

## **Invitation of tenders for a project space** **in Rungestr. 20, 10179 Berlin-Mitte**

**Total size: 107,83 m<sup>2</sup>, rent (brutto-warm): 441,03 € (4.09 € / m<sup>2</sup>) plus costs for electricity, as well as telecommunications, cable and Internet if necessary, beginning of lease: 01.03.2019**

As part of the "Workspace Program/Arbeitsraumprogramm (ARP)" of the Senate Department for Culture and Europe, we are pleased to offer a space in Rungestr. 20 in the area of the northern Luisenstadt in the district Mitte (near S + U-Bahnhof Jannowitzbrücke) for use as a project space. The rent for the project space is subsidized proportionately via the workspace program.

### **Description:**

It is a commercial unit in the front building, ground floor, right of the entrance in the Rungestr. 20. The entire complex has several backyard buildings, which as well be used commercially and is owned by the "Tenant Cooperative rs20 eg". The unit has access from the driveway and a rear entrance / exit in the 1st yard. The area is subdivided into two interconnected large rooms (wide, floor-to-ceiling breakthrough) and a side wing with three further rooms accessible via a narrow corridor. The first two of these rooms are built as separate toilets (ladies / men). In the back there is a room that can be used as a kitchen, office or storage room. A door leads to the first courtyard. The ceiling height is very good everywhere (about 3.60 m). The unit was last used as a café and gallery space. In the entrance area to the main room there is a counter, which remains in the room for further use.

The "Mietergenossenschaft rs20 eg" wishes a use that harmonises with the tenant structure. Since the front building is a mere residential building except for the groundfloor, no noise-intensive and late-in-the-day projects should move in. Two times a year, the cooperative would like to have the opportunity to hold a meeting in the rooms. In one of the backyard buildings there are also the "rs20 studios" (3rd to 5th floor). A cooperation with their once a year "Open Studios" is strongly desired.

The location is very centrally located in the district Mitte between Jannowitzbrücke, Spree and Heinrich-Heine-Platz on the axis of Prenzlauer Berg / Mitte direction Kreuzberg / Neukölln. There is a good walking distance to public transport (U- / S-Bahn Jannowitzbrücke, U8 Heinrich-Heine-Platz). The building is located in a quiet location in the cul-de-sac at the end of Rungestr. in front of the site of the power plant Berlin.

### **Carrier / contractor, contract:**

The carrier and rental contractor is the GSE Gesellschaft für Stadtentwicklung gGmbH (<http://www.gseggmbh.de>). The lease is limited to 3 years with a 2-year extension option and a 3-month notice period. The subsidized object within the framework of the "ARP" is subject to a non-commercial use requirement as a project space with a publicly accessible exhibition and event program. Other uses or subleases are not permitted. Information on the self-conception of project spaces and initiatives can be found on the website of the network of independent Berlin project spaces and initiatives (<http://www.projektraeume-berlin.net/netzwerk/mission/>).

### **Award of the rooms / Advisory Board:**

The selection takes place via an independent, standardized jury procedure on the basis of the submitted application documents by an advisory board with the participation of the Senate Department for Culture and Europe (without voting rights). The process is coordinated by the network of Berlin-based project spaces and initiatives e.V.

### **Target group / application documents:**

Target group: Professional and interdisciplinary individuals, groups or collectives with a discursive, non-commercial approach.

To be submitted with the application are:

1. Proof of residence in Berlin (copy identity card, registration certificate). For groups or collectives, at least half of the members must provide appropriate evidence.
2. Proof of artistic professionalism (CV)  
Also with groups and collectives (if applicable also association statute).
3. Presentation of the content concept to max. 5 DIN A4 pages.
4. Portfolio of realized projects with text and image material to max. 15 DIN A4 pages
5. Information about current or current funding (s), short listing

### **Deadline / viewing date:**

Complete application documents must be submitted electronically (PDF) to **akr@projektraeume-berlin.net** by **19.02.2019**.

A viewing of the space is planned for Wednesday, 05.02.2019 at 11 a.m..  
Please register in advance: akr@projektraeume-berlin.net  
You will receive a confirmation.

### **Documents:**

The detailed description, photos of the object and a floor plan can be found on the network website at:

<http://www.projektraeume-berlin.net/raumangebote/>

### **Contact:**

Matthias Mayer / Spatial coordination of the network of independent Berlin project spaces and initiatives: E-Mail: akr@projektraeume-berlin.net  
General inquiries please by e-mail.

The legal process is excluded.