



Fabianinkatu 23

KAARTINKAUPUNKI / HELSINKI

SPONDA

Easily convertible office spaces by the Esplanadi Park and the Market Square.

The esteemed Kasarmitori square area is becoming an interesting business complex with corporate headquarters of several companies, and advertising agencies, among others. The new hotels and restaurants are adding a boost to this seaside area. The area has excellent transport connections: the railway station and a metro station are just 500 metres away and many trams also stop nearby.

The property's on-site parking garage provides added convenience for drivers. The spaces can be converted into either open-plan offices or separate offices. The entrance of the building is attractive, and the top floor features a magnificent terrace to Fabianinkatu. Separate conference rooms can be rented downstairs. The building was renovated in 1990.

The property has 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.



Services & accessibility



Q-Park Erottaja and Kasarmitori



Conference rooms for rent at
Event Arena Bank next door



850 m



200 m



850 m



800 m

Accessibility

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Parking

The property has a parking garage with space for 19 vehicles. The parking facilities of the Q-park Kasarmitori and Q-park Erottaja are also close by.

Local services

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00130 HELSINKI / KAARTINKAUPUNKI

SPACE TYPES	AREA
Teach, Store, Office	4279 m²
CONSTRUCTION YEAR	ENERGY CLASS
1962	F2007
RENOVATION_YEAR	ENERGY EFFICIENCY PROGRAM
1990	Yes
FLOORS	ENVIRONMENT CERTIFICATE
6	breeam,gresb-2021

Accessibility



Q-Park Erottaja and Kasarmitori



850 m



200 m



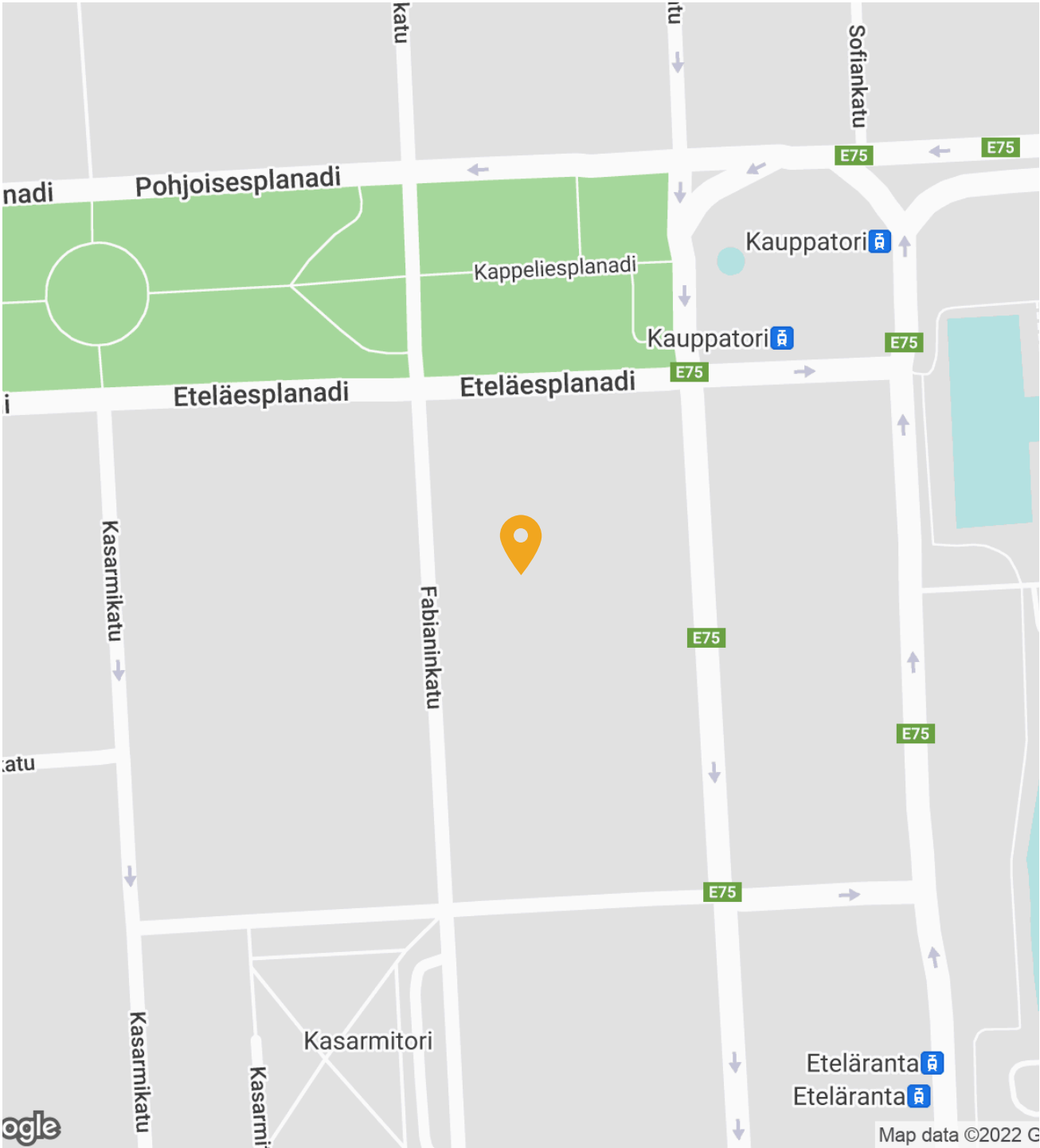
850 m



35 min



800 m



Sustainability



G R E S B
★★★★★ 2021



BREEAM In-Use Very Good Target

- 3rd party verification for environmental responsible operation and maintenance to the high Very Good level.
- The classification system reduces operational costs and improves the environmental performance.
- Takes into account e.g. energy efficiency, biodiversity, property maintenance practices and sustainability.



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

- The property is included in the energy efficiency program.
- Green electricity.
- For more information on the property's energy and water consumption and carbon footprint, please visit the property's extranet pages.



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.



Wellbeing For Users

- Healthy and secure environment to encourage productivity.
- Excellent conditions, including indoor air quality, low material emissions and thermal comfort.
- Materials M1.



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.