



# Fabianinkatu 21

KAARTINKAUPUNKI / HELSINKI

SPONDA



Illustration

The completely renewed and centrally located Fabian 21 will offer versatile services and modern premises that are suitable for a head office as well as hybrid work.

The building will be completely renovated and the main entrance moved from Unioninkatu to Fabianinkatu 21, where an elegant and impressive lobby will be completed.

The renewed facilities will offer a working environment that supports your staff's wellbeing. Depending on your needs, the space can be arranged into offices of approximately 200–3,000 square metres. The property has been awarded a rating of Good in the BREEAM environmental certification.

Fabian 21 is located in the heart of the Kaartinkaupunki business centre. This property is close to the seafront, parks and the Old Market Hall as well as the area's boutique hotels and premium restaurants. There is also a large grocery store and a post office in Kasarmitori Square. State-of-the-art facilities in an idyllic neighbourhood with a sophisticated but relaxed atmosphere. Kaartinkaupunki is a charming mix of old and new. A peaceful place in the centre of Helsinki.



# Services & accessibility



Meeting rooms and auditorium  
for rent



Lunch restaurant



Reception



Locker rooms and showers



Bike storage



Q-Park Kasarmitori and Erottaja



100 m



700 m



150 m



900 m

## Building services

Tapahtumatalo Bank operates in the property and offers meeting rooms as well as venues and services for organising events. Tapahtumatalo Bank also has a lunch restaurant. The area features restaurants, hotels, a grocery store and a post office. The Elixia gym located in the building supports wellbeing at work. The Old Market Hall and Market Square are also nearby.

## Accessibility

Fabian 21 is located in the immediate vicinity of the Market Square, Esplanadi Park and Kasarmitori Square. The transport connections are excellent: trams run nearby and Helsinki Central Railway Station and the University of Helsinki metro station are 700 metres away.

## Parking

The property has a total of 60 parking spaces in the parking garage and outside. The parking facilities Q-park Kasarmitori and Q-park Erottaja are also close by. The property's bicycle parking area and shower facilities make eco-efficient travel easier for commuters and customers.

## Local services

This property is close to the seashore, parks and the Old Market Hall as well as the area's boutique hotels and premium restaurants. There is also a large grocery store and a post office on Kasarmitori Square.

# Fabianinkatu 21

00130 HELSINKI / KAARTINKAUPUNKI

## SPACE TYPES

Office, Store

## AREA

26271,6 m<sup>2</sup>

## CONSTRUCTION YEAR

1954

## ENERGY CLASS

F2007

## RENOVATION\_YEAR

2011

## ENERGY EFFICIENCY PROGRAM

Yes

## FLOORS

7

## ENVIRONMENT CERTIFICATE

breeam,gresb-2021

## Heading



Q-Park Kasarmitori  
and Erottaja



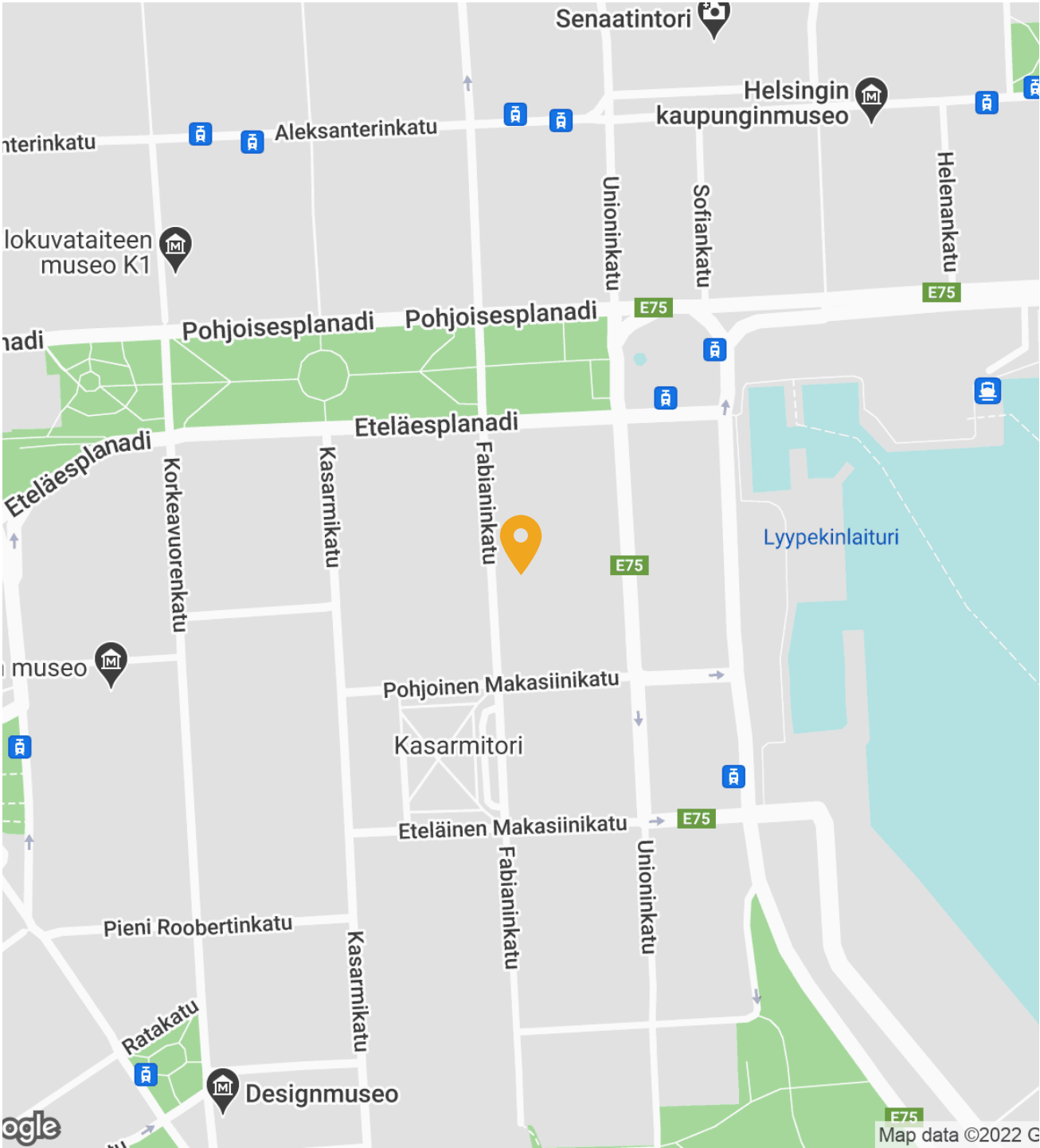
100 m



150 m



700 m



# Sustainability



G R E S B  
★ ★ ★ ★ ★ 2021



## BREEAM Good environmental certification

- 3rd party verification demonstrating sustainable design and construction at Good level.
- Comprehensive energy and water consumption metering and monitoring systems.
- Water efficient fixtures.



## 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.



## Low Carbon Footprint

- Energy efficient design solutions incorporated into design.
- Green electricity.
- For more information on the property's energy and water consumption and carbon footprint, please visit the property's extranet pages.



## Wellbeing For Users

- Healthy and secure environment to encourage productivity.
- Excellent conditions, including indoor air quality, low material emissions and thermal comfort.



## Sponda's Sustainability Roadmap

- Carbon Neutral by 2030.
- Energy Efficiency Programme 2030 aims at 20% reduction of the purchased energy.
- Full 5-star assessment in GRESB Global Real Estate Sustainability Benchmark.
- By the Environmental Partnership Program in close co-operation with customers, we can reduce the environmental load resulting from the use of properties.



## 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



**ILKKA TANI**

Key Account Manager

+358 50 444 0669

ilkka.tani@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.