shareDnC

Exposé · Angebotsnummer 227993

erstellt am 23.11.2026

Brandneue Bürogemeinschaft mit großer Terrasse in Köln-Innenstadt

Hohenstaufenring, 50674 Köln (Innenstadt)











PREIS AB	ARBEITSPLÄTZE	FLÄCHE	VERFÜGBAR
930,-€ pro Monat	**28**	**221 m²**	**Sofort**

Büroräume · Flächen · 4 Einheiten verfügbar · alle Preise netto

Verfügbare Einheiten

Büroräume (3)

Bright & Modern 21 m² Office | Prime Cologne City Centre Location Möbliert

930,-€ pro Monat

All-incl.-Miete (netto)

21 m² · max. 4 Arbeitsplätze · Sofort · ab 6 Monate Laufzeit

zzgl. Umsatzsteuer · Kündigungsfrist: 3 Monate zum Monatsende · Kaution: 2.000,-€

A welcoming, light-filled office space in the heart of Cologne! We are offering a modern 21 m² office within our newly renovated business premises at Hohenstaufenring, 50674 Cologne. The office enjoys plenty of natural daylight, creating a pleasant and comfortable working atmosphere. Its practical layout makes it particularly suitable for smaller teams, startups, consultants or professionals seeking a dedicated workspace in an attractive business environment. Located within a contemporary office setting, the space offers an excellent combination of comfort, functionality and accessibility. Key Features: 21 m² of modern office space Plenty of natural daylight Comfortable layout for a small team Contemporary and professional working environment Access to a shared unisex bathroom Excellent public transport connections Private parking spaces potentially available for an additional monthly fee Attractive central Cologne location Location: The office is conveniently situated directly opposite the Zülpicher Platz tram stop, providing easy access to Cologne's public transport network. Numerous cafés, restaurants, shops and other amenities are within walking distance, making the location ideal for both employees and clients. Perfect for a small business or professional team looking for a bright, well-located office in a modern and welcoming environment. Interested? Get in touch to arrange a viewing or request further details.

Attractive 22 m² Office with Natural Light – Central Cologne

965,-€ pro Monat

Möbliert

All-incl.-Miete (netto)

22 m² · max. 4 Arbeitsplätze · Sofort · ab 6 Monate Laufzeit

zzgl. Umsatzsteuer · Kündigungsfrist: 3 Monate zum Monatsende · Kaution: 2.000,-€

Modern 22 m² Office with Natural Light | Excellent Central Cologne Location Discover a bright and comfortable workspace in one of Cologne's most convenient business locations! We are offering an attractive 22 m² office within our newly renovated, modern office premises at Hohenstaufenring, 50674 Cologne. Featuring abundant natural daylight and a functional layout, this office provides an inviting environment for focused work, collaboration and everyday business activities. The space is particularly well suited to small businesses, consultants, technology professionals or startups seeking a professional office without the commitment of renting a much larger commercial property. Key Features: 22 m² of bright, modern office space Generous natural daylight Functional layout suitable for a small team Contemporary business environment Access to a shared unisex bathroom Convenient central Cologne location Excellent public transport accessibility Optional private parking spaces for an additional monthly fee Location: Located at Hohenstaufenring 34–40, the office is directly in front of the Zülpicher Platz tram stop, offering excellent connectivity to the rest of Cologne. The surrounding area provides a wide selection of cafés, restaurants, shops and services, ensuring a convenient and enjoyable working environment. An ideal choice for businesses looking for an attractive, light-filled office in a central, easily accessible location. Contact us for further information or to schedule a viewing.

Modern 57 m² Office with Private Terrace & Kitchenette | Cologne City Centre

Möbliert

2.400,-€ pro Monat

All-incl.-Miete (netto)

57 m² · max. 6 Arbeitsplätze · Sofort · ab 6 Monate Laufzeit

zzgl. Umsatzsteuer · Kündigungsfrist: 3 Monate zum Monatsende · Kaution: 4.000,-€

Bright, spacious and modern office space in a prime central Cologne location! We are offering an attractive 57 m² office within our newly renovated, contemporary business premises at Hohenstaufenring, 50674 Cologne. The office benefits from generous natural daylight, creating a bright, welcoming and productive working environment. Its spacious layout provides flexibility for multiple workstations, making it ideal for growing startups, creative teams, consultancies or established businesses. A particular highlight is the direct access to a quiet, private terrace, offering a wonderful outdoor space for breaks, informal meetings or simply enjoying some fresh air during the working day. The office also includes access to a dedicated kitchenette, providing additional convenience and independence. Key Features: 57 m² of bright, flexible office space Excellent natural daylight Direct access to a private terrace Dedicated kitchenette Modern, professional office environment Access to a shared unisex bathroom Central location with excellent public transport connections Private parking spaces potentially available for an additional monthly fee Location: Situated directly in front of the Zülpicher Platz tram stop, the office offers outstanding public transport accessibility, with convenient connections throughout Cologne. The surrounding neighborhood offers a lively mix of cafés, restaurants, shops and everyday amenities, making it an attractive location for employees and visiting clients alike. An excellent opportunity for a company seeking a modern, well-connected office with the added luxury of private outdoor space. Interested? Contact us to arrange a viewing or receive further information.

Flächen (1)

Bright 3-Room Office Space with Large Terrace in Central Cologne

3.850,-€ pro Monat

Pauschalmiete (netto)

Möbliert

121 m² · max. 14 Arbeitsplätze · Sofort · ab 6 Monate Laufzeit

zzgl. Umsatzsteuer · Kündigungsfrist: 3 Monate zum Monatsende · Kaution: 8.000,-€

A private, separated office space with own entrance, and closed off to the neighboring offices will be available to rent from 15 October. The space consists of three separate rooms with approximately 88 m² of private office space in total: • Office 1 21 m² Private offices • Office 2 22 m² Private offices/team room • Meeting 57 m² Large meeting room/private offices Total private office space 112 m² This provides a combination of focused working areas and a significantly larger shared team space without requiring the tenant to maintain its own kitchen, toilets or outdoor area. In addition to the 112 m² of private space, tenants will have access to two gender-neutral toilets, a kitchenette and quiet, spacious terrace. The space The three-room layout offers considerably more flexibility than a traditional open-plan office. Office 1 and Office 2 can be used as separate team or private offices, while the 69 m² meeting room provides generous space for meetings, workshops, presentations, project work or team collaboration. The offices have good natural light and form a clearly defined area of the wider office. The rooms are rented fully furnished and ready for use. Rental options The three rooms are provided with office furniture, at a price of €3,850 net per month, all-inclusive. Renting unfurnished can be discussed. The office can alternatively be provided ready for use with desks, office chairs and suitable meeting-room furniture. The exact furniture arrangement can be agreed before move-in. Prices are net and subject to statutory VAT where applicable. Location The office is located at: Hohenstaufenring 50674 Cologne 1st Floor The location provides excellent access to central Cologne and public transportation. Tram line 9 provides direct connections from Cologne Messe/Deutz and Cologne South, making the office convenient for both local employees and colleagues arriving by regional or long-distance train. Restaurants, cafés, supermarkets and other amenities are available within walking distance. A workspace designed for a team The office is particularly suitable for a start-up, software or technology team, consultancy, agency or other small-to-medium-sized company looking for its own dedicated workspace while benefiting from a professional shared office environment. Available from: 15 October 2026 Viewings can be arranged by appointment.

Ausstattung & Services

Parkplatz · WLAN · Internet · Küche · Postadresse · Reinigung · 24/7 · Meetingraum · Firmenschild · Möbliert

Beschreibung

Discover our newly renovated, modern office spaces in a prime central Cologne location! We offer three bright, spacious offices of 21 m², 22 m² and 57 m², available individually or together as an 121 m² office suite.

All offices benefit from plenty of natural daylight and access to a shared unisex bathroom. The largest office features direct access to a private terrace and a dedicated kitchenette, providing addiional comfort and

convenience.

Located at Hohenstaufenring , directly opposite the Zülpicher Platz tram stop, the offices offer excellent public transport connections, with cafés, restaurants and shops just steps away. Private parking spaces are also available upon request for an additional fee.

Ideal for startups, growing businesses and professional teams seeking a bright, welcoming and well-connected workspace in Cologne.

Preference will be given to companies interested in renting all three offices together.

Branche	IT
Etage	1

Lage und Umfeld

Hohenstaufenring, 50674 Köln (Innenstadt)



Karte online ansehen

Auf einen Blick

Automatisch ermittelt

HALTESTELLE
ca. 1 Min.
zu Fuß zur Haltestelle Zülpicher Platz

BAHNHOF
ca. 9 Min.
zu Fuß zum Fernbahnhof Köln Süd

EINKAUFEN
ca. 1 Min.
zu Fuß zum Supermarkt REWE Rahmati

ESSEN UND TRINKEN
50+
Restaurants und Cafés im Umkreis von 500 m

Verkehrsanbindung

Automatisch ermittelt

Haltestellen	**Zülpicher Platz** · Tram **9, 12, 15**	**ca. 1 Min.** zu Fuß · ca. 40 m
	Barbarossaplatz · Tram **12, 15, 16, 18** · Bus **978**	**ca. 6 Min.** zu Fuß · ca. 340 m
	Mauritiuskirche · Tram **9**	**ca. 7 Min.** zu Fuß · ca. 370 m
Bahnhöfe	Fernbahnhof **Köln Süd**	**ca. 9 Min.** zu Fuß · ca. 550 m
Flughafen und Autobahn	**Flughafen Köln/Bonn**	**ca. 26 Min.** mit dem Auto · ca. 16,0 km
	Autobahn **A 57 · Anschluss Ehrenfeld**	**ca. 9 Min.** mit dem Auto · ca. 3,5 km

Umfeld

Automatisch ermittelt

Essen und Trinken	**Über 50 Restaurants und Cafés im Umkreis von 500 m**	**ca. 1 Min.** zu Fuß · nächstes ca. 50 m
Einkaufen	**REWE Rahmati**	**ca. 1 Min.** zu Fuß · ca. 60 m
	EDEKA Heyßel	**ca. 2 Min.** zu Fuß · ca. 90 m
	Lidl	**ca. 5 Min.** zu Fuß · ca. 250 m
Grün	Park **Yitzhak-Rabin-Platz**	**ca. 3 Min.** zu Fuß · ca. 160 m
Im Alltag	**Hotel Esplanade**	**ca. 2 Min.** zu Fuß · ca. 110 m
	Fitnessstudio **Just Fit 13 Classic**	**ca. 1 Min.** zu Fuß · ca. 40 m
	Katholische Kindertagesstätte Herz Jesu	**ca. 6 Min.** zu Fuß · ca. 360 m

Parken

Stellplätze	**Stellplätze am Objekt** · Angabe des Anbieters	
	Öffentliche Tiefgarage **Rudolfplatz** · Automatisch ermittelt	**ca. 7 Min.** zu Fuß · ca. 420 m
E-Auto laden	Ladesäule **TankE** · Automatisch ermittelt	**ca. 5 Min.** zu Fuß · ca. 270 m

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Interesse? Jetzt anfragen oder Besichtigung vereinbaren

Anfragen sind kostenlos und unverbindlich. Wähle online die passenden Einheiten aus und sende dem Anbieter deine Anfrage – auf Wunsch mit Terminvorschlag für eine Besichtigung.

Zum Inserat auf shareDnC

https://www.sharednc.com/de/koeln/innenstadt-untermieten-bueroflaeche-227993

Scannen & online ansehen