



# Dannebrogsgade 2, 5000 Odense

500–9,000 m<sup>2</sup> office for rent







### **Easy access**

With a central location in the middle of Odense you do not get closer to the center



### **Unique premises**

With 8 meters of ceiling, the 3,800 m<sup>2</sup> of space offers opportunities that are not found elsewhere



### **Parking basement**

Possibility to rent parking spaces in the basement for you and your employees

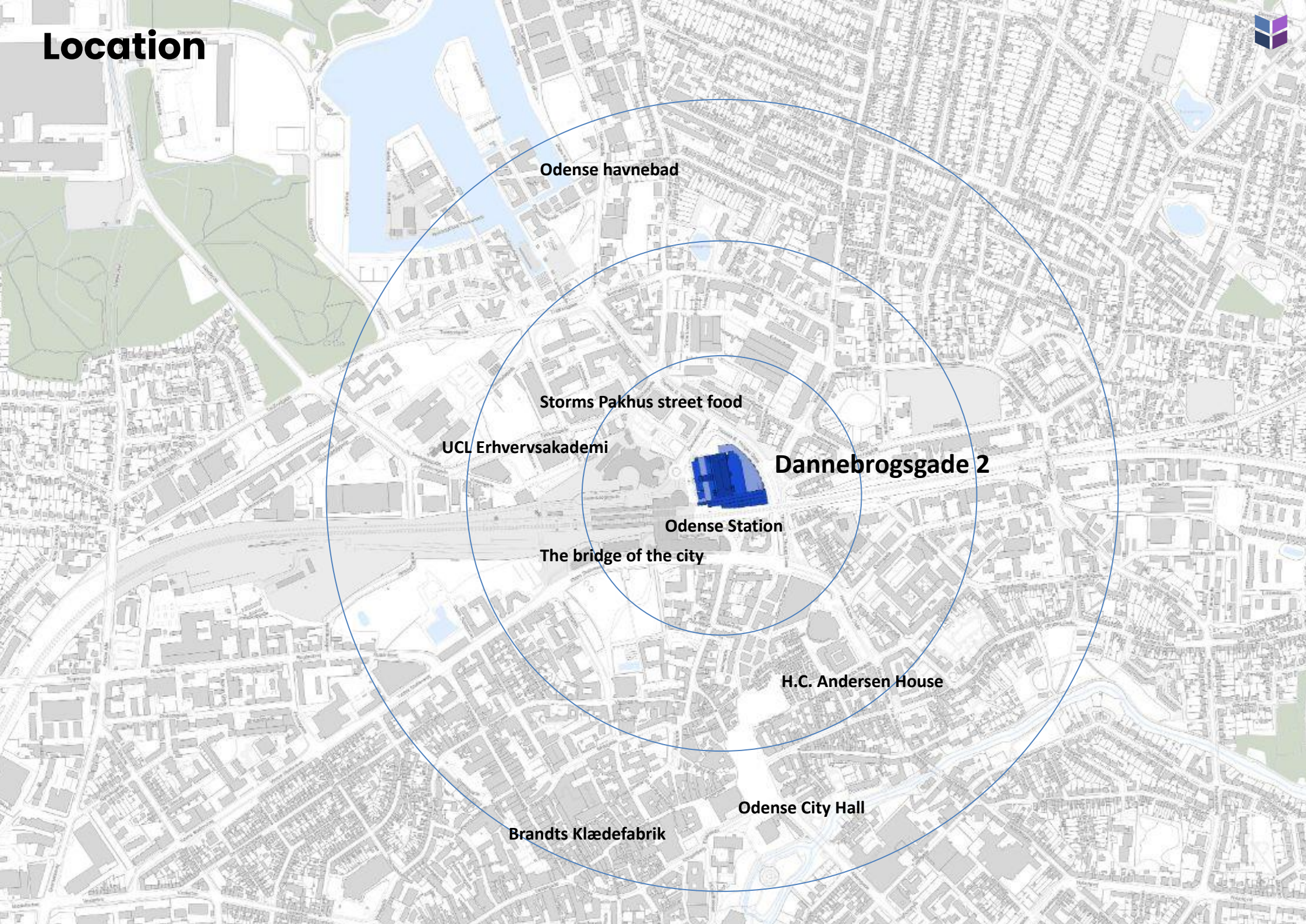


### **Close to the train station**

Only 20 meters from Odense Railway Station with easy access to trains and buses, and the Light Rail



# Location



Odense havnebad

Storms Pakhus street food

UCL Erhvervsakademi

**Dannebrogsgade 2**

Odense Station

The bridge of the city

H.C. Andersen House

Odense City Hall

Brandts Klædefabrik



# Location

UCL

Storms Pakhus

VUC

Jernbanemuseet

Main station

Dannebrogsgade 2





# Location



Loading area

East wing

South wing

Main building

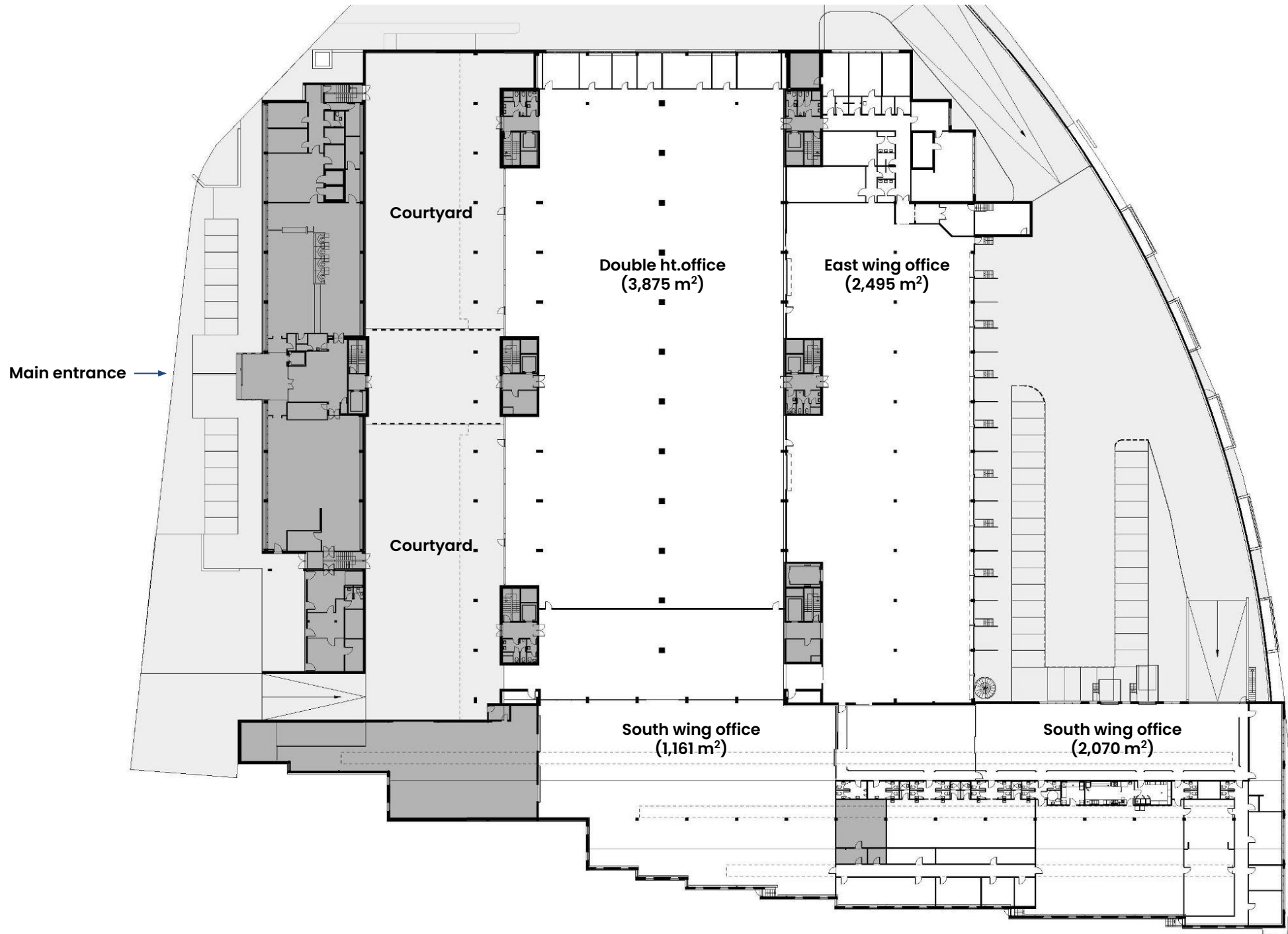
Bridge

West wing

Courtyard

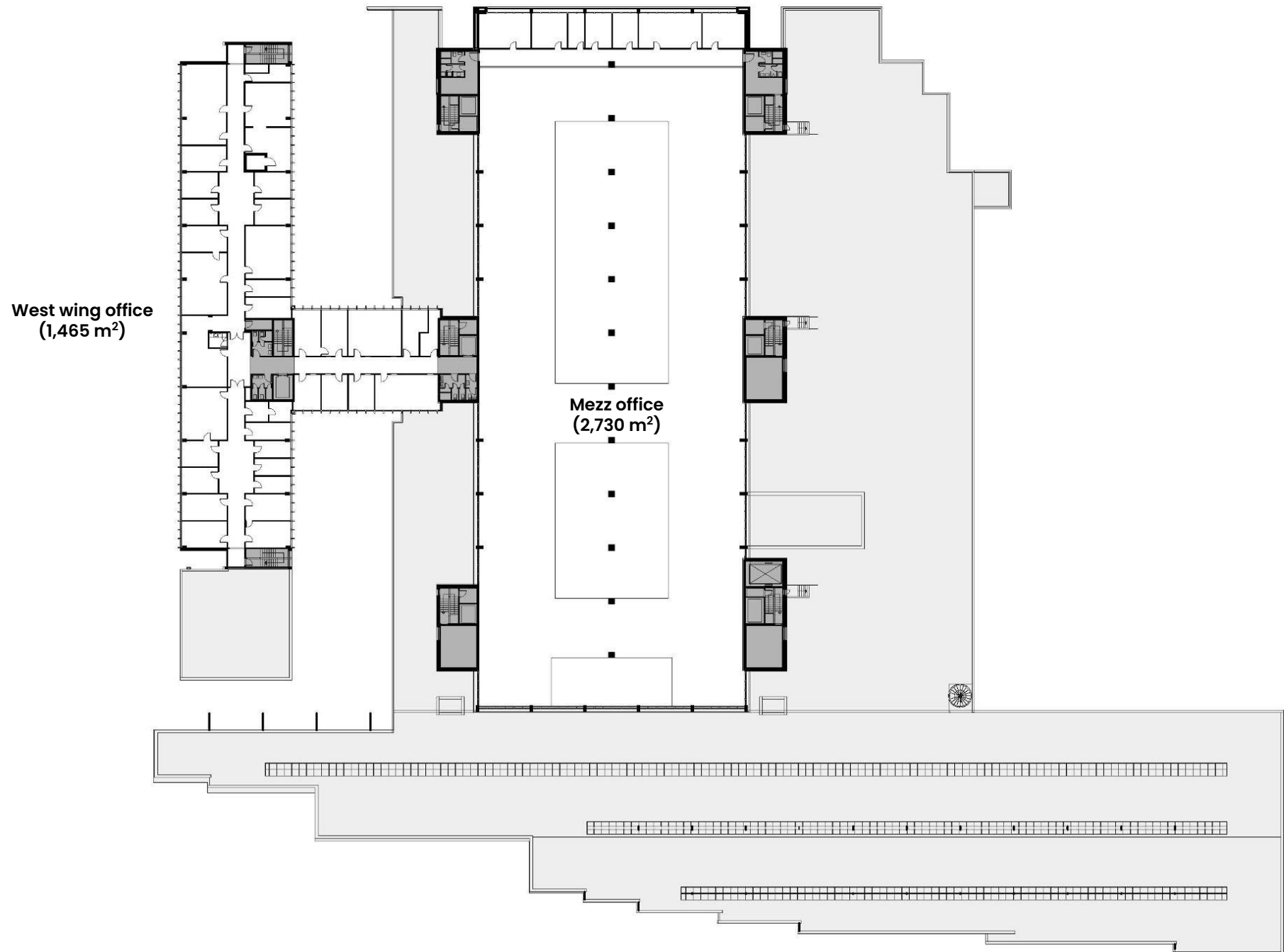


# Building layout - Ground floor



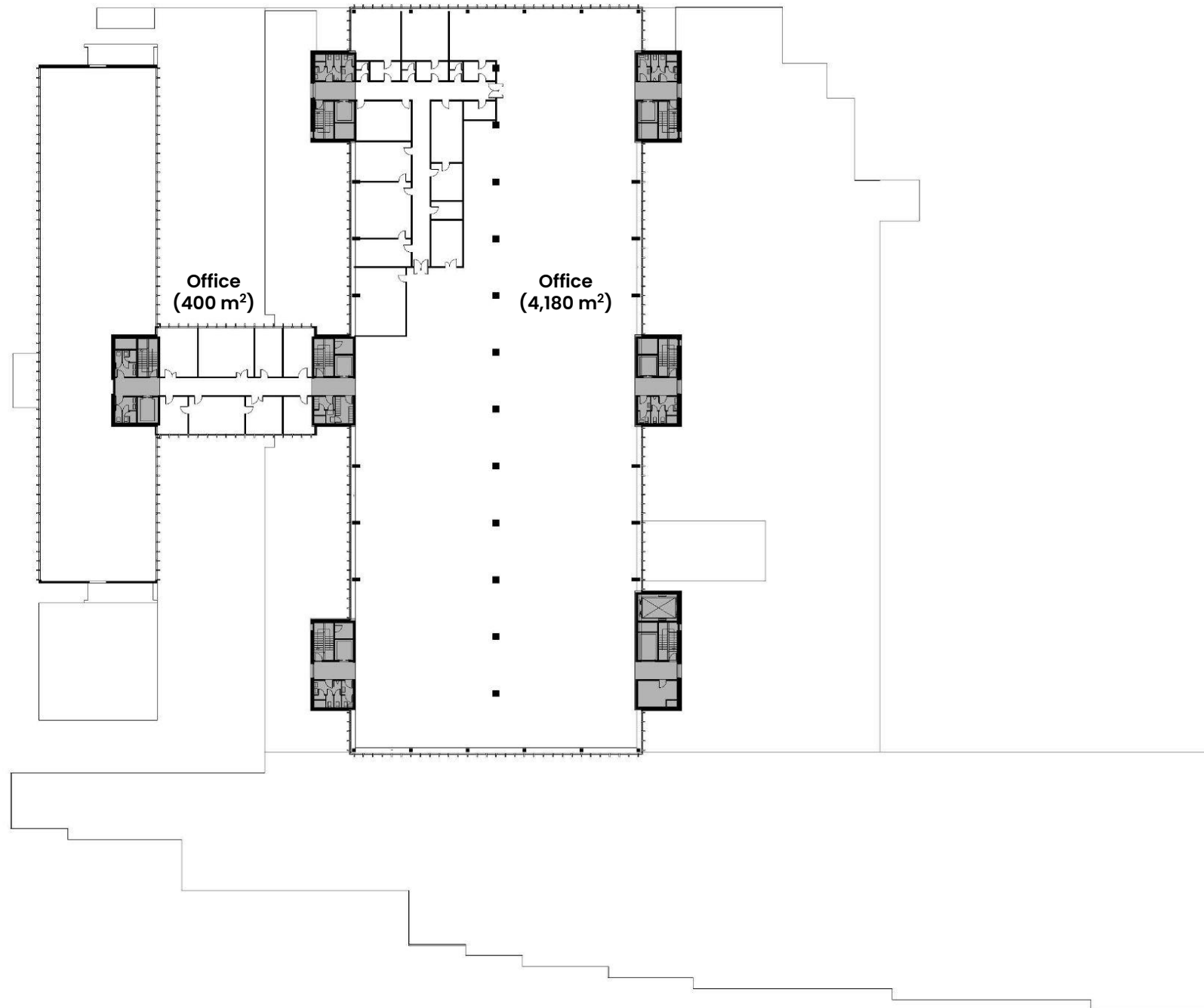


# Building layout - 1st floor



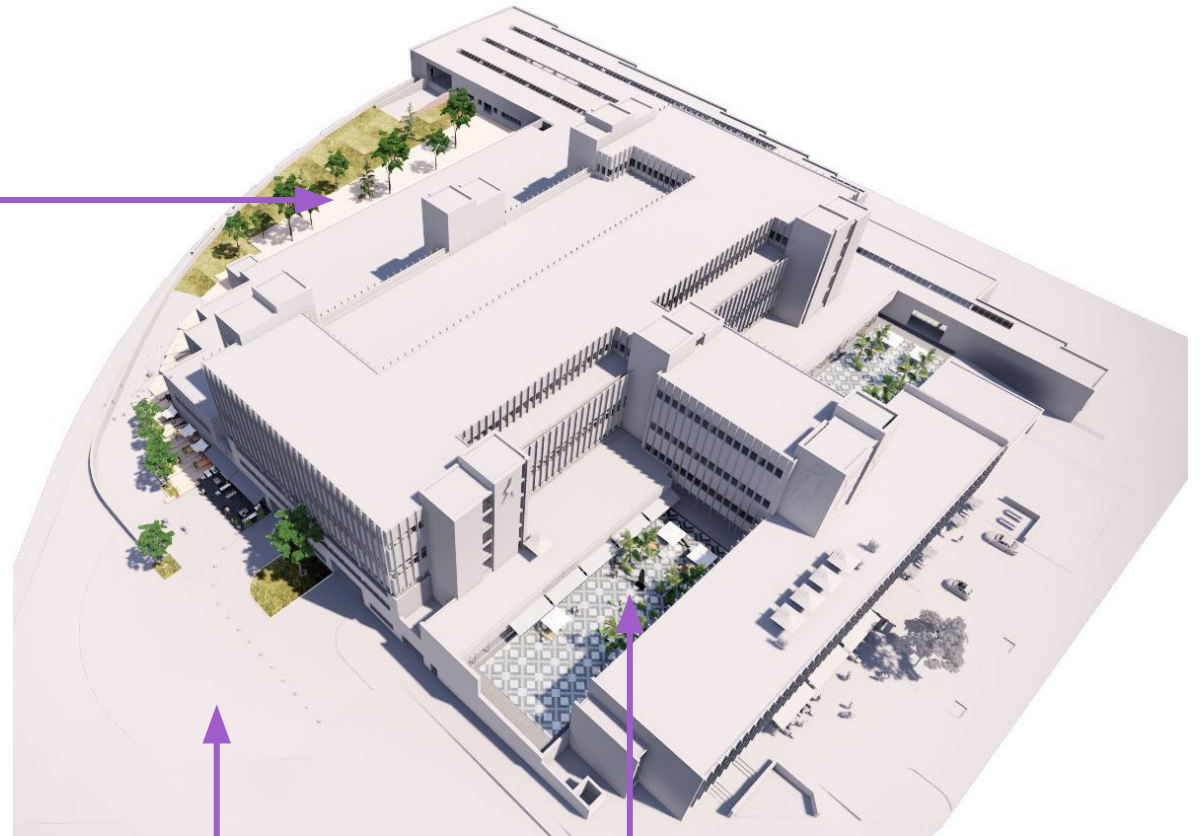


# Building layout - 2nd floor

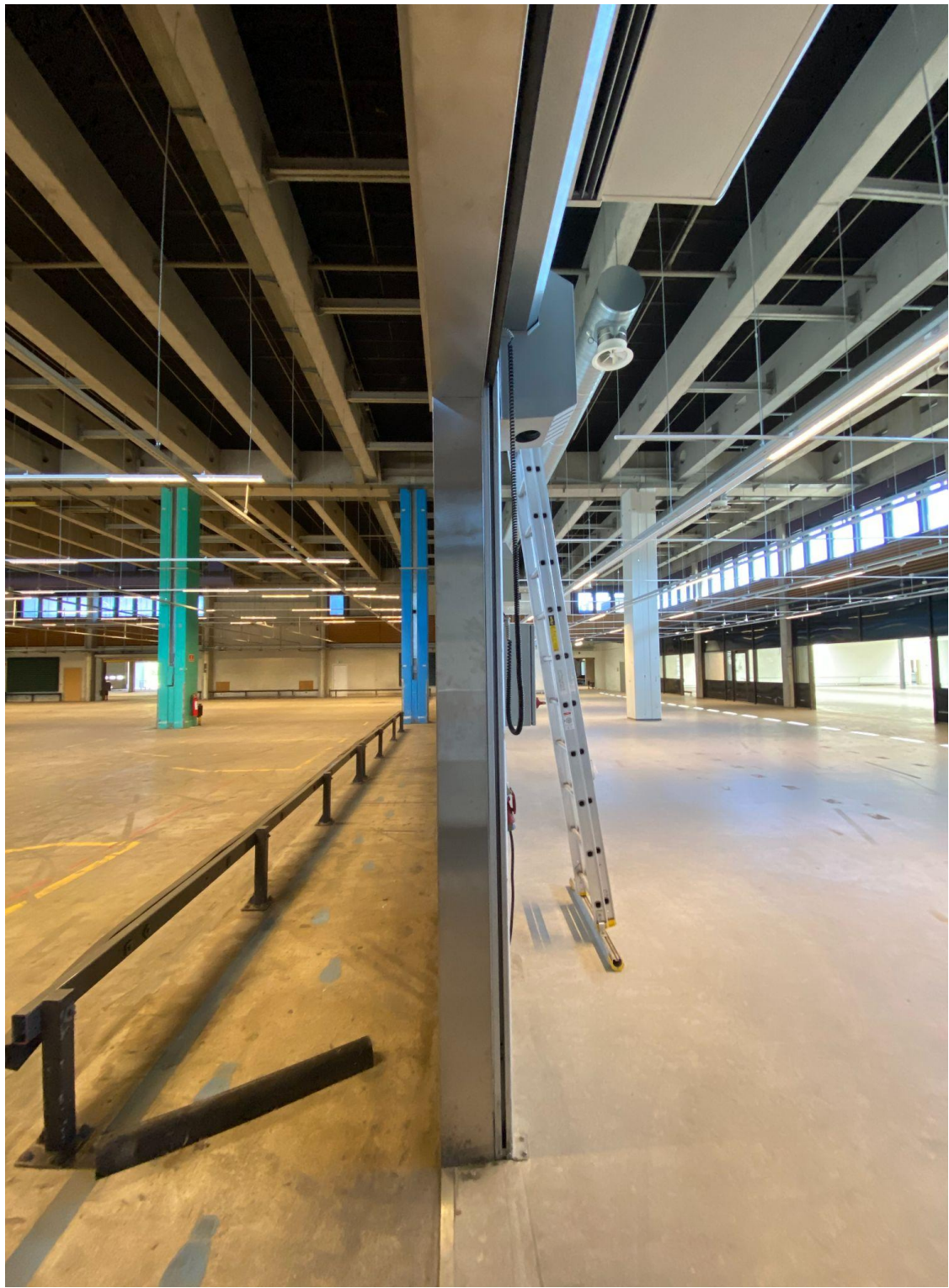




# Common areas



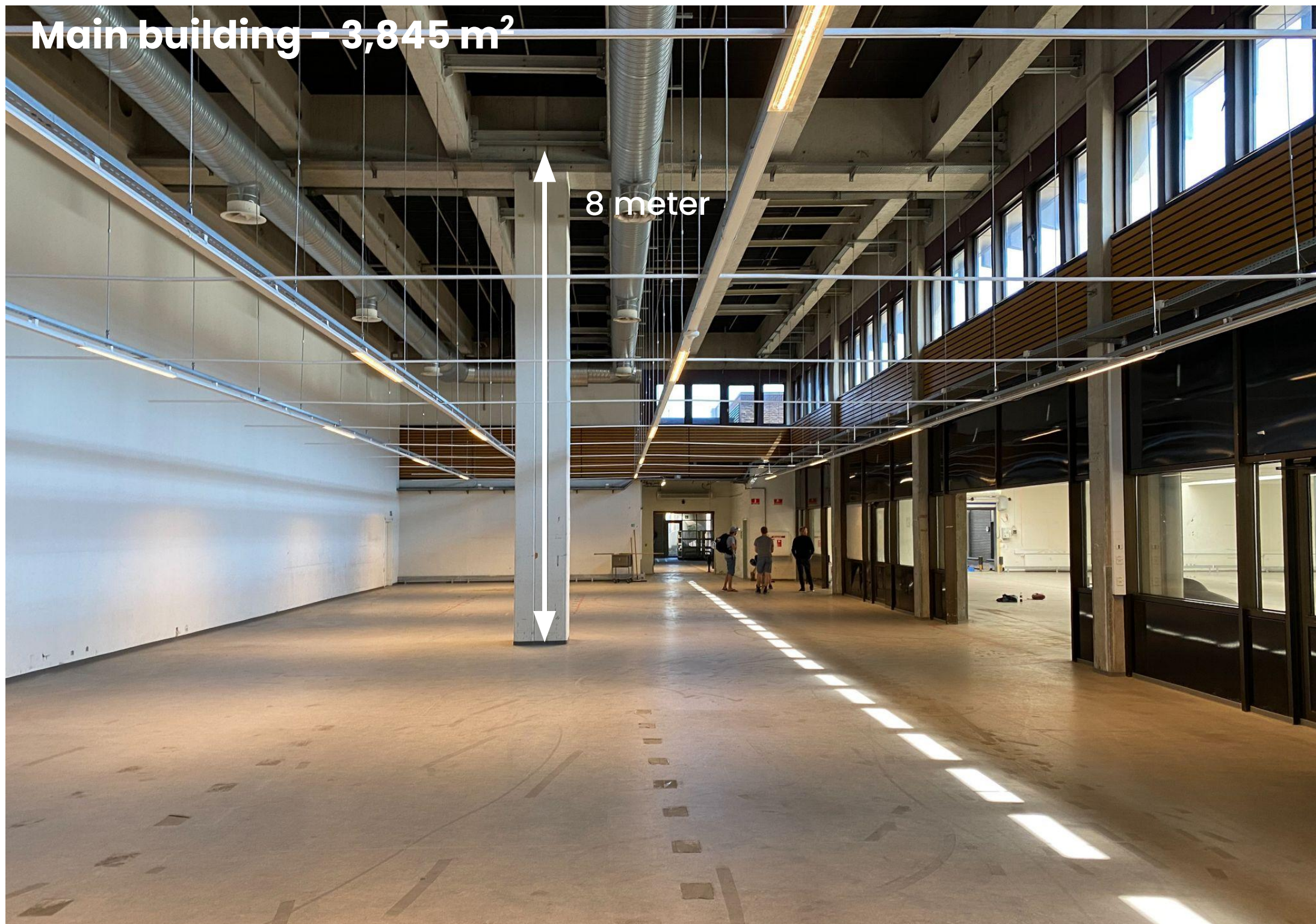






**Main building – 3,845 m<sup>2</sup>**

8 meter





**Main building – 3,845 m<sup>2</sup>**

75 meter



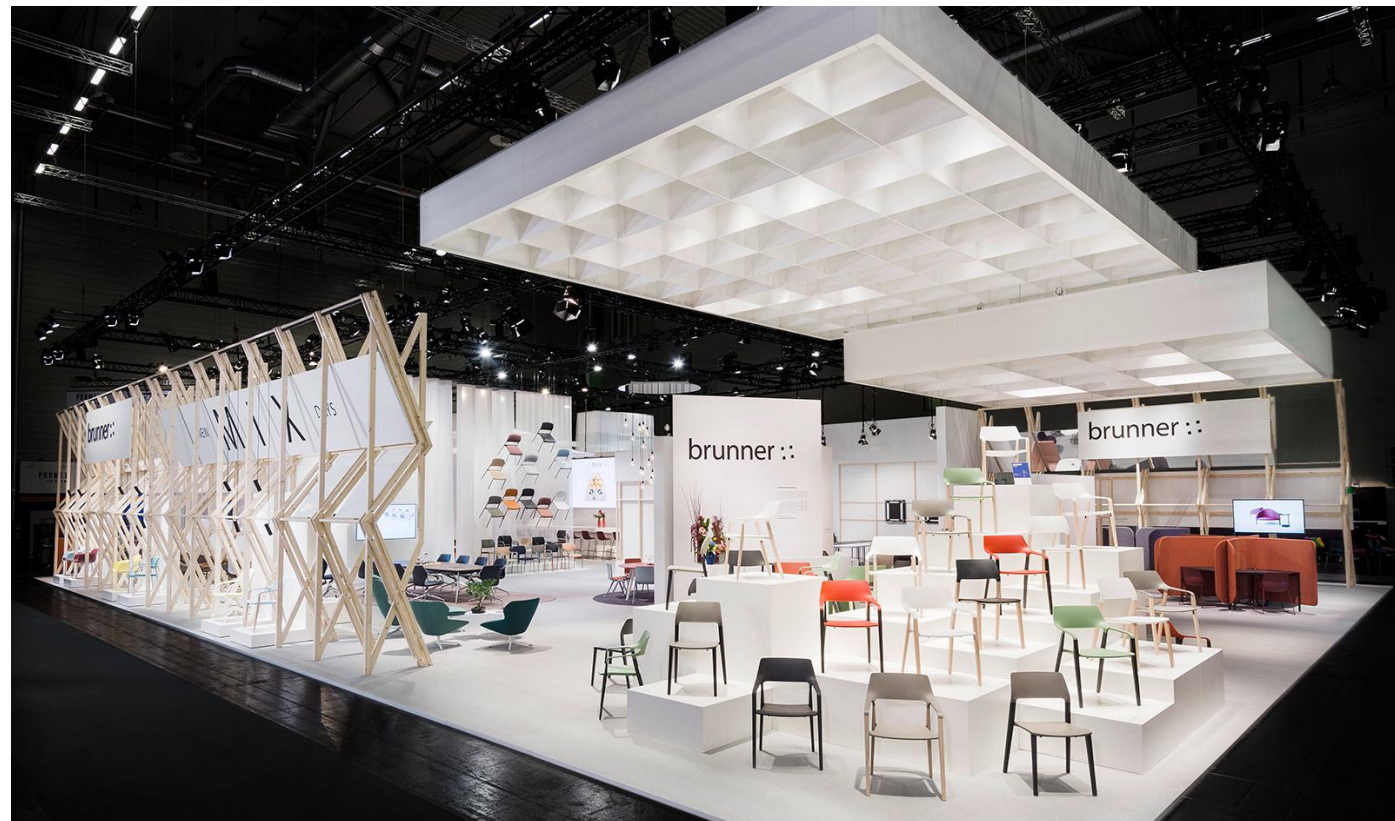


**1st floor – 3,100 m<sup>2</sup>**

5 meter









South wing - 3,985 m<sup>2</sup>







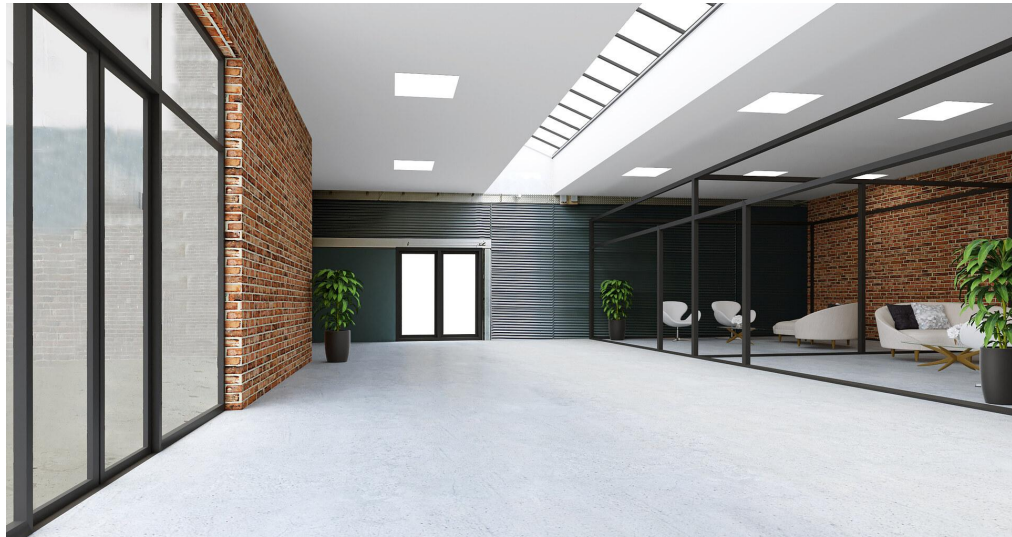
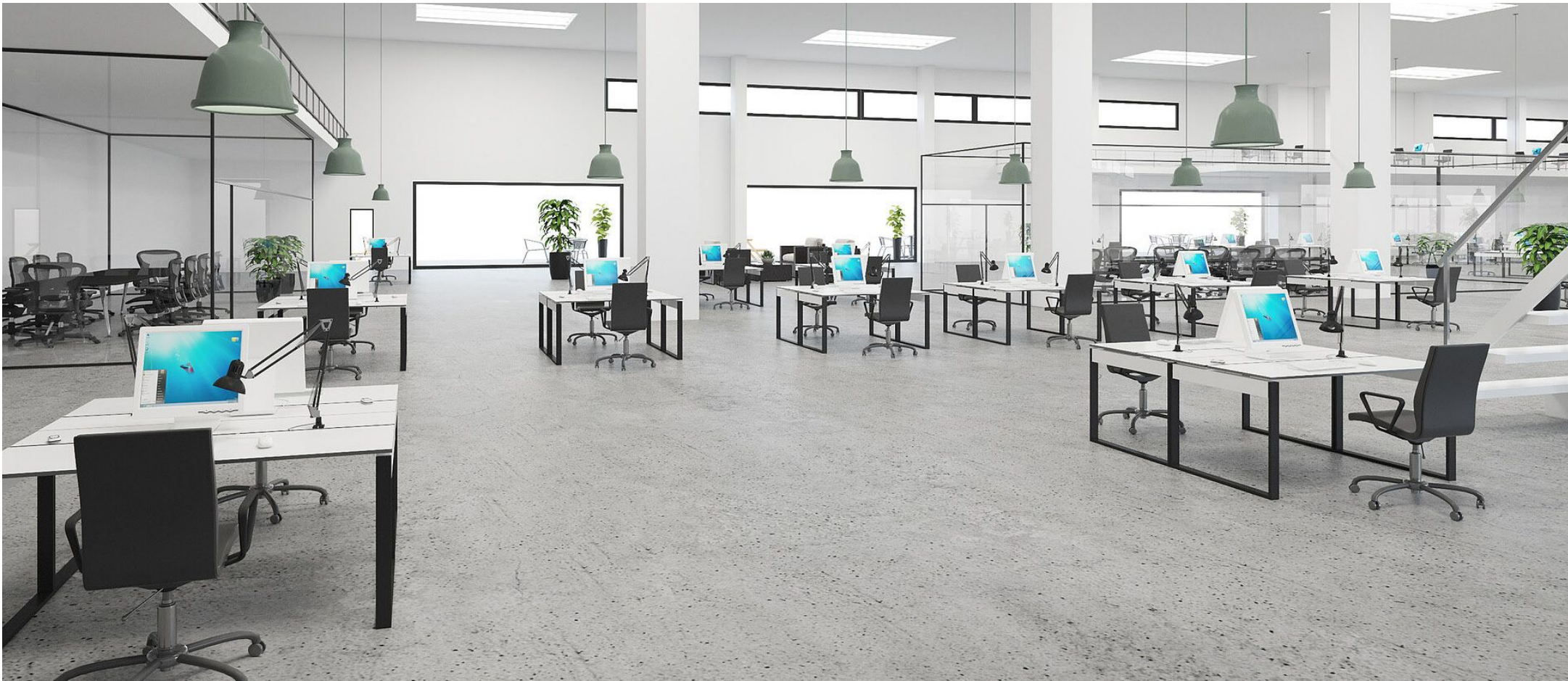






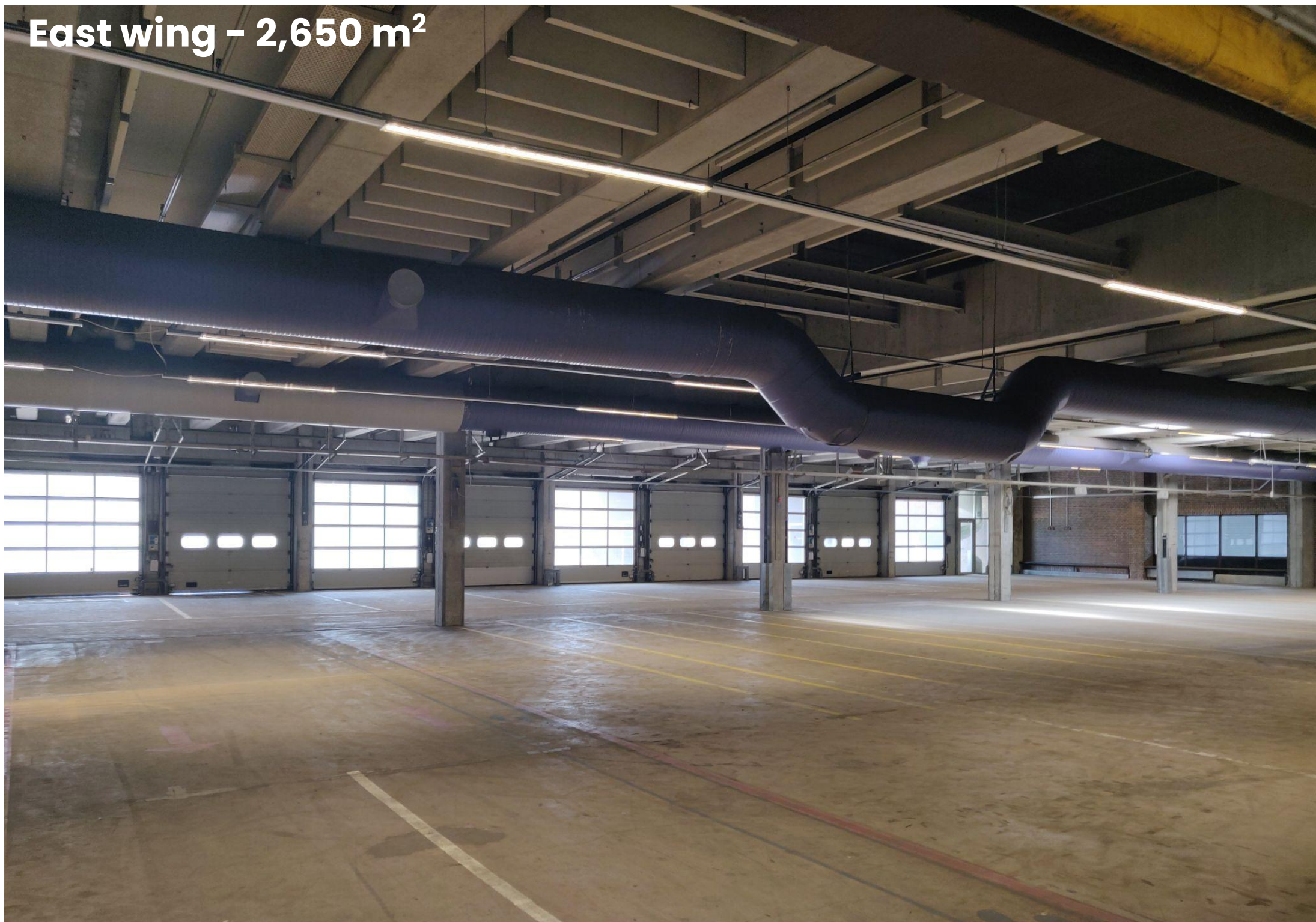




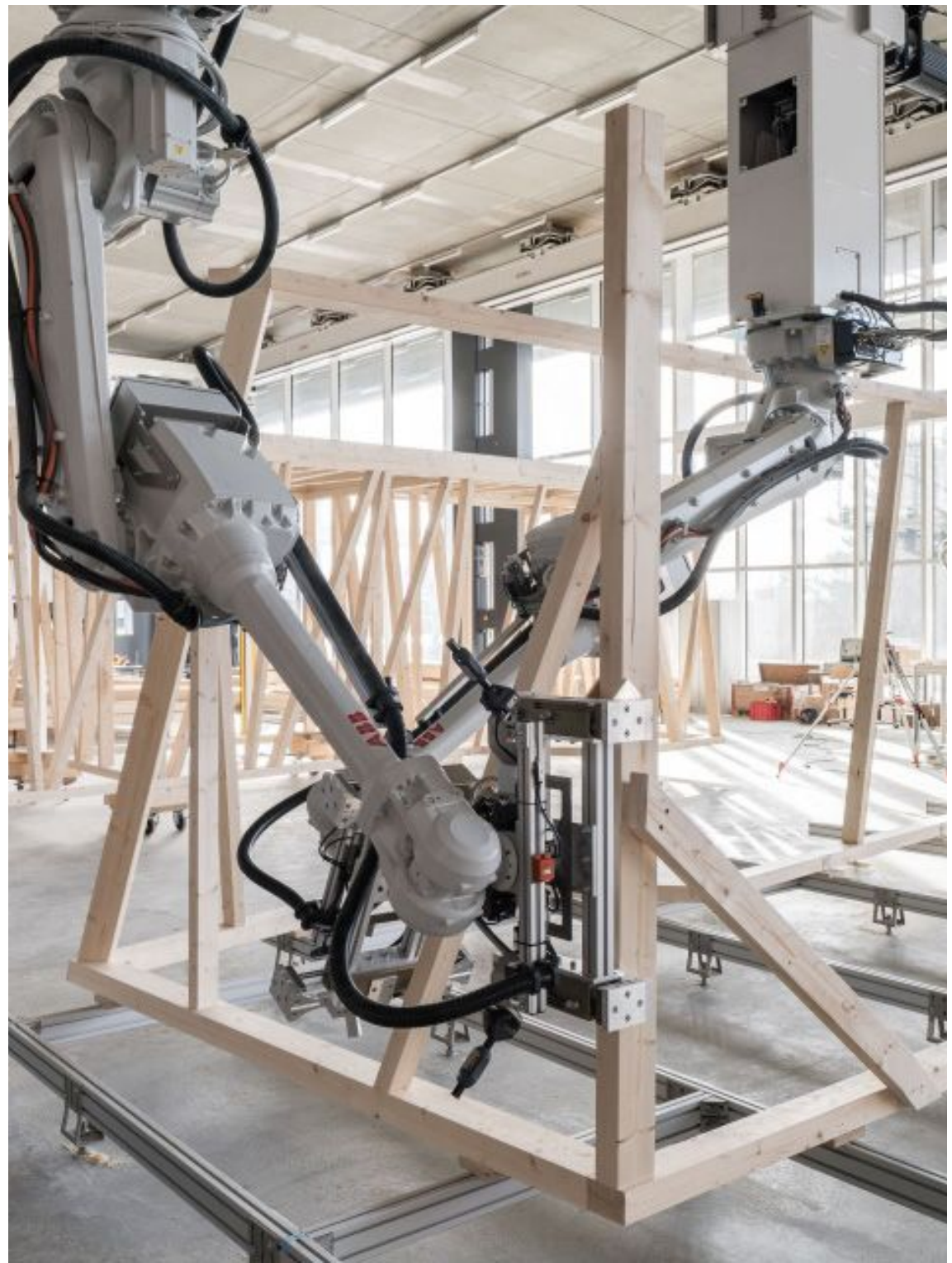
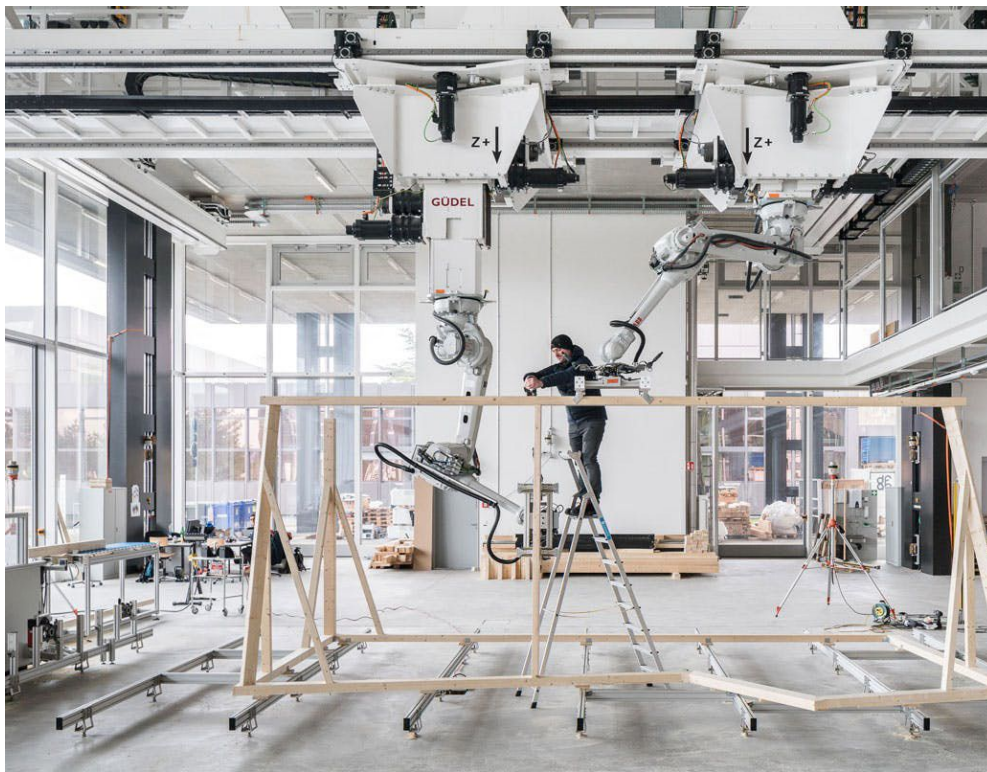




East wing – 2,650 m<sup>2</sup>









# Loading area







## Rental terms – Office

Size	500–9,000 m <sup>2</sup>
Energy label	D
Lease start	Flexible

Yearly rent/m <sup>2</sup>	DKK 800
Yearly rent	DKK 400,000–7,200,000

A conto operating expense/m <sup>2</sup>	DKK 139
A conto heating expense/m <sup>2</sup>	DKK 77
Total yearly rent	DKK 508,000–9,144,000

Payment	Quarterly
Depositem	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years







## Rental terms - Storage

Size	13-305 m <sup>2</sup>
Energy label	D
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 300
Yearly rent	DKK 3,900-91,500
A conto operating expense/m <sup>2</sup>	DKK 139
A conto heating expense/m <sup>2</sup>	DKK 77
Total yearly rent	DKK 6,708-157,380
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years



# Contact

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Spark Offices is part of the real estate investment company Park Street.