Making Room for Human Potential

HUB three
794 m^2
Arne Jacobsens Allé 13
4th floor

HUBNORDIC

HUBNORDIC → Making Room for Human Potential

Our mission is to create space for people and companies to develop, build community and make innovative business decisions.

We believe that's how we can realise our full potential as people and as companies. That's why HUBNORDIC offers attractive facilities and services which energise us to tackle our working lives with inspiration, innovation and collaboration.

We look forward to sharing this vision for Scandinavia's most ambitious office block with our community and their staff, customers and guests.

KLP Ejendomme
hubnordic.dk

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Why Copenhagen?

The Danish capital city has enjoyed increased international recognition in recent years and ranks highly on e.g. cities with the highest quality of life and the Smart City Index.

Futhermore, the city constitutes the natural link between the Scandinavian region and continental Europe and due to both the acclaim and position, Copenhagen is projected to grow in both size and influence going forward.

Ørestad, being the green innovation district of Copenhagen, is a key factor in this development, situated close to the Scandinavian airport hub and the bridge to Sweden.

In short, we offer you quality of life, excellent business environment, sustainable solutions, and a central position.

Welcome.

"Denmark performs particularly well in retaining talent (3rd), as a result of strong performances in both the Sustainability (5th) and Lifestyle (8th) sub-pillars. It has also an excellent pool of Global Knowledge Skills (6th), where a high degree of entre-preneurship and innovation makes it the global leader in terms of Talent Impact."
2020 Global Talent Competitiveness Index

Denmark

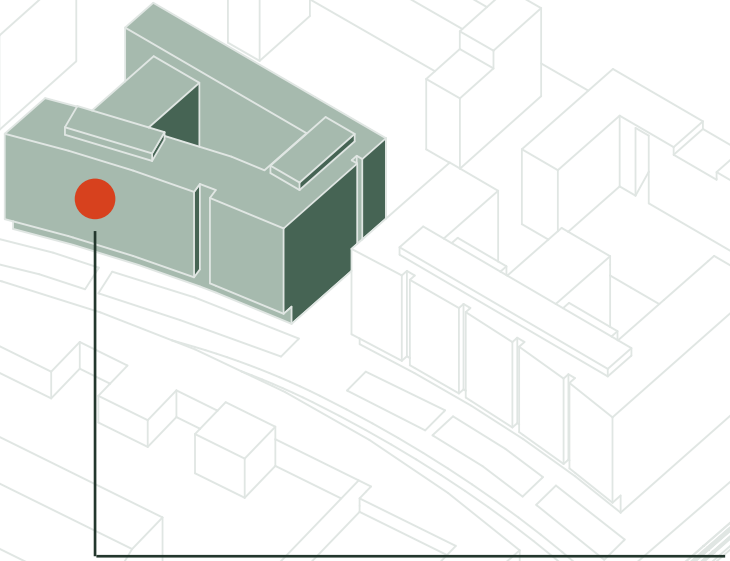
- ranks highly within business and finance, providing a business climate characterised by stability and security.
- currently ranked by the World Bank as one of the top-three markets for doing business worldwide, and the best in Europe.
- continuously receives top scores in studies such as the Human Development Index and the United Nations' World Happiness Report.
- has strong and stable economic fundamentals, with parameters such as GDP and employment substantially exceeding that of the rest of Europe.

Copenhagen

- ranks 3rd in Deutsche Banks research of Cities with the highest quality of life (2019).
- ranks 5th in the Smart City Index (2019).
- The Capital Region of Denmark is home to a highly educated and wealthy population.
- Driven by a dynamic economy with thriving life-science and clean-tech industries the regional GDP per capita in Greater Copenhagen exceeds the overall national average by approx 30%.

Photo credits: Monica Volpin, Linus Schütz, Daniel Karlsson, and Rolands Varbergs.

HUB three



Arne Jacobsens Allé 13
2300 København S

Space
4th floor: 794 m²

Parking
Terrain and parking house

Yearly rent
DKK 1,450 per m²

Operations on account
DKK 433 per m²

These leases are also available in HUB three

- 2nd floor 1,202 m²
- 4th floor 747 m²
- 5th floor 794 m²

Copenhagen City, approx.	10 min
Copenhagen Airport, approx.	4 min
Malmø City, approx.	29 min
Øresund Bridge, approx.	5 min
Metro, approx.	5 min
→ **Motorway**	
→ **Good bus connections**	

HUB three Facilities and Services

The building was completed in 2008 and was designed by DISSING+WEITLING architecture. As with its sister building HUB two, the outdoor areas here are zoned with canals and trees — lending HUB three space a charming atmosphere all year round. The property is 30,500 m² and equipped with every amenity you'd want, including a beautiful auditorium that seats 149 guests.

- Six meeting rooms with capacities for eight to 40 people
- Audtitorium with room for 149 people
- Roof terrace
- Catering à la carte and to go
- Dining area for 350 diners at any one time
- Possibility of organising events for up to 500 people using screens
- Hairdresser, massage service, gym and health facilities
- Underground car park and indoor and outdoor bicycle parking
- DNGB Silver Certification and energy labelling B

A selection of our facilities

- Lobby with receptionist
- Caretaker and security
- Meeting rooms and auditoriums with advanced plug & play technology
- Room service for meetings and events
- Barista café and market area
- Restaurant and lounge
- Gym facilities
- A wide range of health amenities
- Coworking area
- Flexible workplaces apart from your office
- Private parking and charging stations for electric cars
- Bicycle parking with a changing room and showers
- Washing areas for cars and bicycles

A selection of our services

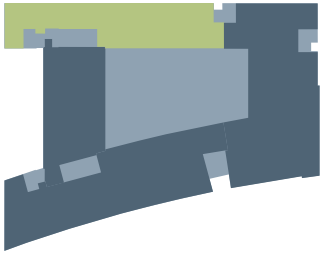
- Food court & shops
- Dinner to go
- Market days
- Hairdresser and massage
- Personal fitness coach
- Workout classes
- Yoga classes
- Dry-cleaning service
- Bicycle repair
- Team building & social events
- Postal and parcel service

Edvard Thomsens Vej 10
794 m²

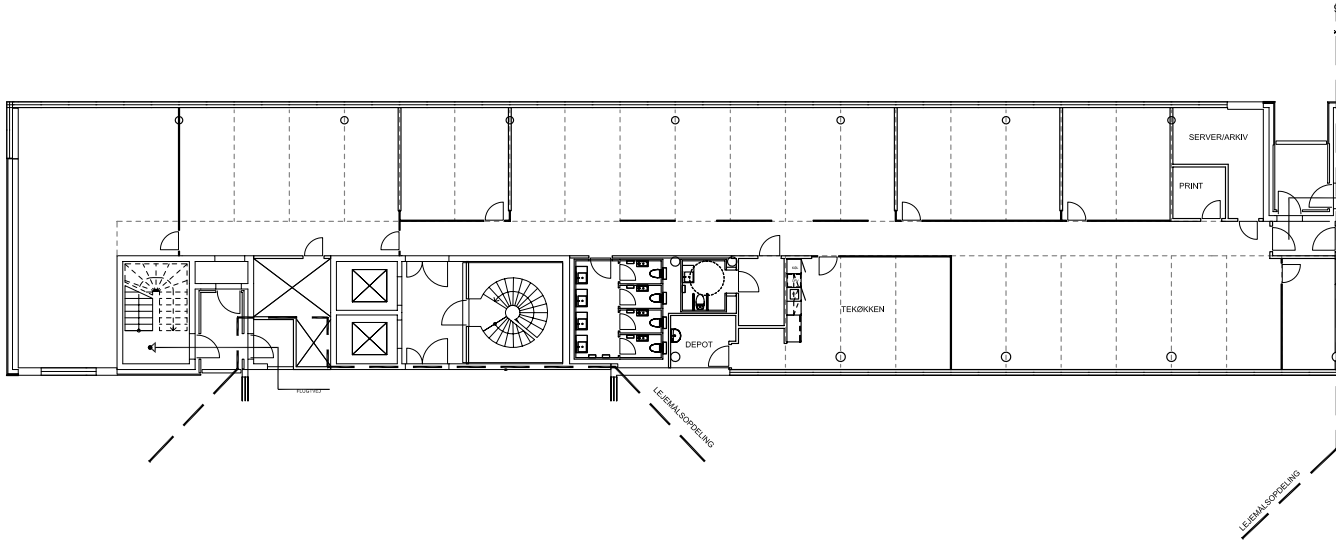
Prices & Terms

Yearly rent	DKK 1,450 per m²
Operations a/c	DKK 182 per m²
Taxes, taxes and insurance a/c	DKK 251 per m²
Consumption of heat, water, cooling / ventilation a/c	DKK 158 per m²
Contributions to staff restaurant per. employee per opening day	DKK 24 per m²
Payment	Quarterly advance
Deposit	6 months rental
Rent Control	NPI, but min. 2%
Tenure	5 years for tenant/landlord
Notice of termination	6 months for tenant/landlord
Moving in by appointment	
All amounts will have VAT added	
Lunch per meal including VAT	DKK 26 - lunch per day
User contributions are paid for use of common meeting rooms	

Edvard Thomsens Vej 10, 4th floor
793,70 m²



We serve
breakfast, lunch
and dinner to go.



Extremely effective lease with good light and short access to the roof terrace of the property. The 794 m² face north.

Today, the lease is generically furnished with open office landscapes, quiet rooms and meeting rooms, etc. Of course, in collaboration, we make sure that the lease's interior design solution is adapted to your wishes and needs.

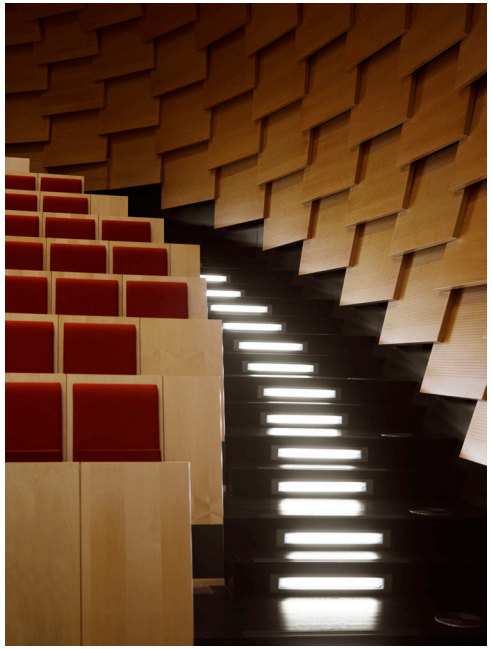
With the many amenities and services, the location and the modern architecture, you get a lease that is at the absolute best end of the scale.

Fast moving in possible.

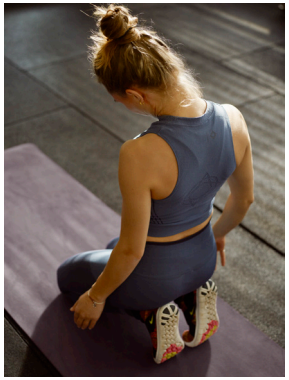
Your work day at a glance

Ørestad offers a good infrastructure with the M20, regional trains, metro, good bus connections and lots of bike paths. Close to airport, city, and Sweden.

Our auditorium has 149 seats.



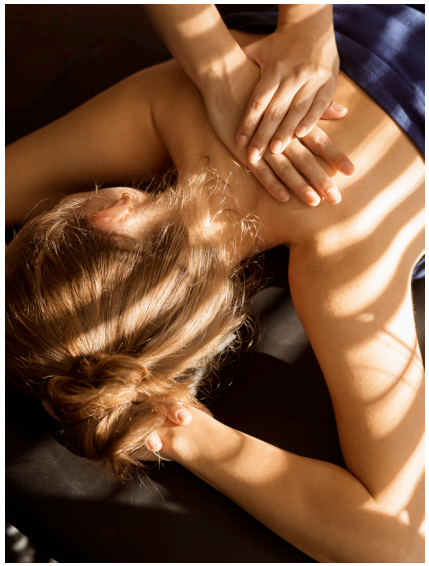
Several common areas are decorated for casual meetings.



Champions of 2morrow offers team training, and you can always exercise on your own in the common

Our cater Madkastellet focuses on health, ecology and avoiding food

Ørestad is already home to several major Danish and international companies.



We have both a masseur and a hairdresser in the property.

The seven common meeting rooms are designed

Madkastellet is an expert in catering and delivers both for your small meetings and big events.

Meet your neighbours

At HUBNORDIC we have the pleasure of many different companies at the same place - not least in the financial, medical and pharmaceutical industries, consultancy, and IT.

You will enjoy the great mix of big both Danish and international companies, small start ups along with an embassy and business organisations like e.g. Enterprise Ireland.
The airport is another valuable neighbour only a few minutes away.

HUB two
Arne Jacobsens Allé 15-17

HUB one - opens Q2 2021
Kay Fiskers Plads seen from Ørestad Boulevard

HUB three
Arne Jacobsens Allé 13

Environment and Sustainability

At HUBNORDIC, our goal is to make a difference — especially in how we impact our climate and environment. That's why we integrate a responsible and consistent focus on reducing resource consumption into everything we do. This includes energy-saving measures, efficient waste management and district cooling.

But the best work is often borne out of collaboration, which is why we invite our community to take part in green transition projects such as promoting energy efficiency and day-to-day recycling. Finally, we work with experts to advise our community about running their businesses in an eco-friendly way and motivate them to adopt sustainable behaviour in the workplace.

In short, we'll help you take care of the planet with us. HUBNORDIC is sustainability-certified with the DGNB scheme, and we are ISO 14001 environmentally certified.

Certified sustainability

- DGNB is an international certification for sustainable construction processes. In Denmark, it is awarded by the Green Building Council Denmark
- In order to achieve a DGNB certification, a building is evaluated on the basis of a number of criteria within five main areas: environment, economy, social conditions, technical quality and process
- All of the three office blocks in HUBNORDIC will have a DGNB certification.

HUBNORDIC

In the Heart of The Nordic Region — With Your Company at the Core

Contact us to find out more and drop by for a guided tour.

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