



Making Room for Human Potential

Office Spaces in Ørestad City,
the Heart of the Nordic Region

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.

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HUBNORDIC is owned by KLP Ejendomme A/S
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Read more on klpejendomme.dk



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HUBNORDIC consists of three large office properties
in Ørestad City. The building on Kay Fiskers Plads
will be completed in 2021.

Read more at hubnordic.dk

Your Company at the Heart of Things

We believe that job satisfaction is not just about décor, meeting rooms and lunch schemes. It has to do with the entire working day and the ability to create energy and intimacy in an inspirational, professional setting.

HUBNORDIC consists of three large office blocks in the centre of Ørestad City: an international hub with smooth, fast connections to Denmark, Scandinavia and the rest of the world.

It's an ideal location for international companies seeking a bridgehead in Scandinavia and for Danish companies looking to benefit from the countless advantages of our flexible, large office blocks. Whether you have 2 or 500+ employees, you'll feel at home with HUBNORDIC.



— HUB3: Arne Jacobsens Allé 13

— HUB1: Kay Fiskers Plads 2-4



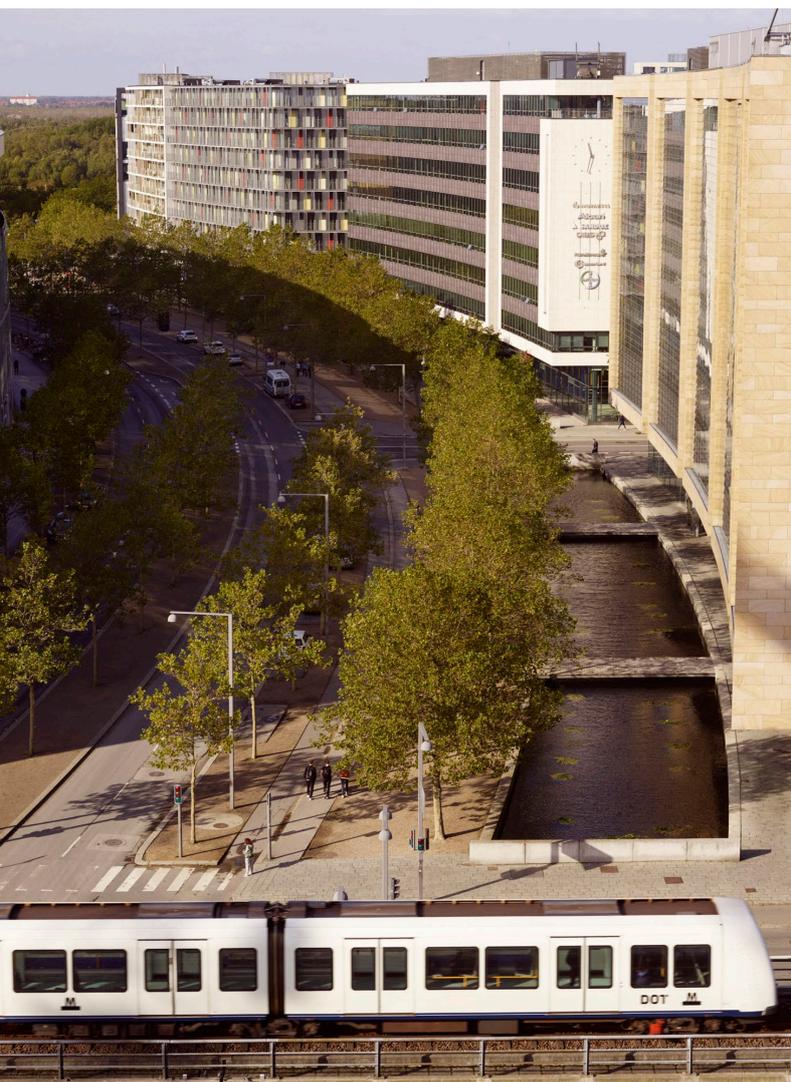
HUBNORDIC unites businesses and people from diverse industries in the same, dynamic community. That means you and your company will have access to like-minded thinkers, potential collaborators and inspiring neighbours — all at the best location in the Nordic region.

All of the above is only enhanced by our ambitious community programming of professional and social events. We also have all of the city's attractions and outstanding Danish nature right at our doorstep.



Services and Spaces, Tailored for You

HUBNORDIC is not a boutique hotel — but we like to think our services are quite similar. Whichever of our properties your company is based in, you are free to utilise the amenities of the entire complex.



— Lunch with canal view in HUB2

Besides, we do our best to provide you with precisely the space and services you want.

We'll help you use the available space efficiently and scale up or down if you need to; but we'll also customise HUBNORDIC's special facilities and services to accommodate your unique needs – right down to each employee's wishes about parking, lunch, health and exercise facilities.

HUB1 Kay Fiskers Plads

Located at one of the most prominent addresses in Ørestad, we're currently building the most ambitious office block in Scandinavia. It's time to set new standards for what we can expect from our workplace.

The property, designed by Vilhelm Lauritzen Architects, will be ready for occupancy in 2021 and will host urban life on the ground floor with a plaza, shops, café and restaurant, gym, etc. But most of all, it will be a centre of excellence — adding even more life to Ørestad City.

- Up to 50,000 m²
- 13 meeting rooms with capacities for eight to 30 people
- Auditoriums with room for 115 people
- 10 informal meeting lounges
- Catering à la carte and to go
- Food court & stores
- Dining area for 650 diners at any one time
- Underground car park and indoor and outdoor bicycle parking
- DNGB Gold Certification and energy labelling A

HUB2 Arne Jacobsens Allé 15-17

This property was one of the first buildings to be constructed in Ørestad. Designed by DISSING + WEITLING architecture and completed in 2003, it was created as a business environment with plenty of light, air and attractive common areas.

The property is 33,700 m² and features every amenity you'd want or need.

- Seven meeting rooms with capacities from eight to 40 people
- Auditorium with space for 99 people
- Barista café og market area
- Massage service and gym
- Catering à la carte and to go
- Dining area for 480 diners at any one time
- Underground car park and indoor and outdoor bicycle parking
- DNGB Silver Certification and energy labelling B

HUB3 Arne Jacobsens Allé 13

The building was completed in 2008 and was also designed by DISSING+WEITLING architecture. As with its sister building, the outdoor areas here are zoned with canals and trees — lending a charming atmosphere to HUB three all year round.

The property is 30,500 m² and equipped with every amenity you'd want or need, including a beautiful auditorium that seats 149 guests.

- Seven meeting rooms with capacities from eight to 40 people
- Auditorium with space 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

HUBspace coworking

If you're a small company or innovative start-up, look no further than HUBspace. This dynamic area offers you a flexible set-up with two options to choose from: closed office spaces or permanent workstations in an open office landscape. You also have access to meeting rooms, lounges, a kitchenette and a printing/photocopy room.

HUBspace enables you to work in an inspirational office community with professional synergy and a buzzing social life. And don't forget about the high professional standards of the building — including reception and other services, and a conference centre and auditorium.

At HUBspace, cultivate your business and company culture in a holistic setting. After all, you have a huge range of exclusive services at your fingertips: everything from room service for meetings, a barista café, in-house massage services and a hair-dresser to a dry-cleaning service, bicycle repair, car care and much more.

HUBspace also gives you free access to the gym and shower facilities, while in the restaurant you can buy lunch, breakfast, snacks for meetings and dinner-to-go. Contact us to find out more about coworking at HUBspace.





— HUBspace common area in HUB 2



Finally, we work with experts to advise our community members about running their own spaces 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.

Environment and Sustainability

HUBNORDIC aims to make a difference — especially in how we treat our environment and climate.

That's why a consistent focus on reducing resource consumption is a core part of what we do at HUBNORDIC. This includes implementing energy-saving measures, efficient waste management and district cooling.

But the best changes are borne out of collaboration, which is why we invite our community to contribute to green transition projects such as promoting energy efficiency and daily recycling.

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. HUB1 is built for gold, while HUB2 and HUB3 already have silver certification for buildings in use.



— Kalvebod Fælled as neighbour



Health and Well-being

Well-being at work is about what's going on inside and outside, and all the things which give us energy for our working lives. That applies to the entire working day — from transport, infrastructure and lunch to light and air quality.

At HUBNORDIC, your working environment is our top priority. We balance the indoor climate, air quality, acoustics and daylight to meet your company's specific needs.

We also offer your employees a wide range of healthy, organic food and excellent exercise facilities for both group and individual workouts — plus exclusive services such as massage and dietary advice.



— Meeting facilities in HUB3

All HUBNORDIC properties are also equipped with bicycle storage facilities, which help make cycling to work a no-brainer. If it's too far to cycle, public transport — be it train, metro and bus — will get you to work in no time.

If you need a breath of fresh air during your working day, simply take a stroll along Kalvebod Fælled — a spectacular, open, protected area of natural beauty just a few hundred metres from HUBNORDIC.

At HUBNORDIC, our state-of-the-art facilities are designed to offer the ideal setting to work in. Besides, we constantly look for new ways to make it easier for you to run a business with us.

Most of us would agree that our ideal working environment should charge our batteries and give us the energy we need to get the most out of our day. HUBNORDIC strives to provide this through our extensive range of facilities and services: enjoy everything from massage services and room service to delicious, healthy food served throughout the day.

The gym facilities are open around the clock, so you can use them in the morning, at lunch or before heading home from the office. Work out by yourself or break a sweat with your colleagues in a class.

Necessities and Perks — All in One Place

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
- Restaurant and lounge
- Gym facilities
- A wide range of health amenities
- Coworking area
- Flexible workplaces apart from your office
- Roof terrace
- Private parking and charging stations for electric cars
- Bicycle parking with a changing room and showers
- Washing areas for cars and bicycles

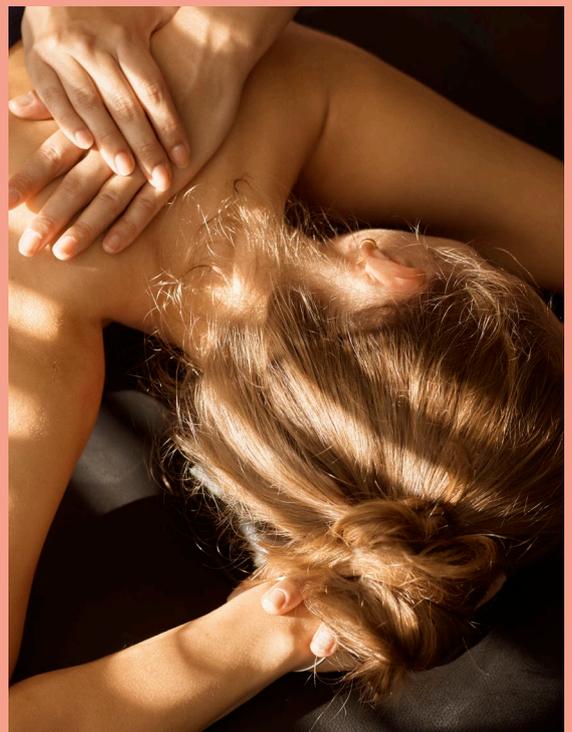
If you need anything else, just ask us. We're based at HUBNORDIC, too.

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



— Room service for meetings



— Relaxing massage

Distance from HUBNORDIC to →

Copenhagen Central Station	7 mins. by train
Copenhagen Airport	7 mins. by train
Kongens Nytorv (Cph Centre)	12 mins. by metro
Hellerup	23 mins. by train
Malmö	33 mins. by train
Aarhus	3 hours by car and ferry
Brussels	1 hour 30 mins. from Copenhagen Airport
London (Heathrow)	1 hour 55 mins. from Copenhagen Airport
Oslo	1 hour 10 mins. from Copenhagen Airport
Stockholm	1 hour 10 mins. from Copenhagen Airport or 5.5 hours by X2000 train



Our immediate area

- Train, bus and metro
- The airport
- The E20 Motorway
- The Øresund Bridge
- Royal Arena
- Field's shopping mall
- Nordisk Film Cinemas
- Hotels
- Conference centres
- Royal Golf Club
- Kalvebod Fælled
- Schools and high school
- University of Copenhagen, Aalborg University Copenhagen and ITU



— Ørestad City

Welcome to the Heart of the Nordics

At HUBNORDIC, your company will be part of an international business environment.

The fastest-growing commercial district in Copenhagen, Ørestad City offers swift connections to both Danish and foreign destinations. But that's not all: at our doorstep, we have plenty of great cafés and restaurants, and everything you could possibly want in terms of shopping and entertainment, schools and other educational institutions.

We strive to cultivate community through our professional and social events. We're also lucky enough to have a golf course, an ice-skating rink, artificial turf pitches and attractive entertainment venues such as the Royal Arena and Nordisk Film's 4DX cinema just around the corner.



Right at the end of the sidewalk, Kalvebod Fælled beckons. It is an unrivalled landscape featuring sublime nature, which makes it perfect for a stimulating run or an inspirational break in the fresh air.

Kalvebod Fælled was originally a seabed in the waters between Amager and Zealand. The areas of Nordre Klapper, Koklapperne and Svenskeholm ('Swedish Islet') were islands in the Kalvebod Channel. The latter got its name from Swedish soldiers out there during the Siege of Copenhagen in 1658-60.



— Kalvebod Fælled

Nature next door

The damming of Kalvebod Fælled began during the German occupation in 1941. Two years later, the 14-km-long, 4-m-high sea-wall was completed. Channels were dug so that people could start pumping the water out of the approx. 20-km² area.

Even during the drainage operations, thousands of birds entered the reclaimed area, and in 1952, the southwestern part became a bird sanctuary. Kalvebod Fælled was listed in 1990.

Source: The Danish Nature Agency

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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