



# Waterfront Building



CENTRAL STATION

# Great minds under the one roof in an Emerging Business District

25,800

sqm

129

parking spaces

8

motorbike spaces

11

floors

24/7

security

3

restaurants /cafes



Large global impression,  
small environmental footprint

WATERFRONT BUILDING



The Nordic's biggest travel hub  
as its closest neighbour





# At the heart of Stockholm's buzzing metropolitan

The Waterfront Building is Stockholm's most centrally located centre for business. Situated right next door to Stockholm Central Station, your office is never far away, and the rest of the world is at your fingertips. Both for you and your customers. Also, only a short stroll away are cafes, restaurants, shops and cultural attractions, and of course Stockholm's Waterfront. It doesn't get more central than this.



**20 minutes**

Stockholm Arlanda Airport by Arlanda Express



**45 minutes**

Stockholm Arlanda Airport by bus



**2 minutes**

to Central Station

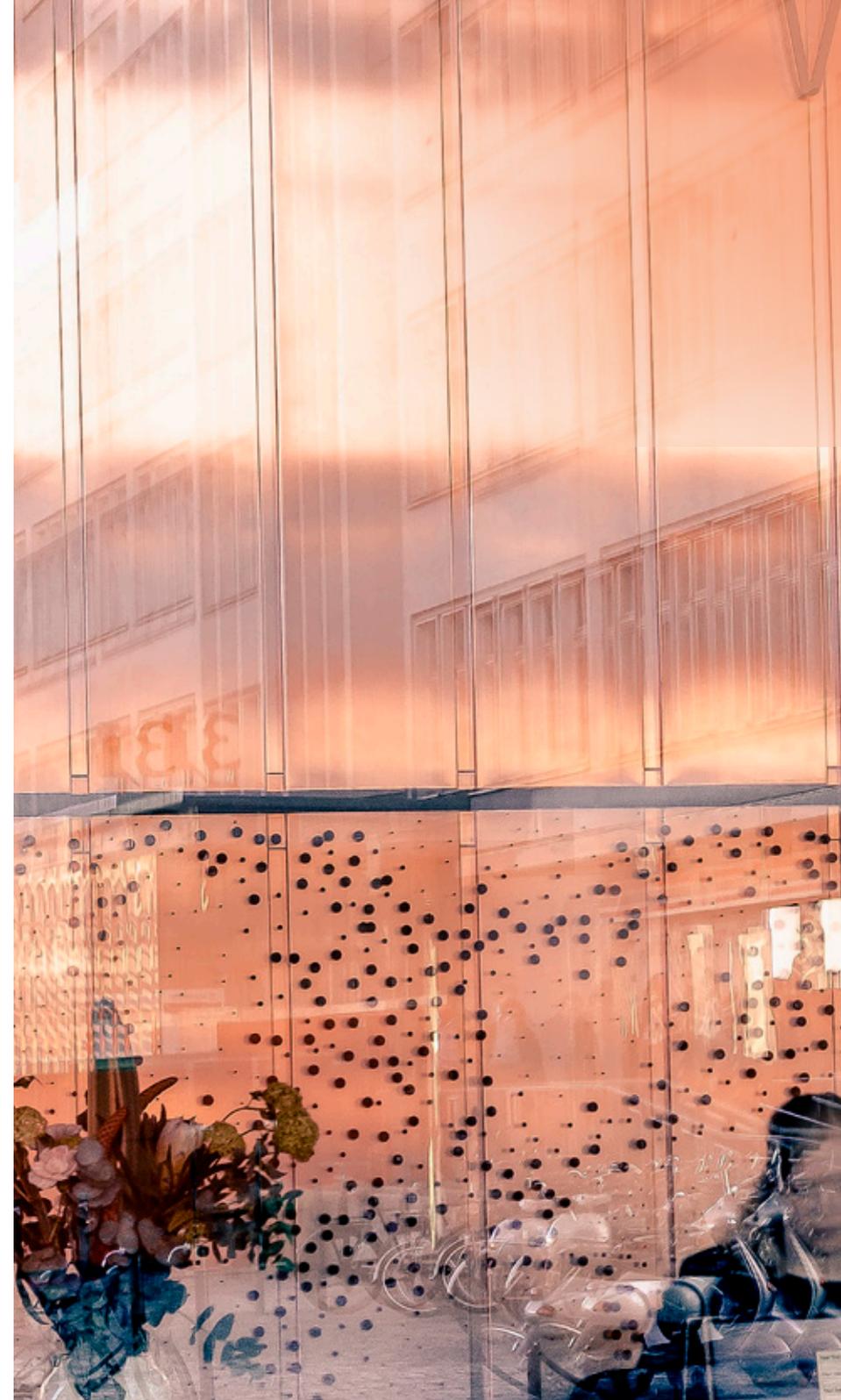


# Part of a greater ecosystem for the modern business

The illustrious foyer will certainly make a great first impression, but it's the outstanding service of reception that makes it a lasting one.

Welcoming you during office hours is our exceptional reception team, which provides various services that will simplify your working day. From booking taxis, couriers or restaurants, reception offers a comprehensive range of services. Rest assured, you and your company's needs will be taken care of.

The Waterfront Building also has advanced access restriction through speed gates, and separated access to the upper floors. There is also a guard at the reception desk around the clock. All to ensure your safety and security.

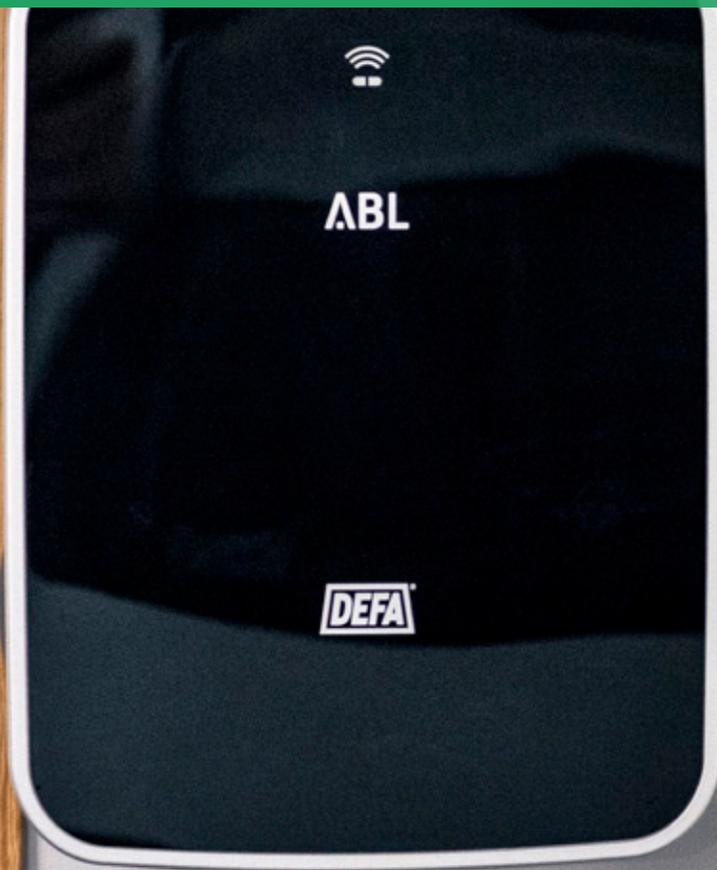


WATERFRONT BUILDING

# The Waterfront Building is more than just an eco-friendly workspace



# Central address for climate-smart companies



# Sustainability is about more than just a great sustainability rating

Of course, the Waterfront Building is one of the most climate-smart office properties in Stockholm, with LEED Gold classification and a world-class energy solution. But it also provides inhabitants comfort and efficiency, allowing them to work with ease in a productive and healthy environment. Ultimately, this inspiring workspace leads to high worker satisfaction, making it an even more attractive hub for business.



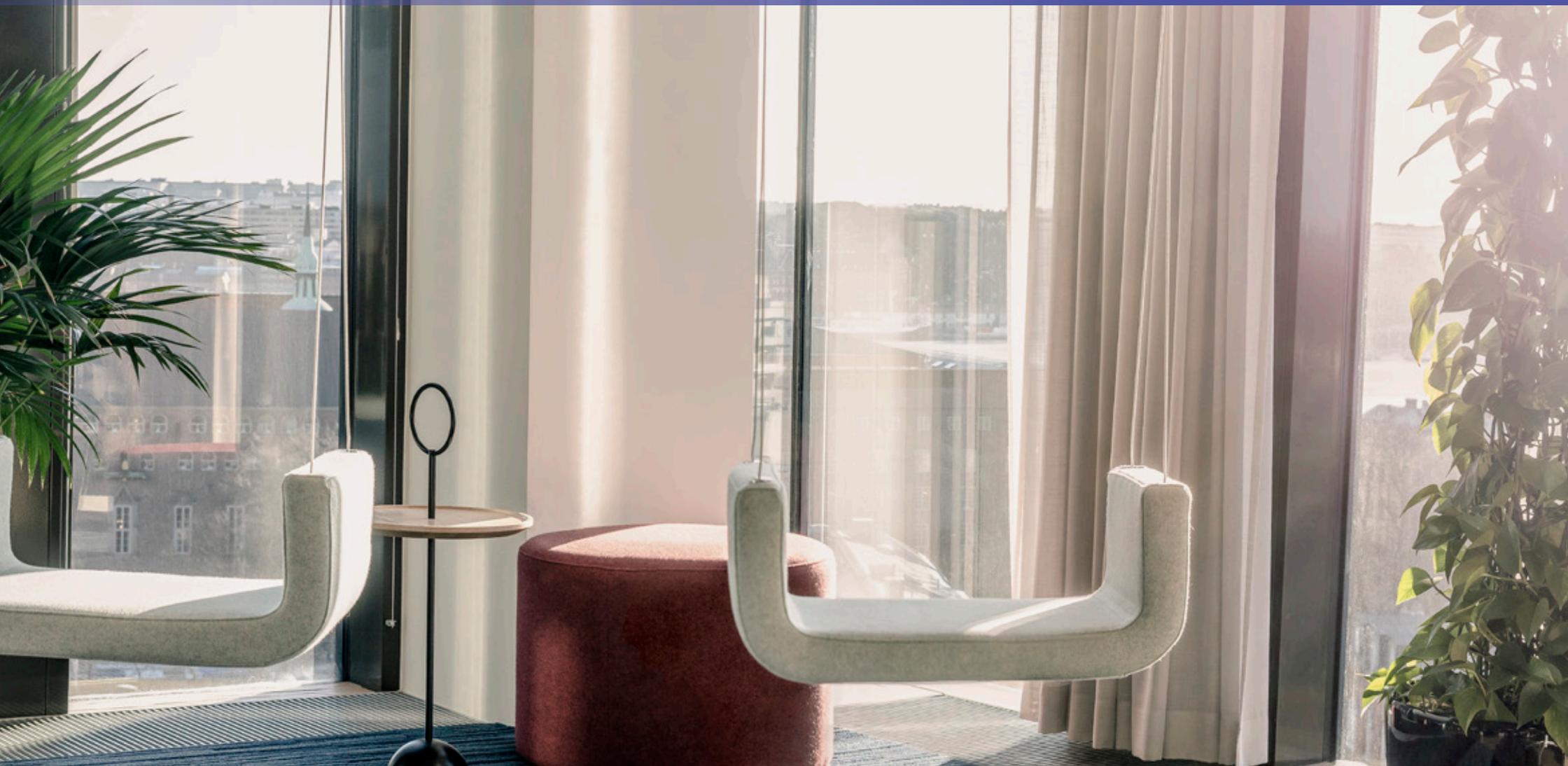
# Enhancing the modern and creative workspace

From the ground up the Waterfront Building maintains an uncompromising standard of sustainability and quality, while also prioritising its inhabitants' needs.

Indeed, its construction is intended for maximum versatility in terms of room divisions and other functions, allowing you to design up to 25 800 sqm high quality workspace tailored to your needs and to easily adapt the environment when required.



Stockholm's most central address and  
state-of-the-art center for business





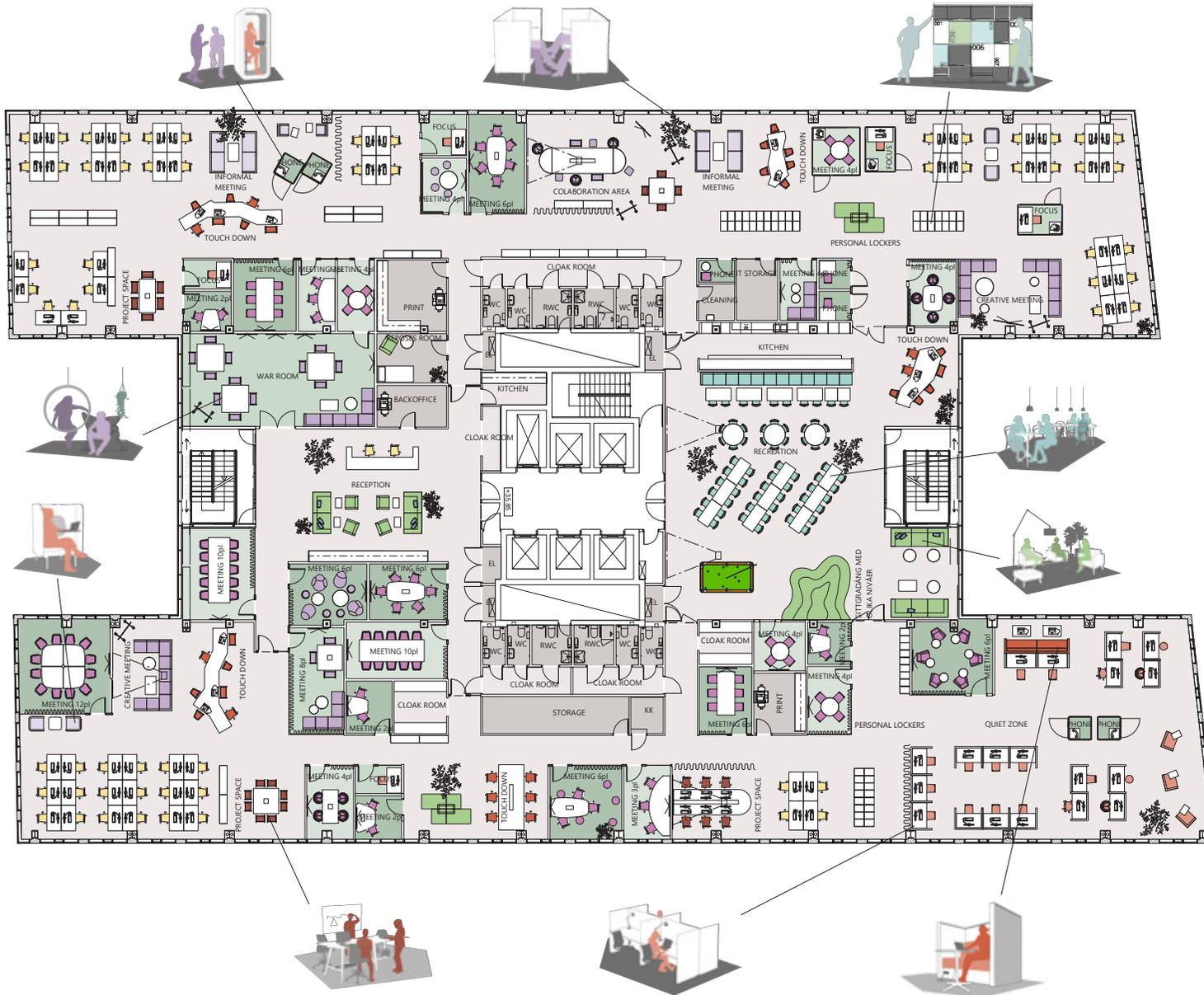






# 2,090 sqm office space on one floor

– dividable from 1,045 sqm



MEETING SPACE	
INFORMAL MEETING	14
CREATIVE MEETING	72
MEETING ROOM	111
197	
SOCIAL SPACE	
LOUNGE	23
KITCHEN	76
99	
WORK SPACE	
PROJECT	24
TOUCH DOWN	35
FOCUS	27
OPEN SPACE	64
150	
446	

BACKOFFICE	1
CLEANING	1
CLOAK ROOM	6
EL	5
FOCUS	5
IT STORAGE	1
KITCHEN	2
KK	1
MEETING 2pl	4
MEETING 3pl	2
MEETING 4pl	8
MEETING 6pl	7
MEETING 8pl	1
MEETING 10pl	2
MEETING 12pl	1
PHONE	7
PRINT	2
QUIET ZONE	1
RECEPTION	1
RECREATION	1
REPOSES ROOM	1
RWC	4
STORAGE	1
WAR ROOM	1
WC	8



Hötorget

Åhlens City

SATS gym

Operahuset

Sthlm Central station

Radison blu Waterfront

Arlanda Express

**W**  
Waterfront  
Building

City Terminalen

Sthlm Waterfront  
congress center

# Contact

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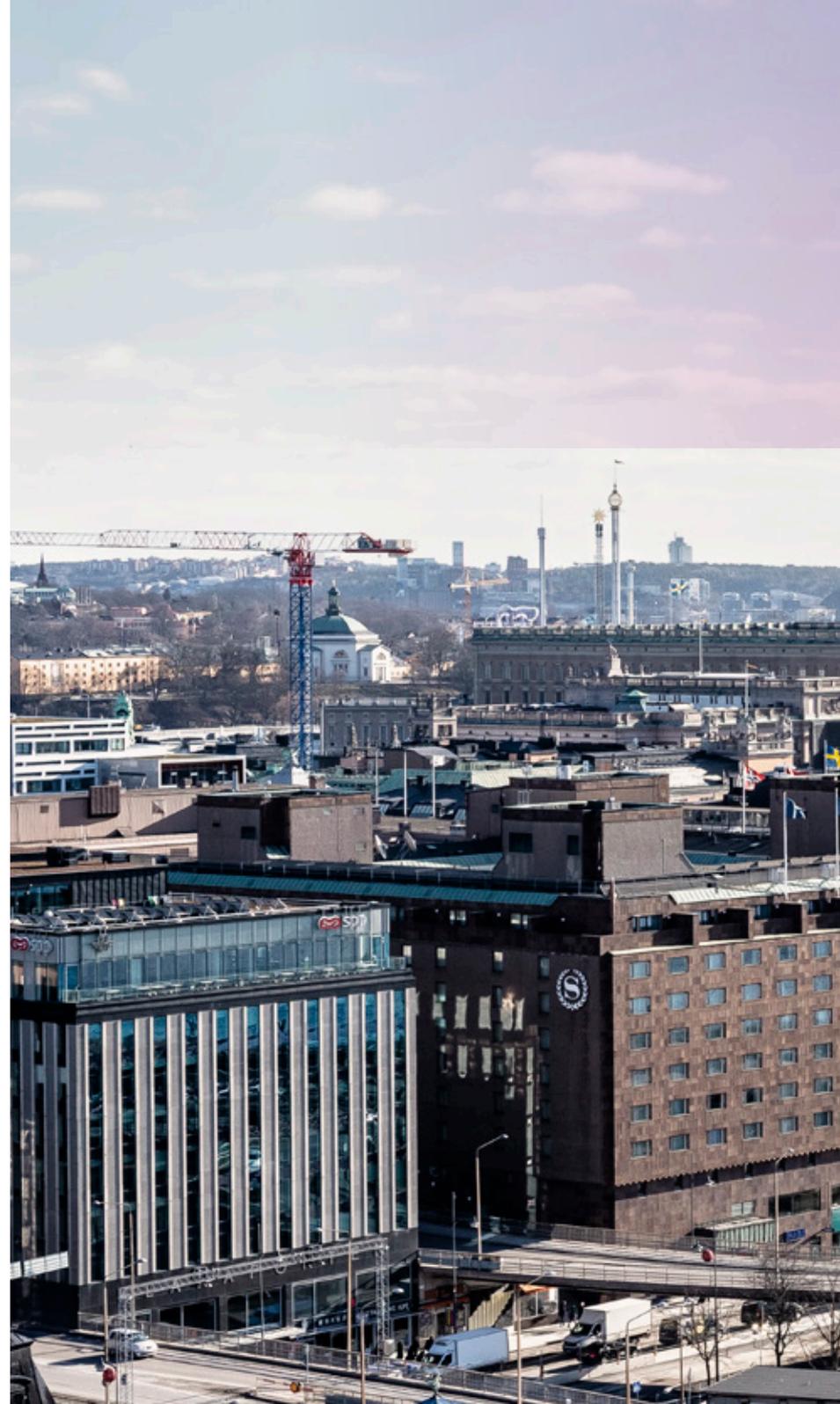


Address:  
Waterfront Building  
Klarabergsviadukten 63  
101 23 Stockholm

The property is managed by MEAG, Munich Re's asset manager. MEAG has representations in Europe, North America and Asia and also offers its extensive know-how to institutional investors and private clients from outside the Group. MEAG currently manages assets valued at approximately SEK 3.370 billion as of 30th Sept. 2020.

# MEAG

A Munich Re company



# All roads lead to the Waterfront Building





## Learn more about Waterfront Building

[waterfrontbuilding.se/en/waterfront-building](https://waterfrontbuilding.se/en/waterfront-building)

**MEAG**

A Munich Re company



**Waterfront  
Building**