

# Do you want to lease office or retail premises in *Outstanding* Torsplan?

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PLEASE CONTACT US

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NCC is one of the leading construction and property development companies in Northern Europe. With the Nordic region as our home market, we are active throughout the entire value chain, creating sustainable environments for working, living and communication. This entails developing and building residential and commercial properties, constructing industrial facilities and public buildings, roads, civil engineering structures and other types of infrastructure.

In developing commercial properties, we work in close cooperation with our customers, creating unique work environments. We enhance our customers' business performance by providing inspiring, sustainable and customized workplaces.





# Outstanding Torsplan

# Move to Torsplan – *Outstanding* business

At the Torsplan office and retail building, we work together to design an extraordinary work environment that will improve your internal processes and work flows. A carefully planned, well-conceived and customized indoor environment results in vital and creative employees. We believe that finances, environmental considerations and the well-being of people are interlinked. With this in mind, we are eco-certifying Torsplan at the highest level of the BREEAM environmental certification system: *Outstanding*. Learn more about the office building that can strengthen your business.

# *Office and retail* premises in the heart of Hagastaden



The right location, premises and work environment are waiting in the heart of Hagastaden, where we are building the second phase of Torsplan – one of the most innovative office and retail buildings in the Nordic region. The building will be certified as *Outstanding* in accordance with BREEAM, the world's most challenging environmental certification system.

With a combination of housing, parks and knowledge-intensive enterprises, Hagastaden is now taking shape in Stockholm and Solna. Once the highway and railways are decked over and the area around Norra Station is developed, Hagastaden will become a vibrant and attractive city district.

The area's proximity to Karolinska Institute and other universities creates an environment that promotes collaboration and interaction between researchers, the business community and the talents of the future – students. New and expanded transport links make it easy to travel to and from your new workplace. At Torsplan, companies and organizations will be able to develop their businesses in innovative work environments.

# The right office for *Outstanding* results

A modern office adapted to the needs of the operation at hand serves as both the company's face towards the external world and a place where employees can work efficiently. People who feel good at work have lower sickness absence rates, perform better and thus generate more profit for the company. At the same time, it is becoming increasingly important to offer an appropriately located and inspiring work environment in order to attract and retain the best employees. In other words, it's not at all strange that more and more companies view their office as a tool of strategic business importance.

## AN OFFICE THAT PROVIDES THE RIGHT PREREQUISITES

The premises at Torsplan are spacious and open, with ample daylight. Plenty of daylight is ensured by large windows and two lightwells.

The building is highly adaptable with few pillars on each floor. Other well-planned solutions enhance flexibility; for example, all electric fittings are inset

and fixtures are hidden above the ceiling.

The building's energy-efficient system provides heating and cooling through a ventilation system spread above the ceiling. Sprinkler heads are mounted onto an articulated arm, which allows rooms and walls to be moved as needed. As a result, every single square meter can be used at optimal efficiency. Today and tomorrow.

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## THE PREMISES OF POSSIBILITIES

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- Efficient and easy to plan
- Adjustable walls and few pillars on each floor
- Down to 12 square meters per workplace
- Easy to furnish
- Fittings and fixtures hidden above the ceiling
- Articulated sprinkler heads mean flexibility in placing walls
- Plenty of daylight and space
- Inset lighting above workplaces

The penthouse of Torsplan offers panorama views of the Stockholm cityscape. Distinguished premises that stimulate creativity.



Torsplan viewed from Hagaesplanaden. The penthouse, with its floor-to-ceiling windows, can be seen on top of the building.

We create the *layout* that suits you best. Open plan, individual rooms – or a combination of both? Torsplan's flexible premises let you choose what is best for your company.



"Torsplan serves as a frame to one of the northern gateways to Stockholm. The rounded facade, the canopy and the decorative lighting on the pilasters between the retail premises emphasize the public section of the building and highlight its location. The design of the facade with its glass, concrete, wood and metal patterns gives the building character as you come closer to it. Flexible, modern offices will be offered above the ground floor and, above the offices, a green roof-garden landscape will house a stonecrop featuring a variety of species, a jogging track and stunning views of Stockholm and Solna. Torsplan creates a vibrant quarter in the city, with an offering that enriches the everyday lives of both its tenants and the city's inhabitants."

Peter Walker, Architect SAR/MSA, Partner BAU

Companies that reflect their culture and values in their premises generate *pride* among their employees and thus strengthen their *brand*.





“Sustainability and profitability are not conflicting concepts at all, quite the opposite.”

Pär Larshans, Chief Sustainability Officer at Max Hamburger Restaurants, which moved in to Torsplan in to phase 1.

# Torsplan – a *long-awaited* shopping area

Hagastaden's new shopping area is located at the entrance level to the Torsplan office building. It is a venue for meetings and socializing, as well as for everyday shopping.

Service and retail activities are planned on two floors of the property. The stores that will open here will become a natural meeting point for residents, employees and visitors from Solna and Vasastaden. It is a venue for meetings and socializing, as well as for everyday shopping; it will be the bustling heart of this part of the city and will make everyday life simpler for those who work here.

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#### AT TORSPLAN, YOU WILL BE CLOSE TO:

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- Food retailers
- Pharmacies
- Systembolaget
- Restaurants
- Cafés
- Gyms
- Services and stores



*Future Office by NCC®*

Fill your  
office with  
*competitiveness*



## With the help of our research-based concept *Future Office by NCC®*, we improve your business performance by providing inspiring, sustainable and customized work environments.

Choosing new premises and developing a creative and desired workplace may be one of your company's most important strategic decisions. Using the research-based concept *Future Office by NCC®*, we jointly analyze the key aspects of your new work environment. This will provide you with a platform to stand on, from which you will receive help to map out your organization's requirements.

We jointly evaluate such factors as location, transport links, proximity to green areas, materials, meeting places, training facilities, daylight, air quality, lighting and technology.

Our point of departure is always that you are the one who knows your business best; we are there to provide support and advice in the process.

We also look at the new premises as an identity

carrier that has the power to create a sense of pride and involvement among current and future employees. The ability to attract the right people and to get them to remain as employees is a key feature of a company's success.

In this ever-changing world of booms and recessions, the need for surface area and floor space also changes. In a flexible workplace, surface area can easily be adapted to the prevailing situation and requirements, from more to less and vice versa. From individual rooms to an open landscape.

Planning for the future and the company's forthcoming development when designing the office generates tremendous gains. Together with you, we work systematically so that all key issues are taken into account when your new office is designed.





Moving to Torsplan represents a pro-sustainability stance, thus enhancing the company's brand. Moving here is a step in your organization also becoming *Outstanding*.

# *Environmental certification – good business*

By choosing an environmentally certified office, you also take responsibility for promoting sustainable development. Your environmental responsibility generates profitability in the form of lower energy costs, a stronger brand and satisfied, thriving employees operating at peak performance.

For Torsplan, environmental objectives have a higher priority than ever before. By achieving the highest possible environmental certification, BREEAM Outstanding, Torsplan will be a world-leading property in terms of sustainability performance and work environment. It will also be the first building in Sweden to achieve such a high certification. Only 13 other properties in the world have attained BREEAM Outstanding status. This certification provides objective proof of the property's high quality and that it meets tough environmental standards.

BREEAM adopts a holistic approach to the building and the surroundings. To be approved for BREEAM certification, a building must be evaluated with respect to a number of established benchmark values, including energy and water consumption, indoor climate, pollution, transport, building material, waste management and property-management processes.

Torsplan provides you with all of the conditions necessary to be a tenant that works in a climate-smart manner. For example, electricity, heating, cooling and waste are measured individually. The building's high technical standard generates flexible premises, low operating costs and an excellent indoor climate.

## LOW ENERGY CONSUMPTION REDUCES COSTS FOR TENANTS

By moving from a traditional office building built in the 1980s to a newly constructed BREEAM-certified property, energy costs can be cut by 30–40 percent. For a floor at Torsplan, this means savings of up to SEK 200,000 per year.

## BREEAM IN BRIEF

BREEAM is a tool for measuring and rating a building's total environmental impact and is the most widely recognized environmental assessment system in Europe. More than 200,000 buildings worldwide have already been certified according to the system and one million buildings are registered for certification.

*BREEAM stands for BRE Environmental Assessment Method and evaluates environmental performance in the following nine categories:*

- Energy
- Material
- Waste
- Water
- Transport
- Pollution
- Management
- Land use and ecology
- Health and wellbeing

*Environmental performance is rated using the following scale:*

- Outstanding (highest grade)
- Excellent
- Very Good
- Good
- Pass

**BREEAM®**

# *A location that speaks for itself*

When Hagastaden is completed, the city district will be one of the most prominent life science clusters in the world. There will also be room here for housing, companies and green areas, all of which will create a vibrant city district.

Welcome to Hagastaden – a new vibrant city district connecting Stockholm with Solna. A walk up the street of Torsgatan will take you to the midst of the restaurants and shops of Vasastaden. The new Norra Stationsparken lies to the east connecting the city center with the Royal Hagapark and the water of Brunnsviken. The S:t Eriksplan subway station is just a close walk away and the location offers easy access to all major roadways.

With a combination of housing, parks and knowledge-intensive businesses, Hagastaden is now taking shape as the foundation of a future research and enterprise cluster. It is a place where academia and business meet. Stockholm Life in Hagastaden is the name of the Stockholm region's investment in life science – research and enterprise in the field of health, where New Karolinska Solna Hospital and Karolinska Institute will play a pivotal role.

Torsplan is in the very center of Hagastaden. It is a place for innovative companies and organizations. Right at the heart of it all. Right at the heart of green areas. Right at the heart of the Stockholm of the future.

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## FACTS ABOUT TORSPLAN PHASE 2

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**Location:** Solnavägen at Torsplan, Hagastaden

**Size:** about 18,500 square meters of office premises and 3,500 square meters of retail premises

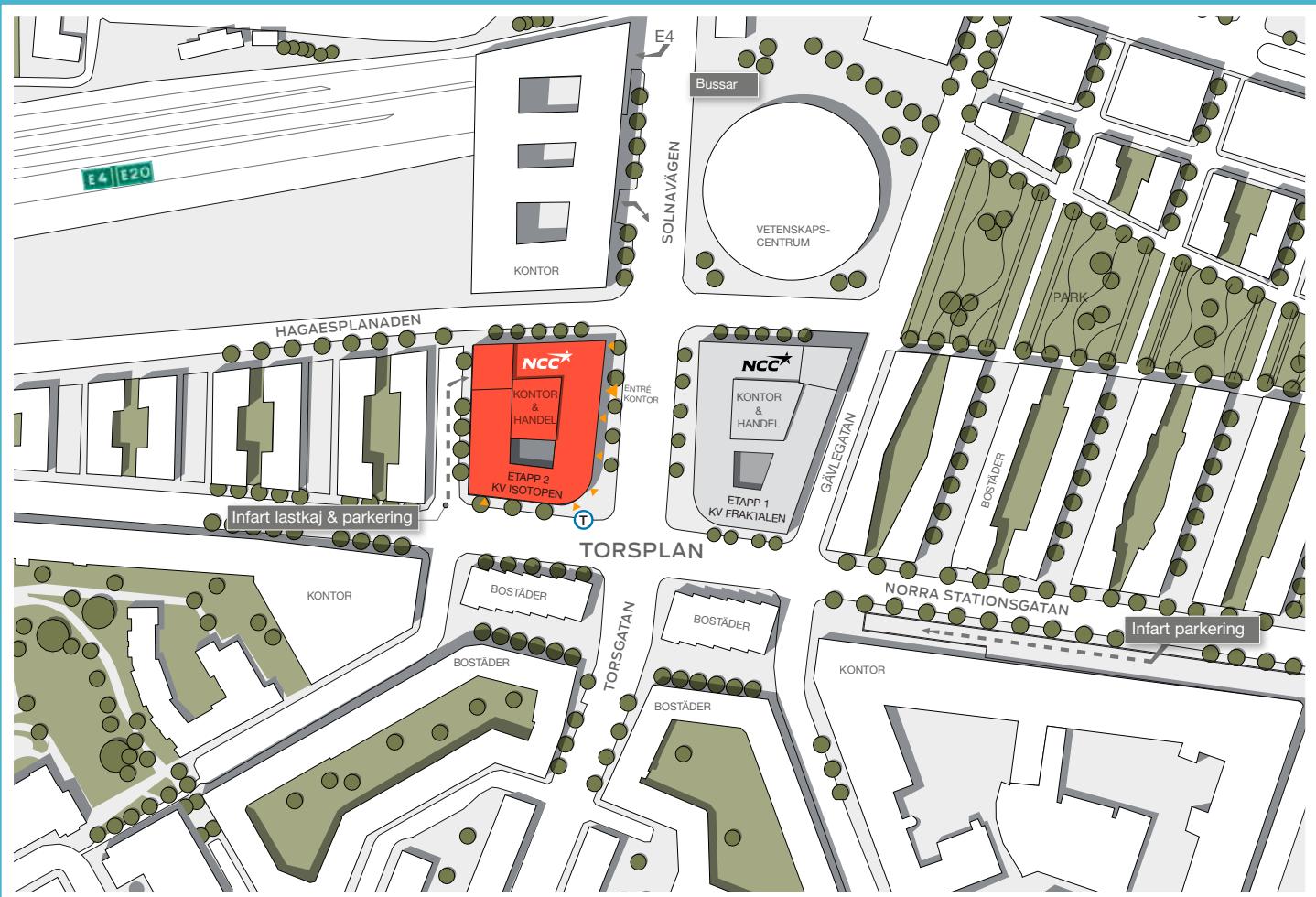
**Office space:** each floor encompasses about 2,700 square meters

**Construction start:** 2014

**Occupancy:** December 2016

**Garage:** about 170 spaces

**Environmental certification:** BREEAM Outstanding and GreenBuilding



**Excellent *transport links*.** Crucial factors for business – both for out-of-town partners and customers, but also appreciated by current employees and the people you want to attract in the future.



#### RAIL

Hagastaden is a new subway station that will open in the building in 2020. Until it is opened, S:t Eriksplan station is a six-minute walk away and Karlberg commuter train station can be reached in eight minutes. The Vanadisplan exit of the Stockholm City Line's Odenplan station, scheduled to open in 2017, is only a four-minute walk away. The subway journey to Stockholm Central Station takes just ten minutes.



#### BUS

A bus stop is situated right outside the building and several lines operate in the area. Even more bus links are available by walking the short distance to S:t Eriksplan station. The airport coach to Stockholm Arlanda Airport also stops at Torsplan.



#### CAR

You can quickly travel north or south by car via the Essingeleden E4/E20 expressway and Norra Länken. You are also close to the inner city and Solna. It takes 30 minutes to drive to Stockholm Arlanda Airport, and only 15 minutes to Bromma Stockholm Airport. The garage has about 170 parking spaces.



#### BIKE

There are numerous bicycle paths in the vicinity. You can easily pedal your way into central Stockholm from Torsplan. It is just as easy to enjoy a bike ride in Hagaparken and Solna. You can park your bike in one of about 180 spaces on the third floor.



#### WALKING

Walk up the street of Torsgatan and you will be in the midst of the restaurants and shops of Vasastaden. Follow Solnavägen and you will soon reach Karolinska Institute's campus area and the New Karolinska Solna Hospital. The new Norra Stationsparken lies to the east, and to the west you will find Karlberg Palace and picturesque walking areas.

