

Your Future Office



Avant

Avant

Hotel Avant



H.I.G. Capital has partnered with Anvil Asset Advisors and Mono Eiendom to transform Jåttåvågveien 10 into a future proof modern office space offering a multitude of amenities for its users.

"Avant and Jåttåvågen 10 will be the region's most attractive business address. Together, we offer a complete office concept with surroundings that serve to make our tenants more attractive employers."

Frode Klungtveit in Mono Eiendom, principle letting agent.



On behalf of Anvil Asset Advisors, Carl Simon will be responsible for the coordination of all tenant processes through lease negotiations to handover.

"Avant is set to become a place to live, learn, grow and forge valuable social bonds," says Celin Trana, interior architect at Monkey Studio.

In today's competitive job market, the quality of the workplace plays a crucial role. Monkey Studio has therefore been tasked with transforming the ground floor into a vibrant and appealing communal area.

"We aim to deliver solutions that meet discerning tenants' expectations for social zones, reinforcing Avant's position as an attractive place to work. There will be a number of lively and engaging meeting points to encourage collaboration and social interaction, which will strengthen the sense of community among the building's users," explains Celin.

Ideas and concepts for the transformation are the result of a collaboration between the architects at A-lab, the designers at ENSIGN, and the interior architects at Monkey Studio.



Trine-Lise Giske, Interior architect



Celin Trana, Interior architect



Hinna

Hinna is a vibrant community that has in the past 20 years developed into one of the most attractive neighbourhoods in the Stavanger region. Hinna offers an ideal neighbourhood to both live and work in close proximity to an urban centre.

The neighbourhood is undergoing further growth with over 2,000 new residential apartments of which 1,500 are located at Hinna Park. Approximately 135,000m² of office space is to be completed in the coming years.

There are approximately 23,000 inhabitants within a 2 km radius of Avant, with an average age of 37 years. While the neighbourhood is also popular amongst young families, 58% of the households are singles or couples without children.

The average household income in the area is approximately NOK 515,000 and 58% of the area's residents are considered to have high purchasing power.



Location

Avant is located at the heart of the Stavanger region, within equal distance to Stavanger's city center in the north and Sandnes in the south.

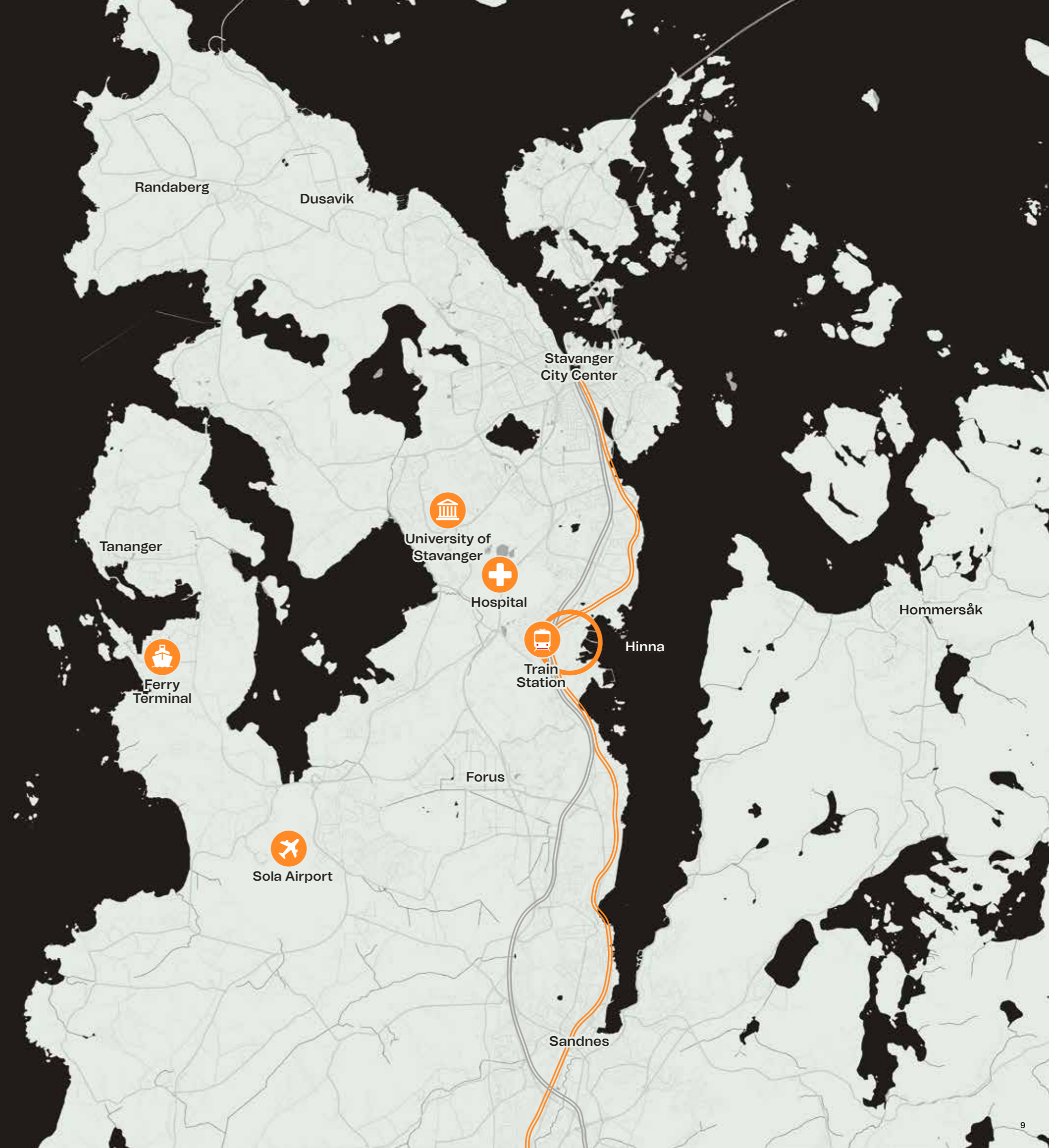
Over 300,000 residents within a 20-minute drive or train ride from Hinna, making it an optimal work and entertainment destination.

Busway / Taxi

University of Stavanger	5 min
Forus	5 min
Stavanger CBD	11 min
Sandnes	12 min
Sola Airport	12 min

Train

Sandnes	7 min
Stavanger CDB	8 min



Hinna Park, Stavanger

Avant

Probably the
best location in
Hinna Park

New
Stavanger
University
Hospital

University
of Stavanger

Jåttå High
School

The region's
second
largest hub

Hotel
Avant

Stadion-
parken
Shopping
Center

Football
Stadium

Stavanger
CBD

Ryfast

Highway - E39

Busway

Bus to new hospital

Railroad

Avant

Hinna Park 2030

Residents today: 5,500 / in 2030: 9,000

Employees today: 5,300 / in 2030: 13,000

Jåtunbyen (West of Hinna Park): 850 new homes

Jåttå High School: 1,050 students

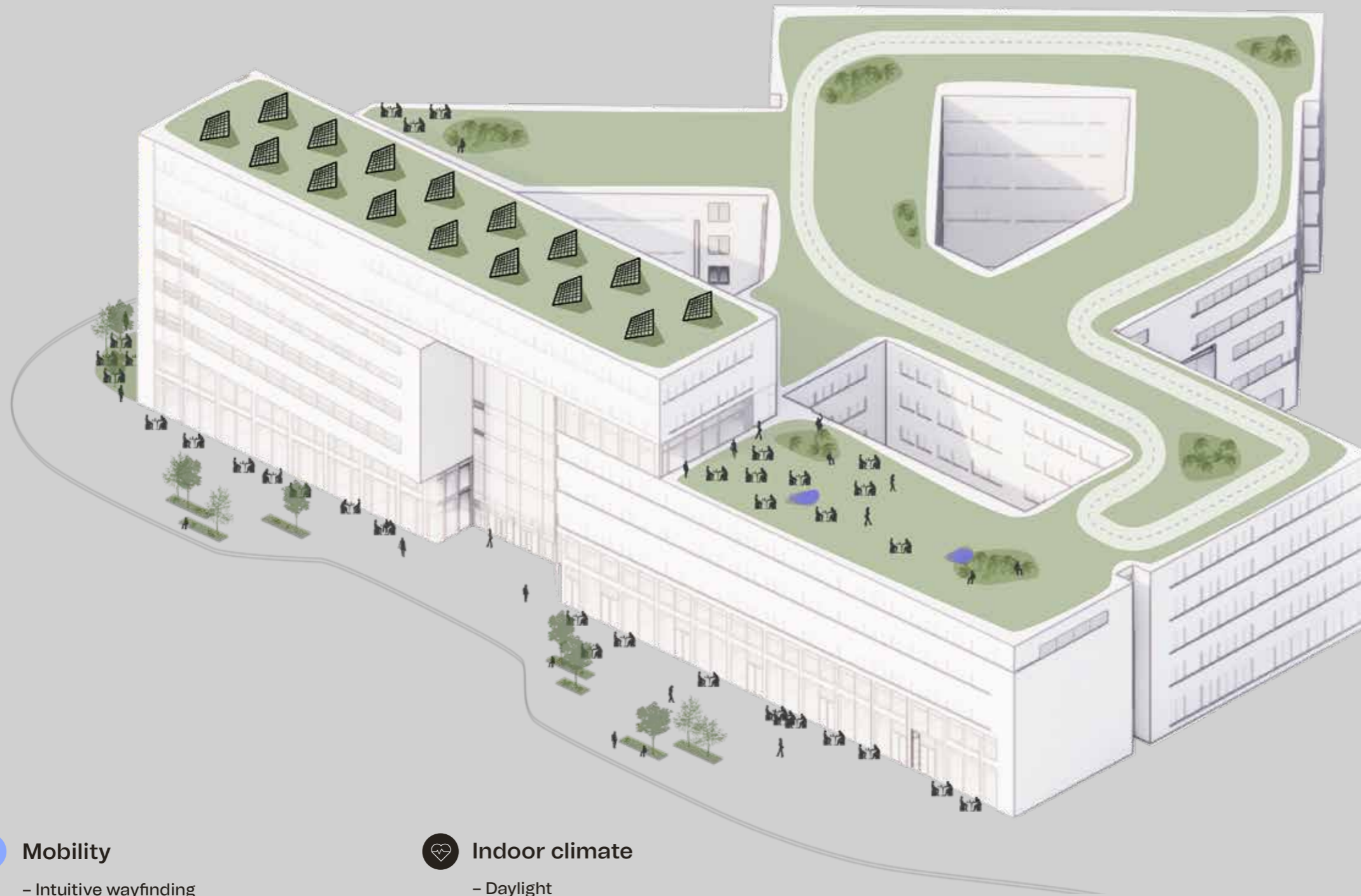
Daily users Jåttåvågen Train Station: 1,800

Hotel Avant: 180 rooms



Sustainability

Target Certification: BREEAM Very Good



Ecology

- Green roofs
- Local plants
- Outdoor atrium



Energy

- Energy-efficient solutions in the building



Social sustainability

- Call for climate-friendly choices e.g. cycling, using less energy etc.
- Creating urban life, both physical and social activity
- Physical and visual connection to nature. Plants, water and sunlight: Biophilic design



Mobility

- Intuitive wayfinding
- Navigation in the building
- Universal Design
- Bicycle facilities
- Sharing services repairable.no



Indoor climate

- Daylight
- Lighting
- Light conditions outside dining
- Noise reduction

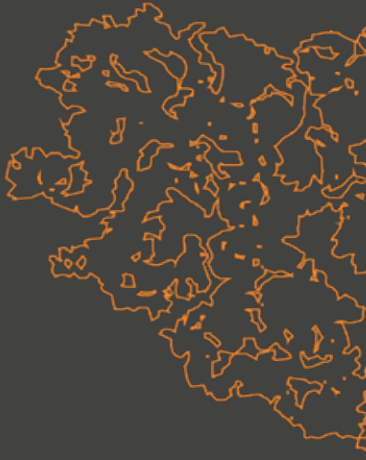


Robustness

- Joint use
- Future transformation
- Flexible and reconfigurable inventory
- Material pass/value beyond the building's lifetime



A vibrant exterior, breathing life into Hinna Park





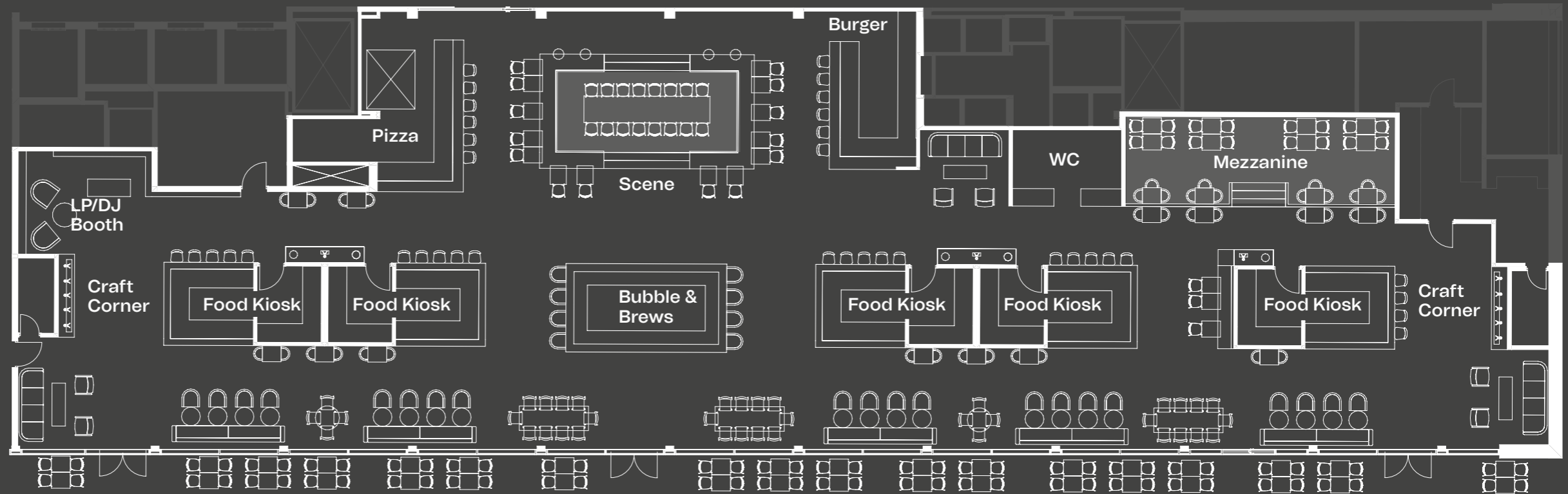
"The Food Court will be an eldorado of fun and style"

Tom Ur Kjørsvik



Food Court

"We are going to create a lively atmosphere, positive vibes and fun – both indoors and outdoors. It's going to be so good that people will come from other places to experience eating in Avant's Food Court," says Kjørsvik.





The stage is set for Avant to undergo a complete metamorphosis, encompassing 40,000 m²

Space to accelerate



The ground floor will be converted from today's meeting room configuration to an open and dynamic mixture of complimentary F&B, leisure, health and service offerings. F&B offerings will be accessible both from the outside promenade as well as the building's internal atrium. This will ensure easy access and take away collection by people passing by as well as the building's users.

Avant is expected to house more than 2,000 employees. A complimentary mix of ground floor F&B tenants will experience high customer demand from both Avant's employees and local residents who must pass Avant in order to access public transportation.



The ground floor will be transformed into a vibrant and appealing communal area

1. The Entrance
2. The Lobby
3. Barception
4. Library
5. The Stage
6. Atrium
7. The Lounge
8. Employee Restaurant
9. Outdoor Courtyard
10. The Theatre
11. Food Court
12. Restaurants
13. Health Clinic
14. Meeting Rooms
15. Gym & Golf Simulator
16. Office





The Entrance

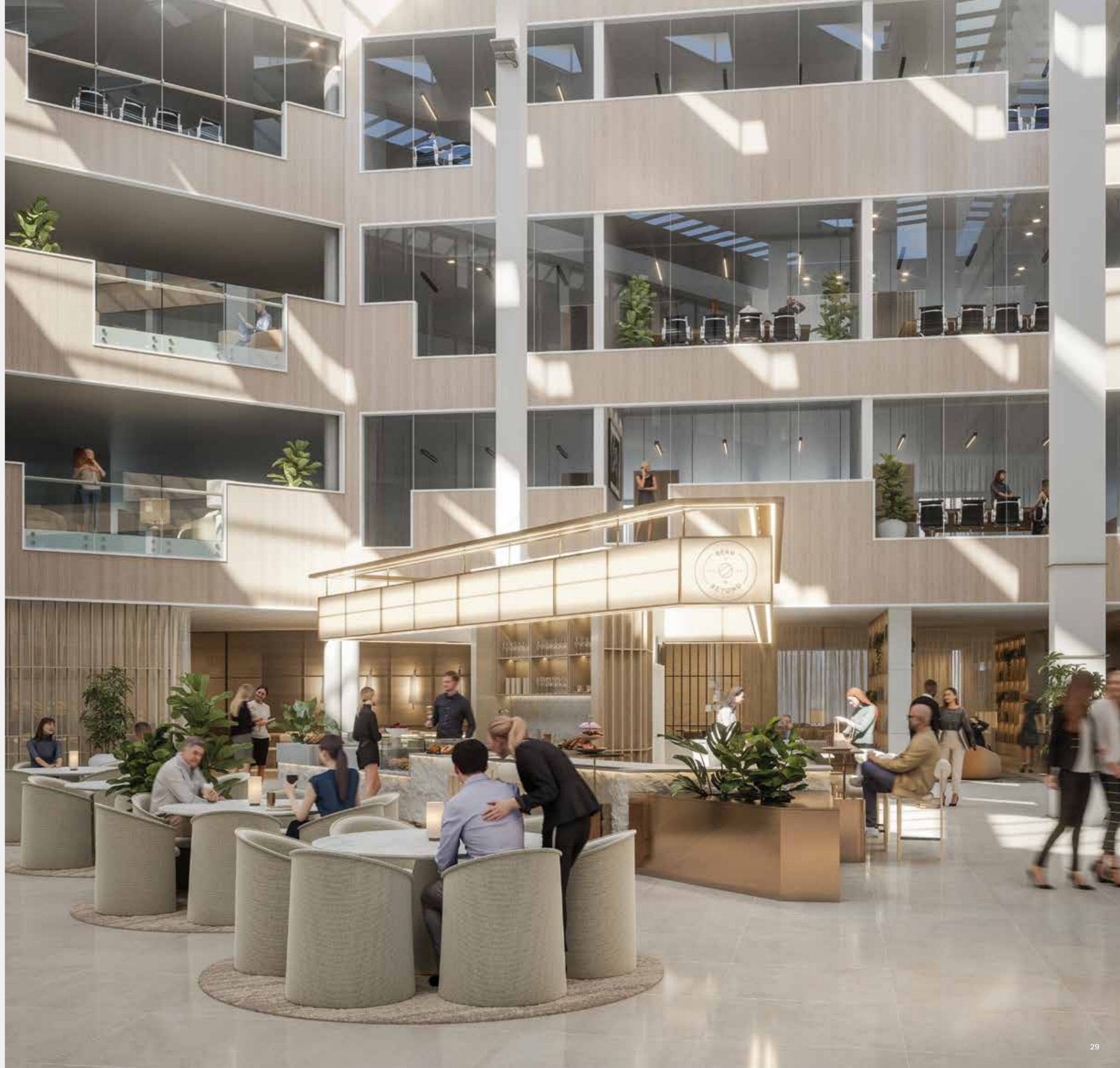
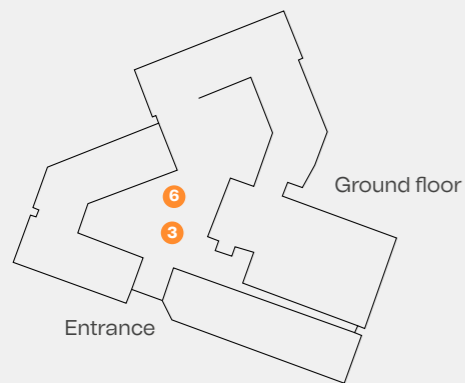
"The Entrance" sets the tone for the space. A light installation, serving as a decorative element visible from all floors as well as from outside of the building. Lush green plants are nestled around a circular sofa, creating a welcoming oasis. From the very entrance, the design ensures a positive and memorable first encounter.

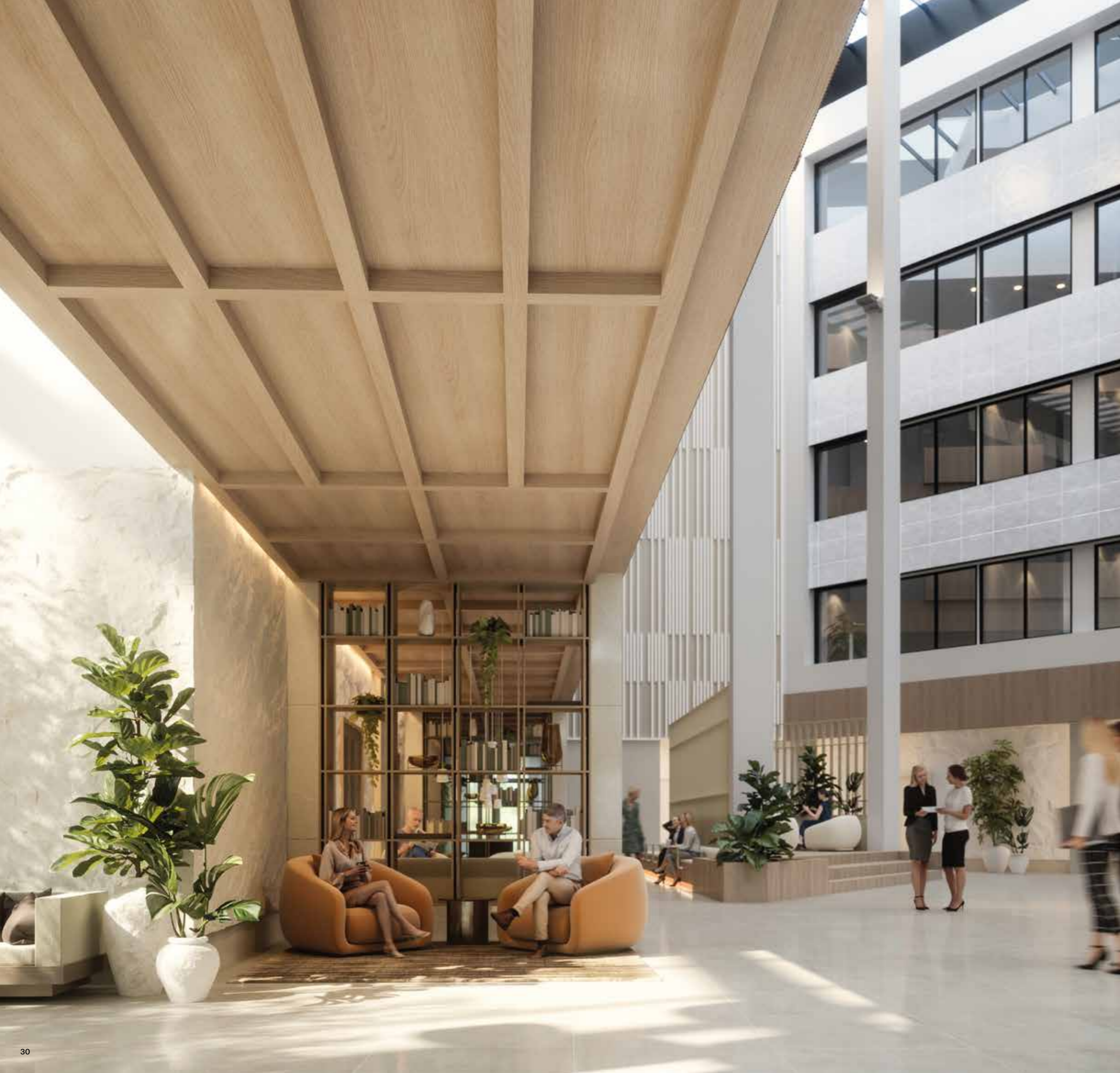


The Atrium & Barception

The “Barception” is designed to be in harmony with the building’s architecture and ceiling design and serves as a natural focal point. It offers a place for people to enjoy coffee, food and drinks, with a host guiding and welcoming guests. This area is also intended to provide flexible seating, where you can enjoy a meal or work in a social environment.

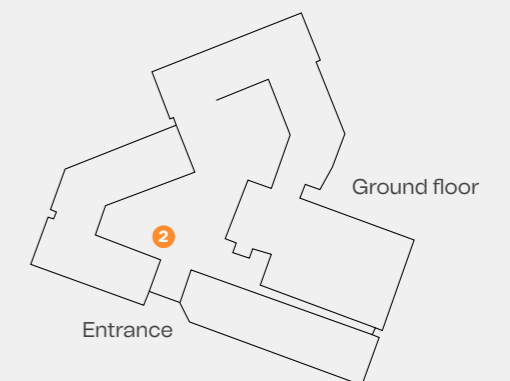
The furniture was carefully chosen to be varied and flexible, suitable for various social events. The use of plants and soft furnishings helps create a warm and inviting atmosphere, akin to the luxury and comfort of a hotel lobby. Through all these concepts, we aim to transform the atrium into a lively and engaging gathering point that encourages collaboration and social interaction, strengthening the sense of community among the building’s users.





The Lobby

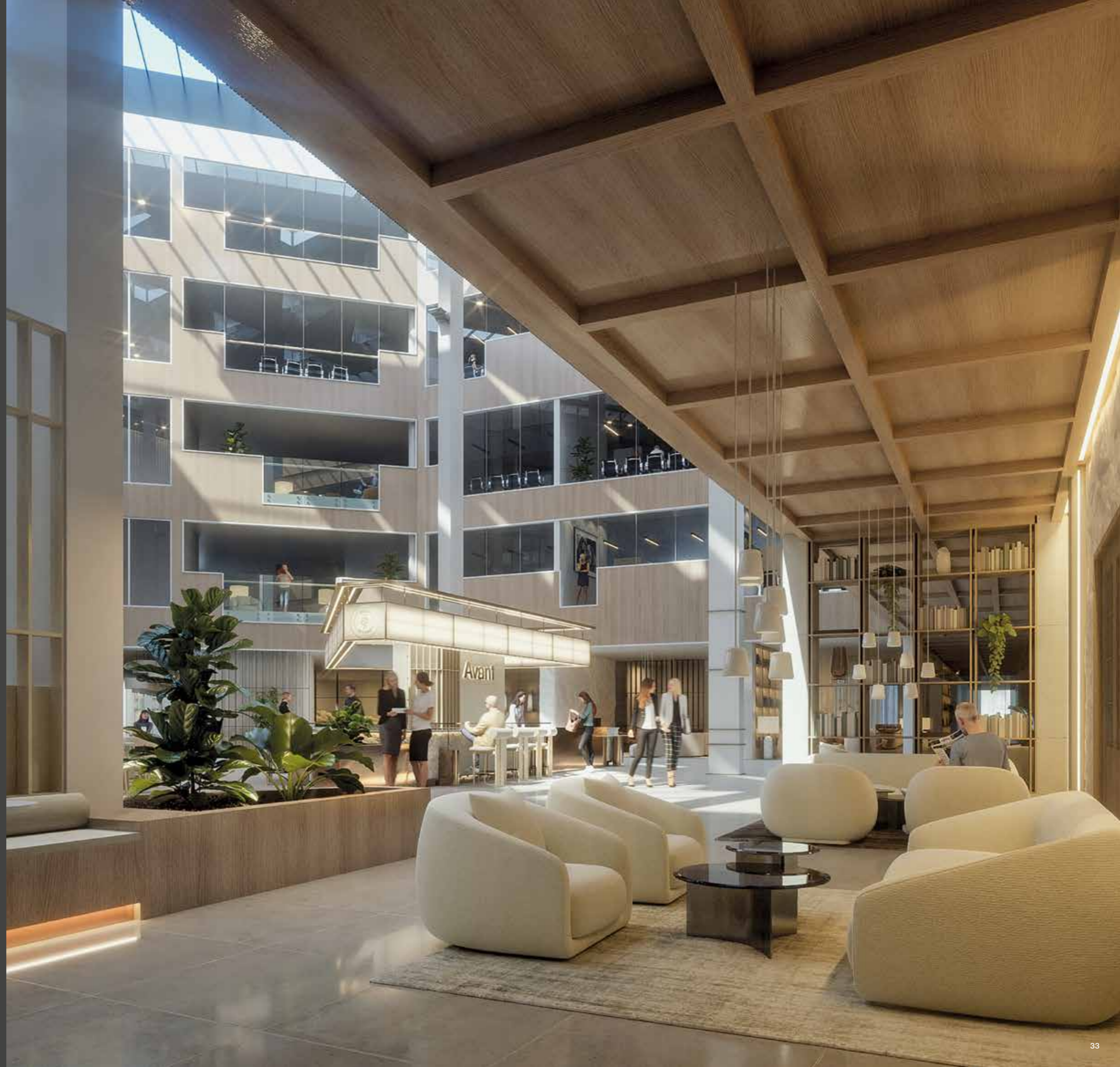
"The Lobby," a central, inviting and multifunctional communal area, acts as the social heart of the building. This is where the first impression is made, and people naturally gather to exchange ideas, enjoy culinary experiences or simply take a break from work. "The Lobby" is designed to combine aesthetically pleasing architecture with functionality and comfort, offering a mix of relaxed seating areas, workstations and access to food and drinks. It represents our interpretation of a hotel lobby, with a sense of cosiness and hospitality, while also catering to the daily needs and desires of those using the building.





The Library

"The Library" is designed as a tranquil retreat where employees can withdraw to read, concentrate on work or simply enjoy a well-deserved break with a cup of coffee. Integrated wooden bookshelves create an atmosphere of cosiness and warmth, inviting deep focus and learning. Elegant and comfortable sofa groups offer flexible seating options that support both individual work and small, informal meetings. "The Library" is a deliberate attempt to include an element of calm and contemplation in the workday, offering a respite from the busier areas of the building.





The Stage

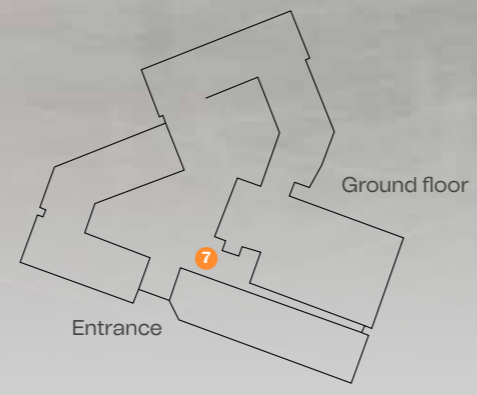
By integrating a stage into this open area, it facilitates speeches and events on special occasions, making the atrium a lively and engaging focal point. At the same time, the stage is designed to function as an intimate area for informal meetings or lunch breaks during the day.





The Lounge

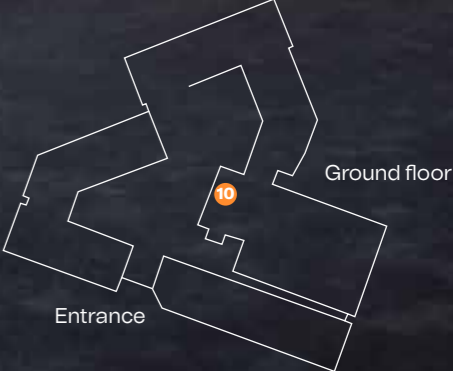
“The Lounge” is designed to be a more social and dynamic area where employees can gather for informal meetings, relaxation or social events. This area is furnished with comfortable sofas and lounge chairs, arranged in various zones to facilitate conversations and socialising. A fireplace not only serves as a visual and warming divider between “The Lounge” and the employee restaurant but also contributes to creating a cosy and inviting atmosphere.





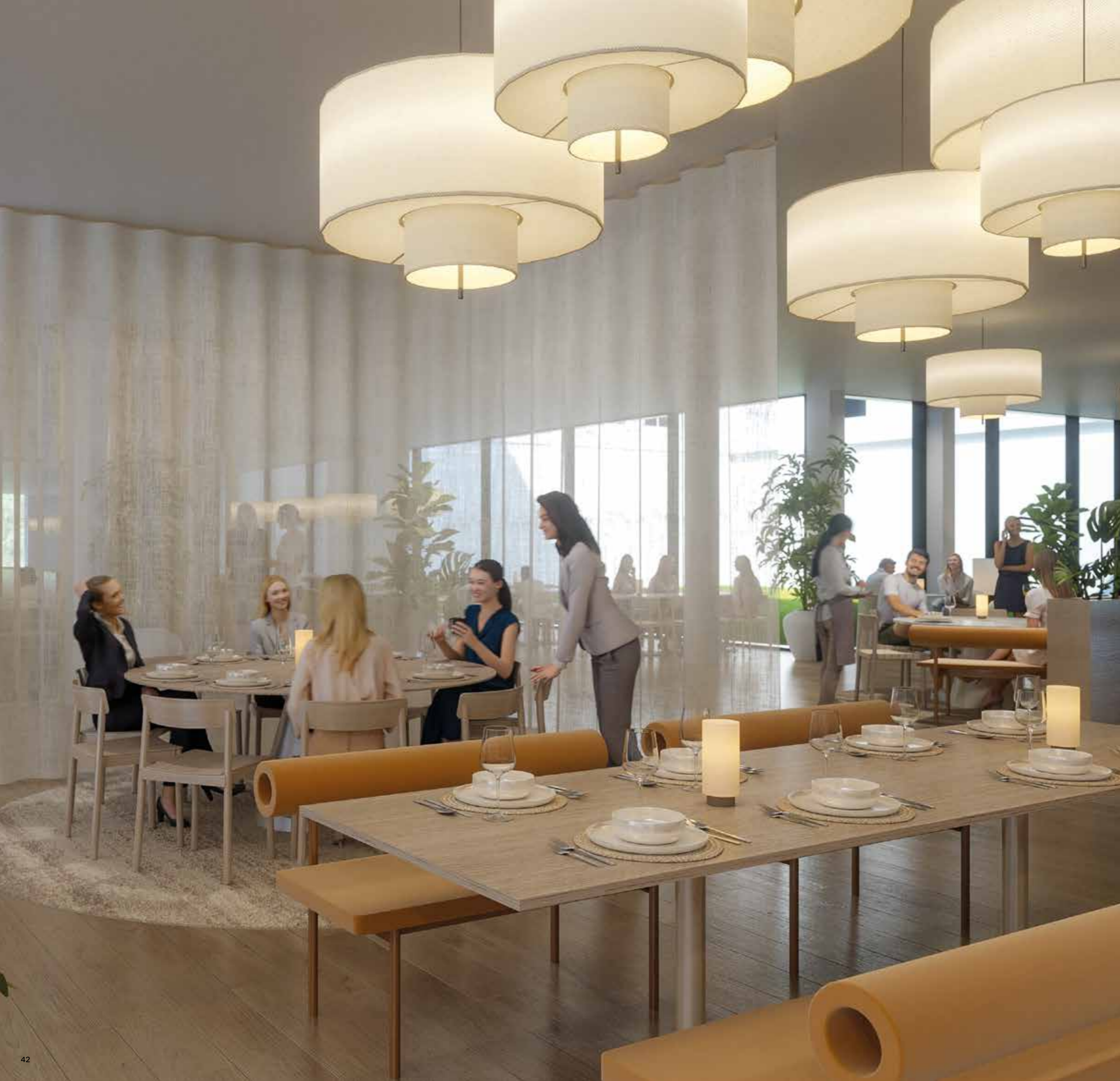
The Theatre

"The Theatre" represents an innovative approach to the design of meeting rooms in commercial buildings, aiming to create a unique and memorable experience for all types of gatherings, whether they are board meetings, kick-offs, sales presentations, or social events like movie nights. This meeting room is designed to impress and engage, accommodating 25-30 people, and offers an intimate and inviting atmosphere that diverges from the traditional meeting room setup.



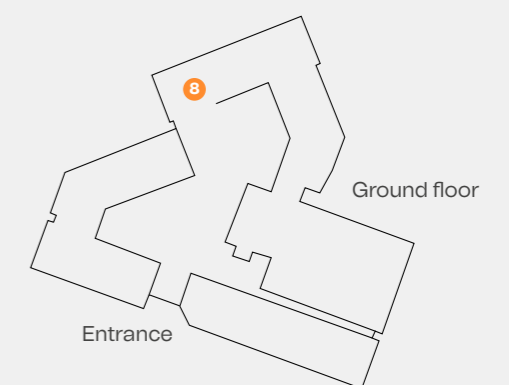
The Theatre

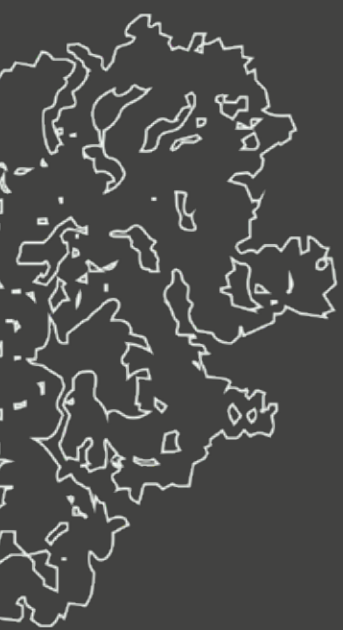




The Employee Restaurant

“The Employee Restaurant” extends the design from the atrium, aiming to create a seamless and harmonious transition from the open, welcoming communal area to a more intimate, yet inclusive dining space. The objective is to transform the traditional cafeteria experience into something more akin to a restaurant, emphasizing quality, comfort, and design.





180 rooms as your neighbour

The impressive neighbouring building at Jåttåvågen 12 is currently being transformed into a state-of-the-art hotel with 180 rooms. The property owner, H.I.G. Capital, has entered into an agreement with the hotel development company Up North. The first guests are expected to be welcomed in 2025. Your clients, suppliers and other partners will have accommodation options right by Avant – it doesn't get more efficient than that.



*Jåttåvågen 12
will be converted into
a hotel during 2025*



Office

Avant has been created to allow companies to break the status quo, accelerate and reach their highest potential by providing inviting and inspiring common areas and flexible work spaces that allow for a variety of uses from single tenant to multi-tenant configurations.

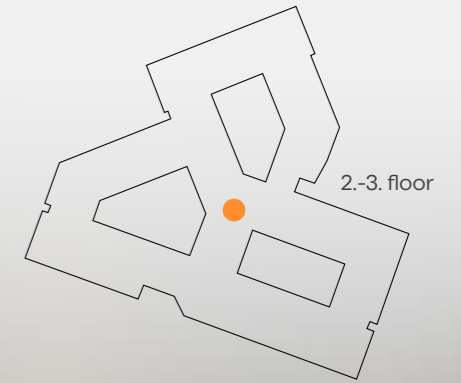
Avant provides the platform for organizations who want to be pioneers and at the forefront of growth. A workspace that allows companies to deliver on their ambitions.

Avant will provide a stimulating work space for tenants who wish to attract and retain the best talent in the region. Avant strives to be a workplace that employees do not want to miss out on.

The current floor plans allow for various forms of modern working styles such as activity-based or hot desking. Collaborative areas coupled with interactive technological solutions will enhance employees' daily interactions. Avant will create an intuitive flow between customizable work zones and will allow businesses to provide work spaces that best fit their corporate cultures, ambitions and employees' needs. The building will house a vibrant co-working space for smaller businesses who want to be a part of Avant.

Office Lounge Area

The breakout area is designed to be a sanctuary for relaxation and informal interaction, equipped with comfortable seating, games, and various recreational facilities. The goal of these areas is to enhance well-being and productivity by providing employees with a place to recharge, collaborate in a less formal manner, or simply enjoy a change of scenery.



Common Office Area



Office Lounge Area



Multi-tenant floor plan

This example shows a multi-tenant solution with three tenants surround a communal area. Total area is 6,636m² BTA.

In addition to permanent workplaces, all three tenants have access to plenty of informal workplaces including project rooms, touchdown space, and social zones. Support rooms are also available for focused work, collaborative work, meetings, and informal discussions.

Tenant one – ca 1,889m² BTA

- 94 permanent workspaces
- 5 meeting rooms
- 20 multirooms
- 3 mobile multirooms

Tenant three – ca 2,056m² BTA

- 116 workspaces in open landscape
- 18 cell offices
- 134 permanent workspaces
- 4 meeting rooms
- 19 multirooms
- 5 mobile multirooms

Common area – ca 1,203m² BTA

- 11 meeting rooms
- Informal workspaces

Tenant two – 1,470m² BTA


- 92 workspaces in open landscape
- 15 cell offices
- 107 permanent workspaces
- 3 meeting rooms
- 9 multirooms
- 8 mobile multirooms



Single tenant floor plan

This example shows a single tenant solution with an integrated common area. Total area is 6,637m² BTA.

In addition to permanent workplaces, the tenant has access to plenty of informal workplaces including project rooms, touchdown space, and social zones. Support rooms are also available for focussed work, collaborative work, meetings, and informal discussions.

 **Single tenant** – ca 6,262 m² BTA

- 370 permanent workspaces
- 11 meeting rooms
- 61 multirooms
- 10 mobile multirooms

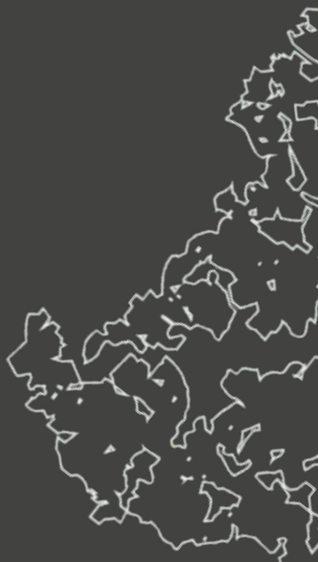
 **Common area** – ca 375 m² BTA

- 11 meeting rooms
- Informal workspaces



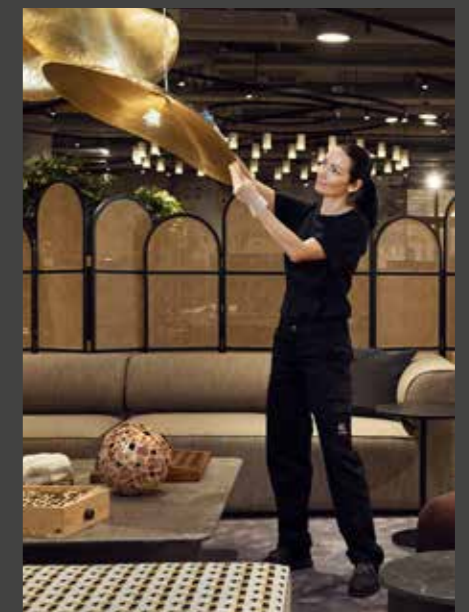
Avant Facility Management

Coor, a leading Nordic facility management provider, has been chosen to manage Avant. Coor will be responsible for technical building management, the employee restaurant, cleaning, reception services and meeting room management.



Coor offers the widest range of facility services in the Nordics and can assist tenants at Avant with the following services;

- Food and beverages for meetings
- Daily office cleaning
- Temporary cleaning services such as deep cleaning service, window cleaning, carpet cleaning/floor cleaning, polishing, etc.
- Reconstruction works in leased premises
- Advisory services and project management for office layouts and office adjustments (future office layout)
- Coffee machine rental and maintenance
- Plant rental and maintenance
- Mail and package handling
- Caretaker services
- Tailored reception services
- Relocation services via Coor's concept "SmartMove" (planning, project management and implementation)
- The fire protection manager role for tenants
- Coor will proactively assist office users and can provide additional services if required





"Our team is looking forward to welcoming you to Avant and assisting you in creating your sustainable, modern and flexible office of the future"



Key property information

Address	Jåttåvågveien 10 - 4020 Stavanger
Type	Office
Year Built	2014
Year renovated	2025
Building Area	42,679 m ²
Typical Floor Plate	6,637 m ²
No. of Floors	8
Parking Spaces	562
Cycle Garage	1,000
Target Cert.	BREEAM; Very Good
Ceiling Hights	2.50 - 2.70 m

Amenities	Hotel (180 rooms) Gym Employee Restaurant Food Court Theatre Health Clinic Golf Simulator Shared Workspace On-Site Manager & Receptionist
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DISCLAIMER

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Here exists only
one constant;
change

Opening 2026

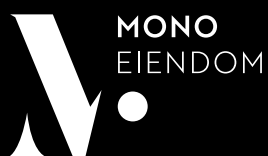
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