

## 1,200 new workspaces for Kallebäcks Terrasser

In early November, the frame will begin to be erected for a new office building, which is now taking shape in the Kallebäcks Terrasser area. Here, Wallenstam will build 20,000 sq m of commercial floor space, of which 13,000 sq m will consist of modern and flexible office premises, which will be ready for occupation in late 2021. The interior design concepts are currently being developed for the new workplaces that are being created for small, medium-sized and large enterprises. The building is located in direct proximity to the E6 motorway and national road 40, close to both Landvetter airport and Gothenburg Central Station.

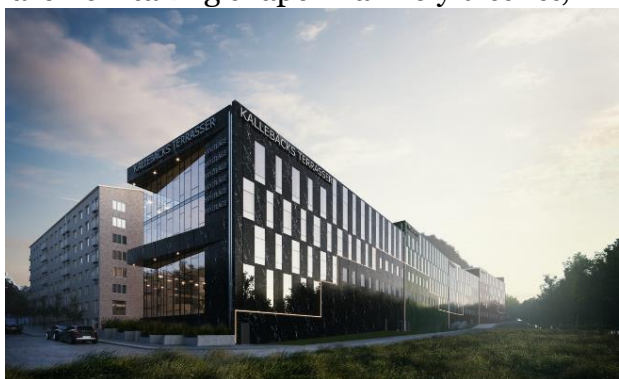
“Kallebäcks Terrasser has a very good location close to the major routes and good public transport, but is also near to practical local services and beautiful nature,” says Marina Fritsche Regional Director of Wallenstam in Gothenburg.

The office building will vary in height and follow the area’s terraces. The highest part will consist of six floors above ground level. The design of the premises will be based on the mobile way of working with the possibility of both open activity-based solutions or individual workspaces. Apart from offices, the building will also contain a garage and parking places for both bicycles and cars.

“The building will form an important part of the Kallebäcks Terrasser area that we will own and manage over time. In addition to modern and flexible office premises a large gym with a panoramic view is also planned. The façade along the E6 will be like an elegant display window alternating in different colors with a light strip that illuminates and symbolizes the different terraces in the area,” says Marina Fritsche.

In early 2019, construction began of one of Gothenburg’s major urban development areas Kallebäcks Terrasser. The first blocks are now taking shape in a lively district, which in the longer term will include 1,800 new homes and 1,200 office workspaces as well as schools, nursery schools, restaurants, cafés and local services. Right now construction is underway of 435 rental apartments with occupation expected during 2021.

The building was designed by Liljewall arkitekter and the construction contract is managed by BRA Bygg.



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*Wallenstam is a property company that manages, builds and develops properties for sustainable living and enterprise in Gothenburg, Stockholm and Uppsala. The property holdings are valued at around SEK 49 billion and the customer base consists of around 9,000 households and 1,000 enterprises. The total lettable area is around 1 million sq m. Wallenstam is self-sufficient in renewable energy through its own wind turbines in operation. The company's B shares have been listed on Nasdaq Stockholm since 1984.*