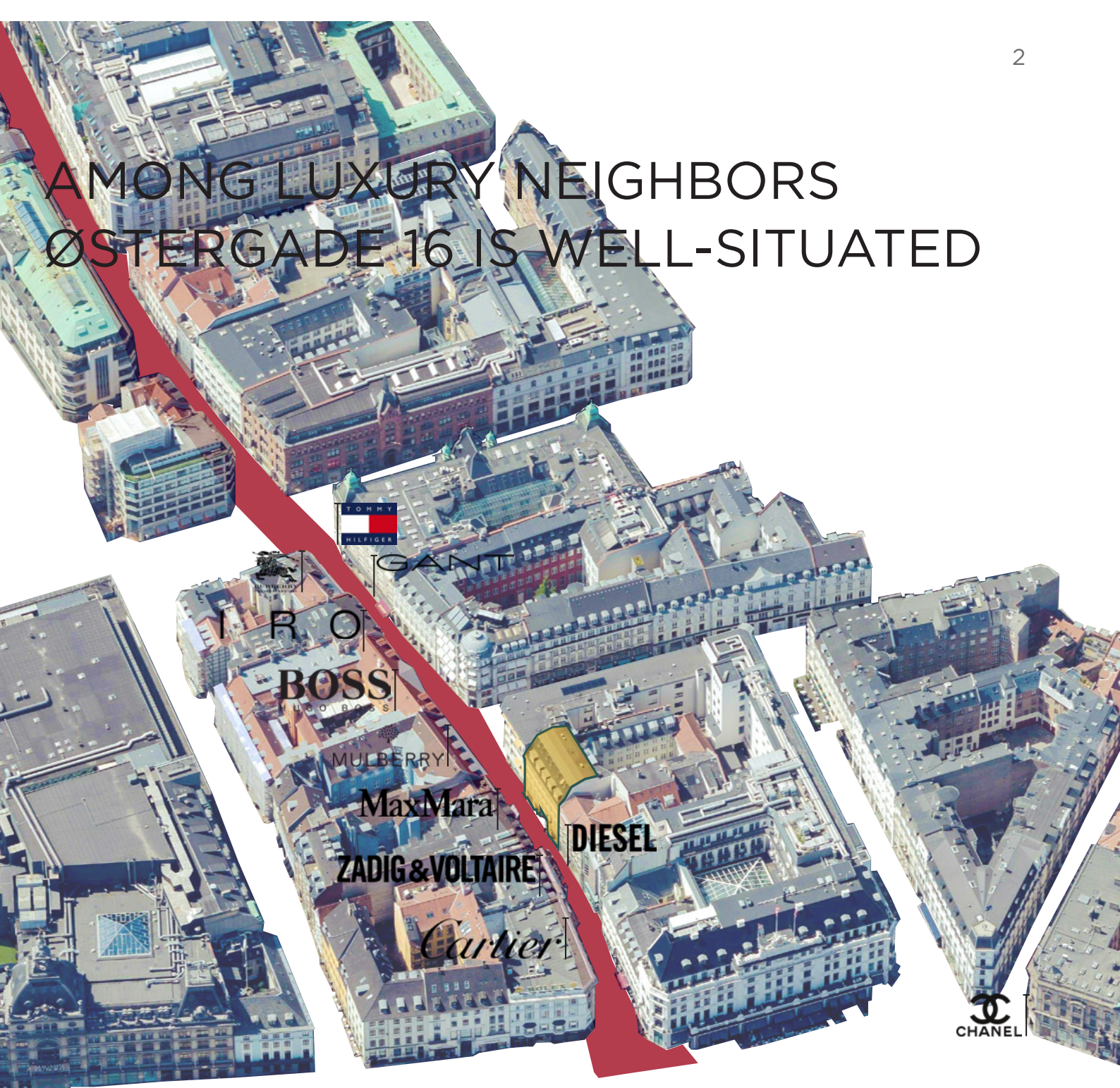


# A DELICATE FACELIFT ELEVATES THE PREMISES OF ØSTERGADE 16





# AMONG LUXURY NEIGHBORS ØSTERGADE 16 IS WELL-SITUATED



## EXCLUSIVE LOCATION

French outerwear experts, Moncler, used to occupy the premises of Østergade 16 until recently, when Moncler moved further down the street to find more space.

Moncler left behind a beautiful store in a well-established area, where customers find Cartier, Hugo Boss, Max Mara, Mulberry and Zadig & Voltaire among others. The premises are bright and inviting, and the high ceiling ensures a rather good indoor environment.

Østergade is the stretch on the world-famous street of Strøget, which continually has the lowest vacancy-rate. The highly coveted stretch that connects Amagertorv to Kongens Nytorv has most recently seen the openings of ARKK Copenhagen, Cartier Design Letters and Zadig & Voltaire.

|  |                   |          |
|--|-------------------|----------|
|  | Østergade 16      |          |
|  | Louis Vuitton     | 300 m.   |
|  | Nørreport Station | 1,100 m. |
|  | Kongens. Nytorv   | 50 m.    |
|  | City Hall Square  | 1,100 m. |









## FOOTFALL ON THE RISE


The Metro City Circle Line, M3, opened in the autumn of 2019 and led to much speculation about the potential changes in consumers' walking patterns. Two brand new metro stations opened in the medieval part of town, but the far most interesting development, however, was the station at Kongens Nytorv, which is now one of just two hubs on the new Metro line. The company operating the Metro also expects Kongens Nytorv to be the most frequently visited station by 2025.

Our table on the right does, however, not provide a full assessment of the traffic on Østergade, the stretch closest to Kongens Nytorv. The point number 1 on the map above may not have registered the highest average footfall count during the 4th quarter of 2019, but throughout the period, that stretch has shown the largest increase in footfall: a rise of 157% compared to the average rise of just 82% of all other points.

### Methodology

RED carries out the counts on Fridays at 4 pm with the purpose of registering a development and conclude a level of footfall at different locations on Strøget and Købmagergade. The footfall is counted manually from both directions.

### Average footfall counts per hour

|   | Q4 2019 |
|---|---------|
|  |         |
| 1   | 4,617   |
| 2   | 6,746   |
| 3   | 5,065   |
| 4   | 3,037   |
| 5   | 2,797   |

Source: C&W | RED





## HEADS OF TERMS

| Address          | Østergade 16, 1100 København K            |                    |
|------------------|---|--------------------|
| District         | High street                               |                    |
| Case number      | 18835                                     |                    |
| Use              | Retail                                    |                    |
| Area             | Area in m <sup>2</sup>                    | Yearly rent in DKK |
| Ground floor     | 178,80                                    |                    |
| Basement         | 149,10                                    |                    |
| Total            | 327,90                                    | *3,250,000         |
| Utility, a conto | 37,800                                    |                    |
| Deposit          | Cash deposit corresponding 6 month's rent |                    |

|                   |                                      |
|-------------------|--------------------------------------|
| Irrevocability    | 5 years on the tenant                |
|                   | 10 years on the landlord             |
| Payment           | Monthly in advance                   |
| Condition         | As per further agreement             |
| Date of take-over | As per further agreement             |
| VAT               | All amounts are subject to VAT, 25%. |
| Rent Regulation   | NPI, though min. 2.0%.               |

\*Service charges and taxes are included in the rent

### FOR FURTHER INFORMATION



**KRISTIAN VINGGAARD**  
+45 51 58 09 32  
kv@cw-red.dk



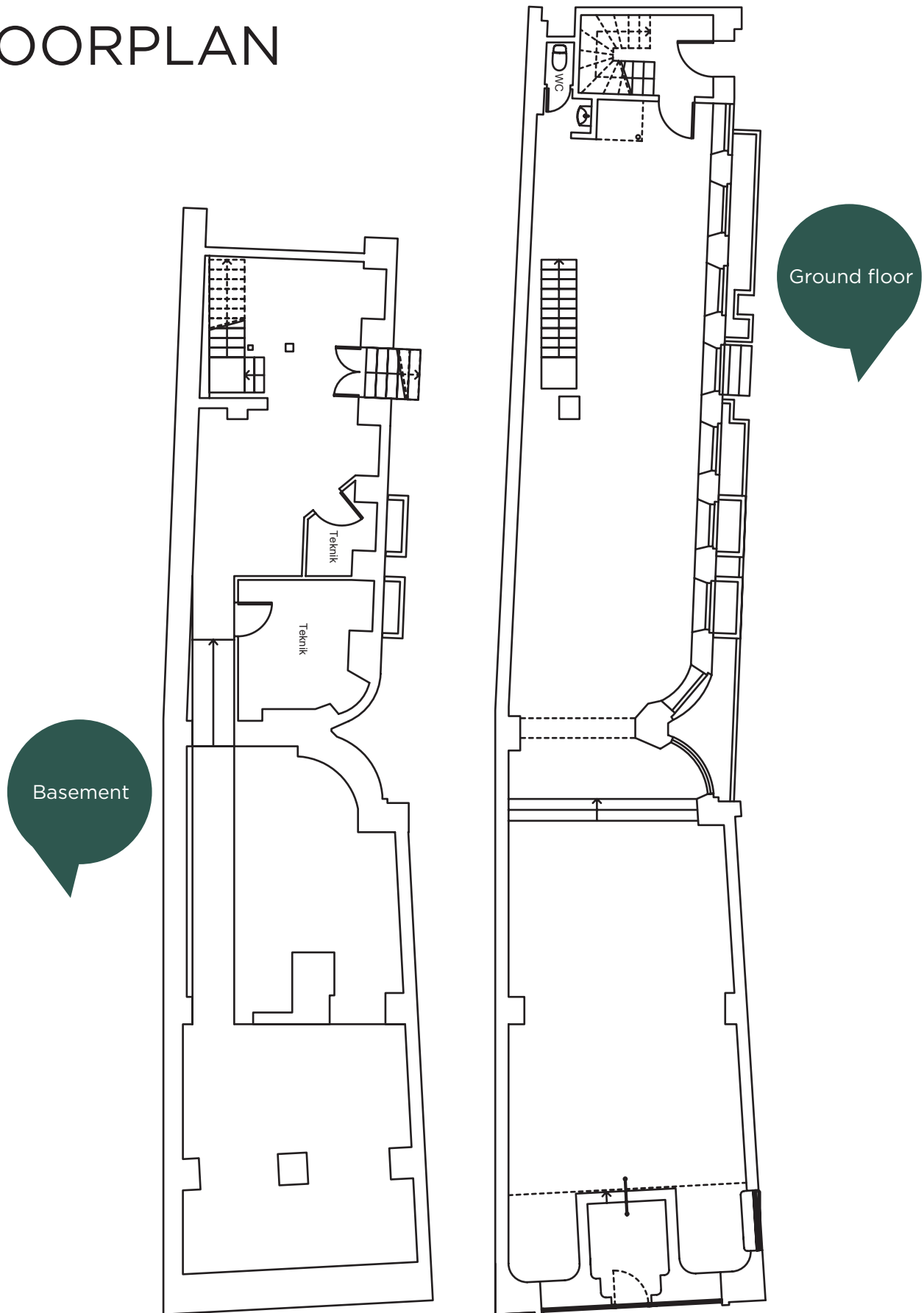
**LISETTE ØSTERGREEN NIELSEN**  
+45 60 20 92 29  
lon@cw-red.dk



**PHILLIP MONGE**  
+45 52 40 30 60  
pm@cw-red.dk



# FLOORPLAN















## RETAIL-TEAM



**KRISTIAN VINGGAARD**

Partner

+45 51 58 09 32

[kv@cw-red.dk](mailto:kv@cw-red.dk)



**PHILLIP MONGE**

Project Manager

+45 52 40 30 60

[pm@cw-red.dk](mailto:pm@cw-red.dk)

## Outstanding Advice

Cushman & Wakefield | RED provide advice within sales, leasing, tenant representation and valuation to the largest companies and players within real estate on the Danish real estate market. Our values in a complex and dynamic world consist of meticulousness, experience and responsibility.

Our goal is to deliver value-creating services with the highest possible professional quality in relation to the task. As professional advisers, we will meet and exceed customer expectations. We can do this because our combined organisational competences consist of a strong community of dedicated, satisfied and competent employees and partners with the market's best research database.

We have the market's best research database, and therefore, we can carry out tasks involving analyses and advice at a truly outstanding level of quality, based on a broker-oriented and academic approach.

CAPITAL MARKETS  
VALUATION & RESEARCH  
OFFICE LETTING  
**RETAIL**  
OCCUPIER SERVICES



Amaliegade 3, 5. sal, 1256 København K  
+45 33 13 13 99 | [red@red.dk](mailto:red@red.dk)