



# Yrjönkatu 23 A

KAMPPI / HELSINKI

SPONDA



# Is Art Nouveau what you are looking for?

The unique Forum Block complex consists of six properties. The buildings located in the most central location in Helsinki boast individual details and a sense of nobleness brought on by decades of cultural heritage.

The oldest of the Forum Block's properties is Mannerheimintie 16/Yrjönkatu 23. Its side facing Mannerheimintie was completed in 1890. The cinema in the courtyard was completed in 1920s, and now the cinema premises have been turned into a night club and restaurant. The property's side facing Yrjönkatu was completed in 1908 and represents the Danish-inspired Art Nouveau of the early 1900s.

All properties in the Forum Block have been awarded a BREEAM In-Use Very Good -level certification. BREEAM (Building Research Establishment Environmental Assessment Method) is an international green building certification system aimed at reducing the environmental impact of the use of buildings as well as the development of healthier working environments.

The Forum Block is also fully carbon neutral in terms of energy consumption during use.





# Services & accessibility



Parking in Forum-P



Forum restaurant hub



400 m



400 m



30 min



Bike storage



Locker rooms and showers



150 m



500 m

## Building services

The shared facilities at Forum include shower and employee facilities.

## Accessibility

Forum Block is one of the busiest thoroughfares in Helsinki. From there, you can reach other parts of the city centre, such as the central railway station and the Kamppi transit terminal, through an underground walkway.

## Parking

Several city centre parking facilities are in the immediate vicinity of the property, such as Aimo Park Stockmann, P-Elie, Autoparkki WTC parking and Forum-P. The shared facilities at Forum include space for bicycle parking.

## Local services

The block offers an extensive selection of retailers and services ranging from health care to cafés and restaurants. The services of the city centre are all within walking distance.

# Yrjönkatu 23 A

00100 HELSINKI / KAMPPI

## SPACE TYPES

Office

## CONSTRUCTION YEAR

1908

## RENOVATION\_YEAR

1985

## FLOORS

7

## AREA

1207 m²

## ENERGY CLASS

C2018

## SUSTAINABILITY

BREEAM, GRESB Global  
Sector Leader 2023

## Accessibility



Parking in Forum-P



150 m



500 m



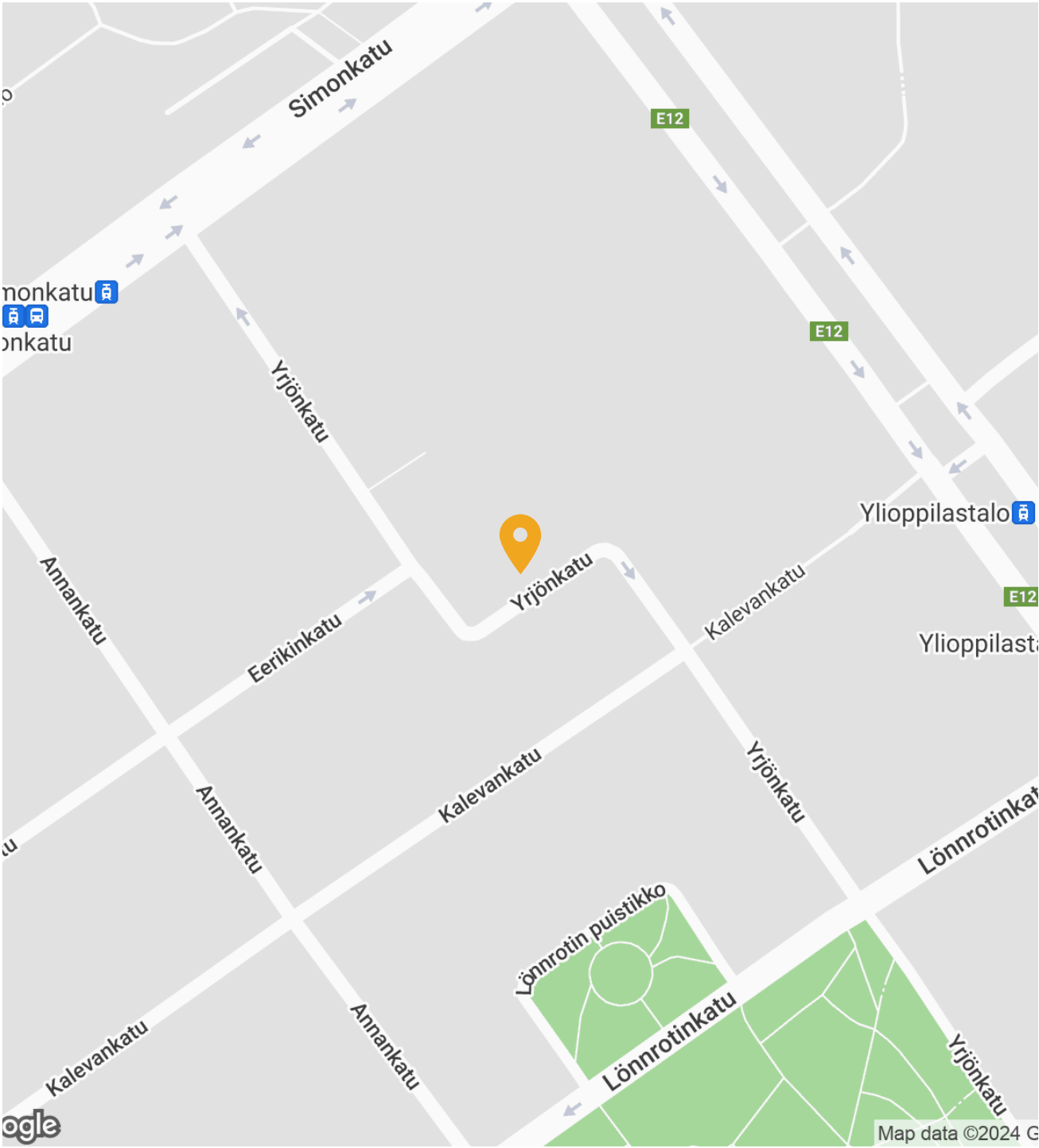
400 m



400 m



30 min



# Sustainability



G R E S B  
REAL ESTATE  
sector leader 2023



## Sponda's Sustainability Roadmap

- Carbon neutrality by 2025.
- Energy Efficiency Programme 2030 aims at 20% reduction of the purchased energy.
- We share the number one position within our peer group as the world's most sustainable property owner and developer in the global GRESB Real Estate Assessment 2023.
- By the Environmental Partnership Program in close co-operation with customers, we can reduce the environmental load resulting from the use of properties.



## BREEAM In-Use environmental certification

- 3rd party verification demonstrating sustainable use and maintenance at Very Good level.
- Comprehensive energy and water consumption metering and monitoring systems.

*\* BREEAM (Building Research Establishment Environmental Assessment Method) is an international environmental classification system for buildings. It aims to reduce the environmental impact of building use and develop healthier work environments.*



## Carbon neutral in terms of energy consumption

- The property uses electricity produced by wind power and renewable district heating and cooling.
- The property's own solar power plant produces renewable energy.
- For more information on the property's energy and water consumption and carbon footprint, please visit the property's extranet pages.



## Excellent Location

- Prime central location in Helsinki City centre, providing easy access to public transportation (bus, tram, metro, city bike, train) and nearby services.
- Bicycle storage and showers & locker rooms for employees.



## Wellbeing For Users

- Healthy and secure environment to encourage productivity.
- Excellent conditions, including indoor air quality, low material emissions and thermal comfort.



## Resource Efficiency

- Sustainable and durable material choices.
- Excellent opportunities for waste recycling.
- The Environmental Coordinator (L&T) provides regular guidance on waste sorting.













# Your contacts



**ILKKA TANI**

Key Account Manager

+358 50 444 0669

ilkka.tani@sponda.fi

# SPONDA

Sponda's Customer Service Center +358 20 355 6677 Mon-Fri at 8.30–16 | [sponda.fi](https://sponda.fi)

SPONDA Ltd. is one of the largest property investment companies in Finland. We own, lease and develop office and retail properties and shopping centres in the largest cities in Finland. We are a forerunner in property investment, an experienced property developer and a responsible urban developer. Our properties are situated in the best city locations with good connections. We create modern and functional spaces, that accommodate new ways of working. Our mission is to develop operating environments that promote the success of our customers.

## Why choose Sponda as your property partner



### **Our extensive property portfolio**

offers you new options that suit your needs flexibly as your space requirements change.



**Focused on prime locations** our property portfolio includes a variety of high-quality solutions for your company's business premises needs.



**Our comprehensive environmental programmes** promote the joint development of the energy-efficiency and eco-friendliness of your business premises.



**Versatile, high-quality services** facilitate your operations at our properties and support your business success.



**Our experience and professional expertise** help us identify your property needs and offer suitable premises that support your business operations.