



MÄSTERHUSET

A PEMBROKE PROPERTY



IN THE HEART OF STOCKHOLM

With its truly outstanding location, Mästerhuset gives you instant access to everything the city has to offer. Located on vibrant Mäster Samuelsgatan, you find premium restaurants, shopping, gyms and public transport right at the doorstep.

The opportunity itself offers 3 500 sq m of prime office space, available as one stunning unit or divided into two optimized office spaces.

Office view from Mästerhuset

A VIBRANT LOCATION



Unrivalled access to both public transport and parking facilities, Mästerhuset is directly adjacent to major retail destinations NK, PK-Huset, MOOD District and surrounded by a vibrant mix of businesses, hotels, cafés, restaurants and bars.

A NEW DISTRICT EMERGING IN CENTRAL STOCKHOLM

In the epicentre of the city, Pembroke creates an environment that connects people, with streets and squares built for people – not for cars.

Via new passages, squares, restaurants, and retail offerings we transform one of Stockholm's most central districts to a more accessible and attractive place, 24/7.





A WORKPLACE READY FOR THE FUTURE

Mästerhuset is home to forward-thinking businesses – our tenants are part of an environment where dynamic people and visionary companies can succeed and grow. The building's high standard and service level are some of the reasons why Mästerhuset has the most satisfied office tenants in Sweden, according to the renowned CFI Survey 'Fastighetsbarometern' that we have won several years in a row.

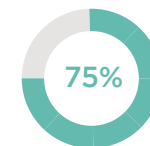
INFORMATION



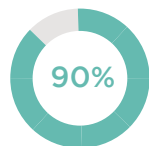
FLOORS WITH
30% HIGHER
CAPACITY*



SYSTEMS WITH
50% LOWER ENERGY
CONSUMPTION*



LIFTS WITH 75%
GREATER PASSENGER
CAPACITY*



FAÇADES WITH 90%
MORE NATURAL
LIGHT PENETRATION*

*COMPARED TO THE AVERAGE STOCKHOLM CITY BUILDING.

A NEW FIRST IMPRESSION

Mästerhuset offers a high international standard with two double-height representative lobbies. With staffed reception desks and 24-hour security, Mästerhuset is a high-security building. The central location offers direct proximity to gyms, shopping and a rich selection of restaurants that contribute to a vibrant and safe environment.



Two welcoming main entrances offer the best experience for both employees and guests.



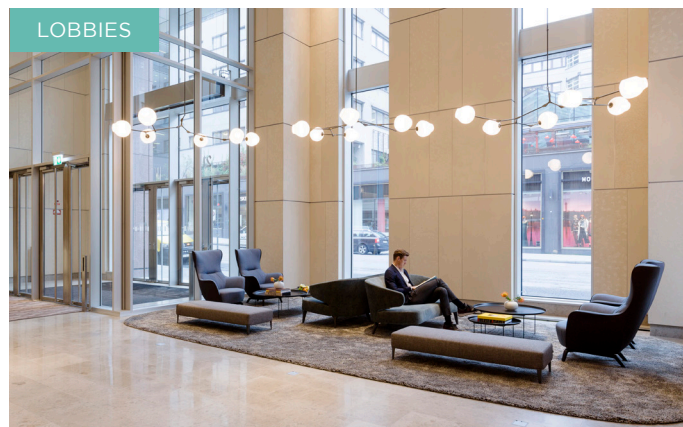
Our building concierge team greet tenants and guests and contribute to creating a unique service experience at Mästerhuset.



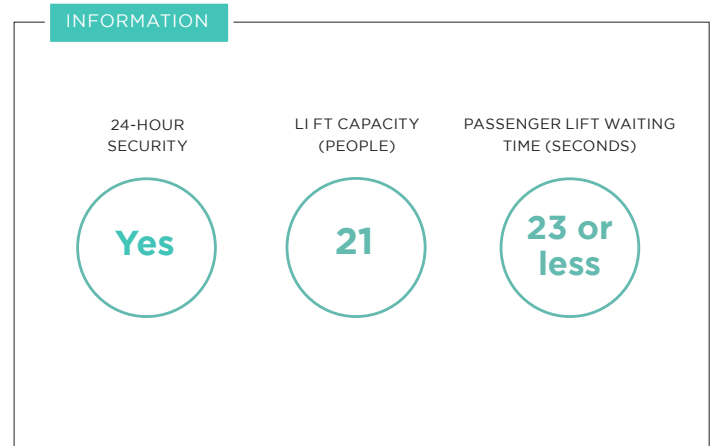
Speed gates control access to the lift banks, just one aspect of the 24-hour security programme at Mästerhuset.



Eight 21- and two 15-person capacity lifts split between two lift banks with destination control technology reduce wait and travel times, minimise lift crowding, and enhance operational efficiency.



Two large reception lobbies with high ceiling heights and natural materials create impressive spaces for welcoming clients and meeting colleagues.



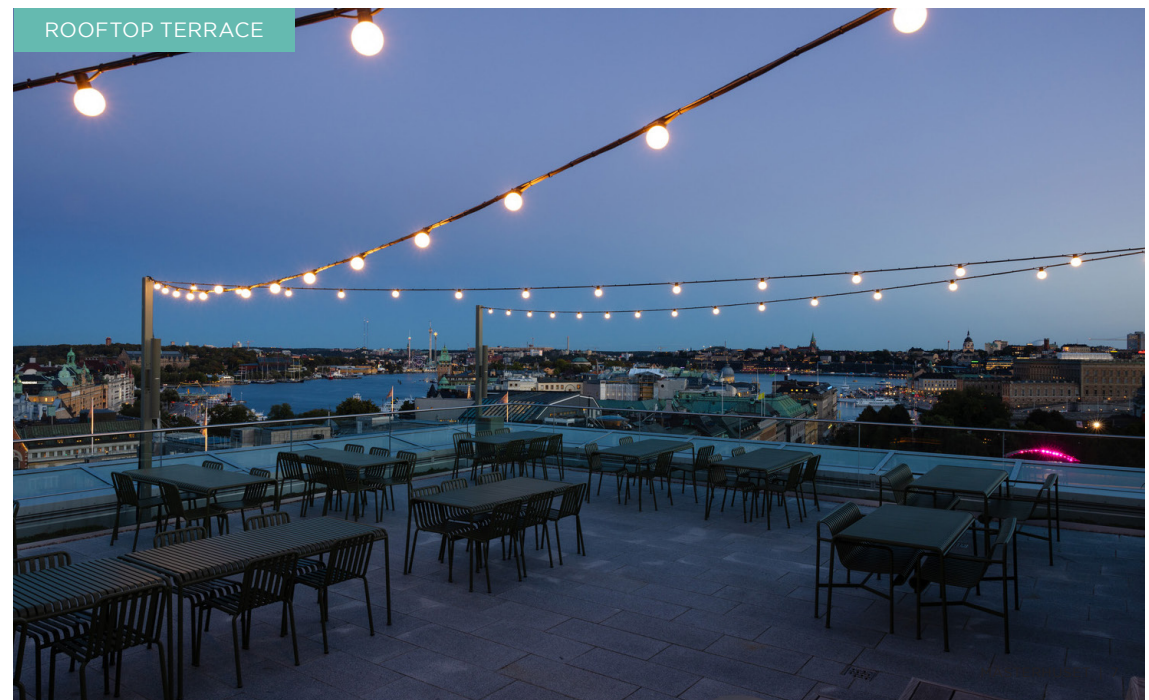
BEST-IN-CLASS SERVICES AND AMENITIES

Mästerhuset is manned 24/7 with security and reception staff to support our tenants. Additionally, Pembroke's dedicated Property Managers are visiting the building daily, making sure all our tenants' needs are being taken care of.

Mästerhuset offers an extensive tenant engagement program with lobby events and recreational activities such as running clubs and yoga.

With cycle storage, club-style lockers and showers, Mästerhuset offers exceptional end-of-trip facilities that suit today's active workforce.

- 24-HOUR SECURITY
- CONCIERGE SERVICE
- TENANT ENGAGEMENT PROGRAM AND EVENTS
- TENANT PORTAL
- ROOFTOP TERRACE WITH A 360-DEGREE VIEW
- BIKE PARKING, BIKE CHARGING AND SERVICE STATION
- SHOWERS, LOCKERS AND TOWEL SERVICE





OUTSTANDING IN-HOUSE CONCIERGE SERVICE

Mästerhuset's tenants have access to a tenant portal, including a unique concierge service programme with tailor-made services:

- DRY CLEANING
- BIKE REPAIR AND SERVICE
- HOME CLEANING
- FOOD AND FLOWER DELIVERIES
- BABYSITTING

A NEW PERSPECTIVE

Mästerhuset's rooftop terrace offers some of the best panoramic views of Stockholm. In spring 2023, it was upgraded to a greener state-of-the-art social hub and meeting place for events, business meetings, lunches and outdoor recreation. A heated, glazed pavilion for meetings and events will prolong the outdoor season.





SUSTAINABLE DESIGNED FOR HIGH PERFORMANCE

Mästerhuset has been engineered to provide tangible economic and sustainable benefits for its tenants by combining international design standards and energy efficient technologies.

As one of the first commercial properties in Stockholm city, Mästerhuset recently achieved the highest energy classification EPC A. The work began in 2018 with a thorough review of the energy use and new routines were introduced for optimization. The result was a reduction of 30 percent between the years 2018 and 2023.

Measurement and follow up of energy consumption is very detailed – the building has more than 19,000 data collection points where data is collected every second or minute. Room temperature, air quality, circulation of air, lighting, heating and cooling is being measured. There are also 1,200 motion sensors in the building to further ensure the efficient use of energy.

INFORMATION

VENTILATION
AND COOLING
CAPACITY

10 SQ M
/PERSON

LOW
ENERGY
CONSUMPTION

39
kWh/SQ M
/YEAR

A LEED PLATINUM CERTIFIED BUILDING

Mästerhuset is **LEED Platinum New Construction Certified**, the highest sustainability certification that can be achieved, which means that Mästerhuset fulfills very high requirements related to environmental performance. LEED provides a framework to create healthy, highly efficient and cost-saving green buildings and the categories Mästerhuset is scored on are:

- SUSTAINABLE SITES
- WATER EFFICIENCY
- ENERGY ATMOSPHERE
- MATERIALS AND RESOURCES
- INDOOR ENVIRONMENTAL QUALITY
- INNOVATION IN DESIGN
- REGIONAL PRIORITY CREDITS

In addition, a Green Contract is signed with tenants where we work together to reduce energy consumption and make sustainable choices, to continuously reduce the footprint.





RETHINK OFFICE SPACE

1 SMART SYSTEMS

Use of occupancy sensors control lighting and temperature to optimize operation, comfort and maintenance costs.

2 MODERN HVAC TECHNOLOGY

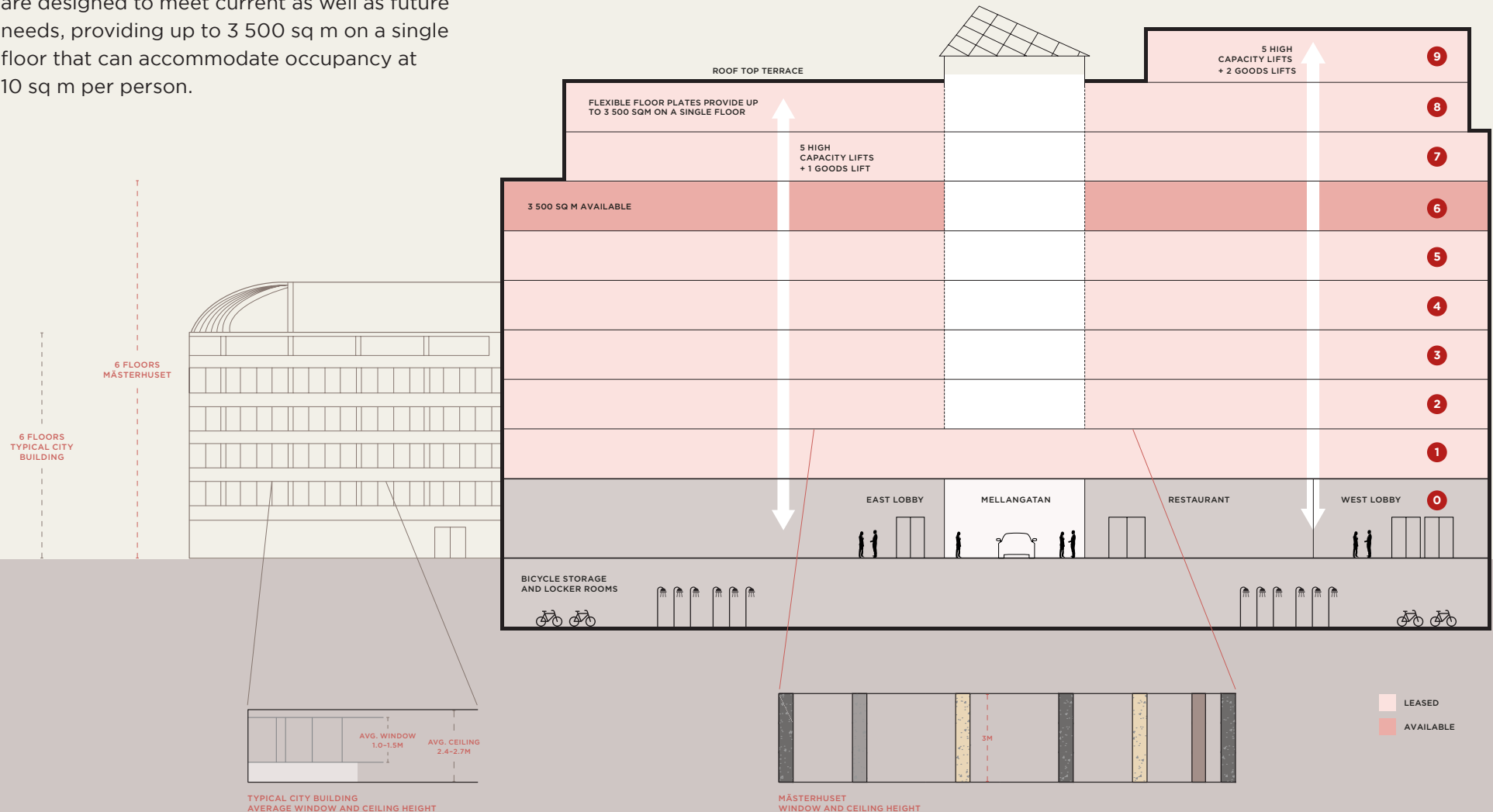
Recessed in-floor heating and active chilled beams increase flexibility and maximize efficiency. Without the perimeter radiators found in typical Stockholm City buildings, the Mästerhuset in-floor heating maximizes the usable area of the floor.

3 RAISED FLOORS

Modern 100 mm raised floors are provided to all office areas and increase flexibility by making power connections possible through-out the floor plates.

EXCEEDING EXPECTATIONS

The flexible and high efficient floor plates are designed to meet current as well as future needs, providing up to 3 500 sq m on a single floor that can accommodate occupancy at 10 sq m per person.



RE-ENVISIONED SPACES

The flexible design enables easy adaptations to new and changing occupancy needs, today and in the future. Floor plates in the building are also 30 percent more space-efficient than in the average Stockholm office building.

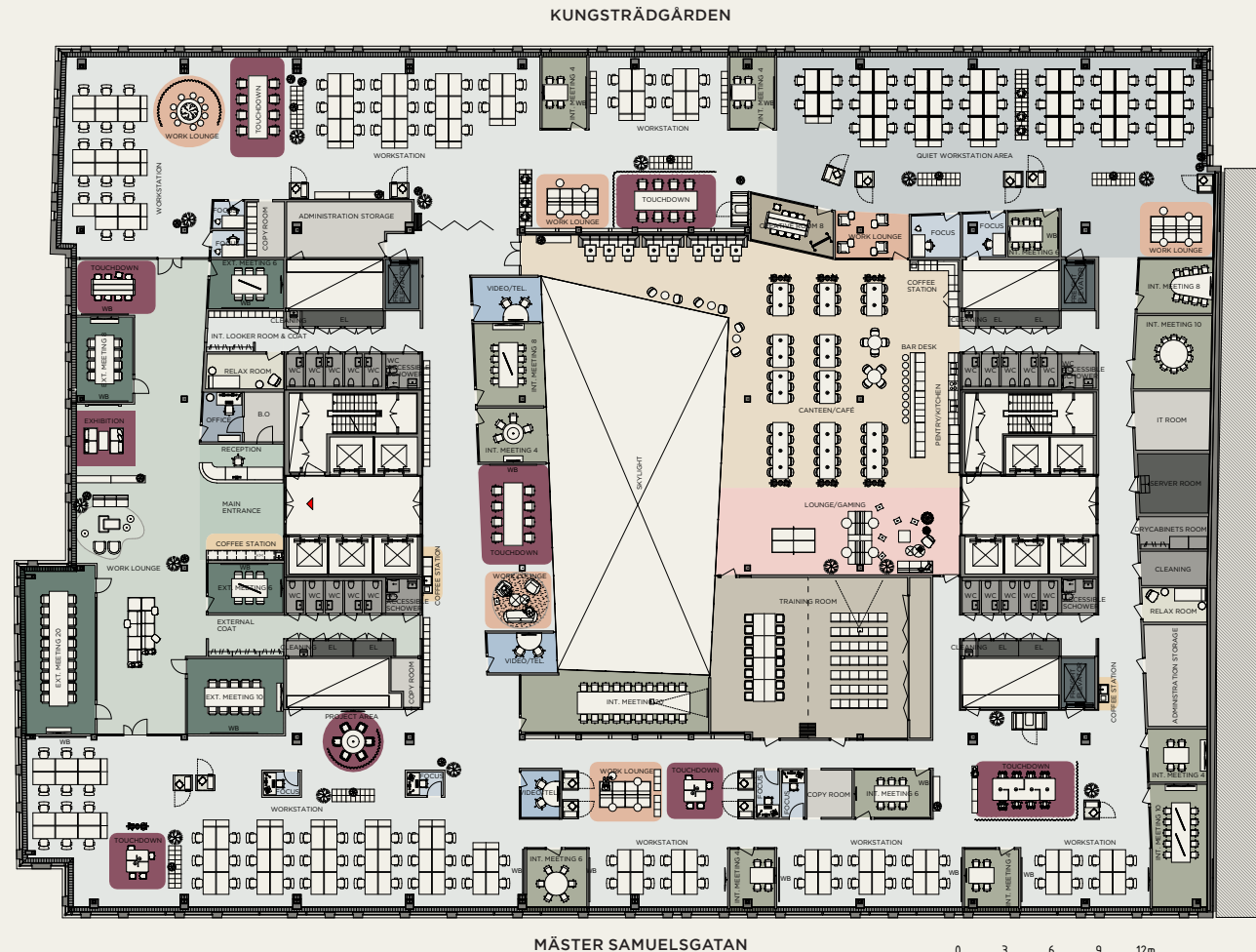
SUGGESTED FLOOR PLAN

FLOOR: 6

AREA: 3 500 SQ M

THE OFFICE SPACE IS DIMENSIONED FOR 350 PEOPLE

Ext. meeting room	Pod
Ext. Lounge	Int. meeting room
Reception	Creative room
Office	Training room
Coffee station	Gaming lounge
Open Office	Canteen and pantry
Quiet area	Service functions
Work lounge	Relax room
Touch down	WC/Showers/Cleaning
Focus area	IT/EL
Video/Tele	Goods elevator



0 3 6 9 12m
1:300 (A1)



*Take the
3D tour!*

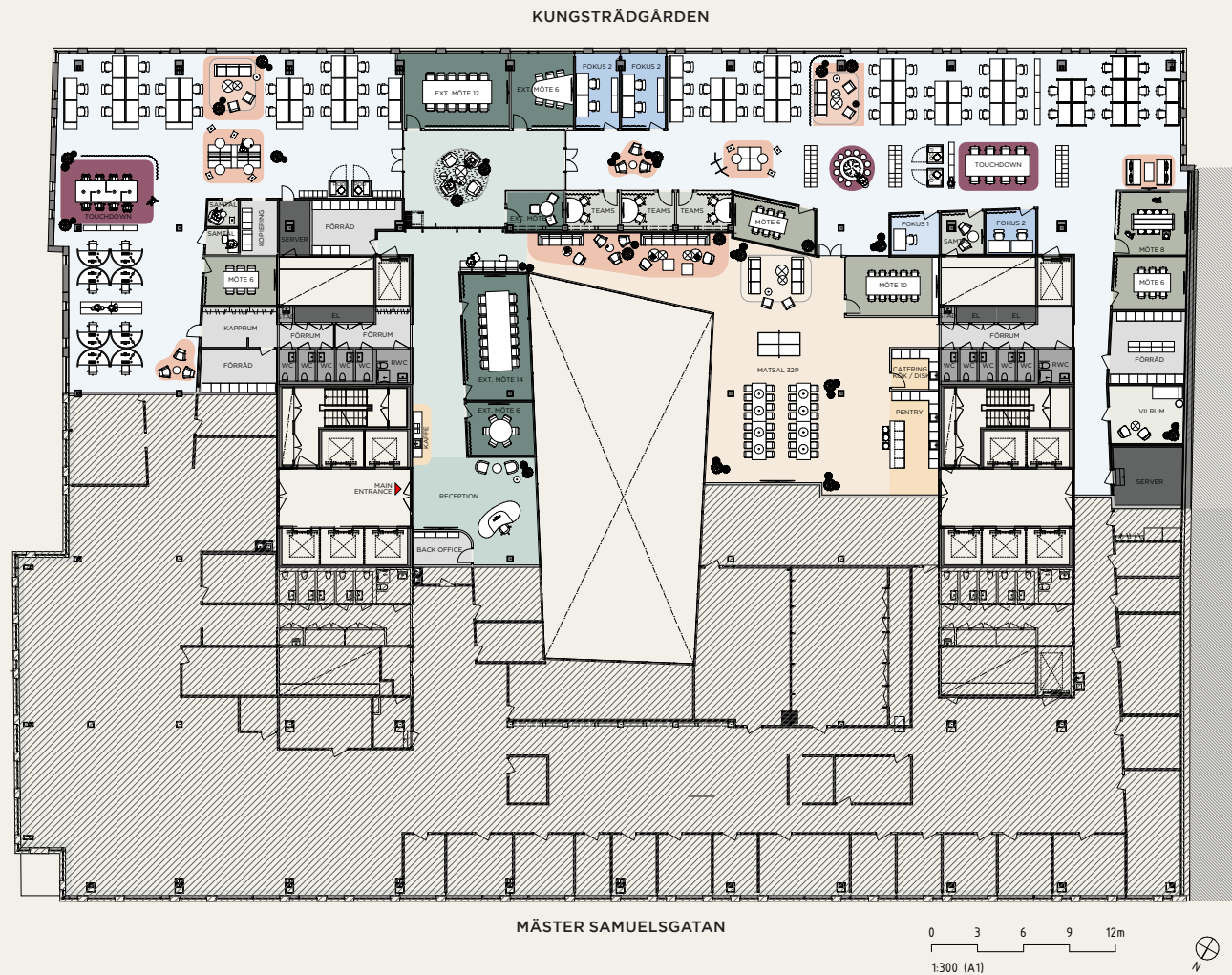
SUGGESTED DIVIDED FLOOR PLAN A

FLOOR: 6

AREA: APPR. 1 718 SQ M

THE OFFICE SPACE IS DIMENSIONED
FOR 172 PEOPLE

- | | |
|---------------------|-----------------------|
| ■ Ext. meeting room | ■ Int. meeting room |
| ■ Ext. Lounge | ■ Service functions |
| ■ Reception | ■ WC/Showers/Cleaning |
| ■ Coffee station | ■ IT/EL |
| ■ Dining room | |
| ■ Open Office | |
| ■ Quiet area | |
| ■ Focus 1p | |
| ■ Focus 2p | |
| ■ Work lounge | |
| ■ Video/Tele | |



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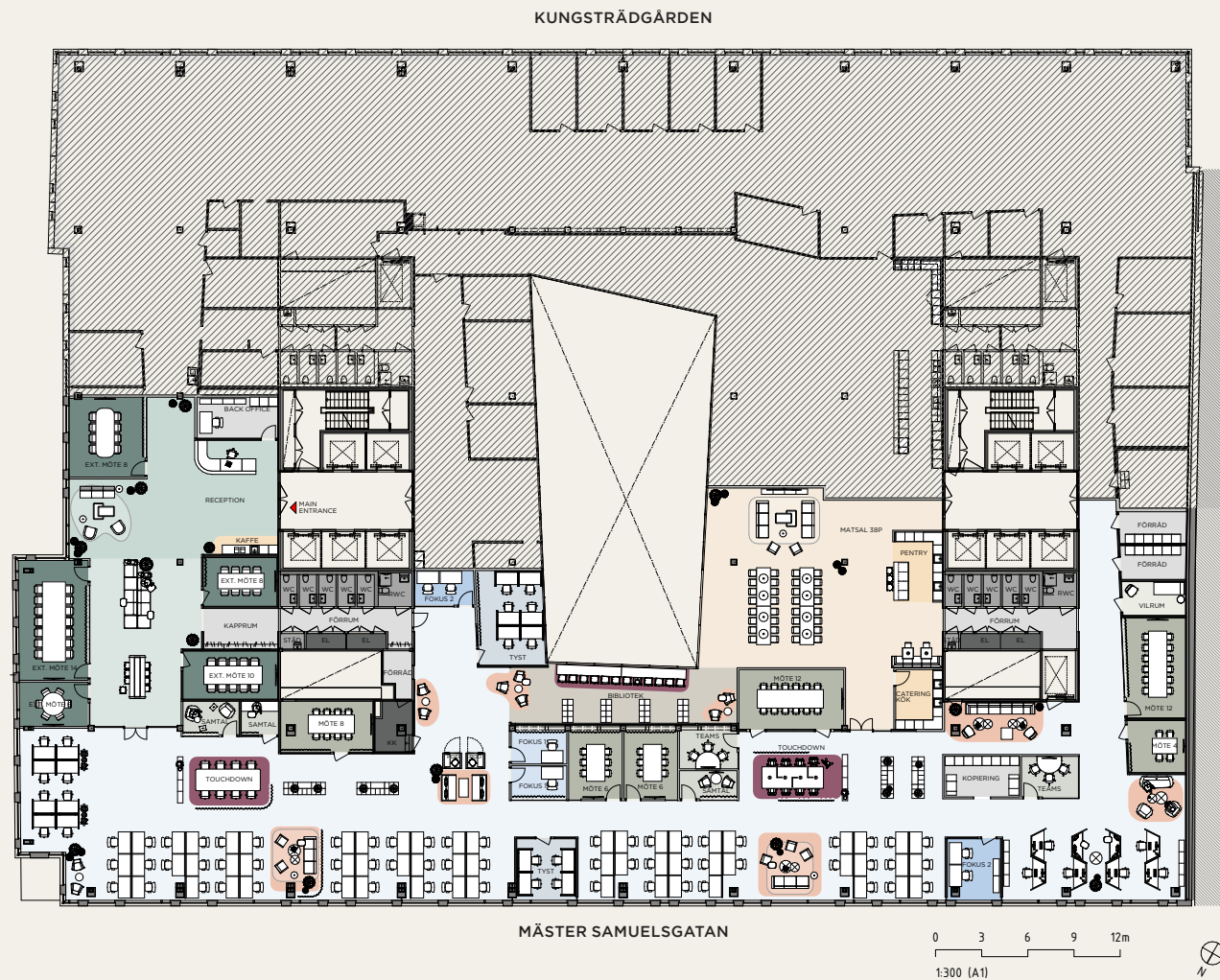
SUGGESTED DIVIDED FLOOR PLAN B

FLOOR: 6

AREA: APPR. 1 771 SQ M

THE OFFICE SPACE IS DIMENSIONED
FOR 177 PEOPLE

- | | |
|---------------------|-----------------------|
| ■ Ext. meeting room | ■ Int. meeting room |
| ■ Ext. Lounge | ■ Service functions |
| ■ Reception | ■ WC/Showers/Cleaning |
| ■ Coffee station | ■ IT/EL |
| ■ Dining room | |
| ■ Open Office | |
| ■ Quiet area | |
| ■ Focus 1p | |
| ■ Focus 2p | |
| ■ Work lounge | |
| ■ Video/Tele | |



*Take the
3D tour!*

ATTENTION TO EVERY DETAIL

	BUILDING FEATURES	MÄSTERHUSET
MORE EFFICIENT USE OF SPACE	VENTILATION AND COOLING CAPACITY FIRE EGRESS CAPACITY LIFT OCCUPATIONAL CAPACITY	10 SQ M / PERSON 8.75 SQ M / PERSON 10 SQ M / PERSON
A BETTER INDOOR ENVIRONMENT	CLEAR CEILING HEIGHT FULL-HEIGHT FAÇADE GLASS WINDOWS LIGHT PENETRATION / FAÇADE GLASS AIR QUALITY INDOOR CLIMATE CUSTOMISATION LIFT CAPACITY	3.0 M 3.0 M HIGH WINDOWS 60-95% TQ1 21 PEOPLE / LIFT
MORE PRODUCTIVE USE OF TIME	PASSENGER LIFT WAITING TIME PASSENGER LIFT SPEED SMART LIFT DESTINATION CONTROL SYSTEM	23 SECONDS OR LESS 2.5 M / SECOND OTIS COMPASS
FLEXIBILITY TO ACCOMMODATE CHANGE	RAISED FLOORS (DATA , POWER) RECESSED IN-FLOOR HEATING LIMITED INTERIOR COLUMNS / STRUCTURAL WALLS RATIONAL COLUMN GRID AND FLOOR STRUCTURALLY REINFORCED ARCHIVE AREAS	YES YES 1 COLUMN / 78 SQ M RECTANGULAR 10.8M X 7.2M GRID YES, 750 KG / SQ M
BETTER BUSINESS LOGISTICS AND OPERATIONS	DEDICATED GOODS LIFTS	3 / FLOOR
LESS ENERGY CONSUMPTION = LOWER COSTS	SMART ELECTRICAL / HVAC SYSTEMS LEED ENVIRONMENTAL CERTIFICATION CLIMATE SHELL (FAÇADE U-VALUE) LOW ENERGY CONSUMPTION	PRESENCE -CONTROLLED PLATINUM NEW CONSTRUCTION 0.7-0.9 39 kWh / SQ M, YEAR
A SAFE AND SECURE ENVIRONMENT	FULL SPRINKLER SYSTEM FIRE SAFETY 24-HOUR SECURITY	NFPA 13 YES

Mästerhuset delivered in 2015. Address: Mäster Samuelsgatan 17-21, Stockholm

THOUGHTFUL PROPERTY

Pembroke is an international real estate advisor that acquires, manages and develops well-located properties in the office, residential and mixed-use sectors.

We have offices in Boston, London, Munich, Hamburg, Stockholm, Sydney, Tokyo, San Francisco and Washington DC, and manage approximately 837,000 sq m/8.9m sq ft in North America, Europe, and Asia Pacific. By combining a global point of view with local expertise, we're able to create and manage world-class properties that deliver the best outcomes for our tenants, investors and the communities in which we work.

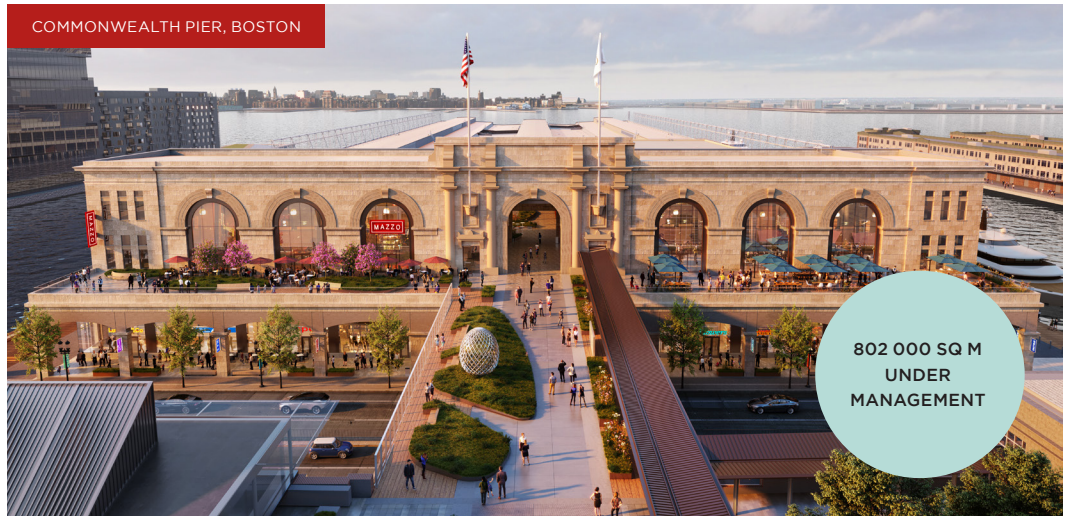
As Pembroke looks towards the future, we're committed to creating and managing sustainable healthy buildings and have committed to achieving net zero carbon for the operation of our assets by 2035 or sooner, as well as net zero carbon for the whole life cycle by 2050 or sooner, ensuring that our buildings deliver the best outcomes for our tenants, investors, and our communities.

Pembroke opened its Stockholm office in 2010 and manage 220 000 sq m in Stockholm, Oslo and Helsinki.

For more information, visit
www.pembroke.com



COMMONWEALTH PIER, BOSTON



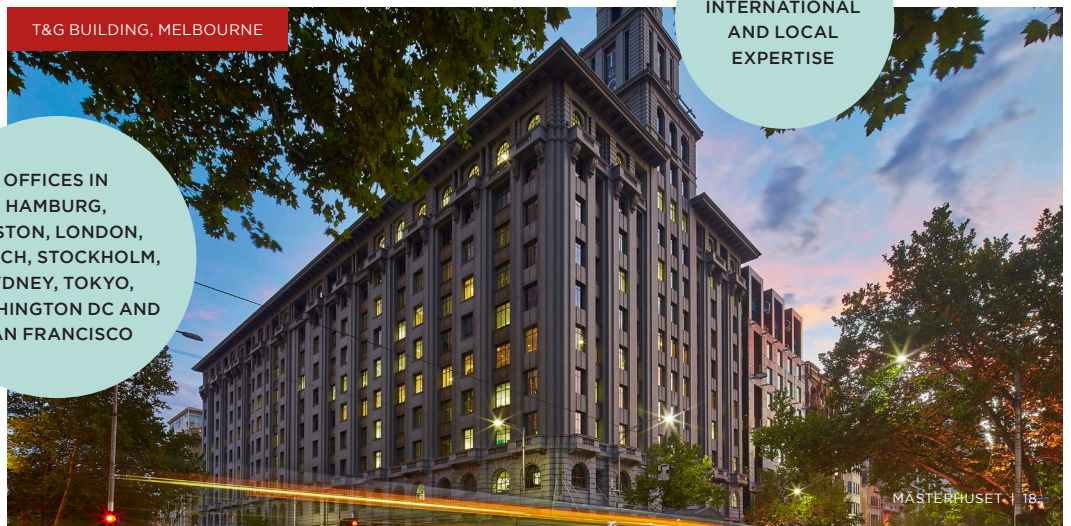
COLOSSEUM PARK, OSLO



25 CANNON STREET, LONDON



T&G BUILDING, MELBOURNE



CONTACT

CAROLINE STJERNBERG

Senior Leasing Manager

+46 72 142 23 38

caroline.stjernberg@cushwake.com

IDA TENGMAN

Senior Leasing Manager

+46 76 338 59 93

ida.tengman@cushwake.com



**CUSHMAN &
WAKEFIELD**