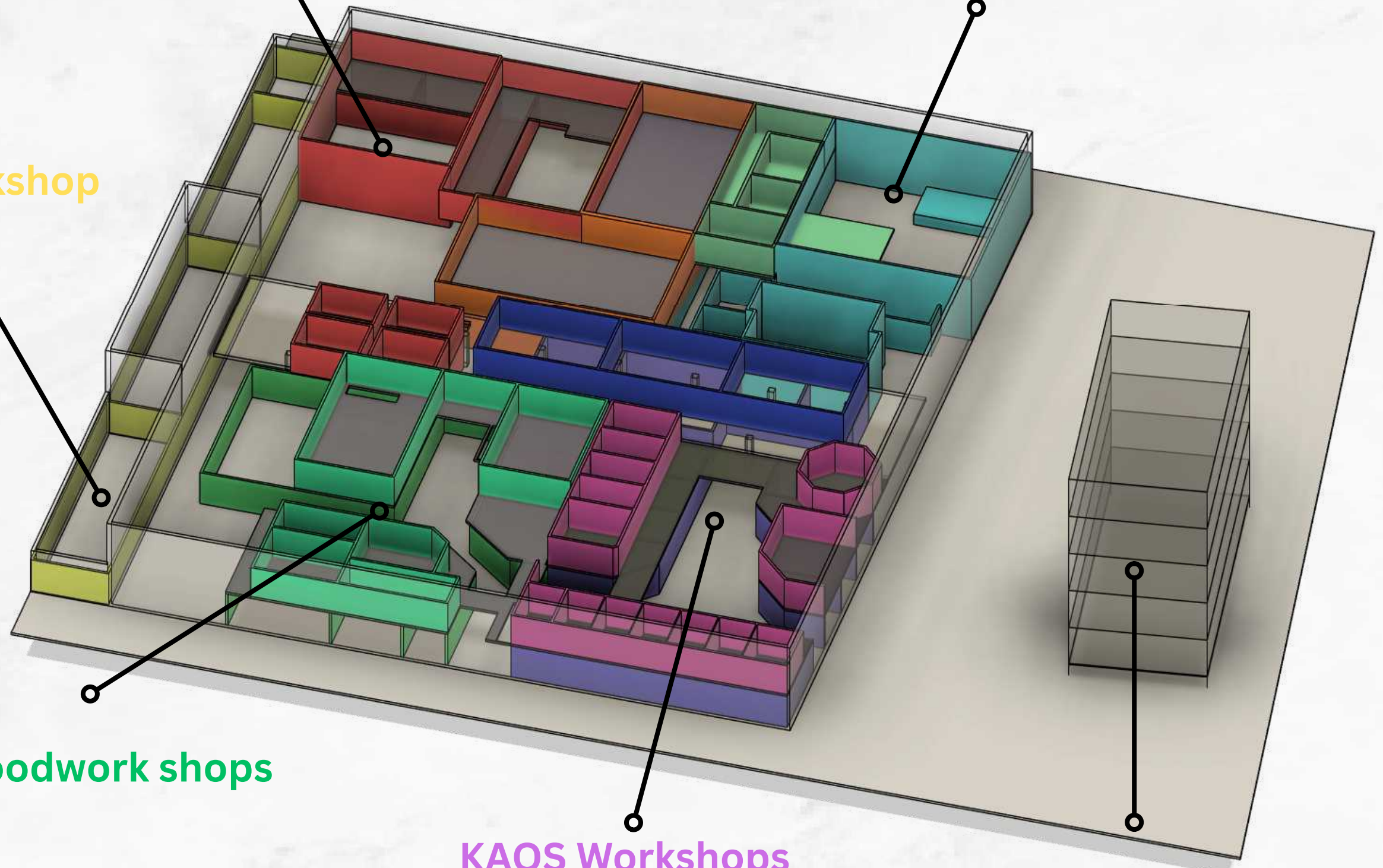
Workshops

Recording studios

Artist studios

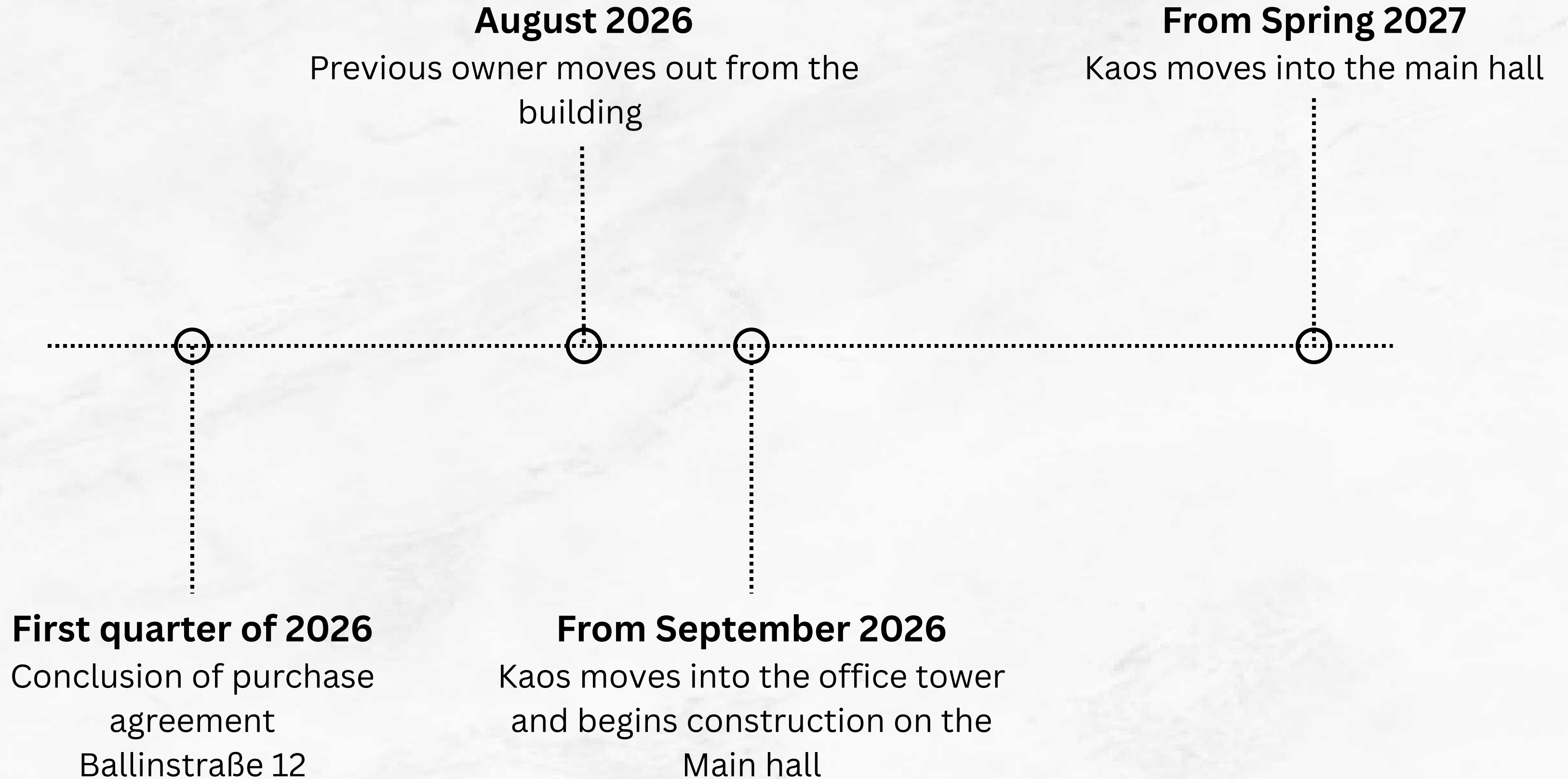
Small businesses

Conference and event spaces





# TIMELINE







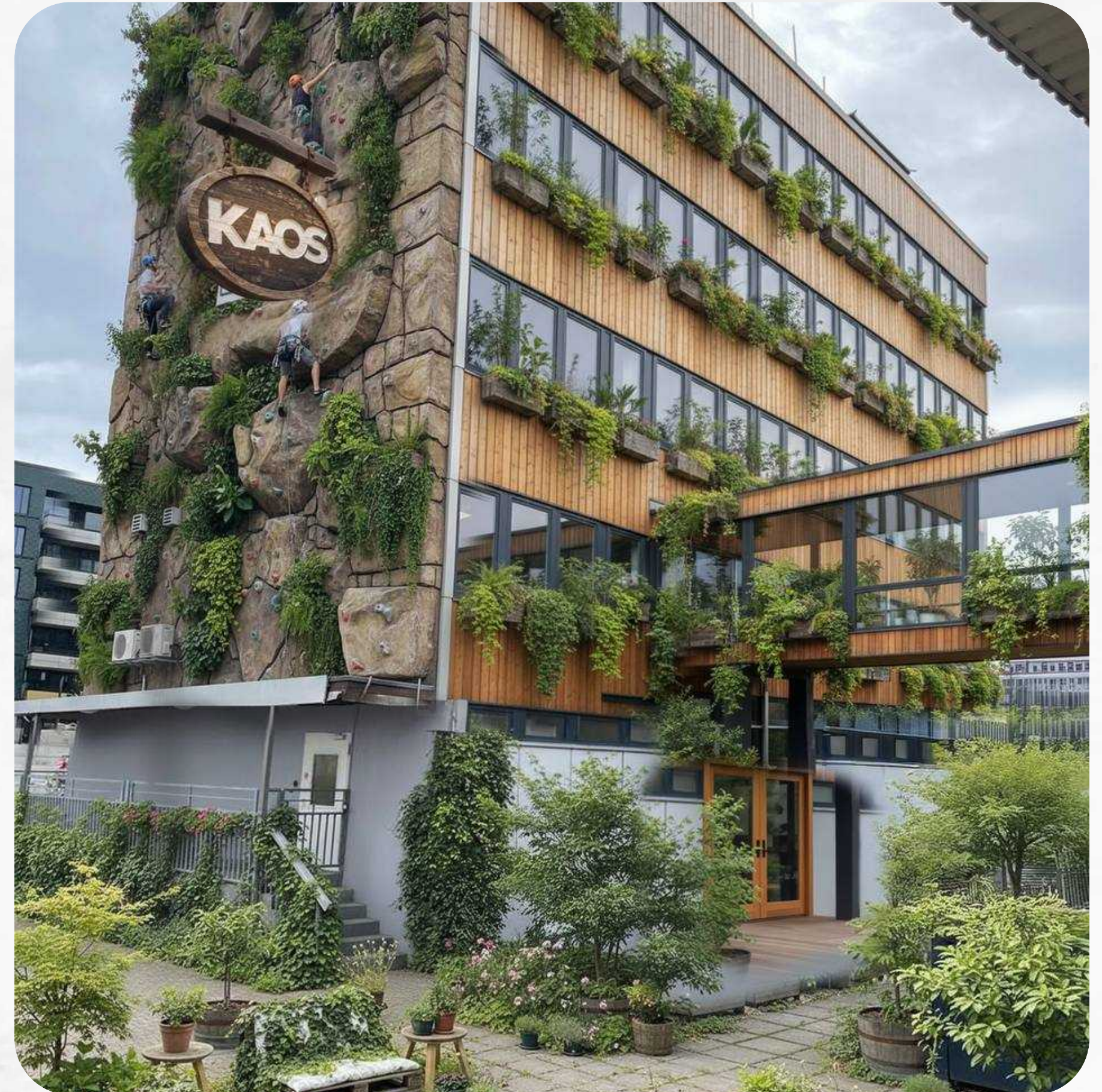
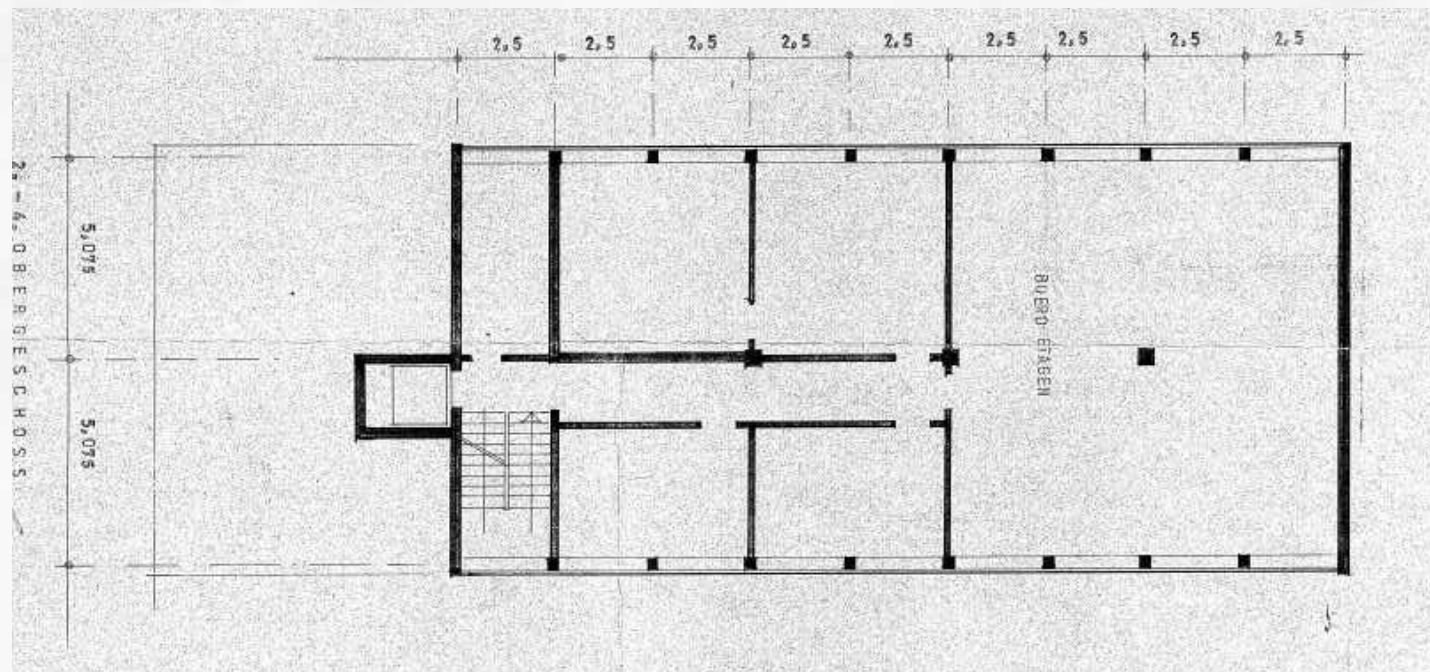
## COWORKING

Area: 1.050 m<sup>2</sup>

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



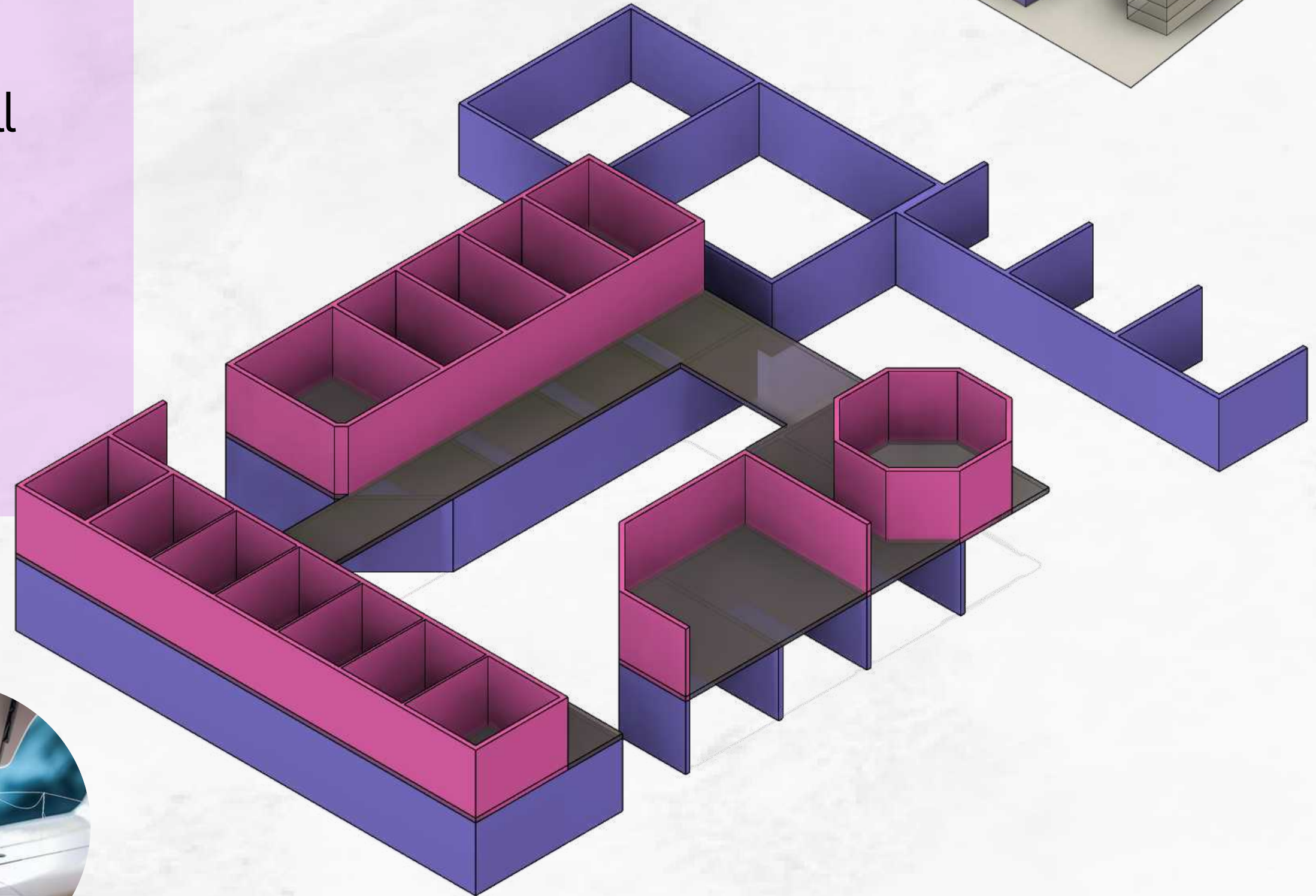


## CRAFTWORKSHOP

Area: 1.010 m<sup>2</sup>

Multi-story studios with a central hall

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







**KAOS**

## **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...



**KAOS**

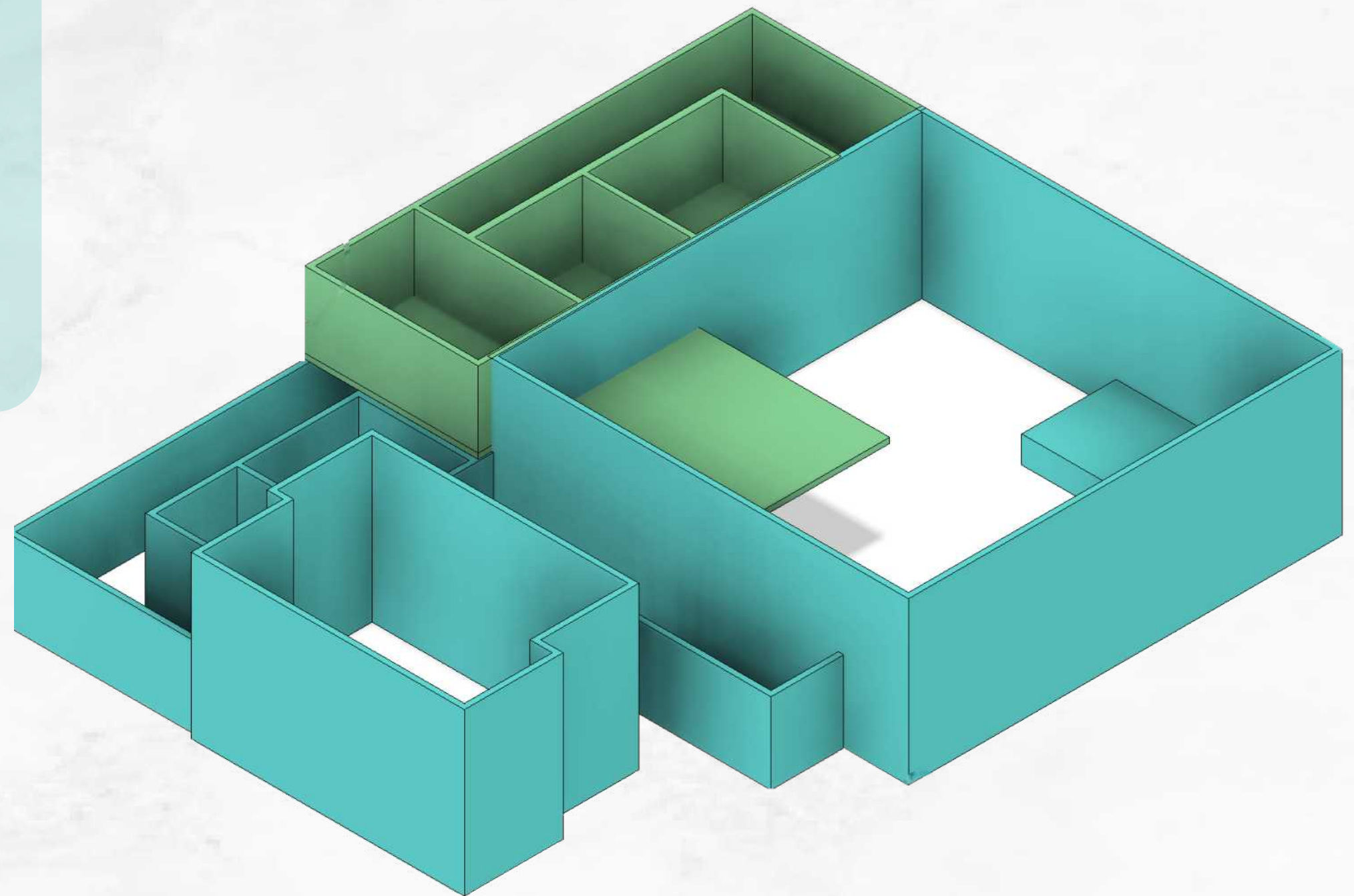
## EVENTS

Area: 610 m<sup>2</sup>

370 m<sup>2</sup> event space

240 m<sup>2</sup> 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...

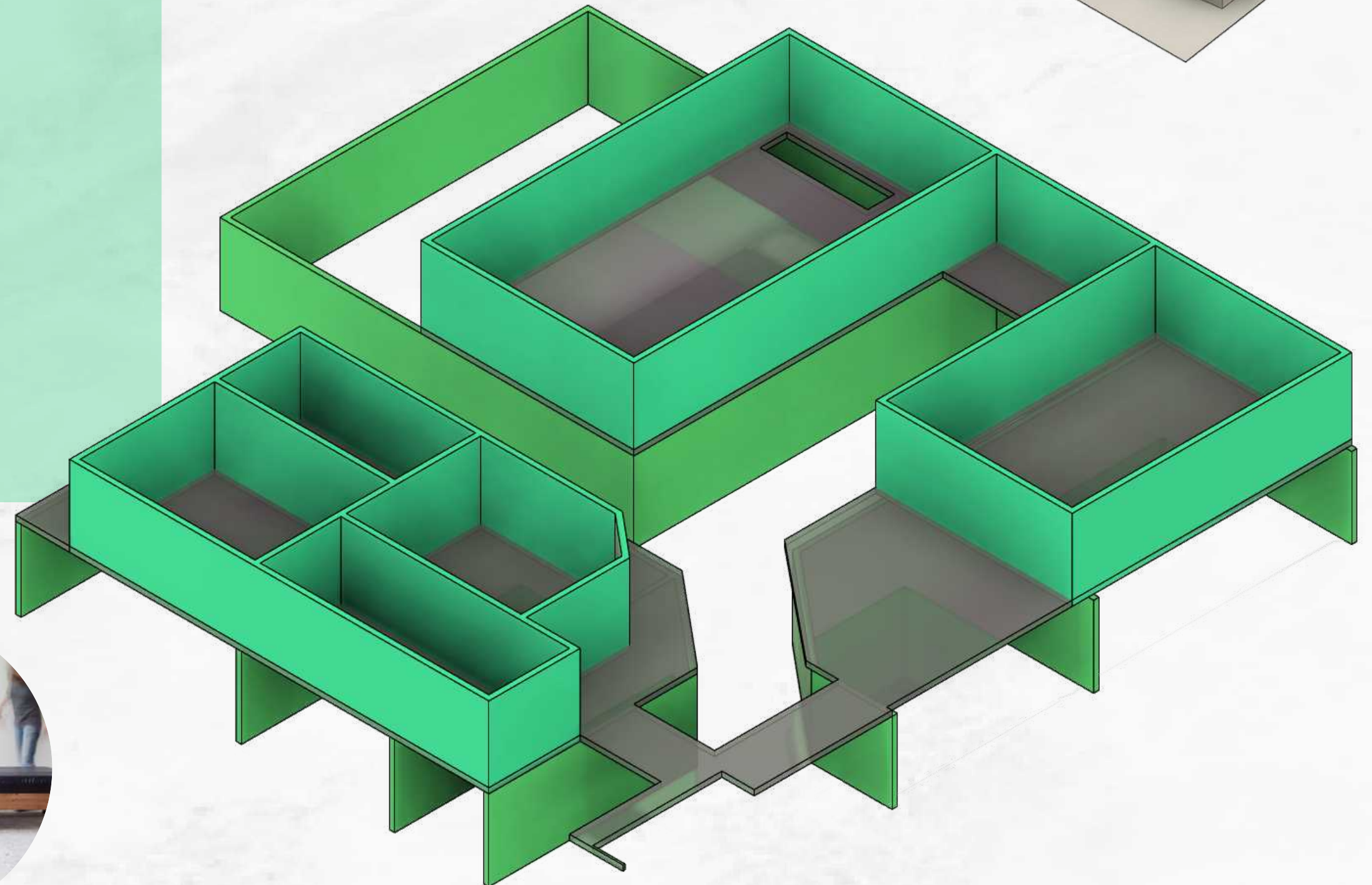




# WOODWORKSHOP

Area: 1.070m<sup>2</sup>  
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...



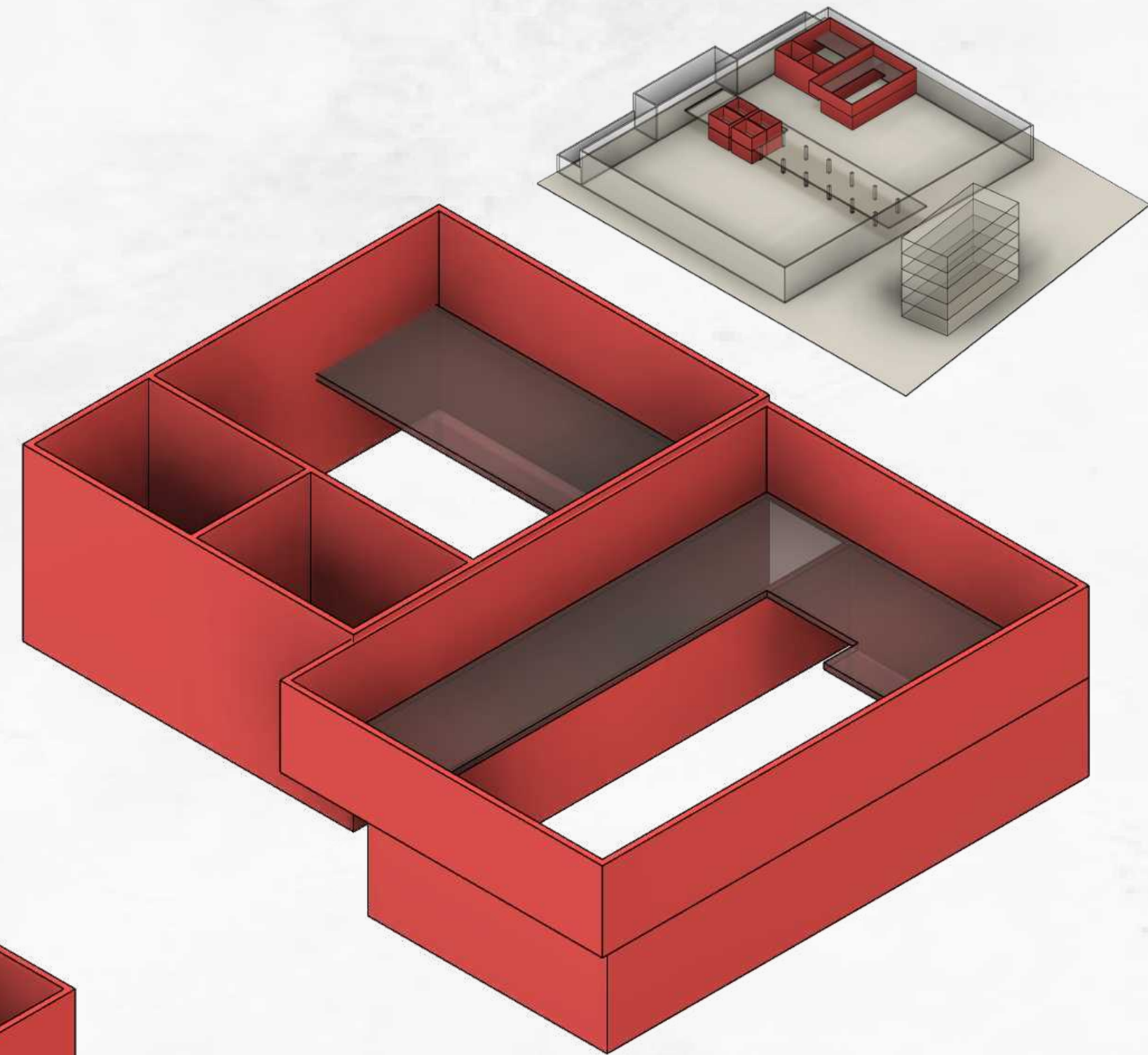
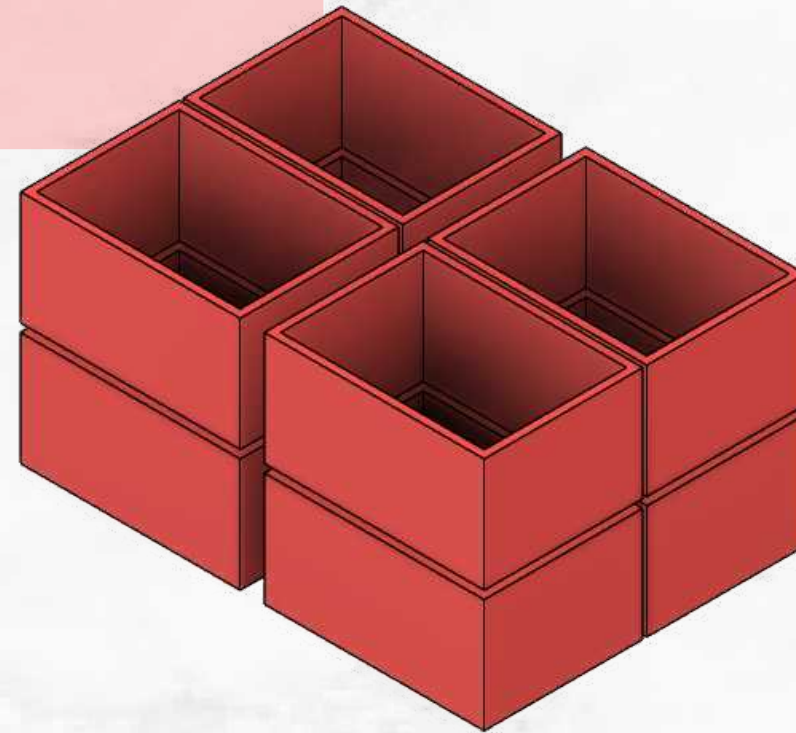
**KAOS**

## SOUNDSTUDIOS

490 m<sup>2</sup> of floor space  
partially multi-story

10 smaller mixing rooms  
1 large recording room

for up to 30 people





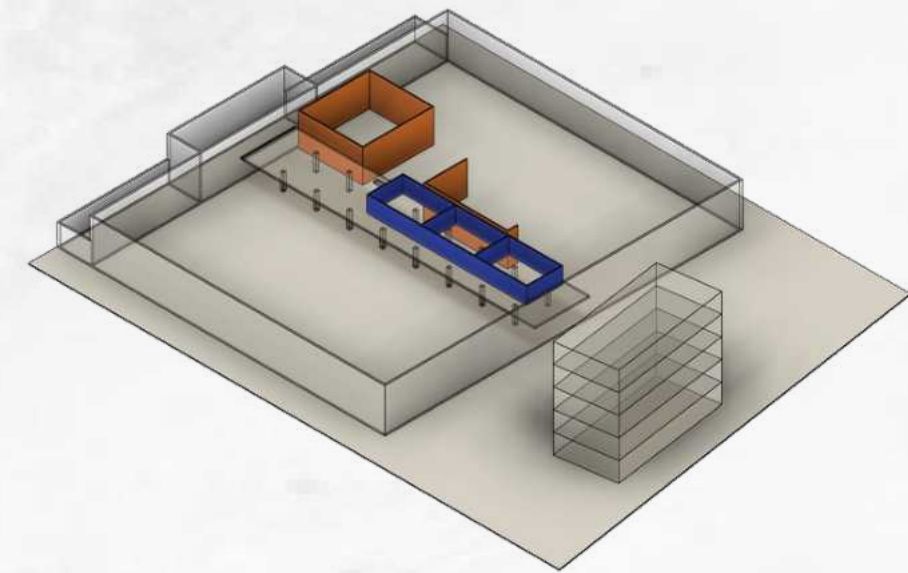
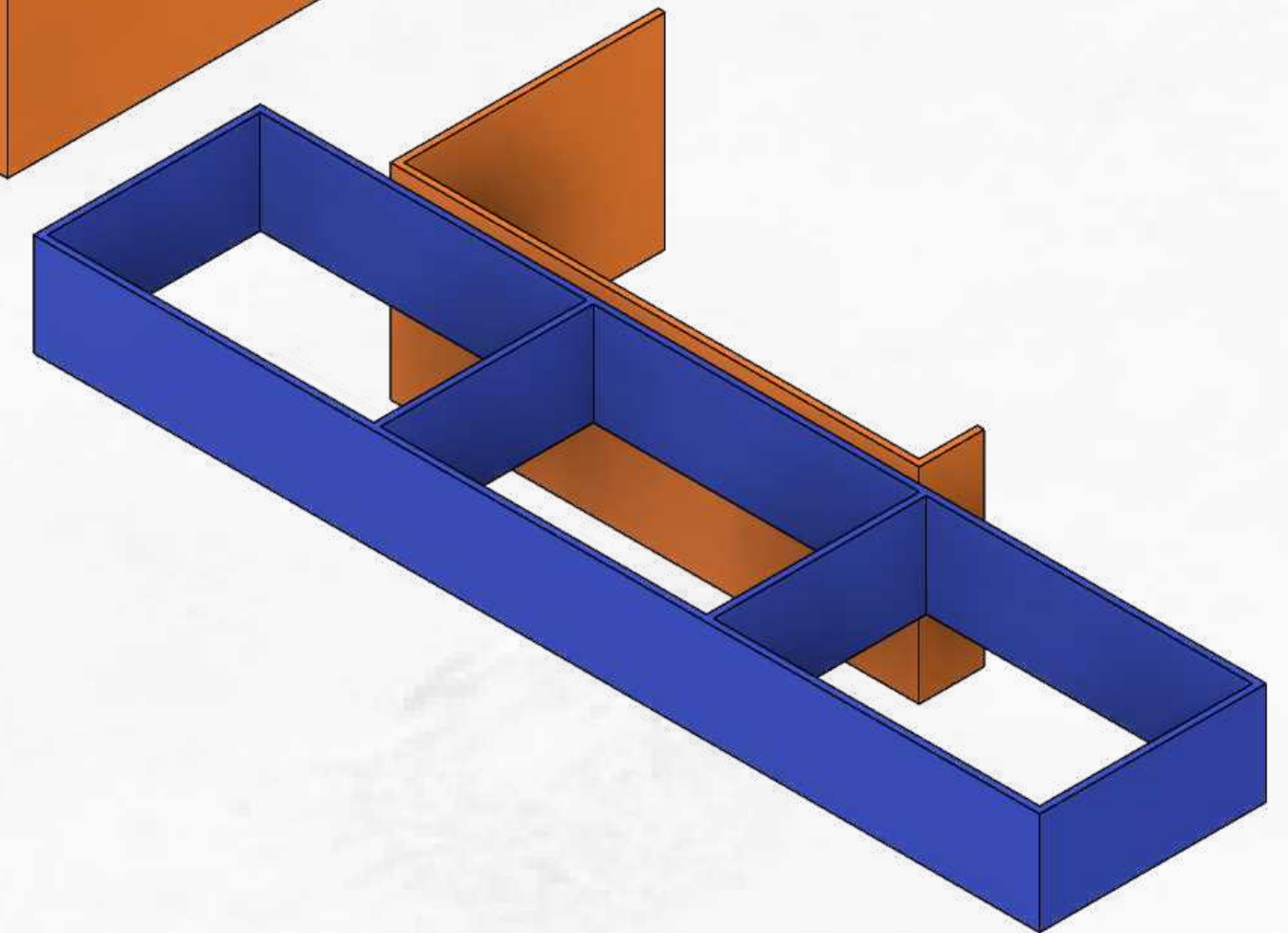
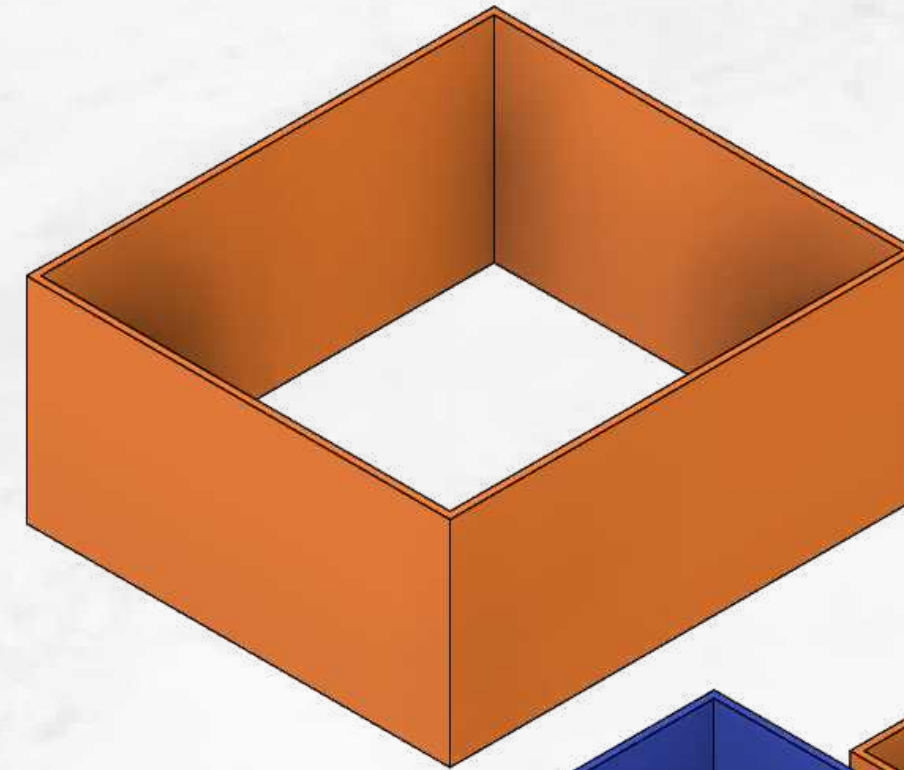
**KAOS**

## ARTIST STUDIOS

Area: 490 m<sup>2</sup>

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  
  
and more...

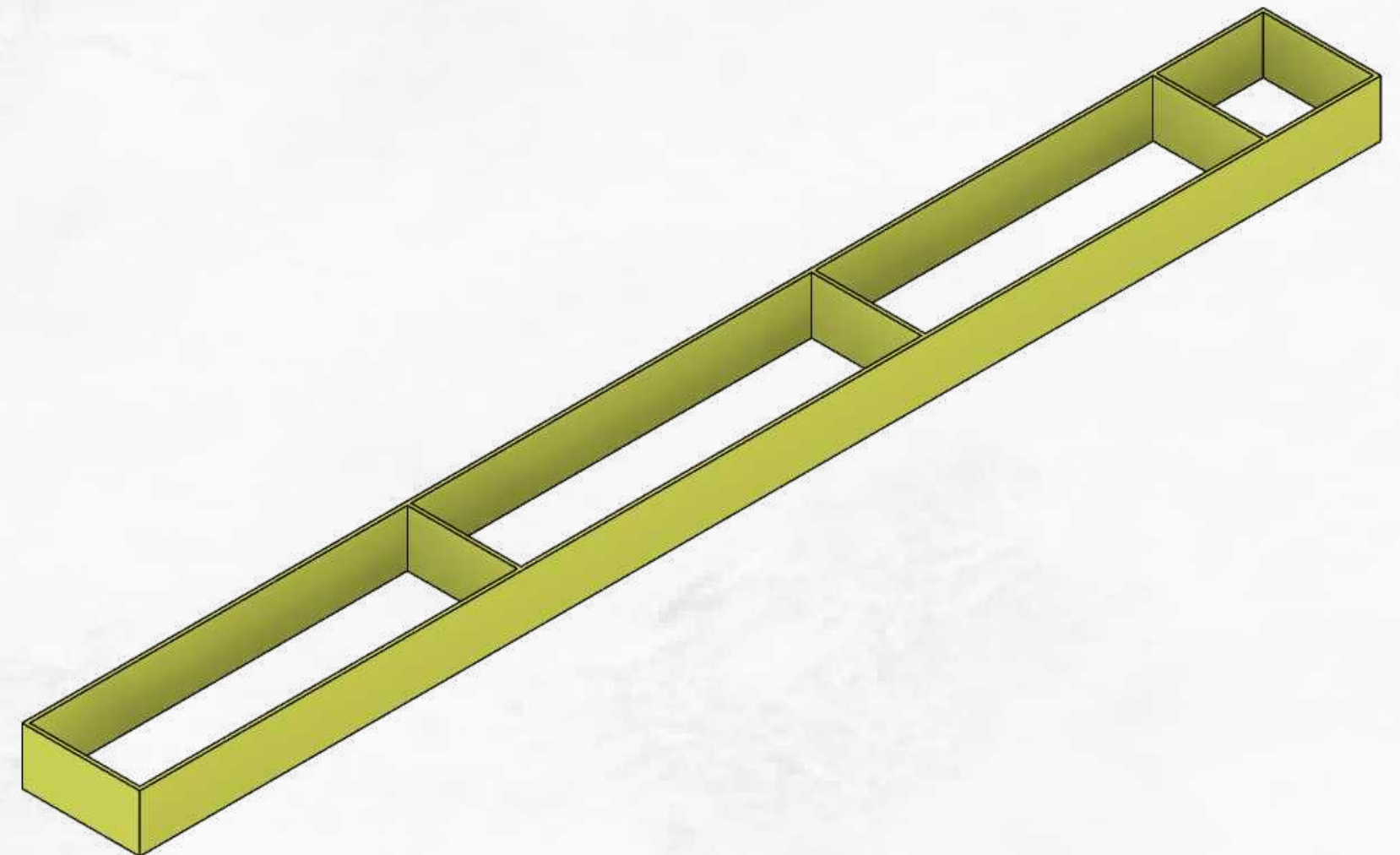
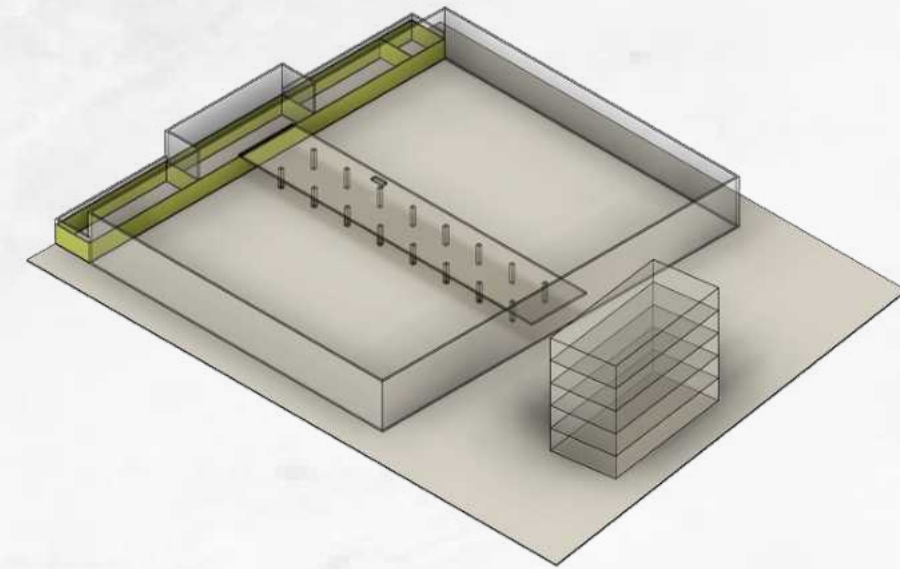




## METAL WORKSHOP

Area: 400 m<sup>2</sup>

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 m<sup>2</sup> 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/](http://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**  
Wilhelminenhofstraße 92  
12459 Berlin

**CONTACT**  
vorstand@kaos.berlin  
volker@kaos.berlin