



Bulevardi 1/Mannerheimintie 2

/ HELSINKI

SPONDA

Stylish property in an excellent location

This office and retail building is a magnificent premium property, located in an excellent spot in the corner of Mannerheimintie and Bulevardi.

Originally a charming residential building, the property has been efficiently renovated for office and retail use. It has been joined with the adjacent property, built in 1978. The interior of the building, designed by Theodor Höjer, features captivating frescos and murals in the staircase. The building, completed in 1890, has been carefully renovated, and its premises adapt flexibly to the needs of the users.

All the city centre services, such as the Stockmann department store, are within walking distance. The Vanha Kirkkopuisto Park and the Esplanadi Park offer added comfort in the area.

Please contact us to schedule a visit!



Services & accessibility



Aimo Park Erottaja in Bulevardi



100 m



550 m



50 m



500 m

Accessibility

This magnificent office and retail property is located in the corner of Bulevardi and Mannerheimintie in the centre of Helsinki. All public transport connections of the city centre are within a short walking distance.

Parking

The property has a parking garage for 12 vehicles. In addition, parking spaces are available for hire in the public parking facilities in the city centre. For example, the Aimo Park Erottaja can be accessed by the passenger lift across Bulevardi.

Local services

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

Bulevardi 1/ Mannerheimintie 2

00100 HELSINKI / KAMPPI

SPACE TYPES

Store

ENERGY CLASS

C2018

CONSTRUCTION YEAR

1890

ENERGY EFFICIENCY PROGRAM

No

RENOVATION_YEAR

1978

ENVIRONMENT CERTIFICATE

BREEAM, GRESB Global
Sector Leader 2023

FLOORS

7

AREA

5242,5 m²

Accessibility



Q-Park Erottaja in Bulevardi



100 m



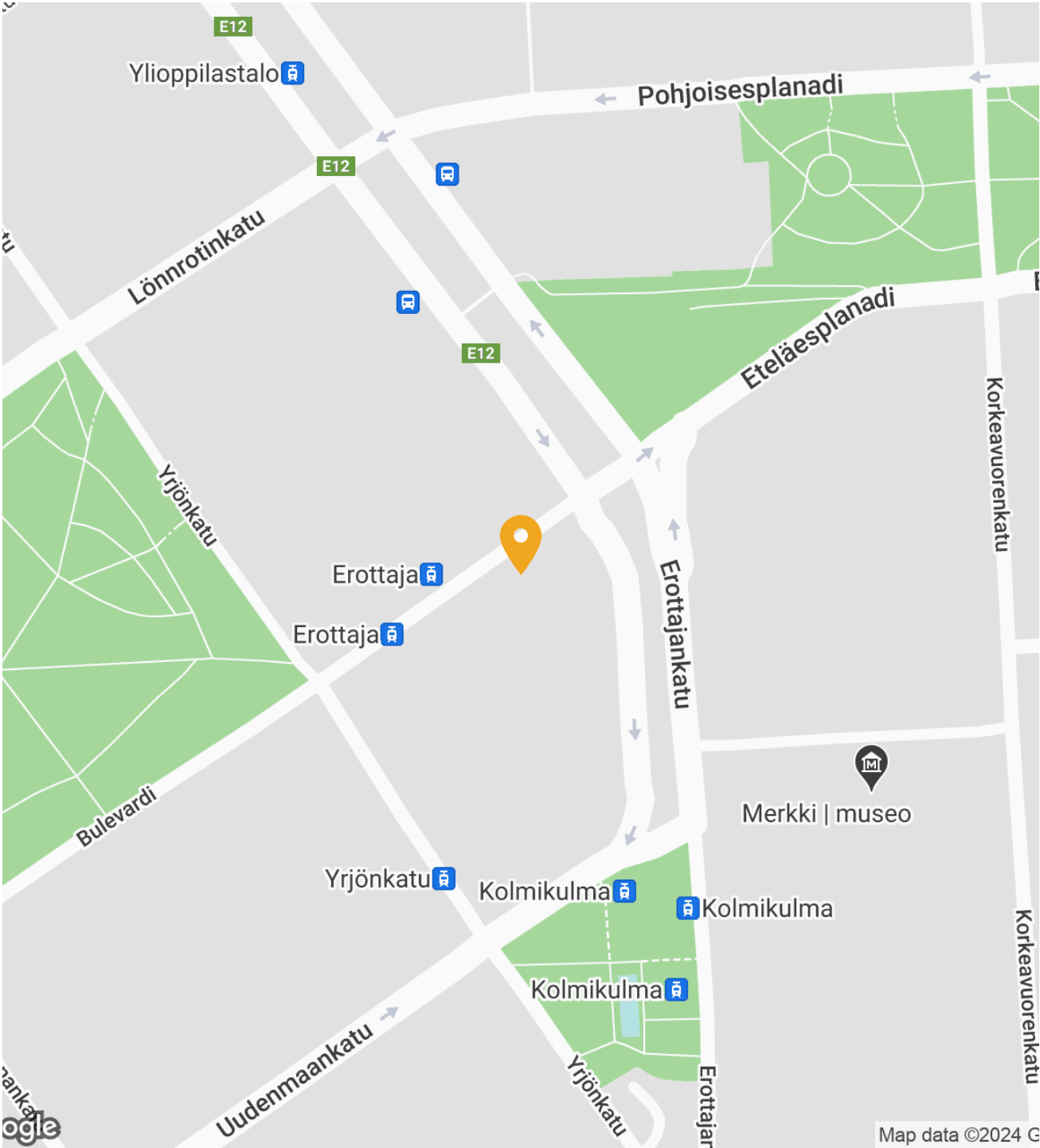
550 m



500 m



50 m



Map data ©2024 G

Sustainability



G R E S B
R E A L E S T A T E
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 Certificate

- 3rd party verification for environmental responsible operation and maintenance on Very Good level.
- The classification system reduces operational costs and improves the environmental performance.
- Takes into account e.g. energy efficiency, biodiversity, property maintenance practices and sustainability.



Low Carbon Footprint

- The property is included in the energy efficiency program.
- Green electricity.
- 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.
- Materials M1.



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



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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.