One Office
Stockholm Arlanda Airport
Office One is a new building with a very central location at Stockholm Arlanda Airport, right next to the airport’s terminals, transport links, hotels and other services. With an office here, you work close to the airport, its terminals, and the express delivery company Jetpak. Manufacturer Dovista Sverige and the Swedish bank SEB, the window manufacturer Enköping, and Office One are just a few of the many tenants that have moved in. They have chosen the opportunity here to create a unique meeting place based on your needs.

Welcome to Stockholm Arlanda Airport and Office One.

Open, flexible environments

When you lease premises at Office One, you get the opportunity to design and decorate your office and suit your needs. You get the airport location and international atmosphere as part of the deal. The interior of Office One is characterised by a warm, welcoming feel. The entrance is airy and decorated in Scandinavian design, using light woods. The building has been designed for maximum efficiency and minimal energy consumption. It is equipped with high-quality insulation as well as climate control and ventilation systems and it is certified in accordance with BREEAM-SE standards at the Excellent level. BREEAM is a sustainability assessment method for buildings, and Excellent is the second highest rating.

Would you also like to have your office at Stockholm Arlanda Airport?

Office One has 13,000 square metres of space for offices, conference venues, exhibitions or showrooms. You have the opportunity here to create a unique meeting place based on your needs. Perhaps you work nearby today and want to move your office to Stockholm Arlanda. Perhaps you need a showroom that is easy to reach from all four corners of the globe.

Whatever your situation, we can offer flexible solutions that suit you and your business.

Do you think Stockholm Arlanda feels far away? Then it’s time to rethink things. It takes just 18 minutes to commute to Stockholm city centre. It also takes 18 minutes to get to Arlanda from Stockholm city centre. Do you work nearby today and want to move your office to Stockholm Arlanda? Perhaps you need a showroom that is easy to reach from all four corners of the globe.

When you lease premises at Office One, you get the opportunity to design and decorate your office and suit your needs. You get the airport location and international atmosphere as part of the deal. The interior of Office One is characterised by a warm, welcoming feel. The entrance is airy and decorated in Scandinavian design, using light woods. The building has been designed for maximum efficiency and minimal energy consumption. It is equipped with high-quality insulation as well as climate control and ventilation systems and it is certified in accordance with BREEAM-SE standards at the Excellent level. BREEAM is a sustainability assessment method for buildings, and Excellent is the second highest rating.

Other cities such as Enköping, Västerås and Gävle are also within an hour’s commute to Uppsala. They are served by the national railroad operator SJ and its regional trains. You can fly to London in two and a half hours. Amsterdam is located just two hours away, and it takes just 55 minutes to get to Oslo.
We’ve thought through every detail so you get a comfortable, safe and inspiring work environment. You can learn about the technical specifications for your new office here.

### Leasable space
- 250–10,000 m², 1,070 m² on each floor.

### Ceiling height
- 2.7 metres on office floors.

### Telecom
- Ducts and conduits in place. Wiring for telecom done by tenant. Fibre cable runs to connection point in all premises.

### Parking
- Parking spaces can be leased nearby.

### Indoor temperature
- In summer 22°C (±2°C, ±0°C)
- In winter 22°C (±2°C), (±2°C)

### Cooling
- Cooling provided via cooling baffles and cooled inlet air.

### Heating
- Heating provided via radiators and inlet air.

### Air control
- Basic air flow with CO₂ control.

### Lighting
- General lighting, 100 lx.

### Protection against burglary
- Grade 2 security/safety and Grade 2 burglar alarm system.

### Fire safety
- Total sprinkler coverage, otherwise in compliance with regulatory requirements.

### Sun protection
- Most windows have automatic sunshades.

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**Office A 242 m²**
- 17 work stations
- 14.2 m²/work station
- 11 in open office
- 6 enclosed rooms

**Office B 291 m²**
- 21 work stations
- 13.9 m²/work station
- 19 in open office
- 2 enclosed rooms

**Office C 316 m²**
- 25 work stations
- 12.6 m²/work station
- 22 in open office
- 3 enclosed rooms

**Office D 314 m²**
- 38 work stations
- 13.6 m²/work station
- 31 in open office
- 7 enclosed rooms

**Office E 287 m²**
- 23 work stations
- 12.5 m²/work station
- 17 in open office
- 1 enclosed room
Lavatory/Wheelchair accessible lavatory

- F = floor | S = skirting | W = wall | C = ceiling | O = other

1. **F = floor**
   - Tile: Kakelspecialisten Patchwork comp tulipano
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   - W = wall: Höganäs Harmony white 97x197
   - C = ceiling: Rockfon Sonar E, colour: NCS S 0500-N

2. **S = skirting**
   - Rockfon Sonar E, colour: NCS S 0500-N

3. **W = wall**
   - Paint colour: NCS S 0500-N

4. **C = ceiling**
   - Rockfon Sonar E, colour: NCS S 0500-N

5. **O = other**
   - Cabins from Marbodal Arkitekt white or similar. Glass splashbacks over paint/wallpaper
   - White goods: Electrolux or similar

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Pantry

1. **F = floor**
   - Plastic flooring, Tarkett Granit Safe NCS S 4105-B
   - Industrially painted wood, colour: NCS S 8000-N

2. **S = skirting**
   - Industrially painted wood, colour: NCS S 8000-N

3. **W = wall**
   - Paint colour: NCS S 0500-N

4. **C = ceiling**
   - Rockfon Sonar E, colour: NCS S 0500-N

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Conference rooms, open plan and cell offices

1. **F = floor**
   - Textile carpet EGE: Una Micro
   - Ecotrust Producent, colour: Grey

2. **S = skirting**
   - Industrially painted wood, colour: NCS S 8000-N

3. **W = wall**
   - Paint colour: NCS S 0500-N

4. **C = ceiling**
   - Rockfon Sonar E, colour: NCS S 0500-N

**Glazing/entranceway**
- Glazing with insulated doors and space for wiring in frame. Standard colour is black.
- Glazing installed in aluminium frame.
- Moelven Glass Front

**Doors**
- Interior doors made of wood with factory finish. Dark-coloured doors are standard NCS S 0020-N. Similar options can be used in the design.