

Above office spaces  
Lindhagen, Stockholm

# ABOVE



# ON TOP OF THINGS

Above, a somewhat hidden gem that is simultaneously connected to everything. On one side, the vibrant city lights; on the other, the beauty of one of Lake Mälaren's finest bays. Momentum and mindfulness working side by side.

With Above, we have created a versatile property that showcases its potential

through an open, flexible floor plan and a seamless visual connection to the adjacent rooftop terraces, designed exclusively for the tenant. Here – a big, bright yet minimalist office awaits you to make your mark. Expansive rooftop terraces offer sweeping panoramic views of Stockholm, as generous as the workspace itself. Above the rest, literally and metaphorically.







CONCEPT

# WORKLIFE, ELEVATED

Above sits atop a building full of amenities, surprises and inspiration and behind its robust façade lies a “more than meets the eye” experience: spacious, light-filled offices designed to elevate your workday.

Its crowning features? How about the area's best rooftop terrace, with an unbeatable panoramic view and an almost unmissable billboard location visible to commuters heading north.

For everyday convenience, everything you need is close by; shops, everyday services, quiet waters, and walking paths to unwind. Finding the right work-life balance is pretty easy around here. As we all know, balance is essential. At Above, balance isn't just a promise—it's a reality.





INTERIOR

# YOUR COMPANY, YOUR SPACE, YOUR WAY

An office should be so much more than four walls and a desk space; it's the place where you spend most of your days, making functionality, comfort, and personal touches of utmost importance. That's why we offer our guests an opportunity to create their individual offices regardless of if it is a with a calm, monochromatic color palette or a more playful design.

We believe that the smallest details can make the biggest difference. It might

be a lush split-leaf philodendron sitting in the corner, an art piece that sparks conversation, or a perfectly placed Danish design lamp that sets the tone. When the workspace reflects your company's personality and needs, we believe every workday becomes a little easier – a place where people connect, grow, and create.





INTERIOR

# ARE YOU FUNKY OR ZEN?

Inside, the office spaces have been designed with a foundational palette that allows tenants to make their mark. To showcase the adaptability of the premises, we have created two distinct interior concepts. The sky is the limit...

The base palette is designed as a 'blank canvas,' giving you the freedom to integrate your company's identity. The materials are neutral and timeless, featuring refined graphic detailing that pays homage to the existing architecture.

## CONCEPT ZEN

Embraces the tranquility of panoramic views. Workspaces are designed with light, neutral tones to maintain an airy yet warm and inviting atmosphere. The shared spaces act as an oasis where greenery from the terraces blurs the boundary between indoors and outdoors. Here, you'll find an established company that builds its operations on a solid and serene foundation.

## CONCEPT FUNKY

Amplifies the graphic contrasts of the base palette. With room for bolder color choices and expressive materials, this concept fosters a creative identity tailored to dynamic businesses. This is where an innovative startup thrives—one that embraces the evolving character of Lindhagen and Hornsberg Strand while appreciating the architectural heritage of the building.











# DON'T LOOK DOWN

The terraces offer expansive social spaces, intertwined with green walkways and custom-built seating, creating a diverse and dynamic experience. Whether you're playing pétanque while toasting at an after-work gathering, enjoying a lunchtime ping-pong match with colleagues, or simply savoring a coffee in the sun, the space adapts to your needs.

Oriented in all directions, the terraces can be customized for different uses throughout the day and year. With evergreen plants and a glass-enclosed pergola, these terraces are not just an aesthetic asset to the office but extend their usability year-round.







# A NEW PERSPECTIVE ON LINDHAGEN



# WORK ABOVE, EXPLORE AROUND

**”A good neighbor is a most desirable thing.”** — Thomas Jefferson

The Western Kungsholmen area is evolving into a dynamic, thriving part of the inner city where businesses flourish and services abound, creating a seamless blend of work and everyday life.

At its core is Lindhagensgatan the area’s main artery, the street was revitalized in 2005 with an avenue. This transformation continued with the creation of modern residential spaces, turning former parking lots into a lively community.

This thoughtfully designed area blends urban energy with natural beauty, featuring residential blocks that are both modern and inviting situated next to the waterfront haven known as Hornsbergs Strand. The area’s accessibility and charm make it a sought-after spot for locals and visitors alike.







THE AREA

# WHAT'S UP DOWN THERE?

Talking oneself up is rarely viewed as tasteful - but when it's about others? That's a different story.

Let's talk about what Western Kungsholmen has to offer. Just a three-minute stroll down Lindhagensgatan's tree-lined avenue leads you to Hornsbergs Strandpark. This relatively new park features walking paths, outdoor gyms, restaurants, and scenic piers, making it a year-round destination for relaxation. Hornsbergs Strand is the coastal chapter of

Kungsholmens flourishing restaurant culture, its wide variety of restaurants ensures that the toughest choice is simply deciding where and what to eat. On sunny days, a takeaway lunch along the waterfront is practically a tradition, with countless cozy picnic spots to choose from.

Everyday conveniences are right at your doorstep. The building offers everything you need with a grocery store, gym, restaurants, hairdresser, a chiropractor and even a florist.



# ALL ROADS LEAD UP HERE

Getting to and from Lindhagen is as easy as a Sunday morning.

With city buses just outside the building connecting you in every direction, and quick access to both the blue (Stadshagen) and green (Thorildsplan) metro lines, your commute is a breeze. Cyclists can securely store their bikes in dedicated bike rooms with showers, and drivers will appreciate the parking in the building and convenience of being close to Essingeleden.

**CYCLING**

Cycle path right outside

**SUBWAY**

5 minutes to Stadshagen subway station, blue line.  
7 minutes walk to Kristineberg and Thorildsplan, green line.

**PARKING**

The parking garage includes several charging stations for electric cars.

**BUS**

Strandbergsgatan (lines 56, 74, and 405) &  
Nordanflyktsvägen (lines 56, 61, and 65).





# THE BUILDING

Since the office is located above Lindhagen Center, everything you need is right at your fingertips. Step outside the office, take the elevator, and explore what the building has to offer. Inside, you'll discover 12 shops, services, and conveniences all gathered under one roof.

## SERVICES

**Apoteket Hjärtat** – More than just a pharmacy

**Bröd & Salt** – Traditional artisan bakery

**ICA Maxi** – One of the largest supermarkets in central Stockholm

**Interflora** – 100 years of flower power at your service

**Kronans Apoteket** – Pharmacy established 1907

**Lindhagens Salong & Shop** – Your local hairdresser with multiple beauty services

**Lindhagens Sko & Nyckelservice** – The local locksmith and dry cleaner

**Naprapatlandslaget** – They gotcha back!

**Nordic Wellness** – New office, new you?

**Normal** – Last minute gift life savers

**Pong** – Pan Asian kitchen

**Systembolaget** – Red or white?

## SUSTAINABILITY

**Environmentally certified** – The building is certified with BREEAM

Very Good, which guarantees sustainable construction and operating solutions

**Energy efficiency** – Green energy consumption is largely met within the building through geothermal energy and solar cells on the roof

**Circular economy & reuse** – Recycled materials, floor plans that enable flexible conversions are used in office spaces

**Green leases** – In cooperation between property owner and tenant, we reduce the environmental impact and improve the sustainability of the business.

**Health and well-being** – The offices have good air quality, daylight optimization, acoustic attenuation and ergonomic work environments.

**Biophilic design and greenery** – Green private roof terraces that improve the indoor environment and promote well-being

**Flexibility** – Bicycle garages, changing rooms and e-bike chargers (?) promote sustainable travel.

**Accessibility** – The house is designed to be accessible to everyone, including people with disabilities.

**Sustainable mobility** – Charging stations for electric cars in the house's garage and proximity to public transport.

**Sustainable use of materials** – FSC-labelled wood, low-climate concrete and non-toxic materials are used in the building





# ACCESS TO THE BUILDING

When you arrive at Lindhagensgatan, you can enter the building either through the entrance at Lindhagensgatan 116 or the entrance at 120. If you're arriving by car, access is available via the staircase or elevator from the parking levels. The mall spans floors 3 to 5, while the offices are located on floors 6 through 9.

## OFFICE FLOOR 9

Office + Terrace

## OFFICE FLOOR 8

Office + Terrace

## OFFICE FLOOR 7

Office + Terrace

## OFFICE FLOOR 6

Office + Terrace

## SHOPPING MALL – 3–5

Shopping mall with commercial trade

## CAR/BIKE PARKING – FLOOR 2

Parking  
Bike storage + changing room  
Operations office

## CAR PARKING – FLOOR 1

Parking

## MAIN ENTRANCE – FLOOR 0

Parking  
Commercial trade  
Entrance 116+120

## CAR PARKING – FLOOR 1

Parking  
Electrical car charging points

Office - Floor 9

Office - Floor 8

Office - Floor 7

Office - Floor 6

Shopping mall - 3–5

Car/Bike parking - Floor 2

Car parking - Floor 1

Main entrance - Floor 0

Car parking - Floor -1





# FACTS

## LINDHAGENSGATAN 116-120

Modern and efficient offices with a view

Property name	Kv Paradiset
Property owner	Fokus Nordic
Property type	Office
Address	Lindhagensgatan 116 & 120
Year of construction	2007
Year of renovation	2025
Vacant area	Floor 8: 2,074 sqm Floor 7: 1,527 sqm Floor 6: 3,091 sqm
Total area of the building	10,300 sqm
Condition of the premises	Newly renovated and adapted for tenant
Electricity	Own subscription
Waste	Available in the building
Agreement type	First-hand agreement
Agreement length	5-7 years
Financial security	6 monthly rents
Indexing	According to KPI
Access	According to agreement
Ventilation capacity	1 person/10 sqm

Internet connection	Fiber
Ceiling height	2.7M suspended ceiling
Acoustics	Sound class C
Roof terrace/Balcony	Yes, large private terraces
Protection class	Protection class 2
Car parking	Yes, 3,500 SEK/month
Bicycle parking	Yes, available in the building
Electricity charging station	Yes, adjacent to the bicycle room
Loading capabilities	Via loading dock
Storage	Available in the building (1,350 SEK/sq m/year)
Changing room	Yes, available in the building
Tenants in the property	Vitec, Kronan pharmacy, Nordic wellness
Services in the property	Gym, Grocery store, pharmacy, bakery, hairdresser, shoemaker etc.
Services in the area	Several restaurants and a nice promenade at Hornsberg strand.
Communications	Subway: Stadshagen 5 min, Thorildsplan 8 min. Bus: line 56, 1 min.
Environmental certification	BREEAM very good, ambition for Excellent in the next certification period





# AVAILABLE SPACES

# LAYOUTS



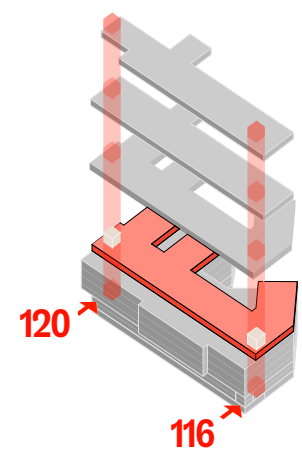


FLOOR 06  
LINDHAGENSGATAN 116 AND 120  
LOA: 3 110 SQM



INDEX

SEATING	QTY.	ROOM	QTY.	ROOM	QTY.
FOCUS	19	CREATIVE MEETING 8	1	MEETING 8	3
LUNCH ROOM	92	FOCUS 1	13	PHONE	6
TOUCHDOWN	73	FOCUS 2	3	TEAMS	7
WORK LOUNGE	90	MEETING 10	8		
WORKPLACE	208	MEETING 12	1		
		MEETING 16	1		
		MEETING 4	5		
		MEETING 6	2		
TABLE 1400X800					
MAIN ENTRANCE					

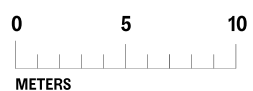


















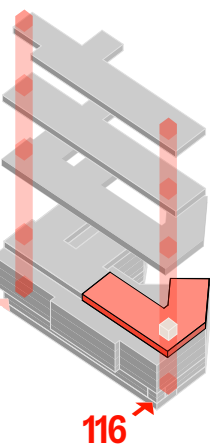
## FLOOR 06

**LINDHAGENSGATAN 116**  
**LOA: 1 432 SQM**



## INDEX

SEATING	QTY.		ROOM	QTY.		ROOM	QTY.
FOCUS	8		FOCUS 1	6		TEAMS	7
LUNCH ROOM	74		FOCUS 2	1		WORKSHOP	1
TOUCHDOWN	27		MEETING 10	2			
WORK LOUNGE	26		MEETING 12	2			
WORKPLACE	97		MEETING 16	1			
			MEETING 4	4			
TABLE 1400X800			MEETING 8	2			
MAIN ENTRANCE			PHONE	2			







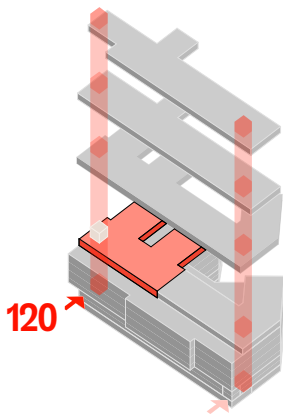
FLOOR 06

LINDHAGENSGATAN 120  
LOA: 1 665 SQM

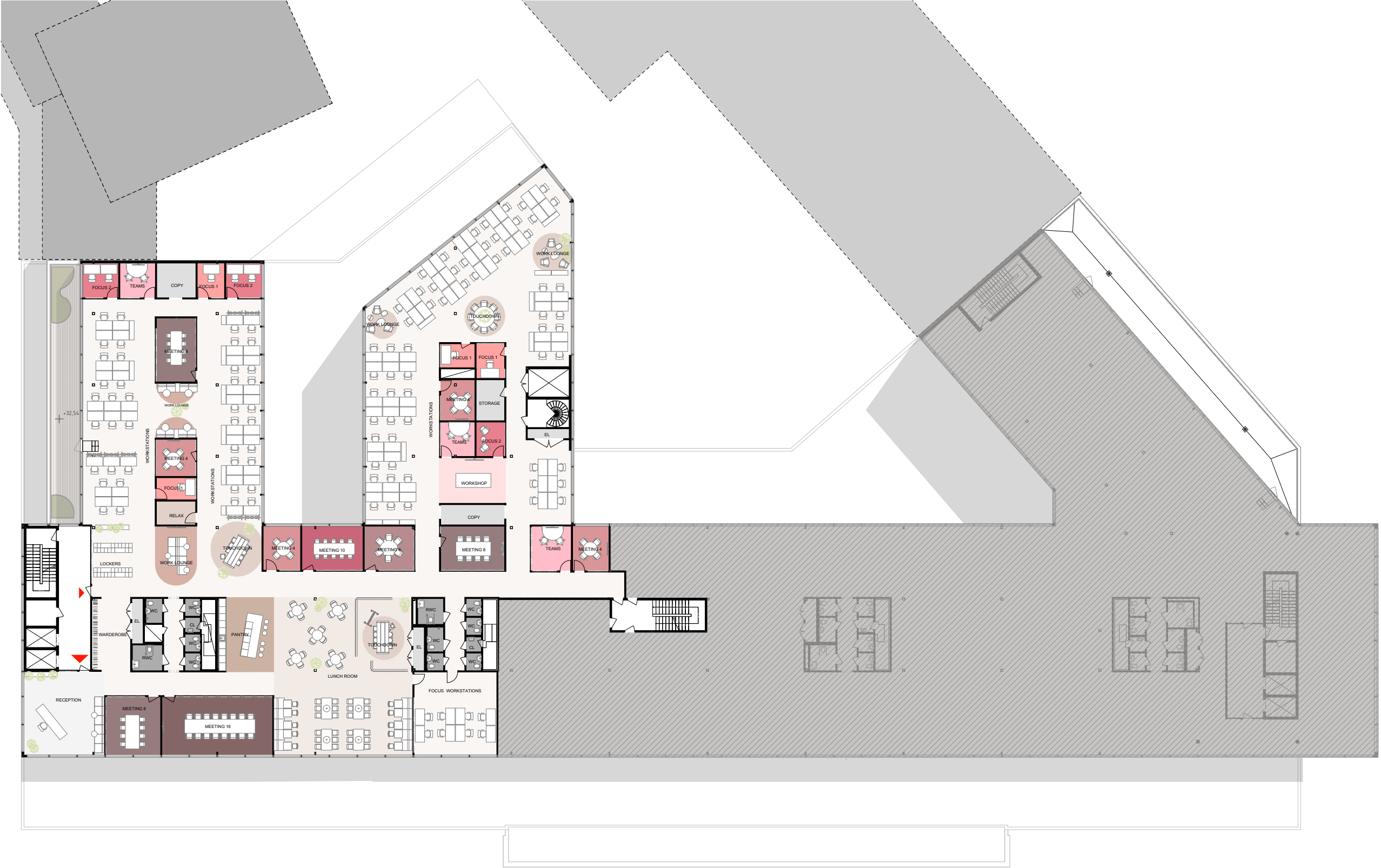


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SEATING	QTY.	ROOM	QTY	ROOM	QTY
FOCUS	14	FOCUS 1	8	TEAMS	2
LUNCH ROOM	64	FOCUS 2	4	WORKSHOP	1
TOUCHDOWN	30	MEETING 10	2		
WORK LOUNGE	45	MEETING 12	1		
WORKPLACE	130	MEETING 4	2		
		MEETING 6	2		
		MEETING 8	1		
TABLE 1400X800		PHONE	5		
MAIN ENTRANCE					





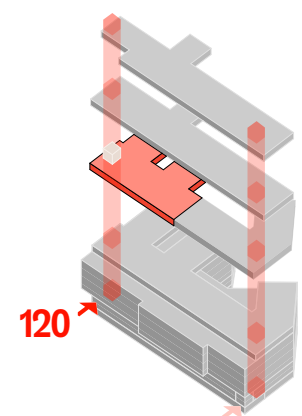


**FLOOR 07**  
LINDHAGENSGATAN 120  
LOA: 1531 SQM

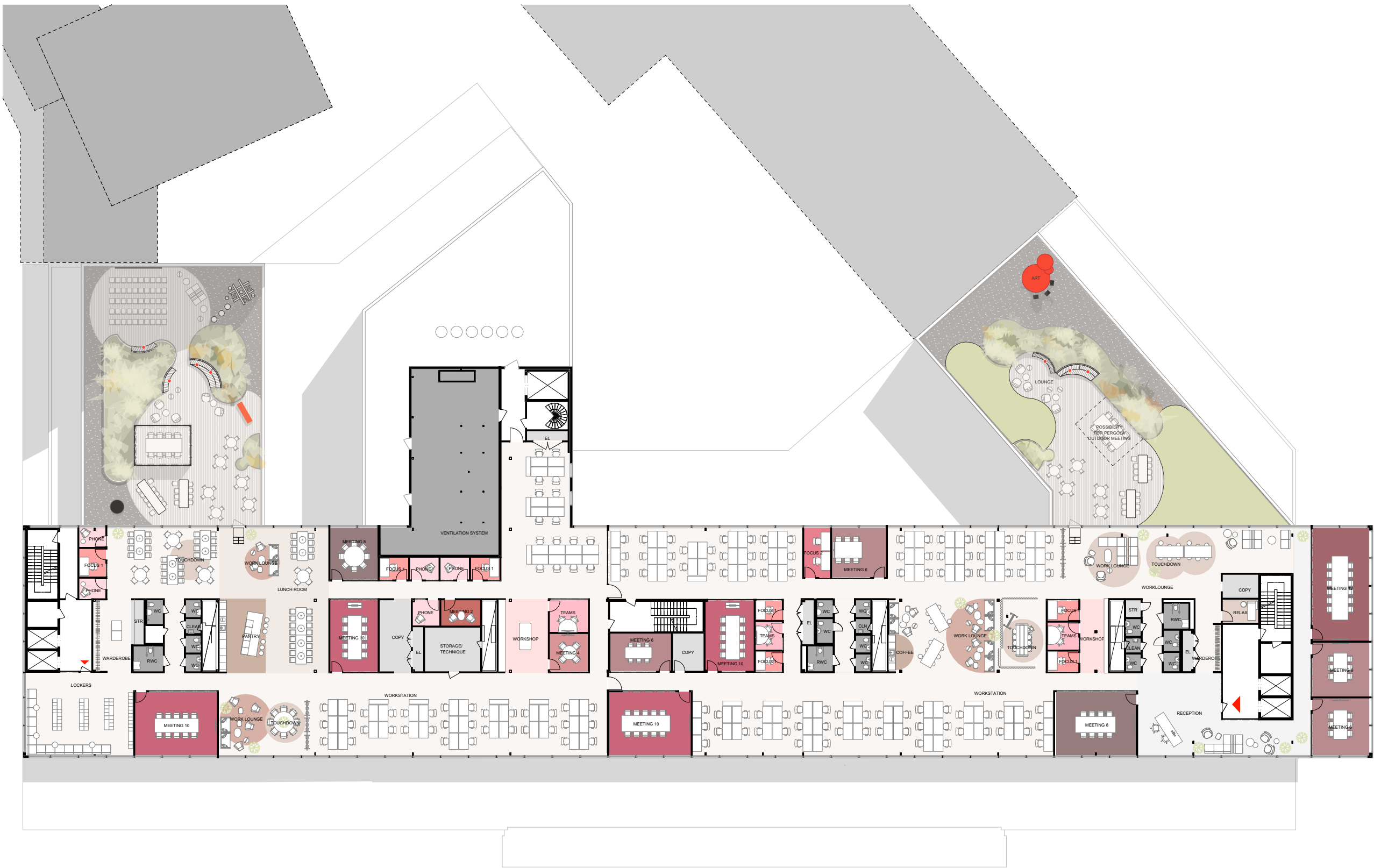


**INDEX**

SEATING	QTY.	ROOM	QTY.	ROOM	QTY.
FOCUS	8	FOCUS 1	4	WORKSHOP	1
LUNCH ROOM	70	FOCUS 2	3		
TOUCHDOWN	22	MEETING 10	1		
WORK LOUNGE	21	MEETING 16	1		
WORKPLACE	111	MEETING 4	4		
		MEETING 6	1		
		MEETING 8	3		
		TEAMS	3		
TABLE 1400X800					
MAIN ENTRANCE					







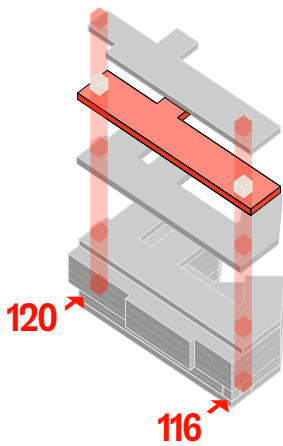
FLOOR 08

LINDHAGENSGATAN 116 AND 120  
LOA: 2 094 SQM

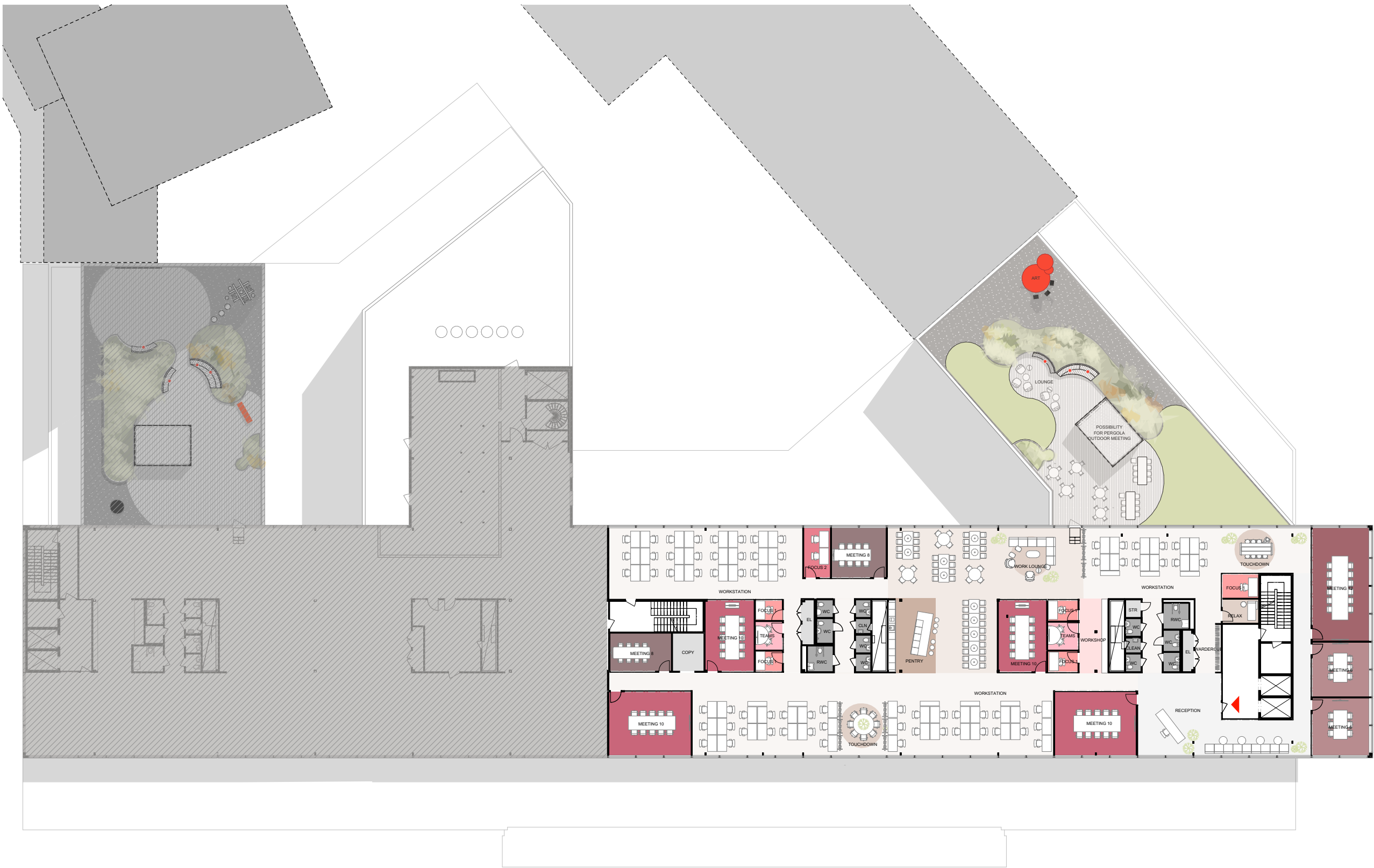


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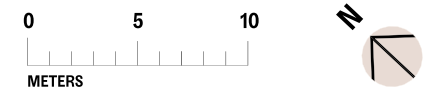
SEATING	QTY.	ROOM	QTY.	ROOM	QTY.
FOCUS	7	FOCUS 1	7	PHONE	5
LUNCH ROOM	82	FOCUS 2	1	TEAMS	3
TOUCHDOWN	28	MEETING 10	4	WORKSHOP	2
WORK LOUNGE	55	MEETING 12	1		
WORKPLACE	143	MEETING 2	1		
		MEETING 4	1		
		MEETING 6	4		
		MEETING 8	2		
TABLE 1400X800					
MAIN ENTRANCE					





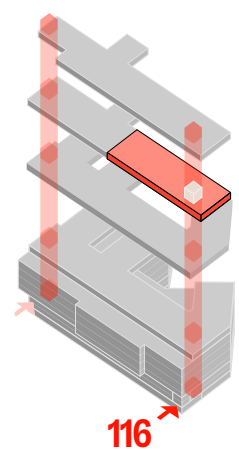


**FLOOR 08**  
LINDHAGENSGATAN 116  
LOA: 1175 SQM



**INDEX**

SEATING	QTY.	ROOM	QTY.
FOCUS	5	FOCUS 1	5
LUNCH ROOM	56	FOCUS 2	1
TOUCHDOWN	16	MEETING 10	4
WORK LOUNGE	10	MEETING 12	1
WORKPLACE	74	MEETING 6	2
		MEETING 8	2
TABLE 1400X800		TEAMS	2
MAIN ENTRANCE		WORKSHOP	1







0                      5                      10

METERS



120



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ABOVE