



Yrjönkatu 31

KAMPPI / HELSINKI

SPONDA

Creative rebellion

– Yrjönkatu 31

Looking for business premises where you can be boldly different? Premises that allow rebels to become trailblazers, and forge excellence out of creative madness? Gracing the most fascinating street in the city centre, the Koiton talo building in the Kamppi district is one of a new generation of inspired urban buildings that combines majestic Art Nouveau architecture with creative spatial design and playful interior design.

In this building, client meetings are held in lighthouse-like towers and company parties are held in the legendary Koitto hall. The colour scheme is rich, and each floor is unique and different. The urban atmosphere and inspiring spaces embolden you to take new perspectives and make inspired decisions. The premises facilitate different working methods, providing an excellent platform for new kinds of experiments in working life.

Creativity is also fuelled by the location, just a stone's throw away from Helsinki's finest cultural attractions. Staff working in these premises certainly won't just be toiling away – they'll be able to enjoy their time together and will get the most out of a vibrant afterwork atmosphere in the city's most fascinating quarter with its bustling courtyards.



Services & accessibility



Forum restaurant hub



Locker rooms and showers



Bike storage



Parking in Forum-P



250 m



250 m



400 m



90 m



35 min

Accessibility

Yrjönkatu 31 is located in the heart of Helsinki in the Forum block, just a stone's throw from the Railway Station. 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. Buses, trams, trains and metro are just a short walking distance away.

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.

Local services

The options in the area are almost endless, whether it's lunch restaurants, afterwork spots, or cultural attractions. Places such as Kulttuurikasarmi, Amos Rex, Finnkinno Tennispalatsi and Kiasma are all within a short walking distance.



Yrjönkatu 31

00100 HELSINKI / KAMPPI

SPACE TYPES

Store, Office

ENERGY CLASS

D2018

CONSTRUCTION YEAR

1907

ENERGY EFFICIENCY PROGRAM

No

FLOORS

8

ENVIRONMENT CERTIFICATE

BREEAM, GRESB Global
Sector Leader 2023

AREA

6300 m²

Accessibility



Parking in Forum-P



250 m



250 m



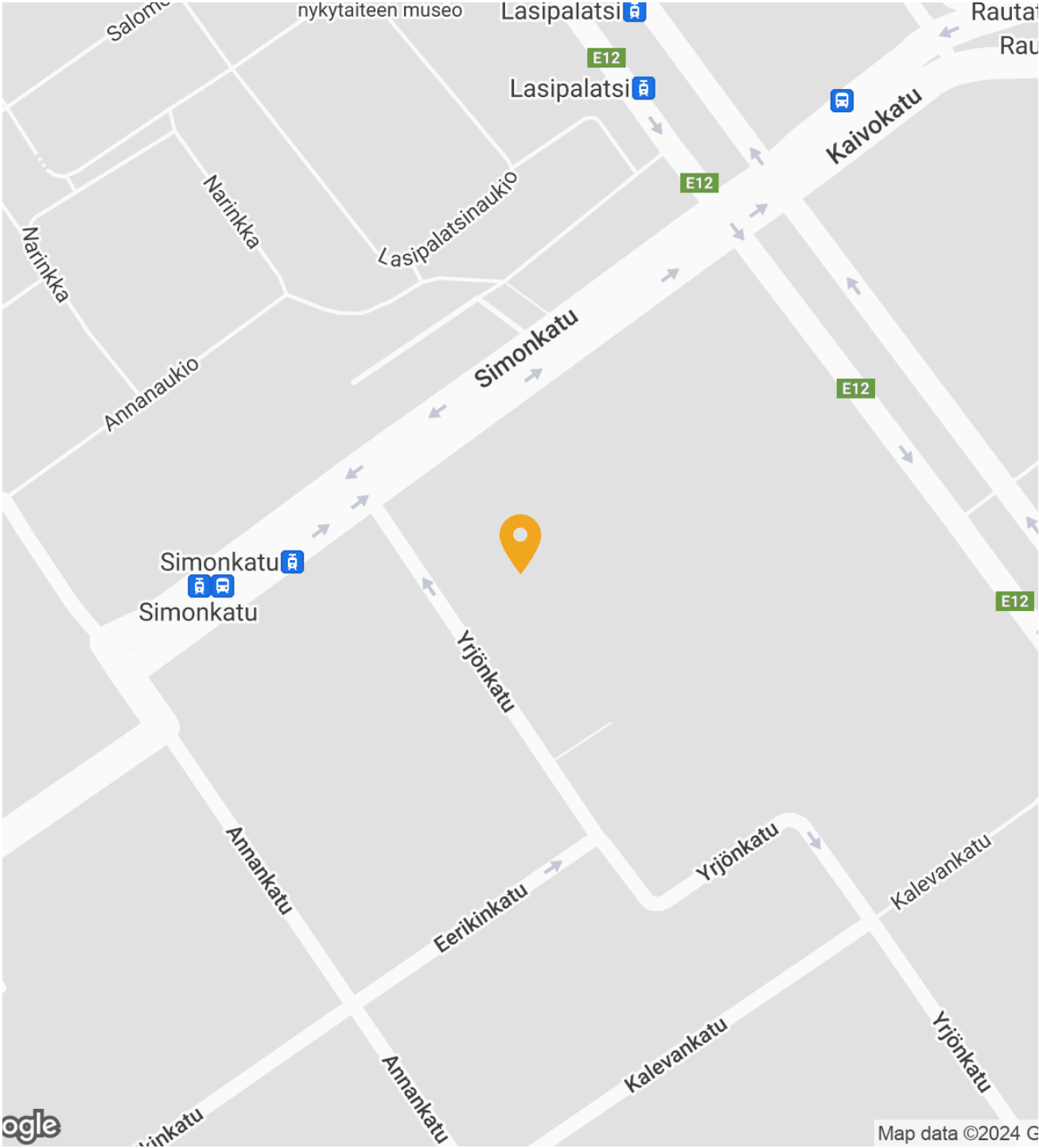
400 m



90 m



35 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



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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.