

GUSTAF III^S SEXTONDE REGERINGS ÅR MDCCLXXXVIII

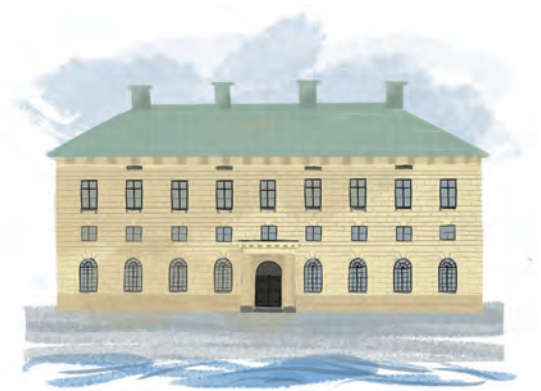




A LANDMARK OF RARE DISTINCTION

Centuries of history and one of Stockholm's most remarkable settings for people to gather, for ideas to develop, and for ambitious businesses to call home.



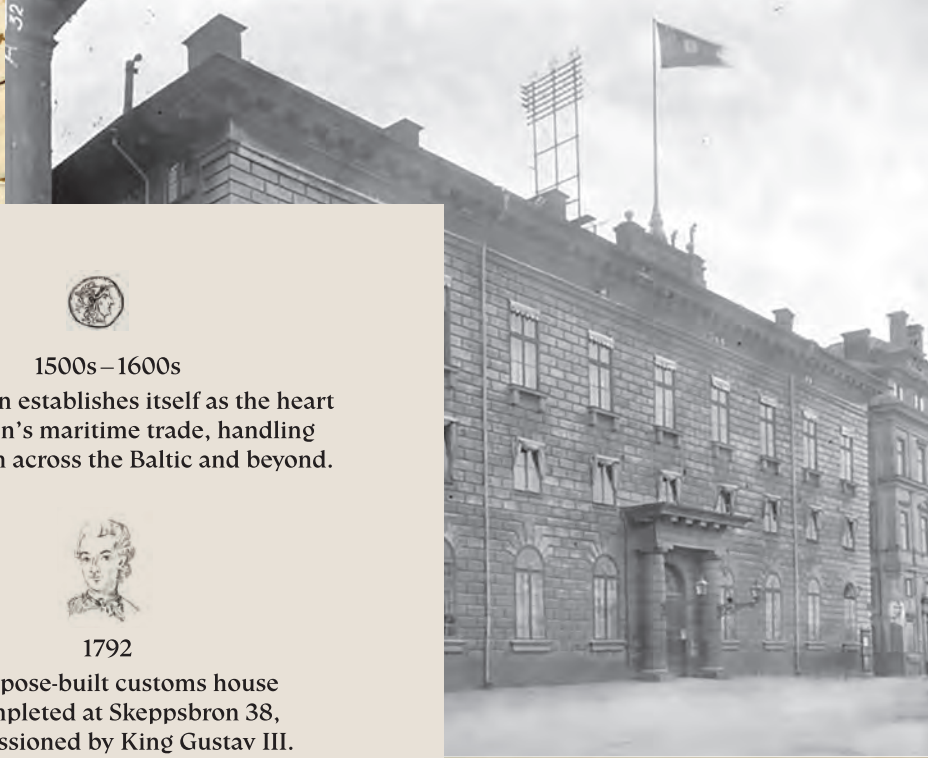
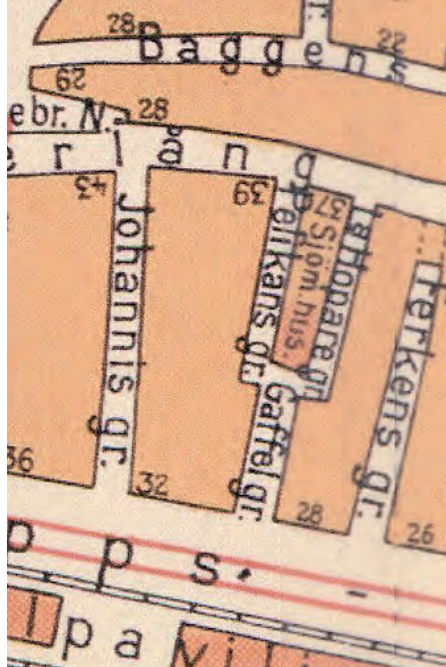
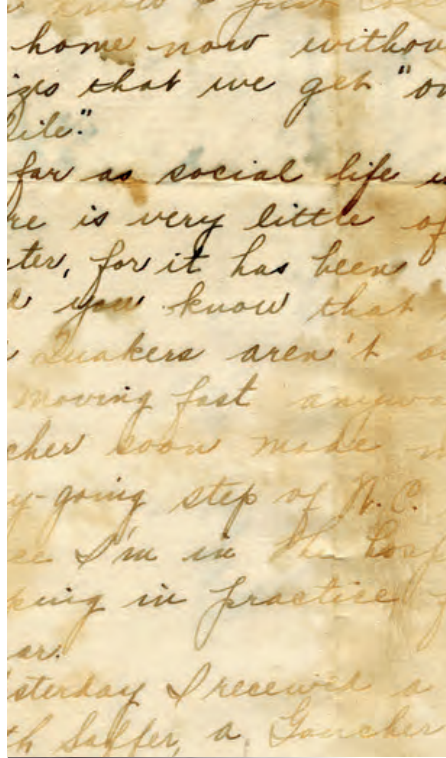


THE STORY OF ARGUS BEGINS ON THE WATERFRONT AT SKEPPSBRON

For centuries, ships arrived here carrying goods from near and afar. This was where Stockholm met the world, and the nation's most important commerce was conducted.

As Sweden's prosperity grew, the King commissioned a customs house of national significance. Within its walls, nothing went unnoticed. Everything was counted, every duty was collected, and every decision mattered.

That spirit of ambition has never truly left. If one listens closely, the echoes are still there. Voices from across the sea, agreements struck in unfamiliar tongues and the scratch of a quill on parchment.



1500s–1600s

Skeppsbron establishes itself as the heart of Sweden's maritime trade, handling goods from across the Baltic and beyond.



1792

A purpose-built customs house is completed at Skeppsbron 38, commissioned by King Gustav III.



1800

The customs house expands as trade increases, gradually growing across the surrounding block.



1936

A second architectural layer is added – a considered 1930s office structure designed to meet the needs of a growing organisation.



1980s – 2000s

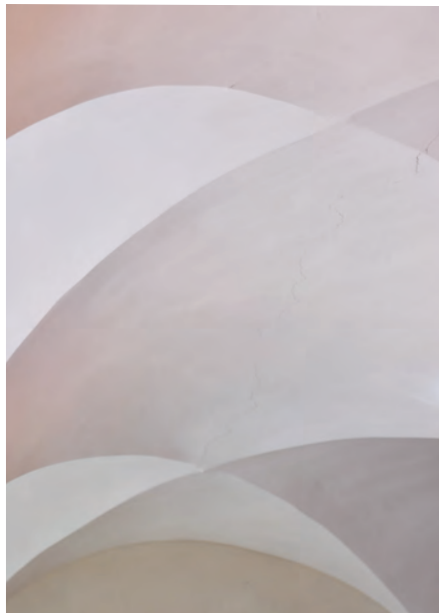
Swedish National Customs conclude two centuries at Skeppsbron. The address evolves into one of Stockholm's most prestigious locations.



2026 – 2027

The building is thoughtfully refined, preserving its timeless character while welcoming a new chapter.





Behind the same gate,
beneath the same
arches, a new chapter
is beginning.



Find your place within spaces
shaped by centuries of history.



A RARE OPPORTUNITY

In three centuries, just three tenants have had the privilege of inhabiting the Customs House.

Thoughtfully refined for modern business, Argus strikes a careful balance between heritage and functionality. From the grand entrance hall and historic meeting rooms to the private courtyard, terrace and boutique gym, each element has been considered. The result is a place where work and memorable occasions sit comfortably side by side, elevating both people and the businesses they represent.

1

A private courtyard provides a secluded green retreat at the heart of Gamla Stan.

2

Architectural details and timeless materials preserved to honour the character of the building.

3

Events and representation – from lunch in the courtyard to evening gatherings beneath vaulted ceilings.

4

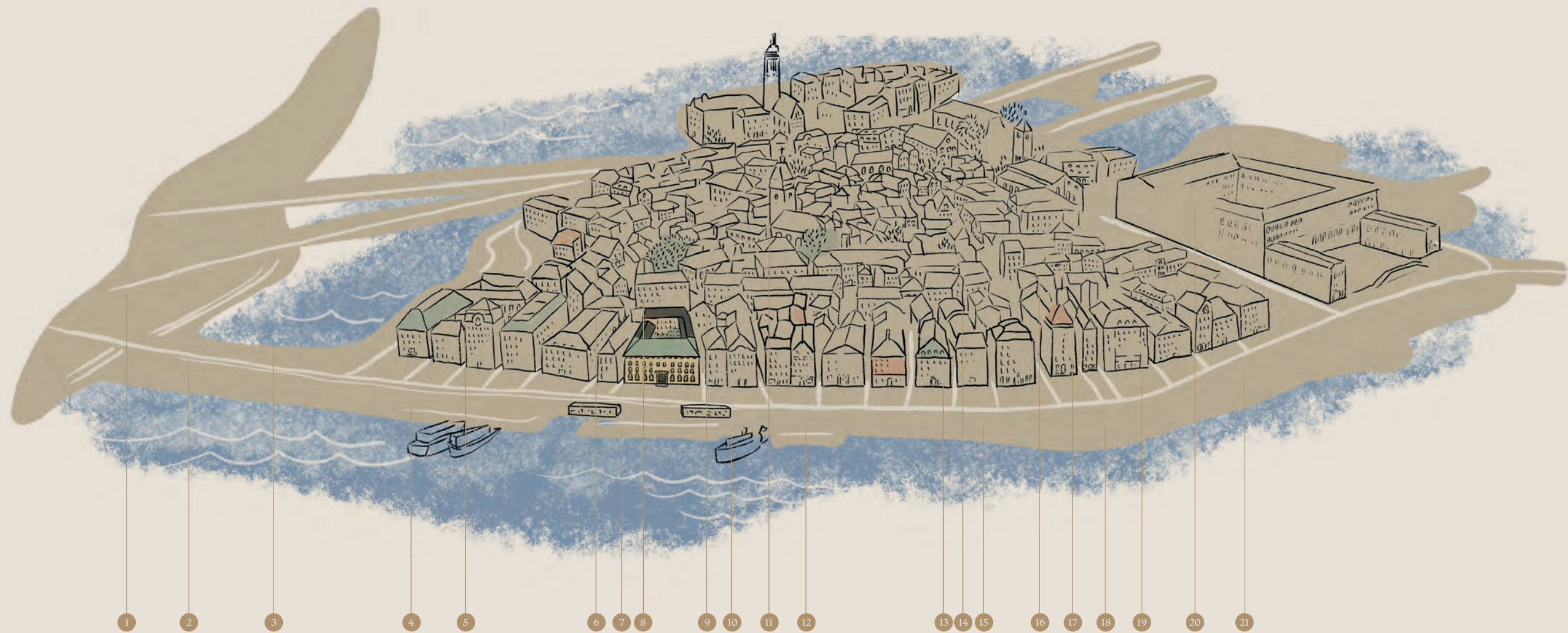
Generous, distinguished rooms suited to representation and memorable occasions.

5

A boutique gym and sauna thoughtfully integrated.



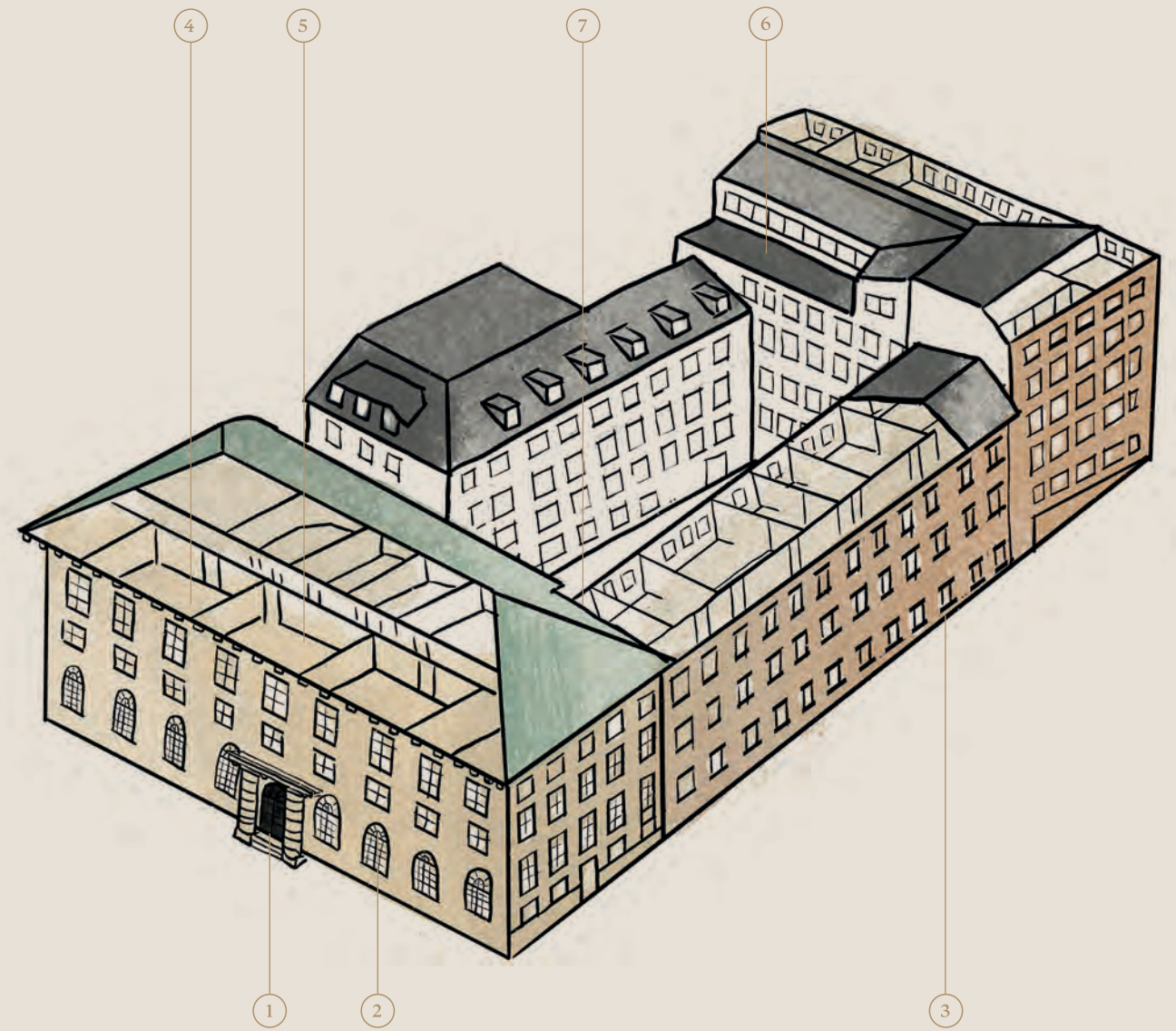
Gamla Stan, Stockholm
Close to everything – yet
unlike anywhere else.



Argus – The Customs House

Gamla Stan, Stockholm’s Old Town, is surrounded by water. A distinctly medieval network of streets and piazzas dating back to the 13th century gives the island its unique character. Narrow passageways and state-of-the-art buildings next door to the Royal Palace define this place. And right on Skeppsbron, among a row of iconic façades overlooking Saltsjön, stands Argus.

- | | | | |
|------------------------------------|-----------------------------|------------------------------|---------------------|
| 1 Slussen public transportation | 7 Café Bröd & Salt | 13 Matrosen Smörrebröd | 19 Hotel Reisen |
| 2 Restaurant Liv | 8 Restaurant Gyldene Freden | 14 Bistro Ruby | 20 The Royal Castle |
| 3 Restaurant Agrikultur | 9 Restaurant Stiernan Ramen | 15 Skeppsbro Bageri | 21 Bus Station |
| 4 Fabrique Bakery | 10 Public Ferries | 16 Restaurant Ö Långgatan 17 | |
| 5 Järntorget Groceries | 11 The Grand Church | 17 Restaurant Tradition | |
| 6 Gamla Stan public transportation | 12 Restaurant Karamell | 18 Parking | |



- 1 The Grand Gate**
Built as a replica of the entrance gates of the Royal Palace.
- 2 The Entrance Hall**
With its vaulted ceilings and generous windows, this space offers a remarkable setting for gatherings and events.
- 3 Gym & Sauna**
A considered addition, thoughtfully designed to complement your workday.
- 4 The Gold Room**
Originally the domain of the Customs Master, it is now ideally suited to board meetings and executive gatherings.
- 5 The Silver Room**
Together with the Gold Room, this space holds the highest level of heritage protection in the building.
- 6 The Terrace**
Overlooking the rooftops of Gamla Stan.
- 7 The Private Courtyard**
Lush and ideal for gatherings, events and everyday breaks.



Timeless materials, selected to honour what came before and serve what comes next.



Total area: 5,730 sqm
 Typical floor area: approx. 1,250 sqm across both buildings
 1930s building: 3,050 sqm
 1700s building: 2,680 sqm

THIS IS US

As one of Sweden's largest property companies, owned by the Swedish national pension funds, Vasakronan takes a long-term approach to ownership, development and management.

We believe great workplaces are built over time. Through careful stewardship, sustainable development and close partnerships with our tenants, we create environments where people and businesses can thrive.

164 properties
across Sweden's largest growth regions.

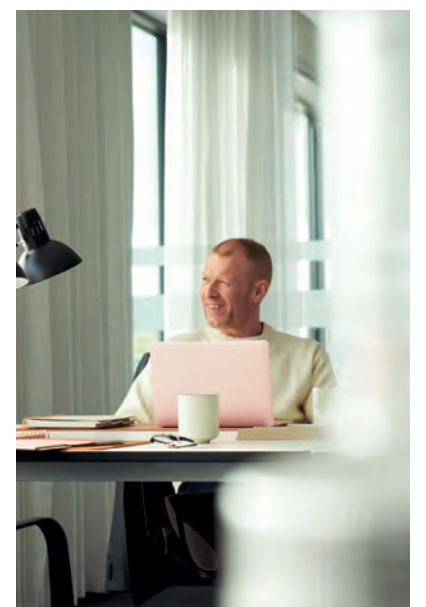
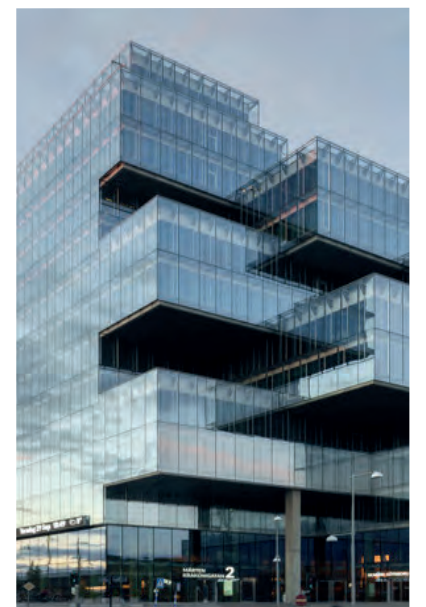
2.4 million sqm
owned, managed and developed.

SEK 182 billion
property portfolio value.

97% of our property portfolio
is environmentally certified.



About Vasakronan





Vasakronan