

PRESS RELEASE

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Offices with a strong character and timeless architecture are emerging in Haga Norra

Fabege is now starting construction of the first office block in Haga Norra. This is a project with a strong environmental profile and architecture that flirts with an industrial feel by using recycled brick with patina, large mullioned windows and timeless material choices. Haga Norra Block 1 will be ready for occupancy in early 2024 and will provide approximately 31,500 sqm of office space spread over eight floors.

Block 1 has an entrance level with approximately 2,000 sqm of retail and restaurant space and a two-storey car park. It will feature lovely open courtyards, terraces and vibrant ground floors with restaurants, gyms and bicycle garages, for example.

- “There is great demand for good office space in and around Arenastaden, and we are now creating a high quality office product in a very nice environment close to Solna station. This is very timely and we look forward to welcoming tenants to this wonderful office building,” comments Johan Zachrisson, Director of Business Development at Fabege.

The office floors are designed for great flexibility, allowing everything from one single tenant in the entire building right through to eight tenants per office floor.

- “The time from decision to desired moving in date is often linked to the size of the customer. As we are aware that this building will also attract small and medium-sized companies, we think it is advantageous to start the procurement and construction for Block 1 now, in order to shorten the delivery time to customers,” says Johan Zachrisson.

This district is characterised by the fact that right from the very outset it will have an urban charm that is usually only found in much more established districts. The conscious design of the district and the many residential areas that are being developed in parallel will help to bring customers to the shops and restaurants on the ground floors. A small-scale urban environment in a central location is emerging here. The housing developments that have already been completed were sold very quickly, and tenants have already moved into the properties built in the first phases. When the area is completed, there will be about 1,000 apartments.

In Haga Norra, there are high environmental and sustainability ambitions, and the goal for the first office building is to reduce the CO₂ footprint by 25% from early calculation to finished product, which will place high demands on the choice of methods during both the design and construction phases. The recycled brick facade is one of many examples of Fabege's sustainability ambitions and the building will be certified in accordance with BREEAM-SE Excellent when it is completed. To create a sustainable district, Fabege is also building a logistics center in the area that will handle transport to and from offices, shops, restaurants and homes in the various neighborhoods.

Fabege's investment in the office building is estimated to be approximately SEK 1.4 bn and Zengun has been appointed as the contractor. The assignment also includes preparatory ground work to enable efficient production of the remaining buildings, parks, streets and squares. Block 1 has a gross lighted floor area of approximately 31,500 sqm, which results in a lettable area of 26,700 sqm. The next office phase, Block 2, comprises around 20,000 sqm of office space, with occupancy scheduled for 2025.

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