



# Mannerheimintie 4

KAMPPI / HELSINKI

SPONDA



# The buzzing city at your doorstep

This property has an excellent location, right in the heart of the commercial centre of Helsinki. The six-storey building offers plenty of office and retail space. The beautiful Esplanadi Park opens outside the windows, and the Swedish Theatre is located opposite the building.

The central location offers a convenient access to all the diverse services of the city centre.



# Services & accessibility



Parking in Forum-P



100 m



550 m



550 m



550 m



30 min

## Accessibility

The property has excellent public transport connections to many directions. The railway station is within a short walking distance and the Erottaja and Ylioppilastalo tram stops are close by. The office is also easily accessible by bus.

## Parking

The public parking facilities in the city centre are conveniently nearby, such as Aimo Park Iso Erottaja and Forum-P.

## Local services

The services of the city centre are all within walking distance.

# Mannerheimintie 4

00100 HELSINKI / KAMPPI

## SPACE TYPES

Storage, Office

## CONSTRUCTION YEAR

1965

## RENOVATION\_YEAR

1988

## FLOORS

7

## AREA

3084 m<sup>2</sup>

## ENERGY CLASS

C2018

## SUSTAINABILITY

BREEAM In-Use Very Good, GRESB Global Sector Leader 2023

## Accessibility



Parking in Forum-P



550 m



550 m



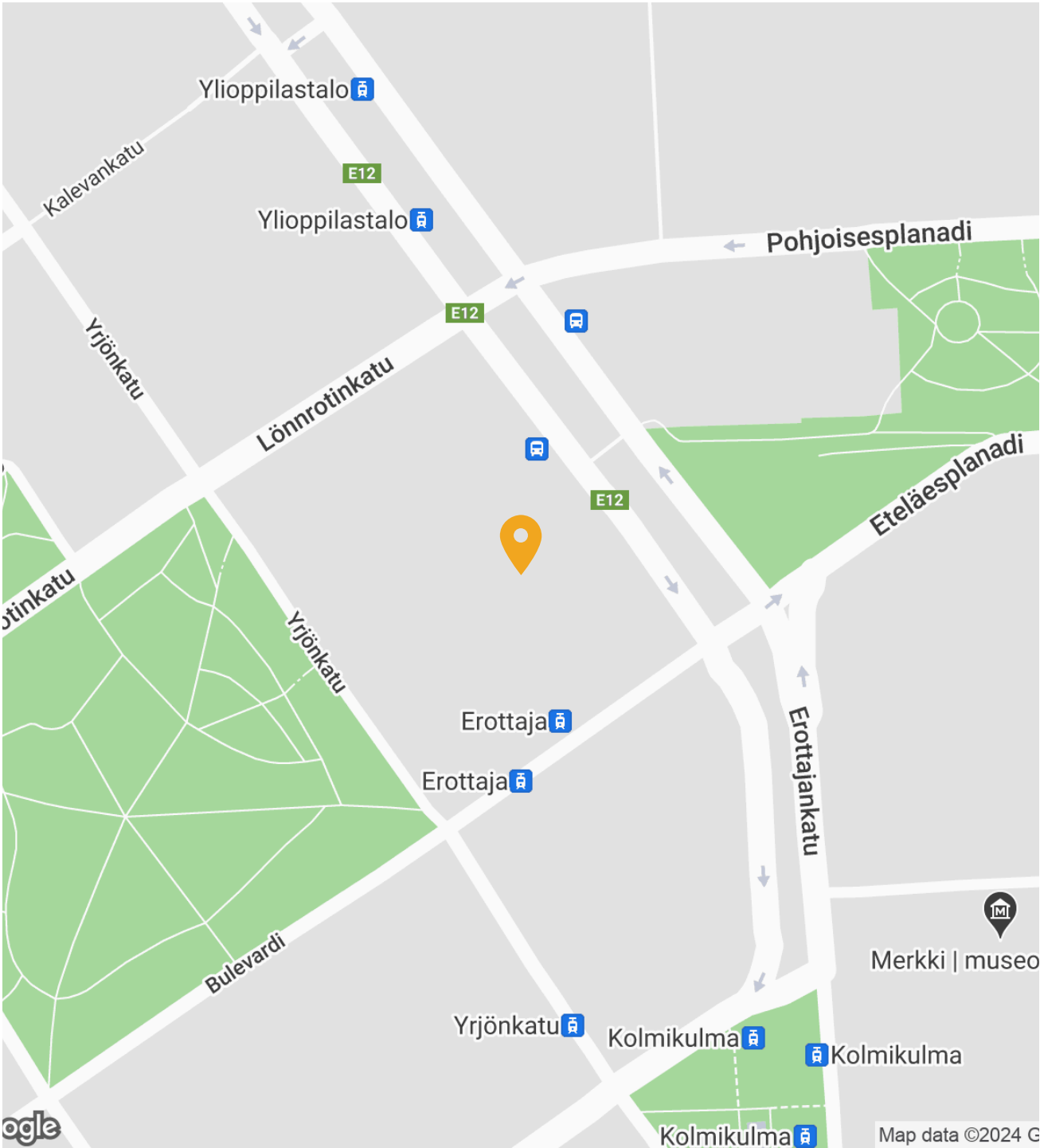
100 m



550 m



30 min





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**Vierailijamme kysyvät, saavatko jäädä toimistollemme etätöihin**

Visitors ask, if they can stay and work remotely at our new office

**Head of Customer Experience  
Eeva Niemelä**



# Naava chose Mannerheimintie

## Starting point:

As Naava, a company that designs smart green walls grew, its premises became too small. The company also wanted to move to the heart of Helsinki, close to customers, good transport connections, the heart of the city and the design life. Naava's wishes included a functional and attractive work environment and a commercial-like showroom with excellent visibility. The space also had to meet the criteria of a nature- and people-friendly farm. There had to be enough natural light, the building technology in good condition, the landscapes spacious and the spaces had to be easily modified.

## Solution:

The facilities on the second floor of Mannerheimintie 4 convinced Naava. The space of the office, the views, the atmosphere and the central location confirmed the choice. About 300 m<sup>2</sup> of the 436-square-metre office is showroom space and the rest is space for internal work as well as relaxation. The showroom consists of the world's most humanfriendly work environment, experiential meeting and retreat spaces, a large event space and a kitchen equipped with a juice and smoothie bar.

The reactions of employees and customers have been delighted and amazed. The staff appreciates easy accessibility, location in the heart of the city center, and the urban and green views at the same time.

# 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 Very Good Environmental Certificate

- 3rd party verification demonstrating sustainable operations at In-Use Very Good level.
- Comprehensive energy and water consumption metering and monitoring systems.
- Water-efficient fixtures.

*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.*



## Low Carbon Footprint

- Energy efficiency taken into account in the design.
- The property uses electricity produced by wind power.
- 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.





Illustration



Illustration



Illustration

# Your contacts



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# SPONDA

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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.