



Swedavia
Airports

Office One

Stockholm Arlanda Airport

CLARION

Offices with **the world** around the corner

Office One is a new building with a very central location at Stockholm Arlanda Airport, right next to the airport's terminals, transport links, hotels and other services on offer.

With an office here, you work close to both Stockholm and Uppsala – and at the same time are closer to your customers and business partners elsewhere in Sweden and the rest of the world.

Office One was inaugurated in 2019, and many tenants have moved in. They include United Spaces, one of the leading co-working companies in the Nordic region, the carrier Norwegian Air Shuttle, the Swedish bank SEB, the window manufacturer Dovista Sverige and the express delivery company Jetpak.

Would you also like to have your office at Stockholm Arlanda Airport?

Office One has 15,000 square metres of space for offices, conference venues, exhibitions or showrooms. You have the opportunity here to create a unique meeting place based on your needs.

Perhaps you work nearby today and want to move your office to Stockholm Arlanda. Perhaps you need a showroom that is easy to reach from all four corners of the globe.

Whatever your situation, we can offer flexible solutions that suit you and your company.

Welcome to Stockholm Arlanda Airport and Office One.

Open, flexible environments

When you lease premises at Office One, you get the opportunity to design and decorate them to suit your needs. You get the airport location and international atmosphere as part of the deal.

The interior of Office One is characterised by a warm, welcoming feel. The entrance is airy and decorated in Scandinavian design, using light woods.

The building has been designed for maximum efficiency and minimal energy consumption. It is equipped with high-quality insulation as well as climate control and ventilation systems and it is certified in accordance with BREEAM-SE standards at the Excellent level. BREEAM is a sustainability assessment method for buildings, and Excellent is the second highest rating.



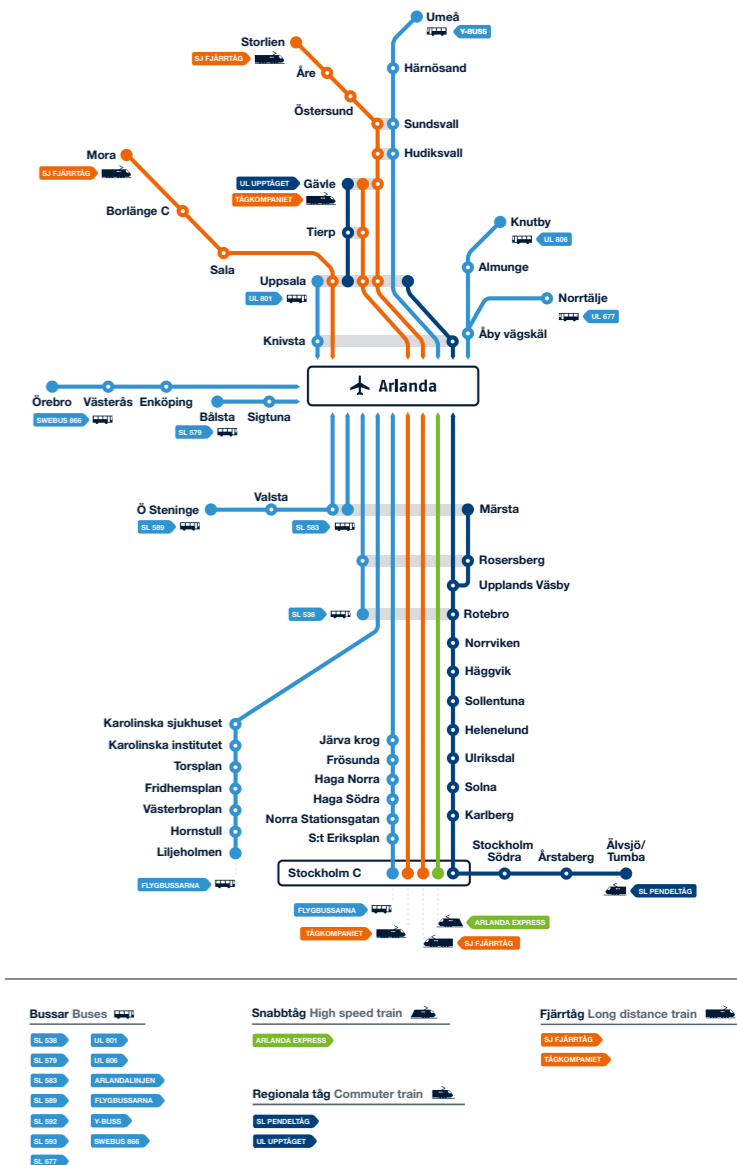
Stockholm Arlanda Airport

always nearby.

Do you think Stockholm Arlanda feels far away? Then it's time to rethink things. It takes just 18 minutes to get to the Stockholm city centre with the high-speed Arlanda Express train. It also takes 18 minutes to commute to Uppsala.

You can reach neighbouring towns quickly and conveniently by train, bus or car. The airport coaches are an option for many of the airport's employees. Their routes include Bromma and Liljeholmen.

Other cities such as Enköping, Västerås and Gävle are also within comfortable commuting distance and are served by the national railroad operator SJ and its regional trains. You can fly to London in two and a half hours. Amsterdam is located just two hours away, and it takes just 55 minutes to get to Oslo.



super detailed.

We've thought through every detail so you get a comfortable, safe and inspiring work environment. You can learn about the technical specifications for your new office here.

Leasable space

250–10,000 m². 1,070 m² on each floor.

Ceiling height

2.7 metres on office floors.

Telecom

Ducts and conduits in place. Wiring for telecom done by tenant. Fibre cable runs to connection point in all premises.

Parking

Parking spaces can be leased nearby.

Indoor temperature

In summer 22° C (+5° C, -2° C)
In winter 22° C (+2° C, -2° C)

Cooling

Cooling provided via cooling baffles and cooled inlet air.

Heating

Heating provided via radiators and inlet air.

Air control

Basic air flow with CO₂-control.

Lighting

General lighting, 300 lux.

Protection against burglary

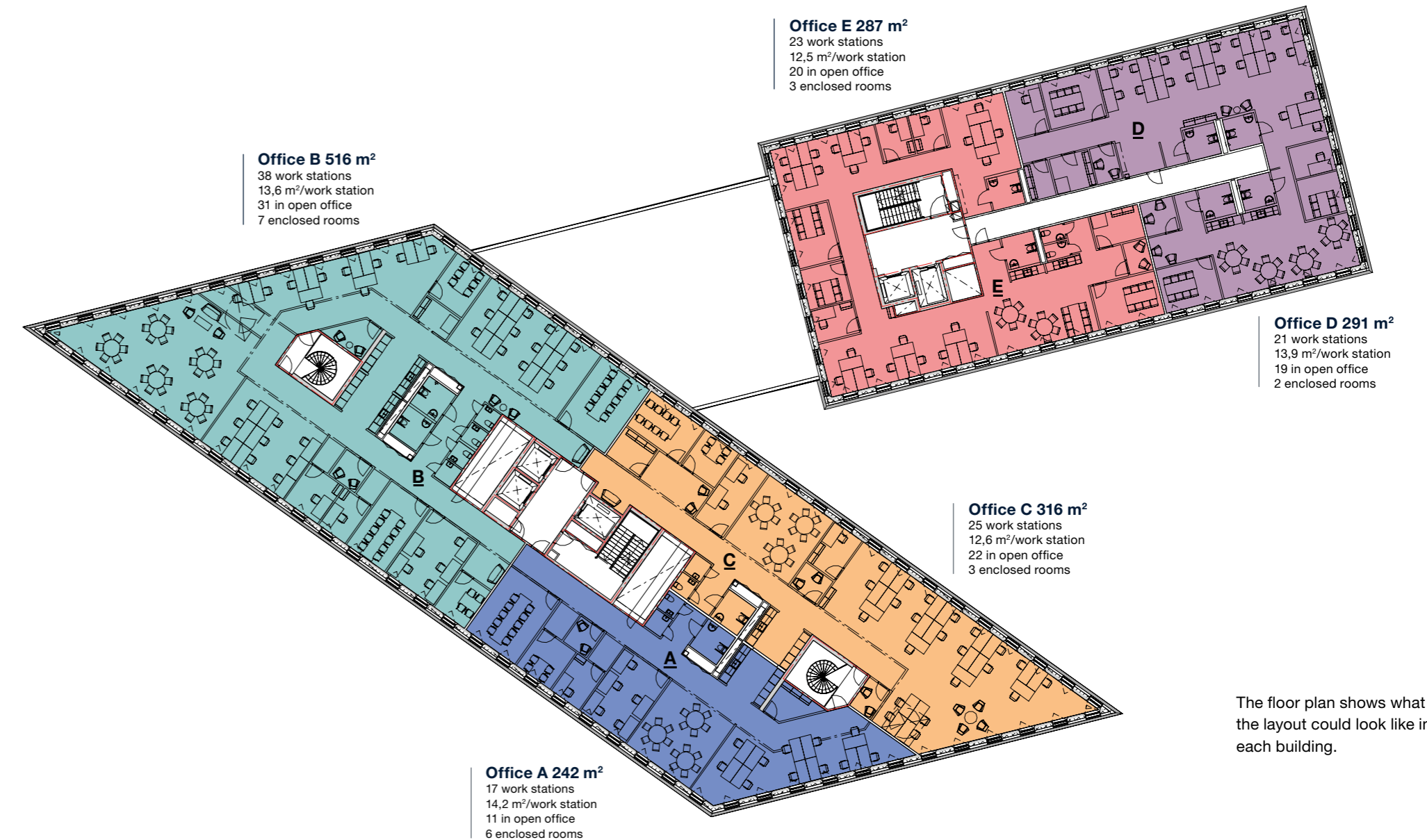
Grade 2 security/safety and Grade 2 burglar alarm system.

Fire safety

Total sprinkler coverage, otherwise in compliance with regulatory requirements.

Sun protection

Most windows have automatic sunshades.



The floor plan shows what the layout could look like in each building.

Our rooms.

Lavatory/Wheelchair accessible lavatory

- F Tile: Kakelspecialisten Patchwork comp tulipano
- S Tile: Kakelspecialisten Patchwork comp tulipano
- W Tile: Höganäs Harmony white 97x197
- C Rockfon Sonar E, colour: NCS S 0500-N

F = floor | S = skirting | W = wall | C = ceiling | O = other

Pantry

- F Plastic flooring, Tarkett Granit Safe (NCS S 8502-B)
- S Industrially painted wood, colour: NCS S 8000-N
- W Paint colour: NCS S 0500-N
- C Rockfon Sonar E, colour: NCS S 0500-N
- O Cabinetry from Marbodal Arkitekt white or similar. Glass splashbacks over paint/wallpaper
White goods: Electrolux or similar

Conference rooms, open plan and cell offices

- F Textile carpet EGE: Una Micro Ecotrust Producent, colour: Grey
- S Industrially painted wood, colour: NCS S 8000-N
- W Paint colour: NCS S 0500-N
- C Rockfon Sonar E, colour: NCS S 0500-N

Glazing/entranceway

Glazing with insulated doors and space for wiring in frame. Standard colour is black. Glazing installed in aluminium frame. Moelven Glass Front.

Doors

Interior doors made of wood with factory finish. Dark-coloured doors are standard NCS 8000-N.



Similar options can be used in the design.

Contact us.

Andreas Wallebom
Leasing Manager
andreas.wallebom@swedavia.se
+46 10 109 13 80

To read more, go to
swedavia.com/officeone

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