



# Unioninkatu 18

KAARTINKAUPUNKI / HELSINKI

SPONDA







# Comfortable and convertible premises

The magnificent roof terrace with a sea view is a memorable detail in the Unioninkatu office and retail property. Several upscale restaurants and hotels are located within a short walking distance. Other crown jewels of the city centre are also located nearby. Despite the central location, the surroundings are quiet.

Unioninkatu 18 offices have been awarded a BREEAM In-Use certification with a rating of “Very Good”. 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 building, completed in the 1930s, houses retail space with large windows on the street level. The premises of this former residential building are comfortable and convertible into offices or an open-plan office. All floors are equipped with balconies to two directions. The tenants can also utilise the modern conference services available in the building next door.



# Services & accessibility



Parking in Q-park Kasarmitori and  
Erottaja



50 m



150 m



800 m



1 km

## Accessibility

Unioninkatu is located in the heart of Helsinki, in the immediate vicinity of the Market Square, Esplanadi Park and Kasarmitori Square. Trams 2 and 3 stop at the nearby Market Square, and the metro and railway stations are not far away either.

## Parking

The property has 6 parking spaces in the courtyard. Private parking garages Q-park Kasarmitori and Q-park Erottaja with a total of 1,000 monitored parking spaces are available in the vicinity. In addition, there is plenty of parking space available in the Old Market Hall parking lot.

## Local services

There are numerous restaurants, hotels and conference centres in the area. The Market Hall and the Market Square are also nearby.







# Unioninkatu 18

00130 HELSINKI / KAARTINKAUPUNKI

## SPACE TYPES

Office, Store

## CONSTRUCTION YEAR

1933

## RENOVATION\_YEAR

2004

## FLOORS

6

## AREA

3881 m<sup>2</sup>

## ENERGY CLASS

C2018

## SUSTAINABILITY

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

## Accessibility



Parking in Q-park Kasarmitori  
and Erottaja



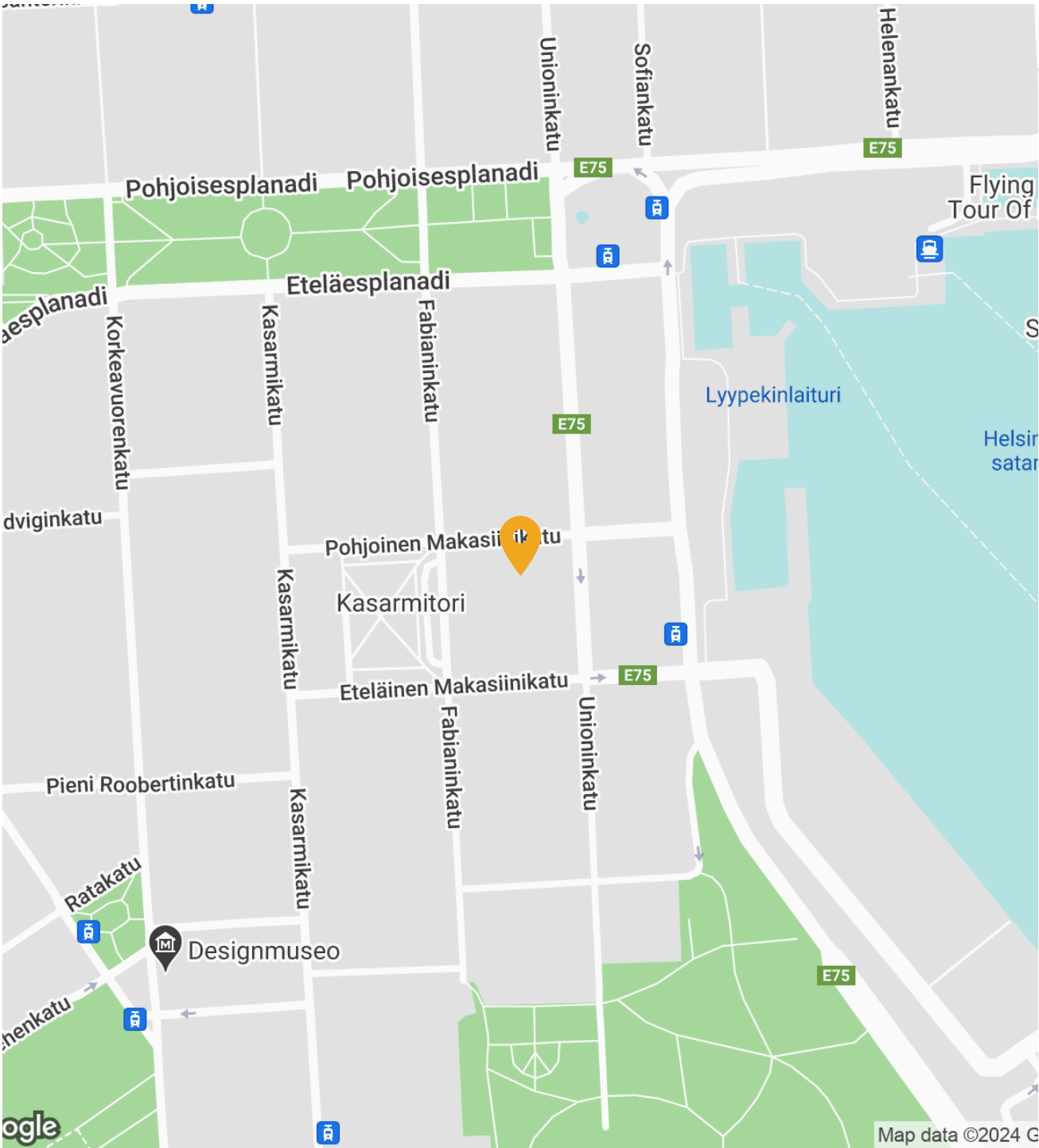
150 m



50 m



800 m



# 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 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 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



**MAGNUS ÖSTER**

Director, Leasing

+358 40 768 4926

[magnus.oster@sponda.fi](mailto:magnus.oster@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.