

THIS IS FORSKAREN

Stockholm's new life science center



Forskaren
by Vectura



“When Nobel Prize winners visit campus, maybe this is the first place we invite them to”

Ole Petter Ottersen, President, Karolinska Institutet



Be a part of a world leading life science center!

→ World-leading and Inclusive

→ Challenging and Caring

→ Flexible and Ecological

Forskaren is right in the heart of Hagastaden, with prominent neighbours such as Bayer, Karolinska Institutet, KTH Royal Institute of Technology, H2 Health Hub, Sobi and Karolinska University Hospital.

Hagastaden is Stockholm's largest and most important urban development project. By 2024, the area will be well on its way to become an entirely new part of the city, mixing apartments and workplaces with cultural attractions, green spaces, world-leading research and highly specialised medical care.



DISTANCE FROM FORSKAREN TO...

Subway (Hagastaden)	200 m
Railway (Odenplan)	800 m
Long distance train (Stockholm C)	3 km
Bromma Airport	6 km
Arlanda Airport	38 km

Total size (sq m NLA):	24,000
Total availability (sq m):	14,000
Possible size per floor (sq m):	500–3,000
Rent (SEK/sq m/an):	4,750–5,150
Property tax (SEK/sq m/an):	480
Service charges (SEK/sq m/an):	500
Heating, cooling, waste:	80
Lease term:	+5 years
Completed:	Q4 2023/Q1 2024
Address:	Hagaplan 1
Developer:	Vectura
Architect:	3XN
Contractor:	Zengun
Leasing agent:	Cushman & Wakefield

SERVICE AND AMENITIES:

- Restaurants and coffee shops
- Shared front desk and reception services
- Co-working services
- Shared conference facilities
- Exclusive dressing rooms with lockers and showers
- Parking space for 400 bikes
- Outside gym on the roof
- Common lunch areas for brought food
- Pop-up stores and exhibitions

THE HIGHEST ENVIRONMENTAL STANDARDS





ROOF TERRACE

FLOOR 17
Office
LOA 3,483 m²

FLOOR 16
Office
LOA 3,416 m²

FLOOR 15
Office
LOA 3,267 m²

FLOOR 14
Office
LOA 3,211 m²

FLOOR 13
Office
LOA 3,060 m²



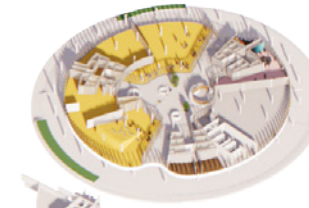
FLOOR 12
Co-working/Conference
LOA Office (not Conference) 2,524 m²



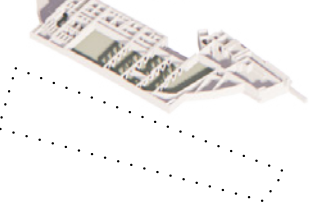
FLOOR 11, MEZZANIN
Canteen, Tekniska museet



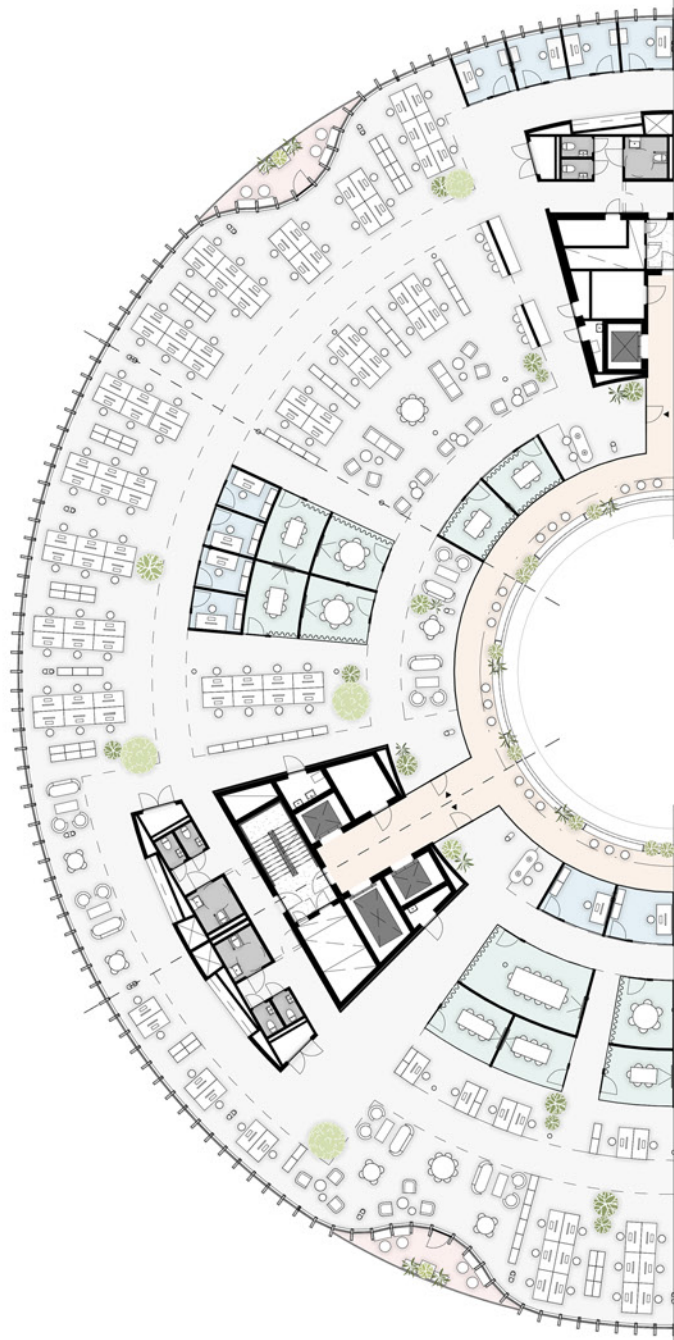
FLOOR 10, ENTRANCE
Restaurant, Show room, Premises,
Tekniska museet, Public area



FLOOR 09, BASEMENT
Bicycle parking, Changing room for
office tenants, Technical spaces, Storage



FLOOR 07+08, BASEMENT
Loading dock, Technical spaces



Watch the movie about Forskaren!



Forskaren is developed in collaboration with the city and region of Stockholm, its universities and surrounding life science community within the framework of Stockholm Science City Foundation.

Vectura is a real estate company that develops properties for the long term. Vectura is owned by Patricia Industries which is part of [Investor](#), founded by the Wallenberg family in 1916.

Get in touch



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Forskaren

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3XN



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WAKEFIELD**