

Ø K E R N
S E N T R U M
O S L O

Solid owners

STEEN  STROM
A SUBSIDIARY OF KLÉPIERRE

 storebrand



Økern Sentrum - Oslo

Shopping, Restaurants, Waterpark,
Culture, Offices, Residential Area



“

Our aim is to bring people together:
To inspire everyday life, create an
urban sphere and have a positive
impact on people's lives

”

**Oslo expects a population
growth of 17% and Økern's
primary market expects a growth
of 25% by 2025**



City center

Økern Sentrum

Hovinbyen

A unique location in Oslo's most
ambitious development area

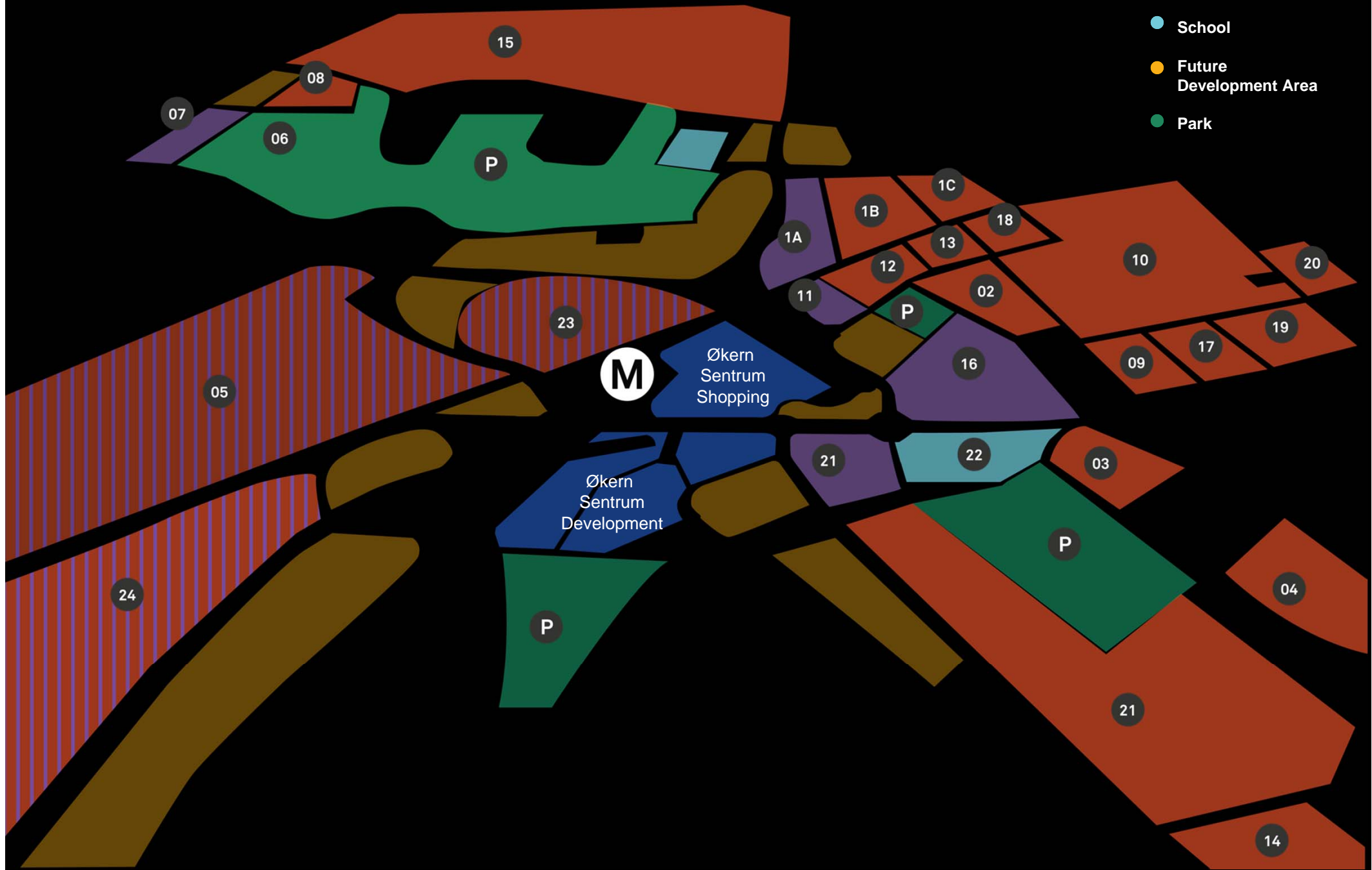
Hovinbyen within 15 – 20 years

- The largest urban development area in Oslo
- 29 000 new apartments
- 100 000 inhabitants
- 70 000 inhabitants within 2 km walking distance
- Økern sentrum will be the city centre

Placemaking Økern Area

● Oslo City Centre

- Residential Area
- Mixed use
- Sportspark
- School
- Future Development Area
- Park



Økern Sentrum - Oslo



LOCATION

>

Oslo

MARKET
AREA

>

752 000 Inhabitants

TOTAL
DEVELOPMENT
AREA

>

163 000 m²

TOTAL
SHOPPING
AREA

>

60 000 m²

An outstanding Accessibility



3 km
Distance from city
centre



25% estimated population
growth
by 2025



150 000 passing vehicles on a
daily basis



11 bus lines



10 min
Metro from city center

2.5 million yearly travellers on the
metro (2020)

Oslo Central Station

Oslo Opera House

Økern Sentrum – goals

Role model for innovative city development

- Architecture and technological solutions
- Unique cultural and recreational offers
- Meeting places and green areas. A safe environment.
- Economicly, social and environmental strong to secure future generations.
- Particular focus on energy and transportation
- Breeam certification (BREEAM Excellent)
- ISO 14001 certification of all buildings



Energy

Aim for :

- Minimize energy consumption
- Renewable energy sources
- Energy wells 250 m below ground level
- Energy balance throughout the year





Easy for all visitors, people who work or lives to travel by public transport, bicycles or by foot.

Minimize developments impact on nearby road infrastructure

National goal of none petrol/diesel engines in 2025 and intensive economical support for electric cars and bikes (none VAT)





Transportation

GOALS

- Shops to reduce # of staff due to goods delivered directly in shelves
- Transportation company reduces time spent on ramp – more effective use of trucks
- Public road infrastructure ; # of trucks reduced in peak hours
- Land lord with a cleaner and less damaged shopping center - happier customers / employees



Benchmark daily deliveries

Økern size shopping centres ~ 60,000 :

Sandvika Storsenter 145-290

Ski Storsenter 120-240

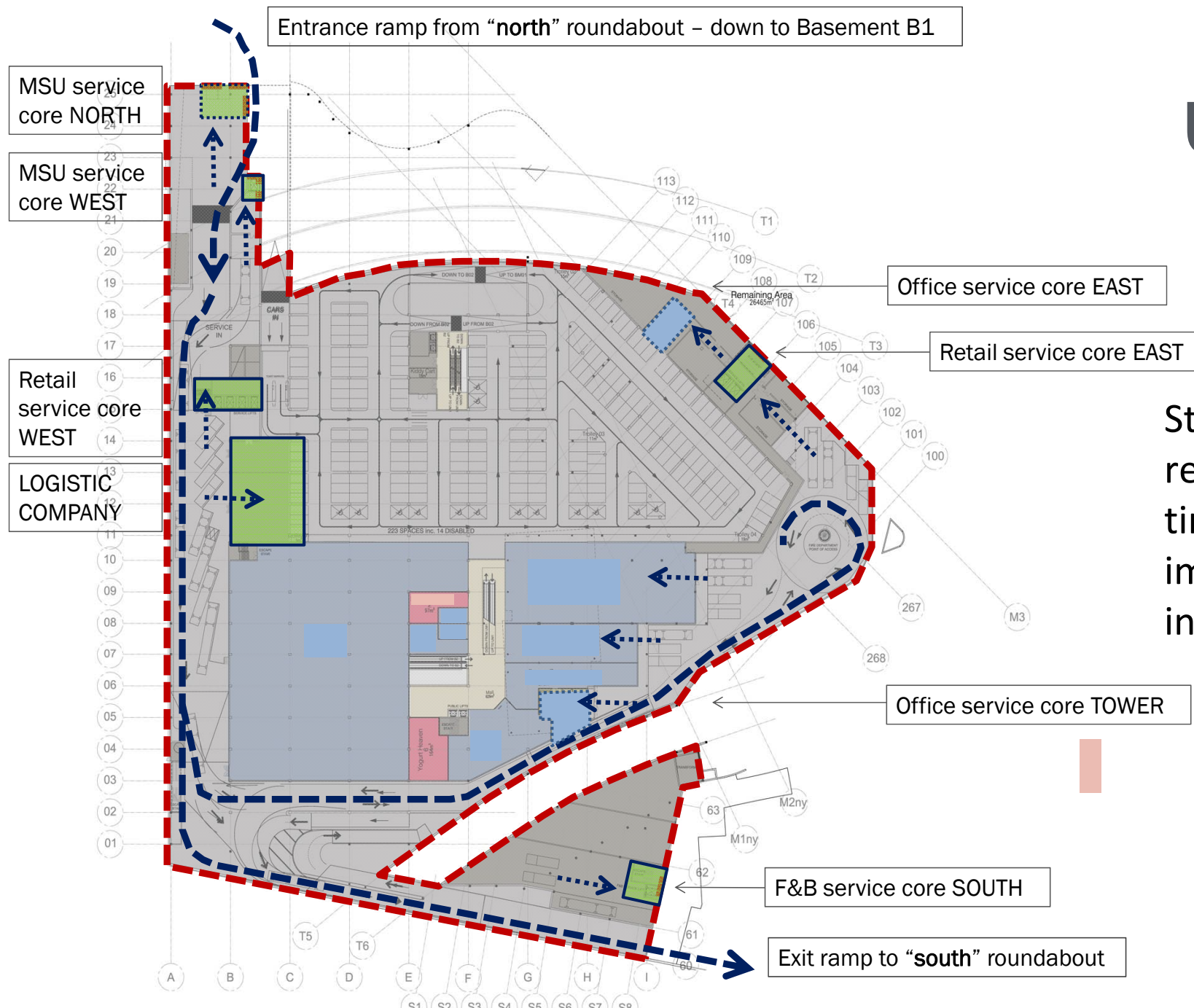
Strømmen Storsenter 175-350

	Waste (tons)	Deliveries (tons)
Sandvika Storsenter	1 054	36 345
Ski Storsenter	905	31 207
Strømmen Storsenter	1 050	36 207

Most deliveries before opening hours 10AM



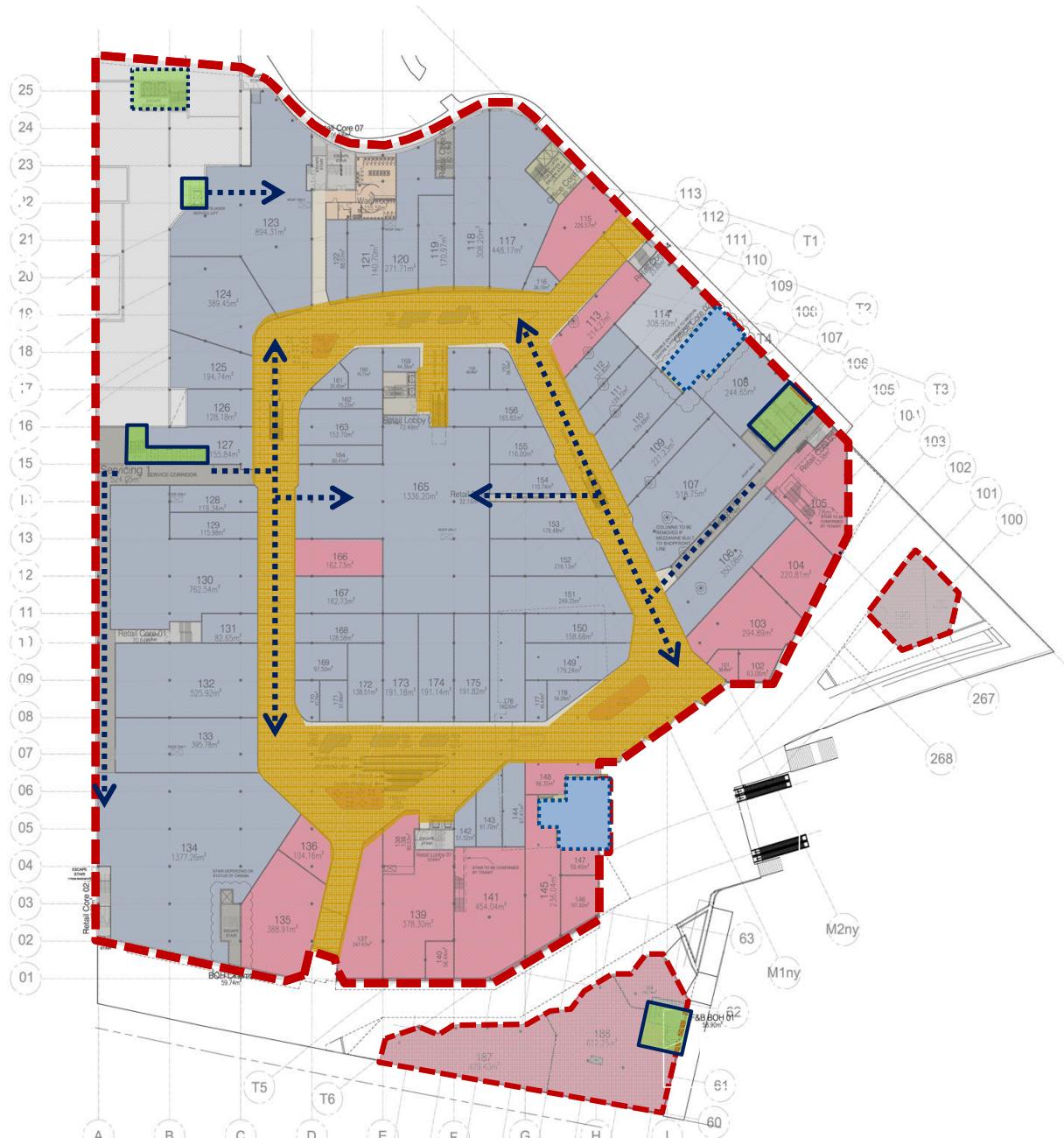
U1



Staffed service area
reduces delivery
time and reduces
impact on road
infrastructure

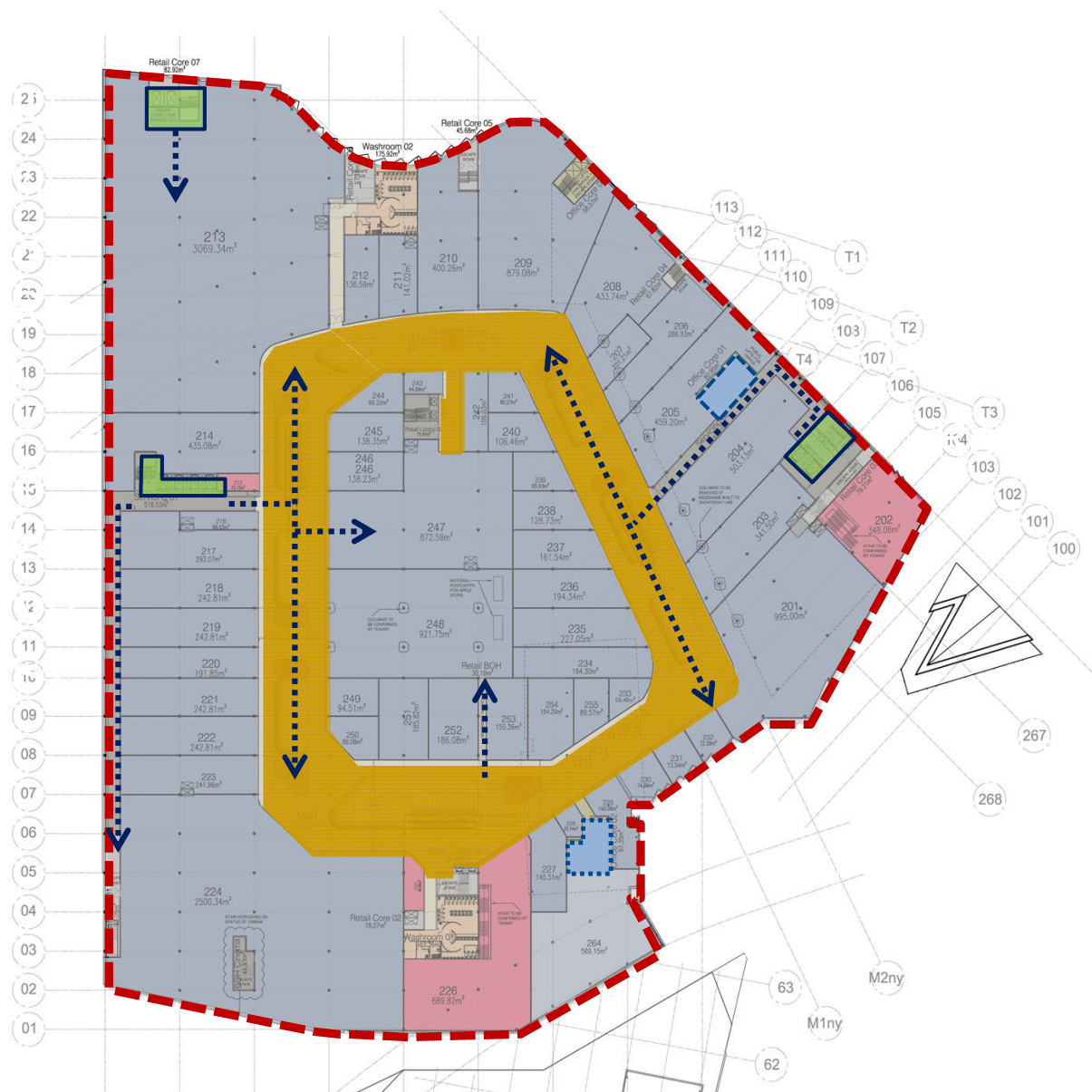
Basement_B1 - Servicing

Level 1 (ground)



Ground Floor - Servicing

Level 2















ØKERN

COFFEE HOUSE

Ø K E R N
S E N T R U M
O S L O

Thank you for your time