

*Zone*

3

*Bønecke Hus*

CARLSBERG CITY DISTRICT



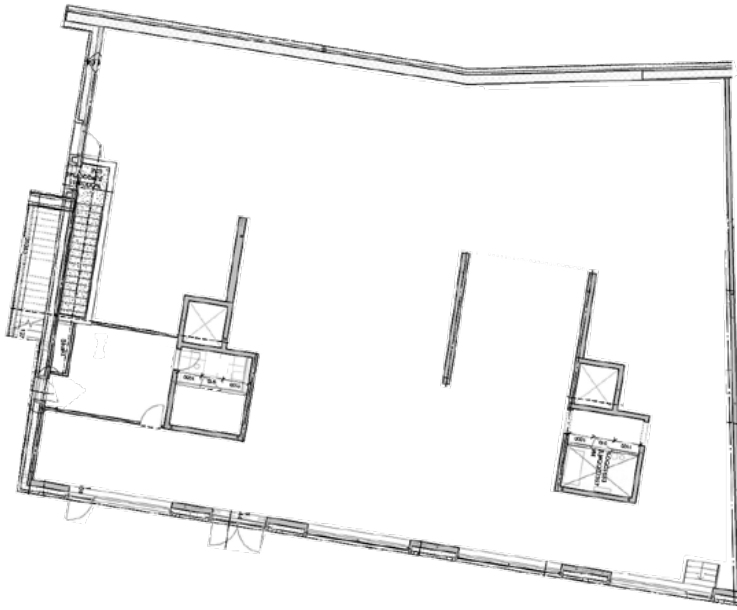
## SPACE UNIT *No. 24* *Steenstrup Hus*

Steenstrup Hus is set back from the J.C. Jacobsens Gade, giving room for an urban pocket functioning as the von Barthart art court, and an urban space for social interaction and artful recreation. Large windows open towards the space, giving great views into the interiors and window displays of the tenancy, whilst also offering a cultural backdrop to the visitors inside. Being built in the late 1800s, both the Sjørneporten and old lighthouse, Kridttårnet, gives this space a historical and cultural touch; now serving as a lighthouse for the contemporary art scene.

AREA      579 sqm



SPACE UNIT *No. 24*  
*Steenstrup Hus*  
Architect: Vilhelm Lauritzen



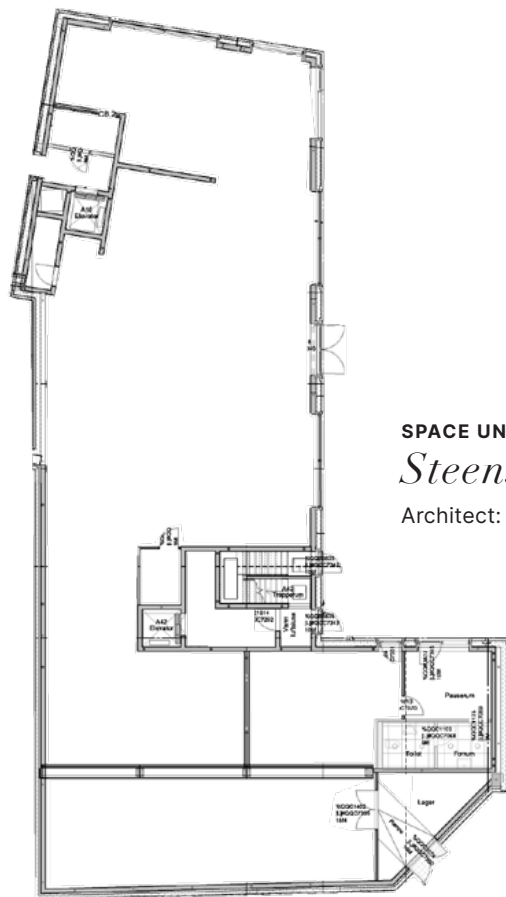


**SPACE UNIT** *No. 26*  
*Steenstrup Hus*

Tenancy no. 26 is on the corner of Steenstrup Hus, in the crossing of Pasteursvej and J.C. Jacobsens Gade. It is strategically located at the soft bending of Pasteursvej, making it the focal point at the end of the street as one turns the corner from the main street Bohrsgade, with the listed Keldhallen and Mineralvandsfabrikken. Being located at the corner with windows on both sides, it also has good exposure towards the other side of Pasteursvej, coming from Dipylonporten and Maskincentralen.

AREA      532 sqm





SPACE UNIT *No. 26*  
*Steenstrup Hus*  
 Architect: Vilhelm Lauritzen



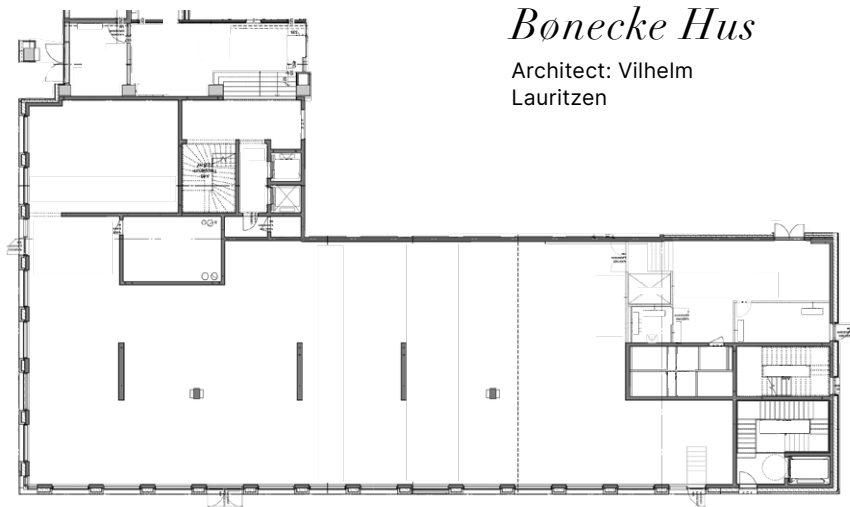


**SPACE UNIT** *No. 27*  
*Bønecke Hus*

Bønecke Hus faces the urban green area called Franciska Clausens Plads, enclosed by historical Kedelhallen and Maskincentralen. The space is based on the Danish Franciska Clausen's art and design language which will be one of Carlsberg City District's most central urban spaces. The newly restored Atlas statue that overlooks the area.

AREA      741 sqm





**SPACE UNIT** *No. 27*  
*Bønecke Hus*

Architect: Vilhelm  
Lauritzen







## *The new Copenhagen City District*

*In Danish: Carlsberg Byen*

The former home to the world-famous Carlsberg Breweries in the heart of Copenhagen is more than 170 years old and is currently being transformed into a new vibrant city district. The site is part of the Danish cultural heritage, not least because it is home to many of Copenhagen's architectural treasures.

Carlsberg's history has always been a love affair between science and culture. From the very beginning, quality products went hand in hand with plenty of creative energy and a generous contribution to life in the city. This valuable spirit continues as a central tenet of the development of the new Carlsberg City District.

When Carlsberg City District is fully developed in 2024, the area will comprise a mix of old, industrial brick buildings and new, modern architecture to offer a unique combination of private homes and urban squares, green parks, cultural and educational institutions, colourful shopping streets and thriving businesses.

## *Projected visitors*

2024 ~ 5,300,000

2026 ~ 7,200,000

2030 ~ 7,600,000



## *Urban life – multiplicity and diversity*

Carlsberg City District will be a genuine child of Copenhagen; well intertwined with its neighbours, but with its own unique identity. Every feature of the city district will generate life and vitality. Intense yet peaceful. Crazy yet down-to-earth. The district will have a clear international orientation, but it will also have its unique position in culture and heritage. A rich environment for the arts will unite with cultural and age diversity as well as vibrant commerce to create an attractive and safe district. Carlsberg City District will be used and developed by people who dream to inhabit the essence of Copenhagen.

<i>Residents</i>	~ 8,000
<i>Employees in the Area</i>	~ 12,000
<i>Students at KP Campus</i>	~ 10,000
<i>Children at Int. Primary School</i>	~ 1,000
<i>Kindergartens</i>	~ 3
<i>Neighboring Underground Car Parking</i>	~ 3,000
<i>Underground Bike Parking</i>	~ 20,000
<i>Hotel</i>	~ 1
<i>New Urban Spaces</i>	~ 23
<i>Parks</i>	~ 3







# COPENHAGEN



ØSTERBRO

NØRREBRO

National  
Gallery of  
Denmark  
3 km

Amalienborg

Opera  
House

## CITY CENTER

FREDERIKSBERG

*Carlsberg  
City  
District*

VESTERBRO

CPH Central  
Station 2 km

Metro Station  
500m

Carlsberg City  
District S-Train  
Station

Easy access to  
CPH Ring Road  
20 min drive

AMAGER

CPH Airport  
15 min. drive  
25 min by train

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Developed by BRIQ for Carlsberg City District.