

The new office quarter in Södermalm

ZINKO

REDEVELOPMENT BY

GENESTA

A New Office Quarter - for companies
seeking a pleasant workspace
for achieving success

A warm welcome ♥





Ready for a new beginning?

At Zinko, we redefine the concept of office spaces – here, we aim for employees to find a home! A place to thrive, work, and evolve in. Flexible and brimming with possibilities, Zinko is the perfect choice for businesses seeking a fresh start in a modern and inspiring environment.

ZINKO



Zinko, sweet Zinko

Zinko consists of five (cinco = five in Spanish) building structures that together form an entire block on Hornsgatan - at the intersection between the authentic Zinkensdamm and trendy Hornstull.

Project:	ZINKO
Address:	Hornsgatan 122-130
Types of premises:	Office, Retail, and F&B
Total size:	15,690 sqm
Number of floors:	6 floors
Rentable area:	Flexible spaces ranging from 650 to 15,690 sqm
Single tenant/whole building solution:	Yes
Transportation:	Metro: Hornstull and Zinkensdamm, buses, and airport buses
Planned move-in date:	Starting in summer 2026
Environmental certification:	BREEAM In-Use level: Excellent or Outstanding



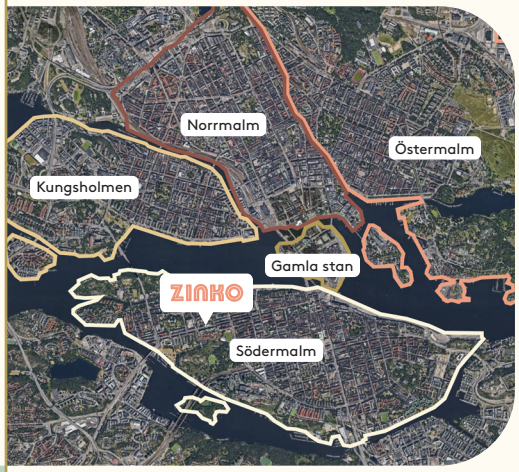
The location

Let us introduce the location...

Södermalm has become a new business hub in Stockholm, and we understand why!

Cozy Södermalm is renowned for its vibrant atmosphere and for being the trendiest and most creative part of Stockholm. Here, you'll find innovative companies in media, design, game development, and architecture, as well as consultants, IT firms, and the public sector. In these bustling neighborhoods, major corporations intersect with tomorrow's innovators.

Moreover, communication possibilities in Södermalm are exceptional. With convenient access to both car and public transportation, as well as well-maintained pedestrian and bicycle paths, it's a highly accessible area for both employees and visitors.





- Metro
- Bus
- Gym
- Bicycle lane
- A run
- Park
- Beach
- Airport bus
- Shopping mall

The location significantly impacts employees' job satisfaction

Naturally, most individuals aim to minimize their commuting time to work. The close proximity to public transportation, including buses and the metro, ensures convenient access for both employees and customers to reach Zinko. Additionally, for those who commute by car, underground parking facilities with charging stations are available. Furthermore, on-site amenities such as showers and changing rooms cater to employees who prefer to commute by cycling or running to work.



1-3 minutes to the metro and buses



Bike lanes. Secure parking, bike workshop, shower and changing rooms in the basement



Parking spaces in the basement and easy access to highways



Showers and changing rooms. Beautiful running routes right outside the door

With a 3-minute walk to the metro, it's easy for everyone to get to work

An area to fall in love with

Nestled in the greenery of Tantolunden, this area offers refreshing lunchtime walks and jogging routes by the water. Here, you'll also find a beach, food trucks, boules and mini-golf. Tantolunden is one of the largest green spaces in the city center and is a true gem all year round.

Hornstull is a trendy area, known as a 'hipster paradise' with a friendly vibe. The old factories and worker residences have been replaced by first-class restaurants, popular bars, authentic cafes, and small concept stores. Here, you'll also find the metro and a shopping center with amenities such as a pharmacy, liquor store, and grocery store – perfect for running errands on the way home.



Parks and waterfronts



Stockholm´s best viewpoint: Skinnarviksberget



Best coffee in town



Successful neighbors



Bars for great After Work



Top-notch restaurants



♥ Choose a location that inspires and is easily accessible for employees









Söder glöder








Spaces for both social activities and high ambitions
BUSS
BUSS



The premises

The pleasant premises

Our premises are flexible and will be tailored to your needs and desires. Windows and terraces create bright and inspiring spaces for work, creativity, and meetings.

Feel free to rely on our team, supporting you throughout the process, from the initial thought of changing addresses to the actual move. We help you identify your needs and design the premises accordingly.

Together, we find solutions that promote well-being and company culture – because when people feel good, the company thrives.

♥ The office should feel inviting and represent the business





♥ At the office, you should be able to work efficiently while also enjoying social interactions with colleagues



Smart & efficient

The premises are spacious with natural light streaming in from multiple directions. Flexibility is the key, and we're here to help you discover the optimal solution for your company.



Sustainable & future-proof

Zinko makes it easy to achieve your own sustainability goals. Our ambitions are high, aiming for an Outstanding level BREEAM In-Use Environmental certification.



Modern retro vibes

Design isn't just about aesthetics; it's a feeling. At Zinko, we create an atmosphere with interior design rooted in the stylish 1960s, infused with inspiration from the innovation and creativity of the 2020s.



The property


BUS

Reach your sustainability goals at Zinko

The renovation plan of the property is developed in line with Genesta's sustainability strategy of transforming assets from "brown to green".



Solar panels for own electricity supply and possibility of green electricity contracts.



Each tenant can follow in real time up its own energy consumption, the premises' air quality as well as the sound level of the office environment.



Social meeting places outside and inside for visitors and those who work here.



Renovation with focus on reuse and sustainable building materials.



Mini workshop, bicycle shower and charging stations in the garage.

Close to public transport transport and service.

With people and the planet in focus

Sustainability has been our guiding principle from the very beginning and in every decision we've made along the way. The sustainability plan for Zinko is exceptionally comprehensive, and as a tenant, you move into a green property with modern, energy-efficient systems – resulting in low operating costs and making it easier to achieve your sustainability goals.





At Zinko, we have focused on:

- Smart material choices to minimize climate impact
- Energy-efficient solutions
- Cycling services for sustainable commuting
- Solar panels on the roof
- Two green-covered facade walls with insect hotels
- Easy energy monitoring
- Social zones for gathering

All of Genesta's projects are aligned with the EU taxonomy for a climate-neutral EU by 2050

Roof terrace



Shower & changing rooms





Inviting entrance



Bike room

Dynamic ground floor

Zinko's ground floor will be a gift to the entire neighborhood. A brand-new quarter. Here, beneath the offices, we gather services with a strong Södermalm identity into a vibrant ground floor that creates activity and liveliness during, but also after, office hours. Our vision is a line of outdoor seating areas, excellent service as well as good food and drinks.

We aim to create an atmosphere for meetings and community where one wants to sit down to relax and socialize. A conference center, with meeting rooms available to for the building's office tenants.

For Genesta, excellent service is the key to a successful office property. Therefore, we offer a wide range of amenities for our tenants, including gyms, fitness centers, well-equipped shower and changing rooms, bike rooms, and bicycle services.








ZINKO
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18

1. TANTOLUNDEN
Need a moment of reflection? Try this 3.5 km route – perfect for running or strolling. The trail is open year-round and is beautiful to visit anytime.

2. BAROBAO
Barobao serves trendy Chinese/Asian tapas, where their pork belly bao with peanuts and coriander is one of the most popular options.

Barobao, Hornsgatan 66



3. FRISKIS & SVETTIS

4. SNEAKERS TVÄTTEN
– Sweden's first sneaker laundry

5. SÖDER MÄLARSTRAND

6. BIO RIO

7. TJOGET
Hornstull's most popular bar hangout. The bar offers award-winning cocktails and a really good bar menu.

Hornsbruksgatan 24, Stockholm



8. LASSE I PARKEN
Enjoy a drink or a meal in the cozy and green garden by the red cottage from the 18th century.

9. TOCAYO
Latin American food and wine bar.

Verkstadsgatan 3

10. MAHALO
Wonderful vegan café with vibrant colors and flavors – and really good coffee.

Mahalo, Hornsgatan 61

11. SATS HORSNTULL

12. GAMLA AMSTERDAM
The best gift to bring along is a tasty cheese! Join a cheese and wine tasting evening or just drop by and try their samples.

Gamla Amsterdam, Hornsgatan 39 B

13. BRANDSTATIONEN
Brandstationen offers a well-curated mix of old and new, all to help you make your home as delightfully personal as you want it to be.

Brandstationen, Hornsgatan 64

14. RIRI
Relaxed gourmet menu inspired by the Mediterranean.

Hornstulls Strand 3

15. PEN STORE
Step into a magical world of pens with pens and fine paper from floor to ceiling.

Pen Store, Hornsgatan 98



16. SNÖ
One of Stockholm's most famous ice cream parlors within perfect walking distance from Zinko. A tip is to try the ice cream with brown butter and rosemary.

Långholmsgatan 17-21

17. SVEDJAN BAGERI SÖDER
A very cozy little bakery and café with quality in focus. Some of the ingredients come from the family farm outside Skellefteå.

Brännkyrkagatan 93



18. TANTO BEACH

19. LÅNGHOLMEN AMPHITHEATER

20. HOUSE OF SHAPES
Stockholm's coolest dance school – for everyone! With some of Sweden's best dancers as teachers, a steep learning curve is promised!

Hornsgatan 103

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