



NEW YORK



LONDON



SOLNA BUSINESS PARK



TOKYO

**SOLNA  
BUSINESS  
PARK:**



*Pictures:  
(L) two views from Coop's head offices.  
(R) Vectura's head offices.*



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## Many people in Shanghai find Solna Business Park easier to pronounce than “Stuleplan”.

So where will you find the highest concentration of business in the Stockholm area? A lot of people might suggest Stureplan – forgetting that the headquarters of some of Sweden’s biggest companies are to be found in Solna Business Park. It’s a place where there’s a head office everywhere you turn and where lunch restaurants are packed with business leaders. Why here? Well, mainly because of the location and the services: long-distance, commuter and underground trains stop right outside the door and with Bromma airport just around the corner, even quicker transport options are readily available. There’s a full range of support services for companies – everything from cleaning and security to a cycle pool and plants service. So if you want to focus exclusively on doing business and avoid having to think about the fripperies, there’s probably no better place to be.

### **Hire with a green conscience.**

It’s not just the parks that are green in the Solna Business Park. All of the electricity supplied to our properties is eco-certified electricity, produced at Vattenfall’s hydroelectric plants in the Nordic region. The district heating and cooling bear the “Good Environmental Choice” eco-label, and we also offer green lease contracts that take even more account of environmental concerns. Our eco-commitment extends well beyond the office walls, too. We do everything we can to ensure that your journey here has the smallest possible environmental impact. Trains, underground services and buses all stop right outside the door, and if you want to go fully green on the transport front, you can ride away on a bike from our cycle pool.

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## Live in Västerås. Work in Solna Business Park!

It's something of an understatement to say that communications to and from Solna Business Park are good. They're much better than just good – they're an important part of the business park's success. With fourteen bus routes, commuter trains and underground train lines, getting here without a car is a breeze. And the cross-town light rail link will soon be completed as well. You're never more than 8 minutes away from central Stockholm by commuter train and 12 minutes by underground. Bromma airport is just around the corner and we're only 30 minutes from Arlanda. The long-distance trains stop pretty much outside your office door as well. But let's get down to the specifics here – read on to find out just how good the communications really are:

### **Traffic hub**

Solna Business Park is a magnet for underground trains, commuter trains, long-distance trains and planes (Bromma airport). And once the new cross-town light rail link is completed in the spring of 2013, Sundbyberg will be the only station in Stockholm accessible by commuter train, underground train, and the cross-town light rail link.



## Underground

The blue line branch to Hjulsta runs through Solna Business Park (Sundbyberg Centrum). There's a train at least every ten minutes during the day and it's just a 12 minutes ride to Stockholm City.

## Commuter trains

One of the most extensively used commuter train lines stops at Solna Business Park (Sundbyberg station). No other commuter train line has more regular services, and the journey to the Stockholm Central Railway station takes a mere 8 minutes.

## Buses

It's an easy bus ride from Solna Business Park to Stockholm's northern and western hubs, such as Brommaplan, Solna Station, Solna Centrum and Danderyd Hospital.

## Cross-town light rail link

The cross-town light rail link will give an added boost to the northern and western suburbs' cross-town connections, and will extend through Solna Business Park. Construction work has already begun and the trains are expected to roll at some point in the spring of 2013.

## The Mälaren line

The Mälaren railway line makes the commute from Västerås and Enköping feel like a short trip. You can also take the train from Solna Business Park (Sundbyberg station) to Gothenburg, Oslo and a number of other big cities.

## Bromma airport

Bromma Airport is only a few kilometres from Sundbyberg Centrum. And if you'd rather not splash out on a taxi, you can take the no. 152 bus, which runs several times an hour.

## Arlanda airport

The easiest way to get to Arlanda is by taxi or the Arlanda Express.

## Cars

All roads lead to Solna Business Park! Take the E4 and E18 motorways, then route 279, Drottningholmsvägen (route 275) and Huvudstaleden. The absence of any congestion charge out here doesn't hurt either!

## Bicycle

A lot of people cycle to the business park because the cycle routes lead here from virtually every direction. Our service centre also offers a cycle pool facility, in case you get bored with your own bike!



### Underground - Line no. 10 Hjulsta - Kungsträdgården

*Journey time to the city:* 12 minutes

*Frequency:* every 6 or 7 minutes



### Commuter train - Kungsängen-Västerhaninge/Bålsta-Nynäshamn

*Journey time to the city:* 8 minutes

*Frequency:* every 10 minutes

### Cross-town light rail link - Solna Station-Sundbyberg C-Alvik-Gullmarsplan

*Frequency:* every 10 minutes

*Operational:* spring 2013

### Regional trains - Västerås commuter train/Regional train

*Journey times:* 45 mins. to Västerås

30 mins. to Enköping

90 mins. to Örebro

3 ½-4 hrs. to Gothenburg and Karlstad

3-3 ½ hrs. to Borlänge

*Frequency:* every 30 min. for the Västerås commuter train every other hour to Gothenburg



### Buses

*Bromma airport* 152

*Brommaplan* 176, 177, 509

*Danderyd Hospital* 156, 176, 177, 506, 509

*Ekerö* 176, 177

*Karolinska Hospital* 506, 546

*Odenplan* 515

*Solna Centrum/Station* 123, 152, 176, 506, 509, 512, 515

*Journey times:* 15 mins. to Solna Station

16 mins. to Brommaplan

20 mins. to Danderyd Hospital

*Frequency:* every 10-15 minutes (to hubs)



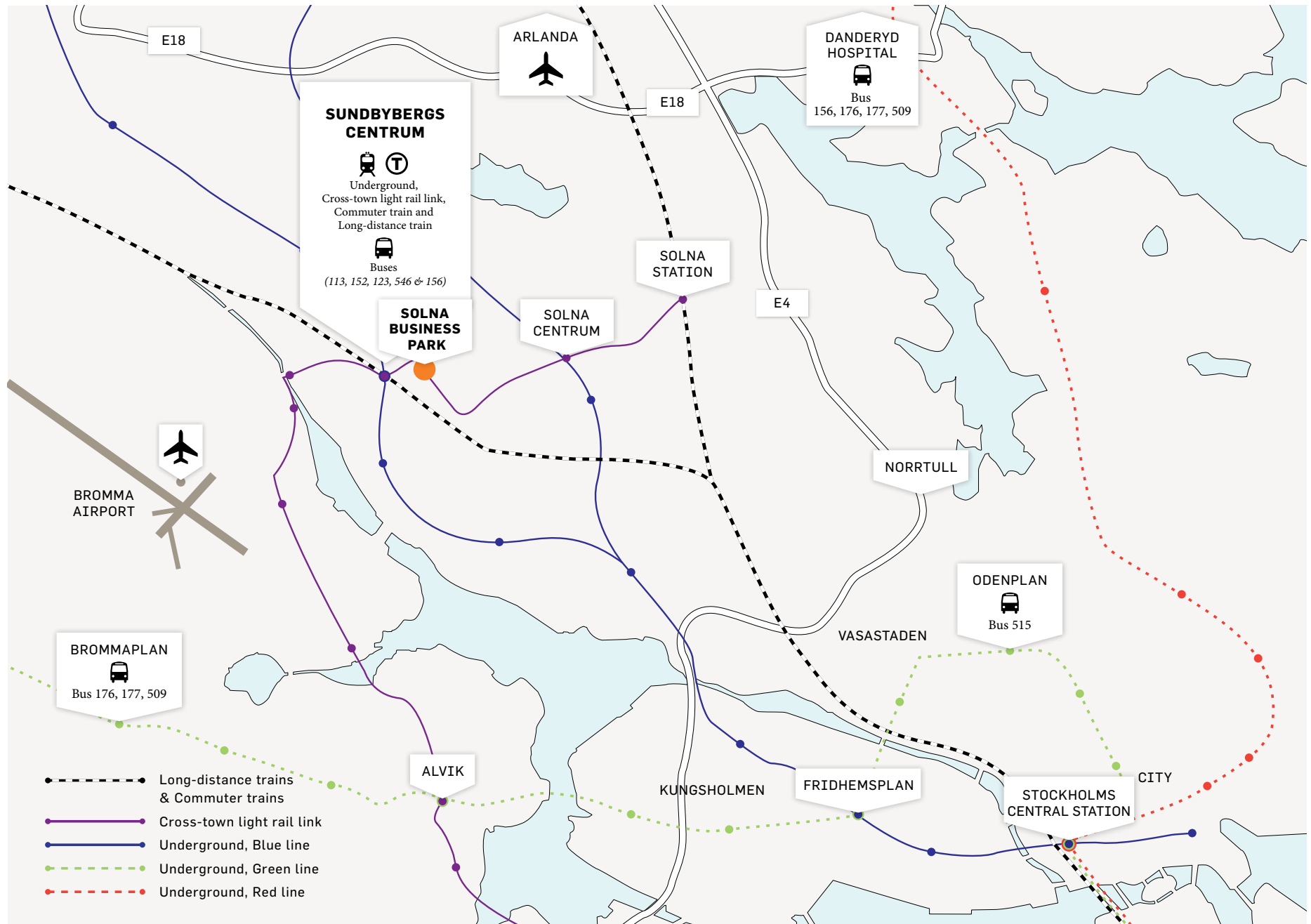
### Airports- Bromma airport / Arlanda airport

*Journey times:* ca. 10 mins. to Bromma

ca. 50 mins. to Arlanda

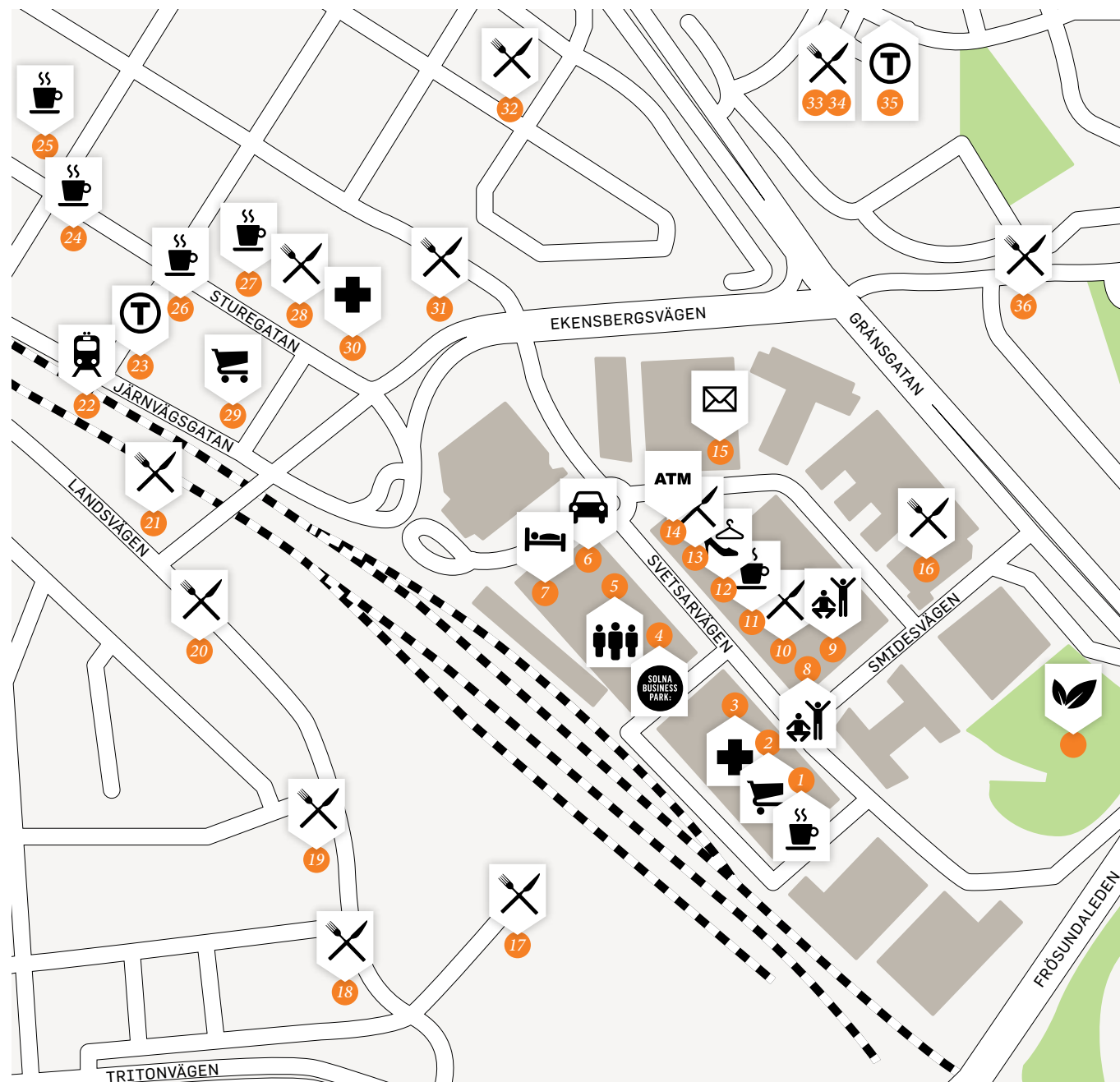
*To Bromma:* Bus no. 152

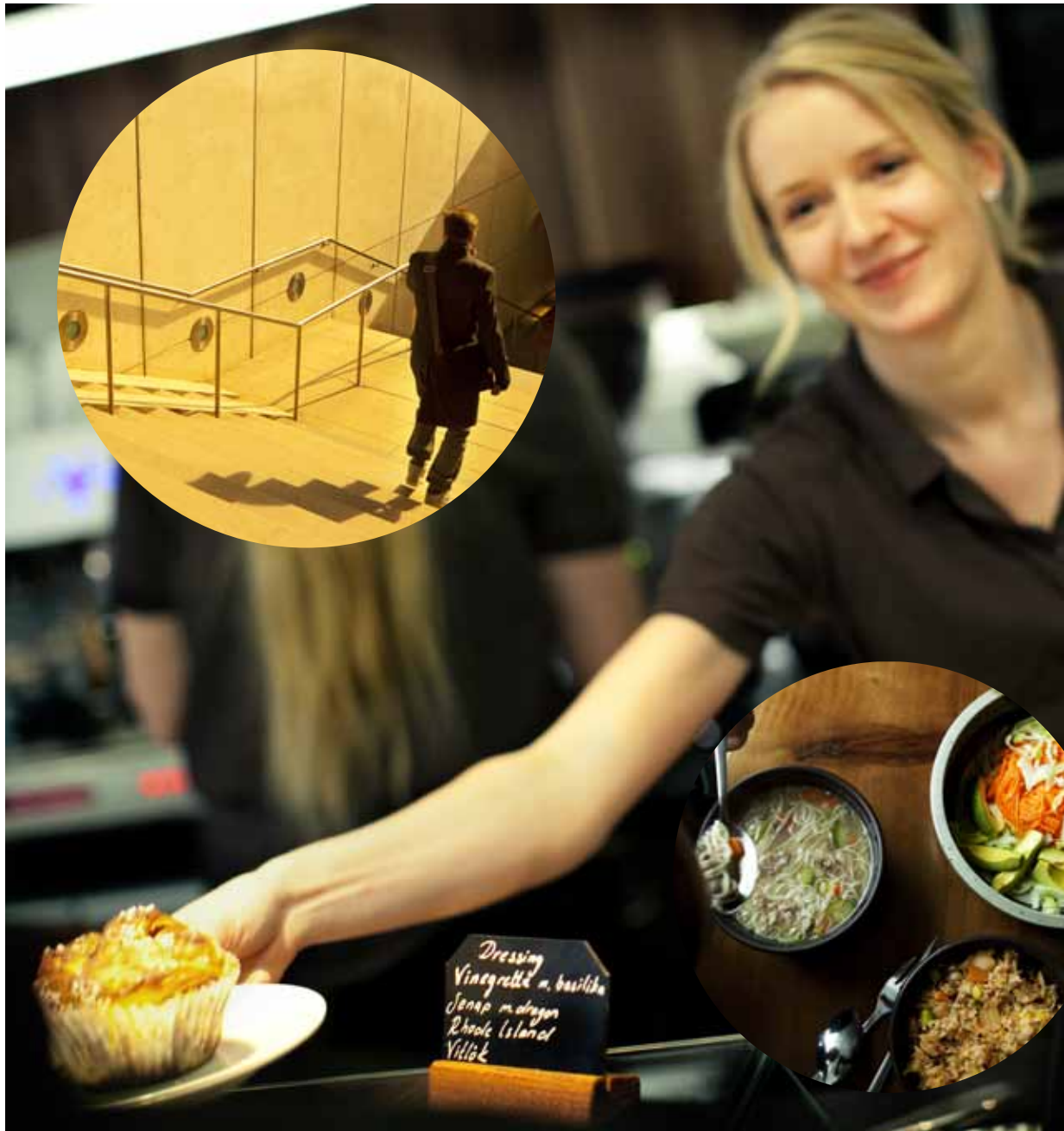
*To Arlanda:* Underground + Arlanda Express.



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1. Espresso House
2. Ica Maxi stormarknad
3. Pharmacy
4. Solna Business Park Service Centre
5. Videra Conference Centre
6. Wellkept Professionell Bilvård (car vallet service)
7. Maudes Hotel
8. Itrim (exercise & weight loss chain)
9. Actic Gym
10. Restaurang Alfredos
11. Conditori Repet (café)
12. Dominique's dry cleaners, shoe and key service
13. Restaurang Soraksan
14. ATM
15. Post office
16. Restaurant
17. Restaurang Strix
18. Restaurang Smultronet
19. Pizza Cara Mia
20. Restaurang Il Piatto
21. Sushi Daiichi
22. Long-distance train
23. Underground
24. Interior design and tea store, Mumma
25. 7-Eleven
26. Restaurang Brunnsbacken
27. Fashion Café
28. Restaurang Kickers
29. Hemköp (supermarket)
30. Pharmacy
31. Restaurang Matpedagogerna
32. Tandoori King (Indian restaurant)
33. Backstugan
34. Regissörsvillan
35. Näckrosen underground station
36. Restaurang Klå Fann Thai





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## Where doing business is easier – to put it mildly!

There are very few areas where expansion and enterprise were planned in from day one. They were at Solna Business Park. Which is why so many major companies have chosen Solna Business Park as the site for their head offices: companies such as COOP and ICA. And the area is being improved all the time, with the addition of new facilities and additional services. Everything that makes running a business easier is right here in the same place. We even have our own dedicated service centre that can help you with pretty much anything from cleaning services, office supplies and fruit baskets to plant services and catering. That's the abbreviated list, of course – you'll find the longer one at [solnabusinesspark.se](http://solnabusinesspark.se). And we're also pretty hard to beat when it comes to taking care of the people that make up your business, too: we have a fitness centre with both gym facilities and a range of exercise classes, pharmacies, restaurants, hairdressing salons, ATMs, dry cleaners, conferencing facilities and hotels, and even a bathroom and tiling shop. Oh, and did we mention we have an ICA Maxi superstore too. Yes, sorry about that – it means you'll probably going to be the one who does the family's grocery shopping before going home!

All in all, we reckon it's no exaggeration to say that Solna Business Park has Sweden's best business environment.

*Pictures:  
Have a coffee break at the cosy Conditori Repet or maybe a Korean lunch at the restaurant next door.*

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## And when you want to do something else...

The Sundbybergs Centrum mall in general, and Sturegatan in particular, are packed with shops, cafés, pubs and pleasant restaurants. Sundbyberg, or “Sumpan” as it is popularly known amongst Stockholmers, also has one of the few truly genuine city centres to be found in the Stockholm region. Järnvägsgatan, next to the station, is home to the city library, while at Sundbybergs torg, to the south of the tracks, you’ll find a Systembolaget alcohol retail monopoly store and a S.A.T.S. gym. There are plenty of restaurants and cafés to choose from here too, not forgetting the Grand Garbo nightclub, if you fancy asking your customers to dance! And that’s not all. Those with a taste for art can indulge themselves in the Marabouparken art gallery, or if sports are more your thing, the Råsunda stadium offers high class football, while the Solnahallen arena is the place to watch basketball and floorball and also hosts concerts.

*Pictures:*

*The cosy interior design store, Mumma, Grand Garbo, O’Learys and the Food Court’s wok restaurant are just some of the highlights of the Sundbybergs Centrum mall.*



## Which one works best for you?

We've chosen to concentrate our properties in attractive areas with good communications. Fabege's properties are located within a 5 km radius of the centre of Stockholm over four subsidiary markets.

Stockholm's city centre is highly attractive, with prestigious addresses, a big city buzz, and an enormous range of services and retail outlets, along with excellent communications. We have properties on Kungsgatan and Drottninggatan, amongst others, and in the rapidly developing Norra Stations area.

Arenastaden (The Arena City) will be a unique meeting place where the Swedbank Arena comes together with 20,000 office spaces, 2,000 homes and a shopping mall, just 7 minutes by commuter train from Stockholm's central railway station.

Solna Business Park is a popular and business-friendly area that is home to, amongst others, several companies in the FMCG sector. The area is also second only to central Stockholm when it comes to communications.

Hammarby Sjöstad is a glittering pearl for anyone looking for an unusual office location. With its open water and canals, and its tranquil walkways and avenues, Sjöstaden is an oasis where ideas and creativity can flourish. The area is absolutely unique, and the cross-town light rail link journey from here to the Gullmarsplan underground station takes a mere 5 minutes. Or you could blow away the day's cobwebs, and walk it in 10.

Which is the best area for your company?

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