



## Sjöstadsporten Hammarby Sjöstad Stockholm

### CONTACT

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**TYPE OF PREMISES:** Office

**AREA:** 7.700 sqm

**VACANT PREMISES:** ~ 500 – 7.700 sqm

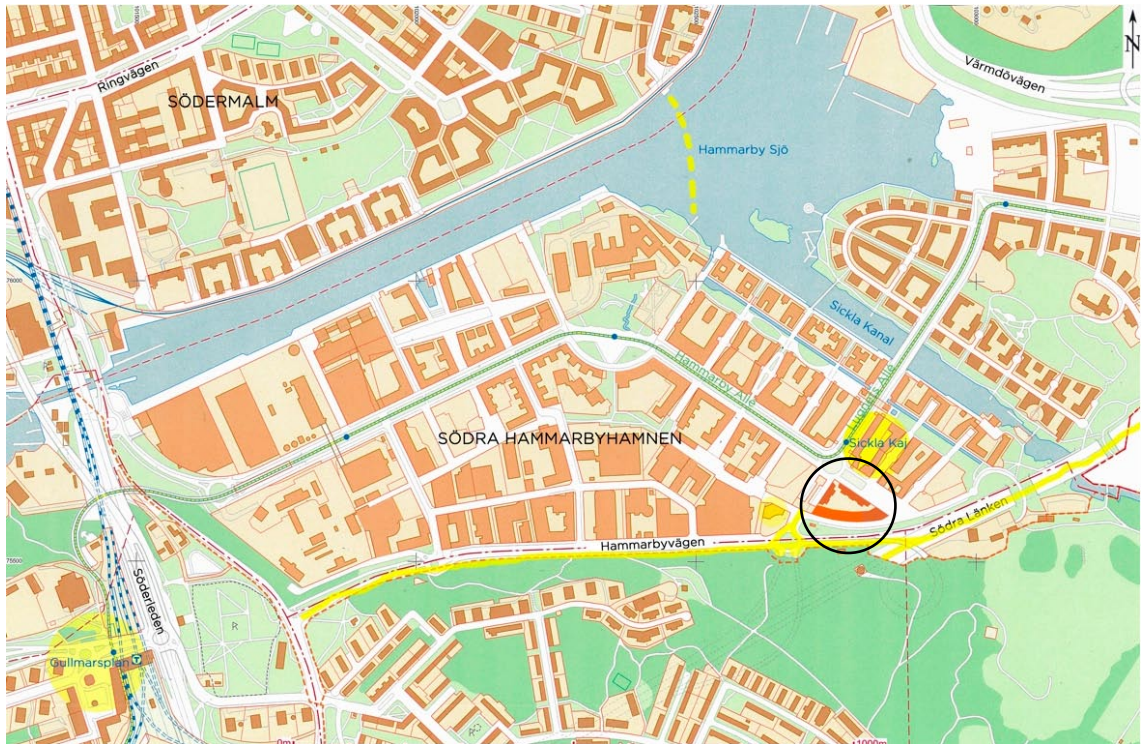
**LOCATION:** Hammarby Sjöstad – Stockholm, Hammarby Fabriksväg

### PROPERTY DESCRIPTION:

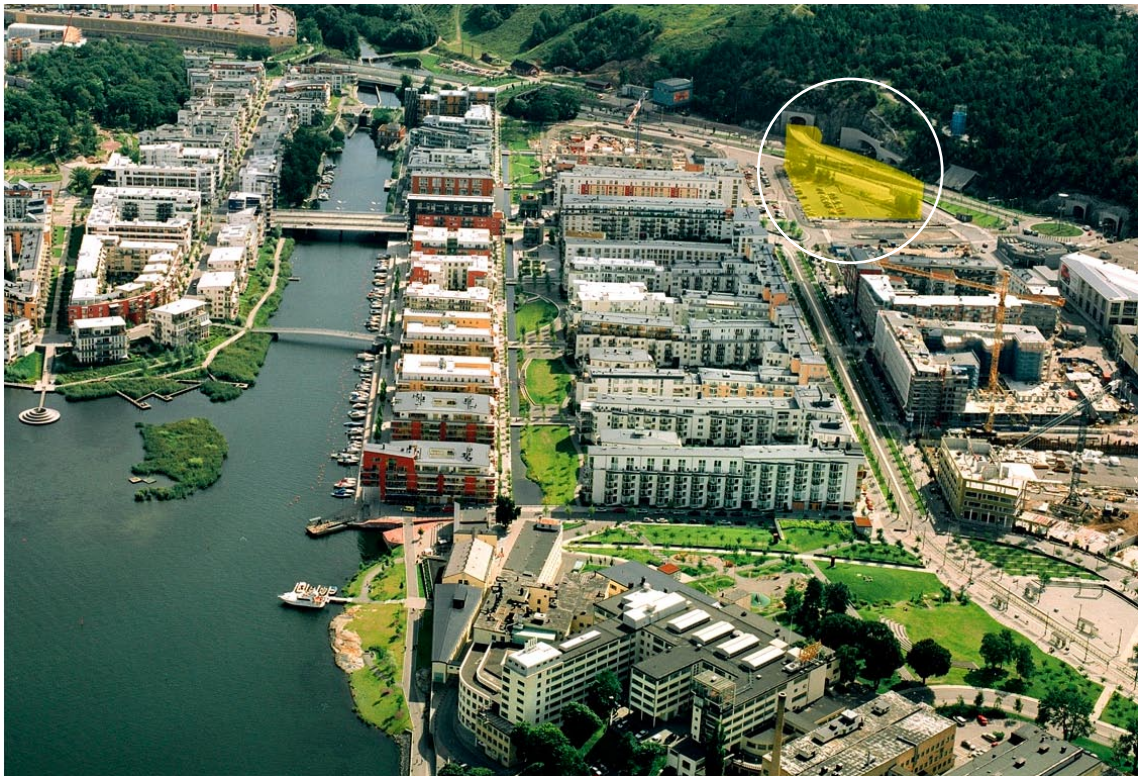
Ongoing office development in Hammarby Sjöstad that will offer 7.700 sqm of new, flexible, office space that is being constructed to high technical standards. Estimated moving in date Q1, 2010. The property is being built with high technical standard with respect to mechanical and engineering systems. Solar panels on the roof will optimize the energy efficiency of this environmentally friendly property.

Each floor of circa 1.400 sqm can be divided into smaller premises to fit the needs of each tenant. Multi-floor solutions can be accommodated.

Floor to ceiling heights are 2.70 meters throughout with no lowered corridors or technical areas. The ground floor has even higher floor to ceiling heights together with its all glass façade giving the property a very modern appearance. The entire property will be very light, pleasant and modern with effective area and many windows.



Sjöstadsporten is an office development of approx 7.700 sqm of flexible office premises in Hammarby Sjöstad, close to public communications and services.



The office space is well designed for open landscape solutions as well as a combination of cell office and open landscape solutions. The design of the tenant premises will be of high standard and each tenant will have the opportunity to influence both the design and the choice of material.



## SJÖSTADSPORTEN - building - typical floor plan

Axonometric - example of typical floor plan

Flexible layout - where space planning and division between open office and cell office may be varied within a 2400 mm façade module system



The property is highly flexible with several entrances and elevator lobbies. An onsite garage is located below ground. With its 18 meter wide floor plate and modern floor to ceiling height of 2.70 meters throughout, the property is well-suited for both predominantly open landscape solutions and mixed cell office and open landscape solutions. The building is connected to both district heating and cooling.

