



Yliopistonkatu 5

KLUUVI / HELSINKI

SPONDA

Heimola is easily accessible

The premises of the building, completed in the 1970s, are modern and easily convertible into an open-plan office or private, quiet offices.

The property is easily accessible via public transport from nearly any corner of the Helsinki metropolitan area. The restaurants, cafes, stores of Kluuvi as well as upscale hotels and other services of the city centre are in the immediate vicinity of the property.

Features that current tenants find especially appealing in the property include the large windows and spaciousness.

The property has been awarded a BREEAM In-Use Very Good -level certification. BREEAM (Building Research Establishment Environmental Assessment Method) is an international green building certification system aimed at reducing the environmental impact of the use of buildings as well as the development of healthier working environments.





The Heimola property is in a splendid location right in the heart of the city, at the end of a lively pedestrian street. This property can be accessed via a tunnel from the Helsinki University metro station in Kaisaniemi. The railway station is also within just a few minute's walking distance.

Services & Accessibility



Parking in P-ElieI and P-Kluuvi



100 m



140 m



400 m



400 m



40 min

Accessibility

Buses, trams, trains and metro are just a short walking distance away.

Parking

There are several parking facilities nearby, such as Aimo Park Stockmann, P-ElieI, Autoparkki WTC parking and Forum-P.

Local services

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00100 HELSINKI / KLUUVI

SPACE TYPES

Office

CONSTRUCTION YEAR

1972

FLOORS

7

AREA

3020,9 m²

ENERGY CLASS

C2018

SUSTAINABILITY

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

Accessibility



Parking in P-ElieI and P-Kluuvi



100 m



140 m



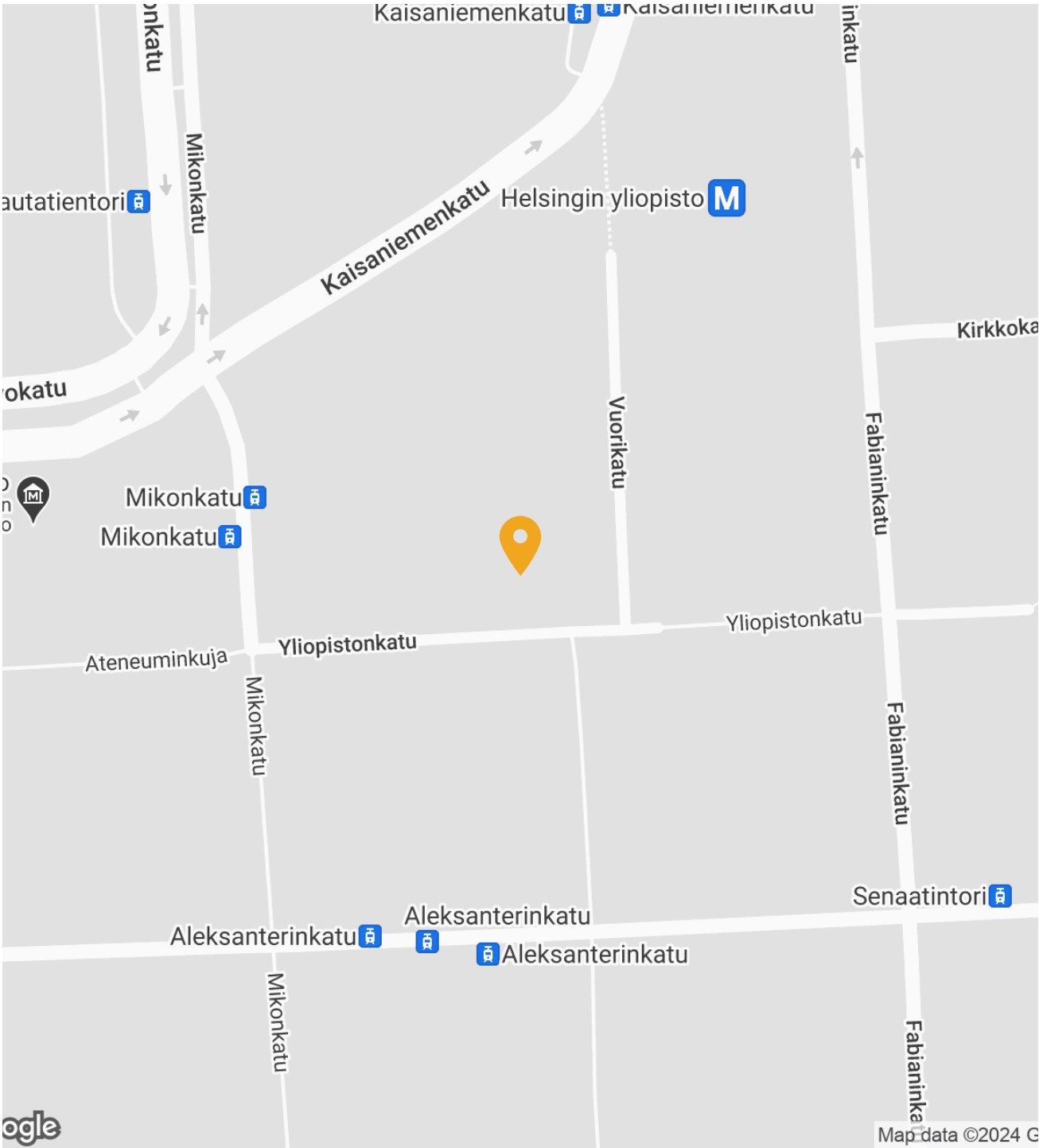
400 m



400 m



40 min



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 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.



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.







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.