

# HUB2

Arne Jacobsens Allé 15-17  
923-1,931 m<sup>2</sup>

# Making Room for Human Potential



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.

[WATCH VIDEO](#)

# 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 entrepreneurship 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.



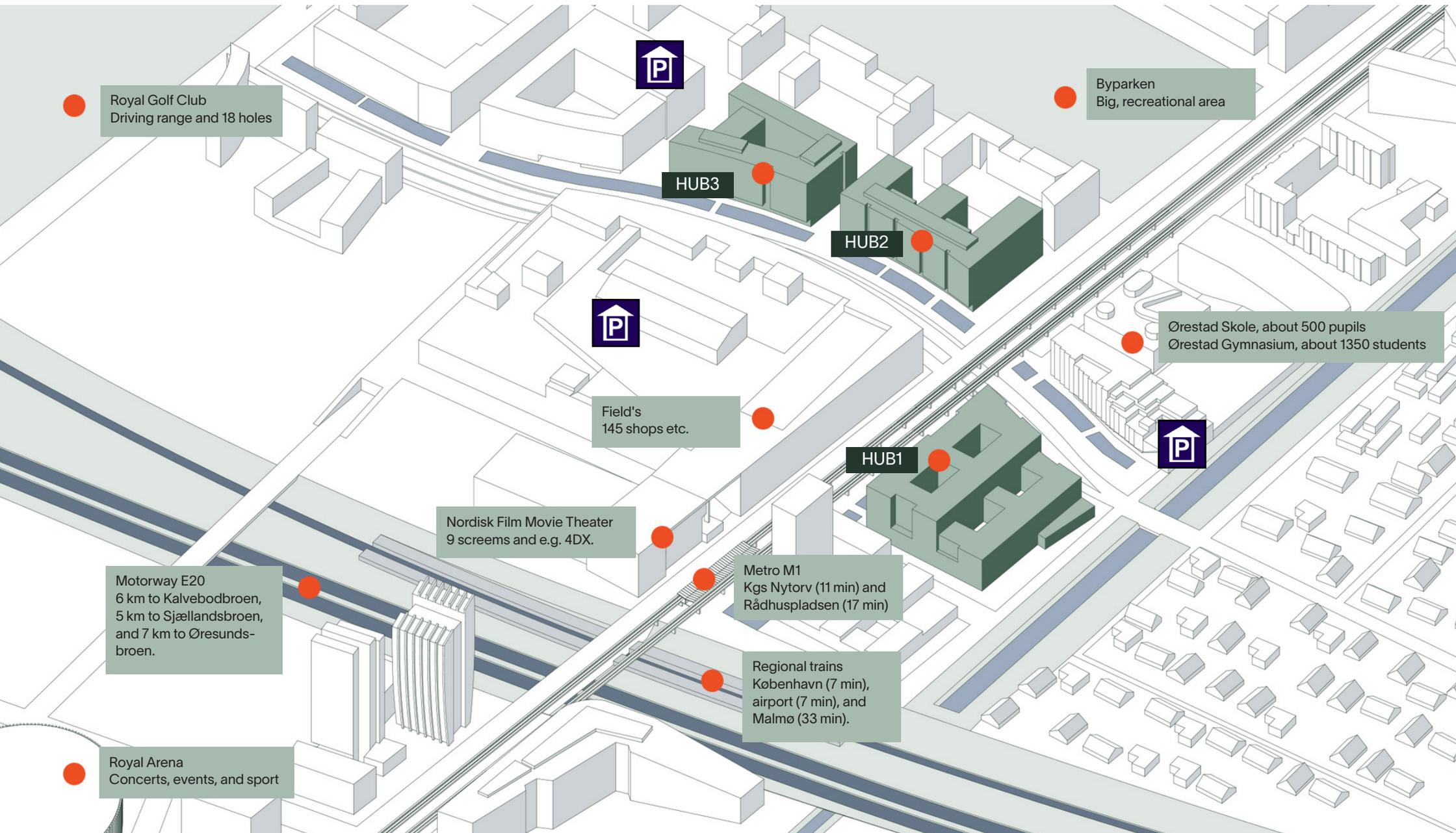
## Copenhagen

- 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.

# Ørestad City



Royal Golf Club  
Driving range and 18 holes

Byparken  
Big, recreational area

HUB3

HUB2

P

Ørestad Skole, about 500 pupils  
Ørestad Gymnasium, about 1350 students

Field's  
145 shops etc.

HUB1

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Nordisk Film Movie Theater  
9 screens and e.g. 4DX.

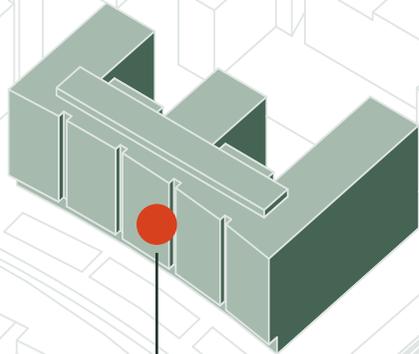
Motorway E20  
6 km to Kalvebodbroen,  
5 km to Sjællandsbroen,  
and 7 km to Øresunds-  
broen.

Metro M1  
Kgs Nytorv (11 min) and  
Rådhuspladsen (17 min)

Regional trains  
København (7 min),  
airport (7 min), and  
Malmø (33 min).

Royal Arena  
Concerts, events, and sport

# HUB2



Arne Jacobsens Allé 15-17  
2300 Copenhagen S

Available leases  
4<sup>th</sup> floor 923 m<sup>2</sup>  
6<sup>th</sup> floor 1,313 m<sup>2</sup>  
7<sup>th</sup> floor 1,931 m<sup>2</sup>

Parking  
Terrain and parking house

Yearly rent  
DKK 1,450 pr m<sup>2</sup>

Operations on account  
DKK 321 pr. m<sup>2</sup>

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

HUB2 was one of the first buildings to be constructed in Ørestad. Designed by DIS-SING + WEITLING architecture and completed in 2003, it was made to create business environments with plenty of light, air and attractive common areas.

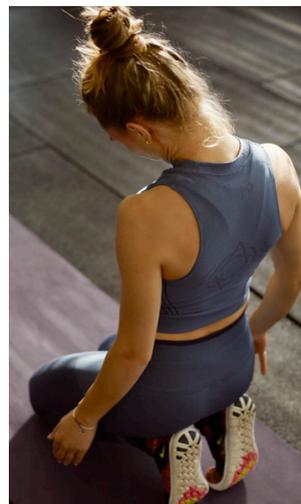
HUB2 is 33,700 m<sup>2</sup> and features every amenity you'd want or need.

## Focus on health

It has to be easy to live healthily.

Health is not just a jog, or exercise on Tuesdays and Thursdays. It can also be the bike ride to work, lunch, and the way we organize our working day.

At HUBNORDIC, we have put health in focus to create the framework for a healthier everyday life and good habits.



### Varied food selection

Madkastellet serves healthy dishes every day. Here you will find today's dish, today's vegetarian dish, and a Grab & Go offer. All with respect for good ingredients and food waste.

### Gyms

You are free to use our gym, which offers everything in strength and conditioning training.

### Bike facilities

You can park inside and outside, and enjoy the many bike paths, for example through Amager Fælled. And if the bike needs a loving hand, we can do it too.

### Team training

The instructors from Champions offer several types of training on a team basis with coaching.

### Massage

If the muscles need to be loosened, please see our masseur.

### Changing facilities

Whether you have cycled to work, used our gym, trained with Champions, raced at Fælleden, or played padel tennis at Fields, you are welcome to use our changing facilities.

### Walk&Talk

Just 100 meters from HUB2 is Byparken, if you want a different meeting. If you are up to it, Kalvebod Fælled is only 5 minutes down the street.

## A great service team

At HUBNORDIC, service, safety, good ingredients, restaurant experience and 20 years of event catering experience go hand in hand with sustainable, socially responsible housekeeping.

Because when the service is in order, you have full freedom to focus on your company.



### Madkastellet

Madkastellet does not just serve a tasty lunch every day. They can also help you with catering for both the small meetings and the large conferences.

In addition, they offer delicacies in Café Nabo, stand for the Grab & Go vending machine, and the easy dinner-to-go.



### Glad Service

Glad Service provides housekeeping with Nordic Ecolabelled products in our common areas.

As one of the country's largest socio-economic enterprises, they work closely with people with and without cognitive disabilities.



### Securitas

Our Host team from Securitas is ready to serve you and your visitors and ensures that security is top-notch.

## Get a conference centre on the ground floor

In addition to eight meeting rooms and auditorium on the ground floor, you will also have access to conference centers in other HUBs, eg the upcoming TV studio in HUB1.

All meeting rooms have been upgraded with the latest in technology.



Sun in HUB2 can be connected to Valley next door.



Auditorium in HUB2 with 99 seats.



Biz in HUB3.



The meeting room Park in HUB2.



Auditorium in HUB3 with 149 seats.



Lab in HUB3 is ideal for workshops

# HUB2 Facilities and Services



## A selection of our services

- ▮ Dinner to-go
- ▮ Market days
- ▮ Hairdresser and massage
- ▮ Personal fitness coach
- ▮ Work out classes
- ▮ Yoga classes
- ▮ Dry-cleaning service
- ▮ Bicycle repair
- ▮ Teambuilding and social events
- ▮ Postal and parcel service

## A selection of our facilities

- ▮ Lobby with Host and reception
- ▮ Caretaker and security
- ▮ Meeting rooms and auditoriums with advanced plug & play technology
- ▮ Café Nabo barista-café and market area
- ▮ Restaurant and lounge
- ▮ Fitness- and gym facilities
- ▮ Coworking area
- ▮ Swingspace – flexible projekt workplaces apart from our lease
- ▮ Private parking and charging stations for electric cars
- ▮ Bicycle parking with a changing room and showers
- ▮ Washing areas for cars and bicycles
- ▮ Eight meeting rooms with capacities for eight to 28 people
- ▮ Auditorium with room for 99 people
- ▮ Catering à la carte and to go
- ▮ Room service for meetings and events
- ▮ A wide range of health amenities
- ▮ Hairdresser and masseuse
- ▮ DNGB Silver Certification and energy labelling B



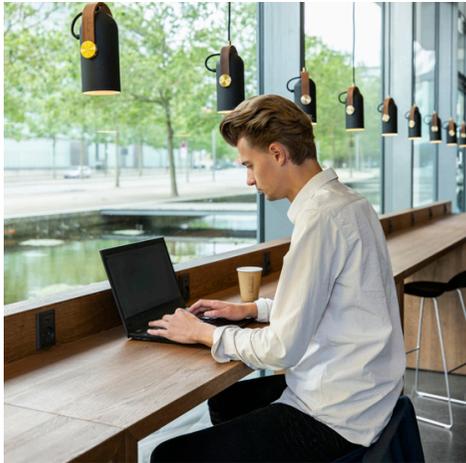
# Arne Jacobsens Allé 15-17



## Prices & Terms

Yearly rent	DKK 1,450 per m <sup>2</sup>
Operations a/c	DKK 179 per m <sup>2</sup>
Taxes, duty and insurance a/c	DKK 142 per m <sup>2</sup>
Consumption of heat, water, cooling/ventilation a/c	DKK 158 per m <sup>2</sup>
Operating contributions to restaurant per user per open day	DKK 24 per m <sup>2</sup>
Payment	Quarterly in advance
Deposit	6 months rental
Rent Control	NPI, 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
User contributions are paid for use of common meeting rooms	

# Arne Jacobsens Allé 15-17, 4<sup>th</sup> floor 923.00 m<sup>2</sup>



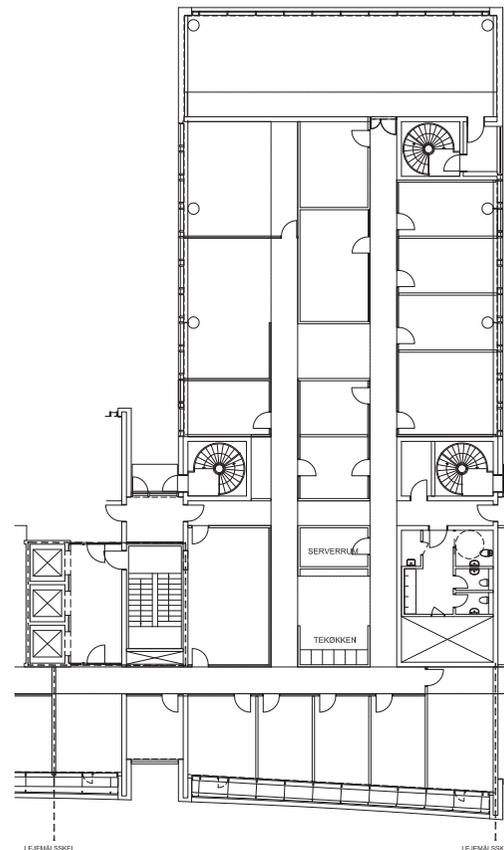
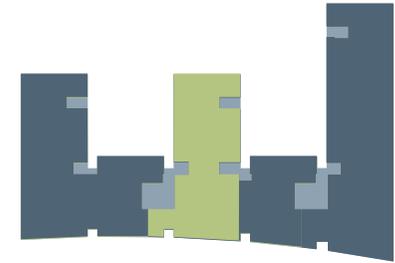
Café Nabo on the ground floor offers lots of temptations and space to work.

Central lease of 923 m<sup>2</sup> with both east and west facing areas.

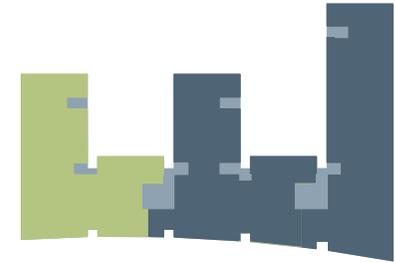
Today, the lease is generically furnished with open office landscapes, quiet rooms and meeting rooms, etc. Of course, in collaboration, we make sure that the lease's interior design solution is adapted to your wishes and needs.

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.

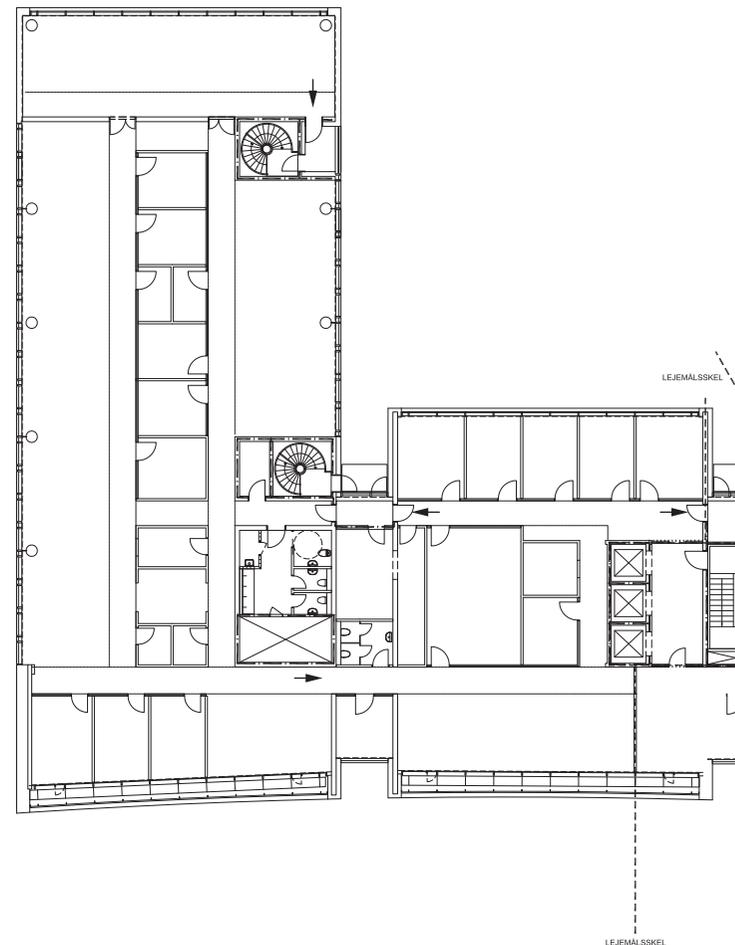
Fast moving in possible.



# Arne Jacobsens Allé 15-17, 6<sup>th</sup> floor 1.313,10 m<sup>2</sup>



The restaurant is designed to function as extra lounge and meeting room outside the restaurant's opening hours.



Well-exposed areas with the possibility of reception, kitchen and lounge environment. Presentable rooms second to none in the property with fantastic light and views.

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.

# Arne Jacobsens Allé 15-17, 7<sup>th</sup> floor 1,930.90 m<sup>2</sup>



Penthouse rental overlooking the southeast, lavish light, and extremely presentable and efficient areas.

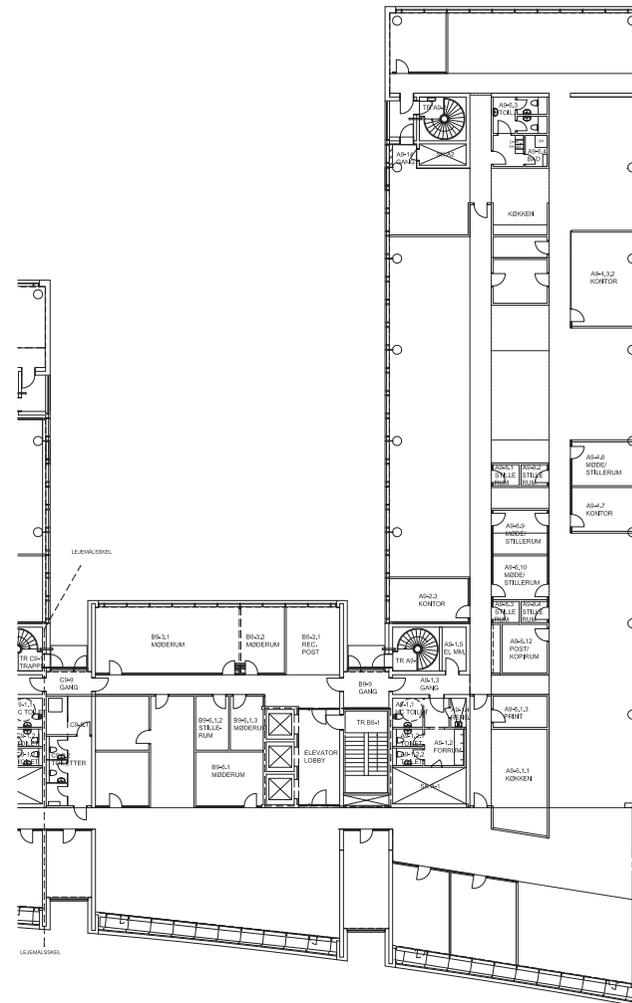
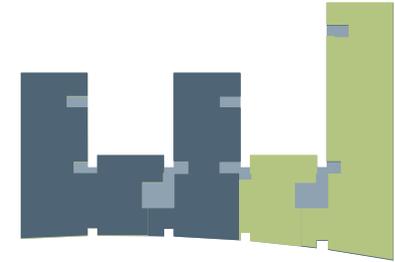
The lease is serviced by a total of 3 lifts, which go directly from the arrival area to the lease.

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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.

The property is close to public transport, and a little diversion by the canals..





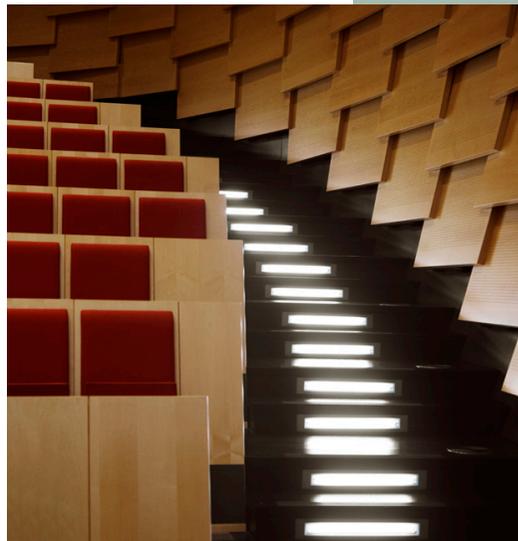
HUB1  
Kay Fiskers Plads seen from Arne Jacobsens Allé



HUB1  
Kay Fiskers Plads along Ørestad Boulevard



HUB2  
Arne Jacobsens Allé 15-17



HUB3  
Arne Jacobsens Allé 13

## Become a part of HUBNORDIC

As part of HUBNORDIC, you can also use services and facilities in our two neighbouring properties. This gives you access to, for example, our large auditorium for 149 people in HUB3 and not least to the pulsating ground floor in HUB1, where we also have plans for a health center.

[SEE ALL HUBNORDIC LEASES](#)

## Some customers from HUB2 and HUB3



## Our customers. Your future 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.

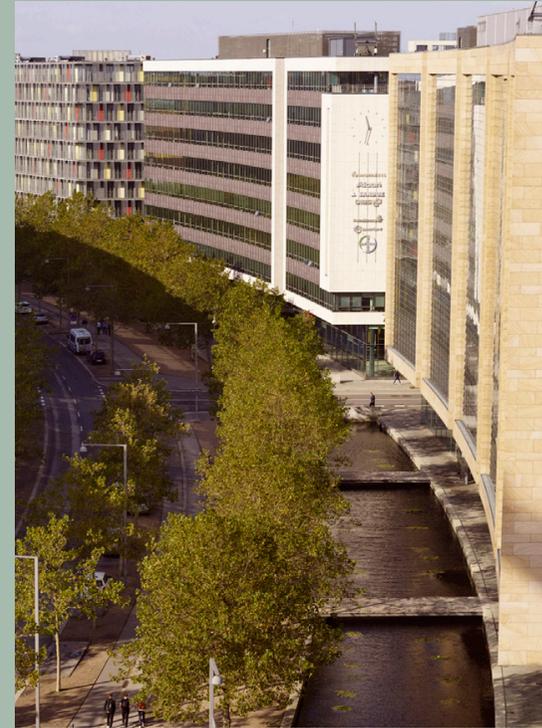
The airport is another valuable neighbour only a few minutes away.

# Environment and Sustainability

At KLP Ejendomme, we pursue an active green policy to minimize the CO2 footprint and reduce pollution.

In connection with the construction of new properties, we always strive to have environmental and climate considerations go hand in hand with aesthetics and functionality, and KLP Ejendomme A / S is certified according to both ISO 9001 and ISO 14001 standards.

In addition, we set an annual environmental and climate goal to increase waste sorting, reduce energy consumption and promote various other patterns of behavior, services and technical solutions that reduce the impact on the climate and the environment.



- Active green policy
- Annual climate and environmental goals
- Initiatives to minimize energy consumption
- Focus on waste sorting
- Green awareness with the choice of service providers
- ISO 9001 and ISO 14001 certified

# 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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