



MALMÖ PRIORN



VASAKRONAN



TWO MINUTES TO EVERYTHING

It's a little more complicated than that, but still, not far from the truth. Triangeln Shopping Center, Södra Förstadsgatan, Södertull, Möllevång Square and Pildammsparken are all just a short walk from Priorn. Together they offer a fantastic selection of restaurants, shopping, services, gyms and recreation. And, Priorn is very easy to access, by car, public transport and bike.

” Suddenly, it happens! That’s how it is with Priorn and the opportunity to lease new, modern office space at the city center. These days, that’s almost unheard of. It’s a match made in heaven. Priorn is a perfect addition to the Triangle area, and Triangle is the perfect setting for Priorn.”

Anneli Dahl, Leasing Manager Vasakronan Region



FACTS ON PRIORN

PILDAMMSVÄGEN/S:T JOHANNESGATAN

- 13,000 sq. m. office space
- Seven stories
- 1,000 sq. m. stores/showrooms on ground floor
- Highest level of environmental certification – LEED Platinum
- Beautiful courtyard
- Ready for moving in during Q1 2020



Pildammsvägen 1





OFFICES

Modern offices with flexible, efficient floor plans.

The property's unique corner location at the crossing of Pildammsvägen and St. Johannesgatan offers a vibrant pulse, along with a relaxing inner courtyard.

Much emphasis has been on a design that allows natural light to enter the building from all directions.



STANDARD

The building has a flexible framework and layout, which facilitates a variety of needs, ranging from cell offices to open-plan or activity-based floor plans. In other words, the design will be based on your activities and needs.

Simple. Elegant. These are words that best describe the interior design of Priorn.

The result is modern offices with a distinctly Nordic touch. Sustainable materials like brick, concrete, natural stone and metal reflect the environment and create a sense of calm.



GREAT NEIGHBORS

Neighbors are important and the ones at Priorn are simply the best Malmö has to offer. What's more, it is just a short walk to Pildammsparken, Triangeln, Södra Förstads-gatan, Malmö Opera and Malmö Art Museum.

TRIANGELNS SHOPPING CENTER

is just 100 m from Priorn and it is the most centrally located shopping destination in Malmö. It offers 140 stores with everything from fashion and accessories to home electronics and furnishings. There are also many great restaurants and cafes.

TRIANGELN STATION is undoubtedly one of the coolest train stations in Sweden. And, it is part of the subway system. Both of the train lines, Pågatågen and Öresundstågen, stop here.

If this is your starting point, traveling time is less than 5 minutes to Central Station, 18 minutes to Copenhagen Airport and about 30 minutes to Copenhagen.



GREAT NEIGHBORS...

SÖDRA FÖRSTADSGATAN TO SÖDERGATAN is the main pedestrian street in Malmö. Vasakronan owns around 40 % of the buildings there and our tenants include Benetton, Levi's and Svenssons i Lammhult.

MALMÖ OPERA offers great opera and is a constant source of joy and inspiration. Operagrillen restaurant is a very popular lunch destination. So, be sure to make a reservation in advance!

MALMÖ ART MUSEUM first opened in 1975 and since then, it has hosted major exhibitions in contemporary art. It is located just across the street from the office. The art museum's restaurant, SMAK, is recommended in White Guide and it has a reputation as one of the very best lunch destinations in the city.

PILDAMMSPARKEN is the largest park in Malmö and an exquisite oasis. The park offers 45 hectares of beautiful walking, biking and running paths, along with ponds, an outdoor gym and cultural experiences.



HOW TO ACCESS PRIORN



BICYCLE

There will be a locked bicycle lot at the property. You can also rent a bicycle at Triangeln Station. (Malmö by bike.)



CAR

There will be a car park at the property. And, you can enter Triangeln Parking Garage from Pildammsvägen. It has 900 parking spots.



TRAIN

Both of the train lines, Pågatågen and Öresundstågen stop at Triangeln Station. If this is your starting point, traveling time is less than 5 minutes to Central Station, 18 minutes to Copenhagen Airport and about 30 minutes to Copenhagen.



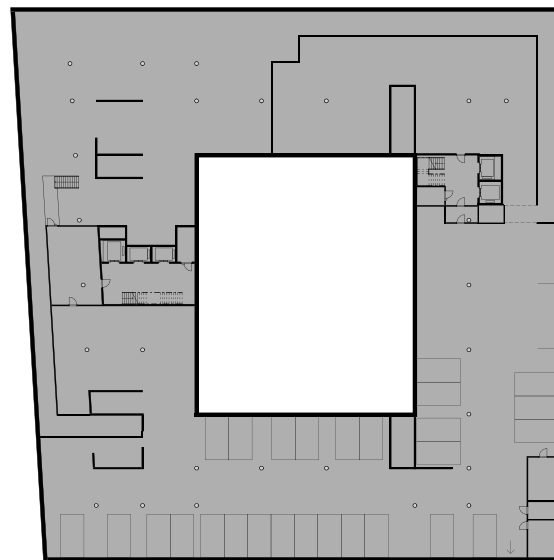
BUS

The bus station for city buses is on Rådmansgatan at Triangeln Shopping Center, which is just a minute's walk from Priorn

AIRPORT BUS

Bus service to Malmö airport departs 1-2 times per hour from the Triangeln bus station at Rådmansgatan. The travel time is around 40 minutes.

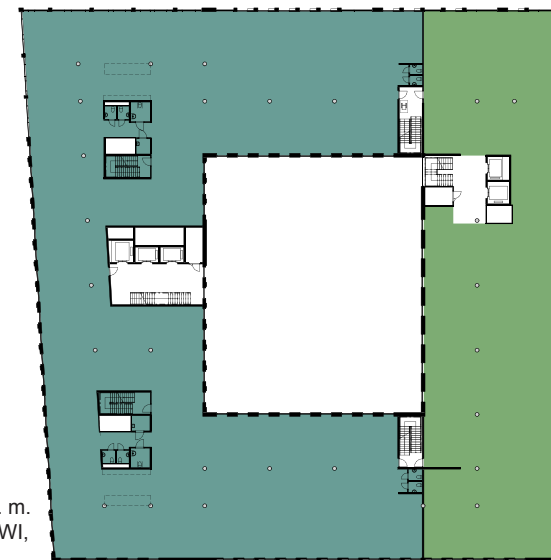




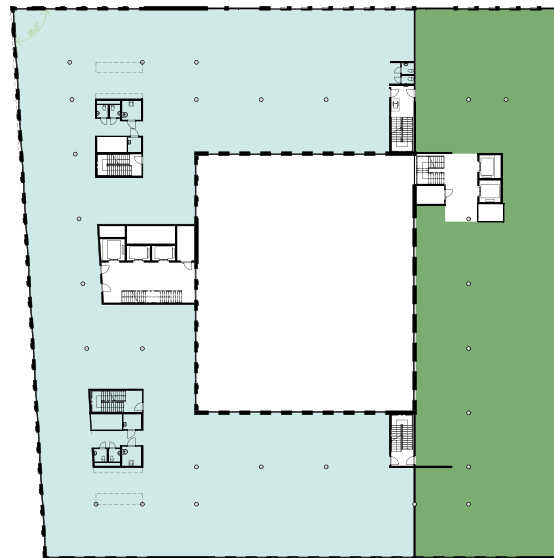
Floor 01
Approx. 3,201 sq. m BTA



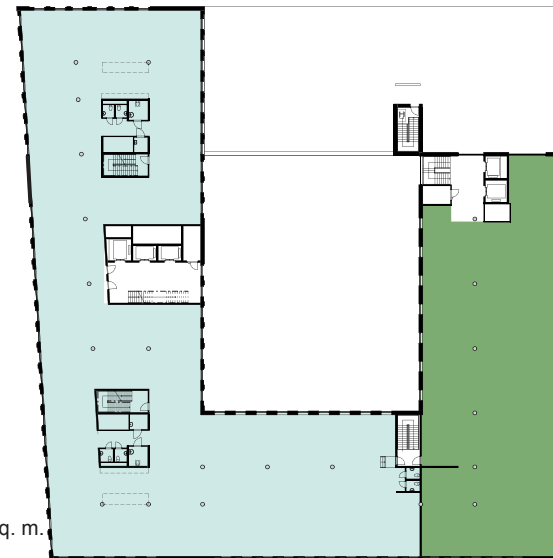
Floor 02
Region Skåne, approx. 950 sq. m.
Stores, approx. 740 sq. m. COWI,
approx 640 sq. m



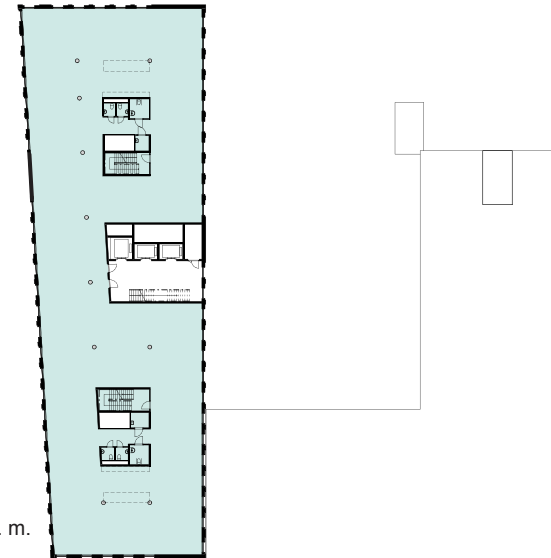
Floor 03
Region Skåne, approx. 950
sq. m. COWI approx.
1,830 sq. m



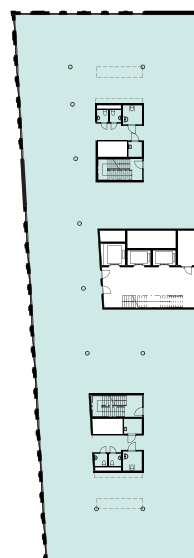
Floor 04
Region Skåne, approx. 950 sq. m.
Office, approx. 1,830 sq. m.



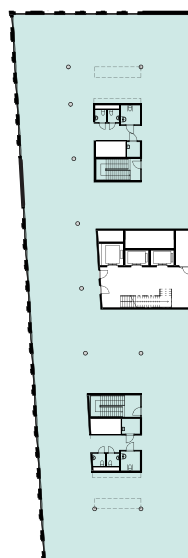
Floor 05
Region Skåne, approx. 690 sq. m.
Office, approx. 1440 sq. m



Floor 06
Office, approx 1,040 sq. m.



Floor 07
Office, approx 1,040 sq. m.



Floor 08
Office, approx 1,040 sq. m

- Basement**, approx. 3,210 sq. m. BTA
- Region Skåne**, approx. 3,550 sq. m. LOA
- Stores**, approx. 740 sq. m. LOA
- Offices**, approx. 6,390 sq. m. LOA
- COWI**, approx. 2,470 sq. m. LOA

Total leasable space, approx. 13,200 sq. m. LOA
Light BTA, approx. 15,700 sq. m.

PRIORN

SAMPLE PLAN 5, ENTIRE FLOOR



SAMPLE PLAN 6-8, ENTIRE FLOOR



TOTAL NUMBER WORKPLACES: 71
LOA APPROX. 1,020 SQ. M.

PRIORN

SAMPLE PLAN 6-8, PART 1



DESCRIPTION

Reception with lounge
 Cloakroom
 Conference 10 p = 1
 Conference 8 p = 1
 Conference 6 p = 1
 Chat rooms = 4
 Resting room = 1
 Offices for 1 p = 11
 Permanent workplaces for 44 p,
 Project workplaces for 16 p
 Copying/print
 Storage
 Kitchenette/break/lounge
 WC/RWC/Cleaning

TOTAL NUMBER WORKPLACES: 71
 LOA APPROX. 1,020 SQ. M.

PRIORN

SAMPLE PLAN 6-8, PART 2



DESCRIPTION

Reception with lounge
 Cloakroom
 Conference 10 p = 1
 Conference 8 p = 1
 Conference 6 p = 1
 Chat rooms = 4
 Resting room = 1
 Offices for 1 p = 11
 Permanent workplaces for 44 p,
 Project workplaces for 16 p
 Copying/print
 Storage
 Kitchenette/break/lounge
 WC/RWC/Cleaning

TOTAL NUMBER WORKPLACES: 33
 LOA APPROX. 500 SQ. M.