

HUB3

Arne Jacobsens Allé 13
406-4,050 m²

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.



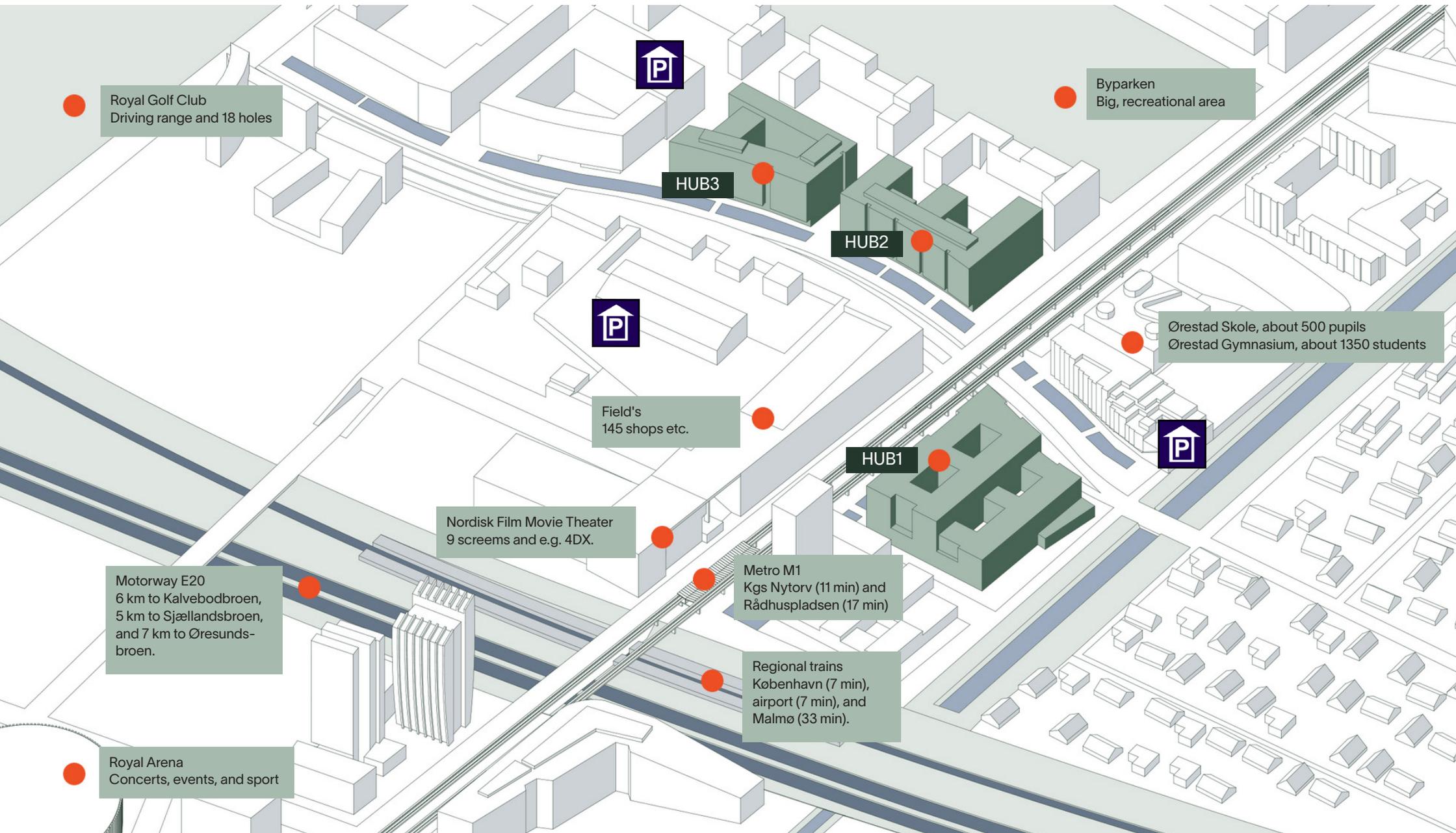
Copenhagen

- 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

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

Field's
145 shops etc.

HUB1

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

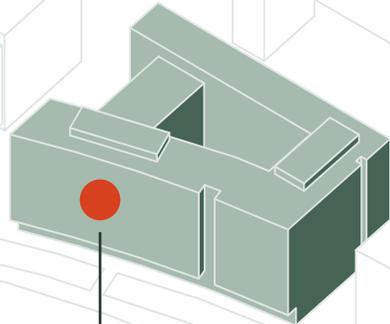
Nordisk Film Movie Theater
9 screens and e.g. 4DX.

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

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

Royal Arena
Concerts, events, and sport

HUB3



Arne Jacobsens Allé 13
2300 København S

Available leases

- 4th floor 747 m²
- 4th floor 794 m²
- 6th floor 794 m²
- 4th floor 1,128 m²
- 2nd floor 1,202 m²
- 4th floor 1,382 m²
- 4th floor 4,050 m²

Parking
Terrain and parking house

Yearly rent
DKK 1,450 pr m²

Operations on account
DKK 433 pr. m²

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	

HUB3 was completed in 2008 and was designed by DISSING+WEITLING architecture. As with its sister building HUB2, the outdoor areas here are zoned with canals and trees – lending HUB3 space a charming atmosphere all year round.

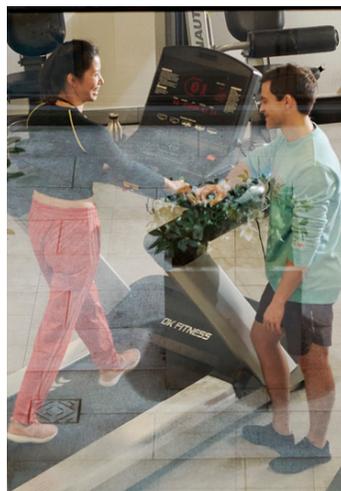
The property is 30,500 m² and equipped with every amenity you'd want.

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 HUB3 you find 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 and the Grab & Go vending machine in HUB2, 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 six 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.



Lab i HUB3 til fx workshops



Auditorium in HUB3 with 149 seats.



Biz in HUB3.



The Box meeting room in HUB3.



Auditorium in HUB2 with 99 seats.



Sun in HUB2 can be connected to Valley next door.

HUB3

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 (in HUB2)
- ▮ Restaurant and lounge
- ▮ Fitness- and gym facilities
- ▮ Swingspace – flexible projekt workplaces apart from lease (in HUB2)
- ▮ Private parking and charging stations for electric cars
- ▮ Bicycle parking with a changing room and showers
- ▮ Washing areas for cars and bicycles
- ▮ Six meeting rooms with capacities for eight to 40 people
- ▮ Auditorium with room for 149 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 13

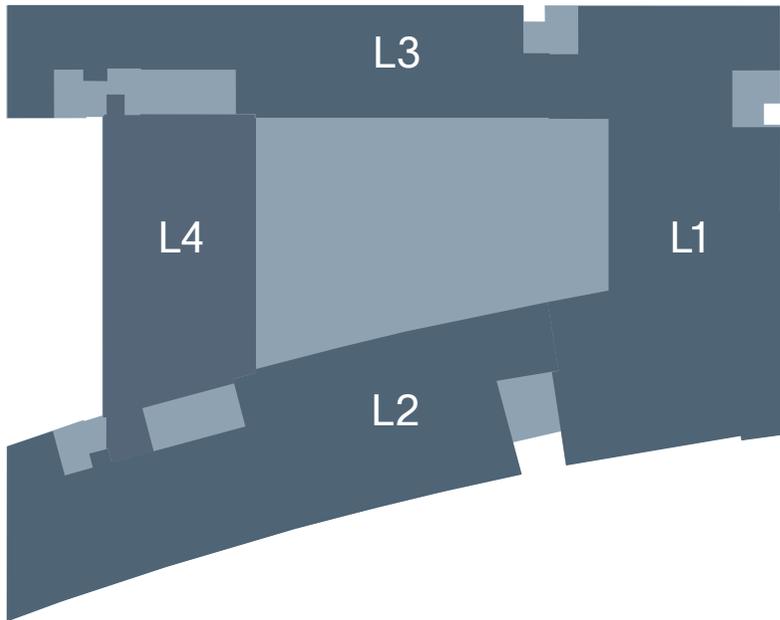


Prices & Terms

Yearly rent	DKK 1,450 per m ²
Operations a/c	DKK 182 per m ²
Taxes, taxes and insurance a/c	DKK 251 per m ²
Consumption of heat, water, cooling / ventilation a/c	DKK 158 per m ²
Contributions to staff restaurant per. employee per opening day	DKK 24 per m ²
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	DKK 26 - lunch per day
Lunch per meal including VAT	
User contributions are paid for use of common meeting rooms	

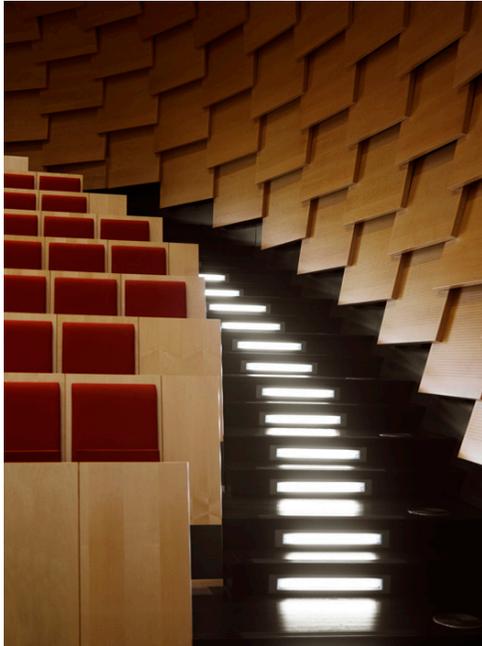
Vacant leases

Arne Jacobsens Allé 13



Arne Jacobsens Alle 13					
Floor	L1	L2	L3	L4	Total/floor
7th					
6th			793.64	746.70	1,540.34
5th					
4th	1,382.14	1,127.53	793.64	746.67	4,049.98
3rd					
2nd		1,202.18			1,202.18
1st		1,123.00			1,123.00
Ground	Shared	Champions	Shared	406.00	406.00

Arne Jacobsens Allé 13, 4th floor 747 m²

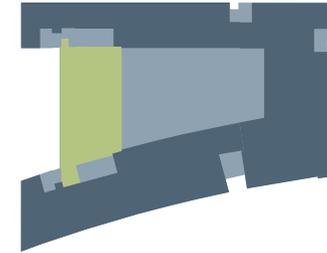
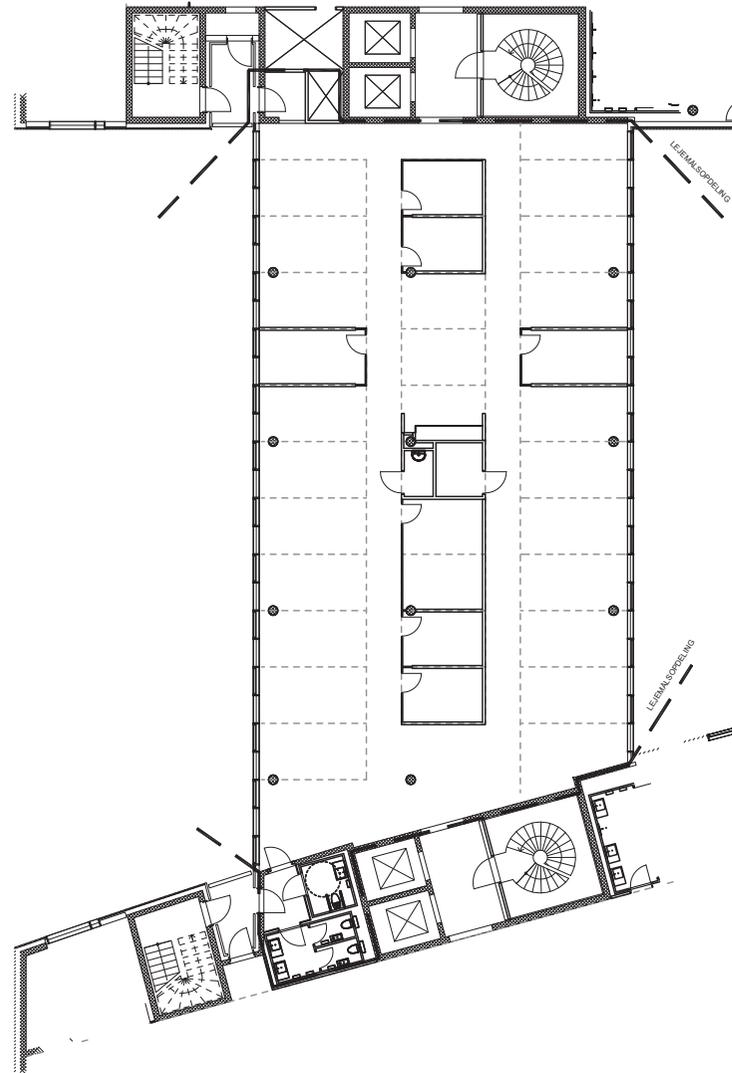


Our auditorium has 149 seats.

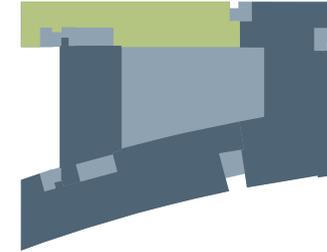
West facing, light lease of 747 m² with easy access from two addresses.

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.

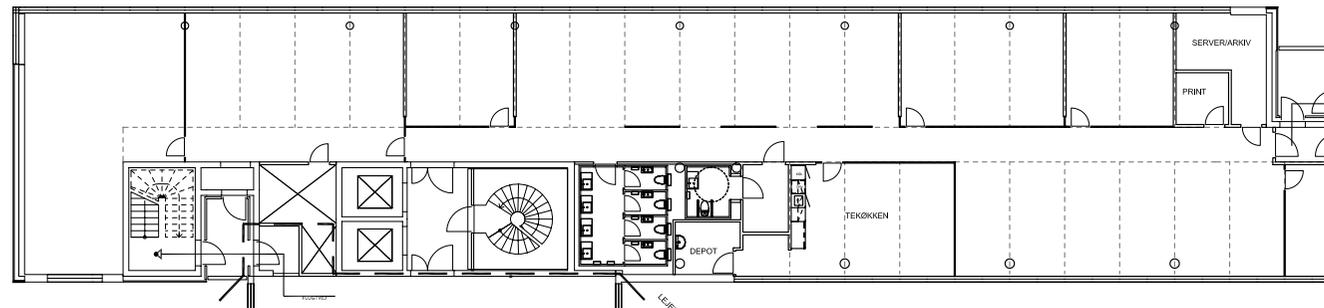
With the many amenities and services, the location and the modern architecture, you get a lease that is at the absolute best end of the scale.



Edvard Thomsens Vej 10, 4th floor 793.70 m²



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



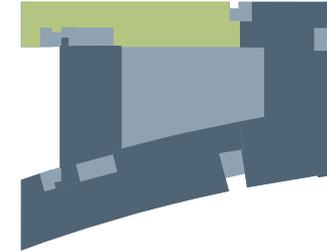
Extremely effective lease with good light and short access to the roof terrace of the property. The 794 m² face north.

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.

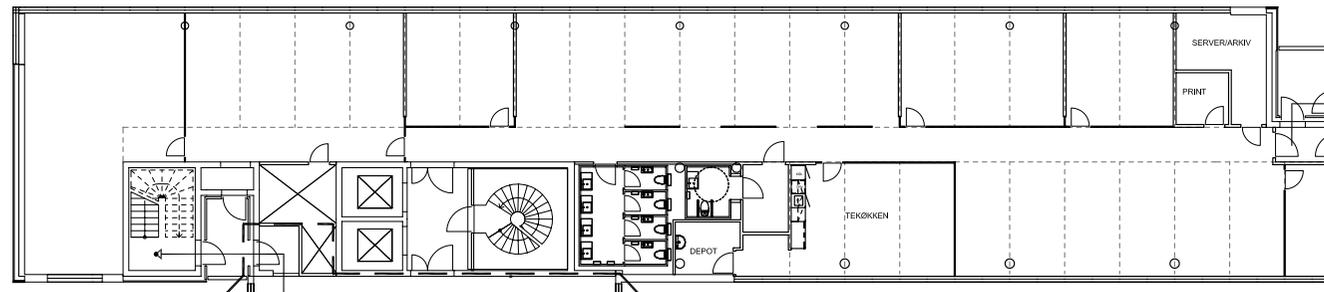
With the many amenities and services, the location and the modern architecture, you get a lease that is at the absolute best end of the scale.

Fast moving in possible.

Edvard Thomsens Vej 10, 6th floor 793.70 m²



The seven shared meeting rooms are designed for different purposes.



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.

Arne Jacobsens Allé 13, 4th floor 1,127.50 m²



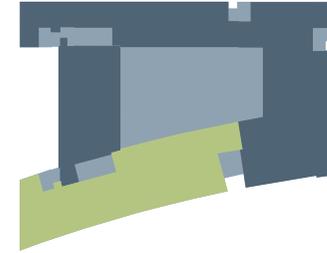
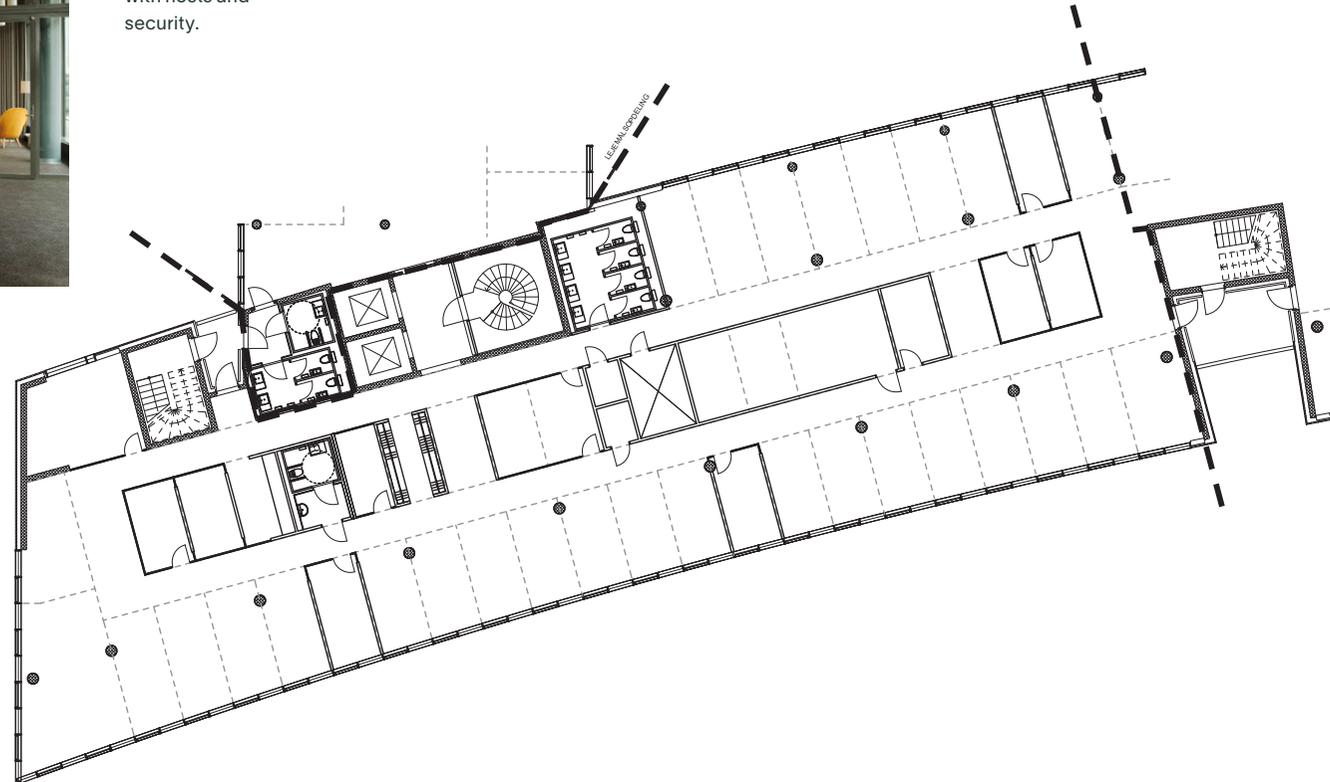
The property has shared receptions with hosts and security.

South facing rental of 1,128 m², located in the façade overlooking the district canal and life at Arne Jacobsen's Allé.

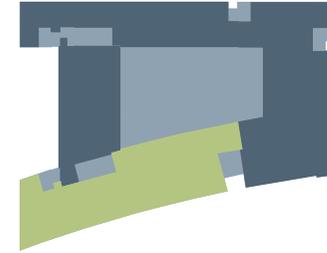
Today, the lease is generically furnished with open office landscapes, quiet rooms and meeting rooms, etc. Of course, in collaboration, we make sure that the lease's interior design solution is adapted to your wishes and needs.

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 13, 2nd floor 1,202.20 m²



Champions offer team work out, and besides you can always use the common gym on your own.

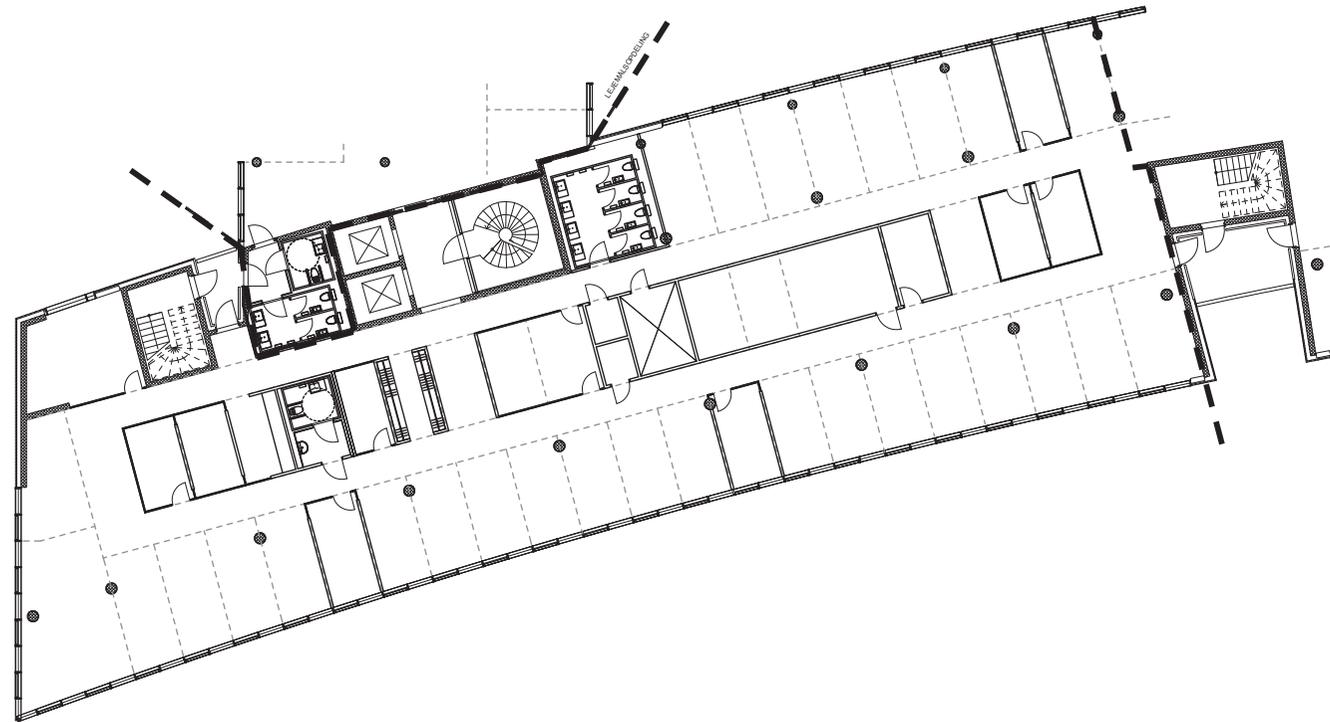
South-facing office lease overlooking the district canal and Arne Jacobsen Allé. Access to the lease is from the property's main reception via elevator or stairs.

Today, the lease is generically furnished with open office landscapes, quiet rooms and meeting rooms, etc.

We cooperate, of course, to make sure that the layout of the lease 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 13, 4th floor 1,382.15 m²



Madkastelet are experts in catering and takes care of both small meetings and big events.

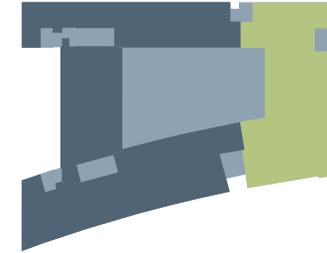
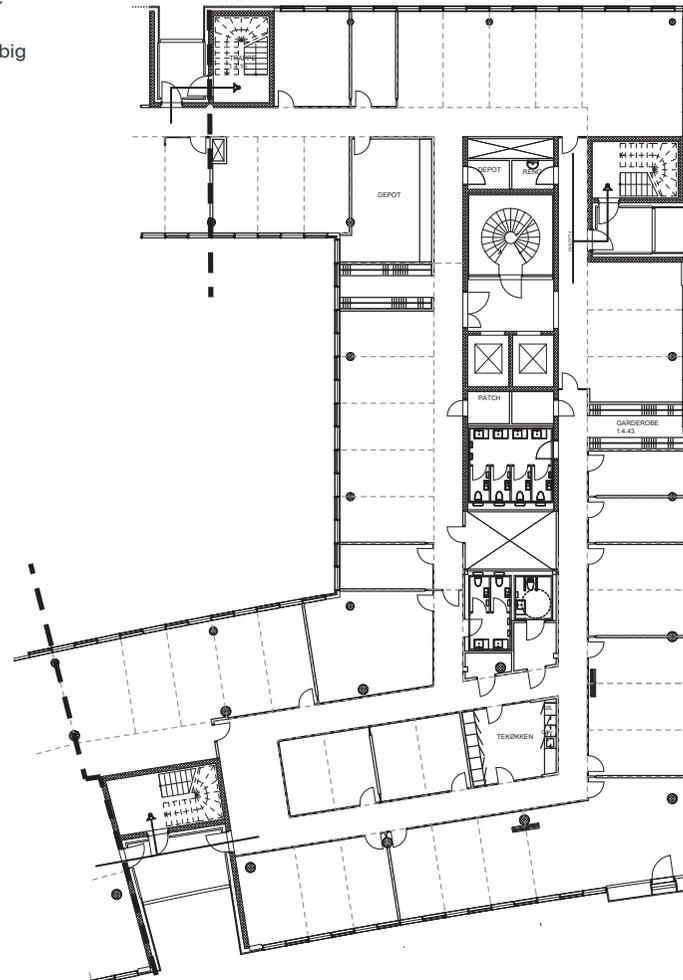
Efficient, east-facing lease of 1,382 m² with good light and easy access to the property's communal facilities.

Today, the lease is generically furnished with open office landscapes, quiet rooms and meeting rooms, etc.

We cooperate, of course, to make sure that the layout of the lease 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 13, 4th floor 4,050.00 m²



We serve
breakfast, lunch
and dinner to go.

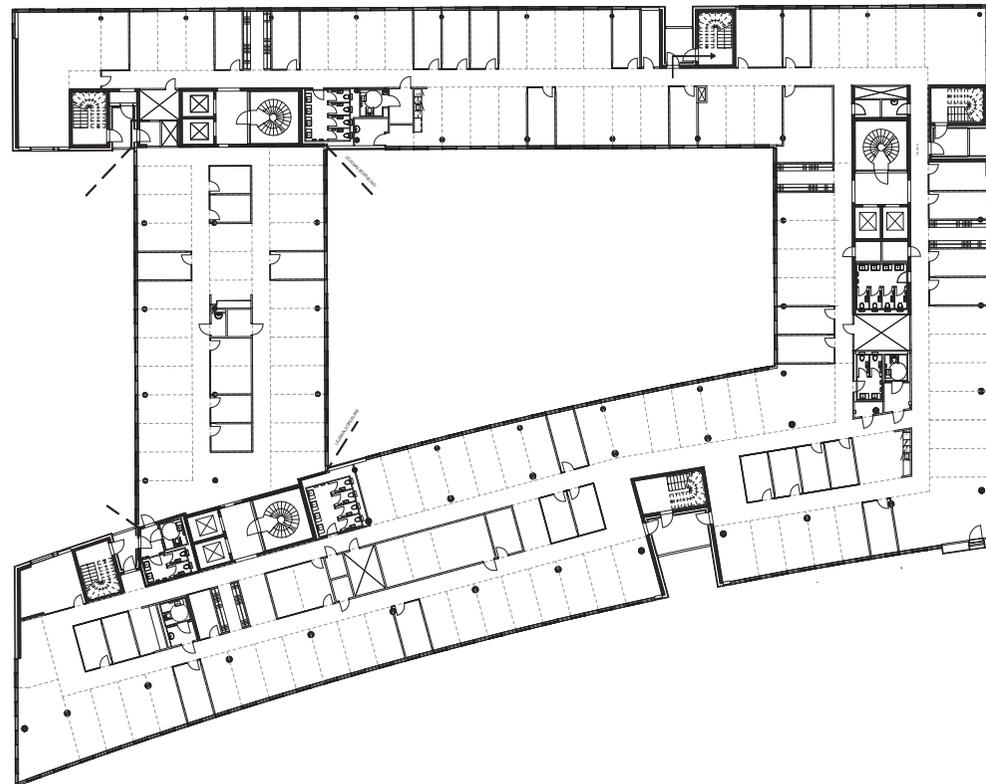
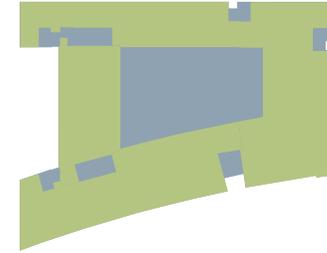
Large and functional lease on a full floor.

The lease is serviced by the entire three stair and elevator towers which ensure easy access. The areas in the south-facing façade have a view over the district canal and Arne Jacobsens Alle, while the areas in the north wing are extremely effective with only one walking area.

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.

Fast moving in possible





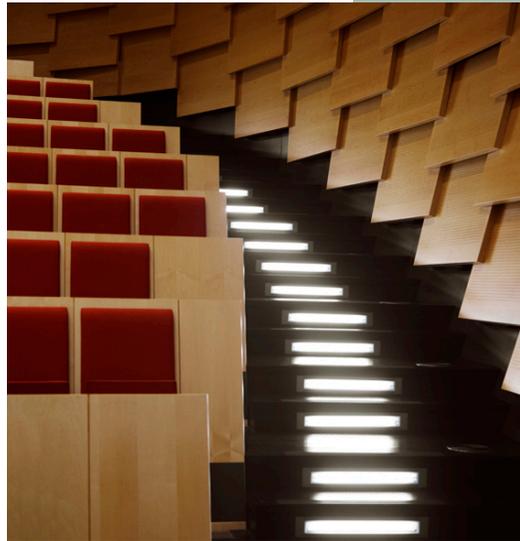
HUB1
Kay Fiskers Plads seen from Arne Jacobsens Allé



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 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.

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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