



October 2025

Multi-Story Commercial Complex in Billebogen

Billebogen

Property BB 03a, Billebecken Quarter

Billebogen is Hamburg's most central commercial area. A redevelopment of this site seizes the potential of the location with its unique waterfront setting, while providing new momentum to the Billebecken Quarter.

The BB 03a land parcel is located in the 27-hectare Billebecken quarter, which offers excellent local and regional transportation links. In addition to being close to the city center, the quarter is within close proximity to the Port of Hamburg, as well as the commercial companies based within the Port. The quarter has direct access to the highway via the Elbe bridges. The Rothenburgsort subway station is within walking distance.

This land parcel consists of a triangular enclosed city block for development. The first sub-division (BB 03a) is expected to have a construction start date of mid-2026. The planned development is for a two-wing, corner commercial building with approximately 6,000 m² GFA with up to five full stories and setback floor. The aim is to create a commercial complex with attractive workplaces.

We're happy to leave it up to your creativity, whether you envision a classic commercial and production location with workshops and storage rooms for light industrial businesses, or a mixed-use commercial yard with workshop and coworking spaces, as well as studios for artisan, service, and startup businesses.

Billebogen Entwicklungsgesellschaft mbH & Co. KG (BBEG), will establish a leasehold allocation for the property in exchange for a periodic or one-time land charge.

If you are interested, please email Katharina Schmidt: katharina.schmidt@hafencity.com
or Carlotta Ruppert: carlotta.ruppert@hafencity.com



Digital property description

Location:	Bullenhuser Damm
Land Area:	approx. 2,100 m ²
Floor Space:	approx. 6,000 m ² GFA
Stories:	V-VI
Use:	Commercial complex
Zoning Plan:	Rothenburgsort 19 (MK) in progress
Construction Start:	expected from 2026
Public Transit:	S2 (Rothenburgsort)

Requirements for applicants include, but are not limited to:

- Concept submission to **the Call for Land Development Proposals**
- Conclusion of a **preliminary development agreement**
- Fulfillment of the criteria for the **DGNB Special Award Ecolabel**

The Call for Proposals is being offered as part of a concept competition. It will be awarded to the applicant who submits the best offer. Evaluation criteria include the offered land charge bid the applicant's credit rating and references, and particularly the quality of the submitted development concept. Before granting the leasehold, the BBEG will enter into a preliminary development agreement with the selected applicant for a temporary period. This provisional period gives the applicant the exclusive opportunity to review the feasibility of their submitted development concept, secure financing for the project, and negotiate the leasehold agreement with the BBEG. The leasehold allocation will only be finalized once the building permit has been obtained.

All specifications and information provided are subject to change and are not legally binding. Modifications may be made until the call for proposals is officially published.