



# Upseerinkatu 1-3

LEPPÄVAARA / ESPOO

SPONDA



# Office facilities near Leppävaara station

Upseerin Avec is located in a visible area next to Ring I and the railroad, in the immediate vicinity of Turuntie.

The property is easily accessed by public transport. The dense frequency of city line buses and the Jokeri line buses offer excellent means of transport for workers, and the Leppävaara train station is only a five minute walk away.

The excellent services of Sello Shopping Center are within walking distance. The customer's everyday life is mitigated by the lobby service, lunch restaurant, the fitness center and sauna.

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.



# Services & accessibility



Reception



Lunch restaurant



Bike storage



Locker rooms and showers



Sauna facilities for rent



Parking in private car park and Avec-Parkki



150 m



600 m

## Building services

The property offers a variety of services to its tenants: a lunch restaurant, a reception, a fitness center and sauna facilities. Charges for the sauna facilities are based on usage.

## Accessibility

The property is easily accessible via public transport. The frequent departures on the City Rail Link and the Jokerilinja bus line passing nearby ensure excellent commuter services. The Leppävaara railway station is within a five-minute walking distance.

## Parking

Parking for property tenants is provided in the yard, parking garage and in the property's heated basement. Two-hour parking spaces are available for customers and visitors.

## Local services

The extensive services of Sello are within a short walking distance.







# Upseerinkatu 1-3

02600 ESPOO / LEPPÄVAARA

## SPACE TYPES

Office, Storage

## CONSTRUCTION YEAR

1988

## FLOORS

7

## AREA

20048 m<sup>2</sup>

## ENERGY CLASS

D2007

## ENERGY EFFICIENCY PROGRAM

Yes

## ENVIRONMENT CERTIFICATE

gresb-2023, breeam

## Accessibility



Parking in private car park  
and Avec-Parkki



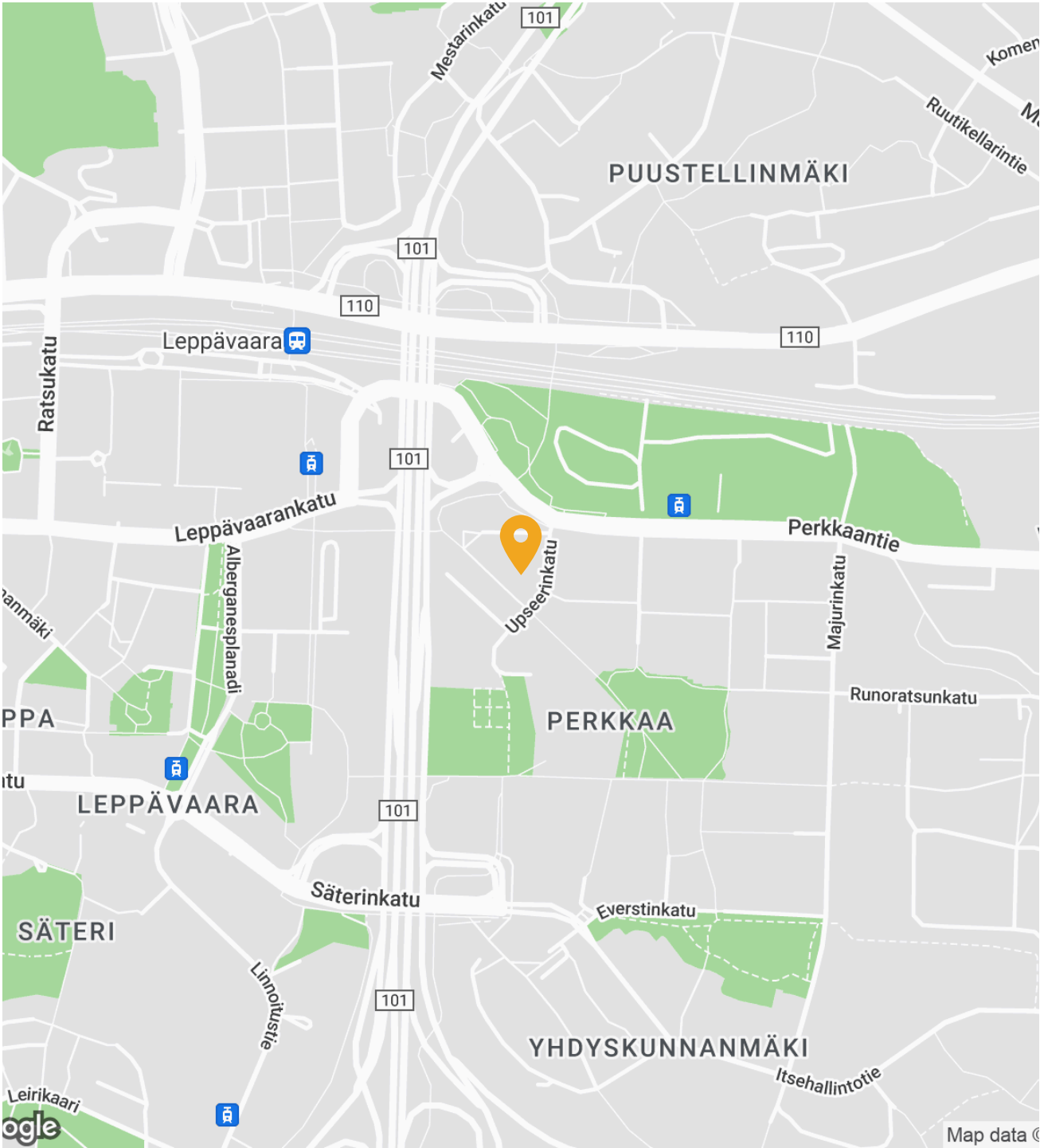
600 m



150 m



20 min



# 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 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, 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.







HELSINKI  
HELSINKI  
TUKU  
JÄRVI  
ETELÄ-LEPPÄVAARA  
SODANKYLÄ  
VERMO

VERMO



# Your contacts



**THOMAS SANMARK**

Leasing and Account Manager, Helsinki

Metropolitan Area

+358 40 675 1880

thomas.sanmark@sponda.fi

# SPONDA

Sponda's Customer Service Center +358 20 355 6677 Mon-Fri at 8.30–16 | [sponda.fi](https://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.