



malzfabrik

For further information about the monument, visit the homepage at: www.malzfabrik.de

Or the social media channels:  





A SPECIAL PLACE IN THE BERLIN INDUSTRIAL AREA TEMPELHOF-SCHÖNEBERG

You can see the four drying kilns of the former malthouse, the landmark of Malzfabrik, already from far away. Visionaries, artists, curious people, idealists and creatives have found their own space in here and constantly shape the place through innovative ideas, culture and creativity. Malzfabrik distinguishes itself by its environmentally conscious positioning and is known as a pioneer for new thinking.

Since 2009 we work on the realisation of a new and innovative usage concept for our heritage-protected industrial area. Various production-, office- and event spaces have been developed in several stages. In doing so we concentrate on a loving restoration and ecological optimising to keep the unique character of the "Big Red" in place. Because of the reduced conversion architecture, we are seen as a pioneer and forward thinker for many other projects. Our premises of about 50.000 square metre contain nine historic buildings, a big park area with two retention ponds, an aquaponic-farm and a modern office complex. Because of this, we are able to create a unique work environment with a comfortable atmosphere for all our different tenants – big and small companies, artists and crafts men. Through the various art and culture offers the borders between work, free time and relaxation get blurred, which makes this place even more worthwhile.



Malzfabrik is established as a brand in Berlin and beyond. They got multiple awards for the revitalisation.

VALUE BASED REAL ESTATE DEVELOPMENT

The implementation of this unique usage concept is based on specific ideas and principles: the historical significance needs to stay an integral part in order to keep the big appeal of the property to the people. Innovation, sustainability and creativity are the focus in our daily work and in the process of reutilisation of this monument. A big emphasis is on the diligence of the construction and on a construction time that is not rushed, to make sure the project is growing slowly and naturally. Therefore, we develop the property based on values. Since 2015 our sister company Real Future GmbH is supporting us in this cause. The real estate development company, led by Frank Sippel as well, is focusing on the content of a property. The location is valorised by that and it's character is regarded and incorporated. Interventions are kept at a minimum in order to not to lose the history of this location, its patina and its authenticity. Old, existing materials are re-used or upcycled – Old becomes New. Each detail is thoroughly thought through. This is how a former water tank became an extravagant seating area for one of our event rental spaces. Old wood from the factory buildings is refurbished into furnishings.

For this exceptional handling of active cultural heritage preservation we received in 2014 the highest award of the State Office for the Preservation of Historical Monuments – the Ferdinand-von-Quast medal.

With this process the monument can be used further, without changing the history or the character. Additionally, the whole the building complex is revitalized. Organic growth is especially important, because our goal is not to finish as fast as possible, but to enable organic growth and step-by-step development. Therefore, we divided the process in several construction phases.

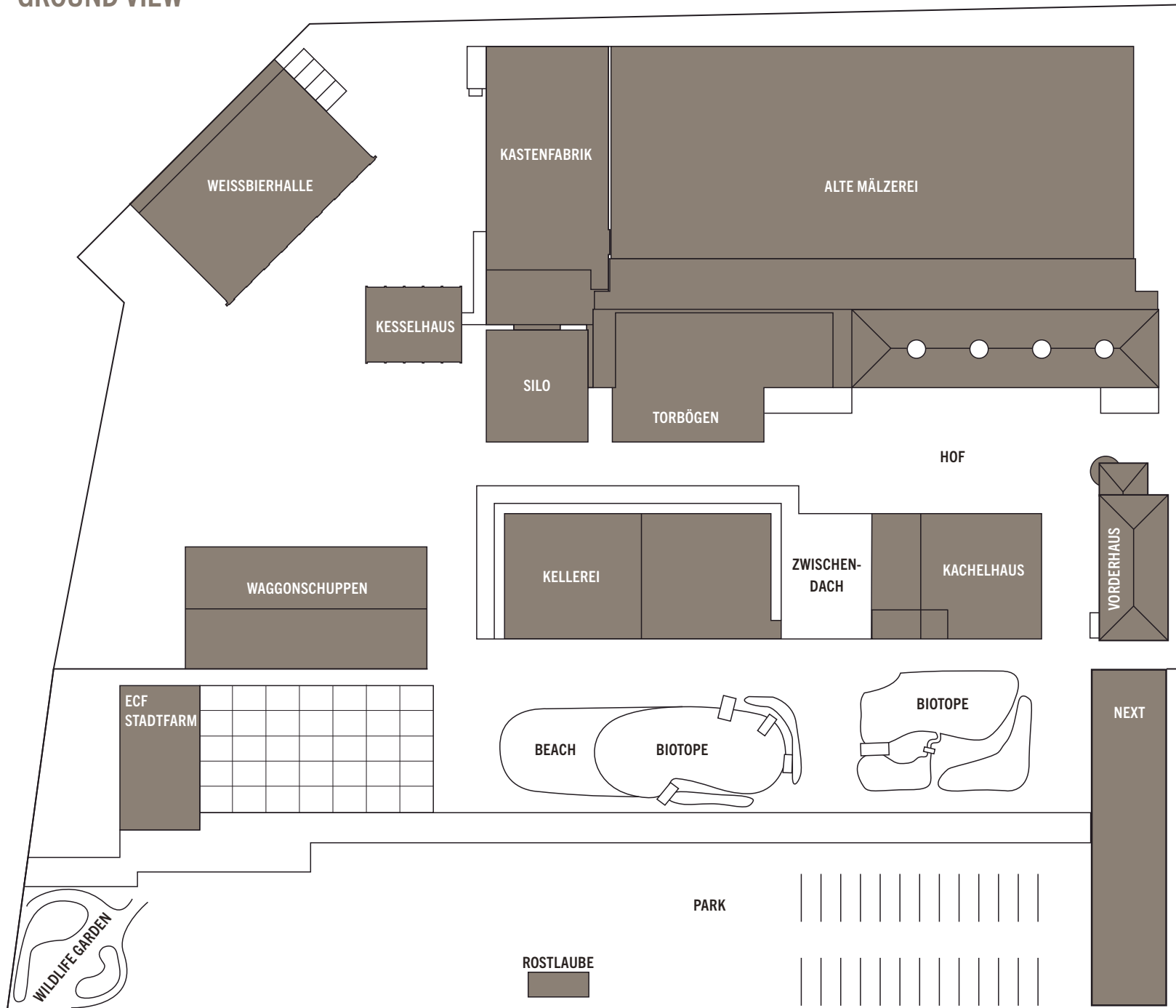


ECOLOGICAL OPTIMISING

During the revitalization we want to optimize the premises to an ecological maximum. Therefore, we take care of the sustainable rain water management, choose our tenants carefully and pay attention to it in our office routine and beyond. We want to strengthen the environmental conscious and support sustainable thinking. We implement our projects step by step and communicate our steps via the developed GREEN STEPS to inspire our tenants, partner, clients and guests. Malzfabrik received numeral awards for our implementation of environmental, commercial and social goals that are complemented by art and culture. For the sum of our activities we received the Berlin Environmental Award in 2011 and the Location Award in the category Sustainability and Innovation in 2012.



GROUND VIEW



KACHELHAUS

- › Maschinenhalle ↗
- › Speicher ↗
- › Studio ↗
- › Lichtkeller ↗
- › Tankraum ↗
- › Sonnendeck ↗

ALTE MÄLZEREI

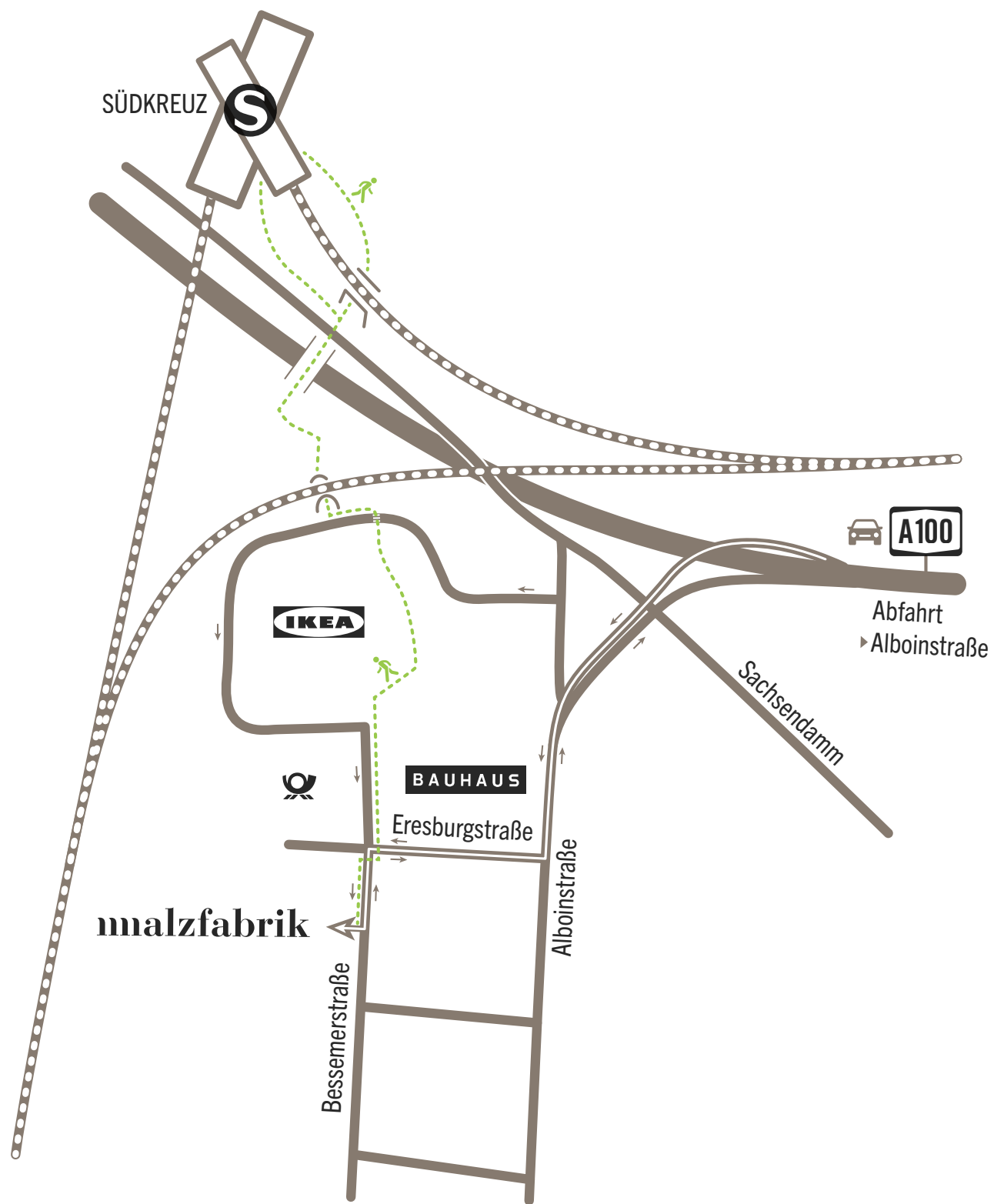
- › Special Rooms ↗
- › Halls ↗
- › Stair Cases ↗
- › Hallways ↗

OUTDOORS

- › Park ↗
- › Rostlaube ↗
- › Hof ↗
- › Zwischendach ↗
- › Torbögen ↗

APPROACH

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