



WATERFRONT
BUILDING

LARGE GLOBAL IMPRESSION,
SMALL ENVIRONMENTAL FOOTPRINT



THE WATERFRONT BUILDING

PART OF STOCKHOLM WATERFRONT

Companies and organisations wishing to make a major impact on the world, but a minimal one on the environment, work from here.

It is not just the central location and panoramic views of Sweden's capital that distinguish the Waterfront Building. It is also one of the climate-friendliest office buildings in Stockholm, with LEED Gold certification and a world-class energy solution.

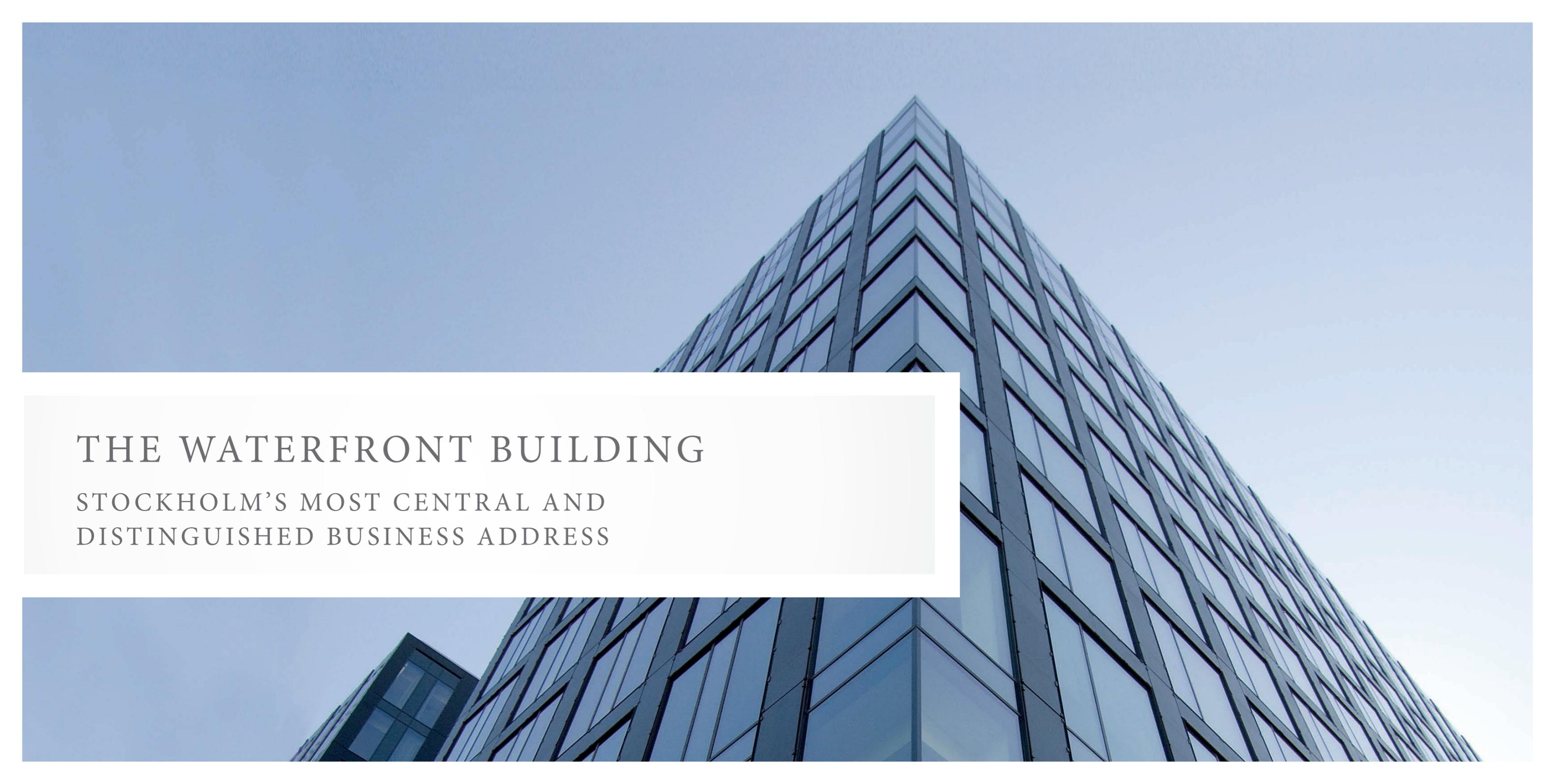
With Stockholm Central Station as its closest neighbour, daily eco-friendly travel to and from the office is as easy as it is smart. Sweden and the rest of the world are never far by train and the Arlanda Line.

As a part of the Stockholm Waterfront landmark, the Waterfront Building offers everything a modern and creative working life needs. The ground floor houses some of Stockholm's most popular restaurants for lunch and happy hour,

and your business visitors can stay at the *Radisson Blu Waterfront Hotel*, situated just around the corner. The adjacent *Stockholm Waterfront Congress Centre* hosts business events of the highest calibre.

Welcome to the Waterfront Building – Stockholm's most central and distinguished business address.





THE WATERFRONT BUILDING

STOCKHOLM'S MOST CENTRAL AND
DISTINGUISHED BUSINESS ADDRESS

THE FIRST IMPRESSION IS IMPORTANT. SO IS THE SECOND.

With its simple black elegance and eleven-story glass facade, the Waterfront Building stands out. Inside, the space has plenty of daylight and an impressive panoramic view of the capital of Sweden.

But the first impression is not all that sets the Waterfront Building apart. Simply walking through the entrance distinguishes it from many other offices in Stockholm. You and your customers will be greeted by a welcoming reception, which is part of the office building's service concept and functions as a service centre for the companies located here.

Here your employees and business guests can find help with various services that will simplify their working day, such as booking a taxi, courier or restaurant and many other things besides. You can also tailor the concept and services precisely to your company's needs. Reception is staffed by service personnel during office hours and security is on duty around the clock.





UNCOMPROMISING QUALITY WITH MAXIMUM FLEXIBILITY

The Waterfront Building is over 24,000 m² of sustainability and quality through and through – from its materials to its technical solutions and security.

The carefully selected interiors are characterised by classic, timeless, high-quality natural materials, such as stone and light woods. The essence is quality that lasts over time.

The building was constructed to be very flexible in terms of room divisions and other functions, allowing you to design your office based on your needs and to easily change the office environment when required.

The Waterfront Building also has advanced access security. Reception at the entrance is staffed with security guards 24 hours a day and admission is through speed gates with access passes. The floors are isolated from one another, and access is only granted to the floor to which one has access rights – all for the safety and security of your company.

CENTRAL ADDRESS FOR CLIMATE-SMART COMPANIES

With the Waterfront Building as a workplace, not only will you have one of Stockholm's most central offices, but also one of the greenest.

The fact is that the Waterfront Building is one of the most energy efficient office buildings in Stockholm, with LEED Gold certification and a world-class energy solution for minimised carbon dioxide emissions. Its location next to Stockholm Central Station also allows for environmentally friendly commuting to and from the office, every day.

The key to the Waterfront Building's green solution is its energy system, which is shared with the hotel and congress centre in Stockholm Waterfront.

For example, 250 tonnes of ice is stored for use together with water from Lake Klara Sjö to regulate the temperature in the buildings – partly for thermal dumping, but also as a heat source in the winter and free cooling when the temperature in the water is sufficiently low. This technology is unique in the world.

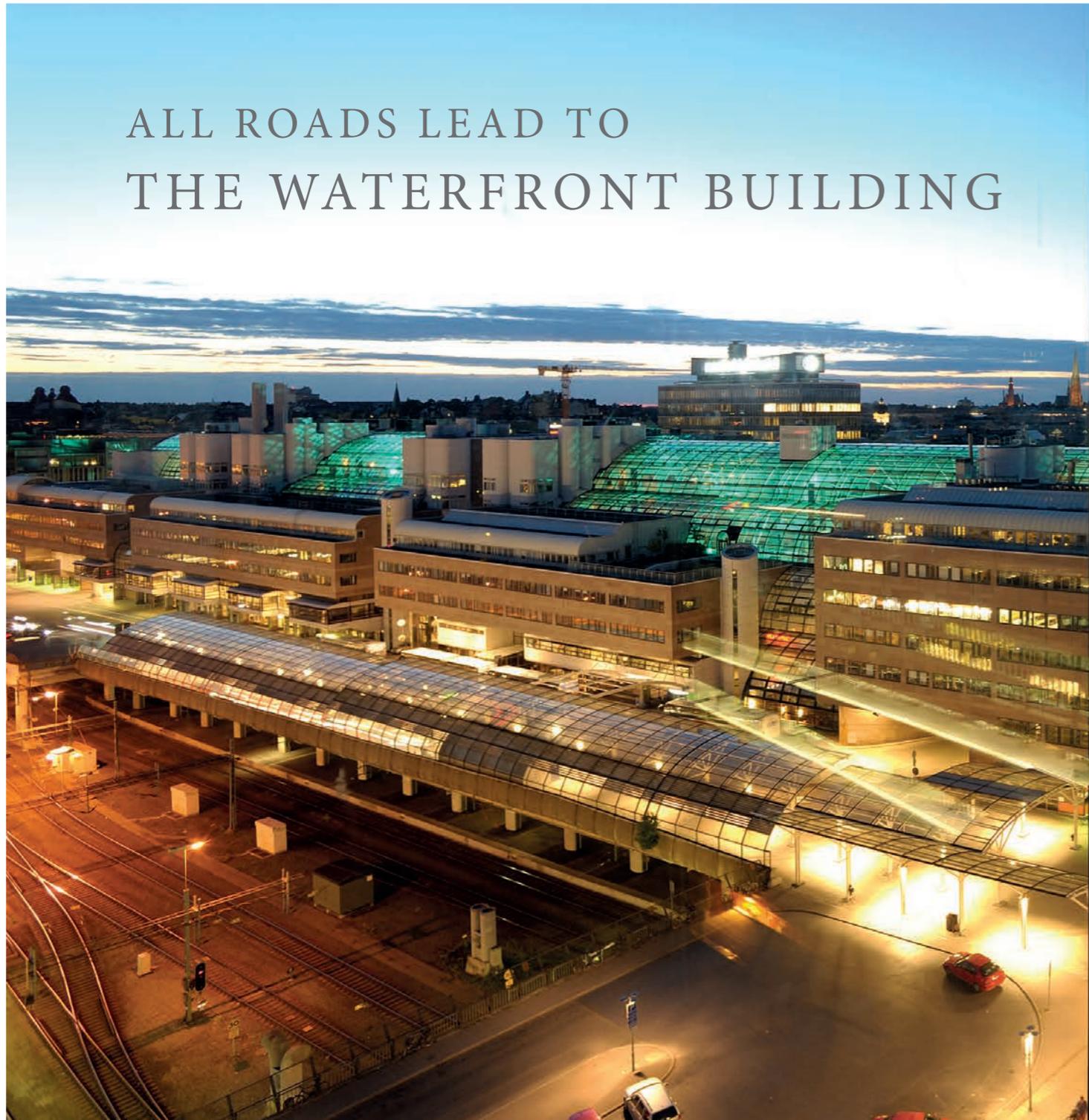
The congress centre's glass façade and double-glazed windows function not only as soundproofing, but also as solar collectors, providing energy for the buildings in the Stockholm Waterfront complex. 1,040 m² of solar collectors collect an average of 1 MW of thermal energy a day, equivalent to 90,000 normal low-energy light bulbs.

The most spectacular aspect of the energy solution is that it distributes energy among the various buildings according to need. Water temperature and solar insulation values are used in conjunction with forecasts and statistical weather data to adjust energy consumption. This applies not only to heating and cooling, but also to the use of daylight compensation lighting.

The environmental considerations and energy solutions have earned the Waterfront Building LEED Gold certification, an environmental rating of international standard.



ALL ROADS LEAD TO THE WATERFRONT BUILDING



Travelling to and from the Waterfront Building is easy with the Nordic region's biggest travel centre as a neighbour: Stockholm Central Station.

The office is always nearby, along with the rest of the world. Both for you and your customers.

On an ordinary weekday, thousands of subway trains arrive and depart from T-Centralen station and many trains pass through Stockholm Central Station en route to and from Swedish cities and the Stockholm area.

It takes just over 20 minutes to get to Stockholm Arlanda Airport by Arlanda Express from Stockholm Central Station. Airport buses depart from the Cityterminalen bus station up to every 10 minutes.

For your employees who commute by bicycle, the parking lot under the Waterfront Building offers bike parking. You can also rent a parking space for your car and even use one of Waterfront Building's rental bicycles for errands in the city.

STOCKHOLM WATERFRONT EVERYTHING FOR THE MODERN AND CREATIVE WORKPLACE

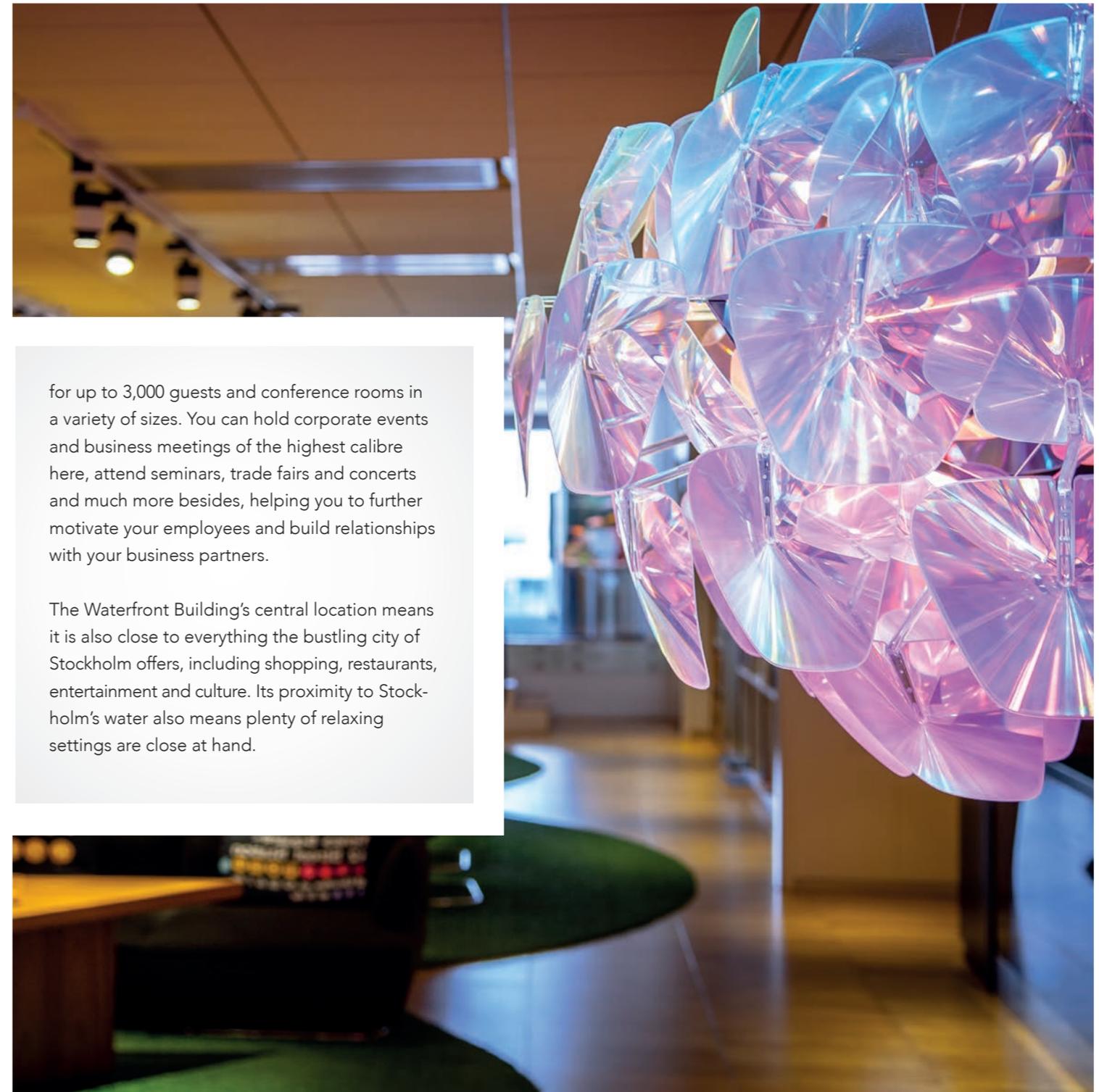
The location, environment and possibilities of a workplace are essential competitive factors for attracting the best talent and creating meetings that promote the company and business transactions. As part of Stockholm Waterfront, the Waterfront Building offers major opportunities for a modern and creative working life.

Here, everything is in one place – in the middle of the growing business district around Stockholm Central Station. On the ground floor of the Waterfront Building are three popular restaurants with

varying styles. Easy and close for your employees, they are perfect for business lunches and dinners.

The Radisson Blu Waterfront Hotel is connected to the Waterfront Building. Overnight business guests and colleagues could not be any closer to the office than that. The hotel also offers a restaurant with an international cuisine and a view of Lake Mälaren.

The Stockholm Waterfront Congress Centre is right next door, with its spectacular, stainless steel profile reflected in Riddarfjärden bay. The conference facility houses an auditorium with space



for up to 3,000 guests and conference rooms in a variety of sizes. You can hold corporate events and business meetings of the highest calibre here, attend seminars, trade fairs and concerts and much more besides, helping you to further motivate your employees and build relationships with your business partners.

The Waterfront Building's central location means it is also close to everything the bustling city of Stockholm offers, including shopping, restaurants, entertainment and culture. Its proximity to Stockholm's water also means plenty of relaxing settings are close at hand.



FACTS ABOUT THE WATERFRONT BUILDING

THE WATERFRONT BUILDING

Address: Klarabergsviadukten 63, Stockholm City.

Business and office space: Just over 24,000 m², distributed over 11 floors.

Location: Central, part of Stockholm Waterfront right next door to Stockholm Central Station.

Environmental rating: One of Stockholm's greenest offices – LEED Gold certified.

Flexibility and interiors: Major opportunities to influence office design via movable walls and raised floors for power and data cables. Stone and light woods dominate the material choices.

Security: 24-hour security guards, advanced electronic access security, speed gates, pass cards and access-controlled floors.

Service: Staffed reception at entrance for tenant services and to welcome visitors. A large number of monitored innercity parking spaces in the underground parking lot.

Restaurants: Three restaurants of varying styles on the entry level of the Waterfront Building. Stockholm's downtown is within easy walking distance.

FACTS ABOUT OTHER BUSINESSES
WITHIN STOCKHOLM WATERFRONT



RADISSON BLU WATERFRONT HOTEL

Located just around the corner from the Waterfront Building

- 414 well-equipped rooms and suites, many with panoramic views of Riddarfjärden bay.
- Restaurant RBG Bar & Grill with international kitchen.
- Gym.
- Business Centre.
- Nordic Ecolabelled and certified according to Green Key.

STOCKHOLM WATERFRONT CONGRESS CENTRE

Sweden's most diverse and flexible meeting facility.

- 14,000 m² that can be partitioned and combined to create a wide variety of space solutions.
- Auditorium for up to 3,000 people and numerous smaller conference rooms.
- Suitable for everything from small business meetings to shareholder meetings, trade fairs, conferences, gala dinners, concerts etc.
- 21 km of stainless steel bars have been draped around the top of the congress building.
- Panoramic views of Lake Mälaren, Stockholm City Hall and large parts of Stockholm.
- The glass facade comprises 1,040 m² of solar panels that collect an average of 1 MW of heat energy daily.

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