

# PRIME OFFICE INVESTMENT OPPORTUNITY.

Lund - Brunnshög III



## INVESTMENT HIGHLIGHTS

- Located in the heart of the **expanding Brunnshög in Lund** with **easy access** by car and public transportation.
- **High quality building** with efficient layout.
- **Grade A anchor tenants:** Ericsson and CellaVision are **world leaders** in their fields.
- **Strong cluster for Tech and Life Science** makes a confidently strong location for the tenants.
- **High level of service** with the Bricks concept including co-working, restaurant and reception services.
- **Zoning plan in place** for addition of 11,000 sq m office and another 200 garage spaces.
- The building is certified in accordance with **BREEAM In-Use Very Good**.

 <b>BRICKS LUND</b>	<b>RENTAL INCOME, MSEK</b> <b>51.0</b>		
<b>LETTABLE AREA, SQ M</b> <b>21,741</b>	<b>OCCUPANCY RATE</b> <b>93%</b>		
ANCHOR TENANTS			
<b>ERICSSON</b> 	<b>CELLAVISION</b> 		
NET OPERATING INCOME	SQ M	KSEK	SEK/SQ M
Base rent incl. Index	18,351	37,457	2,041
Garage and Parking	589 spaces	3 318	
Turnover rent	1,231	945	768
Supplements		9,259	473
<b>Rental income</b>	<b>19,582</b>	<b>50,979</b>	<b>2,603</b>
Vacancy	2,159	3,722	1,724
Rental value	21,741	54,701	2,516
Total costs	21,741	-13,813	-635
<b>Net operating income</b>	<b>21,741</b>	<b>37,166</b>	<b>1,709</b>



### CONTACT DETAILS

**MIKAEL STELLINGER**  
+46 (0)70-607 80 46  
mikael.stellinger@cushwake.com

**NIKLAS ZUCKERMAN**  
+46 (0)70-839 82 82  
niklas.zuckerman@cushwake.com

**JONAS ALSENFELT PAMP**  
+46 (0)72-141 38 35  
jonas.pamp@cushwake.com

**MOA CHLEY TEGNELUND**  
+46 (0)70-370 30 34  
moa.tegnelund@cushwake.com

**CUSHMAN & WAKEFIELD**  
Lilla Torg 1, 211 34 Malmö  
cushmanwakefield.se

 **CUSHMAN & WAKEFIELD**

