



FENIX STHLM

MOVE INTO THE FUTURE

2021 marks the start of dramatic changes to the old industrial building on Norra Stationsgatan. As the new inner city district of Hagastaden grows, FENIX will rise as a venue for development and innovation. We are creating space for companies that believe in the future. Our vision

for FENIX is a workplace that inspires and enables in equal measure, while also helping to boost your company's profile. The new Hagastaden metro station will be opening around the corner. Our advice is to move here before that happens!

FENIX RISING

While keeping the original structure intact, the building will be reimagined as a modern office block for a new age. The old industrial character will be a distinctive feature, with the large factory-style windows and generous ceiling heights ensuring a light and airy feel. The stone facade stands in contrast to the newly added upper floors in glass. Here you can see out over the city, and the city can see you.

The environment, sustainability, material recycling and employee well-being are all core aspects of FENIX's identity. In addition to a high BREEAM rating, the concept also involves initiatives for a better working environment, including a concierge service, solar panels on the roof, furniture and art in recycled materials, healthy food, and much more besides.



Do you prefer grass or concrete under foot at lunch? Hagaparken and the city centre are just a short walk away. Or you could stay local. New parks are popping up all over the developing district of Hagastaden, which already has a wide range of restaurants and shops to explore.

ENTRANCE



FENIX is more than a well-served workplace. We want this office block of the future to also provide an environment that is both stimulating and varied. In order to set the mind free, art, light and sound are a vital component of the communal spaces in your new offices.

Subtle lighting runs along the ceiling from the entrance into the building, concealed by a sea of soft textiles that create better acoustics and reflect the light out in every direction.



FENIX offers up to 18,000 sqm of adaptable office space, including a co-working section for those in need of greater flexibility. The communal facilities provide everything you need, with open-plan areas for spontaneous meetings, a conference centre, gym, bike garage,

parking with charging points, a restaurant, a café and a roof bar for meetings and after-work drinks. Here all the pieces are in place for you to take your company in whichever direction you choose.

**TOTAL AREA:
18,000 SQM**

**OFFICES:
FROM 550 SQM**

**MOVE IN:
Q4 2022**

ROOF TERRACE WITH BAR



From the roof terrace, with its attached bar, you can look out across the city while you wind down after work with your colleagues. Or you can use it for a presentation or a launch event for customers, in summer or winter.

RESTAURANT



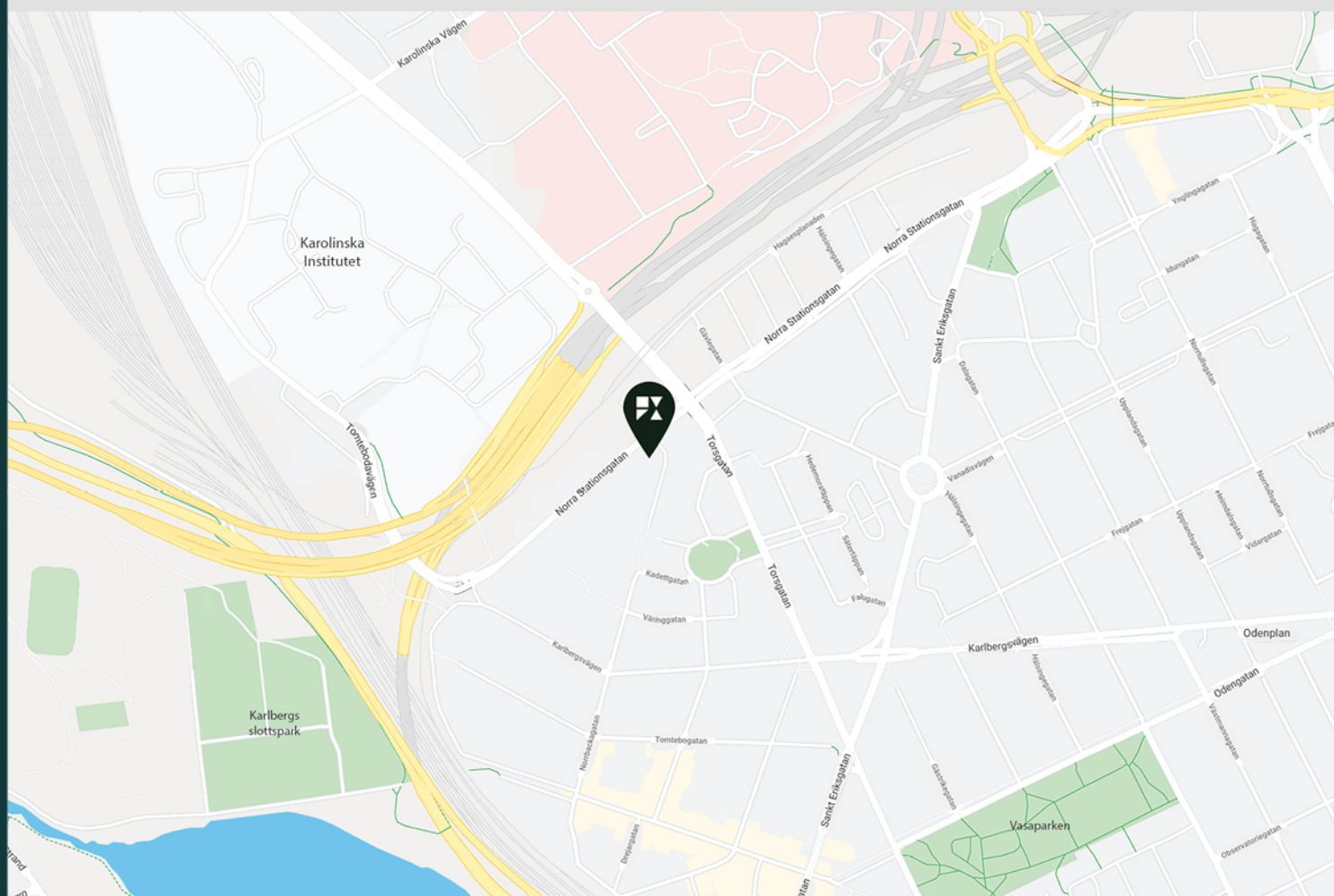
The FENIX restaurant is located right next to the reception. Large sliding glass panels welcome you to the heart of the building, where wood and other warm materials create an inviting setting for spontaneous meetings, enjoyable lunches or long dinners.

KEY PIECE OF THE CITY PUZZLE

Where the inner city once ended, Hagastaden now connects Stockholm with Solna. The E4/E20 motorway and Värtabanan rail line have been overbuilt, and on full completion by 2030, the new urban district is expected to offer 50,000 workplaces and 6,000 homes. The two towers of the Norra Tornen development are Stockholm's tallest apartment blocks and striking landmarks. And Norra Stationsparken will provide a green corridor

from Torsplan all the way to Hagaparken.

The Karolinska Institute and the new Karolinska University Hospital attract people from all over the world to conduct life science research. Vasastan, on the other hand, is known for its galleries, restaurants and modern living. On the border stands FENIX, at the intersection of the inner city and green spaces, and of science and culture.



FAST AND EASY COMMUNICATIONS

Five minutes from T-centralen metro station and ten from Södermalm. This will be the rough journey times to your new offices when Hagastaden metro station opens around the corner.

The metro system is being expanded to include a new line from Odenplan to Arenastaden in Solna. This will connect with the Green line at Odenplan, which is an important hub as commuter trains from north and south also stop here. Blue bus no. 6 already offers a convenient connection between Odenplan and Hagastaden, and you can get here from Arlanda Airport in little more than 30 minutes.

Prefer to drive? You wouldn't know it but Hagastaden is actually right on the motorway. The E4/E20 and Värtabanan have been overbuilt and literally run right through the district. FENIX has parking available, which means that you can easily commute here.

In less than ten minutes you can cycle to FENIX from the city centre, Kungsholmen or Solna. And you can leave your bike in FENIX's bike garage during the day. Or why not take a half-hour walk from T-centralen along Upplandsgatan and window shop in the numerous vintage stores on your way to work.

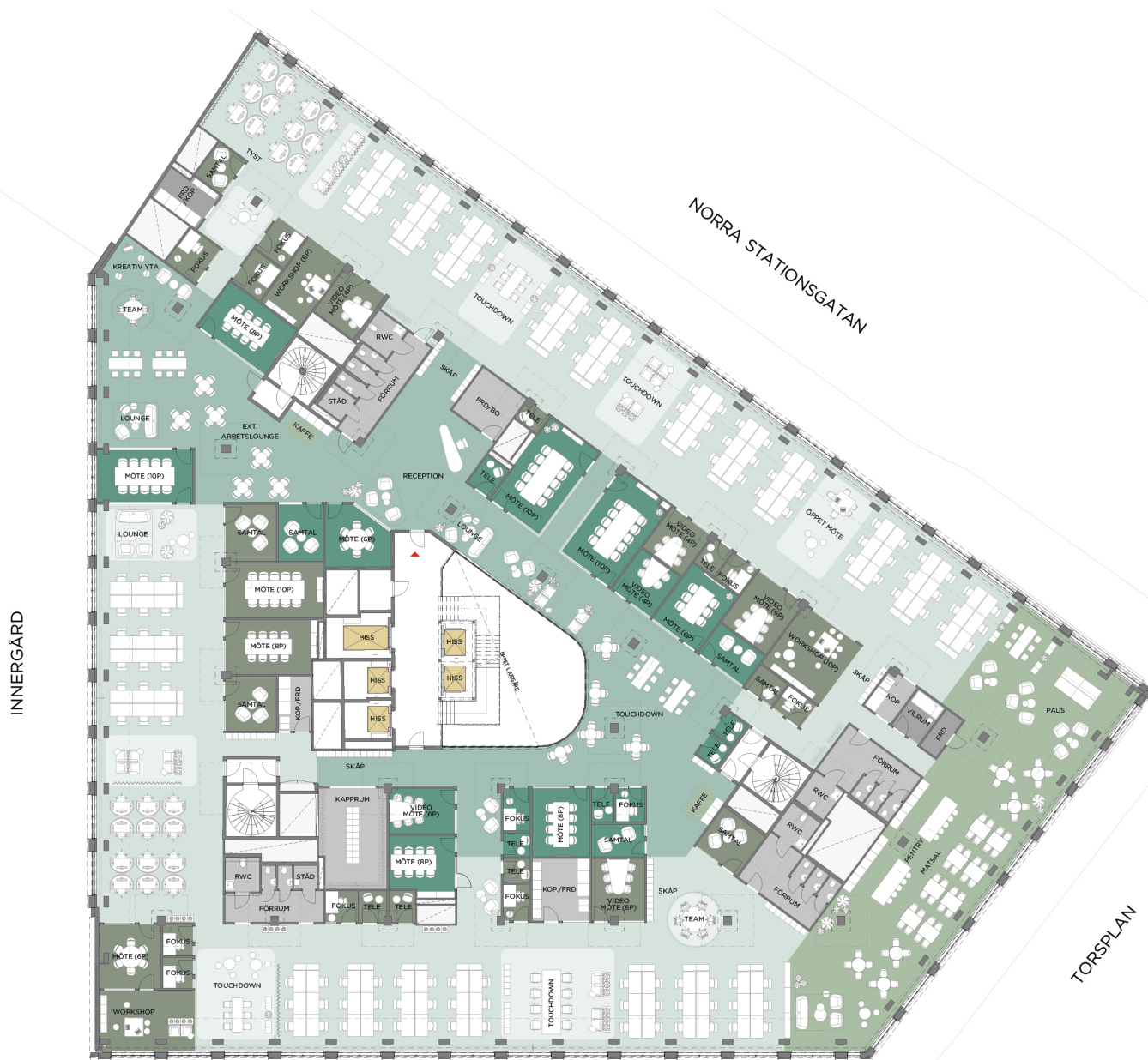
LOOKING TO THE FUTURE

FENIX is prepared not just for today's demands, but also for a changing future. With its flexible infrastructure, simple design and open spaces, we can adapt the layout of FENIX to meet everyone's needs and circumstances.

If you are curious about what your future offices could look like, simply contact our specialists. We have the best consulting, planning and building team in the industry who will help to find the perfect solution for you.


OUTLINE FLOOR PLAN /LEVEL 5-8

Whole floor



OFFICE 1

NORRBACKAGATAN

 **OFFICE AREA**
ca. 2 545 sqm
231 workplaces
WC/RWC: 15

INTERNAL HEIGHTS IN OPEN AREAS UP TO SUSPENDED
CEILING LEVEL (APPROX.)

FLOOR	MM
5-8 (floors 2-5)	2 950 mm
9-10 (floors 6-7)	3 250 mm
11 (floor 8)	2 950 - 4 300 mm

SCALE 1:300/A3



OUTLINE FLOOR PLAN /LEVEL 5-8

Two units



OFFICE AREA 1

ca. 1 352 sqm
123 workplaces
WC/RWC: 8

OFFICE AREA 2

ca. 1 181 sqm
107 workplaces
WC/RWC: 7 + (1 RWC)

INTERNAL HEIGHTS IN OPEN AREAS UP TO SUSPENDED CEILING LEVEL (APPROX.)

FLOOR	MM
5-8 (floors 2-5)	2 950 mm
9-10 (floors 6-7)	3 250 mm
11 (floor 8)	2 950 - 4 300 mm

SCALE 1:300/A3



OUTLINE FLOOR PLAN /LEVEL 5-8

Four units



OFFICE AREA 1

ca. 639 sqm
58 workplaces
WC/RWC: 4

OFFICE AREA 2

ca. 707 sqm
64 workplaces
WC/RWC: 4 + (1 RWC)

OFFICE AREA 3

ca. 659 sqm
60 workplaces
WC/RWC: 4 + (1 RWC)

OFFICE AREA 4

ca. 520 sqm
47 workplaces
WC/RWC: 3 + (1 RWC)

INTERNAL HEIGHTS IN OPEN AREAS UP TO SUSPENDED CEILING LEVEL (APPROX.)

FLOOR	MM
5-8 (floors 2-5)	2 950 mm
9-10 (floors 6-7)	3 250 mm
11 (floor 8)	2 950 - 4 300 mm

SCALE 1:300/A3



OUTLINE FLOOR PLAN /LEVEL 9

Two units



OFFICE AREA 1
ca. 1 259 sqm
114 workplaces
WC/RWC: 8

OFFICE AREA 2
ca. 1 060 sqm
96 workplaces
WC/RWC: 7

**INTERNAL HEIGHTS IN OPEN AREAS UP TO SUSPENDED
CEILING LEVEL (APPROX.)**

FLOOR	MM
5-8 (floors 2-5)	2 950 mm
9-10 (floors 6-7)	3 250 mm
11 (floor 8)	2 950 - 4 300 mm

SCALE 1:300/A3



OUTLINE FLOOR PLAN /LEVEL 11

Two units



OFFICE AREA 1

ca. 686 sqm
62 workplaces
WC/RWC: 5

OFFICE AREA 2

ca. 697 sqm
63 workplaces
WC/RWC: 5

INTERNAL HEIGHTS IN OPEN AREAS UP TO SUSPENDED CEILING LEVEL (APPROX.)

FLOOR	MM
5-8 (floors 2-5)	2 950 mm
9-10 (floors 6-7)	3 250 mm
11 (floor 8)	2 950 - 4 300 mm

SCALE 1:300/A3



TYPICAL ROOM/TECHNICAL DESCRIPTION

MATERIALS/FINISHES

Meeting rooms

- Suspended ceiling tiles, Rockfon Blanka D-edge, 600x600x20mm. Frame/profiles in System XL T24 D. Tiles and frame in colour NCS S 0500-N (white)
- Carpet, roll: Ogeborg, model Tretford 538 (silver birch)
- Wood skirting, 12x56mm, factory-painted white.
- Glazed partitioning Moelven Glass Front, NCS S 0500-N (white)
- Glazing frame in NCS S 9500-N (black)
- Painted plasterboard walls base colour NCS S 0500-N (white)
- Partially exposed sand-blasted concrete.

Open-plan area

- Exposed installations and suspended ceiling tiles. Rockfon Blanka. A-edge, 600x1200x40mm. Frame/profiles in System T15, matt. Tiles and frame in colour NCS S 2000-N (light grey)
- Carpet, tiles: Ege, model Epoca Knit Ecotrust 085671048 (beige), or equivalent
- Painted plasterboard walls base colour NCS S 0500-N (white)
- Partially exposed sand-blasted concrete.

Kitchenette

- Base units and doors Ballingslöv Bistro. NCS S 7500-N (pepper grey), oak wall cabinets
- Handles – Ballingslöv HG300
- Worktop – Fusion grey composite stone
- Sink – Franke Bolero Box. Stainless steel
- 1 fridge, 1 fridge/freezer
- 2 microwave ovens
- 2 integrated dishwashers
- Power socket, water and waste ready for coffee machine.
- Floor Industrial Parquet

WC

- Tapwell EVM 071, matt black
- Lovair L-279, stainless steel
- Lovair L-45, stainless steel
- IFÖ Spira 6293
- Wash basin, IFÖ Spira. Size 500x360 mm
- Tiled floor: CC Höganäs, model Grynna 6330 G30-15, colour Dark Grey, 100x100 mm
- Walls: DK Ceramic, model Mosaic 22x72 mm, colour Smooth White. Grouting light grey.

INTERNAL HEIGHTS IN OPEN AREAS UP TO SUSPENDED CEILING

LEVEL (APPROX.)

5-8 (floors 2-5)	2,950 mm
9-10 (floors 6-7)	3,250 mm
11 (floor 8)	2,950-4,300 mm

CLIMATE

Outdoor design temperature (ODT)

Winter -18 C, Summer +27 C and 50% relative humidity.
Room temperature +20 C to +26 C at ODT.

Cooling

Occupants:	100 W/person
Computers incl. screens:	125 W
AV in meeting rooms	250 W
Lighting general	10 W/sqm
Lighting corridors	8 W/sqm

Designed cooling effect
offices (air 15 W/sqm,
coolant 45 W/sqm): approx. 60 W/sqm
lettable area.

Heating

Convection heaters in facade.

Ventilation design

Premises designed using base figure of 11 sqm per person.

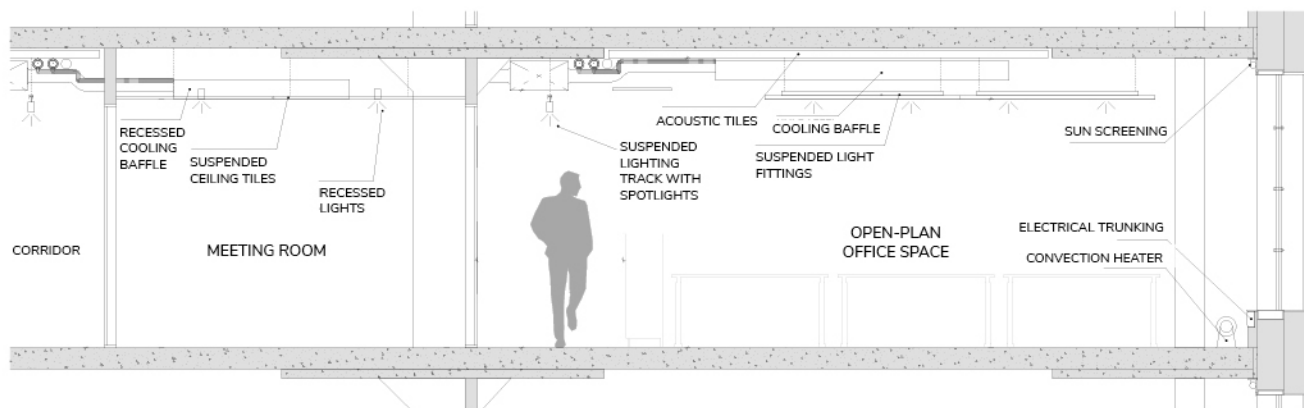
LIGHTING/TELEPHONY/DATA

Lighting

- Zumtobel, pendant general lighting: Light Fields III. LF3 D/I LED 7300 L15 930 LDE LB. Colour black.
- iGuzzini illuminazione. Spotlight on track: Palco recessed QC19, MZ45 honeycomb. Colour black.
- Swedlite AB, Ray adjustable spotlight. L=200mm, Ø: 60mm. Colour black.
- Flux Neko Sugar 600. DALI. Pendant fitting. Colour black.
- iGuzzini illuminazione, Laser fixed round deep comfort. P359.47. Dimmable DALI driver. Colour black/white.
- Cardi Pipe lamp. Length: 600mm.
- Zumtobel, MIRL LAY LED3800-380, modular fitting, 598x598x38mm. Recessed into ceiling.
- Maxel, Global pulse track, 3-phase DALI track with separated phases L1, L2, L3.

Telephony and data

Connection points for telephony and data, including fibre connectivity, located in electrical room by lifts on each floor. Coordinated with each tenant.



Illustrative technical cross-section

THE PRODUCTS AND SUPPLIERS LISTED ABOVE MAY BE REPLACED WITH EQUIVALENTS DURING IMPLEMENTATION



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