



Kaisaniemenkatu 4

KLUUVI / HELSINKI

SPONDA

Office space in the heart of Helsinki

Paulon Talo, or the Paulo Building, is a versatile office and retail property situated in the Fennia Quarter in the heart of Helsinki. The property, located above the University of Helsinki metro station, is easily accessible by public transport from all corners of the Helsinki metropolitan area.

The premises and technology of the building, erected in 1929, were completely renovated and modernised in the early 2000s. The rooms in this eight-floor building are spacious and can be easily modified according to specific needs. The ground floor consists of retail space for rent. The underground levels house several restaurants. The property is ideal for companies that value a central and accessible location and a wide variety of services nearby.

Thanks to its central location, the services of the city centre are all within a short walking distance.



Services & accessibility



Parking in P-ElieI and P-Kluuvi



Fennia restaurant hub



300 m



100 m



150 m



300 m

Accessibility

The Central Railway Station and the adjacent Rautatientori bus station provide excellent accessibility to public transport, supplemented by the University of Helsinki metro station located below the block.

Parking

Private cars have access to the Engel parking facility, which is connected to the Central Railway Station, and the Kluuvi parking facility, which provides direct access to the University of Helsinki metro station.

Local services

The Fennia Quarter offers a large number of restaurants and other entertainment services. The central location of the property ensures that all commercial and business services are located within a short walking distance.

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00100 HELSINKI / KLUUVI

SPACE TYPES

Office, Store

ENERGY CLASS

F2007

CONSTRUCTION YEAR

1929

ENERGY EFFICIENCY PROGRAM

Yes

FLOORS

8

ENVIRONMENT CERTIFICATE

breeam,gresb-2022

AREA

4146,3 m²

Accessibility



Parking in P-ElieI and P-Kluuvi



300 m



100 m



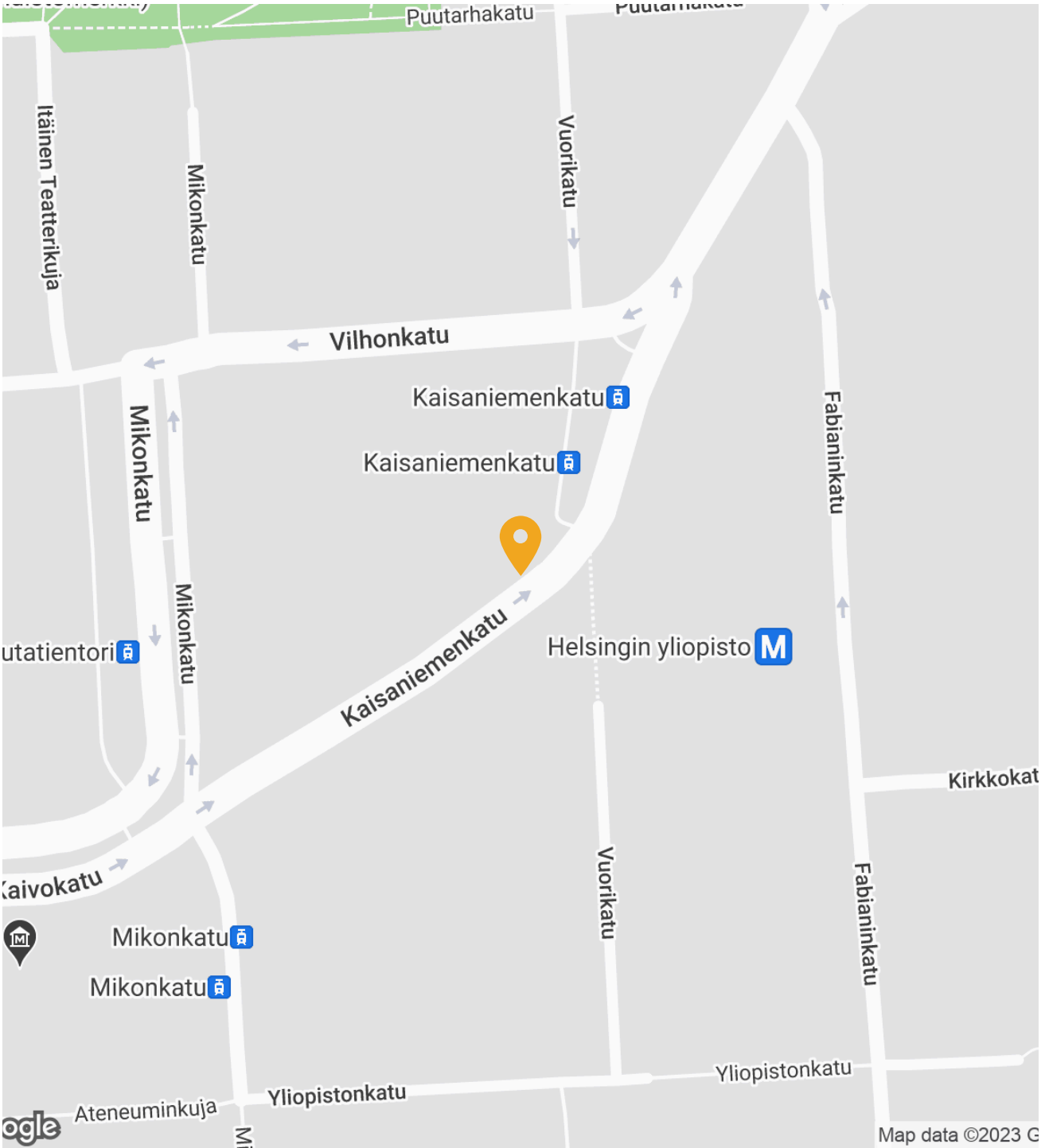
300 m



150 m



30 min



Sustainability



BREEAM In-Use Environmental Certificate

- 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.



Wellbeing For Users

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



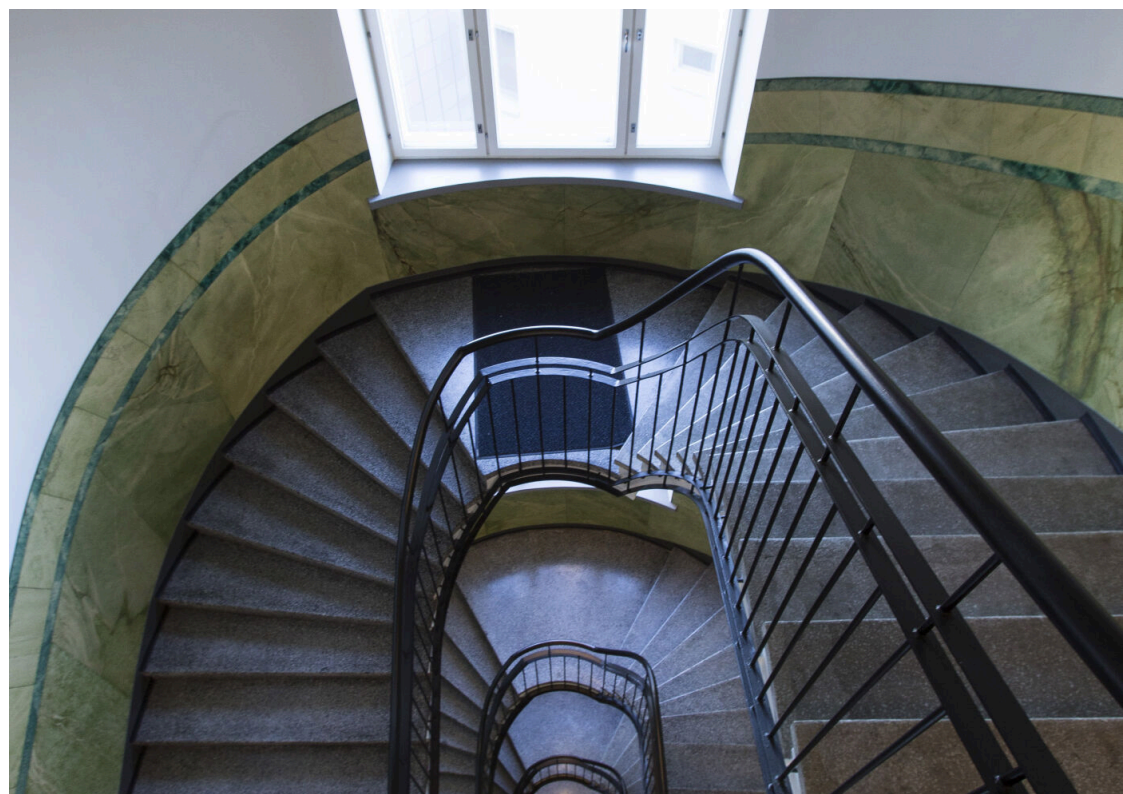
Sponda's Sustainability Roadmap

- 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



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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.