



# Kalkkipellontie 6

LEPPÄVAARA / ESPOO

SPONDA



# Flexible office space in Mäkkylä

Kalkkipellontie 6 is located in Mäkkylä, an area between Leppävaara and Pitäjänmäki, in the immediate vicinity of the Kehä I ring road and Turuntie.

The Mäkkylä railway station is within a five-minute walk. Buses operating on the Old Turuntie road, including the Jokerilinja line 550, have stops near the building. The Sello shopping centre is one train stop away and within a ten-minute walking distance. The Kehä I ring road is approximately two minutes away by car. There is ample parking both in the basement level and outside.

The office property, built in 1987, has 8,242m<sup>2</sup> of flexible office space equipped with cooling.



# Services & accessibility



Reception



Lunch restaurant



Parking in private car park



750 m



Meeting rooms for rent



Sauna facilities for rent



200 m



20 min

## Building services

The property has several conference rooms of different size (6–100 persons) and an auditorium that seats 100 people. A large sauna facility with a lounge that can also be used as a meeting space.

## Accessibility

Kalkkipellontie 6 is located in the immediate vicinity of the Kehä I ring road and Turuntie. The Mäkkylä railway station is located within a short walking distance from the property. The frequent departures on the City Rail Link between the city centre and Leppävaara offer convenient commuting. The bus lines operating on Vanha Turuntie road, including the Jokerilinja (550), offer public transport services in transverse routes in the metropolitan area. The bus stops are located in the vicinity of the property.

## Parking

There is ample parking for our tenants both in the yard and in the carport. Customer parking is available by the main entrance.

## Local services

The Sello shopping centre is one train stop away and within a ten-minute walking distance.





# Kalkkipellontie 6

02600 ESPOO / LEPPÄVAARA

## SPACE TYPES

Office, Store

## CONSTRUCTION YEAR

1987

## FLOORS

3

## AREA

9004 m<sup>2</sup>

## ENERGY CLASS

F2007

## ENERGY EFFICIENCY PROGRAM

No

## ENVIRONMENT CERTIFICATE

GRESB Global Sector  
Leader 2023

## Accessibility



Parking in private car park



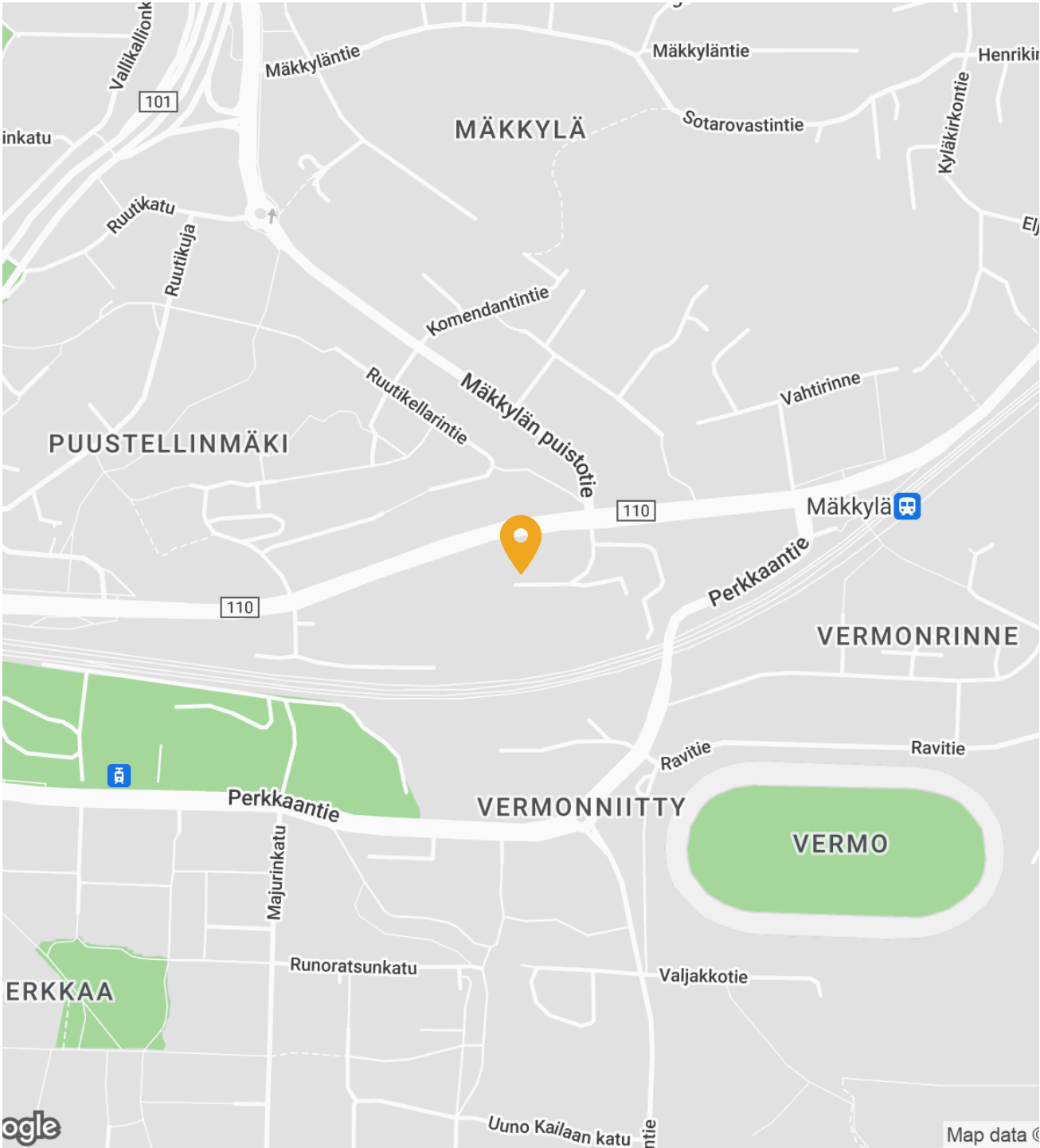
750 m



200 m



20 min





# Sustainability



## 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.



## Excellent Location

- Central location, providing easy access to public transportation and nearby services.



## 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.



## 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



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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.