Korkeavuorenkatu 45

KAARTINKAUPUNKI / HELSINKI

SPONDA

Completely renewable office building, in great location

The property located in the heart of Helsinki will be completely renovated for a new or new tenants. Starting the project requires a 50% pre-letting rate. The property's strengths are its central location next to the Esplanade Park, covered and heated atrium, roof terrace and jacuzzis, sauna facilities, gym, modern work spaces, lobby service, auditorium and restaurant facilities. The property’s ESG level will be top-class, the goal is a LEED Platinum –level environmental certificate and energy efficiency class A.

The property is located in Kaartinkaupunki, which is an emerging business cluster in the heart of Helsinki. It is the chosen location for companies like SEB, EY, Rochier and HouseMarque (Sony), among others. The area is perfect for businesses that value the service level and transport options of the city centre, but who prefer a peaceful office environment or privacy at the same time. In addition, the most high-quality restaurant and after-work services in the country are located next door to make sure that staff and guests are comfortable.

Illustration

Services & accessibility

Reception

Meeting rooms

Terrace

Sauna

Locker rooms and showers

Gym

Bike storage in courtyard

Parking in Q-park Erottaja

300 m

300 m

700 m

700 m

Building services

It is possible to implement a lobby service, meeting rooms, terrace, sauna facilities, social facilities and a gym in the property.

Local services

The services of the city centre are all within walking distance. The nearest restaurant can be found in the same building.

Parking

Parking facilities are nearby – there is a storage for bicycles in the basement and Q-Park Erottaja parking garage for cars under the property.

Accessibility

The property has a premium location near the Esplanadi Park. It is easily accessible by public transport, private car or bike.

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Illustration

Korkeavuorenkatu 45

00130 HELSINKI / KAARTINKAUPUNKI

SPACE TYPES

Office, Storage

CONSTRUCTION YEAR

1912

RENOVATION_YEAR

2005

FLOORS

6

AREA

5867 m²

ENERGY CLASS

A2018

ENERGY EFFICIENCY PROGRAM

No

ENVIRONMENT CERTIFICATE

GRESB Global Sector Leader 2023, LEED PLATINUM

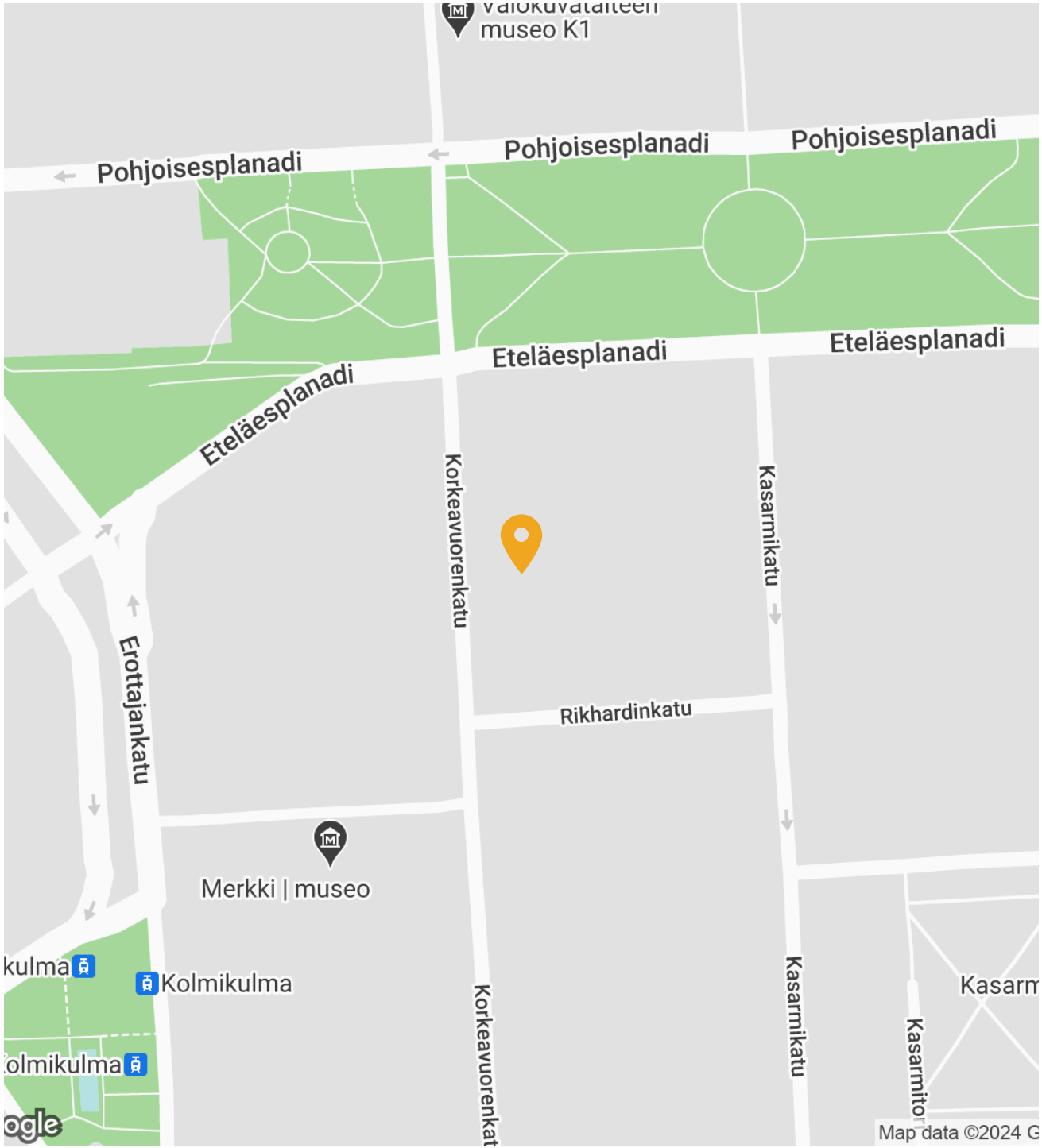
Accessibility

Parking in Q-park Erottaja

700 m

300 m

300 m



Sustainability

GRESB 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 Enviromental Partnership Program in close co-operation with customers, we can reduce the environmental load resulting from the use of properties.

Environment certificate target

- The target is to get LEED Platinum-level.
- 3rd party verification demonstrating sustainable design and construction.
- Comprehensive energy and water consumption metering and monitoring systems.

LEED (Leadership in Energy and Environmental Design) environmental rating system provides a tool and criteria for a comprehensive assessment of a building's environmental and energy performance.

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.

Resource Efficiency

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

Wellbeing For Users

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

Your contacts

JONI RAJANIEMI
Senior Leasing Manager
+358 50 505 7504
joni.rajaniemi@sponda.fi

SPONDA

Sponda's Customer Service Center +358 20 355 6677 Mon-Fri at 8.30–16 | 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.