



Hämeenkatu 18 / Kauppakatu 3

/ TAMPERE

SPONDA

Office spaces in central Tampere

A six-storey retail and office property, that represents the 1920s Classicism. The location in the city centre of Tampere is perfect.

An Art Nouveau retail building, originally designed by architect August Krook as a two-storey building in 1907–1909. Four additional floors were added at the end of the 1920s. The current building represents 1920s Classicism.

The centrally located retail and office building is on Hämeenkatu, opposite the Sokos department store. The second section of the building faces Kauppakatu in the immediate vicinity of the pedestrian street.

The building has a basement and six floors above ground. The property is connected to district heating. The Hämeenkatu 18 side has cooling. The units in Kauppakatu 3 have been recently modernised to meet the current standards.



Services & accessibility



Parking in P-Keskusta



800 m



10 m



25 min

Accessibility

The property is located in the heart of Tampere within good public transport connections. The Central Square is approximately 100 metres away.

Parking

The property has no parking spaces; customers and visitors should be advised to use street parking or nearby parking facilities. The closest public parking facilities are P-Keskusta and the Sokos parking structure.

Local services

The services of the city centre are all within walking distance. The property houses a bookshop, an interior decoration and clothes shop, a hair salon, a beauty salon, bag shop, restaurant and an outdoor supplies store.

Hämeenkatu 18 / Kauppakatu 3

33200 TAMPERE / TAMPERE

SPACE TYPES

Office

CONSTRUCTION YEAR

1952

FLOORS

8

AREA

4710,8 m²

ENERGY CLASS

F2007

ENERGY EFFICIENCY PROGRAM

Yes

ENVIRONMENT CERTIFICATE

gresb-2023, breeam

Accessibility



Parking in P-Keskusta



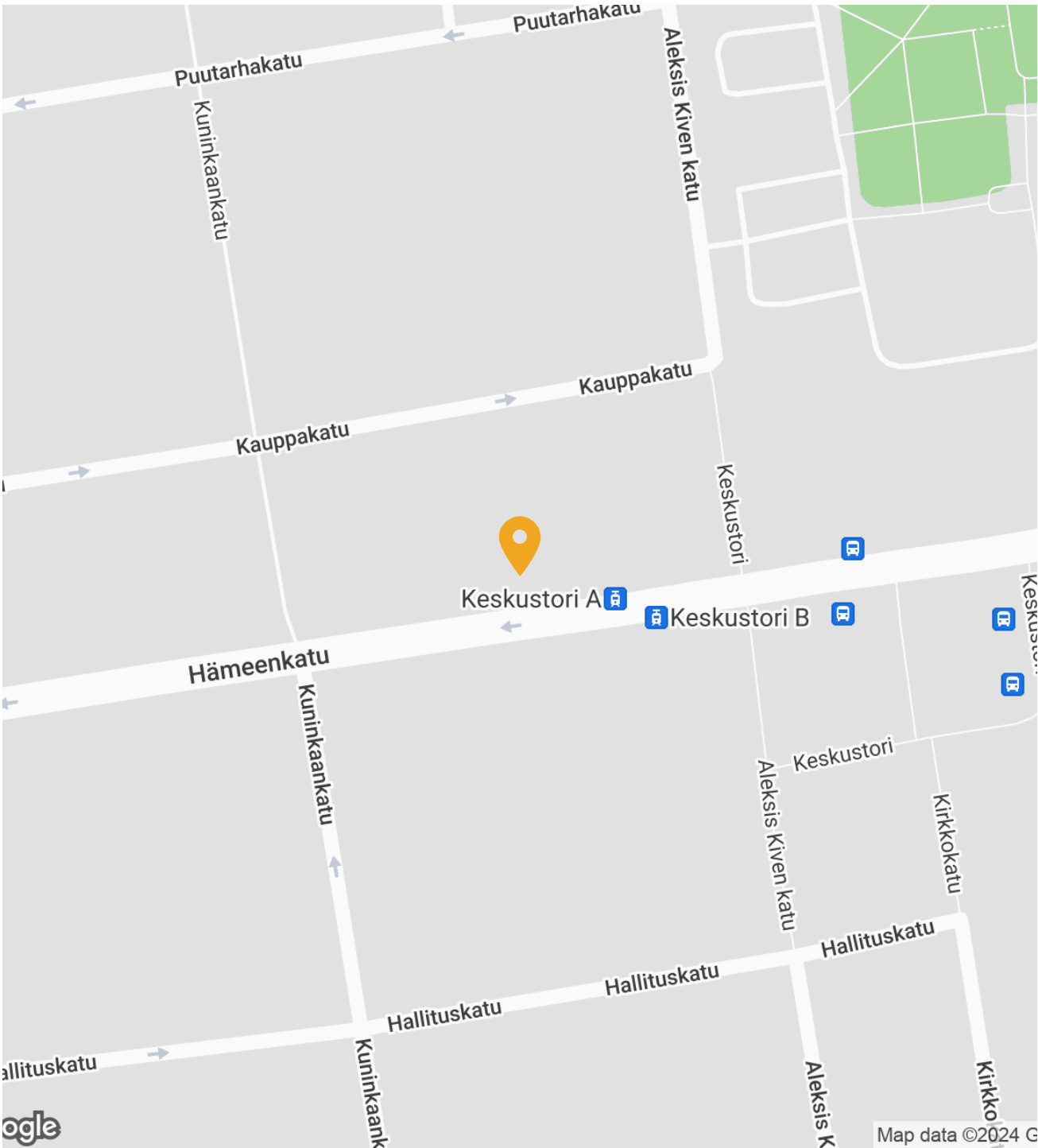
800 m



10 m



25 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.*



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 Tampere city centre, providing easy access to public transportation and nearby services.



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.