

PRESS RELEASE KRUTHUSET 17

New lease signed in Kruthuset 17 - a prominent Gothenburg building

One of Gothenburg's largest properties, Kruthuset 17, with approx. 65,000 sqm leasable space, will get a new tenant next year when the global IT service provider CGI relocates and moves its regional office from Mölndal to central Gothenburg. Kruthuset 17 is managed by Newsec Property Asset Management in close cooperation with Obligo Real Estate.

Kruthuset 17 was initially an industrial property with ceiling heights of seven meters. Over time, Postnord's operations have been partly modified and their space in the upper parts of the building have subsequently been converted from logistics to modern office space in various stages. Due to creative and smart design, and by adding mezzanine floors, Kruthuset 17 offers effective bespoke premises to its tenants. A new lease agreement with CGI, represented by JLL, was recently signed for about 3,600 sqm.

"Since the property is located only 500 meters from the Central Station, there has been strong interest for the premises. There is also very good access to parking with a large parking garage. Furthermore, the premises are flexible, efficient, modern, and offers the tenants activity-based solutions," says Ulf Birk, Leasing Manager at Newsec.

During the past year, a large value-enhancing project has been initiated, including a major refurbishment of the main entrance, the staircase, corridors, as well as the facade and area outside of the entrance. In addition, the property has established its own brand: *Kruthuset 17*.

"The name refers to the address and location of the property, Kruthusgatan 17. The surrounding area is undergoing a major redevelopment, and will gradually become a more integrated part of the city center. We wish to contribute to this regeneration, and will evolve and develop our asset to create a more modern and flexible product. This is certainly a very exciting project," says Morten Wettergreen at Obligo.

Following the new lease agreement with CGI, there are 7 300 square meters of available office space at Kruthuset 17. The areas are well suited for large tenants demanding modern office space, and will be available from 2019.

Read more at www.kruthuset17.se



Illustration of the new lobby.