



PROJECT

Seastar

JLL CAPITAL MARKETS
STRICTLY CONFIDENTIAL

Strategic micro location

The property is located in Älvsjö, c. 10 km south of central Stockholm, with great highway access and right next to the commuter train station Älvsjö. All commuter train lines pass the station, and the journey takes just ten minutes to Stockholm C. The location provides a dense catchment where c. 350,000 people can be reached within ten minutes by car.

Strongly performing convenience offering

Well-established convenience anchors Willys and Systembolaget, representing 44% of rental income.

Flexible building

Flexible building consisting of three connected buildings with a total lettable area of 27,271 sq m which is mainly used for retail, data centre, wholesale, office and self-storage. The property also has a generous parking lot as well ample space for driving and docking delivery trucks.

Residential development potential

A zoning plan that gained legal force in 2014 allows for 90 space-efficient studio apartments within the existing vacant office premises.

Attractive tenant mix

Attractive tenant mix with a WAULT of 5.7 years, where c. 40% of the rental income is generated by Sweden's leading discount grocery chain Willys, whose lease runs until 2030. Other tenants are Systembolaget, TietoEVRY, Ahlsell, Dahl, Stockholm Self Storage and Hjälpmedel Stockholm.

Asset management potential

The offices on the property could be refurbished or converted to residential units significantly increasing the rental income. Short to long-term management possibilities to both refine tenant mix and lower operating expenses.

Lettable area
sq m

27,271

Occupancy rate
area

79%

Rental income 2023
MSEK

37.2

Expected NOI 2023
MSEK

28.0

Potential conversion
apartments

90

Sjöbotten 1

Convenience-anchored mixed-use property with great potential in a dynamic, well-connected location

Lettable area, sq m

27,271

Occupancy rate

79%

Potential residential
conversion, sq m

5,770

Rental income 2023,
MSEK

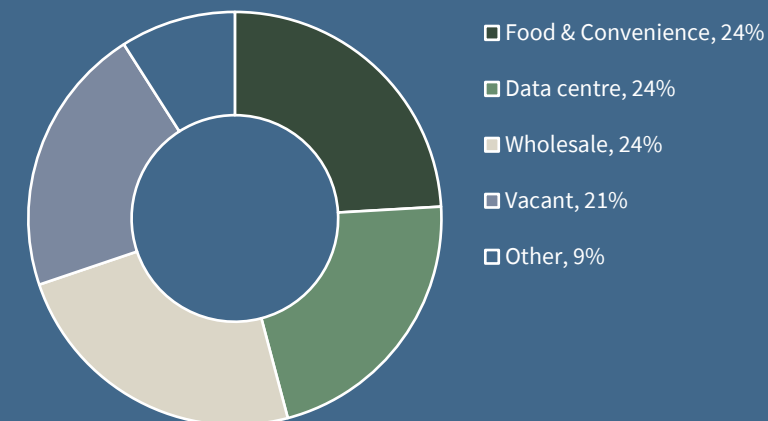
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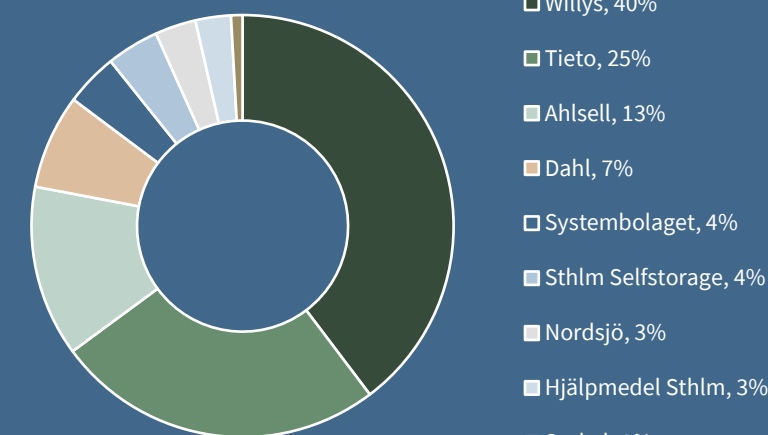
Largest tenants

WILLY:S
tieto *EVRY*
ahlsell

Area distribution per premise type



Rental income per tenant



Property information

Property name	Sjöbotten 1
District	Älvsjö, Stockholm
Adress	Mässv. 4, Älvsjö Ängsväg 6-8
Property Disposal Type	Leasehold
Leasehold term	January 1 st 2037
Lettable area	27,271 sq m
Plot of land area	21,170 sq m
Occupancy rate	79%
Year of construction	1978
Type code	325 & 426



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