MALMÖ

PRIORN

VASAKRONAN

TWO MINUTES TO EVERYTHING

It's a little more complicated than that, but still, not far from the truth. Triangeln Shopping Center, Södra Förstadsgatan, Södertull, Möllevång Square and Pildamms-parken are all just a short walk from Priorn. Together they offer a fantastic selection of restaurants, shopping, services, gyms and recreation. And, Priorn is very easy to access, by car, public transport and bike.

> **"Suddenly, it happens! That's how it is with Priorn and the opportunity to lease new, modern office space at the city center. These days, that's almost unheard of. It's a match made in heaven. Priorn is a perfect addition to the Triangle area, and Triangle is the perfect setting for Priorn."**
>
> **Anneli Dahl, Leashing Manager Vasakronan Region**

PROPM
Office

FACTS ON PRIORN

PILDAMMSVÄGEN/S:T JOHANNESGATAN

- 13,000 sq. m. office space
- Seven stories
- 1,000 sq. m. stores/showrooms on ground floor
- Highest level of environmental certification – LEED Platinum
- Beautiful courtyard
- Ready for moving in during Q1 2020

Pildammsvägen 1

OFFICES

Modern offices with flexible, efficient floor plans.

The property's unique corner location at the crossing of Pildammsvägen and St. Johannes-gatan offers a vibrant pulse, along with a relaxing inner courtyard.

Much emphasis has been on a design that allows natural light to enter the building from all directions.

STANDARD

The building has a flexible framework and layout, which facilitates a variety of needs, ranging from cell offices to open-plan or activity-based floor plans. In other words, the design will be based on your activities and needs.

Simple. Elegant. These are words that best describe the interior design of Priorn.

The result is modern offices with a distinctly Nordic touch. Sustainable materials like brick, concrete, natural stone and metal reflect the environment and create a sense of calm.

GREAT NEIGHBORS

Neighbors are important and the ones at Priorn are simply the best Malmö has to offer. What's more, it is just a short walk to Pildamms-parken, Triangeln, Södra Förstads-gatan, Malmö Opera and Malmö Art Museum.

TRIANGELNS SHOPPING CENTER is just 100 m from Priorn and it is the most centrally located shopping destination in Malmö. It offers 140 stores with everything from fashion and accessories to home electronics and furnishings. There are also many great restaurants and cafes.

TRIANGELN STATION is undoubtedly one of the coolest train stations in Sweden. And, it is part of the subway system. Both of the train lines, Pågatågen and Öresundstågen, stop here.

If this is your starting point, traveling time is less than 5 minutes to Central Station, 18 minutes to Copenhagen Airport and about 30 minutes to Copenhagen.

GREAT NEIGHBORS...

SÖDRA FÖRSTADSGATAN TO SÖDERGATAN is the main pedestrian street in Malmö. Vasakronan owns around 40 % of the buildings there and our tenants include Benetton, Levi´s and Svenssons i Lammhult.

MALMÖ OPERA offers great opera and is a constant source of joy and inspiration. Operagrillen restaurant is a very popular lunch destination. So, be sure to make a reservation in advance!

MALMÖ ART MUSEUM first opened in 1975 and since then, it has hosted major exhibitions in contemporary art. It is located just across the street from the office. The art museum's restaurant, SMAK, is recommended in White Guide and it has a reputation as one of the very best lunch destinations in the city.

PILDAMMSPARKEN is the largest park in Malmö and an exquisite oasis. The park offers 45 hectares of beautiful walking, biking and running paths, along with ponds, an outdoor gym and cultural experiences.

HOW TO ACCESS PRIORN

BICYCLE

There will be a locked bicycle lot at the property. You can also rent a bicycle at Triangeln Station. (Malmö by bike.)

CAR

There will be a car park at the property. And, you can enter Triangeln Parking Garage from Pildammsvägen. It has 900 parking spots.

TRAIN

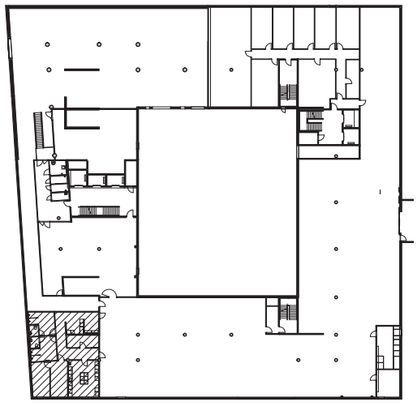
Both of the train lines, Pågatågen and Öresundstågen stop at Triangeln Station. If this is your starting point, traveling time is less than 5 minutes to Central Station, 18 minutes to Copenhagen Airport and about 30 minutes to Copenhagen.

BUS

The bus station for city buses is on Rådmansgatan at Triangeln Shopping Center, which is just a minute's walk from Priorn

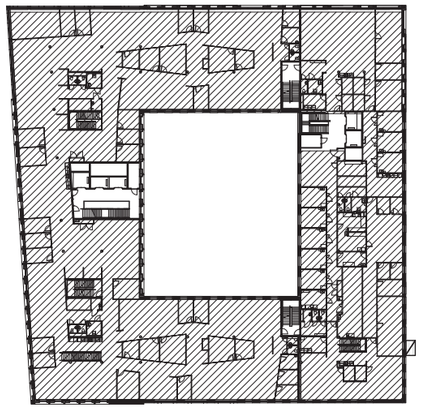
AIRPORT BUS

Bus service to Malmö airport departs 1-2 times per hour from the Triangeln bus station at Rådmansgatan. The travel time is around 40 minutes.

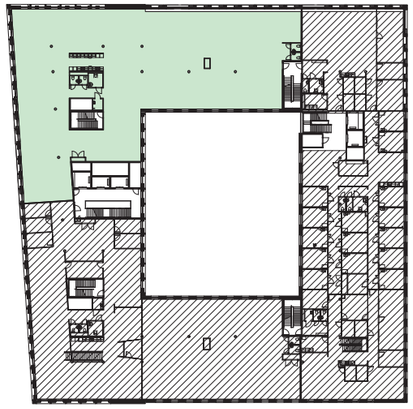


Plan 01
3098 kvm BTA
Uthyrd Yta, 147 kvm

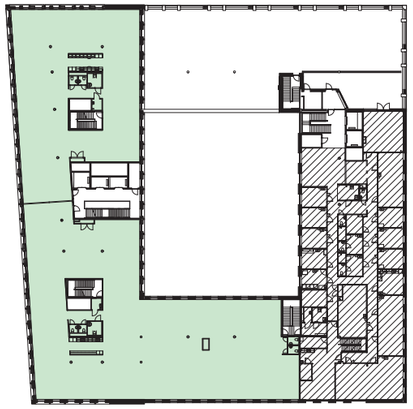
Plan 02
Uthyrd Yta, 1587 kvm
Vakant, 743 kvm



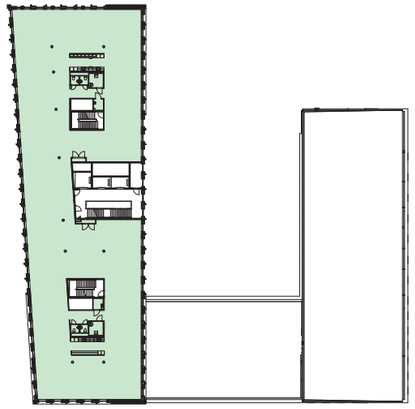
Plan 03
Uthyrd Yta, 2761 kvm



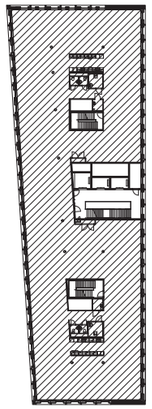
Plan 04
Uthyrd Yta, 1854 kvm
Vakant, 903 kvm



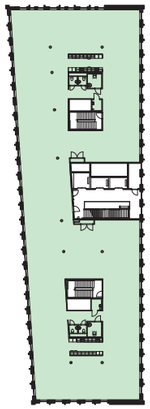
Plan 05
Uthyrd Yta, 683 kvm
Vakant, 1411 kvm



Plan 06
Vakant, cirka 1020 kvm



Plan 07
Uthyrd Yta, 1020 kvm



Plan 08
Vakant, 1020 kvm

Uthyrd yta, totalt 8795 kvm LOA
Vakant yta, totalt 4354 kvm LOA

Totalt uthyrbar yta, 13002 kvm LOA
Ljus BTA, 15640 kvm

PRIORN

SAMPLE PLAN 5, ENTIRE FLOOR

DESCRIPTION

Reception with lounge
Cloakroom
Conference 14 p = 1
Conference 10 p = 1
Conference 8 p = 2
Conference 6 p = 1
Chat rooms = 7
Resting room = 1
Offices for 1 p = 8
Permanent workplaces for 76 p,
Project workplaces for 33 p
Copying/print
Storage
Kitchenette/break/lounge
WC/RWC/Cleaning

TOTAL NUMBER WORKPLACES 117
LOA APPROX. 1,415 SQ. M.

PRIORN

SAMPLE PLAN 6-8, ENTIRE FLOOR

KONTOR 1 p
KONTOR 1 p
KONTOR 1 p

PRIORN

SAMPLE PLAN 6-8, PART 1

DESCRIPTION

Reception with lounge
Cloakroom
Conference 10 p = 1
Conference 8 p = 1
Conference 6 p = 1
Chat rooms = 4
Resting room = 1
Offices for 1 p = 11
Permanent workplaces for 44 p,
Project workplaces for 16 p
Copying/print
Storage
Kitchenette/break/lounge
WC/RWC/Cleaning

TOTAL NUMBER WORKPLACES: 71
LOA APPROX. 1,020 SQ. M.

PRIORN

SAMPLE PLAN 6-8, PART 2

DESCRIPTION

Reception with lounge
Cloakroom
Conference 10 p = 1
Conference 8 p = 1
Conference 6 p = 1
Chat rooms = 4
Resting room = 1
Offices for 1 p = 11
Permanent workplaces for 44 p,
Project workplaces for 16 p
Copying/print
Storage
Kitchenette/break/lounge
WC/RWC/Cleaning

TOTAL NUMBER WORKPLACES: 33
LOA APPROX. 500 SQ. M.