



# Yrjönkatu 29

KAMPPI / HELSINKI

SPONDA



## Unique business premises in the most fascinating shopping centre block in Helsinki

Completed in 1985, the Yrjönkatu 29 office property is right next to Finland's most iconic shopping centre block, Forum, along a developing commercial street. The site's completely refurbished premises in autumn 2021 can be customised into small efficient offices or a unique head office. The Excellent level of the BREEAM certification sought for the property and the state-of-the-art building technology ensure optimal working conditions for the users.

The cultural-historical Forum block consists of six commercial and office properties, as well as shopping alleys and courtyards intersecting in the middle of them. The entrance of the premises opens out onto the busy Yrjönkatu promenade, which lends the area a fascinating Central European atmosphere with its cobblestone pavements, brick-and-mortar boutiques, and valued buildings. The location in the heart of the commercial centre guarantees tenant companies excellent local services and transport connections.





# A property of many possibilities

**The regenerating property offers the opportunity for the distinctive design of premises.**

The property utilises the latest building technology – optimal lighting, safety and indoor air conditions for property users, as well as wireless and uninterrupted internet connections.

Each floor of between 277 and 314 square metres has a rectangular, easily adaptable layout. One floor of 314 square metres can accommodate an average of 26 workstations. Glass walls are favoured in the premises in order to preserve space and brightness in the floors throughout the building.





# Services & accessibility



Parking in Forum-P



Forum restaurant hub



350 m



350 m



30 min



Bike storage



Locker rooms and showers



100 m



500 m

## Building services

The Forum block offers a comprehensive selection of lunch, after-work and wellness services. There are shower and social facilities to facilitate commuting cycling, as well as a monitored bike park.

## Accessibility

The location in Helsinki's busiest business district guarantees optimal accessibility. Trams run nearby and the metro, bus, and Railway Station are just a couple of minutes' walk away. The popular Baana cycling route offers a direct connection to cyclists from the city centre to Ruoholahti. An entrance to the new Pisaraarata, is also being built in Forum.

## Parking

There is direct elevator access for tenants to the Forum P parking hall from the shopping centre. Stockmann Q-Park, P-Elie, and the WTC car park are close by.

## Local services

All city centre services, the University of Helsinki, hotels, and the city's main museums and cultural sites are all just a short walk away. An underground tunnel network provides sheltered access to the nearby transport hubs and services.

# Yrjönkatu 29

00100 HELSINKI / KAMPPI

## SPACE TYPES

Office

## CONSTRUCTION YEAR

1983

## FLOORS

5

## AREA

1200 m²

## ENERGY CLASS

C2018

## ENERGY EFFICIENCY PROGRAM

Yes

## ENVIRONMENT CERTIFICATE

breeam, gresb-2023

## Accessibility



Parking in Forum-P



100 m



500 m



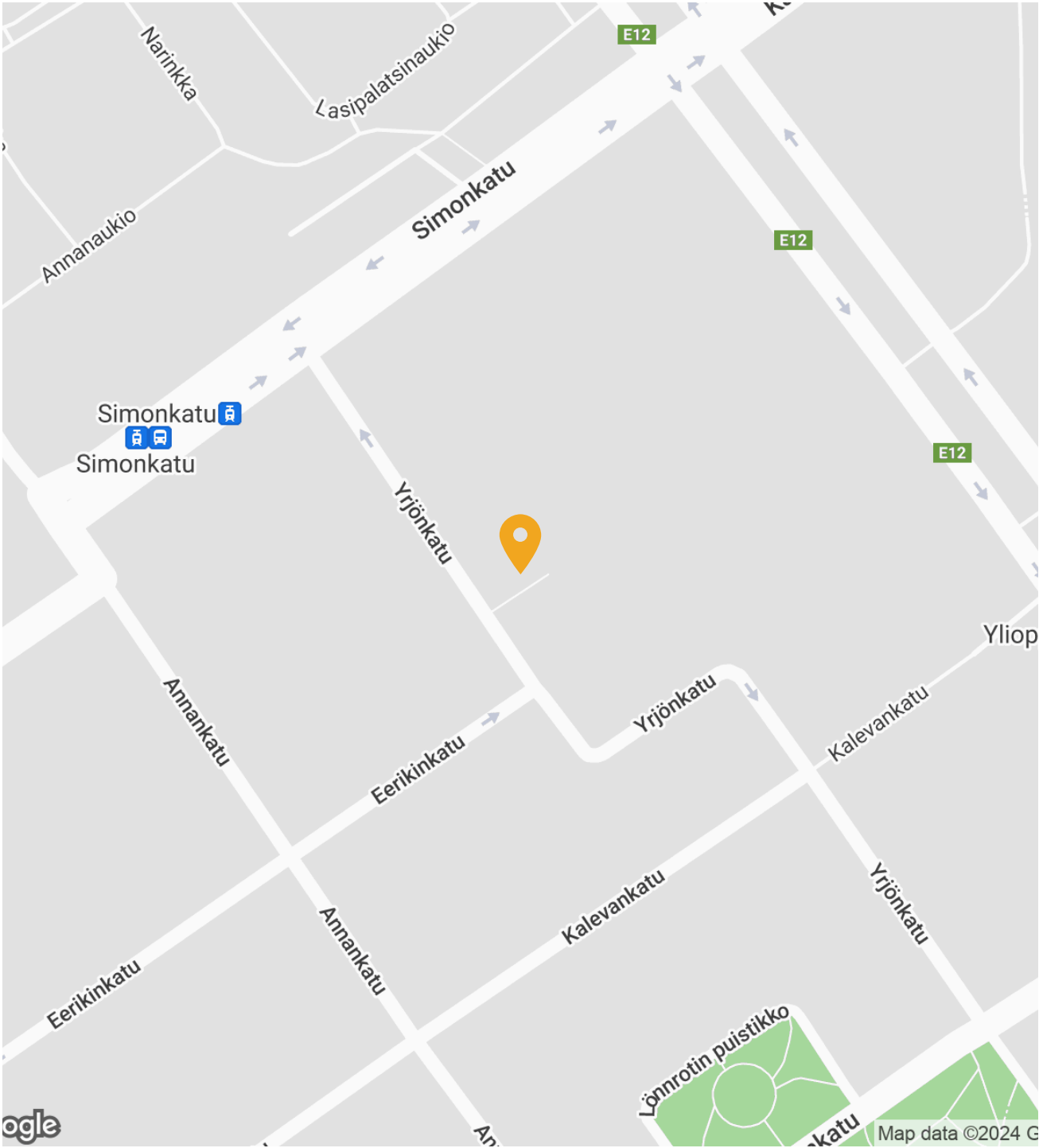
350 m



350 m



30 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.*



## Carbon neutral in terms of energy consumption

- The property uses electricity produced by wind power and renewable district heating and cooling.
- The property's own solar power plant produces renewable energy.
- 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

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.