



M MÄSTERHUSET

A PEMBROKE PROPERTY



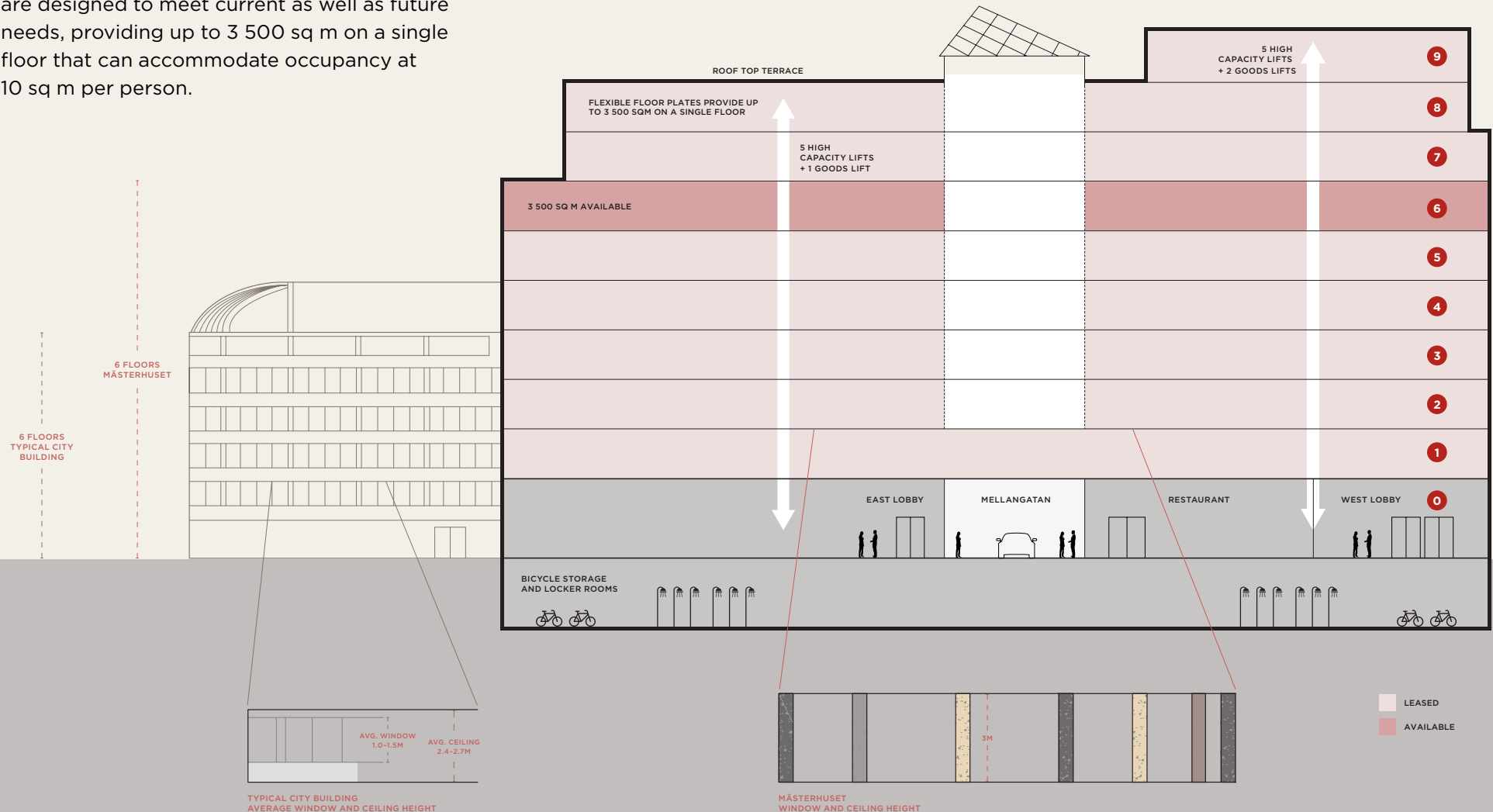
A WORKPLACE READY FOR THE FUTURE

Mästerhuset is home to forward-thinking businesses – our tenants are part of an environment where dynamic people and visionary companies can succeed and grow. The building's high standard and service level are some of the reasons why Mästerhuset has the most satisfied office tenants in Sweden, according to the renowned CFI Survey 'Fastighetsbarometern' that we have won several years in a row.



EXCEEDING EXPECTATIONS

The flexible and high efficient floor plates are designed to meet current as well as future needs, providing up to 3 500 sq m on a single floor that can accommodate occupancy at 10 sq m per person.



RE-ENVISIONED SPACES

The flexible design enables easy adaptations to new and changing occupancy needs, today and in the future. Floor plates in the building are also 30 percent more space-efficient than in the average Stockholm office building.

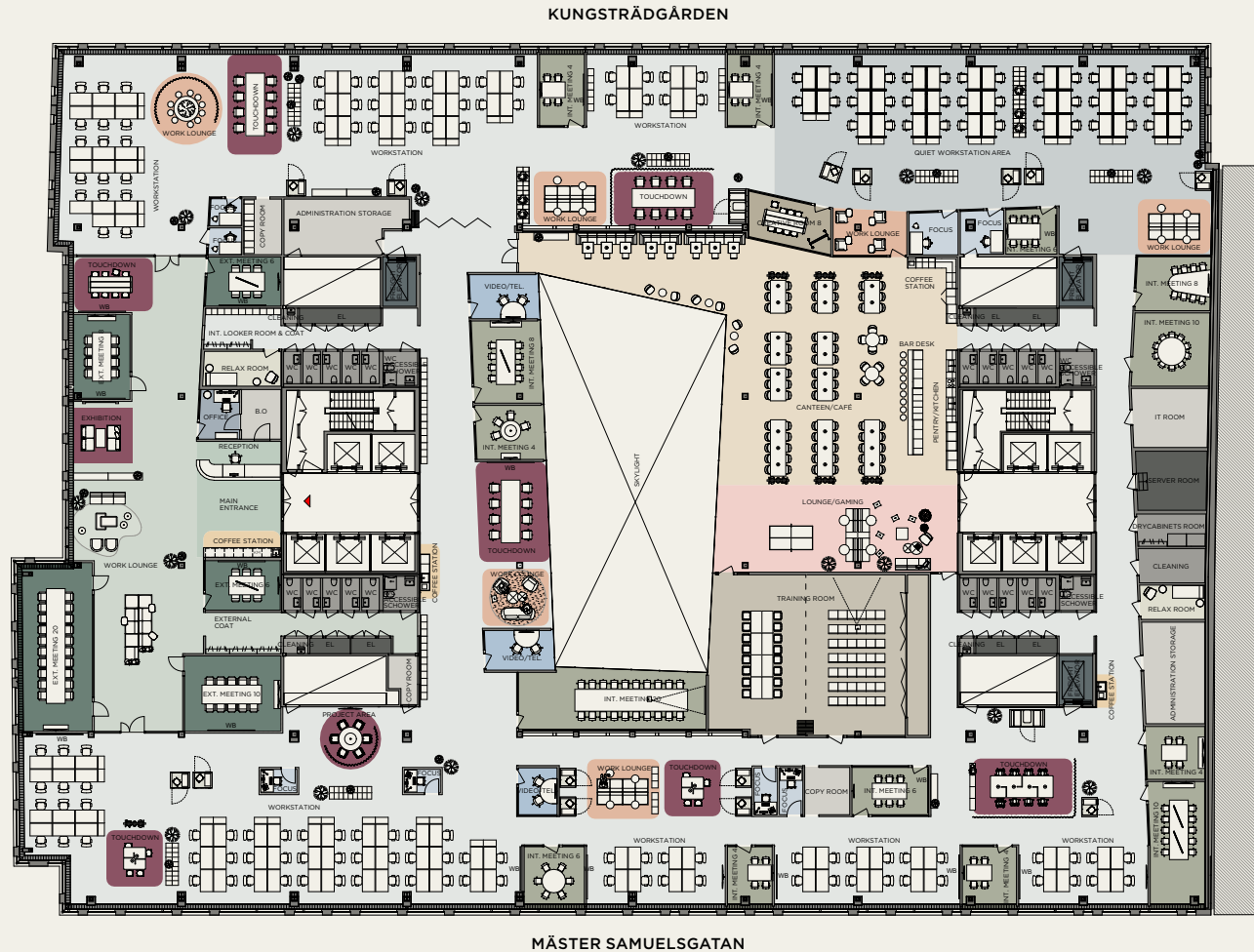
SUGGESTED FLOOR PLAN

FLOOR: 6

AREA: 3 500 SQ M

THE OFFICE SPACE IS DIMENSIONED FOR 350 PEOPLE

| | |
|---------------------|-----------------------|
| ■ Ext. meeting room | ■ Pod |
| ■ Ext. Lounge | ■ Int. meeting room |
| ■ Reception | ■ Creative room |
| ■ Office | ■ Training room |
| ■ Coffee station | ■ Gaming lounge |
| ■ Open Office | ■ Canteen and pantry |
| ■ Quiet area | ■ Service functions |
| ■ Work lounge | ■ Relax room |
| ■ Touch down | ■ WC/Showers/Cleaning |
| ■ Focus area | ■ IT/EL |
| ■ Video/Tele | ■ Goods elevator |



Take the
3D tour!

LEASING OPPORTUNITY

3 500 SQ METRES ON ONE SINGLE FLOOR (FLOOR 6)

| | |
|--------------|----------------------------------|
| ASKING RENT | 11 000 SEK / SQ M / YEAR |
| LEASE TERM | 7 YEARS |
| AVAILABILITY | Q4 2023 (ACCORDING TO AGREEMENT) |

BUILDING FEATURES

| | |
|---|---|
| VENTILATION AND COOLING | 10 SQ M / PERSON |
| CLEAR CEILING HEIGHT | 3.0 METRES |
| FULL-HEIGHT FACADE GLASS WINDOWS LIGHT | 3.0 METRES HIGH WINDOWS |
| RAISED FLOORS | MODERN 100 MM RAISED FLOORS IN ALL OFFICE AREAS INCREASE FLEXIBILITY BY MAKING POWER CONNECTIONS POSSIBLE THROUGH- OUT THE FLOOR PLATES |
| LIFT CAPACITY | 10 LIFTS SPLIT BETWEEN TWO LIFT BANKS WITH SMART LIFT DESTINATION CONTROL SYSTEM |
| GOODS LIFTS | 3 / FLOOR |
| SMART SYSTEMS | USE OF OCCUPANCY SENSORS CONTROL, LIGHTING AND TEMPERATURE TO OPTIMIZE OPERATION, COMFORT AND MAINTENANCE COSTS |
| MODERN HVAC TECHNOLOGY | RECESSED IN-FLOOR HEATING AND ACTIVE CHILLED BEAMS INCREASE FLEXIBILITY AND MAXIMIZE EFFICIENCY |
| ENERGY CONSUMPTION | 48 KWH / SQ M / YEAR |

| | |
|---------------------|--|
| FIRE SAFETY | FULL SPRINKLER SYSTEM, NFPA 13 |
| WASTE MANAGEMENT | TENANTS SIGN CONTRACT WITH VENDOR (LOGISTIKBOLAGET) |
| PROPERTY TAX | CURRENTLY APPR. 800 SEK / SQ M / YEAR |
| HEATING AND COOLING | ACTUAL COST COVERED BY TENANT |

CERTIFICATIONS



LEED PLATINUM NEW
CONSTRUCTION CERTIFICATION



WELL HEALTH & SAFETY
CERTIFICATION

AMENITIES AND SERVICES (INCLUDED IN RENT)

- 24-HOUR SECURITY
- CONCIERGE SERVICE
- TENANT ENGAGEMENT PROGRAM AND EVENTS
- TENANT PORTAL
- ROOFTOP TERRACE WITH A 360-DEGREE VIEW
- BIKE PARKING, BIKE CHARGING AND SERVICE STATION
- SHOWERS, LOCKERS AND TOWEL SERVICE

MÄSTERHUSET DELIVERED IN 2015.
ADDRESS: MÄSTER SAMUELSGATAN 17-21, STOCKHOLM

CONTACT

For leasing inquiries, please contact:

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