

# Office One

OFFICE ONE

CLARIC

TERMINALER  
SKY CITY

22

# Workplace with the best airport location.

Office One is located right next to Sky City and just a few minutes from the terminals and other transport modes at the airport. It is also located in the heart of the new Airport City Stockholm now taking shape around Stockholm Arlanda.

With a workplace here, you will work close to both Stockholm and Uppsala. You will also be closer to customers and business partners elsewhere in Sweden and the world.

Office One will offer 15,000 square metres of space spread over ten floors. You will have an 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.

Perhaps you want to take advantage of the opportunity to set up operations in one of Europe's fastest growing regions. Whatever your situation, we can offer flexible solutions that suit you and your company.

A workplace with the best airport location gives people who travel invaluable competitive advantages. It also enables spontaneous meetings with people from all around the world.

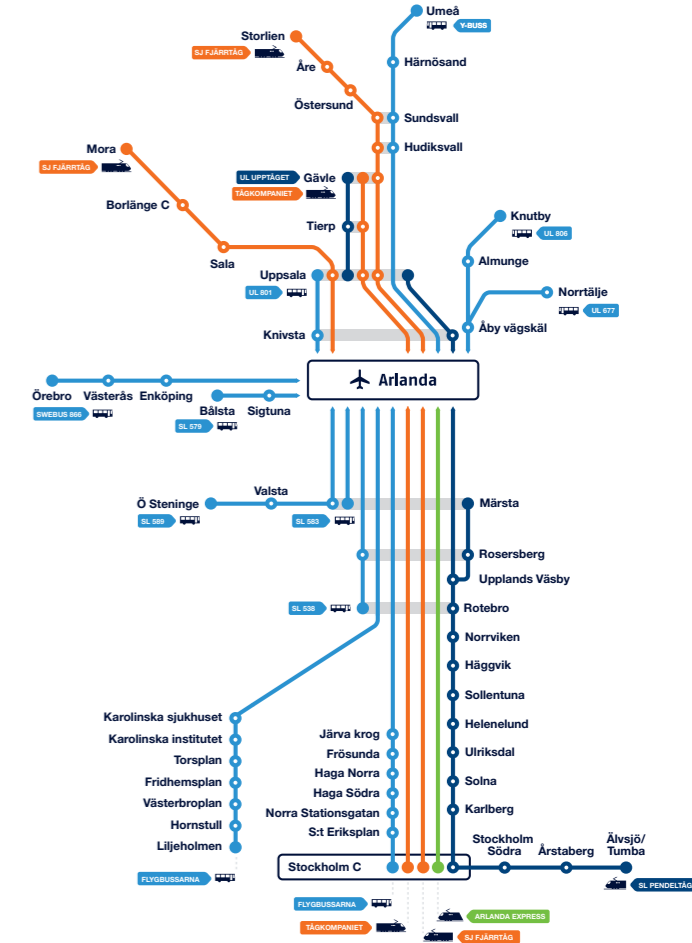
## Open, flexible environments

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 furnishings on each floor are laid out in a variety of ways to create potential for different types of meetings.



Stockholm Arlanda Airport

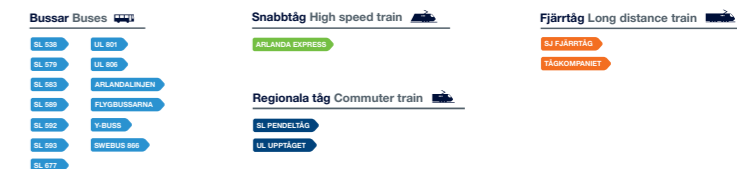
# always nearby.



Do you think Stockholm Arlanda feels far away? Then it's time to rethink things. It takes just 20 minutes to get to the Stockholm city centre with the high-speed Arlanda Express train. It also takes 20 minutes to commute to Uppsala.

You can reach neighbouring towns quickly and conveniently by car, commuter train or bus. 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 m<sup>2</sup>. 1,070 m<sup>2</sup> 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

Available in the area.

## 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 CO<sub>2</sub> control.

## Lighting

General lighting, 300 lux.

## Protection against burglary

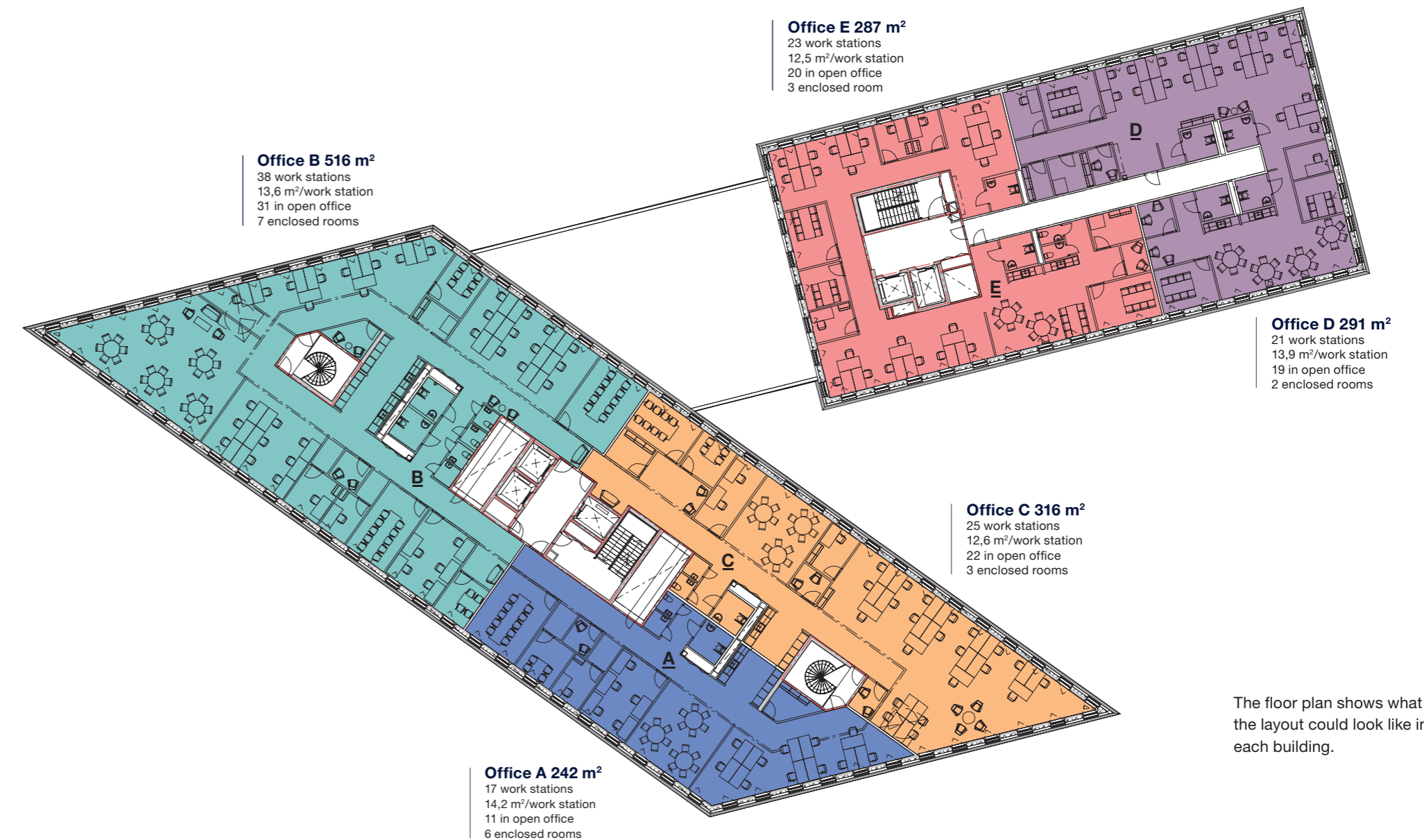
Grade 2 security/safety and Grade 2 burglar alarm system.

## Fire safety

Total sprinkler coverage, otherwise in compliance with regulatory requirements.

## Sun protection

Internal, motorised and user-controlled sun protection curtain.



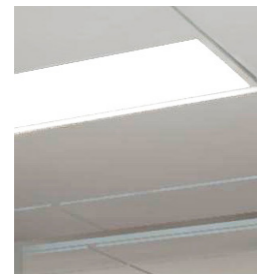
The floor plan shows what the layout could look like in each building.

# Our materials.



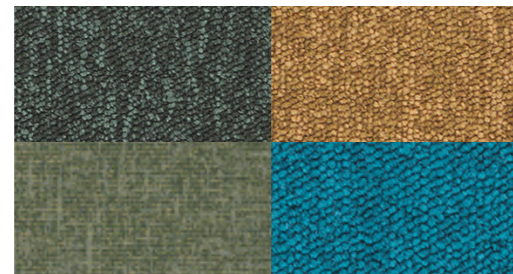
## Ceiling

Ceiling tiles  
Rockfon Sonar Edge A in work area and Rockfon Swing A in corridor.



## Floor, meeting rooms

Textile carpet from Contra Ecotust.  
Choice of colours, see picture to right.



## Glazing/entranceway

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



Moelven Glass Front

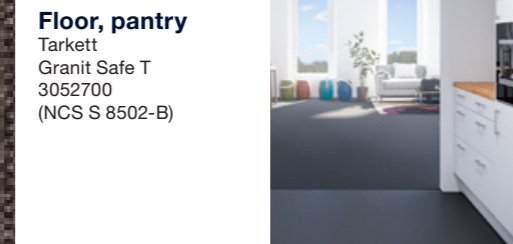


## Ceiling lighting

LED plates in office area.  
Downlights in meeting rooms, corridor area and pantry.

## Floor, office

Open layout.  
Textile carpet from Una Micro Ecotrust  
Colour: 075278048 Grey



## Floor, pantry

Tarkett  
Granit Safe T  
3052700  
(NCS S 8502-B)



## Pantry

Cabinetry from Marbodal, Arkitekt white or similar.  
Counter tops Profil MF0 oak.  
Handles, Kurs stainless steel.  
Refrigerator/freezers, microwave oven, dishwasher.



Glass splashbacks over paint/wallpaper.

## Doors

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



## Walls

Walls painted white.  
A limited number of accent walls in another colour are included.



## Contact us.

To read more, go to  
[swedavia.se](http://swedavia.se)

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