

FORNEBUPORTEN

We'll make your employees happy!



WE'LL MAKE YOUR EMPLOYEES HAPPY!



WE`LL MAKE YOUR BUSINESS GROW!

- Proximity to industrial partners
- Unique building and branding
- Efficient and flexible offices
- High environmental ambitions



FORNEBU

20 000 WORK PLACES AND 40 000 RESIDENTS

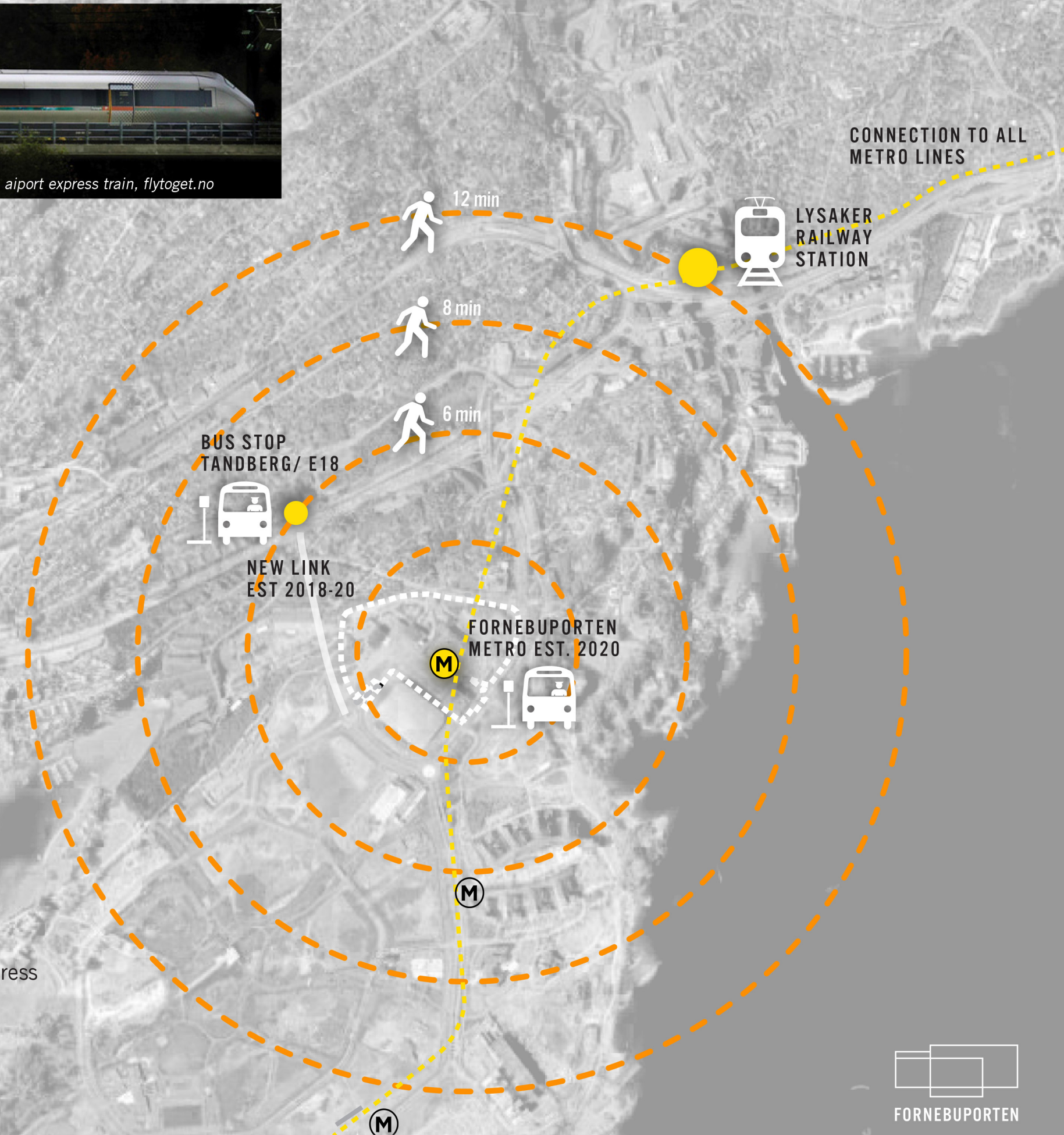


- Building start Dec 2012
- Expected completion building 1 in 2015, building 2 in 2016
- Metro connection completed in 2018-2020



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COMMUNICATION



EXPECTED TRAVEL TIMES

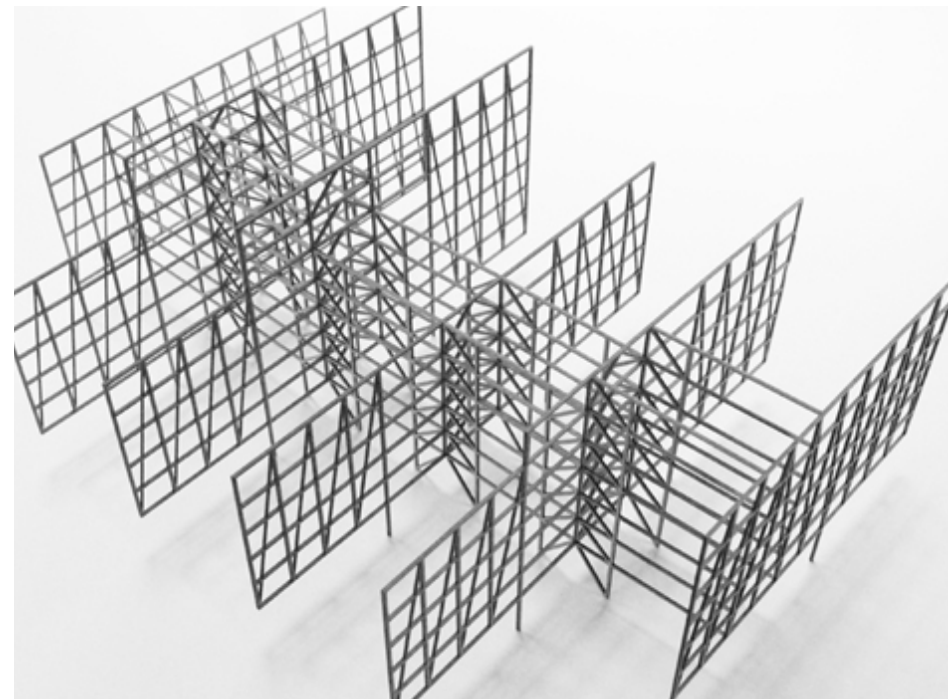
- 9 minutes to Majorstua by Metro
- 15 minutes to Oslo City center by bus or Metro
- 25-30 min to Oslo Airport by Metro+airport express
- 20 min to Sandvika by bus/ train
- 40 min to Nordstrand by buss

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CONSTRUCTION ENGINEERING, INNOVATION AND TECHNOLOGY EMBODIED IN THE ARCHITECTURAL DESIGN

- Column free and rational work areas
- Vibrant ground floor
- Unique branding towards Snarøyveien
- Artistic decoration, installations and events in collaboration with artist Magne Furuholmen



LANDSCAPING AND BUILDING DESIGN CREATES AN URBAN FEEL



coffee

baked goods



pizza oven



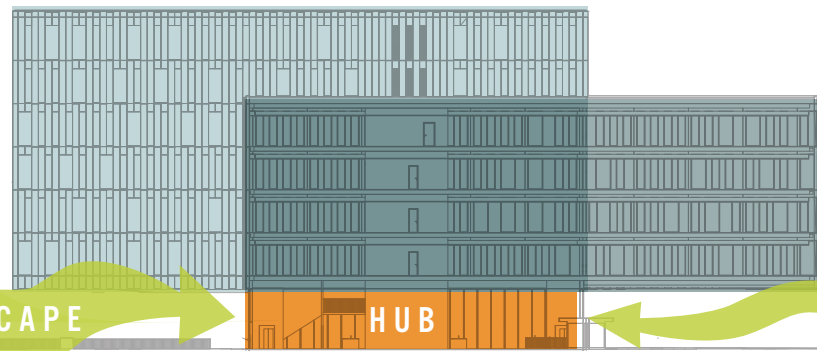
Olivia



recreation



sport



LANDSCAPE

HUB

LANDSCAPE

METRO
ATRIUM

LANDSCAPE

HUB

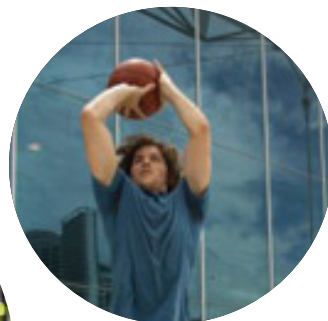
LANDSCAPE



café



United
Bakeries



sport



exhibition/
events



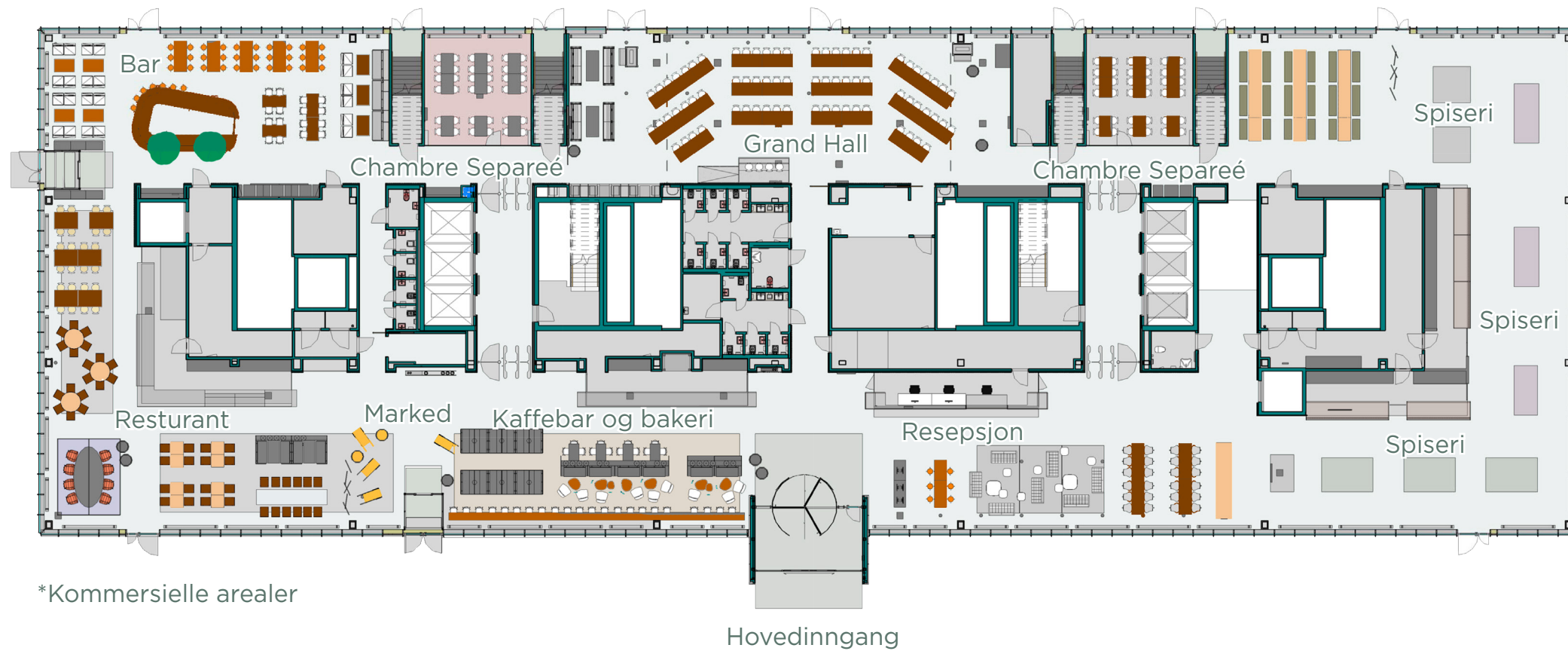
outdoor/
indoor



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GROUND FLOOR

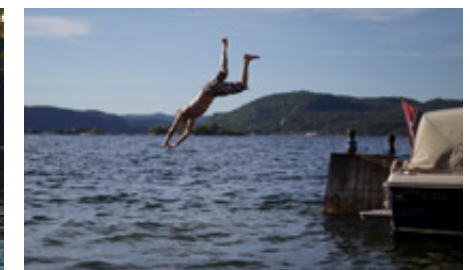
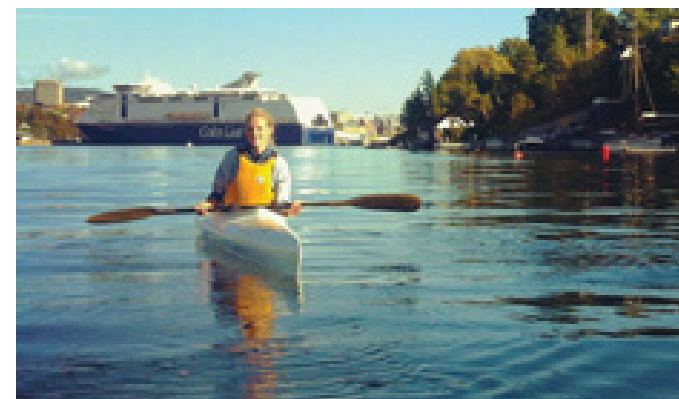
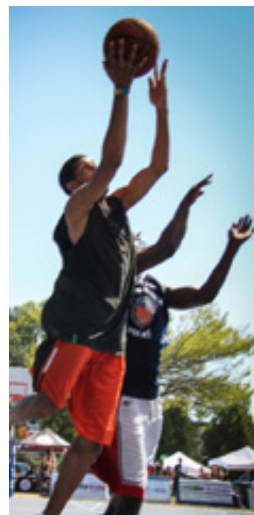
OPEN AND INVITING SPACE, TAILORED FOR MIXED USE



CREATING A UNIQUE ATMOSPHERE

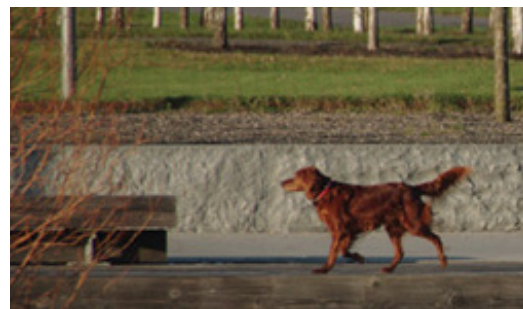
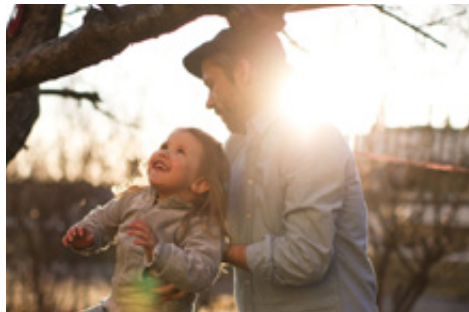


WORK OUT OUTDOOR AND INDOOR

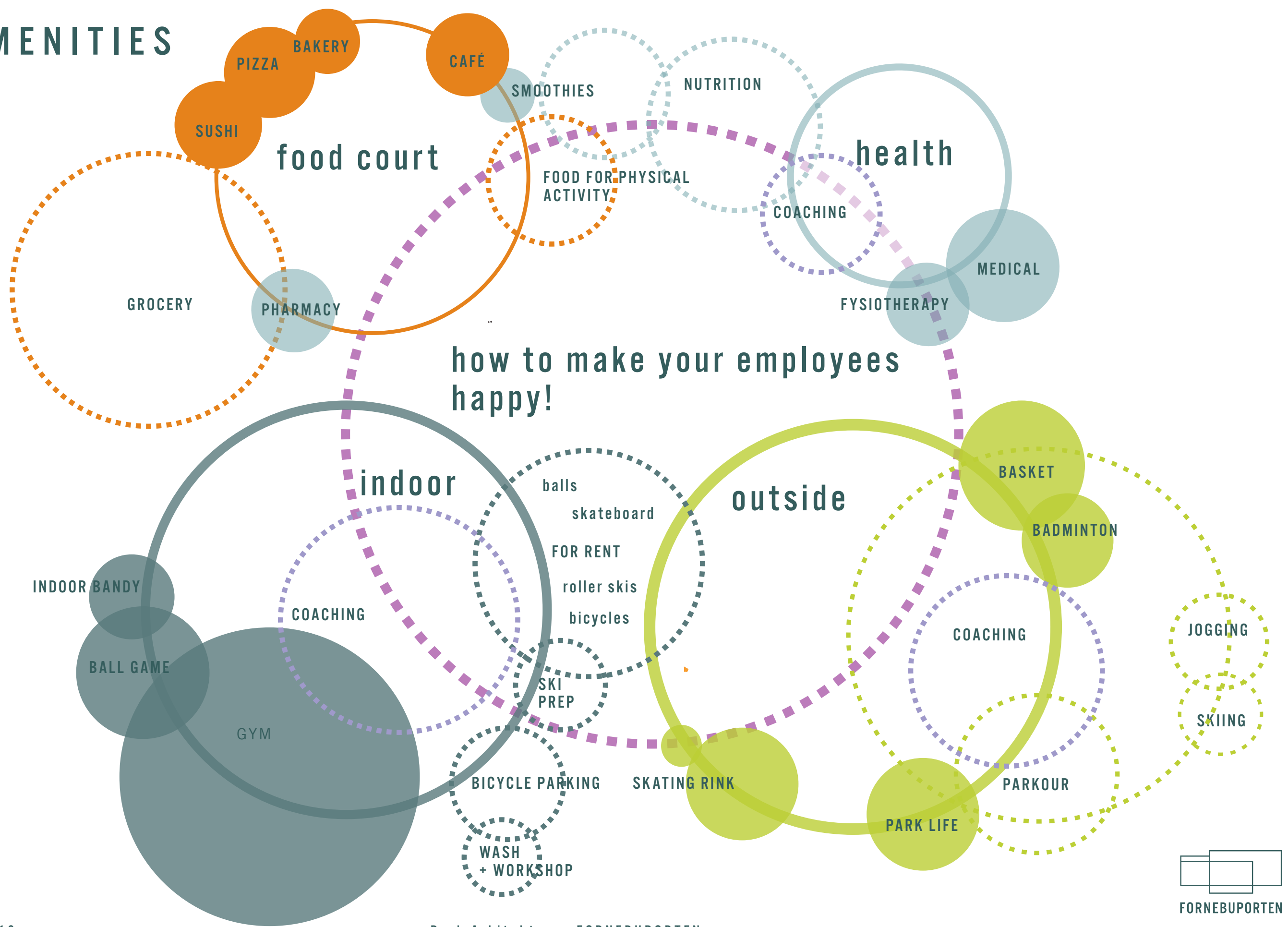


COMPACT LIVING

- One of Oslo's most attractive residential areas
- New residential area being developed parallel to offices
- Includes nearly 500 smaller and more affordable flats for purchase or rent at Fornebu
- Also caters for the demands of younger engineers



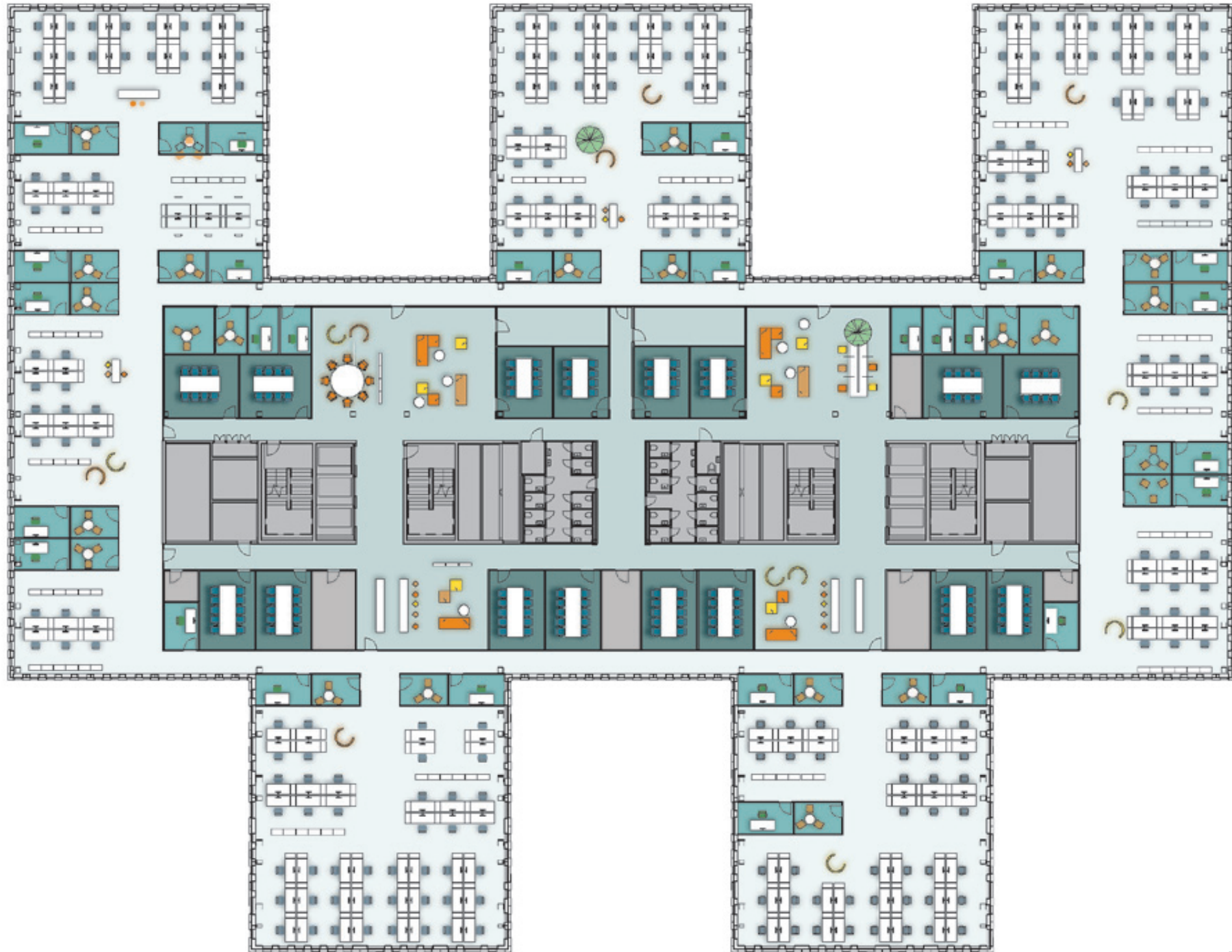
AMENITIES



WORK AREAS

MODERN, EFFICIENT AND FLEXIBLE

Efficiency of typical floor ranging from 15,5-18 m² BTA typical floor per employee.
(Plan as example of interior solution)



ENVIRONMENTAL AMBITION

BREEM VERY GOOD

HOLISTIC APPROACH TO ENVIRONMENTAL ISSUES, ENSURED THROUGHOUT THE ENTIRE DESIGN AND BUILDING PROCESS TO IMPROVE KEY QUALITIES:

- **Built and technical qualities**

- Energy efficiency
- Indoor climate (air, daylight, accoustics)
- Architecture
- Modern, tested and sustainable solutions
- Use of long lasting materials free of toxic emission

- **Economy**

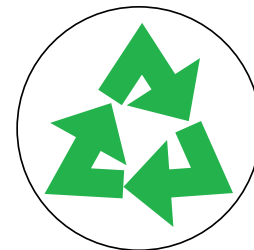
- Lower energy consumption
- Optimized cost in use (technical systems, maintenance, measuring consumption, etc)

- **Reputation of property owner**

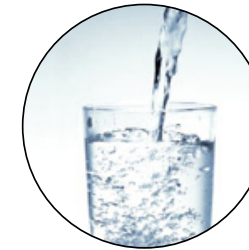
- Competence
- Experience
- Environmental focus

- **Surroundings**

- Green surroundings
- Safety in design solutions and infrastructure
- Vicinity and information about public transportation
- High standard bicycle parking and support facilities
- Facilities for electric cars



WASTE



WATER



HEALTH AND WELLBEING



MANAGEMENT



LAND USE AND ECOLOGY



MATERIALS



TRANSPORT



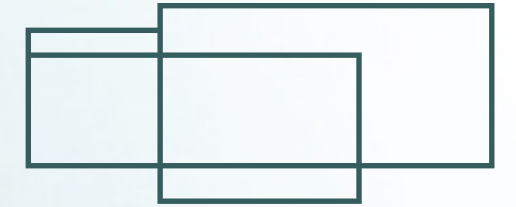
POLLUTION



ENERGY



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TORSTEIN STORÆKRE
torstein.storaekre@akerasa.com
+47 41463976

