



# M MÄSTERHUSET

A PEMBROKE PROPERTY



# 800 SQ M IN THE HEART OF STOCKHOLM

Discover 800 sq m of exceptional office space on the 6th floor of Mästerhuset, one of Stockholm's most sought-after business addresses. This opportunity combines a vibrant work environment with outstanding amenities, making it ideal for organizations seeking a prestigious and productive setting.

View from Mästerhuset

# A VIBRANT LOCATION



Unrivalled access to both public transport and parking facilities, Mästerhuset is directly adjacent to major retail destinations NK, PK-Huset, MOOD District and is surrounded by a vibrant mix of businesses, hotels, cafés, restaurants and bars.





# WHERE AMBITION MEETS OPPORTUNITY

Mästerhuset is more than just an office — it's a place where people and businesses thrive. Designed for the future, the building offers a modern, flexible workspace that adapts to your needs.

The building's high standard and service level are some of the reasons why Mästerhuset has the happiest office tenants in Sweden, according to the renowned CFI Survey 'Fastighetsbarometern' that we have won several years in a row.

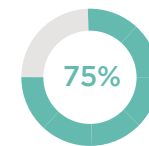
## INFORMATION



FLOORS WITH  
30% HIGHER  
CAPACITY\*



SYSTEMS WITH  
50% LOWER ENERGY  
CONSUMPTION\*



LIFTS WITH 75%  
GREATER PASSENGER  
CAPACITY\*



FAÇADES WITH 90%  
MORE NATURAL  
LIGHT PENETRATION\*

\*COMPARED TO THE AVERAGE STOCKHOLM CITY BUILDING.



# A NEW FIRST IMPRESSION

Step into Mästerhuset and experience a workplace that sets the bar for premium office environments. With two striking double-height lobbies and staffed reception desks that offer a warm welcome, every detail reflects world-class quality. Security is paramount with 24/7 surveillance and on-site personnel ensuring peace of mind around the clock.



Two welcoming main entrances offer the best experience for both employees and guests.



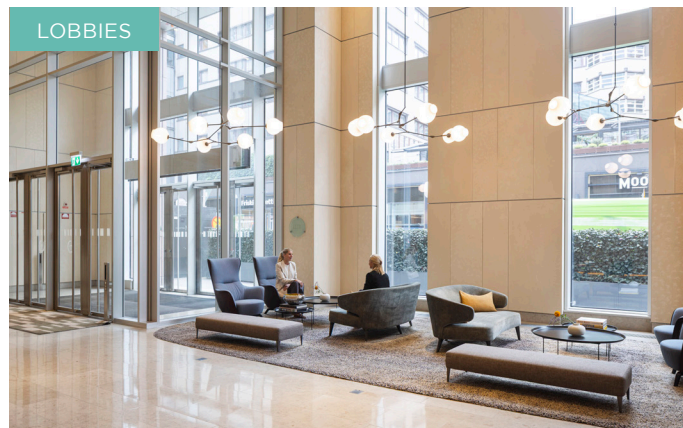
Our building concierge team greet tenants and guests and contribute to creating a unique service experience at Mästerhuset.



Speed gates control access to the lift banks, just one aspect of the 24-hour security programme at Mästerhuset.



Eight 21- and two 15-person capacity lifts split between two lift banks with destination control technology that reduce wait and travel times, minimise lift crowding, and enhance operational efficiency.



Two large reception lobbies with high ceiling heights and natural materials create impressive spaces for welcoming clients and meeting colleagues.





# RE-ENVISIONED SPACES

## SUGGESTED FLOOR PLAN

FLOOR: 6  
AREA: 795 SQ M

Color	Name	Amount
	Work Lounge	2
	Touchdown	1
	Phone Room	2
	Ext. Meeting Room 4P	1
	Ext. Meeting Room 6P	1
	Ext. Meeting Room 8P	1
	Pantry	1
	Coffee Station	1
	Entré/Lounge	1
	Reception	1
	Personal Storage	1
	Copy Area	1
	Coat Room	2
	WC	5
	HWC	1
	Cleaning Room	1
	Technical Space	1
	Storage/Server	1







Welcoming and bright reception on floor 6 facing the atrium



Inviting meeting rooms adjacent to the reception area on floor 6



Bright office spaces with 3 meter floor to ceiling height throughout

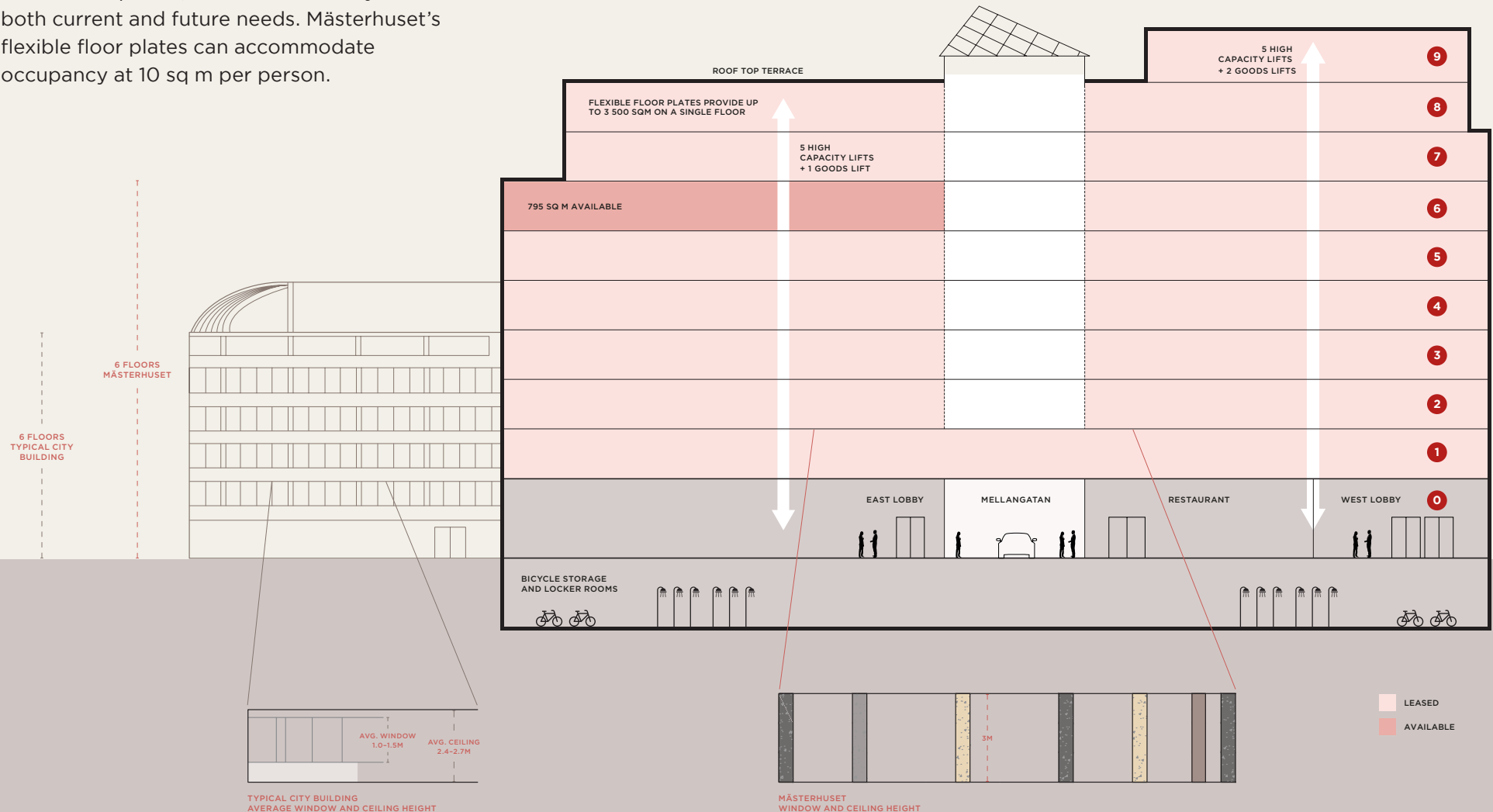


Spacious pantry and kitchen



# EXCEEDING EXPECTATIONS

Modern workplaces demand environments that are adaptable, efficient and ready to meet both current and future needs. Mästerhuset's flexible floor plates can accommodate occupancy at 10 sq m per person.





# PREMIUM SERVICES FOR EVERYDAY COMFORT

At Mästerhuset, we go beyond the ordinary to deliver a workplace experience that's secure, seamless, and inspiring. With 24/7 on-site security and a welcoming reception team, your peace of mind is always our priority. Our dedicated Pembroke Property Managers are on-site daily, ensuring every detail is taken care of — so you can focus on what matters most.

We believe work should energize you. That's why Mästerhuset offers a dynamic tenant engagement program featuring curated lobby events, wellness activities like yoga and a vibrant community atmosphere. Through our tenant portal, you gain access to a bespoke concierge program designed to simplify your life.

For the modern, active professional, our end-of-trip facilities are second to none — complete with secure bike storage, club-style showers, lockers and towel service.



LOCKERS



TOWEL SERVICE



BIKE PARKING



CATERING





# WHERE SMART DESIGN MEETS REAL RESULTS

Designed to deliver measurable economic and environmental benefits, Mästerhuset combines cutting-edge energy-efficient technologies with world-class design standards.

Mästerhuset proudly holds the highest energy classification EPC A and behind the scenes, the building is powered by precision. With over 19,000 data collection points monitoring everything from room temperature and air quality to lighting and ventilation—every second counts. Add to that 1,200 motion sensors, and you have a building that intelligently adapts to its tenants' needs while minimizing energy waste.

## INFORMATION

VENTILATION  
AND COOLING  
CAPACITY

10 SQ M  
/PERSON

LOW  
ENERGY  
CONSUMPTION

39  
kWh/SQ M  
/YEAR





Large atrium creating daylight penetration throughout the floors



Entrance on Mäster Samuelsgatan 17



Seating on rooftop terrace



Meeting pavilion on rooftop terrace



# A LEED PLATINUM CERTIFIED BUILDING

Mästerhuset is **LEED Platinum New Construction Certified**, the highest sustainability certification that can be achieved, which means that Mästerhuset fulfills very high requirements related to environmental performance. LEED provides a framework to create healthy, highly efficient and cost-saving green buildings and the categories Mästerhuset is scored on are:

- SUSTAINABLE SITES
- WATER EFFICIENCY
- ENERGY ATMOSPHERE
- MATERIALS AND RESOURCES
- INDOOR ENVIRONMENTAL QUALITY
- INNOVATION IN DESIGN
- REGIONAL PRIORITY CREDITS



Mästerhuset is also WELL Health & Safety rated and in addition, a Green Contract is signed with all tenants. Together we set goals to reduce energy consumption and make sustainable choices, to continuously reduce the carbon footprint.





# ATTENTION TO EVERY DETAIL

	BUILDING FEATURES	MÄSTERHUSET
MORE EFFICIENT USE OF SPACE	VENTILATION AND COOLING CAPACITY FIRE EGRESS CAPACITY LIFT OCCUPATIONAL CAPACITY	10 SQ M / PERSON 8.75 SQ M / PERSON 10 SQ M / PERSON
A BETTER INDOOR ENVIRONMENT	CLEAR CEILING HEIGHT FULL-HEIGHT FAÇADE GLASS WINDOWS LIGHT PENETRATION / FAÇADE GLASS AIR QUALITY INDOOR CLIMATE CUSTOMISATION LIFT CAPACITY	3.0 M 3.0 M HIGH WINDOWS 60-95% TQ1 21 PEOPLE / LIFT
MORE PRODUCTIVE USE OF TIME	PASSENGER LIFT WAITING TIME PASSENGER LIFT SPEED SMART LIFT DESTINATION CONTROL SYSTEM	23 SECONDS OR LESS 2.5 M / SECOND OTIS COMPASS
FLEXIBILITY TO ACCOMMODATE CHANGE	RAISED FLOORS (DATA , POWER ) RECESSED IN-FLOOR HEATING LIMITED INTERIOR COLUMNS / STRUCTURAL WALLS RATIONAL COLUMN GRID AND FLOOR STRUCTURALLY REINFORCED ARCHIVE AREAS	YES YES 1 COLUMN / 78 SQ M RECTANGULAR 10.8M X 7.2M GRID YES, 750 KG / SQ M
BETTER BUSINESS LOGISTICS AND OPERATIONS	DEDICATED GOODS LIFTS	3 / FLOOR
LESS ENERGY CONSUMPTION = LOWER COSTS	SMART ELECTRICAL / HVAC SYSTEMS LEED ENVIRONMENTAL CERTIFICATION CLIMATE SHELL (FAÇADE U-VALUE) LOW ENERGY CONSUMPTION	PRESENCE -CONTROLLED PLATINUM NEW CONSTRUCTION 0.7-0.9 39 kWh / SQ M, YEAR
A SAFE AND SECURE ENVIRONMENT	FULL SPRINKLER SYSTEM FIRE SAFETY 24-HOUR SECURITY	NFPA 13 YES

Mästerhuset delivered in 2015. Address: Mäster Samuelsgatan 17-21, Stockholm



# LIFESTYLE ASSETS IN CENTRAL CITY LOCATIONS

Pembroke is an international real estate advisor that acquires, manages and develops well-located properties in the office, residential and mixed-use sectors. We understand how our customers want to live, work and play: in amenity-rich buildings designed to be sustainable, adaptable, and healthy. We call these lifestyle assets.

We're dedicated to delivering excellence through in-person quality of service that meets our occupiers' specific needs, enriches their workplaces, and helps them attract the best talent.

Our buildings have a range of amenity offerings, flexible work or living spaces, market-leading sustainability credentials, access to fresh air and outdoor space and concierge style property management.

Pembroke opened its Stockholm office in 2010 and manage 220 000 sq m in Stockholm, Oslo and Helsinki.



ESTABLISHED  
1997



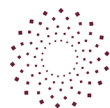
INVESTING IN 13  
KEY MARKETS



876K SQ M

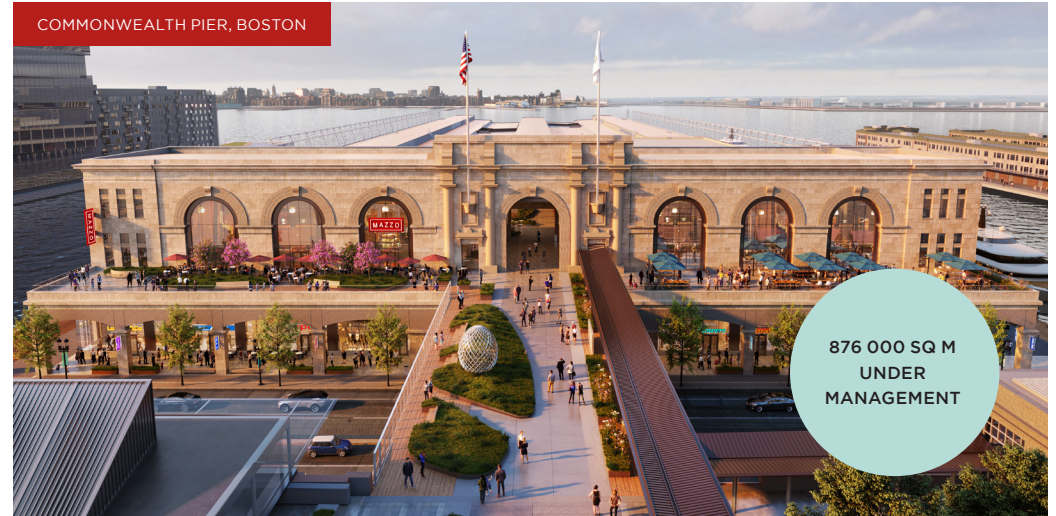


OFFICE, RETAIL  
& RESIDENTIAL



PEMBROKE

COMMONWEALTH PIER, BOSTON



876 000 SQ M  
UNDER  
MANAGEMENT

COLOSSEUM PARK, OSLO



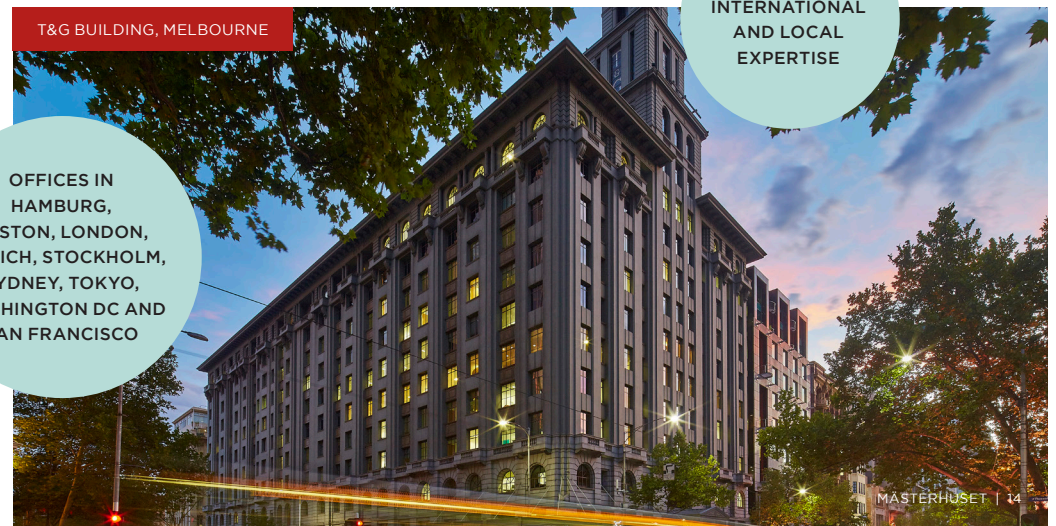
WE OFFER  
FIRST-RATE  
PROPERTY  
MANAGEMENT

25 CANNON STREET, LONDON



WE COMBINE  
INTERNATIONAL  
AND LOCAL  
EXPERTISE

T&G BUILDING, MELBOURNE



OFFICES IN  
HAMBURG,  
BOSTON, LONDON,  
MUNICH, STOCKHOLM,  
SYDNEY, TOKYO,  
WASHINGTON DC AND  
SAN FRANCISCO



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**CUSHMAN &  
WAKEFIELD**