



**BREMEN  
BREMERHAVEN**



## **BREMEN PROPERTY LOCATION**



**Stand B2.240  
4 to 6 October 2022**

**Bremen**invest

the international brand of

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**Bremen**invest

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Source: Bremeninvest / Studio B







Despite the challenges caused by the ongoing coronavirus pandemic, last year was full of positive trends in the development and marketing of commercial space in Bremen. In 2021, Bremen's economic development marketed over 47 hectares of commercial space – more than twice as much as forecasted. The local office market was another shining star, generating record turnover in the rental segment. These are just some of the latest results presented in our 2022 Property Market Report for Bremen.

At this year's EXPO REAL, we'll be presenting the state of Bremen as an attractive real estate location and showcasing some of our most exciting develop-



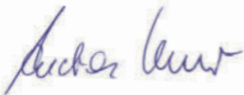
Source: Bremeninvest / Jens Lehmkuhler



ment projects. In addition to the “Tabakquartier” in the area Woltmershausen and the “Überseeinsel” in the Überseestadt, it’s worth mentioning the refurbishment of the former Koch & Bergfeld silverware factory in Bremen-Neustadt and the silverware factory in the district of Hemelingen. And that’s not all ... A new district with housing and office space is set to be built on the site of Klinikum Bremen-Mitte in Bremen-Hastedt.

We are aware of our district developments that will have to be fit for the future. That’s why the SPUR-WERK project has its own concept for energy-efficiency. There’s also a lot going on in Bremerhaven: The shipyard quarter planned in the district of Geestemünde revolves around good, sustainable living. The LUNE DELTA industrial estate is focussing on companies from the green economy and will provide optimised sustainable and energy-efficient structures.

In view of the difficult past two years, we’re really looking forward to seeing you at EXPO REAL 2022 and presenting a wide range of topics alongside 26 companies from Bremen and Bremerhaven. Please come and visit us at our joint stand for the State of Bremen!



Andreas Heyer  
CEO of Bremeninvest

## From silverware factory to appealing residential area

**The SPECHT Group and STEFESpro are revitalising a former industrial area to the highest standards**

- Restoration work to preserve historic, listed buildings
- Six new residential buildings with 120 units
- District-defining redesign with various possible uses such as open areas, sports facilities and restaurants
- Nine creative lofts with studios and galleries
- Construction of wheelchair-accessible, energy-efficient buildings in line with KfW40 standard
- Mobility concept with bicycle parking spaces and charging stations and car sharing in low-traffic area

KOCH & I

- Day-care centre with eight groups
- Apartments for the elderly surrounded by old trees



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BERGFELD



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## **A new world of beer, coffee and gastronomic luxury world in Hemelingen**

The beautiful historic building owned by Wilkens, the world's oldest well known silverware brand, has been granted a new capital of life.

By the end of 2023, the historic Wilkens silverware factory from 1810 in the area of Hemelinger Bahnhofstraße and Godehardtstraße will be revitalised with a new brewery from UNION Brauerei including a restaurant, event rooms and a large beer garden, as well as a new coffee roasting location for UNION Rösterei.

The project developer and architect, Lüder Kastens, is impressed by the location: "Hemelingen is one of the most interesting districts in Bremen, offering great potential for our world of pleasure and adventure. It also has solid connections to the surrounding area, especially via public transport, which is ideal for visitors and tourists. And the fact that beer used to be brewed in the local area must be another plus point". After all, the UNION beers for the restaurant will be brewed on site. The restaurant will serve modern, regional and seasonal cuisine to go with its freshly brewed beer. The large beer garden will be another highlight.

Bremen is all about beer, coffee and fine dining. When UNION reopened its brewery in the district of Walle in 2015, the Hanseatic city reclaimed a piece of its beer heritage and variety.

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REAL ESTATE ■

**M**  
PROJEKT



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GRUPPE

**S** Die Sparkasse  
Bremen

**S** Sparkasse  
Immobilien  
Bremen

ROBERT C.  
**SPIES**

**ÜBECKSEEINSE**







# Guidance and support for your project

## Your expert partner in Bremen

We offer you:

- Comprehensive location consultancy
- A wide range of industrial real estate
- Help in finding the right commercial property
- Support during official approval procedures
- Advice on financing models
- Facts and figures on Bremen's property market
- Assistance in marketing your own property
- Contact with regional and national partners in the real estate industry



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# Bremerhaven: More than just a port

## Economic development from a single source!

Bremerhaven:

- Largest city on the German North Sea coast
- Europe's sixth largest container port
- Leading importer and exporter in the automotive sector
- Competence center for logistics and maritime technologies
- Innovative location of the fish and food industry
- Location of the offshore wind energy industry
- Internationally recognised research and development institutions

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4 to 6 October 2022  
Munich Trade Fair  
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